



Buckinghamshire Council

North Buckinghamshire Area Planning Committee

Agenda

Date: Wednesday 10 March 2021

Time: 2.30 pm

Venue: Virtually Via MS Teams

Membership: P Fealey (Chairman), T Mills (Vice-Chairman), A Bond, C Clare, N Glover, L Monger, H Mordue, S Morgan, M Rand, S Renshell, R Stuchbury and A Wight

Agenda Item	Time	Page No
1 APOLOGIES		
2 TEMPORARY CHANGES TO MEMBERSHIP Any changes will be reported at the meeting.		
3 MINUTES To approve as a correct record the Minutes of the meeting held on 10 February 2021, copy attached.		3 - 4
4 DECLARATIONS OF INTEREST Members to declare any interests.		
APPLICATIONS		
5 20/00823/ADP - LAND OFF SOULBURY ROAD AND DOVE STREET, STEWKLEY Reserved matters application pursuant to outline planning permission 16/02551/AOP (landscaping, Layout and Scale) to provide 67 residential dwellings (Use Class C3), and associated works to include details required by Conditions; 4 (Tree Protection) and 5 (Existing and proposed levels)		5 - 52
Contact Officer: Helen Fadipe helen.fadipe@buckinghamshire.gov.uk		
6 SITE VISIT ARRANGEMENTS		

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Agenda Item 3
Buckinghamshire Council
North Buckinghamshire Area
Planning Committee

Minutes

MINUTES OF THE MEETING OF THE NORTH BUCKINGHAMSHIRE AREA PLANNING COMMITTEE HELD ON WEDNESDAY 10 FEBRUARY 2021 VIA MS TEAMS, COMMENCING AT 2:30PM AND CONCLUDING AT 4:50PM

MEMBERS PRESENT

P Fealey, T Mills, A Bond, N Glover, L Monger, H Mordue, S Morgan, M Rand, S Renshell, R Stuchbury and A Wight

Agenda Item

1 APOLOGIES

Members heard apologies from Councillor Clare.

2 TEMPORARY CHANGES TO MEMBERSHIP

There were none.

3 MINUTES

RESOLVED :-

That the Minutes of the meeting held on Wednesday, 13th January, 2021 be approved as a correct record.

4 DECLARATIONS OF INTEREST

Councillors Bond, Glover, Mills, Monger and Rand each declared a non-prejudicial personal interest as former Members of the Development Management Committee which met on 4 October 2018, when the previous application (18/02821/APP) had been approved. They emphasised that they were not prejudged in any way and therefore would participate in the consideration of the application.

Councillor Fealey declared a non-prejudicial personal interest having previously had sight of the original application on the site. He emphasised that he was not prejudged in any way and therefore would participate in the consideration of the application.

Councillor Stuchbury declared a non-prejudicial personal interest as a local Member. He emphasised that he was not prejudged in any way and therefore would participate in the consideration of the application.

5 20/03942/APP - LAND REAR OF 3 THE PIGHTLE, MAIDS MORETON

The erection of two dwellings within the rear garden of No 3 The Pightle (amendment to approval 18/02821/APP).

Speakers

Parish Council: Councillor Carolyn Cummings (Maids Moreton Parish Council)

Objector: Mr Patrick Hardcastle

Agent: Mr Anthony Thompson

Applicant: Ms Sally Hickford

Councillor/Local Member: Councillor Warren Whyte

RESOLVED :-

That the application be **refused** for the following reason:

By virtue of the increase in the size, bulk and spacing of the new dwellings and the resultant requirement for increased parking the proposed layout leads to a cramped form of development which is out of keeping with the character of the area and the settlement patterns of The Pightle. Furthermore the change in layout leads to limited opportunity for a satisfactory level of landscaping particularly to the front of the dwellings and also the contrived parking layout will result in tight and awkward turning manoeuvres which will lead to potential conflict and inconvenience to users of the site. As such the proposal is contrary to policy GP35 Materials and Design Details and GP38 Planting and Soft Landscaping of the Aylesbury Vale District Local Plan 2004 and also contrary to the emerging policy BE2 Design of new development of the Vale of Aylesbury Local Plan 2013 – 2033.



Report to North Area Planning Committee

Application Number:	20/00823/ADP
Proposal:	Reserved matters application pursuant to outline planning permission 16/02551/AOP landscaping, Layout and Scale) to provide 67 residential dwellings (Use Class C3), and associated works to include details required by Conditions; 4 (Tree Protection) and 5 (Existing and proposed levels)
Site Location:	Land Off Soulbury Road And Dove Street Stewkley Buckinghamshire
Applicant:	Ms Amy Atkins
Case Officer:	Helen Fadipe
Ward(s) affected:	Former Stewkley Ward
Parish-Town Council:	Stewkley
Date valid application received:	06.03.2020
Statutory determination date:	05.06.2020
Recommendation	Approval subject to conditions

.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Outline Planning permission (16/02551/AOP) was granted in 2018, following the completion of a legal agreement where the principle of the development was accepted and this is a material consideration in the determination of this application. The reserved matters application was considered by Committee on 13 January 2021 and it was resolved that the application be deferred back to Officers to update as appropriate following negotiations with the applicant and as discussed at the meeting. The report has been updated to reflect the current status of the Stewkley neighbourhood plan and the amendments made to the proposal in response to Parish Council's concerns and comments made by Members at the January committee meeting.

- 1.2 The application has been evaluated against the Development Plan and the NPPF. Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development which for decision taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the

benefits, when assessed against the policies in this Framework taken as a whole. Therefore, the application has been evaluated against the submitted Stewkley Parish Neighbourhood Plan, the emerging VALP as a material consideration and the NPPF. The application has been assessed against the objectives of the NPPF and whether the proposals deliver 'sustainable development'.

- 1.3 The development would make a significant contribution to the housing land supply which weighs in favour of the proposal. There would also be economic benefits in terms of the construction of the development itself and those associated with the resultant increase in population on the site to which also weighs in favour of the proposal.
- 1.4 Harm resulting from the loss of agricultural land (Grade 3b) was evaluated at the outline stage and the principle of development of up to 67 residential dwellings on this site was considered acceptable.
- 1.5 Compliance with the objectives of the NPPF have been demonstrated in terms of the parking provision, promoting healthy communities, the design of the development, impacts on the natural environment and heritage assets. These matters do not represent benefits to the wider area but demonstrate an absence of harm.
- 1.6 Following amendments to the proposed site layout to better respond to the sites rural context, existing neighbouring residential development and the character of the existing settlement the details, subject to conditions, satisfactorily deal with the reserved matters of scale, appearance, layout and landscaping.
- 1.7 Weighing all the above factors and having regard to the NPPF as a whole it is considered that the proposal would accord with the development plan policies and there are no material considerations to indicate otherwise.
- 1.8 The application has been called in by Cllr Scott Raven because of the concerns raised by the Parish Council in relation to a number of planning issues.
- 1.9 The proposals have been amended following the committee meeting in January 2021 the latest amendments are supported by the Parish Council (see Parish Council response in full in appendix B).
- 1.10 Overall the proposed development is considered to comply with the relevant policies within the submitted Stewkley Neighbourhood Plan, the Development Plan (AVDLP), its relevant emerging policies (VALP) and the advice within the National Planning Policy Framework as a whole. There are no considerations that indicate a decision otherwise than in accordance with the development plan.
- 1.11 The recommendation before Members is for the application to be **Approved** subject to the conditions listed in paragraph 25.0 of this report.

2.0 Description of Proposed Development

- 2.1 This application relates to an area of open land. The site lies south of Soulbury Road and east of the three existing residential streets Orkney Close, Walducks Close and Griffin Field towards the centre of the village. Hedgerows of varying density line the east, south and west site boundaries. The northern boundary is marked by an approximate 1 metre high chain link fence which marks the boundary with an unmade access road which runs to the rear of properties fronting Dove Street to the north of the site.
- 2.2 Extending beyond Soulbury Road to the north lies Stewkley recreation ground, consisting of cricket and football facilities. Open countryside consisting of varied size rectangular fields extends to the east, south and south-east of the site – the site is currently viewed as part of this open undeveloped area though adjoined on two sides by built development as described above.
- 2.3 On the western boundary lies a ditch, currently used for the accumulation of surface run-off rainwater, as the soak away in the area is inadequate due to high levels of clay in the soil.
- 2.4 The original site comprises approximately 4.13 Ha of agricultural land. It is relatively flat and level throughout, falling towards the south-eastern corner. It comprises the main 'square' field to the east of the modern cul-de-sacs referred to above as well as number 8 Soulbury Road which lies at the eastern end of the dwellings to the north along Dove Street. It also included part of the adjoining field to the east.
- 2.5 The site does not lie within Stewkley Conservation Area the nearest part of which lies some 80 metres to the west along High Street South. There are 3 grade II listed buildings within a 1 mile radius of the site: 44 High Street South (0.4 miles); 58 High Street South (0.3 miles); and Manor House (0.4 miles). The site lies within Flood Zone 1 as identified by the Environment Agency.
- 2.6 The site lies approximately 7.2km west of Leighton Buzzard train station, which provides links towards London, Milton Keynes and Birmingham, among others.
- 2.7 The village of Stewkley has 1 village shop, 1 primary school and a pub; the former Carpenters Arms at the southern end of the village is currently used as a restaurant. Stewkley also has limited bus services: The 162 service provides two services per day (Monday, Tuesday, Wednesday, Thursday and Saturday) to Bletchley; the 153 service provides two services on Wednesday, to Aylesbury; and the 154 service provides two services on Friday to Aylesbury and Longville. There is no service at all on a Sunday. Thus the majority of residents travel out using personal vehicles for their day to day needs and enjoyment.
- 2.8 This application seeks approval to reserved matters following outline permission. The development is the erection of 67 residential dwellings (Use Class C3), and associated works to include details required by Conditions; 4 (Tree Protection) and 5 (Existing and proposed levels). At the outline stage, all matters were reserved except for means of access to the site, although an illustrative layout plan was provided.

- 2.9 As before, access is shown to be taken from Soulbury Road, to the west of No.8 between it and No 52 Dove Street.
- 2.10 The development is shown to comprise market dwellings and affordable dwellings (30%). The market dwellings are shown to consist of:
4 x 2-bed houses;
23 x 3-bed houses
20 x 4-bed houses ; and
- The affordable element is shown to consist of:
9 x 2-bed houses
8 x 3-bed houses ; and
3 x 4-bed houses.
- 2.10 The proposed houses are mainly detached and semi-detached properties. The affordable provision is located to the south western and north western parts of the site.
- 2.11 Public open space is provided towards the south and east boundaries, with an attenuation pond in the south eastern corner and a LEAP with surrounding open space to the south.

3.0 Supporting Information

- 3.1 The application is accompanied by:
- a) Site Location Plan
 - b) Illustrative Master Plan
 - c) Block Plan
 - d) Affordable Housing Plan
 - e) Storey Height Plan
 - f) Materials Plan
 - g) Parking Plan
 - h) Site Plan as existing
 - i) Street Scene
 - j) Plans and Elevations
 - k) External Works Plan
 - l) Boundary Treatment Elevations
 - m) Detailed Soft Landscape Plan
 - n) LEAP Proposal
 - o) Planning Statement
 - p) Design and Access Statement

- q) Transport Assessment, etc
- r) Arboricultural Method Statement
- s) Tree Survey Plan
- t) Flood Risk Compliance Report and Maintenance Plan
- u) Green Travel Plan
- v) Proposed and site levels
- w) Refuse Vehicle Tracking and Strategy
- x) Fire Vehicle Tracking
- y) Drainage Strategy
- z) Proposed Site Access
- aa) Statement of Community Involvement

3.2 In addition, the applicant has submitted NatureSpace great crested newt District License Report and Certificate dated 18 February 2021 respectively; including NatureSpace Great Crested Newt Mitigation principles.

3.3 During the consideration of the application, amended plans were received in August, October 2020 and January 2021 respectively, further formal consultation were undertaken at each stage

3.4 The main changes to the proposal following the Committee meeting in January 2002 are as follows:

- Housing mix amended to remove 5 bedroom units and replace with 4 bedroom dwellings. This has been achieved through the amalgamation of two smaller bedrooms into one larger bedroom.
- The proposed dwellings (in particular plot 17) have been shifted east by 2.2m to ensure that there is now a distance of 8.7m from the neighbouring property at 15 Orkney Close.
- Introduction of a buffer strip of landscaping between no. 15 Orkney Close and plot No.17 on the site. This will be maintained by the Management Company as part of the public open space.
- An updated landscaping plan to reflect consultee comments.
- The levels plan has been amended to indicate the slab and finished floor levels

3.5 The changes reflect the issues raised at the last committee. However, the delay in determining the application has allowed the applicant to submit additional information to respond to outstanding matters mainly in relation to condition details. The report has been updated accordingly. The table below shows the paragraphs that have been revised.

