



Report to West Area Planning Committee

Application Number:	20/07703/FUL
Proposal:	Demolition/removal of the existing buildings and hardstanding and erection of one pair of semi-detached dwellings with associated bins stores, associated parking, amenity space and creation of new accesses from Chalkshire Road
Site Location:	Land At 86 Chalkshire Road Butlers Cross Buckinghamshire HP17 0TJ
Applicant:	Mr And Mrs J Norris - And St John Homes (Thames Valley) Ltd
Case Officer:	Heather Smith
Ward(s) affected:	Ridgeway East
Parish-Town Council:	Ellesborough Parish Council
Date valid application received:	30th October 2020
Statutory determination date:	25th December 2020
Recommendation	Refuse

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 This application seeks full planning permission for the demolition of the existing buildings and hardstanding and the erection of one pair of semi-detached dwellings with associated bin stores, associated parking, amenity space, and creation of new access from Chalkshire Road at Land adjacent to 86 Chalkshire Road, Butlers Cross.
- 1.2 The application site constitutes mix of predeveloped land and agriculture, in the Green Belt. Although, the proposed development will have no greater impact upon the openness of the Green Belt than the existing development, this proposal represents inappropriate development as a whole. No very special circumstances can be demonstrated, by reason of other harm.
- 1.3 This proposal will have no adverse effect on highway safety; the scenic beauty of the AONB, the visual character of the street scene; the amenities of future or existing residents, or ecology.
- 1.4 This proposal is not at risk from flooding and subject to an approved surface water drainage scheme, will not increase the risk of flooding elsewhere.

- 1.5 However, this proposal will result in the loss of a scattered business site in the AONB .
- 1.6 Cllr Harriss has called this application in for consideration for consideration by committee, in conjunction with planning application 20/07667/FUL
- 1.7 This application is recommended for refusal.

2.0 Description of Proposed Development

- 2.1 The application site is a plot of land, approximately 0.09 hectares in size, situated on the eastern side of Chalkshire Road, Butlers Cross.
- 2.2 The site has a frontage width of approximately 26 metres and a depth of approximately 31 metres. At present a group of buildings are situated on the site, with varying uses. In 2020, a Certificate of Lawfulness was granted confirming that the use of this part of the site was a mix of B1c (light industrial), B8 (storage and distribution) and agriculture. Vehicular access to the site is situated in the southern corner of the existing frontage. This access also leads to an existing agricultural bungalow at the rear. The existing bungalow is in the same ownership as the current application site, but does not form part of this application.
- 2.3 The application site is situated in the Green Belt and the Chilterns Area of Outstanding Natural Beauty. A public footpath (ELL/23/1) runs adjacent to the southern boundary of the site. To the north and west are residential properties which line Chalkshire Road. To the south lie open fields.
- 2.4 This application seeks full planning permission to demolish all the existing commercial and agricultural buildings on the site and erect two, semi-detached, two storey dwellings.
- 2.5 The submitted plans show that the proposed dwellings would be sited facing Chalkshire Road. The existing access would be retained for the southern dwelling and a new vehicular access created for the northern dwelling. Off street car parking would be available to both dwellings, on the frontage of the site.
- 2.6 The proposed dwellings would both appear as one and half storeys, with accommodation provided in the roof. The northern most dwelling would be slightly larger and comprise of an open plan lounge/kitchen/dining room, study. Utility and WC on the ground floor with 2 bedroom and a bathroom in the roof space. The southern dwelling would comprise an open plan living/kitchen/dining room, bedroom and WC on the ground floor with a double bedroom and a bathroom in the roof space.
- 2.7 The application is accompanied by:
 - a) Planning Statement
 - b) Design and Access Statement
 - c) Highways Statement
 - d) Flood Risk assessment
 - e) Ecology Report
 - f) Tree Report
 - g) Cil Form

