



South Buckinghamshire Area Planning Committee agenda

Date: Tuesday 2 May 2023

Time: 2.30 pm

Venue: Amersham Council Chamber, King George V House, King George V Road,
Amersham HP6 5AW

Membership:

T Egleton (Chairman), D Anthony, P Bass, T Broom, S Chhokar, P Griffin, G Hollis (Vice-Chairman), Dr W Matthews, G Sandy and A Wheelhouse

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6 Availability of Members Attending Site Visits (if required) To confirm members' availability to undertake site visits on Friday 26 th May 2023, if required	

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South Buckinghamshire Area Planning Committee minutes

Minutes of the meeting of the South Buckinghamshire Area Planning Committee held on Tuesday 4 April 2023 in Amersham Council Chamber, King George V House, King George V Road, Amersham HP6 5AW, commencing at 2.30 pm and concluding at 3.40 pm.

Members present

T Egleton, D Anthony, P Griffin, J MacBean, G Sandy and A Wheelhouse

Others in attendance

K Allnutt, E Cook, B Dadi, C Gray, L Hornby, S Manek, B Robinson, S Taylor and H Woodley

Apologies

P Bass, T Broom, S Chhokar, G Hollis and Dr W Matthews

Agenda Item

1 Declarations of Interest

There were none.

2 Minutes

The Minutes of the meeting held on 10 January 2023 were agreed as an accurate record.

3 PL/22/3481/FA - Iver Post Office, 5 Wellesley Avenue, Iver, Buckinghamshire.SL0 9AU

Two parking spaces with vehicular access.

This application was the subject of a site visit.

Members noted the Update and that the reason for refusal had been updated to reflect the addition of Policy IV4, noting in particular:

“...Further to this, the proposal also fails to demonstrate that it has given full regard to the importance of the incidental green space front the building, as identified under Policy IV4, and it is not considered that the proposal maintains the essential village character.”

Following a full debate, Members voted in favour of the motion to refuse the application.

Speaking in objection (via video link): Mr S Swaffield

Speaking on behalf of the applicant along with the applicant: Mr R Sankhla and Mrs K Khatker.

It was proposed by Councillor M Bracken and seconded by Councillor J MacBean.

Resolved: that the application be refused.

4 Date of Next Meeting

Tuesday 2 May 2023 at 2.30pm.

5 Availability of Members Attending Site Visits (if required)

Resolved: that Members be contacted to ascertain their availability should site visits be necessary ahead of the next meeting on 2 May 2023.



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Report to South Area Planning Committee

Application Number:	PL/22/2678/OA
Proposal:	Outline planning permission for the demolition of existing residential and equestrian buildings to facilitate for the construction of up to 30 dwellings to include 40% affordable housing provision with First Homes, up to 2 self-build plots, public open space and associated infrastructure and landscaping. All matters to be reserved except for the creation of new site access
Site location:	Fourells Paddocks Richings Way Iver Buckinghamshire SL0 9DE
Applicant:	Mr Hundal
Case Officer:	Rachel Marber
Ward affected:	Iver
Parish-Town Council:	Iver Parish Council
Valid date:	26 July 2022
Determination date:	9 May 2023
Recommendation:	That the outline application is delegated to the Director of Planning and Environment for APPROVAL subject to expiry of the relevant publicity period for harm to the setting of a Listed Building and Departure from Local Plan, with no new material considerations, also subject to the imposition of conditions and completion of a satisfactory agreement under s106 of the Town and Country Planning Act (as amended) in relation to the Planning Obligations broadly in accordance with the heads of terms set out in the main body of the report; or, if a satisfactory S106 Agreement cannot be completed, for the application to be refused for such reasons as the Director of Planning and Environment considers appropriate.

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

The Planning Application

- 1.1 Outline planning permission is sought for the construction of up to 30 dwellings to include associated infrastructure, vehicular access, parking and landscaping. 40% of homes would be secured as affordable housing, there would also be two self-build plots and provision of public open space.
- 1.2 Outline planning applications are used to establish whether the principle of development is acceptable. Specific details known as 'reserved matters' are then confirmed later. The 'reserved matters' in this case are:

Appearance - aspects of a building or place, which affect the way it looks, including the exterior of the development.

Landscaping - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen.

Layout - includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development.

Scale - includes information on the size of the development, including the height, width and length of each proposed building.

- 1.3 The only matter for detailed consideration is therefore the proposed staggered junction access to serve the proposed development.
- 1.4 An indicative masterplan has been submitted with the planning application which shows one way how the scheme could be developed. The proposal is also accompanied by a series of parameter plans which would guide the appearance and scale of development at the Reserved Matters Stage.

Consideration by South Area Planning Committee

- 1.5 The application has been called in by all three ward Members for reasons relating to the site's Green Belt location and as such is required to be reported to Planning Committee.

Summary of Planning Considerations and Recommendation

- 1.6 The application site falls within the designated Green Belt. Paragraph 149 g ii of the National Planning Policy Framework ('the Framework') states that the redevelopment of previously developed land, which would not cause substantial harm to the openness of the Green Belt and would contribute to meeting an identified affordable housing need, would not constitute inappropriate development in the Green Belt.
- 1.7 The site is enclosed on three sides by Richings Way, Old Slade Lane and neighbouring residential properties Thorney Mead and Thorney House. These properties comprise part of the Richings Park settlement. The remaining southern boundary of the site is bounded by heavy landscaping, with residential properties at The Poynings just beyond. Furthermore, the front of the site does not fall within the designated Green

Belt. By virtue of the concealed visibility of the site and strong alignment with the settlement boundary of Richings Way, limiting its visual impact, coupled with the poor function of the site within the Green Belt, it is not considered that substantial harm to openness would result from the development. A moderate level of harm to the Green Belt has therefore been identified, by virtue of the increase in spatial permanence of built form within the site itself. The proposal therefore constitutes appropriate development in the Green Belt. It is therefore not necessary to consider Very Special Circumstances.

- 1.8 Less than substantial harm to the setting of Thorney Mead, a Grade II Listed building, which lies to the east of the application site has been identified however, this harm is considered to be outweighed by the public benefits generated by the proposed development: particularly the provision of new market and affordable housing, as well as self-build plots.
- 1.9 The proposed development is considered acceptable in all other respects including in relation to design and visual appearance, the use of Previously Developed Land, housing provision and mix, landscape impact, highways impact, residential amenity, air quality, ecology, sustainability, flood risk and drainage, contamination and ground conditions.

Recommendation

- 1.10 That the outline application is delegated to the Director of Planning and Environment for **APPROVAL** subject to the expiry of the relevant publicity period for harm to the setting of a Listed Building and Departure from the Local Plan, and also subject to conditions and completion of a satisfactory agreement under s106 of the Town and Country Planning Act (as amended) in relation to the Planning Obligations broadly in accordance with the heads of terms set out in the main body of the report; or, if a satisfactory S106 Agreement cannot be completed, for the application to be refused for such reasons as the Director of Planning and Environment considers appropriate.

2.0 Description of Proposed Development

- 2.1 The application site is accessed via the south side of North Park Road/ Richings Way, Iver. The site itself comprises two residential properties to the north of the site, fronting Richings Way; with commercial equestrian use to the south consisting of stable buildings, storage and paddocks. The site adjoins the rear boundaries of residential properties along Old Slade Lane to the west, with a paddock area to the South (properties in The Poynings beyond). The eastern boundary of the site is marked by residential properties, including a Grade II Listed property, and a former landfill site that has been returned to agricultural use. The north of the site is bounded by Richings Way and the residential properties along this road. The site is heavily landscaped helping to effectively screens views of the site from the public domain.
- 2.2 The immediate area is predominantly characterised by detached dwellings, on generous plots which have a strong linear relationship to the street scene. These properties are mostly enclosed through front boundary treatment and varied in terms of character.

3.0 Relevant Planning History

- 3.1 84/00693/APPLIC - TBI, 1 January 1900 - Established use certificate for livery stables
- 3.2 08/00322/FUL - CP, 15 April 2008 - Erection of 2m boundary fence to entrance.
- 3.3 09/00011/FUL - CP, 9 February 2009 - 2m front boundary fence and gates.
- 3.4 09/01229/FUL - CP, 9 November 2009 - Redevelopment of site to provide detached dwelling and detached garage.
- 3.5 10/00207/CLOPED - GRO, 18 March 2010 - Application for certificate of lawfulness for proposed: Outbuilding
- 3.6 12/01152/CLUED - GRO, 12 September 2012 - Application for a Certificate of Lawfulness for existing: Use of outbuilding as residential dwelling.
- 3.7 12/01797/FUL - RP, 14 January 2013 - Retention of three bedroom dwelling.
- 3.8 15/02277/CLOPED - CP, 19 January 2016 - Application for a Certificate of Lawfulness for proposed: Single storey side and rear extension and conversion of existing garage.
- 3.9 PL/20/2988/PNE - PAN, 30 December 2020 - Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: single storey rear extension (depth extending from the original rear wall of 8.0 metres, maximum height 3.1 metres, eaves height 2.8 metres)

4.0 Summary of Representations

- 4.1 At the time of writing, 64 representations have been received, 41 in objection and 21 in support and 2 neutral.
- 4.2 A summary of consultation responses and representations received on the application can be viewed in Appendix A.

5.0 Policy Considerations and Evaluation

Statutory Duties

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The Development Plan:

- 5.3 The adopted development plan comprises the saved policies of the South Bucks District Local Plan (adopted 1999, consolidated 2007 and 2011), South Bucks Core Strategy (2011), the Buckinghamshire Minerals and Waste Local Plan (2019) and the Ivers Neighbourhood Plan (2022).
- 5.4 The Local Plan policies relevant to the proposals include:
 - Policy GB1 Green Belt
 - Policy C15 Sites of Geological Importance

- Policy EP3 Use, Design and Layout of Development
- Policy EP4 Landscaping
- Policy EP5 Sunlight and Daylight
- Policy EP6 Designing to Reduce Crime
- Policy H9 Residential Layout and Design
- Policy TR5 Accesses, Highway Works and Traffic generation
- Policy TR7 Parking Provision

5.5 The relevant Core Strategy policies are as follows:

- Core Policy 1 Housing Provision and Delivery
- Core Policy 2 Housing Type and Size
- Core Policy 3 Affordable Housing
- Core Policy 5 Open Space, Sport and Recreation
- Core Policy 6 Local Infrastructure Needs
- Core Policy 7 Accessibility and transport
- Core Policy 8 Built and Historic Environment
- Core Policy 9 Natural Environment
- Core Policy 12 Sustainable Energy
- Core Policy 13 Environmental and Resource Management

5.6 Minerals and Waste plan policies relevant to the proposals include:

- Policy 1: Safeguarding Mineral Resources

5.7 Ivers Neighbourhood Plan 2022

- Policy IV4 Design in Richings Park
- Policy IV5 Local Heritage Assets
- Policy IV7 Air Quality
- Policy IV8 Managing Traffic
- Policy IV13 Colne Valley Regional Park
- Policy IV15: PassivHaus Building

Guidance other Material Considerations

5.8 Key policy and guidance documents include:

- Stage 1 and 2 Green Belt Assessment
- Chiltern and South Bucks Townscape Character Study (2017)
- South Bucks District Council Residential Design Guide SPD (2008)
- Buckinghamshire Countywide Parking Guidance (2015)
- Affordable Housing SPD (2013)
- Chiltern and South Bucks Community Infrastructure Levy (CIL) Charging Schedule (2020)
- Buckinghamshire Council Biodiversity Net Gain SPD (2022)
- South Bucks and Chiltern Councils Joint Open Space Study Final Report August 2018
- Colne Valley Regional Park objectives
- Chilterns and South Bucks Housing and Economic Needs Assessment (2019)

Other key material considerations:

- National Planning Policy Framework (Framework)
- National Planning Policy Guidance (NPPG)

- National Design Guide

5.9 The consultation on the National Planning Policy Framework of December 2022 does not materially change any of the planning policy considerations required for the assessment of the planning application.

5.10 On 21 October 2020 Buckinghamshire Council resolved to withdraw the Chiltern and South Bucks Local Plan 2036. Work is currently being undertaken at very early stages on a new Buckinghamshire-wide local plan.

6.0 Principle of Development Location

Core Strategy Policy:

CP1 Housing Provision and Delivery

6.1 Paragraph 120 of the Framework encourages the provision of housing on brownfield and under-utilised land. Paragraph 121 of the Framework also states that Local Planning Authorities should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs. CP1 of the Core Strategy (2011) seeks to protect the Green Belt, by also focusing new development on brownfield land within existing main settlements, therefore conflict with CP1 of the Core Strategy is acknowledged. Part of the application site falls within the settlement of Richings Park which, for the purposes of the settlement strategy, is classified as a Secondary Tertiary Settlement where future development will be more limited, recognising the relatively poor access to shops, services and facilities, and the need to preserve the character of these smaller settlements. However, although Richings Park is a relatively small settlement, with no large local centre and limited bus service, the application site benefits from very good rail accessibility (via Iver station). The remaining part of the site comprises Previously Developed Land and therefore, subject to assessment of the impact on the openness of the Green Belt, would also be acceptable in relation to the Council's spatial strategy, with regard paid to the fundamental objectives of the settlement strategy.

7.0 Green Belt

Local Plan Saved Policy:

Policy GB1 - Green Belt Boundaries and Control of Development in the Green Belt

7.1 The application site is located within the Metropolitan Green Belt. Proposals within the Green Belt are assessed against the guidance set out in Section 13 of the Framework in addition to the Council's own Green Belt Policies. The Framework states that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

7.2 There are five main purposes of the Green Belt as defined within the Framework. There is a strong presumption against inappropriate development in the Green Belt, as advised by the Framework. Inappropriate development is, by definition, harmful to the Green Belt and afforded substantial weight.

7.3 Local Green Belt Policy, GB1 of South Bucks District Local Plan reflects this national Green Belt guidance, however, the Framework provide a more up-to-date Green Belt Policy which includes 'very special circumstances' and advises that redevelopment which re-uses previously developed land ("PDL") is appropriate development where it will 'not cause substantial harm to the openness of the Green Belt' and where it will contribute to meeting "an identified affordable housing need" (paragraph 149 g ii).

- 7.4 Therefore, the main issues to consider in terms of Green Belt policy are the appropriateness of the development and the effect on the openness of the Green Belt.

Appropriateness

- 7.5 Paragraph 149 of the Framework states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt, other than in a number of exceptions. Of these, exception 149(g) is considered applicable to the planning proposal:

- g) limited infilling or the partial or complete redevelopment of Previously Developed Land, whether redundant or in continuing use (excluding temporary buildings), which would:
 - i) not have a greater impact on the openness of the Green Belt than the existing development; or
 - ii) 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.

- 7.6 The site is considered to fall within the definition of previously developed land as permanent homes, stables and outbuilding structures are evident at the peripheries of the site. These uses have been lawfully established under the following planning applications:

84/00693/APPLIC - TBI, 1 January 1900 - Established use certificate for livery stables

09/01229/FUL - CP, 9 November 2009 - Redevelopment of site to provide detached dwelling and detached garage.

10/00207/CLOPED - GRO, 18 March 2010 - Application for certificate of lawfulness for proposed: Outbuilding

12/01152/CLUED - GRO, 12 September 2012 - Application for a Certificate of Lawfulness for existing: Use of outbuilding as residential dwelling.

- 7.7 Although, not the entire site comprises built form, as there are areas of open space, these areas are still classified as previously developed land, due to falling within the same planning curtilage as the developed areas. This is in accordance with the definition of Previously Developed Land as outlined in Annex 2 of the Framework.
- 7.8 The second element of 149(g) applies as 40% of homes (12 homes) are proposed as affordable housing. Therefore, in order to be an appropriate form of development in the Green Belt, the policy requires that the development would not cause substantial harm to the openness of the Green Belt.

Openness

- 7.9 The application site comprises residential dwellings to the north of the site, one of which falls outside of the Green Belt boundary; the remainder of the site comprises one residential dwelling, open grass fields with lawful use for commercial equestrian livery and the associated stable outbuilding to the south of the site, all within the designated Green Belt. The site is heavily landscaped, helping to effectively screens views of the site from the public domain. The site is considered to have limited contribution to the visual sense of openness to this part of the Green Belt.

7.10 The application site was appraised within the South Bucks Arup Part 1 Green Belt report under General Area 99, which comprised a much larger land parcel. A smaller sub-area, comprising the application site, was recommended for further consideration of release within the Part 2 report, under RSA-31.

7.11 Within paragraph 6.4.67 of the Stage 1 Green Belt Assessment, the application site is directly referenced:

‘A small identified area in the eastern half of the General Area, RSA-31, bounded to the north by Richings Way, to the west by Old Slade Lane and partially to the south by The Poynings, is effectively enveloped within the non-Green Belt settlement of Richings Park and may, if considered alone, score weakly.’

Visual Openness

7.12 Due to the combination of limited existing visibility of the site and poorly performing Green Belt land (at both a local and strategic level), any further built form would likely result in limited visual harm. Moreover, although the intensification of use within the site would be perceived from Richings Way, this visual vantage point does not fall within the designated Green Belt. Nor does the site significantly contribute to the open countryside aspect from within the public domains of Old Slade Lane and The Poynings; which are all suburban residential streets, which fall outside of the designated Green Belt. The only other view of the site from within the Green Belt, would be from Footpath IVE/34/1, to the east of The Poyning. From this perspective the proposed development would be marginally visible beyond the boundary landscaping and viewed as part of the residential settlement of Richings Park; any increase in built form to the settlement edge would not be overtly noticeable. The overall harm to visual openness would therefore be limited.