Paragraph No	Revisions
2.3	Updated to indicate current situation with surface water run-off

5.1	Update to reflect the three additional comments received following the committee meeting.
6.2, 7.0, 8.0, 11.0, 11.3, 16.0, 7.0, 17.5, 23.4,	Reference to Stewkley Parish Neighbourhood Plan
8.2	Reference Stewkley Parish Neighbourhood Plan and housing type
8.3, 8.5,	updated to Plan Numbers
11.7, 13.2	updated to reflect the Corrigendum to the January committee report
11.8	Update to reflect Highways response to Parish Comment that Griffin Road is an adopted Road
11.24 & 11.25	updated to reflect that the amended proposal does not include 5 bed dwellings
11.3	Update to reflect Tree Officer's response to amended Arboricultural Method Statement and Tree protection plans
12.1	updated to reflect changes to the proposal in respect of 15 Orkney Close
12.4	updated to reflect information in the amended levels plan
22.1	2 nd bullet point updated to reflect the Tree Officer's comment
25	Updated plan numbers (see condition 1 & 6). Three new conditions added (see condition 6, 16 & 17)
Informatives	New Informative added - see Nos 3 & 4
Appendix A	Updated comment - see Parish Council's comments, Landscaping Office (05.02.21) and Tree Officer (2.3.2021)
Other representation	see comments Residential Amenity - bullet no 2 & 3 , Traffic /Highways - 3rd bullet; Flood Risk/Drainage - bullet No 6

4.0 Relevant Planning History

16/02551/AOP - Outline planning application with access to be considered and all other matters reserved for the erection of up to 67 residential units with associated vehicular access. Approved. 13.03.18

16/A2551/DIS - Submission of details pursuant to Condition 6 Surface water drainage scheme and Condition 7 Whole life maintenance plan drainage Strategy. Satisfies Requirements 30.10.20

16/B2551/DIS- Submission of details pursuant to Condition 14 - Green Travel Plan. Satisfies Requirement. 02.10.20

16/C2551/DIS - Submission of details pursuant to Condition 8 - Ecological mitigation and enhancement plan – 05.01.21

16/D2551/DIS - Submission of details pursuant to Condition 16 - Construction Management Plan. Satisfies Requirements. 21.05.20

16/E2551/DIS - Submission of details pursuant to Condition 9 (Archaeological Investigation) relating to Planning Permission 16/02551/AOP. Satisfies requirements. 24.09.20

16/F2551/DIS - Submission of details pursuant to Condition 15 (high speed broadband) relating to Planning Permission 16/02551/AOP. Satisfies requirements. 24.09.20

5.0 Representations

- 5.1 Following the initial public consultation exercise, three additional consultations exercises were carried out in relation to amended plans. 5 representations and 26 Objections comments were received to date. This is an additional 3 objections since the previous committee.

The main issues relate to

- Flood Risk/ Drainage
 - Traffic
 - Layout / Proximity of Plot 17 to No 15 Orkney Close
 - Character of the development in relation to the village
 - Inappropriate large homes
 - Landscaping / trees
 - Impact on local amenities
- 5.2 The main issues raised in the additional comments received are
- Drainage
 - Parking
 - Inappropriate Larger Homes
 - Layout / proximity of Plot 17 to No 15 Orkney Close

6.0 Policy Considerations and Evaluation

- 6.1 The principle of development has been established by the outline planning permission and the key issues for consideration are affordable housing, transport matters and parking, local plan policies, environmental issues/climate change, flooding and drainage, landscape issues, ecology, building sustainability, infrastructure contributions:
- 6.2 The Stewkley Parish Neighbourhood Plan (2013 -2033): The submitted SPNP covers the same area as the Stewkley Parish Council. The final consultation was completed on 20 December 2020 and is pending submission to an examiner (Reg 16) stage and as such only limited or moderate weight can be attached to the depending on the level of objections received to the policies.

- 6.3 Aylesbury Vale District Local Plan (AVDLP 2004): RA13 (Development within settlements listed in Appendix 4) and RA14 (Development at the edge of Appendix 4 settlements)
- 6.4 Emerging Vale of Aylesbury District Local Plan (VALP): S1 (Sustainable development for Aylesbury Vale) carries considerable weight; S2 (Spatial strategy for growth), S3 (Settlement hierarchy and cohesive development), D3 (Proposals for non-allocated sites at strategic settlements, larger villages and medium villages, all attract moderate weight. The overall approach is:
- **Limited weight:** if there is a new and untested policy introduced by a main modification and subject to consultation.
 - **Moderate weight** :where there are objections and the Inspector has requested main modifications and therefore objections can be regarded as being “resolved”. The context being that the Inspector has considered the proposed modifications and in agreeing them for consultation, has confirmed that he is reasonably satisfied that they remedy the points of unsoundness identified in the examination process so far (as set out in Inspector’s note ED185).
 - **Considerable weight** : where there are objections but the Inspector has not requested main modifications (and as such the policy will not be changed in a material way) and the objections can therefore be regarded as being “resolved”.
 - **Significant weight** :where there are no objections and no modifications. These policies are not going to be changed and the next step will be adoption and very significant weight.

The report will identify the weight to be given to the relevant emerging policies.

Supplementary Planning Documents (SPD): Affordable Housing, Sport and Recreation and accompanying Ready Reckoner and audit
 Adopted Design Guide: New houses in Towns and Villages
 The National Planning Policy Framework
 National Planning Policy Guidance

7.0 Principle and Location of Development

Submitted SPNP: STK1 (Settlement Boundary) (Limited weight)
 Aylesbury Vale District Local Plan: GP35 (Design of new development proposals); RA14 (Development at the edge of built up areas of settlements);
 Emerging Vale of Aylesbury District Local Plan: S1 (Sustainable development for Aylesbury Vale) (considerable weight); S2 (Spatial strategy for growth), S3 (Settlement hierarchy and cohesive development) (moderate weight), BE2(Design of new development) (moderate weight).

- 7.1 Outline permission was granted on 13 March 2018 following the completion of a legal agreement. As such, the principle of development on this site has been previously considered and accepted.

- 7.2 The red edge boundary for this application has been changed from the outline application by removing the land belonging to No. 8 Soulbury Road from the proposal. This is a reduction in the site area. Officers have sought legal advice over this matter and have been advised that a reduction in the site area is possible as long as it does not include any new land that was not within the red edge of the outline application. Also whether the change has any material impact on matters considered acceptable at the outline application stage. In this case it removes No. 8 Soulbury Road which was within the red edge of the outline application. Within the indicative plan submitted at the outline stage there was a garage shown as off street parking for this property. The main consideration is whether the proposed change would prevent off street parking provision for this property. The applicant has confirmed that there is a legal requirement with the Owners of No 8 that a crossover on the access road be provided, to enable No 8 to be accessed for off street parking. To that end, a condition is proposed which will require the details of the cross over to be submitted to and approved by the LPA and then implemented before first occupation of the new , residential development. As such, the change in the red line boundary, is considered acceptable.
- 7.3 The following sections of the report will consider the individual requirements of sustainable development to ensure that the factors weighed into the balance at outline stage are being delivered in this detailed application.

8.0 Housing Supply, Affordable Housing and Housing Mix

Submitted SPNP policy STK2 (Housing Type) (Moderate Weight)

AVDLP Policy GP2 Affordable housing

Emerging VALP policy H1 Affordable Housing (*moderate weight*), H6a Housing Mix (*moderate weight*), H6c Accessibility (*moderate weight*)

SPD: Affordable Housing - Affordable Housing Interim Position Statement (November 2019)

- 8.1 The 2020 Five Year Housing Land Supply Position Statement for the Aylesbury Vale area shows that the Council can demonstrate 5.52 years worth of deliverable housing supply against its local housing need in this area. This calculation is derived from the new standard methodology against the local housing need and definition of deliverable sites set out in the NPPF and NPPG.
- 8.2 The proposed development would provide for 67 dwellings making a contribution to housing land supply which is a substantial benefit to which significant weight should be given. The proposal has been amended by removing the proposed 5 bed dwellings to comply with submitted SPNP policy STK2 which requires that in any new residential development scheme of 6 or more dwellings at least two thirds of the total number of dwellings will be of 2 or 3 bedrooms and the remainder will not exceed 4 bedrooms. This has been achieved by combining two smaller bedrooms in to one large bedroom. Overall there would be a mix of types and sizes across the site as a whole which would accord with the provisions of the Submitted SPNP policy STK2, the emerging VALP policy and the NPPF and is considered acceptable.

Market Housing	Number	Percentage	HEDNA %
1 x bed flat	0	0	4%
2 bed flat	0	0	4%
2 bed house	4	9%	13%
3 bed house	23	49%	52%
4 bed house	20	42%	21%
Total	47	100%	100%

Affordable Housing	Number	Percentage	HEDNA %
1 x bed flat	0	0%	9%
2 bed flat	0	0%	6%
2 bed house	9	45%	38%
3 bed house	8	40%	38%
4 bed house	3	15%	9%
Total	20	100%	100%

- 8.3 The S106 secured in the outline application requires at least 30 % affordable housing with a tenure split of 75% affordable rent and 25% shared ownership which is still provided for in the proposals and is also a significant benefit of the scheme. The affordable housing is provided in cluster of two sets of six and one set of eight dwellings (as shown on the affordable housing plan LN45-PL-004 Rev PL3), 30% provision which accords with policy and the S106 requirements and is acceptable.
- 8.4 The Parish Council and local residents have expressed concern that the affordable housing is concentrated around one area and not distributed across the whole development. The Affordable housing Officer has reviewed the clustering of the affordable housing and has affirmed that the clustering restrictions in the s106 have been adhered to.
- 8.5 The Housing officer initially requested that in line with emerging VALP policy, 15% of the units for affordable rent are provided as accessible for wheelchair users in accordance with Part M4(3) of the Building Regulations. Following the Officer's comment, the proposal was amended and the revised masterplan layout (LN45-PL-004 Rev PL3) shows 10% of affordable housing provision will be M4(3) wheelchair adaptable. The two units (plots 14 and Plot 20) are four bedroom houses and in view of the size of the dwellings the reduction in percentage provision is considered acceptable by the Affordable Housing Officer.
- 8.6 As such, the benefits are retained in these detailed proposals in terms of delivering a sustainable mix of market and affordable housing in accordance with advice contained in the NPPF and with submitted SNP policy STK2, AVDLP policy GP2 and emerging policy H6a of VALP

9.0 Employment issues

Achieving Sustainable Development para 8 of NPPF 2019

9.1 The Government is committed to securing and supporting sustainable economic growth in order to create jobs and prosperity by taking a positive approach to sustainable new development. It is considered that there would be economic benefits in terms of the construction of the development itself and the resultant increase in population contributing to the local economy which, should be afforded moderate weight in the scheme's favour.

10.0 Transport matters and parking

AVDLP GP24 (Car parking guidelines),

SPG1: Parking Guidelines.

RA.36 (Development causing traffic adversely affecting rural roads)

Emerging VALP policies T1 (Delivering the Sustainable transport vision), T5 (Delivering transport in new development), T6 (Vehicle parking), Appendix B (Parking Standards) T7 (Footpaths and cycle routes and T8 Electric vehicle parking (all preceding have moderate weight) and T4 (Capacity of the transport network to deliver development – limited weight)

10.1 The development will be served by a single point of access via a new junction on Soulbury Road at the North-Eastern corner of the site facilitated by the relocation of the garage to the existing house number 8 Soulbury Road. The footpath located on the southern side of Soulbury Road will be extended to the junction, creating a direct pedestrian link into the development. Details of the site access were considered satisfactory and approved as part of the outline planning permission. Condition No. 17 of the outline permission requires that the access be constructed in accordance with the approved details prior to occupation of the dwellings on the site. The reserved matters submission is consistent with those details.

10.2 The Highway officer observes that the proposed development would be served by 5.5m wide roads and 2.0m wide footways and noted that this would provide acceptable vehicular and pedestrian access.