3.0 Relevant Planning History

Reference	Development	Decision	Decision Date
99/07084/FUL	Erection of single-storey rear extension.	PER	20 December 1999
16/06059/FUL	Householder application for demolition of rear conservatory, construction of single storey extension and reconfiguration of existing bungalow	PER	20 June 2016
19/07909/FUL	Demolition/removal of the existing buildings and hardstanding and the erection of two three-bedroom dwellings with bin stores, access, parking, and amenity space	WDN	5 February 2020
20/05455/CLE	Certificate of Lawfulness Existing application for continued use of buildings 1 and 3 for B1(c) light industrial purposes, use of buildings 4 and 5 for Agricultural purposes, together with external storage of building materials	GRCLE	20 July 2020
PI20/00263/MISC3	Legal consultation relating to 20/05455/CLE	REPLY	9 April 2020
PI20/00272/PADR	Demolition of existing buildings and erection of two detached dwellings with access, parking and amenity space.	REPLY	13 May 2020
20/06910/NOTR	Notification (Part 3, Class R) for change of use of 99.5sqm of existing agricultural buildings and agricultural yard area to flexible commercial use falling within use class B8 (Storage & Distribution) under 150 sqm	DNSUB	16 September 2020

20/07667/FUL	Demolition/removal of the existing buildings and hardstanding and the erection of two detached dwellings with access, parking and amenity space	PDE	To be determined
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4.0 Policy Considerations and Evaluation

Principle and Location of Development

Wycombe District Local Plan (August 2019): CP1 (Sustainable Development), CP3 (Settlement Strategy), CP4 (Delivering Homes), DM33 (Managing Carbon Emissions, Transport and Energy Generation), DM42 (Managing Development in the Green Belt)
 DSA: DM1 (Presumption in favour of sustainable development), DM6 (Mixed-use development)

- 4.1 The application site is situated in the Green Belt, where the erection of new development is strictly controlled
- 4.2 In accordance with Paragraph 145(g) of the National Planning Policy Framework (NPPF), limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use, is considered to be appropriate development in the Green Belt, providing the development would not have a greater impact on the openness of the Green Belt than the existing development.
- 4.3 The NPPF defines **“pre-developed land as “land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it is not assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.”** Certain forms of land are excluded from the definition of pre-developed including agriculture/forestry buildings and uses.
- 4.4 In this instance, a Certificate of Lawfulness for an Existing Use was granted, in July 2020, which established that part of the application site had a lawful use for Class B1c (light industrial); B8 (storage), the rest of the site was in an agricultural use.
- 4.5 In September 2020, a Prior Notification application was granted, under Class 3R (Flexible Use) of Schedule 2, Part 1 of the Town and Country Planning General Permitted Development (England) Order 2015 (as amended) for the remaining 99.5sqm of agricultural buildings and yard area to change its use to a flexible use (including storage). This permission established that such a change of use constituted permitted development, not requiring planning permission. The notification did not include all the land that is included within this application. Part of the land is therefore still agricultural and is not previously developed land.
- 4.6 As part of the site is agricultural, the whole of the development has to be considered as inappropriate development in the Green Belt (See: Kemnal Manor Memorial Gardens Limited v First Secretary of State and the London Borough of Bromley [2005] EWCA CIV 835 (paragraph 34 of the Judgement of Lord Justice Keene).
- 4.7 Paragraph 143 of the NPPF and Policy DM42 of the Wycombe District Local Plan (2019) both state that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Paragraph 144 of

the NPPF goes on to state that **“Very special circumstances will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.”**

- 4.8 The submitted plans do show that the majority of application site, including all the buildings, falls within the definition of pre-developed land. The redevelopment of pre-developed land for residential purposes is appropriate development in the Green Belt, providing there is no greater impact on the openness of the Green Belt than the existing development.
- 4.9 The NPPF does not advise how the openness of the Green Belt should be measured. However a comparison of gross volumes; floor areas; size and location of buildings and the provision of open gaps is a reasonable approach.
- 4.10 In this instance, the existing buildings have a gross volume of approximately 692 cubic metres, a footprint of 222 square metres and an area of hardstanding of 505square metres. By comparison, the proposed development would have a lesser gross volume of 684 cubic metres and a lesser footprint of 159 square metres (63 sqm or 29% reduction). Furthermore, the area of hardstanding or the proposed development would be reduced to 312 square metres – some 193 square metres (39%) less than the existing development.
- 4.11 In terms of size and location of buildings, it is considered that the proposed development would have a lesser impact on the openness of the Green Belt than the existing development. As such, this proposal meets the requirements of the NPPF and could be considered to be appropriate development in the Green Belt.
- 4.12 In light of the above, it would be possible to conclude that the inclusion of agricultural land within this development would not result in any additional harm, over and above the harm by inappropriateness, to the openness of the Green Belt. However, as the report below will establish, this proposal will result in other harm, regarding detriment to the scenic beauty of the surrounding AONB and the loss of a scattered business site.