Spatial Openness

7.13 By way of openness in the spatial sense, the proposal seeks to replace two dwellings to the north of the site, and several outbuildings, which are clustered to site boundaries, by providing up to 30 new homes. This would result in a significant increase in built form on the site in volume (+500%), floorspace (+250%) and footprint (+70%) terms. This increase of built form within the site would result in a spread of development across the entire site, resulting in a density of built form significantly greater than existing. In addition to the increase in physical permanence on the site, the proposed development would result in intensification of site use by way of increased traffic movement (estimated 209 vehicular (two-way)) daily trips compared to 13 existing daily trips (two-way), boundary treatment, hardstanding, noise and residential paraphernalia. Therefore, significant harm is considered to result to the spatial sense of openness.

Summary

7.14 Overall, there would be an increase in built form on the site both in terms of footprint, volume and spread across the site. However, the site is largely visually self-contained, with existing housing on three sides and the extensive existing boundary landscaping. It is therefore considered that when looking at the factors, which comprise openness as whole, the proposal would result in moderate harm to the openness of the Green Belt. Thus, as the overall effect on openness of the Green Belt is not considered to cause substantial harm, the proposed development would comply with exception 149g

ii of the Framework, and would constitute appropriate development in the Green Belt. Therefore, there is no requirement to consider 'Very Special Circumstances'.

8.0 Design, Heritage and Landscape

Core Strategy Policies:

CP8 Built and historic environment

CP9 Natural environment

Local Plan Saved Policies:

EP3 The Use, Design and Layout of Development

EP4 Landscaping

EP6 Designing to Reduce Crime

Iver Neighbourhood Plan Policy:

IV4 Design in Richings Park

Policy IV13: Colne Valley Regional Park

- 8.1 Paragraph 130 of the Framework states that, decisions should ensure that, among other things, developments are visually attractive as a result of good architecture, and are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 8.2 In addition, paragraph 134 of the Framework outlines that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. The National Design Guide is the Government's guidance on design and sets out the characteristics of well-designed places, demonstrating what good design means in practice.
- 8.3 In line with the Framework, Local Plan Policies EP3 and H9 require all development to be compatible with the character and amenities of the site and surrounding area in terms of scale, layout, height, design and external materials. The South Bucks District Council Residential Design Guide SPD also requires development to respond to the existing layout of buildings, streets and spaces.
- 8.4 Policy IV4 of the Iver Neighbourhood Plan states that development in Richings Park must demonstrate full regard to the relevant Townscape Character Study and the village character.
- 8.5 The immediate area comprises linear formation of detached properties situated within central positions on relatively generous sized, rectangular plots. Properties are varied in character, but for the most part are of Arts and Crafts style, and demarcated by front boundary treatments. Boundary planting and grass verges provide the area with a verdant character.
- 8.6 The application is an outline submission, and therefore detailed design matters are for consideration at the reserved matters stage. Nonetheless, an indicative site layout plan has been provided as an example of how the layout and density at the capacity level proposed (up to 30 dwellings) could be delivered on the site. 30 dwellings within the 1.40ha application site, would result in a density of 15 dwellings per hectare, which is considered appropriate for the suburban character of the immediate area. It is further considered that although the majority of plots in the immediate area are large and spacious, there are numerous examples of smaller plots, as well as subdivision of plots with infill dwellings. For this reason, it is considered that the layout and form of dwellings indicated, would be compatible with the form, size and layout of the surrounding residential area.

- 8.7 During the determination of the application, the indicative masterplan was revised and the quantum of built form reduced. The indicative layout now shows a linear access road running into the site, with dwellings predominantly sitting to west. This would create a rear-to-rear relationship with properties on Old Slade Lane, with gardens adjoining. To the east of the access road, public open space would be provided. This would provide an open verdant aspect character within the proposed development itself.
- 8.8 The Council's Urban Design Officer provided comment on the development proposals, requesting the amended plans, to show the open space to the east of the site, and linear rear-to-rear relationship of proposed eastern properties in relation to those along Old Slade Lane. Although Urban Design Officers still have some concern regarding the 'sweep' of the internal access road and plot size of the dwellings to the north of the site, it is important to note that the proposal is in outline form only and further amendments to the design and layout can be secured at the Reserved Matters stage.
- 8.9 Overall, it is considered that the indicative masterplan shows that the proposed development can be delivered, to achieve a high quality design. In addition, conditions are recommended to control the development of the site in order to ensure that it achieves policy requirements on design.

Landscape and visual impact

- 8.10 Paragraph 174 of the Framework states that decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.
- 8.11 The application falls within the Colne Valley Park, where Policy CS9 of the Core Strategy stipulates that landscape characteristics will be conserved and enhanced.
- 8.12 Policy IV13 of the Iver Neighbourhood Plan outlines that development proposals should make a positive contribution towards improvement of the Colne Valley Regional Park in line with its objectives and the Colne & Crane Valleys Green Infrastructure Strategy and the detailed strategy for the Mid Colne Sub-Area. In achieving this a list of criteria is set out, including to maintain and enhance the landscape, historic environment and waterscape of the park and additional requirements for proposals affecting a watercourse. It is considered that the biodiversity uplift secured on site and provision of public open space meets this policy objective.
- 8.13 The Colne Valley Floodplain Landscape Character Assessment (LCA) characterises the area as comprising flat lowland, dominated by rough grazing and pasture land, interspersed with arable fields and paddocks. Gravel extraction has shaped the landscape, with former gravel pits restored into a string of water bodies. Transport corridors cut the landscape including the M25 and M40, which have a strong visual and audible influence. Intermittent long views are afforded across open fields and across the Colne Valley; however views are often interrupted by roads. Historic hedgerows and field boundaries are evident.
- 8.14 The application site itself does comprising grazing and pasture land associated with the equestrian use, however, it is visually well contained from the surrounding area, with very limited views beyond the immediate site boundaries. The surrounding area comprising the Richings Way Residential Area as defined by the South Bucks

Townscape Assessment, to which the site closely relates due to its proximity to surrounding development. It is considered that the site has low landscape value, and does not contribute strongly to the Colne Valley Floodplain Landscape Character.

- 8.15 A Landscape Assessment was submitted with the planning application. This appraises the site's landscape value and the impact of the proposed development from key views. The impact of the proposed development is considered to have a localised impact, with minor effect on the surrounding landscape at year 1, and a minor/negligible beneficial effect after 15 years, achieved through additional landscaping and biodiversity uplift. The most significant impact would be on private residential properties within adjacent the surrounding streets; Old Slade Lane, Richings Way, The Poynings and St Leonards Walk; this impact would be in regards to loss of view.
- 8.16 It is considered that views into the site are limited. Even where views are read across open countryside, such as from public Footpath IVE/34/1, to the east of The Poyning, the application site is perceived in the context of surrounding suburban development. It is therefore concluded that the proposal would be acceptable on landscape impact grounds.

Trees and Landscaping

- 8.17 Paragraph 130 of the Framework requires that planning decisions ensure developments are visually attractive as a result of effective landscaping, among other things. Paragraph 131 of the Framework highlights the contribution that trees make to developments, and that appropriate measures should be put in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. These aims are supported in Policies CP9 of the Core Strategy and EP3 and EP4 of the Local Plan.
- 8.18 By way of future landscaping, additional planting would ensure a biodiversity uplift on the site. Future details of hard and soft landscaping and detailed planting plans would be provided at Reserved Matters Stage. It is considered that there is sufficient space on the site to secure good quality and provision of landscaping and native tree planting.
- 8.19 An arboricultural survey, method statement and tree plan were submitted with the planning application, these indicate how the site can accommodate the proposed quantum of development without the removal of Category A and B trees.
- 8.20 The Tree Officer was consulted on this information and considers it acceptable, subject to dwellings being moved away from the western tree boundary line at detailed design stage and relevant revision to the arboricultural method statement. Conditions are recommended to this effect.

Heritage

- 8.21 Policy CS8 of the Core Strategy outlines the historic environment protection and enhancement position of the former District. This policy reflects the heritage policies outlined with section 16 of the Framework. Of particular note is paragraph 199 of the Framework which states that great weight should be given to asset's conservation; this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 8.22 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard shall be had to the desirability of preserving a listed building or its setting or any features of special or historic interest that it possesses.
- 8.23 The application site sits immediately adjacent to a Grade II Listed Building known as Thorney House. The Historic England listing for this property, pertains to the architectural detail. Grade II Listed Richings Park and Garden also falls within close proximity to the application site. The Heritage Officer has raised no concerns relating to harm caused to this Historic Park and Garden as a result of the proposed development. The Council's Heritage Officer considers that the impact will be towards the lower end of less than substantial harm to the setting of this adjacent Grade II Listed Building, by way of eroding the historic open farmland landscape nature. In accordance with Paragraph 199 of the Framework, great weight is given to this identified harm.
- 8.24 It is also not considered that the proposed development would impact on any adjacent local heritage assets as identified in the Ivers Neighbourhood Plan, or their setting, due to the degree of separation and limited visibility between assets and the application site. Further, these assets are listed for their architectural appearance alone, linking back to the 1920 garden suburb buildings, and not their setting. The local heritage assets are as follows:
- St Leonards Church, St Leonards Walk, Richings Park;
 - No.s 75 and 77 Wellesley Ave;
 - No.s 4, 8, 32, 6, 26, 49, 50, 29, 44, 48, 55 and 38 Old Slade Lane; and
 - No.s 53, 55, 59, 61 and 65 Richings Way.

Archaeology

- 8.25 Paragraph 194 of the Framework states that where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. Policy C15 of the Local Plan outlines that development will only be permitted on, or close to, such sites where the Council considers the effect on the geological interest of the site could be effectively limited by the imposition of appropriate conditions.
- 8.26 The Council's Archaeological Officer was consulted on the planning application. There are historical records that are relevant to the application site, mostly dating to the Mesolithic and Palaeolithic periods. Given the potential for there to be archaeological remains, pre-commencement archaeological conditions have been recommended.

9.0 Affordable Housing

Core Strategy Policy:

CP3 Affordable Housing

- 9.1 Policy CP3 of the Core Strategy sets out the Council's affordable housing requirements. This is supplemented by the Affordable Housing SPG. These obligate the planning proposal to provide at least 40% of proposed units as on site affordable housing; with two thirds of the affordable units provided as social rent, and the remainder as intermediate affordable dwellings. Since this Core Strategy policy guidance, the National Planning Practice First Homes Guidance and Written Ministerial Statement published on 24 May 2021 require 25% of affordable housing to be delivered as First

Homes. Buckinghamshire Council have responded to this change in guidance through the interim statement on First Homes.

- 9.2 It is proposed that a policy compliant level of affordable housing provision is provided; with 12 units proposed, at a tenure split of 3 first homes, 7 units at affordable rent and 2 shared ownership. A mixed distribution is also proposed across these affordable housing tenure types as follows: 2x 1 bedroom, 5x 2 bedroom, 4x 3 bedroom and 1x 4 bedrooms, this would be secured by way of S.106 agreement. This provision has been informed by the Council's Housing Officers and is in-line with national and local policy, and the Housing and Economic Development Needs Assessment (2016) and Update Chiltern and South Bucks Housing and Economic Needs Assessment 2019 (HENA).

10.0 Dwelling Mix

Core Strategy Policy:

CP2 Housing Type and Size

- 10.1 Policy CS2 of the Core Strategy requires the delivery of mixed and sustainable communities through the provision of a range of housing types and sizes. The application proposes a mix of housing consisting of 1 – 5 bed properties, with just under half of units comprising 3 bedroom homes. The provision of two self-built plots is also welcome. It is considered that the proposed housing mix is acceptable and policy compliant.

11.0 Residential amenity

Core Strategy Policy:

Core Policy 13 Environmental and resource management

Local Plan Saved Policies:

EP3 The use, design and layout of development

EP5 Sunlight and daylight

H9 Residential Layout and Design

- 11.1 The Framework outlines the importance of planning in securing high standards of amenity for existing and future users. Policies EP3, EP5 and H9 of the South Bucks Local Plan seek to ensure that new development does not adversely affect the character or amenities of nearby properties and the locality in general. Thus, proposals should be designed to ensure an acceptable impact on existing and proposed neighbouring properties by way of visual intrusion, loss of light and privacy.
- 11.2 Although the scheme is in outline, an indicative site layout drawing has been provided. This shows sufficient rear-to-rear elevation separation can be achieved with properties at Old Slade Lane (in excess of 40 metres separation, as measured to site boundary) at the quantum of development proposed. There would also be sufficient separation with properties on The Poynings (in excess of 250 metres separation). In this respect no significant loss to daylight, sunlight, outlook or privacy serving these residents is anticipated.
- 11.3 In similar regard, it is considered that the proposed development would have sufficient separation from the two dwellings at Thorney Mead, and that of Thorney House. It is considered that there is sufficient space within the plot to move the dwelling closest to the lawfully approved dwelling at Thorney Mead (ref. 12/01897/CLUED), further away from this site boundary to maintain a better relationship. This separation distance is advised by informative. All proposed dwellings to the north of the site would be situated at an oblique angle (so as to not lead to overlooking) from these

neighbouring properties, with rear views from neighbouring properties retained by the open space to be provided.

- 11.4 Although some noise disturbance would result during construction, this would only be of temporary impact. Moreover, it is not anticipated that a residential development of 30 homes would result in significant noise generation from the development itself, given the immediate residential environment and the relationship of the proposals to the neighbouring properties.
- 11.5 In addition to the above, due to the outline nature of the proposals, it is not possible to assess the quality of residential amenity provided to future occupiers of the development. From the indicative drawing of the layout it would appear that sufficient size plots and dwellings are proposed and therefore there are no concerns in this regard.
- 11.6 The application is considered to be acceptable in regard to existing and proposed residential amenity impact, when assessed against planning policy.

12.0 Parking/highway implications

Core Strategy Policy:

CP7 Accessibility and transport

Local Plan Saved Policies:

TR4 Provision for those with special needs

TR5 Access, highways work and traffic generation

TR7 Parking Provision

TR10 Heavy goods vehicles

Ivers Neighbourhood Plan Policies:

Policy IV8 Managing Traffic

- 12.1 The Framework states that applications for development should take into account appropriate opportunities to promote sustainable transport modes, safe and suitable access to the site and any significant impacts of the development on the transport network.
- 12.2 Policies CS7 of the Core Strategy and TR5 of the Local Plan set out the local transport requirements. This necessitates that new development must have regard to its effect on safety, congestion and the environment.
- 12.3 Policy IV8 of the Ivers Neighbourhood Plan identifies Richings Way as a key route. These locations require public realm improvements and traffic mitigation to enhance the active travel environment and improve residential amenity and highway safety. Developments in the Green Belt are to be required to make a direct and proportionate contribution to delivering improvements to highways. Any proposal which generates an increase in traffic provision is required to contribute to public realm improvements and traffic mitigation measures infrastructure.
- 12.4 The proposed development seeks to close the existing vehicular access off Richings Way and proposes a new access to the northwest of the site, in the form of a right / left stagger arrangement between the site and Wellesley Avenue. A new pedestrian footpath would run alongside this new access.
- 12.5 The application is supported by a Transport Assessment which highlights general trip rates in the local area, accident data, as well as proximity of the site to key services and facilities.

- 12.6 The Council's Highways Officer was consulted on the planning application and considers the additional movements to be within a 5% daily variation of the vehicular movements already experienced on North Park/Richings Way. This therefore, does not necessitate a junction capacity assessment, or result in significant change to the operation and safety of the adjacent highway network. The Highway Officer also considers that the proposed new vehicular access would achieve sufficient splays and manoeuvrability space.
- 12.7 As Layout is a reserved matter, internal access arrangements, manoeuvrability and servicing would be assessed at this stage.
- 12.8 The Highways Officer has confirmed that the site lies in a sustainable location with close access to services and facilities; restaurants (few minutes' walk away), retail (10 minutes' walk), Pharmacy (10 minutes' walk) and Post Office (10 minutes' walk). There are also connections to the wider local area and central London via Iver Railway Station, serving Crossrail and the Elizabeth Line (15 minutes' walk).
- 12.9 The parking standards are set out within the Buckinghamshire Countywide Parking Guidance. This would be a consideration at reserved matters stage, when further design detail is known. Nonetheless, an indicative parking quantum per dwelling has been provided within the Design and Access Statement, which broadly accords with policy requirement.
- 12.10 Highway improvements are also proposed in the form of improved pedestrian crossing facilities. This would comprise of extending the existing pedestrian footway along the south of North Park/Richings Way and dropped kerbs and tactile paving provided on North Park/Richings Way for pedestrian passage across the new site access.
- 12.11 The proposal is therefore considered acceptable on highway safety and convenience grounds.