10.3 In respect of parking, the highways officer comments that the proposed 208 parking spaces including 35 visitors' spaces to be provided within the site, is appropriate for the scale of development. The Aylesbury Vale area parking standards requires approx. 155 number of spaces and the on-site provision of 208 parking spaces exceeds the requirement. In addition, the Highways officer also noted that the design of the parking spaces complies with the parking guidance. The driveways are longer, which takes account of tandem parking and parking in-front of garages, and would avoid parked vehicles overhanging footways

10.4 The Highways officer had concerns regarding the access and egress to/ from the parking spaces serving plot 17; in addition, there was concern regarding the visitor parking provision, layout and pedestrian access. The parking space layout has since been revised and Highways Officer found the amended plan acceptable.

10.5 A Travel Plan has been submitted to comply with planning condition 14 of 16/02551/AOP. The Highways officer has reviewed the travel plan and it is considered that the submitted travel plan is acceptable to reduce and encourage non-car travel.

- 10.6 Vehicle tracking has also been provided in the form of a swept path analysis for both fire and refuse vehicles. The Highway Authority is satisfied that this demonstrates that there is adequate manoeuvring space to allow for these vehicles to enter the site, turn and egress in a forward gear. The Council's waste collection team use a refuse vehicle of 11m+. However, the Highway Authority is satisfied that the proposed layout would accommodate these larger vehicles.
- 10.7 In view of the above, the Highways Authority has no objection subject to conditions.
- 10.8 Overall the proposals from a highway perspective are considered to accord with relevant requirements in the AVDLP, VALP and the NPPF and this should be afforded neutral weight
- 10.9 A refuse strategy plan has been submitted showing storage locations for each dwelling which are generally in the secured rear gardens or garages with access to the front highway and these details have been considered as acceptable.

11.0 Raising the quality of place making and design

Submitted SPNP Policy STK4 (Village Character)(Limited Weight)
AVDLP Policies GP.35 (Design of new development proposals), GP.38 (Landscaping of new development proposals) and GP45 ('Secured by Design' considerations)
Emerging VALP policy BE2 (Design of new development) and NE4 (Landscape character and locally important landscape) both carry moderate weight.
Design Guide:
New Houses in Town and Villages

Reserved Matter: Layout:

- 11.1 The outline permission included an indicative layout which showed 67 no, dwellings including area of green open space which surrounds and frames the site towards the south and east. The proposed scheme largely follows the indicative layout approved at the outline stage with a slightly higher density of units adjacent to the existing settlement and a looser, softer layout fronting the countryside edge. Set to the south-eastern corner of the site is an attenuation basin and to the south west is an area of land earmarked as a LEAP. The built form is set away from the site boundaries, generally facing out across roads and green spaces, to help mitigate the impact on the open countryside beyond. The layout is in the form of an organic perimeter block, maintaining active frontages and limited public interface with rear gardens.
- 11.2 The outline application indicative layout plan shows a series of connected loop roads, with the main loop road accessed from Soulbury Road. The reserved matters layout plan, retains the same road network and the connected loop roads, will ease movements avoiding the need for manoeuvres, especially reversing of refuse vehicles. The dwellings are mainly arranged in a linear format and are on both sides of the roads, apart from those fronting the open space. The site layout provides natural surveillance while retaining an open space edge to the countryside. The public open space covers an area of approx. 0.46ha. This excludes, the LEAP, attenuation pond and green buffer.

- 11.3 The proposals generally follow good urban design principles with a narrow palette of materials and architectural features to allow the development to be read as one whole character area. The proposed material and building heights reflects the established historical character of Stewkley. The use of additional landscaping and planting along the eastern and southern edge, signals a transition between the built up area and the adjacent countryside. This is in accordance with the Council's Design Guide for New Houses in Towns and Villages and the submitted SPNP Policy STK4 (Village Character).
- 11.4 The comments of the local residents and Parish Council in favouring a development with a staggered setting as opposed to a regimented layout of houses is noted. However, it should be noted that the proposed layout is similar to the more formal layout of the adjacent development to the west of the site. Therefore, it is not considered that the layout of the site and the scale of development proposed would harm the existing settlement pattern of the area given the limited views into the site. The area would remain characterised by the existing frontage development to Soulbury Road. Furthermore, the design and materials reflect the existing dwellings within Stewkley. It is therefore considered that it would be difficult to sustain a reason for refusal on the basis that the proposed development fails to respond adequately to existing settlement patterns.

Public Footpath

- 11.5 VALP Policy T7 states that development proposals must provide for direct, convenient and safe pedestrian movement and routes, connected where appropriate to the existing pedestrian network and alongside strategic routes. In deciding planning applications, the Council will use planning conditions or legal agreements to secure the provision of new footpaths and the improvement of existing routes. Networks of pedestrian and cycle routes must be provided to give easy access into and through new developments and to adjacent areas, and also to public transport services.
- 11.6 Currently there are no footways along the site frontage on Soulbury Road; the proposed development includes footways and pedestrian crossing, which will connect into the existing pedestrian footways. 2 metre wide continuous footways are proposed to facilitate pedestrian access across the site. This will facilitate pedestrian movements into the public open space.
- 11.7 The outline application included two pedestrian links to Orkney Close and Walducks Close respectively. However, the submitted plans showed alternative pedestrian links to Orkney Close and Griffin Field. While it is recognised that the originally proposed footpaths to Orkney Close and Griffin Field will improve pedestrian access between the site and the surrounding area, the Highway Authority is of the opinion that the additional links were unnecessary from a highway's perspective. Furthermore there is a gap between the site boundary (red line area) and the adopted highway at the end of Orkney Close which would make the delivery of the footpath more difficult because it would require third party agreement. The applicant has had discussions with the Parish Council about trying to achieve the footpath link. Unfortunately, the applicant has been unable to secure third party agreement to allow the proposed

footpath to link into the existing network, at this time. However, the links to Orkney Close has been retained to ensure that the opportunity for a pedestrian link in the future is safeguarded.

- 11.8 The Highways officer has confirmed that Griffin Field is an adopted highway. However, the adopted highway does not extend to the site boundary due to the private drive serving nos. 14 and 15 Griffin Field and this would make the delivery of the footpath which was previously shown on the Illustrative Masterplan (drawing: LN45-PL-002-PL2) difficult to implement and the Highways Authority would not be able to adopt the pedestrian link.
- 11.9 In addition, the Crime Prevention Officer noted that the footpath adjacent to Plot 29 which provides access to Griffin Field was too close and likely to introduce a high level of anonymity to the area. The advice was that the footpath be moved away from the dwelling to provide a suitable level of defensive space and to prevent the occupiers from being adversely affected by noise and activity. The footpath link to Griffin Field has subsequently been removed from the site layout largely because the pedestrian link would be even more difficult to deliver, however, as discussed above, the links to Orkney Close has been retained to ensure that the opportunity for a pedestrian link in the future is safeguarded.
- 11.20 Local residents also expressed concerns about the footpaths leading to Orkney Close mainly in terms of noise, disturbance and overspill parking because the pedestrian link will afford visitors to the development the opportunity to park on Orkney Close. While these concerns are noted the link has been retained to ensure the new development can be integrated with adjoining developments which is good sustainable practice. Although it is recognised that the proposed link to Orkney Close will depend on access over 3rd party land but hopefully could be achieved at a later stage.
- 11.21 In this regard the proposal is considered to comply with the requirements of emerging VALP Policy T7.

Reserved Matter: Scale:

- 11.22 The proposal for 67 dwellings will result in a density of development of approx. 17.96 dwellings per hectare which was that set out at outline stage. Building heights proposed are exclusively 2 storey and single storey garages. This approach is considered in keeping with the scale and character of the development in the vicinity and is considered appropriate.

Reserved Matter: Appearance:

- 11.23 The design and access statement submitted in support of the application recognises the varied character of development in the surrounding village in terms of the built form, scale and palette of materials. Dwellings in the surrounding area comprises a mixture of red brick to elevations, render with roof materials being primarily a mixture of dark red or grey roof tiles.
- 11.24 There are a number of house types proposed which create a varied and interesting streetscene across the site with adequate space around buildings. The range of

proposed houses comprises a mix of sizes from 2 bedroom through to 4 bedroom dwellings. The appearance of the dwellings have been designed to reflect the characteristics of existing dwellings in the area. General principles have been incorporated in almost all of the house types to include local architectural features and characteristics, with dwellings incorporating chimneys, brick voussoir headers, tiled eaves, dentil courses, tax windows, projecting plinths, brick quoins, eaves corbels, struck verges, bay windows, and porches, are shown to add variety. Fenestration featured throughout the scheme features horizontal glazing bars to replicate the appearance of traditional timber sash windows.

11.25 The comments of the Parish Council regarding the provision of 5 bedroom dwellings has been addressed in the revised proposal..

11.26 In addition, the Parish Council had noted that the house types appear to be standard types used all around the Country. The design and access statement includes character studies of the neighbouring settlements and the local features of Stewkley are reflected in the design of the proposed dwellings.

11.27 The application includes details of facing materials indicating the use of good quality materials throughout the site comprising red brick and white render for walls, and grey or red tiles for roofs in keeping with the area and this settlement edge location. Notwithstanding this, a condition requiring a sample panel of the proposed materials to be erected on site for approval by the LPA is proposed, to ensure that the materials, mortar mix and pointing technique are satisfactory. Subject to this condition, it is considered that the proposal will be reflective of the established character and style of existing buildings in the locality.

11.28 The garages are designed to be in keeping with existing garages found in the surrounding areas. Single garages have dual pitch roofs and are generally set back from the front building lines

Reserved Matter: Landscaping:

11.29 The submission is supported by a detailed landscaping scheme which has been amended as a result of alterations to the original site layout and in response to a number of key issues identified during the process of the application. The existing site is an open pasture and has very few trees. The landscape scheme provides for additional planting of native trees, hedgerows, shrubs and grassland to enhance the development. The landscape plans indicate extensive tree and shrub planting around the periphery of the site and within the development area.

11.30 A landscape buffer is proposed on the south and eastern boundary to minimise the physical impact of the development on the countryside and to provide a large area of open amenity space for leisure and recreational use. Soft landscaping proposals have been submitted incorporating trees and shrubs to frontages and between plots and side elevations which will help soften the scheme

11.31 An amended Arboricultural Method Statement has been submitted to discharge condition 4 (Tree protection). The Tree Officer has reviewed the statement and

acknowledges that the layout largely avoids impacts to retained trees and now provides additional mitigation. Although the proposed mitigation generally fall short of best practice, the impacts are generally minor, and to low to moderate quality trees that are generally tolerant of disturbance. The overall impact to the retained tree stock is not likely to be significant. The proposed tree protection measures are therefore considered sufficient, and condition 4 of 16/02551/AOP can be discharged. With regard to new planting, whilst the proposed species and locations for new planting are generally acceptable, and could lead to long term improvement in arboricultural quality at the site, there is insufficient detail to demonstrate that these trees are likely to successfully establish. Further information is required, but this could be secured via condition. In view of the above, a condition will be added to secure further detail on planting specifications and aftercare for the proposed landscaping. Such detail will be required take into account guidance within BS8545:2014.

11.32 Hard landscaping plans shows the use of block paving to the private drives and half of the main spine road including the front of the public open space; tarmac is proposed for the main approach road to the development which are considered to be appropriate quality to provide a high quality landscape.

11.33 Subject to the imposition of appropriate conditions, the proposal overall is considered to accord with relevant policies and to represent good design as required by the NPPF, the submitted SPNP and the emerging VALP. This should be afforded neutral weight in the planning balance .

12.0 Amenity of existing and future residents

AVDLP: GP.8 (Protection of the amenity of residents) and GP.95 (Unneighbourly uses). Emerging VALP policy BE3 (Protection of the amenity of residents) and NE5 Pollution, air quality and contaminated land carries *considerable weight*.

12.1 The proposed layout provides for adequate spacing between existing neighbouring properties and the proposed new houses and no loss of light , privacy or outlook would result. The Parish and residents raised concerns regarding the relationship between Plot 17 and No 15 Orkney Close. In response to these and members concerns, the proposed dwellings (in particular plot 17) have been shifted east by 2.2m to ensure that there is now a distance of 8.7m from the neighbouring property at 15 Orkney Close. In addition to this, the amendments propose a buffer strip of landscaping between no. 15 Orkney Close and plot 17 on the site. The landscaped area will be planted by suitable planting to inhibit public access and it will be maintained by the applicant's Management Company. There are no windows proposed to the flank wall of Plot 17. This is now considered to be a satisfactory relationship.

12.2 In terms of the development itself overall the layout and distances between properties for the scheme is considered to be acceptable and would provide a satisfactory level of amenity. There are satisfactory buffer distances between the proposed LEAP to meet normal guidelines.