Affordable Housing and Housing Mix

Wycombe District Local Plan (August 2019): DM22 (Housing Mix), DM24 (Affordable Housing), DM41 (Optional Technical Standards for Building Regulations Approval) Planning Obligations Supplementary Planning Document (POSPD)

- 4.13 This proposal falls below the Council’s threshold for affordable housing
- 4.14 With regard to housing mix, the introduction of 2 bed dwellings is acceptable in this location.

Employment issues

Wycombe District Local Plan (August 2019): CP5 (Delivering Land for Business), DM5 (Scattered Business Sites)

- 4.15 Due to its authorised use and location outside of a business centre, the application site is considered to be a scattered business site.
- 4.16 Policy DM5 of the adopted Wycombe District Local Plan, seeks to protect the use of sites for business purposes and states that “planning permission will only be granted for residential development if it has clearly been demonstrated that the re-use of the site for the uses specified in (a) and (b) above (B1, B2 and B8) is no longer practicable.

- 4.17 In order to demonstrate that a site is no longer practicable for employment generating purposes by reason of a lack of potential occupiers, the site must be marketed for a) a sufficient period of time; b) at a reasonable prices for employment generating uses, stripping out any residential hope value and c) unencumbered by any sales agreement which gives priority to prospective developers, or renders the site unavailable to other prospective purchasers in the market. No evidence that the application site has been marketed for employment generating uses has been submitted.
- 4.18 The recent Certificate of Lawfulness application revealed that the site is predominantly used by the existing resident at No 86 Chalkshire Road. However, evidence was provided that part of the site had also been used by a local builder to store some materials. The extent of this use is not clear, but it is evident that the site does capacity for an independent commercial use. On this basis, this proposal would result in the loss of a scattered business site, contrary to Policy DM5 of the Local Plan.

Transport matters and parking

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions, Transport and Energy Generation)
DSA: DM2 (Transport requirements of development sites)

- 4.19 Chalkshire Road is a C class road subject to a 30mph speed restriction. The road does not have parking or waiting restrictions and benefits from a pedestrian footway on the opposite side of the highway to the development site
- 4.20 The development site is located within 500m of bus stops located on the A4010 where regular bus services to High Wycombe and Aylesbury offer an option for sustainable transport.
- 4.21 The application proposes the demolition of the existing buildings and the erection of 2(no) dwellings. The dwelling to the south of the site would use the existing access which will continue to also serve No. 86. A new access is proposed for the dwelling to the north of the site.
- 4.22 The Council's Highways Officer has reviewed this application and is satisfied that both the existing access and the new access have sufficient visibility splays to accommodate their use by the proposed dwellings, together with the existing dwelling on the site.
- 4.23 In accordance with the Buckinghamshire Countywide Parking Guidance, the optimum number of spaces required for each of the proposed dwellings is two. The Council's Highways Officer is satisfied that the required provision can be met on site and that sufficient manoeuvring space will be available for cars to enter and leave the site in forward gear.
- 4.24 As such, it is considered that the proposed development is situated in a sustainable location and will have no adverse effect upon highway safety or the free flow of traffic in the locality.

Raising the quality of place making and design

Wycombe District Local Plan (August 2019): CP9 (Sense of place), DM30 (The Chilterns Area of Outstanding Natural Beauty); DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality).