13.0 Ecology

Core Strategy Policies:

Core Policy 9 Natural environment

Core Policy 13 Environmental and resource management

- 13.1 Paragraph 180 of the Framework states that, among other things, planning permission should be refused if there is significant harm to biodiversity that cannot be avoided, mitigated, or compensated for. Local Policy CS9 of the Bucks Core Strategy also stipulates that biodiversity is a key component of the urban environment, and new development can provide opportunities to create and enhance wildlife habitats. This guidance is supported by the Biodiversity Net Gain SPD.
- 13.2 A Phase 1 Habitat Survey with two bat activity (emergence) surveys accompanied the planning application. The habitat is shown to have value at site level, with potential presence for common amphibian, reptile species and hedgehogs. A day roost used by one common pipistrelle bat was found in Dwelling 1, the remaining site has low potential for the presence of bats. Mitigation to prevent harm is also outlined.
- 13.3 As one of the existing buildings involves the presence of a protected species, the Local Planning Authority should have regard to the three tests that need to be satisfied before Natural England can issue such a licence; these tests are:
- 1) A licence can be granted for the purposes of preserving public health or public safety or other imperative reasons of overriding public interest including those

of a social and economic nature and beneficial consequences of primary importance for the environment.

- 2) The appropriate authority shall not grant a licence unless they are satisfied “that there is no satisfactory alternative”.
- 3) The appropriate authority shall not grant a licence unless they are satisfied ‘that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.’

13.4 Having regard to the above tests, it is considered that there is an overriding public interest in the proposed development due to the fact that there are significant social and economic benefits to the development scheme including: 1. The significant economic benefits the proposal would deliver, not only in terms of the construction of the development, but the provision of much needed new homes within the Borough. 2.) The social benefits delivered by way of affordable housing and open space provision. 3.) The proposed development would deliver much needed new homes, on a previously developed site, with good transport links. The application site is also a suitable location for the proposed development in all other respects. 4.) The Council’s ecologist considers that the provision proposed within the Ecological Impact Assessment which includes, biodiversity enhancements within the open space and provision of bat/bird boxes, to satisfy any licence requirements. Natural England have not provided bespoke advice on the proposal’s impact to protected species. It is considered that the three tests can be satisfied.

13.5 The application site is located within the impact zone of Black Park SSSI. Policy C15 of the South Bucks Local Plan outlines that development will not be permitted if it would directly or indirectly have an adverse impact on the geological interests of any SSSI. The Phase 1 Habitat Survey addresses this proximity, the Ecological Officer has confirmed that no impact would result; a number of conditions are recommended to ensure that there would not be a detrimental impact upon the SSSI.

13.6 Paragraphs 174, 179 and 180 of the Framework require development to secure measurable net gains for biodiversity. This requirement has been reinforced by the Environment Act 2021, which will require 10% biodiversity net gain (BNG) to be delivered as part of development proposals (from November 2023).

13.7 The proposal seeks a BNG of 57.36% habitat units and an increase of 25.82% for hedgerow units; thereby exceeding the future 10% biodiversity uplift requirement. As this 10% is not yet a requirement at this stage, any gain over 1% is seen as an additional benefit. This uplift takes the form of a new biodiversity Sustainable Urban Drainage Systems (SuDs) feature at the southern end of the site, insect hotels, bat boxes, hedgehog highways, landscaping, and provision of open space and use of bird bricks in house design.

13.8 Thus, the proposal is considered to be acceptable in regard to impact on protected species, and achieving biodiversity net gain.

14.0 Ground Conditions, Minerals Safeguarding

Core Strategy Policy:

CP13 Environmental and Resource Management

Local Plan Saved Policy:

EP16: Hazardous Substances

Minerals and Waste Plan Policy:
Policy 1: Safeguarding Minerals Resources

Contamination

- 14.1 Paragraph 183 of the Framework states that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as quarrying, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation). After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. This is reflected by Policy CP13 of the South Bucks' Core Strategy which encourages the remediation of land affected by contamination to bring it back to beneficial use.
- 14.2 Policy EP16 of the South Bucks Local Plan also stipulates that development in close proximity to hazardous substances will not be permitted unless it can be proven that there would be no risk to the potential users of the proposed development.
- 14.3 Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner. A Phase 1 Contamination Land Assessment was submitted with the planning application. This identifies potential sources of contamination, relating to asbestos pollutant, made ground on site and historic landfill.
- 14.4 The Council's Contaminated Land Officer was consulted on the planning application and has requested that standard contamination pre-commencement conditions be attached to any grant consent.
- 14.5 In addition, a condition would be required which recommends that an Unexploded Ordnance specialist attends the fieldwork in a watching brief/advisory capacity because of the moderate to low risk of unexploded ordnance at the site.

Minerals Safeguarding

- 14.6 Policy 1 of the Buckinghamshire Minerals and Waste Plan (2019), defines mineral safeguarding areas within Buckinghamshire in order to prevent mineral resources of local importance from being needlessly sterilised by non-minerals development. A Minerals Assessment is required to accompany any planning application in a safeguarded area.
- 14.7 Proposals for development within Mineral Safeguarding Areas, other than that which constitutes exempt development, must demonstrate that:
- Prior extraction of the mineral resource is practicable and environmentally feasible and does not harm the viability of the proposed development; or
 - The mineral concerned is not of any value or potential value; or
 - The proposed development is of a temporary nature and can be completed with the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed; or
 - There is an overriding need for the development.

- 14.8 A borehole assessment of aggregate was submitted with the planning application. The minerals and waste team were consulted and confirmed that a minerals assessment report is not required as there is evidence of previous extraction on the site.

15.0 Sustainability

Core Strategy Policies:

Core Policy 8 Built and Historic Environment

Core Policy 12 Sustainable energy

Core Policy 13 Environmental and Resource Management

Sustainable Construction SPD 2015

Ivers Neighbourhood Plan Policy:

IV7: Air Quality

IV15: PassivHaus Building

- 15.1 The Government has an objective to achieve net-zero carbon emissions by 2050. Buckinghamshire Council has joined this pledge. Paragraph 154 of the Framework states that new development should be planned for in ways that avoid increased vulnerability from climate change, reducing greenhouse gas emissions through location, orientation and design.
- 15.2 Local requirements for sustainability are outlined in Core Strategy Policies CP12 and CP13. These policies require major developments to secure at least 10% of their energy from decentralised and renewable or low-carbon sources.
- 15.3 Policy IV14 of the Ivers Neighbourhood Plan requires all development to be 'zero carbon ready' by design. All buildings should be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m²/year. Planning applications are required to be accompanied by a Whole-Life-Carbon Emissions Assessment and Energy Statement.
- 15.4 The Planning Statement submitted with the application confirms that the following sustainability measures would be incorporated within the scheme; renewable sources (likely to be solar photovoltaic) for household electricity, air source heat pumps for home heating, rain water harvesting, electric vehicle charge points for each house, as per Policy IV7 of the Ivers Neighbourhood Plan, and water efficient fittings.
- 15.5 An Energy Statement was also submitted with the planning application. This confirms that Passivhaus standard will be achieved through the use of zero-carbon technologies such as:
- Air source heat pumps
 - Solar panels
 - Electric Vehicle Changing Points
- 15.6 Building orientation would also be designed in such a way so as to maximise solar gains in the winter months, and minimise solar gains in the summer months. Dwellings would achieve maximise air tightness, with heat recovery ventilation. This would be detail that will be considered as part of the more detailed design at Reserved Matters Stage.
- 15.7 A Whole-Life-Carbon Emissions Assessment and more detailed energy statements would be recommended by condition, in accordance with IV14 of the Ivers Neighbourhood Plan.

16.0 Flood Risk and Drainage

Core Strategy Policy:

CP13 Environmental and resource management

- 16.1 Paragraph 159 of the Framework advises that development should avoid areas at risk of flooding and ensure flood risk is not increased elsewhere. Paragraph 169 requires major development to incorporate SuDS into proposals.
- 16.2 Policy CS13 of the Core Strategy also highlights that it is important for new and existing communities to be protected from increased risk of flooding. The Residential Design Guide Supplementary Planning Document equally emphasises the benefits of SuDS in development proposals.
- 16.3 The application site falls within flood zone 1, where there is a low probability of fluvial flooding (less than 0.1% or 1 in 1,000 years). Nonetheless, a flood risk assessment and drainage strategy were submitted with the planning application. These outline the details of Greenfield runoff rate, with a proposal to drain surface water from the site via attenuation features in the form of an open attenuation basin and geocellular storage tanks within the site. The water will then be discharged via a pump station to the public foul sewer in Richings Way. A maintenance programme for this drainage system is also proposed.
- 16.4 The Lead Local Flood Authority provided comment on this information and, following request for further information, are satisfied with the proposed arrangement.
- 16.5 Residents have raised concerns regarding increase in surface water flooding as a result of the proposed development. It is considered that the proposed development would result in betterment of surface water run-off from the application site, by improving the site drainage and directing water away from neighbouring properties, towards Richings Way. It is important to note that the immediate area is not flagged as being at high or medium risk from surface water flooding, in accordance with Environment Agency Mapping Software.

Sewerage Drainage

- 16.6 Thames Water have no objection to the planning application and quantum of development proposed in terms of infrastructure capacity of the sewage system. Thames Water are also satisfied with the surface water drainage arrangement, subject to a recommended informative.

17.0 Air Quality

Core Strategy Policy:

Core Policy 13: Environmental and Resource Management

Local Plan Saved Policy:

Policy TR5 - Accesses, Highway Works and Traffic Generation

Ivers Neighbourhood Plan:

Policy IV7: Air Quality

- 17.1 Core Strategy Policy 13 Environmental and Resource Management, states that the Council will seek to ensure the prudent and sustainable management of the area's environmental resources by seeking improvements in air quality. New development will be directed away from existing sources of air pollution to avoid adverse impacts on local communities.

- 17.2 Saved Policy TR5 Accesses, Highway Works and Traffic Generation, states that in considering proposals involving a new or altered access onto the highway, works on the highway, the creation of a new highway, or the generation of additional traffic, the Council will have regard to their effect on safety, congestion and the environment.
- 17.3 Policy IV7 of the Ivers Neighbourhood Plan requires development within the Iver Parish Air Quality Management Area to contribute to the actions and objectives set out in the air quality action plan and the Iver Clean Air Zone implementation strategy. Development proposals will be required to demonstrate at least Air Quality Neutral standard during both construction and operation to avoid causing or contributing to worsening air quality. An air quality assessment is therefore required to accommodate development proposals. This policy also details further design requirements which would help to lessen impact to air quality.
- 17.4 As the application site is located within an Air Quality Management Area (which follows the Iver Parish Boundary) and a short distance from the M25, the M4 and London Heathrow Airport, an Air Quality Assessment was submitted with the planning application. This considered two baseline scenarios in relation to air quality, specifically the existing 2019 baseline conditions (the latest date for which data is available) and the future 2025 baseline site conditions, which represents the opening year of the proposed development. Modelling of roadside positions in the immediate vicinity of the application site were undertaken (Richings Way, Thorney Lane South and Tower Arms). These results were then combined with input data, including traffic data, background concentrations at receptor locations and a verification factor was applied to the predicted concentrations of NOx. It was concluded that for the application site at 2019 baseline scenario, concentrations of all pollutants would remain well below National Air Quality Objectives. In the future baseline scenario, the development would meet National Air Quality Objectives. The proposed development would also not have a significant impact (negligible impact identified) on air quality within the local area due to increase in vehicle movements generated. Mitigation measures are also outlined for dust emissions and internal air quality standard for future occupiers, in relation to the World Health Organisation standard.
- 17.5 A financial contribution of £22,846 would be sought by s.106 to off-set the air quality emission increase generated by the proposed development. This would be put towards the Iver Active Travel Plan and Air Quality Action Plan.
- 17.6 The Air Quality Officer reviewed the proposal and raised no objection subject to a financial contribution of £22,846 being sought in-line with Defra's damage costs calculator to off-set air quality impact, given that the scheme is not air quality neutral due to additional traffic generation. A condition requesting a Dust Management Plan (DMP) to include appropriate mitigation measures has also been recommended.
- 17.7 The proposed development is considered acceptable in terms of air quality impact.

18.0 Infrastructure

Core Strategy Policies:

CP5 Open Space, Sport and Recreation

CP6 Local Infrastructure Needs

- 18.1 Paragraph 93 of the Framework requires development to plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments. Policy CS5 of

the Core Strategy requires new development to be supported by adequate open space and recreation facilities. Opportunities for creating new or enhanced facilities will be sought wherever possible, particularly where there are quantitative or qualitative deficiencies as shown in the most up to date Open Space, Sports and Recreational Facilities Strategy.

- 18.2 Up to 4,500sqm/ 0.46 of public open space provision is proposed as part of the development. This open space provision would provide park and garden space to serve the local development and surrounding area. Iver currently has an undersupply of 4.34ha of park and garden space, increasing to a 6.51ha deficit by 2036. The provision of 0.46ha of park and garden space, therefore helps to address this deficit.
- 18.3 Provision for the management and maintenance of this open space in perpetuity would need to be detailed and agreed within any S.106 agreement.
- 18.4 Policy CS6 of the Core Strategy outlines that the Council will work in partnership with service and infrastructure providers to ensure new or improved infrastructure is delivered where and when it is needed. New development will be required to provide for the necessary infrastructure needs arising from the proposal, either directly or via an appropriate financial contribution. The Council will use planning conditions and obligations where appropriate to secure the timely provision of essential infrastructure directly and reasonably related to a development.
- 18.5 Infrastructure contributions and on-site requirements which are required as part of the proposed development include:
- 40% affordable housing provision;
 - Two self build plots;
 - Adoption by a Management Company, and maintenance of, on-site public open spaces; and
 - Financial contribution towards air quality improvements.
- 18.6 Contributions towards physical and social infrastructure requirements such as, public realm improvements to Richings Way, Iver Village and Colne Valley Regional Park would be secured as part of Community Infrastructure Levy contributions, with immediate highway improvement works to improve pedestrian crossing on Richings Way, forming part of the development proposals. The pedestrianised improvements to the local highway are secured via planning condition.

19.0 Community Infrastructure Levy

- 19.1 The Council is the Charging Authority for the Community Infrastructure Levy (CIL). CIL is a charge on development; it is tariff-based and enables local authorities to raise funds to pay for infrastructure. The development is liable for CIL payment.

20.0 Weighing and balancing of issues / Overall Assessment

- 20.1 This section brings together the assessment that has so far been set out, in order to weigh and balance relevant planning considerations and reach a conclusion on the application.
- 20.2 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 (such as CIL if applicable), and,
- c) Any other material considerations

- 20.3 As set out above it is considered that the proposed development would accord with most of the development plan policies.
- 20.4 Local Planning Authorities, when making decisions of a strategic nature, must have due regard, through the Equalities Act, to reducing the inequalities which may result from socio-economic disadvantage. In this instance, it is not considered that this proposal would disadvantage any sector of society to a harmful extent.
- 20.5 The concerns and objections received, alongside the representations in support of the proposals, have been duly noted and considered, and addressed within the above report.
- 20.6 Full and detailed consideration has been given to the specific issues arising from the scheme and, as set out within this report, this demonstrates the suitability of this site for the proposed use, or the means by which it can be made acceptable.
- 20.7 As set out above, it is considered the proposed development would achieve overall compliance with the development plan, however the policies which are most important for determining the application are (by footnote 8 to paragraph 11 of the Framework) deemed to be out of date, as the local planning authority cannot demonstrate a five year supply of deliverable housing sites.
- 20.8 In the event, that it was found that any adverse impacts of granting planning permission warrant a refusal of the development, these adverse impacts would need to significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; as per paragraph 11d ii of the Framework. For avoidance of doubt, a balancing exercise is carried out below.
- 20.9 The proposal has been assessed against Green Belt policy. As set out in Section 7 of this report above, definitional harm to Green Belt and harm to openness has not been identified. Nor has any harm been found to highway safety, design and visual appearance, landscape impact, residential amenity, housing mix, parking or highway impact, ecology, sustainability, flood risk and drainage, air quality and contamination. These all weigh neutrally in the planning balance.

Highway Improvements

- 20.10 Enhanced facilities for pedestrians are proposed as part of the development proposals in the form of a new pedestrian crossing and footpath improvements along the immediate highway (North Park and Richings Way). This also carries neutral weight, as although not required by the Local Highway Authority, it is a requirement of the Ivers Neighbourhood Plan.

Heritage Harm

- 20.11 With regard to S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, great weight is given to the less than substantial harm at the lower end of the

scale as identified to Thorney House (Grade II Listed Building), which weighs against the application.

Housing Need

20.12 Paragraph 60 of the Framework seeks to support the Government's objective of significantly boosting the supply of homes. Chilterns and South Bucks areas cannot demonstrate a 5 year housing land supply, with a 2.81 years' supply (2021-2026) and 2.45 years' supply (2022-2027) in the South Bucks area. It is acknowledged that the delivery of new homes would be a moderate benefit.

Affordable Housing

20.13 The proposed development would deliver policy compliant on-site affordable homes. 12 affordable dwellings would therefore be provided, in an area of under provision of affordable housing. Moderate weight is therefore attached to the benefit of affordable housing delivery.

Self-Build Housing

20.14 The scheme proposes two self-build plots. The Government attaches importance to the provision of this element of the supply. Notably, Paragraph 62 of the Framework identifies that planning policies should reflect the housing needs of different sectors of the community including, but not limited to, people wishing to commission or build their own homes. Footnote 28 gives further explanation with reference to the requirements of the Self Build and Custom Housebuilding Act 2015 (as amended). The NPPG states that self-build land registers are a material consideration in decisions involving proposals for self and custom build housing. The South Bucks self-build register includes 116 applicants. South Bucks does not have a policy specifically relating to the provision or delivery of self-build housing. No plots for self-build schemes have yet become available in the South Bucks area to meet this need. The provision of up to two self-build plots would make some contribution towards the supply of self-build plots in the district. Moderate weight is afforded to the benefit, given the limited number of plots proposed.