- 12.3 An appropriately worded condition restricting the PD rights for dwellings additions and alterations, additional buildings, is recommended if the council is minded to approve the application to ensure the LPA retains control over any future extensions and outbuildings given the density of development and the proposed layout.
- 12.4 The levels plans has been amended to show slab and finished floor levels. The level details shows that the slab levels and the finished floor levels above datum range between 146.625mm – to 148.200mm. The finished floor levels would be at a similar levels to the surrounding properties and as such condition 5 attached to the outline permission (16/02551/AOP) is deemed discharged.
- 12.5 Additional tree planting is proposed to the rear gardens to minimise the visual impact of the proposed development on neighbouring occupiers .
- 12.6 It is considered that the proposed development would not unduly harm the residential amenities of nearby properties in terms of their light, outlook or privacy nor in terms of the noise or disturbance caused by the access and provide a satisfactory level of amenity for the proposed residents. It is therefore considered the proposal would accord with policy GP8 of AVDLP, BE3 of VALP and relevant advice in this regard contained in the NPPF. it is considered this lack of impact should be afforded neutral weight.

13.0 Flooding and drainage

Emerging VALP policy I4 (Flooding) and I5 (water resources and wastewater infrastructure) (both moderate weight) (*moderate weight*)

- 13.1 The site is within Flood Zone 1, an area in which flood risk is low. A Flood Risk Compliance Report and Maintenance Plan document accompanies the application, which concludes that the development has been proposed with sustainability considerations in mind and these will be carried through the design as proposals are developed and progressed to construction. It advises that a flood risk assessment had been prepared for the site which includes a surface water drainage strategy which restricts surface water discharge rate to no greater than the equivalent greenfield runoff from the site and which is to be discharged into a surface water attenuation pond located in the south eastern corner following the outline permission.
- 13.2 The details in the Flood Risk Compliance Report and Maintenance Plan (Ref.18669/FRA-C&MP Rev. A, August 2020, Woods Hardwick) has been considered by the SUDs Officer, it is noted the document is an update to the original which was submitted as details pursuant to conditions 6 and 7 under application reference 16/A2551/DIS. While the changes made reflects the revised parking layout, the SUDs officer has noted that the revised information does not form part of the submission of details pursuant to Condition 6 and 7 under application reference 16/A2551/DIS and cannot be accepted as such through this application The applicant will be required to comply with the documents submitted and approved as part of 16/A2551/DIS and any revisions to that original document (Flood Risk Compliance Report and Maintenance Plan Ref.18669/FRA-C&MP, February 2020, Woods

Hardwick) will be required to be submitted as a new discharge of condition application.

13.3 Overall, the development is considered acceptable and in accordance with the NPPF and this issue should be afforded neutral weight.

14.0 Landscape Issues

AVDLP Policies GP.35 (Design of new development proposals) and GP.38 (Landscaping of new development proposals). RA8 (Development in Areas of Attractive Landscape and Local Landscape Areas)

Emerging VALP policies NE4 (Landscape character and locally important landscape) and NE8 (Trees, hedgerows and woodlands) attract moderate weight.

14.1 The development comprises built development on an open field at the edge of the built-up area, consequently it is inevitable that the development will result in impact on the landscape. The impact on the landscape was an issue considered at the outline stage, and it was concluded that, subject to a good standard of design, the adverse landscape impact would not be significant enough to outweigh the benefit of the 67 dwellings proposed.

14.2 The design and layout of the proposed development has been amended slightly from its original form, in order to respond more appropriately to the site's rural context in establishing a new rural edge to the settlement in this location. Significantly, there is more planting around the boundary; southern boundary of the site is bordered by loop roads which not only provide greater separation of built development to the rural edge but also allows for the maintenance of the landscaped southern boundary of the site to be managed appropriately, as it would no longer form part of private residential curtilages.

15.0 Landscape and visual Impact

AVDLP GP39 (Existing trees and hedgerows) and GP40 (Retention of existing trees and hedgerows)

Emerging VALP NE8 (Trees, hedgerows and woodlands) (*moderate weight*)

15.1 The landscaping proposal seeks to preserve existing trees and hedgerows and proposes new planting, with a buffer zone to the eastern boundary. The buffer will mitigate the impact of the proposed development and assist with its integration within the development.

15.2 Furthermore, additional trees will be planted along the boundaries to soften the visual impact of the development when viewed from the existing dwellings.

16.0 Ecology

Submitted SPNP STK12 (Biodiversity) (Limited weight)

Emerging VALP NE1 (Biodiversity and geodiversity) (moderate weight)

16.1 The site was assessed as being of low ecological interest with the potential to enhance its role through the retention of existing and provision of new areas of planting and open space. Condition 8 of the outline permission requires the

submission of an ecological mitigation and enhancement strategy (EMES) prior to the commencement of development on site (including vegetation removal). These details have been submitted and recently approved. The proposal therefore accords with the aims of submitted SPNP policy STK12, emerging VALP Policy NE1 and the NPPF to deliver a net gain for biodiversity, and in this regard is afforded neutral weight.

17.0 Historic environment (or Conservation Area or Listed Building Issues)

SPNP Policy STK4 (Village Character)(Limited weight)

AVDLP policy GP53 (New development in and adjacent to Conservation Areas), GP59

Emerging VALP policies BE1 (Heritage Assets) (moderate weight)

- 17.1 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on local authorities to pay special regard to the desirability of preserving or enhancing the character or appearance of Conservation Areas. This is generally reflective of policy GP53 of the AVDLP and policy BE1 which make more specific references to individual characteristics which should be preserved and include, for example, views into or out of conservation areas. However, saved policy GP53 of the AVDLP is not entirely consistent with the 'language' of the NPPF set out in paragraphs 193 and 196 as they apply in this instance, because it doesn't go on to comment on a heritage assets 'significance', how this harm should be quantified, and the balancing of harm against public benefits. It is therefore considered that policy GP53 can only be given limited weight.
- 17.2 The site lies a significant distance from the conservation area. Within the nearest part of the conservation area (Manor House and environs), there are no identified views looking towards the site nor any looking from the site towards the conservation area. The site is separated from this part of the village such that there is little or no inter-visibility and the proposal would not directly affect the conservation area. Any views which might be possible from the High Street would be restricted by the Griffin Field development. Given the above and that the site is located some distance from the conservation area, it is concluded that it will not affect its setting.
- 17.3 The proposal would adjoin an uncharacteristically wide part of the village, formed by the relatively modern developments to the west of the site. This context is also defined by the development to the north along Dove St which apart from the far eastern end, also provides developments in depth. The site and countryside beyond is not generally discernible from the main High Street and Soulbury Road, apart from at the far eastern end of the site where there are some very limited views between the dwellings at the far eastern end of Dove St. Given, the significant separation distance and intervening development, the proposals will not harm the setting of the Conservation Area.
- 17.4 It is considered that given the existing pattern of built development in this part of the village the proposed built form would not be out of keeping nor would it detract from the strong linear form of the remainder of the village which would be unaffected by the proposal. Therefore, it is concluded that the proposal will conserve the historic environment and traditional pattern of the village.

17.5 In summary, there is not considered to be a conflict with the NPPF in respect of heritage assets and the development would accord with the aims of submitted SPNP Policy STK4, Policies GP35 of the AVDLP, BE1 of the emerging VALP. The proposed development would not result in any harm to the significance of the heritage assets in the surrounding area. Matters pertaining to Archaeology are considered separately under the following section of this report.

18.0 Archaeology

AVDLP: GP.59 Archaeology and Ancient Monuments

VALP: BE1 Heritage Assets

18.1 Condition 9 of Outline Application 16/02551/AOP, requires a scheme of archaeological work to be undertaken in advance of any development. A geophysical survey and evaluation and subsequent excavation were carried out within the application site. Whilst we are still awaiting the report from the trial trenching, preliminary results were not of high archaeological significance, and would not impact on the reserved matters application.

18.2 The Archaeology Officer therefore has no objection to the reserved matters application and does not consider it necessary to apply any further conditions to safeguard archaeological interest. The application is therefore considered acceptable in these terms which should be afforded neutral weight.

19.0 Building sustainability

Emerging VALP Policy C3 (Renewable Energy), I5(Water Resources) of VALP attracts moderate weight.

19.1 The development would be required to be constructed using sustainable methods of construction and also to include electric charging points. In addition, details regarding utilisation of renewable energy and high water use efficiency will be required. These would be secured by conditions to be attached if the decision is to approve the reserved matters application. As such that the development would accord with emerging Policy C3 of the VALP and with the NPPF in this regard.

20.0 Public open space

List relevant policies & SPD

AVDLP Policies GP86-88

Emerging VALP : I1 Green Infrastructure, I2 sports and recreation (Moderate weight)

SPD Sport and Recreation and Ready Reckoner

20.1 In accordance with the S106 agreement which was signed as part of the outline planning permission, 0.4612ha of the application site is given over to a public park. The S106 agreement requires the submission of an 'Open Space Land Scheme' showing:

- i) showing the proposed areas and location of the Open Space Land across the Development; and
- ii) detailing how the Open Space Land will be laid out, constructed and maintained; and
- ii) which complies with the advice set out in the Good Practice Guide (from which an extract which details a list of the minimum requirements to be included in the scheme is annexed as Appendix A to the S106 Deed); and
- iv) which sets out the detailed technical specification of all works to be carried out on the Open Space Land; and
- v) where the development is to be built out in Phases details Open Space, Amenity Land and LEAP provision for each of the Phases which scheme is to be approved in writing by the Council

- 20.2 Emerging VALP Policy I1 states that green infrastructure being provided must have a long term management and maintenance strategy to be agreed by the Council with assets managed for at least 30 years after completion and during this time secure a mechanism to manage sites into perpetuity. The management and maintenance strategy shall set out details of the owner, the responsible body and how the strategy can be implemented by contractors.
- 20.3 In accordance with the requirements of the S106, several plans detailing the location of the open space and how the public park and LEAP will be laid out have been submitted in support of this reserved matters application:
- Detailed Soft Landscape Plan (9378-L-01 Rev D)
 - LEAP Proposals (9378-L-05 Rev F)
- 20.4 A significant level of tree and shrub planting is proposed within the public park, which the Council is satisfied will create an attractive setting and amenity for the development and the wider settlement area. The Council's Landscape Officer raises no objection to the type, number, size or density of planting proposed within the public park.
- 20.5 As required by the S106, the public park and LEAP is to be laid out and maintained by the developer. In due course, the S106 requires the transfer of the public park to the Parish Council, along with a commuted sum for maintenance, or in the event that the Parish Council does not accept the offer of transfer, a management company shall be appointed to manage and maintain the open space and/or LEAP in perpetuity.
- 20.6 The proposals for the public park and LEAP include the provision of a wide range of equipment and landscaping which will facilitate both natural and structured play for the benefit of existing and future residents of Stewkley. The proposals have been assessed by RoSPA who confirm that the play value for both toddlers and juniors will be 'good' – as required by the standards set out in Appendix D of the S106 agreement.
- 20.7 The information submitted with the application is sufficient to demonstrate that the Open Space Scheme is substantially in accordance with the detailed technical specification, as set out in Appendix A of the S106 Deed

20.8 On this basis the proposed public park is considered to comply with the requirements of VALP Policy I1 and the S106 agreement entered into as part of the outline application.

21.0 Infrastructure and Developer Contributions

AVDLP: GP86-88 Play space provision for new residential development

VALP : I2 sports and recreation (Moderate weight), I3 Providing community facilities (Moderate weight)

SPD: Sport and Recreation and Ready Reckoner

21.1 A detailed S106 agreement was signed as part of the outline permission and this applies to all phases of the subsequent development, including financial contribution towards education provision, off-site sport and leisure provision, and on-site provision of affordable housing, public open space, sustainable highway improvements. In addition, the S106 includes provision for securing the future maintenance of the areas of open space and to provide for a whole-life maintenance for SUDs. Monitoring for compliance with the provisions of the S106 and submission of information is on going. These provisions would not be altered as part of the current reserved matters application.

22.0 Other matters:

The details put forward in this application for approval of reserved matters are considered to be substantially in accordance with the outline permission. It is considered that the current application gives rise to no effects that were not identifiable at the outline stage. It is also considered that there has been no significant change in circumstances since the initial outline permission was granted in 2018 other than has been identified in this report.

22.1 The following conditions are considered as part of this submission

- Condition 1 - details of the appearance landscaping, layout and scale of the site ('the reserved matters') - by virtue of this application this condition is satisfied
- Condition 4 Tree protection: the detail submitted is sufficient and therefore is approved subject to conditions for strict compliance with the approved Arboricultural Method Statement and Tree Protection Plans. In addition, further details on planting specifications and aftercare for the proposed landscaping will be required.
- Condition 5 Slab levels: the detail submitted is sufficient and therefore approved
- Condition 6 Surface water drainage: The details submitted with discharge of condition application 16/A2551/DIS was considered acceptable and approved. However, the Flood Risk Compliance Report and Maintenance Plan (Ref.18669/FRA-C&MP Rev. A, August 2020, Woods Hardwick), submitted with this application did not form part of the documents considered when condition 6 and 7 were discharged in October 2020. The document has been updated to reflect the revised visitor parking layout. In general, a new discharge of application will be required for any material amendment to the approved documents (16/A2551/DIS).
- Condition 7 Whole life maintenance Plan: The details submitted is considered acceptable and approved (16/A2551/DIS)
- Condition 8 Ecological mitigation and enhancement plan: The details submitted is considered acceptable and approved (16/C2551/DIS)
- Condition 9 Archaeology: the detail submitted is considered acceptable and is subject to the required monitoring (16/E2551/DIS)

- Condition 14 Travel Plan: this is considered acceptable and is approved (16/A2551/DIS)
- Condition 15 : High speed broadband details: the detail of the strategy submitted is considered acceptable and is approved (16/F2551/DIS)
- Condition 16 : Construction Management Plan: the detail submitted is considered acceptable and is approved (16/D2551/DIS)

23.0 Weighing and balancing of issues / Overall Assessment

- 23.1 This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 23.2 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
- 23.3 The principle of development has already been accepted and the harm caused from the development of the greenfield site weighed into the balance when considered in the outline application
- 23.4 The application has been evaluated against the Development Plan and the NPPF. Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development which for decision taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole. The application has been evaluated against the Development Plan, , the emerging VALP as a material consideration, and the NPPF. The Authority has assessed the application against the objectives of the NPPF and whether the proposals deliver 'sustainable development'. It is considered that the proposed development would accord with the relevant policies of the submitted Stewkley Neighbourhood Plan, AVDLP, emerging VALP policies, supplementary planning documents and the NPPF.
- 23.5 The development would make a contribution to the housing land supply and bring with it economic benefits in terms of terms of the construction of the development itself and those associated with the resultant increase in population to which weight should be attached.

- 23.6 Compliance with AVDLP and emerging VALP policies have been demonstrated in terms of preserving residential amenities and promoting sustainable transport indicating an absence of harm. The details satisfactorily deal with the reserved matters of scale, appearance, layout and landscaping.
- 23.7 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.

24.0 Working with the applicant / agent

- 24.1 In accordance with paragraph 38 of the NPPF (2019) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.
- 24.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application.
- 24.3 In this instance the applicant following the submission of the formal application, meetings were held with the applicant's agent to discuss a number of issues with the proposals and to agree a way forward. The applicant was provided the opportunity to submit amendments to the scheme in order to address the issues raised and constructive feedback was provided in order to find a mutually agreeable solution.
- 24.4 The application is to be considered by the Planning Committee where the applicant/agent will have the opportunity to speak to the committee and promote the application.

25.0 Recommendation

25.1 The application is recommended for APPROVAL subject to the following conditions:.

1. The reserved matters hereby approved shall be carried out in accordance with the following approved plans:

LN45-PL-001	Rev PL1	Site Location Plan
LN45-PL-002	Rev PL4	Illustrative Masterplan
LN45-PL-003	Rev PL4	Block Plan
LN45-PL-004	Rev PL3	Affordable Housing Plan
LN45-PL-005	Rev PL3	Storey Height Plan
LN45-PL-006	REV PL3	Materials Plan
LN45-PL-007	REV PL3	Parking Plan
LN45-PL-009	Rev PL1	Site Plan as existing

LN45-PL-101	Rev PL2	Streetscene-AA
LN45-PL-102	Rev PL2	Streetscene-BB
LN45-PL-103	Rev PL2	Streetscene-CC
LN45-PL-104	Rev PL2	Streetscene-DD
LN45-PL-105	Rev PL2	Streetscene-EE
LN45-PL-201	Rev PL2	House Type P2-070-H0 Plots 06, 07, 33 & 34 Plans & Elevations
LN45-PL-202	Rev PL2	House Type P3-084-H0 Plots 04, 05, 08, 09, 26 & 27 Plans & Elevations
LN45-PL-203	Rev PL2	House Type P3-102-H0 Plots 03, 18, 43, 47, 49 & 53 Plans & Elevations
LN45-PL-204	Rev PL2	House Type P3-102-H0 Plots 31, 51, & 52 Plans & Elevations
LN45-PL-205	Rev PL2	House Type P3-1-3-H0 & P3-1-3-H1 Plot 01 & 30 Plans and Elevations
LN45-PL-206	Rev PL2	House Type P3-103-H02 Plot 35, 48 & 50 Plans and Elevations
LN45-PL-207	Rev PL2	House Type P4-126-H0 Plot 45 Plans and Elevations
LN45-PL-208	Rev PL2	House Type P3-103-H0 Plot 54 & 55 Plans and Elevations
LN45-PL-209	Rev PL2	House Type P4-132-H0 Plot 32, 44,59,64 & 66 Plans and Elevations
LN45-PL-210	Rev PL2	House Type P3-103-H2 & P4-132-H0 Plot 56 & 57 Plans and Elevations
LN45-PL-211	Rev PL2	House Type P4-144-H0 Plot 28 & 67 Plans and Elevations
LN45-PL-212	Rev PL2	House Type P4-144-H0 Plot 42, 60 & 63 Plans and Elevations
LN45-PL-213	Rev PL3	House Type P4-144-H0 Plots 02 & 65. Plans Elevations
LN45-PL-214	Rev PL2	House Type P4-144-H0 Plots 61. Plans Elevations
LN45-PL-219	Rev PL1	House Type P3-102-H0 Plots 19. Plans & Elevations
LN45-PL-220	Rev PL1	House Type P4 – 166-HC Plot 46 Plans and Elevations
LN45-PL-221	Rev PL1	House Type P4-166-HO Plot 58. Plans & Elevations
LN45-PL-222	Rev PL1	House Type P4-166-HO Plot 29. Plans & Elevations
LN45-PL-223	Rev PL1	House Type P4-166-HO Plot 62. Plans & Elevations
LN45-PL-301	Rev PL2	Affordable HT A2-070-H0 Plots 16, 17 & 38, 39, 40, 41 Plans and Elevations.

LN45-PL-302	Rev PL2	Affordable HT A3-093-H0 Plots: 10, 11, 12, 13, 22 & 23 Plans and Elevations.
LN45-PL-303	Rev PL2	Affordable HT A3-093-H0 & A2-070-H0 Plots: 36, 37 Plans and Elevations.
LN45-PL-304	Rev PL1	Affordable HT A4-110-H0 Plots 14 & 15 Plans and Elevations.
LN45-PL-305	Rev PL2	Affordable HT A2-070-H0 & AA4-110-H0 - Plots: 24 & 25 Plans and Elevations.
LN45-PL-307	Rev PL1	Affordable HT A4-144-H0 Plots 14 & 15, 20 & 21 Plans and Elevations.
LN45-PL-400	Rev PL6	External Works Key Plan
LN45-PL-401	Rev PL6	External Works Plan Sheet 1
LN45-PL-402	Rev PL6	External Works Plan Sheet 2
LN45-PL-403	Rev PL6	External Works Plan Sheet 3
LN45-PL-404	Rev PL6	External Works Plan Sheet 4
LN45-PL-405	Rev PL6	External Works Plan Sheet 5
LN45-PL-410	Rev PL2	Boundary Treatment Elevations
LN45-PL-EMS	Rev PL2	External Materials Specification
9378-L-01	Rev D	Detailed Soft Landscape Plan
9378-L-02	Rev F	Detailed Soft Landscape Plan on Plot
9378-L-03	Rev F	Detailed Soft Landscape Plan on Plot
9378-L-04	Rev F	Detailed Soft Landscape Plan on Plot Sheet 3
9378-L-05	Rev F	LEAP Proposal
9378-T-01		Tree Survey Plan
18669-STEWE-5-100	Rev A	Proposed and Existing Site levels
18669-STEWE-5-102	Rev B	Refuse Vehicle Tracking and Strategy
18669-STEWE-5-103	Rev A	Fire Vehicle Tracking
18669-STEWE-5-200	Rev B	Drainage Strategy 1 of 2
18669-TEWE-5-201	Rev B	Drainage Strategy Sheet 2 of 2
18669-STEWE-5-500		Proposed Site Access

Impact Plan for great crested newt district licensing dated 9 February Version 3
South Midlands Great Crested Newt District Licensing Scheme Certificate dated 18 February 2021 issued by NatureSpace Partnership
South Midlands Great Crested Newt District Licensing Scheme – District Licence Report (202006018) dated 18 February 2021 issued by NatureSpace Partnership
NatureSpace Best Practice Principles
Playground Plans Review prepared by ROSPA Play Safety dated 14 October 2020
Accommodation Schedule
Flood Risk Compliance Report and Maintenance Plan Rev 1 dated August 2020
Green Travel Plan Revision A dated August 2020
Arboricultural Method Statement prepared by FPCR dated January 2021

Planning Statement dated February 2020
Addendum to the outline Design and Access Statement
Statement of community Involvement
Covering letter dated 28 February 2020

Reason: For the avoidance of doubt, to ensure an appropriate form of development and to facilitate any future application to the local planning authority under Section 73 of the Town and Country Planning Act 1990

2. Prior to the occupation of the development, parking, garaging and manoeuvring including visitor parking and cycle parking shall be laid out in accordance with the approved plans. This parking shall be permanently maintained for this purpose.

Reason: To enable vehicles to park clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway and of the development, and to provide suitable cycle parking to encourage sustainable travel to and from the development in accordance with the National Planning Policy Framework.

3. The development hereby permitted shall be served by means of adoptable estate roads and footways, and no dwelling shall be occupied until the estate roads which provide access to it have been laid out and constructed in accordance with adoptable highway standards.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development in accordance with the National Planning Policy Framework

4. Notwithstanding the Materials Plan (Plan No. LN45-PL-006 Rev PL2) approved by this permission, no work above slab level permitted by this consent shall take place until samples of the proposed render, bricks, mortar mix specification and pointing technique have been provided to the Local Planning Authority by means of a sample panel measuring at least 1.5m by 1.5m (which shall remain on site for the duration of the development) and the Local Planning Authority has given written approval of those details. The development shall be carried out using the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy GP53 of Aylesbury Vale District Local Plan and the National Planning Policy Framework.

5. A landscape management plan, including long-term design objectives, management responsibilities and maintenance schedules for all landscaped areas and open amenity areas, other than domestic gardens shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.

Reason: In the interests of amenity and to ensure that adequate provision of open space is made within the development and to comply with policies GP86 and GP87 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework.

6. The development shall be carried out in accordance with the approved Arboricultural Method Statement and Tree Protection Plans. The area surrounding each tree/hedge within the approved protective fencing shall remain undisturbed during the course of the works, and in particular in these areas:
- There shall be no changes in ground levels;
 - No materials or plant shall be stored;
 - No buildings or temporary buildings shall be erected or stationed unless these are elements of the agreed tree protection plan.
 - No materials or waste shall be burnt within 20 metres of any retained tree; and
 - No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

Notwithstanding the submitted detail, further detail on planting specifications and aftercare for the proposed landscaping shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development. Such detail should take into account guidance within BS8545:2014 and the planting specifications and aftercare of the trees shall be carried out as approved.

Reason: In the interests of the visual amenities of the locality in compliance with policy GP38 of the Aylesbury Vale District Local Plan, emerging VALP NE8 and the National Planning Policy Framework.

7. Any tree or shrub which forms part of the approved landscaping scheme as set out in the approved soft landscaping plans (9378-L-01 Rev D, 9378-L-02 Rev F, 9378L-03 Rev F, 9378L-04, Rev F) 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 by the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development and to comply with policy GP.35 of Aylesbury Vale District Local Plan and the National Planning Policy Framework.

8. The development shall be carried out in accordance with the Ecological Mitigation and Enhancement Plan approved under discharge of conditions application 16/C2551/DIS approved 05.01.2021 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To address the impact of the development on biodiversity and provide net gains where possible in accordance with the National Planning Policy Framework and with regard to article 10 of the Habitats Directive.

9. No dwelling shall be occupied until the boundary treatment indicated on the approved plans serving that dwelling has been constructed/erected. It shall thereafter be retained.

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority and to comply with policy GP35 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework.