Open Space

20.15 Public open space is proposed as part of the development. The South Bucks and Chiltern Open Space Study (2018) highlights a deficiency in park and garden space in Iver. 0.46ha of public open space would be provided as part of development proposals to help meet this deficit. Moderate weight is attributed to this benefit.

Biodiversity Enhancements

20.16 A further benefit cited is the ecological enhancements delivered by the proposals. Biodiversity net gain is an obligation of both Local and National policy, and therefore a requirement to off-set harm generated by development proposals. The proposed development would deliver a significantly higher BNG than the current target of a net gain. Significant weight is attributed to the benefit of the biodiversity uplift.

Overall Balance

20.17 It is considered that the public benefits the proposal would generate are new homes, affordable housing, self-build plots, open space and the economic benefits delivered through investment and expenditure in the area and for the construction industry.

- 20.18 These combined benefits weigh substantially in favour of the application proposals, and clearly outweigh the harm identified to Thorney Mead's historic setting referred to above. In accordance with paragraph 11d ii of the Framework, there would not be any adverse impacts of the proposed development that would significantly and demonstrably outweigh the benefits which would be delivered, when assessed against the policies in the Framework taken as a whole.
- 20.19 Overall, taking into account all of the material planning considerations, and having assessed the proposals against the Development Plan, the Framework and having given consideration to other relevant planning policies, policy documents and published guidance, it is concluded that the proposals are acceptable.
- 20.20 In accordance with footnote 7 to 11di of Framework, there are public benefits that outweigh the harm to the heritage asset and the proposed development is also considered appropriate development in the Green Belt; as such policies protecting the heritage assets and Green Belt respectively do not provide a clear reason for refusal of the development proposed.
- 20.21 It is recommended that planning permission should be granted, subject to expiry of the relevant publicity period for harm to the setting of a Listed Building and Departure from Local Plan, and subject to planning conditions and the completion of a satisfactory s106 agreement to secure the Heads of Terms, as set out above. Whilst there are a number of matters that would require approval through the imposition of conditions, none of these matters are considered to be fundamental to the acceptability of the scheme.

21.0 Working with the applicant / agent

- 21.1 In accordance with paragraph 38 of the Framework the Council approaches decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and works proactively with applicants to secure developments.
- 21.2 The Council works with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application.

In this instance the applicant:

- was provided with pre-application advice
- the applicant/agent was updated of any issues after submission of the application
- The applicant was provided the opportunity to submit amendments / additional technical information to the scheme in order to address issues identified during the consideration of this application.

22.0 Recommendation

- 22.1 That the outline application is delegated to the Director of Planning and Environment for **APPROVAL** subject to expiry of the relevant publicity period for harm to the setting of a Listed Building and Departure from Local Plan, with no new material considerations, also subject to the imposition of conditions and completion of a satisfactory agreement under s106 of the Town and Country Planning Act (as amended) in relation to the Planning Obligations broadly in accordance with the heads of terms set out in the main body of the report; or, if a satisfactory S106 Agreement

cannot be completed, for the application to be refused for such reasons as the Director of Planning and Environment considers appropriate.

22.2 The proposed planning conditions are as follows:

Reserved Matters Timeframe

1. Application for approval of all reserved matters shall be made to the Local Planning Authority before the expiration of 5 years from the date of this permission. The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be agreed.

Reason: In order to comply with the requirements of the Town and Country Planning Act 1990.

Reversed Matters Detailed Accordance

2. The details of the reserved matters submitted pursuant to this permission shall be carried out in accordance with:

Transport Statement Issue 2 dated 14th July 2022
Arboricultural Impact Assessment dated 8th July 2022
Landscape and Visual Appraisal dated July 2022
Heritage Appraisal dated 15th July 2022
Desktop Study Report dated 16th November 2021
Ground monitoring report dated April 2022 Ref: YEX3295
Infiltration testing report dated December 2021 Ref: YEX3012
Biodiversity Metrix dated 8th July 2022
Letter to LLFA dated 13th October 2022
Ecological Impact Assessment dated July 2022
Planning Statement dated July 2022
Tree Survey dated 21st November 2021
Design and Access Statement December 2022
Flood Risk Assessment and Surface Water Drainage Strategy Ref: AEG0198_SL09DE_Iver_07 Rev B
Energy Statement dated 12th December 2022
Air Quality Assessment 14th December 2022
Tree Survey Plan Ref: 001 dated 20th November 2021
Tree Protection Plan Ref: 002 dated 7th July 2021
Concept Masterplan- 03 dated 10th November 2022
Parameter Plan – 04 Movement & Access dated 14th July 2022
Parameter Plan – 03 Parking dated 15th July 2022
Parameter Plan – 02 Scale dated 15th July 2022
Parameter Plan - 01 mix dated 15th July 2022 received 11th April 2023

Reason: To secure the satisfactory development of this important site in accordance with the agreed principles and objectives and to ensure high quality design is achieved.

Reserved Matters

3. Approval of the following details (hereinafter referred to as the reserved matters) shall be obtained from the Local Planning Authority, in writing before the development is commenced.
 - Layout
 - Scale

- Appearance
- Landscaping

Reason: Because the application is in outline (with all matters reserved except access) and as no details have been submitted of the reserved matters, they are reserved for subsequent approval by the Local Planning Authority.

Approved Plans

4. The development hereby permitted shall be carried out in accordance with the approved plans listed.

Proposed Site Access Arrangements Ref: 8210854/6104 Rev C

Site Location Plan – 01 dated 14th July 2022

Site Survey Ref: TG-21-1316-01A (sheets 1 to 6)

Reason: For the avoidance of doubt and in the interests of proper planning.

Maximum Height

5. At the same time as submitting details for condition 7, these shall demonstrate that the development hereby permitted shall not exceed more than 8 metres in height on any part of the site.

Reason: For the avoidance of doubt and in the interests of the proper planning of the area and to ensure a satisfactory form, layout, scale and appearance, in accordance with Policy CP8 of the South Bucks Core Strategy Development Plan Document (2011) ('herein Core Strategy'), South Bucks District Local Plan (1999) Saved Policies EP3 and EP4 ('herein Local Plan') and Policy IV2 of the Ivers Neighbourhood Plan (2022).

Phasing Plan

6. At the same time as submitting the first Reserved Matters application, a Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall indicate the sequence and approximate timescales of the development phases and the provision of infrastructure, including affordable homes, self-built plots and open space provision.

The development shall proceed in accordance with the Phasing Plan unless a variation has been agreed in writing by the Local Planning Authority. For the purposes of this permission all references to a "phase" shall be interpreted as being a reference to a phase as defined on the phasing plan approved pursuant to this condition.

Reason: In order to understanding the phased delivery of the scheme, for the avoidance of doubt in accordance with good planning.

Finish Levels

7. Each Reserved Matters application for the approval of appearance for that relevant phase of the development shall include details of the finished floor levels of the buildings and finished site levels (for all hard surfaced and landscaped areas) in relation to existing ground levels within that relevant phase of the development. Thereafter the development shall be implemented and retained in accordance with these approved details.

Reason: To accord with the National Planning Policy Framework and to ensure the satisfactory design of the development, in accordance with Policy CP8 of the South Bucks Core Strategy

Development Plan Document, South Bucks District Local Plan Saved Policies EP3 and EP4 and Policy IV2 of the Ivers Neighbourhood Plan.

Details of Materials

8. Each Reserved Matters application for the approval of appearance for that relevant phase of the development shall include details of materials proposed for all of the external facades of the building(s) within that part, including walling, fenestration and roofing. Sample panels shall be made available at the request of the Local Planning Authority on the application site.

Reason: To accord with the National Planning Policy Framework (2021) and to ensure the satisfactory design of the development, in accordance with Policy CP8 of the Core Strategy, Local Plan Saved Policies EP3 and EP4 and Policy IV2 of the Ivers Neighbourhood Plan

Landscaping Details

9. Each Reserved Matters application for the approval of landscaping for that relevant phase of the development shall include details of both hard and soft landscaping works, ecology works and an implementation programme.

The details shall include (but not be limited to the following):

- hard surfacing areas (e.g. surfacing materials) and their permeable qualities;
- planting plans including details of schedules of plants noting species, planting sizes and proposed numbers/densities;
- ecological assets/features to be retained and enhanced;
- new habitat to be created, in particular, detailed designs of any SuDs features that will be created;
- position, design, materials, height and type of all walls and/or fences or permanent boundary/screening treatment to be erected;
- infrastructure such as footpaths, lighting, car parking; and
- written specifications (including soil depths, cultivation and other operations associated with plant and grass establishment).

All hard and soft landscaping works shall be carried out in accordance with the approved details, implementation programme and British Standard BS4428:1989 Code of Practice for General Landscape Operations and implemented prior to first occupation of the development, and therefore retained.

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity in accordance with Saved Policies EP3 and EP4 of the Local Plan.

Lighting Strategy

10. Each Reserved Matters application for the approval of layout for that relevant phase of the development shall include details of a lighting strategy for that part of the development. The lighting strategy details shall include:

- outline maximum luminance;
- detail the location, height, design, type and direction of light sources and intensity of illumination;
- details of the lights to be switched off/ and or dimmed at night including times;

- identify those areas/features on site that are particularly sensitive for bats 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;
- show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) 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.

The development shall be carried out in accordance with these approved details and retained thereafter.

Reason: To ensure that the cumulative effect of the lighting of the proposed development mitigates adverse impacts on the protected species; in accordance with Section 15 of the National Planning Policy Framework and Policies CP9 and CP13 of the Core Strategy.

Landscape Replacement

11. Any planting 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 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 in writing by the Local Planning Authority.

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity in accordance with Saved Policies EP3 and EP4 of the Local Plan.

Whole life carbon assessment

12. At the same time as submitting the first Reserved Matters application a Whole Life-Cycle Carbon Assessment shall be submitted to the Local Planning Authority for its approval in writing that shall demonstrate:
 - The embodied carbon footprint of the proposed development together with measures to reduce these where practical, feasible and viable; and
 - The operational carbon footprint of the development over a 30-year period and the measures taken to reduce carbon emissions.

The development shall be carried out in accordance with the approved details.

Reason: To ensure sustainable construction and operation of the proposed development and in Policies CP8, CP12 and CP13 of the Core Strategy and Policy IV15 of the Ivers Neighbourhood Plan.

Renewable energy

13. At the same time as submitting the first Reserved Matters application, an Energy Statement shall be submitted to the Local Planning Authority for its approval in writing.
The statement shall include full details of the decentralised, renewable or low-carbon technologies that are to be integrated into the development and shall demonstrate how Passivhaus standard will be achieved. It shall include details of:
 - The baseline CO2 emissions;
 - The reduction in CO2 emissions achieved from low carbon or renewable sources; and
 - U-values, thermal bridging, g-values and air tightness specifications of the development.

The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure the development is sustainable and to comply with the requirements of CP12 Core Strategy and Policy IV14 of the Ivers Neighbourhood Plan.

Electric Vehicle Charging

14. At the same time as submitting the Reserved Matters application for approval of layout for that relevant phase of the development a scheme for maximising Electric Vehicle Charging (EVC) provision shall be submitted to the Local Planning Authority for its approval in writing.

The scheme shall include provision for active and passive spaces to meet future demand, and/or, depending on changing future demands and advances in technology, any details for the provision for any alternative fuels for vehicles (including hydrogen fuelling).

Such details shall include a Management Plan providing the location of all active and passive spaces and/or alternative fuels provision on site along with the specification of charging provision and/or alternative fuels provision.

The works shall be carried out in accordance with the approved details and implemented prior to first occupation of the development. The EVC apparatus shall thereafter be retained and maintained in an operative state in perpetuity in accordance with the approved details.

Reason: In the interests of promoting sustainable travel opportunities. Relevant Policy: Policy CP7 of the Core Strategy, Saved Policy TR5 of the Local Plan and Policy IV8 of the Ivers Neighbourhood Plan.

Contamination Risk Investigation

15. No development (including for the avoidance of doubt any works of demolition) shall commence until a contamination investigation to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site has been submitted to and approved in writing by the Local Planning Authority.

This risk assessment should include an assessment of the potential risks to human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

Reason: To ensure that risks from potential land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors; in accordance with Policy CP13 of the Core Strategy.

Contamination Options Appraisal and Remediation Plan

16. If the investigation carried out under Condition 15 shows a material risk, an options appraisal and remediation plan giving full details of the remediation measures required and how they are to be undertaken shall be submitted to the Local Planning Authority for its written approval and thereafter the remediation shall be carried out in accordance with the details (including timescales) approved.

Reason: To ensure that risks from potential land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors; in accordance with Policy CP13 of the Core Strategy.

Contamination Verification Plan

17. If a remediation scheme is required under Condition 15 a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in Condition 16 are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The verification plan shall be implemented as approved.

Reason: To ensure that risks from potential land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors; in accordance with Policy CP13 of the Core Strategy.

Verification Report

18. Prior to first occupation of any part of the development hereby permitted a verification report that demonstrates the effectiveness of the remediation carried out in respect of that part pursuant to condition 17 shall be prepared together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils and submitted to the Local Planning Authority for approval in writing. The monitoring and maintenance programme shall be implemented in accordance with these details.

The verification report shall be undertaken in accordance with the Environment Agency's 'Land contamination risk management (LCRM)' guidance, available online at <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors; in accordance with Policy CP13 of the Core Strategy.

Unexpected Contamination

19. 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 immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 15 and 16 above and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 16 and 17, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 18.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors; in accordance with Policy CP13 of the Core Strategy.

Archaeology 1

20. No development shall commence, aside from demolition, until a written scheme of archaeological evaluation has been submitted to and approved in writing by the Local Planning Authority.

The trial trenches will include sondages to assess Palaeolithic/Mesolithic potential.

The archaeological investigation should be undertaken by a professionally qualified archaeologist.

The development shall be carried out in accordance with the approved scheme.

Reason: This is required to be pre-commencement as it seeks to secure appropriate investigation, recording, publication and archiving of archaeological results before development begins, in accordance with the National Planning Policy Framework Paragraphs 192, 194 and 205, Policy CP8 of the Core Strategy and Saved Policy C15 of the Local Plan.

Archaeology 2

21. Where archaeological remains are confirmed in condition 20, no development shall commence until an appropriate methodology for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority.

- a. Where archaeological remains recorded by evaluation are of significance, methodology for their preservation in situ shall be outlined in the programme of archaeological work; or
- b. Where archaeological remains are recorded by evaluation and are not of sufficient significance to warrant preservation in situ, recording should be outlined in the programme of archaeological work.

The archaeological investigation should be undertaken by a professionally qualified archaeologist.

The development shall be carried out in accordance with the approved scheme.

Reason: This is required to be pre-commencement as it seeks to secure appropriate investigation, recording, publication and archiving of archaeological results before development begins, in accordance with National Planning Policy Framework Paragraphs 192, 194 and 205, Policy CP8 of the Core Strategy and Saved Policy C15 of the Local Plan.

Construction Traffic Management Plan

22. No development shall commence (including any works of demolition and ground works) on each relevant phase of the development hereby permitted until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority in respect of that relevant part of the site. The CTMP shall include details of the following matters in relation to the construction for that relevant part:

- routing and types of vehicles;
- traffic movements (including an estimate of daily construction vehicles in respect of each individual phase of the development);
- operating times of construction traffic movements;
- site hours of operation;
- construction compounds and storage and dispensing of fuels, chemicals, oils and any hazardous materials (including hazardous soils);
- location of parking, loading and unloading areas;

- wheel and chassis cleaning mitigation and suppression of dust, vibration, noise and general disturbance (including to residential amenity) and measures to monitor the same;
- location and specification of temporary lighting;
- risk management and emergency procedures; and
- location, design, material and scale of hoarding.

The construction of that part of the development permitted shall be carried out in accordance with the approved CTMP.

Reason: This is required to be pre-commencement to ensure the traffic and movement impacts of construction are managed and monitored to maintain safe operation of the highway; in accordance with Paragraphs 111 and 112 of the National Planning Policy Framework, Policy CP7 of the Core Strategy, Saved Policy TR5 of the Local Plan and Policy IV8 of the Ivers Neighbourhood Plan.

Dust Management Plan

23. No development shall commence until a Dust Management Plan (DMP), to include appropriate mitigation measures to control dust emissions from the construction phase, has been submitted to and approved in writing by the Local Planning Authority.

The Dust Management Plan (DMP) shall accord with the measures outlined in section 9.3 of the Air Quality Assessment dated 14th December 2022.

Construction works shall be carried out in accordance with these approved details.

Reason: This is required to be pre-commencement to ensure the dust and associated air quality impacts of construction are managed and monitored to maintain a safe environment; in accordance with Policy CP13 of the Core Strategy and Policy IV7 of the Ivers Neighbourhood Plan.

Site Access 1

24. No development shall commence, aside from demolition, until the new means of access has been constructed in accordance with the details shown on Proposed Site Access arrangements plan drawing ref: 8210854/6104 Rev C and as required by conditions 25 and 26 and 27.