10. No work above slab level permitted by this permission shall take place until a plan identifying the location of passive wiring/future charging points for electric vehicles has been submitted to the Local Planning Authority for approval. The development shall be carried out in accordance with the approved details. Passive wiring to facilitate at least one future charging point connection per dwelling shall be provided.

Reason: In order to future-proof the development, support government objectives for electric vehicles and reduce the pollution impacts associated with traffic, in accordance with emerging VALP Policy T8 and the National Planning Policy Framework.

11. Notwithstanding submitted documents, prior to occupation, the drainage scheme incorporating sustainable drainage principles, shall be implemented in accordance with the details approved under discharge of conditions application 16/A2551/DIS approved on 30.10.2020

Reason: In order to ensure that the development is adequately drained and to comply with the National Planning Policy Framework.

12. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement of any dwelling nor the erection of any garage shall be carried out within the curtilage of any dwelling the subject of this permission, no windows, dormer windows, no buildings, structures or means of enclosure shall be erected on the site which is the subject of this permission other than those expressly authorised by this permission.

Reason: In order to safeguard the amenities of the area by enabling the Local Planning Authority to consider whether planning permission should be granted for enlargement of the dwelling or erection of a garage, windows, buildings, structures or means of enclosure having regard for the particular layout and design of the development, in accordance with policy GP8 and GP35 of Aylesbury Vale District Local Plan.

13. Prior to the first occupation of the new dwellinghouse(s) (Use Class C3) hereby approved they shall all have been constructed to have 100% of the water supplied to them by the mains water infrastructure provided through a water meter or water meters and each new dwelling shall be constructed to include water saving and efficiency measures that comply with Regulation 36(2)(b) of Part G 2 of the Building Regulations to ensure that a maximum of 105 litres of water is consumed per person per day with a fittings based approach should be used to determine the water consumption of the proposed development. The development shall be maintained as such in perpetuity thereafter.

Reason: To encourage the efficient use of water to comply with the requirements of emerging VALP Policy I5 (Water Resources)

14. No dwelling shall be occupied until a sustainable construction / energy efficiency statement has been submitted to and approved in writing by the LPA. The statement shall include and assess the feasibility of the following:

- a. measures to reduce energy use in particular by the use of sustainable design and construction
- b. supplying energy efficiently and giving priority to decentralised energy supply
- c. making use of renewable energy
- d. making use of allowable solutions
- e. use of rainwater harvesting measures

The development shall only be implemented in accordance with the approved statement.

Reason: To ensure the development is sustainable and energy efficient and to comply with the requirements of emerging VALP Policy C3 (Renewable Energy)

15. Prior to first occupation of any of the dwellings hereby approved the details of a cross over to serve No. 8 Soulbury Road shall be first submitted to and approved in writing by the Local Planning Authority. Once approved the cross over shall be implemented and maintained in perpetuity for the life time of the development.

Reason: To ensure the development does not lead to on-street parking as a result of the occupiers of No 8 Soulbury Road not being able to access their property to enable off street parking.

16. No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's organisational licence (WML-OR22-2020-1) and with the proposals detailed on plan '202006018 LA Soulbury Road Impact Plan Version 3' dated 9th of February 2021.

Reason: In order to ensure that adverse impacts on great crested newts are adequately mitigated and to ensure that site works are delivered in full compliance with the organisational licence (WML-OR22-2020-1)

17. No development hereby permitted shall take place except in accordance with Part 1 of the GCN Mitigation Principles, as set out in the District Licence WML-OR22-2020-1 and in addition in compliance with the following:
- Works to existing ponds onsite may only be undertaken during autumn/winter, unless otherwise in accordance with the GCN Mitigation Principles.
 - Works which will affect likely newt hibernacula may only be undertaken during the active period for amphibians.
 - Capture methods must be used at suitable habitat features prior to the commencement of the development (i.e. hand/destructive/night searches), which may include the use of temporary amphibian fencing, to prevent newts moving onto a development site from adjacent suitable habitat, installed for the period of the development (and removed upon completion of the development).
 - Amphibian fencing and pitfall trapping must be undertaken at suitable habitats and features, prior to commencement of the development.

Reason: In order to adequately mitigate impacts on great crested newts.

INFORMATIVES

1. You are advised that Planning Obligations have been entered into in connection with this permission.
2. You are advised that, unless expressly indicated, nothing within this approval effects or varies the conditions imposed on outline planning permission no. 16/02551/AOP dated 13/03/2018 which must be complied with.
3. It is recommended that the NatureSpace Best Practice Principles are taken into account and implemented where possible and appropriate.
4. It is essential to note that any ground investigations, site preparatory works and ground / vegetation clearance works / activities (where not constituting development under the Town and Country Planning Act 1990) in a red zone site authorised under the District Licence but which fail to respect controls equivalent to those in condition 2 above would give rise to separate criminal liability under District Licence condition 9 (requiring authorised developers to comply with the District Licence) and condition 21 (which requires all authorised developers to comply with the GCN Mitigation Principles) (for which Natural England is the enforcing authority); and may also give rise to criminal liability under the Wildlife & Countryside Act 1981 (as amended) and/or the Conservation of Habitats and Species Regulations 2017 (for which the Police would be the enforcing authority).
5. No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.
6. It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
7. 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: -

Council Highway Authority
Buckinghamshire Council,
Highways Development Management
6th Floor
Walton Street Offices,
Walton Street,
Aylesbury
HP20 1UA

Telephone: 01296 382416

Email: highwaysdm.av@buckinghamshire.gov.uk

Appendix A: Consultation Responses and Representations

Appendix B: Site Location plan

APPENDIX A: Consultation Responses and Representations

Councillor Comments

Councillor Janet Blake (06.03/20)

Residential Amenity

Comment: I am concerned about the sitings of numbers 16 and 17 for the following reasons:

1. The proximity of no. 17 to no. 15 Dove Street.
2. The extension of the rear building line beyond that of adjacent properties in Dove Street.
3. The location of nos. 16 and 17 is incongruous when compared to the remaining layout of the site and appears overly intrusive.

Councillor Janet Blake (08.03.20)

- Residential Amenity Comment:

Apologies, my previous comments on this application inadvertently referred to Dove Street; this should be amended to Orkney Close.

Councillor Scott Raven (16.06.20)

Due to local concerns regarding the potentially overly intrusive nature of the proposed development, I believe, that if being recommended for approval, the application would benefit from being brought before planning committee.

Councillor Scott Raven (08.09.20)

Due to local concerns regarding the potentially overly intrusive nature of the proposed development, I believe, that if being recommended for approval, the application would still benefit from being brought before planning committee.

Councillor Scott Raven (19.10.20)

I confirm that I would like this case called to committee as a recommendation to approve has been reached. This conflicts with the views of the Parish Council, that the development should be objected to. The reasons for which, are detailed below:

The prime reason for the call in is the unnecessary proximity of Plot 17 to an existing house and despite multiple requests to address this using the available land at the opposite side of the development. Stewkley Parish Council believes that with all the space available at the Griffin Field / LEAP / Soulbury road axis, something could have been done to remove the squashed in affordable housing at the Orkney/Dove Street corner. No significant attempt has been made to acknowledge this concern.

It is also hard to see if the developers have given any more space between Orkney #15 and Plot 17 - so that objection remains.

Stewkley Parish Council notes that the consultation process was superficial, and is disappointed that Dandara did not give more consideration to deliver a development suitable for a village setting. There appears to be no difference between external materials specification dated 5 October: to the one dated 20 August so this objection remains.

In addition, the pathway that would potentially connect through to Griffin Field has been 'lost' - only one path now showing - the one that would potentially connect to Orkney. I have no disclosable or personal interests, but I do believe the issues detailed above should now be decided at committee.

Parish/Town Council Comments

Stewkley Parish Council (03.02.21)

At its meeting 1/2/21, Stewkley Parish Council resolved to support this application.

Stewkley Parish Council (25.01.21)

At its meeting on 4th of January 2021, Stewkley Parish Council (SPC) resolved to maintain its objection to application 20/00823 for Reserved Matters regarding the masterplan layout of this development.

Both during the application for Outline Planning in 2016 and again at the first meeting with this applicant in January 2020, SPC was assured that the layout was indicative or illustrative and would be changed.

Whilst the applicant has argued that the 16/02551AOP permission limits what they can do with the layout, that application was explicitly concerned with access and the principle of development. SPC has repeatedly contended that the proposed layout for this application does not reflect and enhance the character of the village. All post-war developments in Stewkley have been branches from the main linear form of the village, not regimented rows in a loop.

The overall density proposed for the site allows ample flexibility to avoid overcrowding adjacent to the existing developments of Dove Street and Orkney Close and the LEAP could be repositioned to offer more green space between houses and better views to the countryside for more houses. Following clarification that Stewkley's Neighbourhood Plan (SNP) which reached Regulation 16 stage on 20th December 2020 will carry weight in planning considerations, the PC would highlight the following policies to be considered in assessing this application.

Policy STK2 Housing Type

In any new residential development scheme of 5 or fewer dwellings only one may have 4 bedrooms, the remainder will comprise dwellings with 2 and 3 bedrooms only. For development schemes of 6 or more dwellings, at least two thirds of the total number of dwellings will be of 2 or 3 bedrooms and remainder will not exceed 4 bedrooms. SPC alerted the applicant to this emerging SNP policy at their first meeting on 31st January 2020 and has highlighted the unacceptability of any 5 bed dwellings during the entire process. This policy on the housing mix is based on the strong evidence base of the SNP residents' questionnaire.

Policy STK4 Village Character Proposals for development will be supported, provided they sustain and enhance the distinctiveness of the village. The current proposals therefore should do more

than be adequate or satisfactory when compared with the existing adjacent developments, described by the council's own planning officer as "the poorly designed late C20 development".

Policy STK6 Car parking Proposals for new, extended or redeveloped residential or employment uses must provide off road car parking spaces of a number and location that can be demonstrated to be sufficient for the use by all occupants without having to resort to parking in close proximity to site entrances, road junctions and on the road in general. All new residential uses of two or more dwellings will provide an additional 0.5 car parking space per new home for visitor parking above local authority requirements.

SPC supports the higher number of parking spaces proposed by the applicant as it meets the requirements of this policy.

For information for the record:-

Ref 11.8 Development Management (Aylesbury Area) Planning, Growth & Sustainability Buckinghamshire Council incorrectly states in its letter of 8th September 2020 that Griffin Field is a private road. SPC was advised that the highway was adopted by Buckinghamshire County Council on 3rd September 2018.

Ref 2.3 The officer's summary states that water which accumulates in the ditch along the western boundary is later pumped into the sewers. Residents of Walducks Close and Orkney Close are unaware of the pumping which, if installed, is totally ineffective as evidenced by the frequent complaints of extensive flooding.

24th January 2021

Stewkley Parish Council (07.04.20)

At their meeting 6th April 2020, Stewkley Parish Council resolved to object to these planning applications for the following reasons:

Visitor Car Parking location

Visitor car parking needs to be appropriate and spread around the development otherwise it will encourage parking on the road. The proposed layout has the majority of visitor parking spaces on the side of the development with the fewest houses.

5 Bed House types

The proposed housing mix includes 5% of new 5-bed houses. The Stewkley Neighbourhood Plan (submitted to AVDC) highlights that there is an excess of large 5 bed houses in the village. There is not a requirement to add to this excess as the supply is already accommodated.

Masterplan layout

The layout and location of houses does not fit within the character of such a large development in a village location. The development should have a staggered setting with appropriate landscape to fit within the character of an organically developed plan as opposed to a regimented layout of houses all in a row with equal spacing similar to any new suburb of any town in the country. It is

also noted that the affordable housing is concentrated around one area and not distributed across the whole development. We would like to see a more even distribution of the affordable houses.

Intrusion on existing houses

The house at Plot 17 adjacent to no. 15 Orkney Close is in extremely close proximity and does not adhere to the minimum depth discussed in para 5.14 of their Planning Statement ensuring a high standard of amenity for future residents. We would like to see this same consideration for amenity given to this location.

House type character

The house types appear to be standard types used all around the country. We would like to see the design of the houses with more variety, picking up local and differentiating features and matching local brick types, roof finishes, etc.

Stewkley Parish Council (08.09.20)

Stewkley Parish Council were disappointed that their objections raised on 7 April 2020 did not appear to have been addressed. Despite the best endeavours of the council to meet with the developers, no such meeting was arranged. Consequently Stewkley Parish Council has no option but to re-state its objections to this application.