The new access shall be constructed in accordance with the Buckinghamshire Council guide note "Commercial Vehicular Access Within the Public Highway".

Reason: This condition is required to be pre-commencement in order to minimise danger, obstruction and inconvenience to users of the highway and of the development in accordance with Policy CP7 of the Core Strategy, Saved Policy TR5 of the Local Plan and Policy IV8 of the Ivers Neighbourhood Plan.

Site Access 2

25. Within one month of the new access being brought into use all other existing access points not incorporated in the development hereby permitted shall be stopped up by raising the existing dropped kerb or removing the existing bellmouth and reinstating the footway and highway boundary to the same line, level and detail as the adjoining footway and highway boundary.

Reason: To limit the number of access points along the site boundary for the safety and convenience of the highway user in accordance with Policy CP7 of the Core Strategy, Saved Policy TR5 of the Local Plan and Policy IV8 of the Ivers Neighbourhood Plan.

Site Access 3

26. No development shall commence, aside from demolition, until visibility splays have been provided on both sides of the new access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres in both directions along the edge of the carriageway measured from the intersection of the centre line of the access.

The area contained within the splays shall thereafter be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.

Reason: This condition is required to be pre-commencement in order 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 in accordance with Policy CP7 of the Core Strategy, Saved Policy TR5 of the Local Plan and Policy IV8 of the Ivers Neighbourhood Plan.

Site Access 4

27. No development shall commence, aside from demolition, until details of the tactile crossing points on North Park and pedestrian footpath improvements shown on drawing 8210854/6104 have been submitted and approved in writing by the Planning Authority.

These highway improvement works shall be implemented in accordance with the approved details prior to first occupation of the development hereby permitted.

Reason: This condition is required to be pre-commencement in order to minimise danger, obstruction and inconvenience to users of the highway and of the development in accordance with Policy CP7 of the Core Strategy, Saved Policy TR5 of the Local Plan and Policy IV8 of the Ivers Neighbourhood Plan.

Arboricultural documents

28. No development (including for the avoidance of doubt any works of demolition) shall commence until a tree protection plan and method statement (in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' (or any replacement thereof or EU equivalent)) has been submitted to and approved in writing by the Local Planning Authority.

The method statement shall provide, as required, details of:

- Areas of no dig;
- Phasing of demolition and construction operations;
- Siting of work huts and contractor parking;
- Areas for the storage of materials and the siting of skips and working spaces; and
- Areas for the erection of scaffolding.

Protective fencing detailed in the method statement shall consist of a vertical and horizontal scaffold framework, braced to resist impacts, with vertical tubes spaced at a maximum level of 3m. On to this, weldmesh panels shall be securely fixed with wire scaffold clamps. The fencing shall be erected to protect existing trees and other vegetation during construction and shall conform to British Standard 5837:2012 'Trees in Relation to Construction' or any replacement thereof or EU equivalent. The approved fencing shall be erected prior to the commencement of any works or development on the site including any works of demolition. The approved fencing shall be retained and maintained until all building, engineering or other operations have been completed. No work shall be carried out or materials stored within the fenced area without prior written agreement from the Local Planning Authority.

Reason: This condition needs to be pre-commencement as it requires measure to ensure that the crowns, boles and root systems of the shrubs, trees and hedgerows are not damaged during the period of construction and in the long term interests of local amenities; in accordance with Saved Policies EP4 and L10 of the Local Plan.

Drainage Scheme

29. No works (other than demolition) shall commence 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 include the following details:

- All SuDS components agreed at outline
- Assessment of SuDS components as listed in the CIRIA SuDS Manual (C753) and provide justification for exclusion if necessary
- Demonstrate that water quality, ecological and amenity benefits have been considered
- Existing and proposed discharge rates and volumes
- Topographic survey including details of the existing connection to the foul sewer
- Ground investigations including:
 - Infiltration in accordance with BRE365
 - Groundwater level monitoring over the winter period
- -Subject to infiltration being inviable, the applicant shall demonstrate that an alternative means of surface water disposal is practicable subject to the drainage hierarchy as outlined in paragraph 056 of the Planning Practice Guidance.
- The applicant must seek to obtain permission to discharge to the watercourse or surface water sewer. Sufficient justification for exclusion must be provided if these discharge receptors are not viable
- 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 40% climate change storm event should be safely contained on site.
- CCTV survey of existing drainage infrastructure, including the existing connection to the public foul sewer
- Detailed drainage layout with pipe numbers, gradients, and pipe sizes complete, together with storage volumes of all SuDS components
- Full construction details of all SuDS and drainage components
- Water quality assessment demonstrating that the total pollution mitigation index equals or exceeds the pollution hazard index; priority should be given to above ground SuDS components
- 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
- Maintenance schedule for the drainage system
- Maintenance plan for the pumping stations and details of a warning system in the event of pump failure

The development shall subsequently be implemented in accordance with the approved details drainage scheme prior to first occupation of the development.

Reason: The reason for this pre-commencement condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 167 and 169 of the National Planning Policy Framework, to ensure that there is a satisfactory solution to managing flood risk in accordance with Policy: CP13 of the Core Strategy.

SuDs Maintenance

30. No development shall commence until a SuDS whole life maintenance plan 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 (including a maintenance schedule for each drainage/SuDS component), with details of who is to be responsible for carrying out the maintenance.

Provision for the submission of as-built drawings and/or photographic evidence of the drainage scheme shall be provided once the SuDs system has been implemented.

The development shall be carried out in accordance with the approved plan for the lifetime of the development.

Reason: In order to ensure long term maintenance of the drainage system as required under Paragraph 165 of the National Planning Policy Framework, for sustainable drainage and the satisfactory management of flood risk and Policy CP13 of the Core Strategy.

EPS Licence Bats

31. No development, including demolition, shall commence until either of the following have been submitted to and approved in writing by the Local Planning Authority:

- a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitat and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead in relation to impact on bats and bat roosts; or
- b) a statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence in relation to impact on bats and their roosts.

Reason: This condition is required to be pre-commencement in order to comply with the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended) and to protect species of conservation importance; in accordance with Section 15 of the National Planning Policy Framework and Policies CP9 and CP13 of the Core Strategy.

Bat Mitigation

32. The bat mitigation as outlined in the Ecological Impact Statement dated July 2022 shall be implemented prior to the demolition of dwelling 1 (as identified in the Ecological Impact Assessment dated July 2022) and retained thereafter.

Reason: This is required to be pre-commencement as it seeks to establish new habitat for bats before existing habitat is removed/destroyed. In accordance with the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended) and to protect species of conservation concern in accordance with Section 15 of the National Planning Policy Framework and Policies CP9 and CP13 of the Core Strategy.

Biodiversity Net Gain Plan

33. No development shall commence, aside from demolition, until a Biodiversity Net Gain Plan (BNGP) has been submitted to and approved in writing by the Local Planning Authority. The BNGP shall include the following:

- a description and evaluation of the application site and its features as at the date of grant of planning permission (required base-line);
- a BNG calculation (including the related methodology) in respect of the development hereby permitted to achieve an overall biodiversity net gain of at least 20%;
- a Biodiversity management plan which outlines measures to ensure the management and maintenance of the BNG for at least 30 years.

The development shall be carried out in accordance with the BNGP. Thereafter it shall be managed and maintained in accordance with the approved details.

Reason: Required to be pre-commencement to ensure net-gain is delivered as part of the proposed development in accordance with Policies CP9 and CP13 of the Core Strategy.

Habitat Management Plan (HMP)

34. No development shall commence, aside from demolition, until a Habitat Management Plan (HMP) has been submitted and approved in writing by the Local Planning Authority.

The HMP shall include the following details:

- a) Current soil conditions of any areas designated for habitat creation and detailing of what conditioning must occur to the soil prior to the commencement of habitat creation works (for example, lowering of soil pH via application of elemental sulfur);
- b) Descriptions and mapping of all exclusion zones (both vehicular and for storage of materials) to be enforced during construction to avoid any unnecessary soil compaction on area to be utilised for habitat creation;
- c) Details of both species composition and abundance where planting is to occur;
- d) Assurances of achievability;
- e) Timetable of delivery for all habitats; and
- f) A timetable of future ecological monitoring to ensure that all habitats achieve their proposed management condition as well as description of a feed-back mechanism by which the management prescriptions can be amended should the monitoring deem it necessary.

The development shall be undertaken and thereafter maintained in accordance with the approved HMP.

Reason: Required to be pre-commencement to ensure ecological enhancements are deliverable within the application site in accordance with Policies CP9 and CP13 of the Core Strategy.

Badger Survey

35. Should the development not commence within 12 months of the date of this decision notice of outline planning permission, a follow-up badger survey shall have been submitted to and approved in writing by the Local Planning Authority before the development commences.

Any measures or mitigation put forward within the report shall be implemented prior to first occupation of the development and retained thereafter.

Reason: This is required to be pre-commencement as it seeks to protect or create new habitat for badgers before existing habitat is removed/destroyed. In accordance with the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended) and to protect

species of conservation concern in accordance with Section 15 of the National Planning Policy Framework and Policies CP9 and CP13 of the Core Strategy.

Construction Environmental Management Plan (CEMP)

36. No development shall commence (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following details:

- a) Risk assessment of potentially damaging construction activities to the habitats and species identified as being present or potentially present, including (but not limited to) nesting birds, bats, reptiles, badger and hedgehog.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECow) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The construction of the development of that relevant part shall be carried out in accordance with these approved details and managed thereafter in accordance with the CEMP.

Reason: This condition is required to be pre-commencement in the interests of improving biodiversity and to ensure the survival of protected and notable species during construction of the proposed development in accordance with Section 15 of the National Planning Policy Framework and Policies CP9 and CP13 of the Core Strategy.

UXO survey

37. No development shall commence until an unexploded ordnance survey has been submitted to and approved in writing by the Local Planning Authority.

In the event that any unexploded ordnance is found, detailed remediation measures shall be submitted to and approved in writing by the Local Planning Authority. The remediation shall thereafter be carried out in accordance with the approved details.

Reason: This condition is required to be pre-commencement in the interests of removing hazardous explosives from the site prior to any vibration-taking place in accordance with Saved Policy EP16 of the Local Plan.

Demolition of Existing Buildings

38. On substantial completion of the development hereby permitted all existing buildings shall have been demolished and materials removed from the site.

Reason: To preserve the openness of the Green Belt, and to ensure the development remains appropriate development in line with the National Planning Policy Framework and Saved Policy GB1 of the South Bucks Local Plan.

Informatives

1. Section 278 Agreement

The applicant is advised that prior to any works to the public highway an agreement pursuant to section 278 of the Highways Act 1980 will be required to be completed. This agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 8 weeks is required to draw up the application form. Please contact Highways Development Management at the following address for information: -

Highways Development Management (Delivery team)
Buckinghamshire Council
6th Floor, Walton Street Offices
Walton Street,
Aylesbury
Buckinghamshire
HP20 1UY

highwaysdm@buckinghamshire.gov.uk

2. CIL

The Council is the Charging Authority for the Community Infrastructure Levy (CIL). CIL is a charge on development; it is tariff-based and enables local authorities to raise funds to pay for infrastructure.

If you have received a CIL Liability Notice, this Notice will set out the further requirements that need to be complied with.

If you have not received a CIL Liability Notice, the development may still be liable for CIL. Before development is commenced, for further information please refer to the following website <https://www.southbucks.gov.uk/CIL-implementation> or contact 01494 475679 or planning.cil.csb@buckinghamshire.gov.uk for more information.

3. Building Regulations

You are advised that consent under the Building Regulations may be required for the proposed development and the Building Control Unit at the Council should be contacted in this regard. (SIN41)

4. Minimum distance to Thorney Mead

At detailed design stage, no part of the built development shall be within 20 metres of a rear external wall of any residential development at Thorney Mead. This is to preserve both outlook and privacy to these neighbouring residents.

5. Distance from western vegetation

No part of the built development hereby permitted shall be within 10 metres of the western vegetative boundary.

6. Thames Water Waste Water

The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with

the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

[https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FPlanning-yourdevelopment%2FWorking-near-or-diverting-](https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FPlanning-yourdevelopment%2FWorking-near-or-diverting-ourpipes&data=05%7C01%7Cplanning.csb%40buckinghamshire.gov.uk%7Ccdac8b9f408f4f77d47808da7ba92795%7C7fb976b99e2848e180861ddabecf82a0%7C0%7C0%7C637958263693045285%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=FIB%2BH1NHgSyjPQiJUopfLv c0viqCFLbudDtdHdb20WE%3D&reserved=0)

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Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

7. Thames Water Surface Water

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk. Application forms should be completed on line via

<https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C01%7Cplanning.csb%40buckinghamshire.gov.uk%7Ccdac8b9f408f4f77d47808da7ba92795%7C7fb976b99e2848e180861ddabecf82a0%7C0%7C0%7C637958263693045285%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=MknPumzR2urO25WrsFL85iJP mVPhwDxqyBikhq6hqSI%3D&reserved=0>. Please refer to the Wholesale; Business customers; Groundwater discharges section. There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

[https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-yourdevelopment%2Fworking-near-](https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-yourdevelopment%2Fworking-near-ourpipes&data=05%7C01%7Cplanning.csb%40buckinghamshire.gov.uk%7Ccdac8b9f408f4f77d47808da7ba92795%7C7fb976b99e2848e180861ddabecf82a0%7C0%7C0%7C637958263693045285%7CUnknown%7CTWFpbGZsb3d8eyJWljiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=tKWg6buXkTLz%2BkXXvRp86XcFEv%2Bqn0h0Hnbl9eKuSU%3D&reserved=0)

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PL/22/2678/OA – Appendix AConsultee CommentsEnvironmental Health Contaminated Land

I have reviewed the Desktop Study Report prepared by Your Environment (Report ref. YEX3047).

The preliminary risk assessment has identified a number of plausible contaminant linkages that require further investigation. The Environmental Consultant has recommended that an intrusive investigation be carried out.

Based on this, the following contaminated land condition is recommended on this and any subsequent applications for the site.

The application requires the following condition(s):

1. Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority
 - i. A site investigation, based on the Desktop Study Report prepared by Your Environment (Report ref. YEX3047) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.
 - ii. The site investigation results and the detailed risk assessment (i) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - iii. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (ii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

2. Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

The above must be undertaken in accordance with the Environment Agency's 'Land contamination risk management (LCRM)' guidance, available online at

3. Reporting of Unexpected Contamination: 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 immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 1, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 1.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

Environmental Health Noise Officer

I have no fundamental objection to this proposed residential development.

However, given the scale and likely duration of the associated construction phase, should it proceed, and the proximity of nearby dwellings I would ask that the Local Planning Authority minimises the impact of noise, dust, etc., on the local community by way of the following

Condition:

No part of the development hereby approved shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out, as a minimum, site specific measures to control and monitor impacts arising in relation to noise and vibration (with particular regard to piling and power floating activities), dust and fumes. It shall also set out arrangements by which the developer shall maintain communication with local stakeholders in the vicinity of the site, and by which the developer shall monitor and document compliance with the measures set out in the CEMP. The development shall be carried out in full accordance with the approved CEMP at all times.

Please note this memo does not include comments relating to air quality and contaminated land, where relevant, these comments will be provided separately.

Heritage Officer

As the NPPF states, heritage assets are an irreplaceable resource and it is important to conserve them in a manner appropriate to their significance. In heritage terms this proposal is unacceptable since it fails the requirements of s. 16 and 66 of the P (LB&CA)A 1990, the requirements of the heritage policy requirement of the Local Plan and guidance set out in Section 16 of the NPPF

This is my second consultation response and follows on from the submission of amended drawings.

The site affects the setting of a Grade II listed building (Thorney House) located to the east of the site.

Following on from comments received, the applicant has now amended their proposal with an area of public open spaces along the eastern boundary and the use of street planting to soften the development.

Thorney House lies 30m east of the site at its closest point. The building was listed in 1955 and the description describes a 18th century brick property with string course at first floor, of two storey

and an old tile hipped roof. The description also notes five sash windows at first floor level set under eaves and with glazing bars and a central open porch with paired Tuscan columns, entablature and flat roof and two French windows.

The original estate of Thorney House was far greater than today. The first edition OS map shows Thorney House by the 1870's. It had the same plan as today, with access as now from the north west and the main frontage facing north, as indicated by the porch. The ground's were well wooded at that time and orchards lay south of the house.

The development site was part of a larger rectangular field running southwards from Richings Way and defined to the west by what is now Oldslade Lane. The field boundaries were lined in trees. Richings Park is marked as a designed landscape to the west and St Leonard's Church appears to have been Thorney House's private chapel.

The site today is mainly grass with boundary tree and shrub planting including trees to the east and western boundary. Whilst this largely screens the intervisibility between Thorney House and the site in summer months, in winter months this vegetation coverage would be significantly less and the proposed houses would be seen in the setting of the listed building.

Whilst the proposed layout has now been amended to include an area of open space to the east of the site in order to provide a landscape buffer, I still consider that the development as proposed would have a harmful effect to the historic open farmland landscape nature of the designated heritage asset and would further erode and compromise its setting.

I am also concerned at the likely significant increase in noise and light pollution which would also intrude in the setting of the designated heritage asset.

Para 199 of the NPPF confirms that great weight should be given to the asset's conservation and Para 200 requires that any harm to the significance of a designated heritage asset (from its alteration or development within its setting) should require clear and convincing justification.

The development proposed is considered to cause less than substantial harm to the designated heritage asset. In such circumstances, Para 201 of the NPPF states that this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

The Planning (Listed Building and Conservation Areas) Act 1990

The proposals would due to the inter-visibility, loss of openness and additional noise and light pollution would not preserve the architectural and/or historic interest of the listed building and does not comply with sections 16/66 of the Act.

NPPF

The proposal due to the inter-visibility, loss of openness and additional noise and light pollution would cause less than substantial harm to the significance of the designated heritage asset. Paragraph 202 therefore applies. Paragraph 189/197/199 of the NPPF should also be considered in determining the application.

For the reasons given above it is felt that in heritage terms:

That the application does not comply with the relevant heritage policy and therefore unless there are sufficient planning reasons, it should be refused for this reason.

Iver Parish Council

The parish council object on the grounds that the site is in the Green Belt and the proposal is inconsistent with objective 5.2 (to protect the semirural environment and the Green Belt) in the

Ivers Neighbourhood Plan. The parish council supports the comments submitted by the Urban Designer. If minded to permit, the parish council requests mitigation funding for the construction of walkways and a cycleway to Iver rail station from the development. The parish council also request that the proposed 40% affordable housing for local residents must be guaranteed within the development.

Housing Officer

Thank you for requesting comments on affordable housing.

This application falls within the South Bucks Local Plan area and also the Iver Neighbourhood Plan area. Attention should be paid to the relevant policies with reference to the South Bucks Core Strategy and the Affordable Housing Supplementary Planning Document.

Number and tenure of affordable homes

We note that the proposals for affordable housing on the site are as follows:

- Up to 30 homes to be provided on the site.
- 13 (43%) of the dwellings will be offered as Affordable Housing units.

The current South Bucks Affordable Housing Supplementary Document (SPD) states that at least 40% of all dwellings in schemes of 5 units and above (gross), or on sites of 0.16 hectares and above (where there is a net gain in the number of dwellings) should be affordable, unless it is clearly demonstrated that this is not economically viable.

Therefore, we are satisfied that a sufficient number of affordable homes will be provided on this site.

Tenure Mix and Property Type

We note that the proposed breakdown of both tenure and property size among the affordable homes will be as follows:

Tenure	Property size and type	Number to be provided	Size percentages
First Home	1 bedroom flat	2	16%
First Home	2 bedroom flat	2	46%
Affordable Rent	2 bedroom flat	2	
Shared Ownership	2 bedroom house	2	
Affordable Rent	3 bedroom house	4	38%
Shared Ownership	3 bedroom house	1	

The Housing and Economic Development Needs Assessment 2016 for South Bucks recommends an affordable housing tenure split, for Affordable Rent and Intermediate, of 80% Affordable Rent and 20% Intermediate. Therefore, we recommend that on a scheme of 13 affordable homes the tenure split should be as follows:

- 3 First Homes
- 8 Affordable Homes for Rent
- 2 Intermediate (including other low cost home ownership options such as shared ownership)

The Buckinghamshire Housing and Economic Needs Assessment 2019 recommends that the size mix for affordable housing in South Bucks is as follows:

- 1 bedroom 15%
- 2 bedroom 38%
- 3 bedroom 34%
- 4 bedroom 13%

Therefore, we recommend that an affordable housing development which contains 13 consists of the following size mix: 1 bedroom = 2 homes; 2 bedroom = 5 homes; 3 bedroom homes = 4 homes; 4 bedroom home = 2 homes.

Lead Local Flood Authority – 16th January 2023

Buckinghamshire Council as the Lead Local Flood Authority (LLFA) has reviewed the information provided in the following documents:

- Flood Risk Assessment and Surface Water Drainage Strategy (AEG0198_SL09DE_IVER_07, 20/12/2022, Aegaea)
- SW Drainage Arrangement (198-D001, 14/12/2022, Aegaea)

The LLFA has no objection to the proposed development subject to the following planning condition listed below being placed on any planning approval.

Surface water drainage

The applicant is proposing to manage surface water runoff generated by the proposed development by attenuating runoff in an attenuation basin at the south of the site, prior to pumping it to an attenuation tank at the north of the site. From the attenuation tank, runoff will be pumped to the northern site boundary, where it will be discharge to the public foul sewer at a maximum rate of 3.7l/s (equivalent to the 1 in 100 year +40% climate change allowance storm event). It is also noted that Type C permeable paving has been included to provide additional attenuation and water quality benefits. Due to the use of a pump onsite, where necessary we request that sufficient storage is provided and the inclusion of a warning system in the event of a pump failure. We will also require a maintenance plan for the pumping station.

Discharge Rates

The applicant has provided calculations for the greenfield runoff rates up to the 1 in 100 year +40% climate change storm event. Calculations of the greenfield rate plus an urbanised factor of 14.79% have also been provided to gain an understanding of the current runoff. Whilst brownfield rates were requested, it is understood that the site is predominately greenfield with only a small area of hardstanding, therefore these calculations are acceptable to the LLFA. These demonstrate that for the Qbar event, current runoff rates are approximately 3.1l/s, and for the 1 in 100 year, rates are approximately 8.8l/s. The proposed discharge rate is 3.7l/s, therefore betterment has been provided.

Drainage Hierarchy

The applicant has provided sufficient justification for the proposal to discharge to the foul network at this stage of the planning process, as infiltration has been discounted following ground investigations and third-party permission to connect to the nearest watercourse has not been obtained. Discussions with the applicant have highlighted that the third-party landowner may be willing to grant permission to connect to the watercourse once planning permission has been granted. It has also been discussed that Thames Water may undertake updating works to allow a connection to the surface water sewer should planning permission be granted. These options must be investigated further at detailed design and pursued prior to commencement of the connection to foul. Sufficient justification must be provided should these options be exhausted.

Calculations

The applicant has provided summaries of the critical storm durations per item of the proposed drainage system up to the 1 in 100 year +40% climate change storm event, including a 10% urban creep allowance. The calculations demonstrate that the system does not flood up to the 1 in 100 year +40% climate change storm event. It is noted that permeable paving has not been included in the calculations, therefore additional storage will be available in the scheme. In response to the LLFAs previous comments, the freeboard of the proposed attenuation basin has been increased to 300mm.

The proposed attenuation basin will provide a total of 217.17m³, and the attenuation tank will provide 316.66m³.

Drainage Layout

An indicative drainage layout has been provided. The attenuation volumes illustrated match those in the calculations. At detailed design, a detailed surface water drainage layout is required to show the location of the proposed components and the connectivity of the system. The layout must also show pipe numbers, gradients, and pipe sizes complete, together with storage volumes of all SuDS components

Construction Drawings

Construction drawings of all SuDS and drainage components included in the drainage strategy must be provided. Where applicable, this must also include any flow control device. All construction details must include cover and invert levels, depths/diameters of pipes, along with details of construction materials and demonstration of anticipated water levels for the calculated storm durations up to the 1 in 100 + 40% climate change allowance storm event.

Water Quality Assessment

Water Quality Assessment The applicant has provided a Water Quality Assessment based on the proposed scheme. This demonstrates that the proposed attenuation basin provides sufficient water quality treatment. This, however, should not stop the applicant from seeking to provide additional above-ground SuDS such as rain gardens/planters and tree pits to provide further benefits.

Maintenance

The applicant has provided an indicative maintenance schedule for the proposed scheme. At detailed design, this must be updated to reflect any revisions made to the scheme. The applicant is proposing to utilise the existing connection to the foul network. As stated in Table 3 of the FRA and SuDS Strategy, this will require a CCTV survey to assess the condition of the connection at a later stage in planning, and details of any necessary updating works must be provided. We will also require a maintenance plan for the pumping station at detailed design.

I would request the following condition be placed on the approval of the application, should this be granted by the LPA:

Condition 1

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:

- All SuDS components agreed at outline

- Assessment of SuDS components as listed in the CIRIA SuDS Manual (C753) and provide justification for exclusion if necessary
- Demonstrate that water quality, ecological and amenity benefits have been considered
- Existing and proposed discharge rates and volumes
- Topographic survey including details of the existing connection to the foul sewer
- Ground investigations including:
 - Infiltration in accordance with BRE365
 - Groundwater level monitoring over the winter period
- Subject to infiltration being inviable, the applicant shall demonstrate that an alternative means of surface water disposal is practicable subject to the drainage hierarchy as outlined in paragraph 056 of the Planning Practice Guidance.
- The applicant must seek to obtain permission to discharge to the watercourse or surface water sewer. Sufficient justification for exclusion must be provided if these discharge receptors are not viable
- 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 40% climate change storm event should be safely contained on site.
- CCTV survey of existing drainage infrastructure, including the existing connection to the public foul sewer
- Detailed drainage layout with pipe numbers, gradients, and pipe sizes complete, together with storage volumes of all SuDS components
- Full construction details of all SuDS and drainage components
- Water quality assessment demonstrating that the total pollution mitigation index equals or exceeds the pollution hazard index; priority should be given to above ground SuDS components
- 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
- Maintenance schedule for the drainage system
- Maintenance plan for the pumping stations and details of a warning system in the event of pump failure

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 167 and 169 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

Lead Local Flood Authority 7th November 2022

Buckinghamshire Council as the Lead Local Flood Authority (LLFA) has reviewed the information provided in the following documents:

- Flood Risk Assessment and Surface Water Drainage Strategy (AEG0198_SL09DE_Iver_07, 22.07.2022, aegaea)
- Groundwater Monitoring Report (YEX3295, April 2022, Your Environment Ltd)
- Soil and BRE Report (YEX3012, December 2021, Yor Environment Ltd)
- Site Location Plan (SLP-01, 14.07.2022, Insitu Design Ltd)
- Concept Masterplan (CMP-02, 15.07.2022, Insitu Design Ltd)
- Response to LLFA Comments (13.10.2022, aegaea)

The LLFA requires additional information prior to the determination of the application.

Surface water drainage

The applicant is proposing to manage surface water runoff generated by the proposed development by attenuating runoff in an attenuation basin at the south of the site, prior to pumping it to an attenuation tank at the north of the site at a rate of 50l/s. From the attenuation tank, runoff will be pumped to the northern site boundary, where it will be discharge to the public foul sewer at a rate of 5.1l/s. The LLFA are satisfied that the applicant has shown compliance with the drainage hierarchy at this stage. Further conversations to allow the connection to a watercourse will be held at detailed design. At this stage, the LLFA request that the applicant provides a topographical survey demonstrating the existing connection to the sewer network to demonstrate the viability of the scheme.

Discharge Rates

Section 4.6 of the FRA states that the greenfield runoff rate for the proposed impermeable area has been calculated. The Qbar rate calculated is 1.6l/s, and the 1 in 100-year rate is 5.1l/s. However, the applicant is required to use the total site area to calculate the greenfield runoff rate. Updated calculations and greenfield rates must be provided.

The applicant is proposing to discharge at the 1 in 100-year greenfield rate. We would encourage the applicant to lower the proposed rate of discharge to the Qbar rate. It is unlikely that most storm events will be equivalent to the 1 in 100-year storm, and therefore allowing runoff to drain at the 1 in 100-year rate may lead to increased runoff for smaller storm events and increase flood risk downstream of the site. There are now vortex flow control devices which can achieve rates of 1l/s with a 600mm shallow design head and still provide a more than 50mm orifice diameter.

The applicant is also required to provide calculations of the existing (brownfield discharge rate) for the 1 in 1, 1 in 30 and 1 in 100 year calculated using the Modified Rational Method to ensure that the proposal provides betterment to the existing scheme in accordance with S3 of the Non-Statutory Technical Standards for SuDS.

Ground Investigations

Infiltration Rate Testing

Infiltration rate testing was undertaken onsite in December 2021 in 10 trial pits across the site to depths of 1.3mbgl. None of the tests across the site achieved the required 25% effective depth. None of the tests achieved even the 75% effective depth, therefore indicating that infiltration is not a viable option for surface water disposal onsite. Provided trial pit logs demonstrate the encountered geology, with clay being the predominant geology onsite.

Groundwater Monitoring

Groundwater monitoring was undertaken in 6 boreholes across the site over in January and February 2022. Results of this testing indicate that the highest recorded groundwater level was 1.8mbgl in the southernmost borehole (WS1), and the lowest was 3.38mbgl in WS5 in the north/centre of the site.

Calculations

The applicant has provided summaries of the critical storm durations per item of the proposed drainage system up to the 1 in 100 year +40% climate change storm event. The calculations demonstrate that the system does not flood up to the 1 in 100 year +40% climate change storm event critical storm duration.

It is noted that the freeboard for the pond/attenuation basin feature has been given a value of 0. It should be noted that ponds and basins must have a freeboard of at least 300mm as per Section 23.9 of the CIRIA SuDS Manual (2015). Based on the inputs for Cellular Storage 1 (the larger of the two attenuation tanks), it appears that the tank provides 750.75m³ of attenuation, however, the tank is shown to provide only 741.75m³ on the provided Drainage Layout. The LLFA request clarification regarding this discrepancy, and request that the Drainage Layout and calculations are updated to reflect the correct volume.

Additional SuDS Components

As discussed with the applicant and addressed in their response, Type C permeable paving should be incorporated for the road and parking areas onsite as these provide water quality treatment benefits and can provide additional attenuation. Additional above-ground SuDS such as rain gardens/planters and tree pits should also be investigated.

The applicant may also wish to investigate the creation of a reed bed in the proposed attenuation basin to increase the biodiversity and water quality benefits of the proposed surface water drainage scheme.

The Environment Act 2021 sets out a requirement of 10% biodiversity net gain in all new developments.

Whilst not mandatory at this time, the LLFA would strongly recommend utilising the opportunities this site presents to meet this figure. Paragraph 174 (d) of the NPPF also stipulates the requirement to provide biodiversity net gains.

Drainage Layout

The applicant has provided an indicative drainage layout. This must be updated in line with any revisions made to the scheme.

Water Quality Assessment

The applicant has provided a Water Quality Assessment based on the proposed scheme. This demonstrates that the proposed attenuation basin provides sufficient water quality treatment. This, however, should not stop the applicant from seeking to provide additional above-ground SuDS such as rain gardens/platers and tree pits to provide further benefits.

Maintenance

The applicant has provided an indicative maintenance schedule for the proposed scheme. At detailed design, this must be updated to reflect any revisions made to the scheme. The applicant is proposing to utilise the existing connection to the foul network. As stated in Table 3 of the FRA and SuDS Strategy, this will require a CCTV survey to assess the condition of the connection at a later stage in planning, and details of any necessary updating works must be provided. We will also require a maintenance plan for the pumping station at detailed design.

Outstanding Information

The following information is required in support of the application at this stage of the planning process. Please note, this summary does not constitute an exhaustive list and should be read in conjunction with the LLFAs formal response.

- Topographical survey detailing the connection to the sewer network
- Updated greenfield runoff rate using the total site area rather than impermeable area
- Calculations of the brownfield runoff rate using the modified rational method

- Clarification regarding the discrepancy between the storage volume of Cellular Storage 1 within calculations and the drainage layout, and updated calculations and/or drainage layout to support
- Updated freeboard allowance of 300mm for ponds and attenuation basins.

Advice to LPA

If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us.

Lead Local Flood Authority 23rd August 2022

Buckinghamshire Council as the Lead Local Flood Authority (LLFA) has reviewed the information provided in the following documents:

- Site Location Plan (SLP-01, 14.07.2022, Insitu Design Ltd)
- Concept Masterplan (CMP-02, 15.07.2022, Insitu Design Ltd)
- Flood Risk Assessment and Surface Water Drainage Strategy (AEG0198_SL09DE_Iver_07, 22.07.2022, aegaea)
- Groundwater Monitoring Report (YEX3295, April 2022, Your Environment Ltd)
- Soil and BRE Report (YEX3012, December 2021, Yor Environment Ltd)

The LLFA objects to the proposed development due to insufficient information regarding the proposed surface water drainage scheme.

Flood Risk

The Flood Map for Surface Water (FMfSW) provided by the Environment Agency shows that the site lies in an area of very low risk of surface water flooding (meaning there is less than 0.1% likelihood of flooding occurring in a given year). An online version of this mapping data is available to view through the Environment Agency's Long term flood risk information mapping.

The Infiltration SuDS Map provided by the British Geological Survey 2016, indicates that the water table is anticipated to be within 3m of the ground surface. This means that there is a high risk of groundwater flooding, and this may have implications on both surface and sub-surface assets; as such, further investigations must be undertaken, and suitable measures implemented.

Surface water drainage

The applicant is proposing to manage surface water runoff generated by the proposed development by attenuating runoff within an attenuation basin at the south of the site, prior to pumping it to an attenuation tank at the north of the site at a rate of 50l/s. From the attenuation tank, runoff will be pumped to the northern site boundary, where it will be discharge to the public foul sewer at a rate of 5.1l/s. It is not clear to the LLFA how the surface water runoff will be captured to be conveyed to the attenuation tank. Further clarification must be provided. The LLFA would recommend using Type C (tanked) permeable paving to capture runoff. Further information regarding permeable paving is included below.