At their meeting 07 September 2020, Stewkley Parish Council resolved to object to this application for the following reasons:

Intrusion on existing houses

The house at Plot 17 adjacent to no. 15 Orkney Close is in extremely close proximity and does not adhere to the minimum depth discussed in para 5.14 of their Planning Statement ensuring a high standard of amenity for future residents. We would like to see this same consideration for amenity given to this location.

5 Bed House types

The proposed housing mix includes 5% of new 5-bed houses. The Stewkley Neighbourhood Plan (currently awaiting Regulation 16 consultation) highlights that there is an excess of large 5 bed houses in the village. There is not a requirement to add to this excess as the supply is already accommodated.

Masterplan layout - we note in the Comments on Amendments document (20 August 2020) that the developer state they have made changes to the Masterplan layout. We are unable to identify any significant changes that address our original comments.

The layout and location of houses does not fit within the character of such a large development in a village location. The development should have a staggered setting with appropriate landscape to fit within the character of an organically developed plan as opposed to a regimented layout of houses all in a row with equal spacing similar to any new suburb of any town in the country. It is also noted that the affordable housing is concentrated around one area and not distributed across the whole development. We would like to see a more even distribution of the affordable houses.

House type character The house types appear to be standard types used all around the country.

We would like to see the design of the houses with more variety, picking up local and differentiating features and matching local brick types, roof finishes, etc.

Stewkley Parish Council (22.09.20)

Soulbury Road Development – Dandara – SPC Review

Stewkley Parish Council

September 2020

Masterplan

A regimented, characterless layout that reflects a rural village unlike similar local developments.



Dandara Stewkley Development layout



Aylesbury Housing masterplan – Dandara Plan no different to a town masterplan

NEW HOMES - Breakfast Field (aka "Spuddlespits") development, Mursley Road, now has full planning approval
 R = New properties intended for rental. S = New properties intended for sale - with a preference to be given to existing Swanbourne residents.
 Building will start in Autumn 2017 and houses are expected to be completed during 2018, with 6 intended for rental and 7 intended for purchase.



Swanbourne recent masterplan – Completed – A much more ‘relaxed’ rural feel that gives the impression of organic growth through staggered frontages and change of angles of the unit locations



Mursley recently completed development – A non-regimented layout with staggered frontages

House ‘style’



Dandara Development Proposal Street frontage elevation and housing style – A series of characterless boxes that have no reflection of a rural village ‘place making’ and do not reflect Bucks County Council/ AVDC’s own Housing and Materials published Guides



New completed development at Swanbourne (4 miles form Stewkley) – Distinct and varied character



House type in recent Aylesbury development – Even the town location for this has given rise to some local feel for materials which the Dandara scheme does not (very crude basic cheap boxes with either brick or render)

Consultation Responses (Summary)

Environmental Health - There are no environmental health comments in relation to this application

Parks and Recreation (06.03.20)

This application is currently unacceptable for the following reasons:

- *There are no barriers (with incorporated maintenance vehicle access) within the open space preventing vehicles from accessing the open space or as a deterrent to young children wandering into the adjacent road or SUDS.*
- *LEAP design annotation to be amended so it is clear that 2 benches are to be provided.*
- *No satisfactory RoSPA pre-installation 'Plan Check/Design Review' report has been submitted in order to demonstrate that the LEAP is as safe as necessary.*

The applicant has failed to demonstrate that the LEAP will score a minimum of 'Good' against RoSPA's play value assessment for both toddlers and juniors

Any RoSPA suggested amendments to the LEAP design must be made in order to make the LEAP as safe as necessary and meet the minimum 'Good' play value requirements, before copies of both the above RoSPA reports and final LEAP design (including full equipment, item and supplier specifications) are submitted to AVDC for approval.

Parks and Recreation (11.09.20)

The current open space scheme is unacceptable for the following reasons:

- *There are still areas where unauthorised vehicles can access and/or park on the open space. Suitably robust vehicle prevention barriers should be installed to prevent this whilst including lockable access for maintenance vehicles.*
- *1.2m high bow top LEAP fencing and gates are too 'prison like' – reduce height to 1m.*
- *LEAP self closing gates to be of a contrasting colour to the fencing to aid the visually impaired and to have 'soft closing' mechanisms to prevent rebound injuries.*
- *Robust minimum 90 litre litter bin with lockable liner to be located within the LEAP boundary fencing not outside of it.*
- *Two robust benches with both back and arm rests to assist the less able, to be located within the LEAP boundary fencing and form part of the LEAP, not outside of it.*
- *Play area signage in accordance with RoSPA recommendations to be provided near the main entrance gate, potentially located on a fence panel adjacent to the gate.*
- *A hard surfaced path that connects the LEAP entrances to the footpath network to improve access for all is required.*
- *The LEAP boundary fence does not meet the required minimum 20m from the nearest residential dwelling.*
- *The LEAP's total area does not meet the minimum required 400m² - consider including grass mounds within the LEAP boundary to increase the total area and provide additional play value.*
- *No RoSPA design review or scored play value assessment has been submitted conforming the LEAP is as safe as necessary and scores a minimum of 'Good' for both toddlers and juniors.*

Any RoSPA suggested amendments to the LEAP design must be made in order to make the LEAP as safe as necessary and ensure it scores a minimum of 'Good' for both toddlers and juniors, before copies of both the above RoSPA reports and final LEAP design (including full equipment, item and supplier specifications) are submitted to Buckinghamshire Council for approval.

Parks and Recreation (30.10.20)

I am now happy with the attached RoSPA report that confirms that the revised LEAP scores a minimum of 'Good' for both toddlers and juniors. It should be noted however, that the attached RoSPA report refers to LEAP drawing number 9378-L-05 rev E, when in fact the most recently submitted LEAP drawing number (which I am happy to approve) is 9378-L-05 rev F.

Crime Prevention Design Advisor (CPDA) (10.03.20)

It is pleasing to see that the applicant has incorporated the general principles of CPTED in the design and layout of the development.

The following areas of the plan that could be amended to reduce the risk of crime and ASB further. Visitor Parking – should be provided in smaller groups and with appropriate defensive space. This especially relates to those located close to the LEAP where parked vehicles could obscure surveillance. It would be more beneficial to group these into smaller numbers with appropriate defensive space. This would prevent large areas of parking being left empty and without a sense of ownership at certain times during the day and overnight which could allow crime and ASB to thrive in this location.

· Footpath adjacent to Plot 29 - This is in close proximity to the residential dwelling and likely to introduce a high level of anonymity to this area. The footpath should be moved away from the dwelling to provide a suitable level of defensive space to the occupants of this plot and to prevent them from being adversely affected by noise and activity.

The applicant is advised to seek additional crime prevention advice, best practice and guidance on the Secured by Design website

Crime Prevention Design Advisor (CPDA) (September 2020)

Having reviewed the submitted documents the applicants has addressed the previous concerns raised. The applicant should be asked to extend the defensive planting to the side boundary of Plot 29 where the footpath enters the development to provide robust standoff from the public realm .

Highways Officer (24.03.20)

Given that outline consent was granted, the principle of this proposal in highways and transportation terms and the principle access has already been accepted, subject to planning conditions and s106 obligations. The comments are confined to the detailed site layout.

Site layout– The proposed development would provide acceptable vehicular and pedestrian access.

Tracking: Vehicle tracking shown on the proposal demonstrates that there is adequate manoeuvring space to allow for long refuse vehicle to enter the site, turn and egress in forward gear.

Parking: The parking provision is appropriate for the scale of development; the parking spaces complies with standards and the vehicles would be able to access and manoeuvre in and out of the parking spaces. However, there is concern that access and egress to / from the parking spaces serving plot 17 would be difficult, and the layout should be amended.

On-Street visitors parking: On-street visitor lay-by parking spaces proposed would be accessible and useable. However, the visitor lay-bys between plots 55 and 58 and between 50 and 67 do not have any adjacent footway for access to / from the parking spaces, and footway should be considered to improve access; and also to improve pedestrian access around the site. Certainly, the visitor parking space adjacent to plot 31 is unnecessary, and should be removed and replaced with a continuous footway.

Overall, based on the above, the BC Highway Authority has no objection in principle to the proposed development, subject to amended plans and information to address the points made.

Highways Officer (08.09.20)

The layout has been amended and I am satisfied that the parking layout provides acceptable access, manoeuvring and turning space, and that the visitor parking provision, layout and pedestrian access is acceptable.

The updated vehicle tracking provided to suit the revised site layout, demonstrates that there is adequate manoeuvring space to allow for both a fire tender and an 11.2m long refuse vehicle to enter the site, turn and egress in a forward gear.

Whilst proposed footpaths to Orkney Close and Griffin Field footpaths would improve pedestrian access between the site and the surrounding area, these additional links are unnecessary from a highways perspective. I would add that there. The delivery of a footpath could be difficult due to a gap between the site boundary (red line area) and the adopted highway at the end of Orkney Close. Similarly, Griffin Field is a private road, and therefore the provision of these pedestrian links is a matter between the applicant / developer and other third parties, and the Highway Authority would not adopt these pedestrian links.

A Travel Plan has been submitted to comply with planning condition 14 of 16/02551/AOP. The Travel Plan notes that the applicant / developer will appoint a Travel Plan Co-ordinator, provide travel information packs to new residents and undertake travel surveys to monitor, and update the Travel Plan. The submitted Travel Plan is considered acceptable to reduce and encourage non-car travel, and I have no objection to the discharge of planning condition 14 of 16/02551/AOP.

Environment Agency – 10th March 2020/10th & 15th September 2020

No comments

Buckinghamshire Council Sustainable Drainage Officer (BC SuDS) (7.09.20)

Following a review of the information provided in the Flood Risk Compliance Report and Maintenance Plan; the LLFA has no objections to the above proposals.

Whilst the above report has been revised as part of the above proposals, this information does not form part of the submission of details pursuant to Condition 6 and 7 under planning application reference 16/A2551/DIS and therefore these conditions remain outstanding.

Buckinghamshire Council Sustainable Drainage Officer (BC SuDS) (4.01.21)

Buckinghamshire Council as the Lead Local Flood Authority (LLFA) has reviewed the information provided in the submitted details listed below:

· Flood Risk Compliance Report and Maintenance Plan (Ref.18669/FRA-C&MP Rev. A, August 2020, Woods Hardwick)

The LLFA has no objections to the above proposals. Whilst the above report has been revised as part of the above proposals, this information does not form part of the submission of details pursuant to Condition 6 and 7 under planning application reference 16/A2551/DIS.

Buckingham And River Ouzel Drainage Board (11.03.20 & 01.09.20)

No comment

Affordable Housing (20.03.20)

The affordable housing tenures in various documents appear to contradict each other slightly. 4 bed shared ownership properties are not required as these are unaffordable for many eligible purchasers. A 2/3 bed house should be provided instead.

In line with emerging policy, 15% of the units for affordable rent are provided as wheelchair user dwellings as described in Part M of current Building Regulations.

The Affordable Housing Plan LN45-PL-004 PL1 shows clustering restrictions in the s106 have been adhered to only if it can be ensured that all the affordable dwellings are the transferred to an RP prior to the occupation of no more than 50% of the open market dwellings. If the applicant anticipates and prefers that the occupation of the affordable dwellings should be phased as per paragraph 5.2 then the clustering restrictions will be 7 affordable dwellings and this should be accounted for now.

If the applicant has not already done so we would encourage them to engage early with our partner registered providers and we can supply contact details to help facilitate this upon request.

Affordable Housing (3.09.20)

The number, mix and tenure of the affordable units as shown in drawing LN45-PL-004 is now considered acceptable for this scheme.

The affordable units should be indistinguishable from the open market housing.

The clustering restrictions in the s106 have been adhered to assuming only that, as per the s106, the applicant ensures that no more than 50% of the private dwellings are to be occupied until all the affordable units have been completed and transferred to a Registered Provider.

If the applicant has not already done so we would encourage them to engage early with our partner registered providers and we can supply contact details to help facilitate this upon request.

Recycling Waste (11.03.20)

No comments

Developers are required to purchase and arrange the delivery of bins giving a months' notice

proper to the occupation of the property.

Archaeological Service (23.03.20)

Condition 9 of planning permission 16/02551/AOP requires a scheme of archaeological work to be undertaken in advance of any development. This work is currently being overseen by RPS Consulting, and has taken the form of a geophysical survey, evaluation and subsequent excavation. The preliminary results of these works are not of such significance that they would affect the reserved matters application.

Archaeological Service (04.09.20)

No comments

Archaeological Service (11.09.20)

The archaeological evaluation and excavation have been completed. No objection

Landscape Officer (05.02.21)

I have reviewed the amended soft landscape plans and I am satisfied with the changes. I have no further comments to make.