The applicant has, however, not demonstrated the viability of the scheme. Having reviewed the site plan, it appears that the applicant's ownership covers most of the distance between the land and watercourse south of the site, leaving approximately 20m of third-party land to cross. The LLFA request that the applicant investigates obtaining third party permission to connect to the watercourse. If permission is granted, the surface water drainage scheme must be revised to discharge runoff into the watercourse.

Drainage Hierarchy

The LLFA does not consider the Foul network to be a drainage system for surface water and does not consider the foul network to feature on the drainage hierarchy. This is not considered a

sustainable form of drainage. To comply with paragraph 080 of the Planning Practice Guidance (PPG) 'the aim should be to discharge surface run off as high up the following hierarchy of drainage options as reasonably practicable:

- into the ground (infiltration);
- to a surface water body;
- to a surface water sewer, highway drain, or another drainage system;
- to a combined sewer.'

Additionally, in accordance with the Water Industry Act 1991 (as amended by the Water Act 2003); a surface water connection may not be connected to a foul water sewer without consent of the sewerage undertaker. Therefore, the applicant is required to demonstrate permission from Thames Water for a connection and Thames Water retain the right to not permit a connection of surface water to a foul network.

Ground investigations have deemed infiltration to be inviable onsite (further information below), and the applicant has discussed that a connection to the ordinary watercourse approximately 220m south of the site is unfeasible due to the requirement of third-party agreement. As aforementioned, the applicant is required to investigate obtaining third party permission to connect to the watercourse. If permission is granted, the applicant must revise the scheme to discharge to the watercourse.

Pumping Stations

The Drainage Strategy proposes to utilise pumping stations in order to make a connection with the existing sewer network. The installation of a surface water pumping station is the last resort and only allowable in situations where guaranteed maintenance of the pumps can be ensured (The SuDS Manual, 2015). The Non-Statutory Technical Standards for sustainable drainage systems (Defra, 2015) advises that pumping should only be used to facilitate drainage for those parts of the site where it is not reasonably practicable to drain water by gravity.

The National Planning Policy Framework (Para. 167) requires that planning applications demonstrate that any residual risk (such as pump failure) can be safely managed. The Drainage Strategy does not provide information on pump maintenance and details of exceedance routes (volume, depth, and direction) in the event of failure, blockage or a rainfall event that exceeds the provided storage.

We discourage the use of a surface water pumping station, however where necessary we request that sufficient storage is provided and an inclusion of a warning system in the event of a pump failure. We will also require a maintenance plan for the pumping station.

Ground Investigations

Infiltration Rate Testing

Infiltration rate testing was undertaken onsite in December 2021 in 10 trial pits across the site to depths of 1.3mbgl. None of the tests across the site achieved the required 25% effective depth. None of the tests achieved even the 75% effective depth, therefore indicating that infiltration is not a viable option for surface water disposal onsite. Provided trial pit logs demonstrate the encountered geology, with clay being the predominant geology onsite.

Groundwater Monitoring

Groundwater monitoring was undertaken in 6 boreholes across the site over in January and February 2022. Results of this testing indicate that the highest recorded groundwater level was

1.8mbgl in the southernmost borehole (WS1), and the lowest was 3.38mbgl in WS5 in the north/centre of the site.

Discharge Rates Section 4.6 of the FRA states that the greenfield runoff rate for the proposed impermeable area has been calculated. The Qbar rate calculated is 1.6l/s, and the 1 in 100-year rate is 5.1l/s. The applicant is required to use the total site area to calculate the greenfield runoff rate and updated calculations and greenfield rates must be provided.

In addition, the applicant is proposing to discharge at the 1 in 100-year greenfield rate of 5.1l/s. Whilst this is demonstrating a reduction in flows to the greenfield rate, we would encourage the applicant to lower the proposed rate of discharge to the Qbar rate of 1.6l/s. It is unlikely that most storm events will be equivalent to the 1 in 100-year storm, and therefore allowing runoff to drain at 5.1l/s may lead to increased runoff for smaller storm events and increase flood risk downstream of the site. There are now vortex flow control devices which can achieve rates of 1 l/s with a 600mm shallow design head and still provide a more than 50mm orifice diameter.

Calculations

The applicant has provided summaries of the critical storm durations per item of the proposed drainage system up to the 1 in 100 year +40% climate change storm event. The calculations demonstrate that the system does not flood up to the 1 in 100 year +40% climate change storm event. Within the FRA, the applicant has stated that the critical storm duration is the 960-minute winter storm, however, it is not clear how this has been calculated. The applicant is required to provide further information regarding the inputs used to calculate the aforementioned critical storm duration. Presently, only a summary has been provided. The calculations must also demonstrate the required storage volume, or “Max Volume (m³)” for the critical storm duration to show that the proposed system provides sufficient attenuation.

It is noted that the freeboard for the pond/attenuation basin feature has been given a value of 0. It should be noted that ponds and basins must have a freeboard of at least 300mm as per Section 23.9 of the CIRIA SuDS Manual (2015) Based on the inputs for Cellular Storage 1 (the larger of the two attenuation tanks), it appears that the tank provides 750.75m³ of attenuation, however, the tank is shown to provide only 741.75m³ on the provided Drainage Layout. The LLFA request clarification regarding this discrepancy, and request that the Drainage Layout and calculations are updated to reflect the correct volume.

Drainage Layout

The applicant has provided an indicative drainage layout. This must be updated in line with any revisions made to the scheme.

Additional SuDS Components

As mentioned above, the applicant is encouraged to investigate the use of Type C permeable paving for the road and parking areas onsite as these provide water quality treatment benefits and can provide additional attenuation.

The applicant may also wish to investigate the creation of a reed bed in the proposed attenuation basin to increase the biodiversity and water quality benefits of the proposed surface water drainage scheme. The Environment Act 2021 sets out a requirement of 10% biodiversity net gain in all new developments. Whilst not mandatory at this time, the LLFA would strongly recommend utilising the opportunities this site presents to meet this figure. Paragraph 174 (d) of the NPPF also stipulates the requirement to provide biodiversity net gains.

Tree pits, rain gardens and rain planters are all excellent small SuDS which should be investigated for inclusion at this site. These will provide additional water quality, quantity, amenity, and

biodiversity benefits, thus further meeting the 4 Pillars of SuDS as stipulated in Section 2.1 of the CIRIA SuDS Manual (2015).

Water Quality Assessment

The applicant has provided a Water Quality Assessment based on the proposed scheme. This demonstrates that the proposed attenuation basin provides sufficient water quality treatment. This, however, should not stop the applicant from seeking to provide additional above-ground SuDS such as rain gardens/platters and tree pits to provide further benefits.

Maintenance

The applicant has provided an indicative maintenance schedule for the proposed scheme. At detailed design, this must be updated to reflect any revisions made to the scheme. The applicant is proposing to utilise the existing connection to the foul network. As stated in Table 3 of the FRA and SuDS Strategy, this will require a CCTV survey to assess the condition of the connection at a later stage in planning, and details of any necessary updating works must be provided. We will also require a maintenance plan for the pumping station, as mentioned above.

Outstanding Information

The following information is required in support of the application at this stage of the planning process. This summary does not constitute an exhaustive list of the outstanding detail required and it should be read in conjunction with the content of the LLFA's formal response.

- CCTV survey of existing connection to the sewer network
- Clarification as to how surface water runoff will be captured to be conveyed to the attenuation basin. The LLFA would recommend the use of Type C permeable paving.
- Pre-Planning Enquiry from Thames Water confirming capacity to accommodate flows in sewer network Investigation into obtaining third party permission to connect to the watercourse south of the site. If this permission can be obtained, the drainage scheme must be updated to discharge to the watercourse
- Updated greenfield run-off rate calculations using total site area
- Reduction of proposed runoff rate to Qbar or 1 in 30-year greenfield runoff rate
- Information on pump maintenance and details of exceedance routes (volume, depth, and direction) in the event of failure, blockage or a rainfall event that exceeds the provided storage
- Maintenance plan for the pumping stations
- Further calculations demonstrating how the 960-minute winter storm critical storm duration has been calculated. Calculations must also provide the "Max Volume (m³) to show that the proposed scheme provides sufficient storage
- Revision of the freeboard value for the attenuation pond to at least 300mm
- Clarification of the attenuation volume of the larger attenuation tank and revision of calculations and drainage layout to reflect the correct volume
- Investigation of inclusion of Type C permeable paving in the scheme.

We look forward to receiving the additional information requested above. It is requested that the Local Planning Authority consults the LLFA when they are in receipt of this information so that we can review our position in relation to the above proposals.

Advice to LPA

If you are minded to approve the application contrary to this advice, we request that you contact us to allow further discussion and/or representations from us.

Buckinghamshire minerals and Waste

The proposed site is situated within the Buckinghamshire Minerals Safeguarding area for sand and gravel as set out in Policy 1 of the Minerals and Waste Local Plan. With the information provided in the Environmental Report phase 1 report ref YEX3047 and the Soil Report Bre Report and Appendices ref YEX3012 I can confirm that a minerals assessment report is not required as there is evidence of previous extraction on the site.

Tree Officer 9th January 2023

The revised layout on drawing CMP-03 is a considerable improvement in tree terms. The AMS included in the tree report/AIA is based on the old layout so as previously mentioned the AMS would need to be updated for finalised scheme to ensure it fully considers ground protection measures, underground services and no dig construction required with arboricultural supervision.

I have no objection in arboricultural terms and if planning permission is permitted I recommend planning condition ST17.

Tree Officer 11th August 2022

As this is an outline application my only concern is the juxtaposition of some of the dwellings (self-build plots) shown on the plans to a number of trees situated on the boundaries which are obviously important for screening/privacy between neighbouring properties. In my opinion there should be 10m distance from these boundary trees to successfully retain them without causing significant conflict with future occupiers.

If this was an application I would be objecting to this scheme as not fully compliant with BS 5837 guidance.

Amendments are required in future applications as outlined above. An AMS would need to be updated for finalised scheme to ensure it fully considers ground protection measures, underground services and no dig construction required with arboricultural supervision.

Historic England

Thank you for your letter of 3 January regarding the above application for planning permission. On the basis of the information available to date, in our view you do not need to notify us of this application under the relevant statutory provisions, details of which are enclosed.

If you consider that this application does fall within one of the relevant categories, or you have other reasons for seeking our advice, please contact us to discuss your request.

Buckinghamshire Waste Services

I have looked at the amended plans and the amendments do not impact the swept path analysis found in the transport statement.

Therefore, Waste services have no objections towards the proposal for waste and recycling provisions at property.

Residents to present their waste and recycling at the property boundary. All collections to take place in accordance with Council policies.

The property developer is required to complete a 'Request Waste Assessment for New Development'. This form should be completed at least 6 weeks prior to the first date of occupation. This allows time for invoice to be raised and waste containers to be ordered and delivered ready in time for the new occupants.

Buckinghamshire Highways

Richings Way is an unclassified road which in this location is subject to a speed restriction of 30mph.

Within the vicinity of the site, I note that there is a continuous footway to the left of the site leading towards Langley on both sides of the road, however this is not replicated on the southern section of Richings Way to the right upon exit.

Introduction

Proposals seek outline planning consent for the demolition of the existing residential properties and buildings and the erection of up to 33 residential units. I note that this is an outline application for access matters only. The proposed 33 units would comprise of 25 houses and 8 flats and would be broken down into 2 x 1 bed units, 10 x 2 bed units, 14 x 3 bed units, 4 x 4 bed units and 3 x 5 bed units.

Trip Generation

In terms of trip generation, I note that the site currently comprises of 2 residential dwellings and an equestrian use. Whilst I appreciate that turning counts have been undertaken at the access point in both the AM and PM peak periods which indicate that the site would not generate a significant number of vehicular movements, empirical evidence has not been provided to demonstrate that this would be the case throughout the day. However, as a worst-case scenario, I will assume that the site would be subject to an intensification in use.

For the proposed dwellings, I note that the applicant has undertaken their own TRICS® (Trip Rate Information Computer System) database assessment. This TRICS® assessment indicates that each dwelling would have the potential to generate in the region of 6 vehicular movements each, two-way, per day. As the site currently houses two residential dwellings on site, the site would effectively be subject to a net gain of 31 dwellings. This would result in a total of 196 vehicular movements (two-way) per day, with 15 two-way movements expected in the AM peak hours and 14 two-way movements expected in the PM peak, respectively. As the site would be subject to an intensification in use, the access arrangements serving the site will need to be assessed in order to determine their suitability to accommodate the level of vehicular movements anticipated. I consider that the additional movements associated with the site would be within a 5% daily variation of the vehicular movements already experienced on North Park/Richings Way, I do not consider that the site would necessitate a junction capacity assessment in this situation.

In terms of visibility splays, whilst I acknowledge that the ATC data submitted by the applicant within the Transport Statement indicates that the 85th percentile of vehicles are travelling in excess of the posted speed limit in this location, the Highway Authority can only assess visibility splays based on the posted speed limit and any speeding that occurs along Richings Way is a matter for the Local Policing Authority to enforce against. As this is the case, visibility splays of 2.4m x 43m are applicable, commensurate with current Manual for Streets guidance. I can confirm that these splays are achievable from the proposed access point.

The proposed access comprises of a right/left stagger arrangement. The right/left stagger (where minor road traffic crossing the major road first turn right, proceeds along the major road and then turns left), as per DMRB guidance, is preferred to a left/right stagger because traffic turning between the minor roads is less likely to have to wait in the centre of the major road. The stagger distance between the two minor arms (Site Access and Wellesley Avenue) is short of the 50m distance required within the DMRB Guidance (18m), which could result in some sharp manoeuvres for vehicles potentially using Wellesley Avenue, however it is noted and is of relevance that this precedent already exists on Richings Way, at the junctions of Old Slade Lane and Syke Cluan. Whilst this is the case, there appears to be sufficient space within the carriageway to allow for a low number of vehicles to carry out turning manoeuvres into the junction.

Sustainability

The site is located on the southern side of Iver. The site is within 2km of local amenities in Iver and Langley town centre, such as, leisure facilities, schools, and shopping opportunities, which is considered by the Institution of Highways and Transportation (IHT) Guidelines to be the maximum 'acceptable' walking distance for pedestrians without mobility impairments.

The site is approximately 650 metres from the nearest bus stops on Bathurst Walk, which provides four services a day to Uxbridge, between the hours of 9am to 3pm Monday to Friday. Having consulted the Councils Passenger Transport Team, it is considered that the quantum of development proposed would not be sufficient to require financial contributions in this particular circumstance.

Conclusion

Mindful of the above, I have no objections to the proposals, subject to the following conditions being included on any planning consent that you may grant:

Condition 1: Within one month of the new access being brought into use all other existing access points not incorporated in the development hereby permitted shall be stopped up by raising the existing dropped kerb or removing the existing bellmouth and reinstating the footway and highway boundary to the same line, level and detail as the adjoining footway and highway boundary.

Reason: To limit the number of access points along the site boundary for the safety and convenience of the highway user.

Condition 2: No other part of the development shall begin until the new means of access has been sited and laid out in accordance with the approved drawing and constructed in accordance with the Buckinghamshire Council guide note "Commercial Vehicular Access Within the Public Highway"

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

Condition 3: No other part of the development shall begin until visibility splays have been provided on both sides of the access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside 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.

Condition 4: No other part of the development shall commence until the off-site highway works shown in principle on drawing 8210854/6104 which includes tactile crossing points on North Park and pedestrian footpath improvements have been laid out and constructed in accordance with details to be first approved in writing by the Planning Authority in consultation with the Highway Authority.

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

Informatives:

The applicant is advised that the off-site works will need to be constructed under a section 278 of the Highways Act legal agreement. This agreement must be obtained from the Highway Authority

before any works are carried out on any footway, carriageway, verge or other land forming part of the highway.

A minimum period of 8 weeks is required to draw up the agreement following the receipt by the Highway Authority of a completed Section 278 application form. Please contact Highways Development Management at the following address for information:

Highways Development Management (Delivery team)
Buckinghamshire Council
6th Floor, Walton Street Offices
Walton Street,
Aylesbury
Buckinghamshire
HP20 1UY
highwaysdm@buckinghamshire.gov.uk

Urban Design Officer 3rd October 2022

Thank you for asking for Specialist Support on this application which has been passed onto me for comment (urban design).

Please note that I have not forwarded these comments to Admin for uploading to the portal however I am happy for these to be made available on public access.

I have reviewed the application material and note that approval is sought for access only, for up to 33 homes.

I consider that a number of key opportunities have been missed, which are critical at this stage because they have implications for the point of access and the number of new homes I consider would be contextually responsive here.

Heritage: I note comments from Fiona; and also note the applicant's Heritage Statement. The latter appears to refer to the impact of proposed development as neutral. Does positioning, scale and height of any new buildings not influence the degree of impact? On the assumption it does, surely (at the least) a more responsive approach would be to limit the impact of new development by virtue of the layout of the development; which in turn is influenced by the position of the access?

Trees: Richard has made observations about trees along the perimeter and I consider that a different layout (and in turn access) would be more sensitive to existing trees.

Character: The site falls outside the character areas set out in the Townscape Study by virtue of its being Green Belt. If we were to place the Green Belt issue to one side and look at how the design of new development should come forward (if the principle of development were acceptable), I would use the Green Suburban Road character area (immediately adjacent to the site) as a key design cues, specifically: linear streets, rectangular and deep plots and lots of structural planting (trees and hedges) within the street environment. Again, using these cues would impact on the proposed access, illustrative layout and quantum of development. Bearing in mind the need to make efficient use of land, I consider that the quantum of homes needs to be more reflective of adjacent plot character and less than the 33 proposed. The rationale for this is attached in the form of notes on a copy of the illustrative layout plan.

Storm water management: piped to a basin on the lowest part of the site. Is there an opportunity for any future applications to explore using rills or swales within the public realm? The proposed basins are (Flood Risk and Drainage Report) reported to have a volume of 228m³ (para 5.6). Side

slopes are recommended to be no more than 1:3 (para 6.2) which is positive as this reduces the risk of them needing to be fenced off. It is assumed that the concept masterplan submitted and shown in the report is based on 1:3 side profiles. Should the application be approved, this should be safeguarded by way of a condition or informative.

On the basis of the comments above, I am not of the view that the proposed access would facilitate a contextually appropriate layout. Referring to the Transport Statement I am unclear whether it is possible to secure an access in a slightly different location; if not, the proposed access needs to sweep to the east and get along the eastern boundary of the site to respond to the prevailing plot character. Perhaps 3.5 precludes the access in the vicinity of where it currently is; although 3.4 refers to the low volume of anticipated movements?

Site access drawing – I expect Highways colleagues to refer to this issues however I note that corner radii appear to exceed those prescribed in Manual for Street at between 7.5 and 8.0m. I also note an uncontrolled crossing, however these are not inclusive for those who are blind or partially sighted.

Off-site walking provision is compromised in places by narrow paths and inconsiderate car parking, perhaps developer contributions might be appropriate to improve walking and cycling provision between the site and the shops/station?

Below – parking on tactile paving.



At this outline stage, I would expect an access and illustrative layout to come forward as follows unless there are robust reasons why this is not deliverable. The sketch below proposed a couple of plots along the site frontage with on plot turning allowing for vehicles to leave plots in forward as opposed to reverse gear. A much smaller number of plots are illustrated, whilst there might be some scope to increase the number of homes by, for example, sub-dividing occasional plots or using housing typologies such as semis and perhaps maisonettes.

Ecology Officer

No Objection subject to conditions

Document References

The Application is supported by the following document:

- Ecological Impact Assessment – Windrush Ecology – July 2022 (and associated appendices, including revised Appendix 8)

Comments:

The information provided in the Ecological Impact Assessment (Windrush Ecology, July 2022) provides a sufficient assessment of the existing baseline conditions on the site including the habitats present and the presence or potential presence of protected species. It identifies the potential impacts the proposals could have on the existing ecology value of the site and makes a series of recommendations for measures to offset specific impacts on habitats and species.

An existing dwelling on the site that would be lost to the proposals contains a bat roost and appropriate mitigation measures are provided in the report, including the need for a Natural England licence. Proof of the granted licence would be required by this local authority prior to works commencing on site. Any lighting proposals for the site would also need to have been designed to limit the potential impacts on bat activity.

The report identifies the potential for nesting birds, reptiles, amphibians and hedgehogs to be present and makes recommendations for precautionary working methods to be followed to ensure their protection.

The report also makes recommendations to ensure badgers are protected from harm during the construction phase. A disused badger sett was reported as being present on the site in the EclA and therefore a follow-up badger survey should be undertaken within 12 months of works commencing.

Badgers can frequently change their centres of activity and quickly create new setts so the survey should determine the current status of the sett and identify whether levels of activity across the site have changed or whether new setts had appeared. The findings of the survey should be reported in the Construction Environment Management Plan (CEMP) - Biodiversity.

A biodiversity net gain assessment has also been completed which shows the proposals have the potential to deliver a net gain of 57.36% for habitats and 25.82% for hedgerows. The proposals for the site are ambitious with large areas proposed to be 'other neutral grassland' in moderate condition. A Habitat Management Plan would be required to show how the creation of new habitats would be achieved and their long-term success guaranteed.

The application is for outline planning permission and therefore conditions will be needed to secure the delivery of the mitigation and enhancement measures proposed and these are detailed below.

Control to implement development in accordance with agreed document/plans

Condition: The development shall be implemented in accordance with the agreed mitigation, compensation and enhancement plans provided in Section 6 of the EclA (Windrush Ecology, 2022). Any variation to the agreed plan shall be agreed in writing with the local planning authority before such change is made. The condition will be considered discharged following; a written statement from the ecologist acting for the developer testifying to the plan having been implemented correctly.

Control to ensure EPS licence is provided ahead of commencement

Condition: The following works [demolition of Dwelling 1 known to contain an occasional day roost site used by common pipistrelle and as identified in in the EclA (Windrush Ecology, 2022)] shall not in any circumstances commence unless the local planning authority has been provided with either: a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitat and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead; or b) a statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence.

Lighting design strategy for light-sensitive biodiversity

Condition: Prior to occupation, a "lighting design strategy for biodiversity" for the site (including boundary features and replacement roost features) 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 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) 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.

Construction Environmental Management Plan

Condition: No development shall take place (including demolition, ground works, vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Risk assessment of potentially damaging construction activities to the habitats and species identified as being present or potentially present, including (but not limited to) nesting birds, bats, reptiles, badger and hedgehog.
- b) Identification of “biodiversity protection zones”.
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

Securing On-site Biodiversity Net Gains

Condition: Before any construction works hereby approved are commenced, a Habitat Management Plan (HMP) detailing, in full, measures to protect existing habitat during construction works and the formation of new habitat to secure a habitat compensation and biodiversity net gain of no less than 10% for both habitats and hedgerows, shall be submitted to and approved in writing by the Local Planning Authority. Within the HMP document the following information shall be provided:

- a) Current soil conditions of any areas designated for habitat creation and detailing of what conditioning must occur to the soil prior to the commencement of habitat creation works (for example, lowering of soil pH via application of elemental sulfur);
- b) Descriptions and mapping of all exclusion zones (both vehicular and for storage of materials) to be enforced during construction to avoid any unnecessary soil compaction on area to be utilised for habitat creation;
- c) Details of both species composition and abundance where planting is to occur;
- d) Proposed management prescriptions for all habitats for a period of no less than 30 years;
- e) Assurances of achievability;
- f) Timetable of delivery for all habitats; and

g) A timetable of future ecological monitoring to ensure that all habitats achieve their proposed management condition as well as description of a feed-back mechanism by which the management prescriptions can be amended should the monitoring deem it necessary. All ecological monitoring and all recommendations for the maintenance/amendment of future management shall be submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken and thereafter maintained in accordance with the approved HMP.

Archaeology Officer

Thank you for consulting the Buckinghamshire Council Archaeological Service on the above application. We maintain the local Historic Environment Record and provide expert advice on archaeology and related matters. As you will be aware, Paragraph 199 of the National Planning Policy Framework (NPPF) states that information held in the relevant historic environment record should be consulted and expert advice obtained where necessary. The NPPF recognises that the effect of an application on the significance of a heritage asset (including its setting) is a material planning consideration.

Historic Environment Record (HER) information

We have consulted the Buckinghamshire Historic Environment Record (HER) and note that the following records are relevant:

HER reference	Designation Status*	Description
0482001000	HER	Richings Park: Late Bronze Age to Iron Age pits, ditches, and gullies identified during trial trench evaluation
0482100000	HER	Sutton, Iwer: Possible Neolithic or Bronze Age ring-ditch visible as a cropmark on aerial photographs.
0024301000	SAM	Thorney, Tower Arms Hotel: Late prehistoric double ring-ditches seen on aerial photographs near the Tower Arms Hotel
0239400000	HER	Richings Park, Purser's Pit: Lower to Middle Palaeolithic flint artefacts found in brickearth working at Purser's Pit

* COA = conservation area; LB = listed building; RPG = registered historic park; SAM = scheduled monument; PLN = planning notification area (undesignated area of archaeological interest); HER = historic environment record

Note: some records relate to extensive areas such as historic landscapes, historic towns and villages or areas of high archaeological potential. For full HER information and a licence for commercial use please contact the Bucks HER Officer.

Archaeological and related interests

Ground works associated with this development may impact buried archaeological remains from a number of periods and the underlying gravels/brick earth may provide evidence of Palaeolithic or Mesolithic activity which was recorded at Purser's Pit. If planning permission is granted for this development, then it may harm a heritage asset's significance so a condition should be applied to require the developer to secure appropriate investigation, recording, publication and archiving of

the results in conformity with NPPF paragraph 205. With reference to the NPPF we therefore recommend that any consent granted for this development should be subject to the following conditions:

Prior to a reserved matters application, no development shall take place, unless authorised by the local planning authority, until the applicant, or their agents or successors in title, have undertaken archaeological evaluation in form of a geophysical survey and trial trenching in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority. The trial trenches will include sondages to assess Palaeolithic/Mesolithic potential. Where significant archaeological remains are confirmed, these will be preserved in situ, following further assessment where appropriate.

Where significant archaeological remains are confirmed, no development shall take place until the applicant, or their agents or successors in title, have provided an appropriate methodology for their preservation in situ which has been submitted by the applicant and approved by the planning authority.

Where archaeological remains are recorded by evaluation and are not of sufficient significance to warrant preservation in situ but are worthy of recording no development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

The archaeological investigation should be undertaken by a professionally qualified archaeologist working to the agreed written scheme(s) of investigation which should be based on our on-line template briefs.

Thames Water

Waste Comments

The proposed development is located within 15 metres of our underground waste water assets and as such we would like the following informative attached to any approval granted. "The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with the necessary processes you need to follow if you're considering working above or near our pipes or other structures.<https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FPlanning-yourdevelopment%2FWorking-near-or-diverting-ourpipes&data=05%7C01%7Cplanning.csb%40buckinghamshire.gov.uk%7Ccdac8b9f408f4f77d47808da7ba92795%7C7fb976b99e2848e180861ddabecf82a0%7C0%7C0%7C637958263693045285%7CUnknown%7CTWFpbGZsb3d8eyJWljoIMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=FIB%2BH1NHgSyjPQiJUopfLvc0viqCFLbudDtdHdb20WE%3D&reserved=0>. Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

With regard to SURFACE WATER drainage, Thames Water would advise that if the developer follows the sequential approach to the disposal of surface water we would have no objection. Management of surface water from new developments should follow guidance under sections 167 & 168 in the National Planning Policy Framework. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. Should you require further

information please refer to our website. o.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-yourdevelopment%2Fworking-near-ourpipes&data=05%7C01%7Cplanning.csb%40buckinghamshire.gov.uk%7Ccdac8b9f408f4f77d47808da7ba92795%7C7fb976b99e2848e180861ddabecf82a0%7C0%7C0%7C637958263693045285%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=tKWg6buXkTLlz%2BkXXvRp86XcFEv%2Bqn0h0Hnbl9eKuSU%3D&reserved=0

We would expect the developer to demonstrate what measures will be undertaken to minimise groundwater discharges into the public sewer. Groundwater discharges typically result from construction site dewatering, deep excavations, basement infiltration, borehole installation, testing and site remediation. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991.

Should the Local Planning Authority be minded to approve the planning application, Thames Water would like the following informative attached to the planning permission: "A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk Application forms should be completed on line via

<https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C01%7Cplanning.csb%40buckinghamshire.gov.uk%7Ccdac8b9f408f4f77d47808da7ba92795%7C7fb976b99e2848e180861ddabecf82a0%7C0%7C0%7C637958263693045285%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=MknPumzR2urO25WrsFL85iJPmVPhwDxqyBikhq6hqS1%3D&reserved=0> Please refer to the Wholesale; Business customers; Groundwater discharges section.

There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes. <https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-yourdevelopment%2Fworking-near-ourpipes&data=05%7C01%7Cplanning.csb%40buckinghamshire.gov.uk%7Ccdac8b9f408f4f77d47808da7ba92795%7C7fb976b99e2848e180861ddabecf82a0%7C0%7C0%7C637958263693045285%7CUnknown%7CTWFpbGZsb3d8eyJWljojMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=tKWg6buXkTLlz%2BkXXvRp86XcFEv%2Bqn0h0Hnbl9eKuSU%3D&reserved=0>

Thames Water would advise that with regard to WASTE WATER NETWORK and SEWAGE TREATMENT WORKS infrastructure capacity, we would not have any objection to the above planning application, based on the information provided.

Water Comments

With regard to water supply, this comes within the area covered by the Affinity Water Company. For your information the address to write to is:

Affinity Water Company

The Hub
Tamblin Way
Hatfield
Herts
AL10 9EZ
Tel: 0845 782 3333

Environmental Health- Air Quality

Air Quality Comments

An air quality neutral assessment has been undertaken to fulfil the requirements of the Ivers Neighbourhood Plan. Using the methodology contained within Air Quality Neutral Planning Support Update: GLA 80371, as currently local guidance is not available in Buckinghamshire a Transport Emissions Benchmarks (TEB) and Building Emissions Benchmarks (BEB) have been calculated for the proposed development. The TEB has concluded that the development is not Air Quality Neutral.

There are concerns about the potential air quality impacts of cumulative developments in the Ivers as many individual schemes, deemed insignificant in themselves, are potentially contributing to a “creeping baseline”. There is a concern that in combination the emissions of local planning developments and the National Infrastructure Projects could result in a significant increase in NO₂ concentrations in Iver and also contribute towards an increase in particulate matter. The Air Quality Action Plan for the Iver contains a number of measures that should reduce NO₂ concentrations in Iver Parish. The council are requesting a financial contribution from all developments that increase concentrations within the Iver area regardless of magnitude to offset the increase and prevent baseline creep. As per previous developments the s106 contribution from operational transport emissions will be calculated using Defra’s damage costs calculation.

Recommendation:

A condition requesting a Dust Management Plan (DMP) including mitigation measures to control dust emissions from the construction phase is recommended as outlined in section 9.4. Step 3 – Site Specific Mitigation of the Air Quality Assessment.

A s106 contribution calculated by Defra’s damage costs calculator is requested to enable the implementation of measures outlined in the Air Quality Action Plan. A copy of the plan can be found on the Council’s website. [South Bucks Area Air Quality Action Plan](#). A copy of a study looking at the impact of a number of measures in the action plan is attached to this memo for information.

Neighbour Representations

21 Comments in Support (as summarised):

- Positive use of site
- Benefit of new homes
- Affordable housing
- Mix of housing sizes
- Poorly performing Greenbelt land
- Sustainable location- close to Iver Crossrail station, Elisabeth Line, HS2 and shops
- Economic growth to area
- Visually in-keeping with local area
- Traffic in local area is unrelated to development
- Greenery of local area retained
- Reduce crime through natural surveillance

39 comments in Objection (as summarised):

- Increase in traffic
- Increase in HGV movements
- On-street parking
- No regular bus service
- No footpath or cycle route serving both sides of Richings way, Old Slade Lane, The Ridings and The Poynings
- Insufficient infrastructure- GPs, schools, nurseries, dental practices, police, pharmacies
- Limited existing services and shops
- Impact to highway safety and operation at junction at Wellesley Avenue, North Park, Syke Cluan, Old Slate Lane and Richings Way.
- Noise pollution
- Air pollution
- Loss of high performing Green Belt land
- Homes to be built on brownfield land
- Light pollution
- Loss of view
- Visual intrusion
- Loss of property value
- Rise in crime
- Loss of privacy
- Loss of daylight and sunlight
- Discordant with visual appearance of area
- Loss of countryside
- Loss of farmland
- Harm to setting of Listed Building at Thorney House
- Disruption during construction
- Loss of historic setting of Richings Park
- Traffic survey took place during Covid, with lower traffic levels
- No special circumstances to warrant development
- Sets a precedence for further development in the Green Belt
- More affordable housing should be provided
- No social-rented homes provided
- Harm to wildlife
- Loss of trees
- Increased fluvial flood risk
- Increased surface water flood risk
- Further phases of development in the future- increase building footprint
- Affordable homes will not be affordable
- Not enough affordable homes proposed- 70 to 80% needed
- Other new homes in local area- Hurricane Court on Parlaunt Road
- Enough homes in local area
- Loss of paddocks
- Previous landfill use of site on adjacent land, unsafe for proximity to homes
- The Visibility Splays of 45 meters don't comply with the guidelines for large scale Developments. The guide for 30 mph is 90 meters and can be reduced to a minimum of 60 meters.

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Appendix B- Site Location Plan



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Appendix C- Parameter Plans

Parameter Plan – 04 Movement & Access dated 14th July 2022

Parameter Plan – 03 Parking dated 15th July 2022

Parameter Plan – 02 Scale dated 15th July 2022

Parameter Plan - 01 mix dated 15th July 2022 received 11th April 2023

A2



A2



An aerial photograph of a coastal area with various buildings and green spaces. A red outline delineates the 'SITE BOUNDARY'. Within this boundary, several rectangular areas are shaded in light blue, representing 'LAND WITHIN SAME OWNERSHIP' or '2 STOREY' structures. A larger blue-outlined area extends from the bottom right of the red boundary towards the water, also indicating land within the same ownership. The map includes labels for 'RICHMOND VILLAGE' at the top, 'ST LEONARD'S CHURCH' on the right, and 'THE PORTMAN' at the bottom right. A scale bar at the bottom indicates distances up to 100m. A legend in the bottom left corner defines the symbols used.

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Appendix D – Illustrative Masterplan



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