Landscaping (Surgery, 23.07.20)

Outward facing perimeter blocks; securing rear boundaries of existing properties and on street parking is supported. Plot 50-53 good example of what can be achieved, particularly if houses are pushed back with front gardens created.

Current proposal is more akin to a much more urban site location. Looks denser than surrounding development. Low-quality street scene supporting a highways layout not reflecting the rural village character prevalent through the historic core of the village.

NW boundary could positively contribute to the area. Planted strip adjacent to the existing rear lane (serving the dwellings that front onto Dove Street and Soulbury Road) with wall forming the rear boundary of the proposed gardens. A timber fence is not acceptable in terms of secured by design and character/visual impact. Proposed gardens along NW boundary should be longer, at least 10 metres in depth.

Some off-street parking has been overprovided and could be reduced (particularly as on-street parking could be reasonably used for residents. Parking standards are maximum so allow some flexibility. This would also give better opportunities to open up the street scene and introduce greenery and variety.

Perimeter plots not unacceptable in terms of rounded layout but, when viewed from the surrounding landscape would appear too dense. Outline was much more permeable, with a looser, sylvan approach to the design.

Attenuation basin is overly engineered feature and must be more naturalistic with an enclosed boundary to the open countryside.

Footpath links are lacking. Key issue at outline was to link the site to the existing village. Should be attempting to connect into Orkney Close and Waldocks Close at least with footpath links but, the

developer should be investigating opportunities to connect new streets into adjacent highways. If not currently possible, the layout must not frustrate future vehicular links into Waldocks Close and Orkney Close. It is not unfeasible that future vehicular links could be made and the layout must facilitate this, not hinder it.

Entrance to the development is poorly thought out. It should be a focal point, not an area with visible substations or areas of enclosed plant.

Overall, the development must be much more reflective of the sensitive edge of rural village location, seeking to positively contribute to the existing rural village character of Stewkley, not drawing from the poorly designed late C20 development of the adjacent streets. The site has potential to positively contribute to the sense of place but currently fails to achieve this.

Tree Officer 2.3.2021

No objection – subject to condition.

As previous comments stated, the layout largely avoids impacts to retained trees, revised supporting info has better justified where there are impacts, and now provides additional mitigation.

Although the proposed mitigation generally fall short of best practice, the impacts are generally minor, and to low to moderate quality trees that are generally tolerant of disturbance. Although far from ideal, the overall impact to the retained tree stock is not likely to be significant. The proposed tree protection measures are therefore considered sufficient, and condition 4 of 16/02551/AOP can be discharged.

With regard to new planting, whilst the proposed species and locations for new planting are generally acceptable, and could lead to long term improvement in arboricultural quality at the site, there is insufficient detail to demonstrate that these trees are likely to successfully establish. Further information is required, but this could be secured via condition.

Representations

Amenity Societies/Residents Associations

None.

Other Representations

23 comments have been received objecting to the proposal:

Residential Amenity

- Relationship of Plot 17 to No 15 Orkney Close resulting in loss of light, sense of enclosure and over bearing.
- Lack of buffer between new development and no 15 Orkney Close is not consistent with other developments. A buffer of 8m to 9m between No 15 Orkney Close will ensure the building is not structurally impaired
- The proposed adjacent new property has been relocated a further 2.2m, together with provision of planting - this is positive.
- No 15 unfairly treated, perhaps the building line for those new properties (Plot nos 18 to 28) backing onto Griffin Field, Walducks Close and no. 17 Orkney Close is extended to

include no. 15 Orkney Close? Buffers between new builds and existing properties have worked very well in Kingsbrook with consideration given to existing households, this is what we would like.

- Amended plans only moved the plot next to No 15 Orkney Close by 0.5m
- There are two car parking spaces backing to No 15 Orkney Close front garden. An area used for sitting which means the occupiers of 15 Orkney will be sat next to exhaust pipes
- No 15 Orkney Close request for structural survey of pre and post build on the houses have been rejected, only a visual survey carried out.
- 15 Orkney Close request for dust, noise and movement sensor have been rejected.
- Air and noise pollution arising from construction works
- Public foot/cycle path joining development with Orkney Close will cause loss of privacy to properties, criminal and anti social behaviour.
- Cars arriving/departing from proposed plots 16 & 17 will drive right in front of the windows of proposed plots 14 & 15.

Character and Landscape

- This large development is alien to a village like Stewkley, with little transport and other benefits and should reflect the village environment in both aesthetics and concern for the residents

Design/Layout

- social housing should be integrated within whole development rather than located close to existing properties
- Request to replace plots 16 & 17 with a community orchard was rejected
- Developers to work sympathetically with the community and not put profit before everything else
- Excess of large houses, there should be a greater proportion of smaller and affordable homes.
- There should be a larger gap between number 15 and the new dwelling

Traffic / Highways

- Works have started on access road
- The 2m wide foot/cycle path on both sides of Soulbury Road, will provide adequate provision
- Inadequate parking provision - Residents / visitors will use Orkney Close as overflow/additional on-street parking, thereby causing inconvenience and disturbance.
- Inadequate car parking provision - As the trend is for garages not to be used for car parking, this means in practice approx. 132 parking spaces will be available. This equates to 2 spaces per property (132/67). There are a further 35 visitor spaces; equating to 0.5 spaces per property. Even though this might meet or perhaps exceed Planning Guidance, I seriously question the adequacy of the car parking provision, as being sufficient.
- No fencing /wall on plan for the boundary of the access road leaving house security vulnerable
- Potential for illegal activities / antisocial behaviour taking place on the foot/cycle path along Orkney Close

- Whilst a path from the development via Orkney Close and one via Walducks Close make sense, a path via Griffin Field does not make sense and is unlikely to be utilised.
- Will the farmers fencing across the back of Dove Street be replaced by an actual wall or will this fence stay as it is when the new buildings come up? I would like to think this is going to be replaced as part of the buildings as this is decades old and is falling apart

Flood Risk/Drainage

- Concern about existing foul water/ storm water drainage capacity
- No robust drainage strategy.
- The drainage strategy for storm water is inconsistent
- Environmental damage to village
- To avoid flooding the drainage ditch which lies between the existing houses at the end of Orkney Close, Walducks Close and Griffin Field needs to be maintained to prevent flooding particularly to the houses and gardens at the end of Griffin Field.
- Officers Report 2.3 states surface water accumulated in ditch is pumped into the sewer. This is incorrect, in that surface water accumulated from houses in Walducks Close is not pumped into the sewer but released into adjoining fields. This knowledge is gained from residing in this property when flooding occurred due to the inability of the soak away to perform in clay soil.

Landscaping/Trees

- The substantial planting to the eastern boundary should be replicated to the western boundary to minimise the impact of the proposed development on existing dwellings nearby.
- Potential damage could be caused to the hedgerow and three trees at No 12 Orkney Close

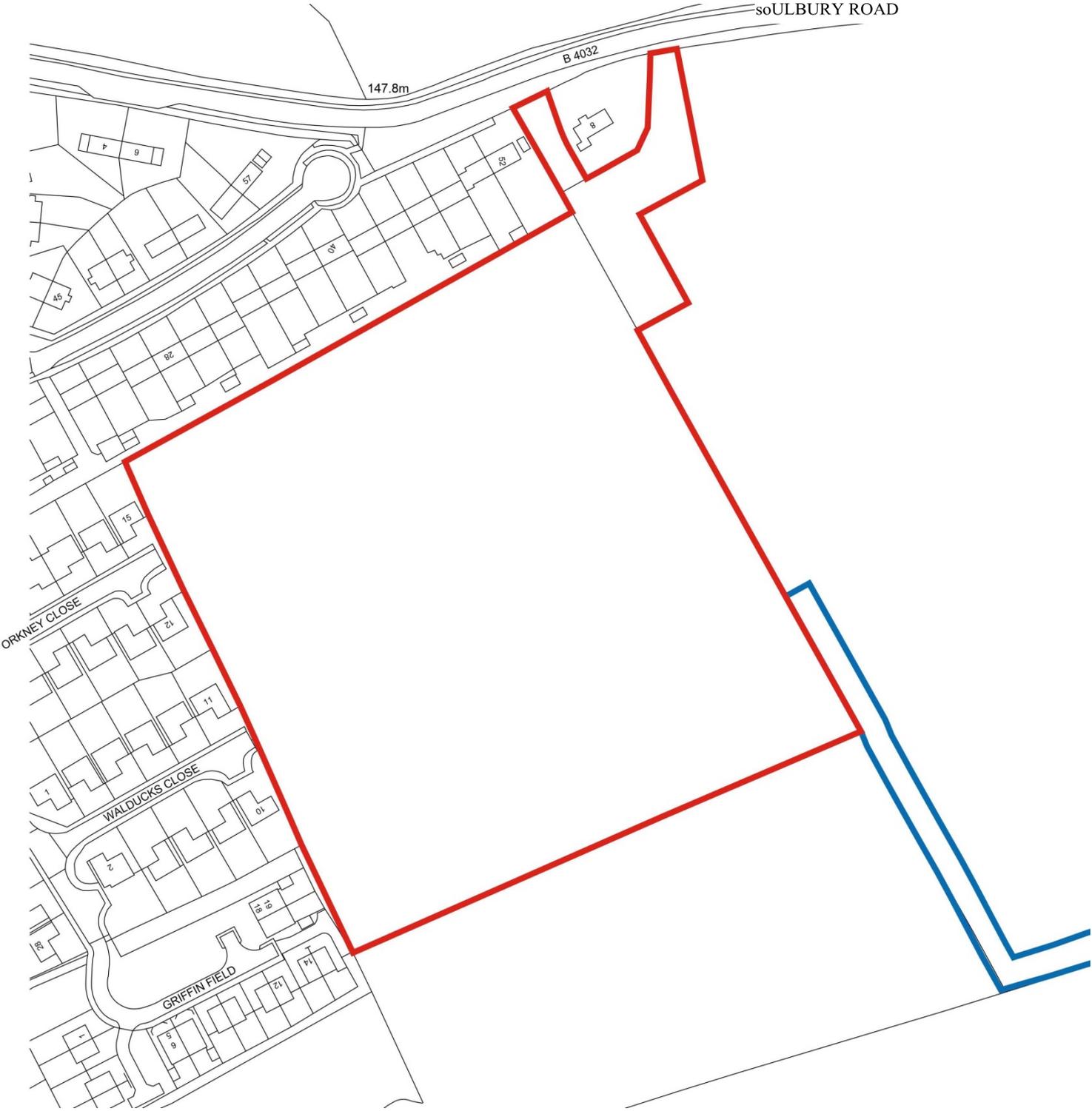
Social Infrastructure

- Impact on local amenities especially the school, is inadequate to deal with the influx of new residents

Other matters

- MP Greg Smith has also emailed his concerns in but we have not seen his email added to the comments section
- Objection is not to the build, but want some protection for asset.
- Lack of engagement with local residents on this further submission of plans.

APPENDIX B: Site Location Plan



**THE FOLLOWING ADDITIONAL ISSUES HAVE BEEN TAKEN INTO ACCOUNT IN
PREPARING THE REPORTS ON THIS AGENDA**

DETERMINATION OF PLANNING APPLICATIONS

The Council is required in all cases where the Development Plan is relevant, to determine planning applications in accordance with policies in the Development Plan unless material considerations indicate otherwise.

HUMAN RIGHTS ACT 1998

The determination of the applications which are the subject of these reports is considered to involve the following human rights:-

1. Article 8: Right to respect for private and family life; and
2. Article 1 of the First Protocol: Protection of Property

The evaluation section of each report considers in detail the competing rights and interests involved in the application. Having had regard to those matters in the light of the Convention rights referred to above, it is considered that the recommendations in the reports are in accordance with the law, proportionate and balances the needs of the Applicant with the protection of the rights and freedoms of others in the public interest.

SECTION 17 CRIME AND DISORDER ACT 1998

In reaching the recommendations set out in each report, due regard has been given to the duty imposed upon the Council under Section 17 of the Crime and Disorder Act 1998 to do all it reasonably can to prevent crime and disorder in its area.

EQUALITY ACT 2010

In dealing with planning applications on this agenda and in reaching the recommendations set out in each report, proper consideration has been given to the duty imposed on the Council under the Equality Act 2010 to have due regard to the need to eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by that Act; to advance equality of opportunity and to foster good relations between persons who share a relevant protected characteristic and persons who do not share it. The protected characteristics under the Act are a person's age, sex, gender assignment, sexual orientation, disability, marriage or civil partnership, pregnancy or maternity, race, religion or belief.

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