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

- 4.25 The area surrounding the application site is predominantly characterised by two storey, detached properties, which front onto Chalkshire Road, with open garden land to the rear.
- 4.26 The existing dwelling to the rear of the application site is unusual in terms of its layout as it is set back from the road frontage by over 40 metres. The commercial buildings on the frontage have been in situ for many years or have replaced previous buildings on the site. The layout of the wider plot is therefore effectively divided into two halves; one residential the other commercial.
- 4.27 The current proposal seeks to remove all of the existing buildings and to subdivide the application site into two plots. The orientation of the proposed plots will reflect the existing grain of residential development in the surrounding area.
- 4.28 The submitted plans show that the proposed dwellings will be sited approximately 20 metres back from the edge of the highway. The principal elevation of each dwelling will face onto Chalkshire Road, with forecourt parking provision and private amenity space to the rear. This siting complies with the established building line of adjacent dwellings, in the locality.
- 4.29 With regard to the appearance of the new dwellings, it is considered that the proposed design will have no adverse effect upon the scenic beauty of the wider AONB or the visual amenity of the street scene. Chalkshire Road is characterised by a variety of different sized properties of varying designs. The submitted details indicate that the properties would be erected with brick/ flint and a grey slate roof. However, full details of external materials and surfaced areas would need to be submitted and approved prior to their use. A planning condition should be imposed to this effect.
- A tree report has been submitted with this application which demonstrates that the existing tree in the northern corner of the application site and the existing hedging at the rear will be retained as part of this development. The retention of the existing tree is welcomed. Although this specimen is not protected by a TPO, it does provide some amenity value to the street scene.
- 4.30 On balance, it is considered that this proposal will improve the appearance of the application site by removing the existing unsightly buildings. The proposed dwellings reflect the existing grain of development in the locality and will not harm the scenic beauty of the surrounding AONB.

Amenity of existing and future residents

Wycombe District Local Plan (August 2019): DM35 (Placemaking and Design Quality), DM40 (Internal space standards)
Housing intensification SPD

- 4.31 The proposed dwellings will provide a good standard of accommodation for future occupiers. The submitted plans show that the internal layout complies with the nationally recognised internal space standards. A satisfactory area of private amenity space will be provided at the rear of the properties.
- 4.32 The submitted plans show that no habitable room windows will be installed in the roof space or a first floor side elevation which will directly overlook the neighbouring residential properties.
- 4.33 In terms of light and outlook, it is considered that the proposed dwelling would have no adverse effect upon the amenities of the adjacent residents.

Environmental issues

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM20 (Matters to be determined in accordance with the NPPF).

- 4.34 In view of the previous planning history of the application site, the Environment Agency has recommended that surface water drainage methods do not include infiltration as this could leach existing contaminants into the soil and underlying aquifer. A planning condition should be imposed to this effect.
- 4.35 Furthermore, a planning condition should be imposed which requires further studies to be undertaken if contaminants are found on the site, during the construction phase. The Council's Environmental Health Officer agrees with this approach and also requests that a watching brief condition for contaminated land is imposed on any future permission.
- 4.36 The Council's Environmental health officer has also identified that noise readings have been taken alongside Chalkshire Road, and levels have shown that the site falls within an area exposed to traffic noise. As such, the internal noise levels should adhere to the levels as stated in BS8233:2014 and all habitable rooms fronting, or that have direct exposure to Chalkshire Road will need to include acoustic glazing and mechanical ventilation. A planning condition should be imposed to this effect.
- 4.37 With regard to a reduction in air pollution, Policy DM33 requires new development to make provision for alternative vehicle types and fuels. This can be achieved by providing cabling for electric car charging points, for the new dwellings. A planning condition should therefore be imposed to this effect.

Flooding and drainage

Wycombe District Local Plan (August 2019): DM39 (Managing Flood Risk and Sustainable Drainage Systems)

- 4.38 The application site is not situated within a flood risk zone 2 or 3.
- 4.39 The applicant has submitted a Flood Risk assessment in support of this application. The report concludes that the application site is not at an unacceptable risk of flooding and that the proposed development will not increase the risk of flooding elsewhere.
- 4.40 With regard to the disposal of surface water, the applicant accepts that infiltration is generally the preferred method. However, in this instance, the infiltration of surface water could leach existing contaminants in the soil into the water table and aquifer below the application site. As such, infiltration methods should not be used.
- 4.41 The applicant has therefore provided an alternative method for surface water drainage, involving attenuation. In this instance, a geo cellular storage tank will be provided along the southern boundary of the site. The attenuated flows from the storage tank will be intercepted; conveyed through a pipe and discharged into an existing ditch, approximately 200 metres to the east of the site. The applicant has rights to drain over the land and into the ditch as both are in the same ownership.
- 4.42 This means of surface water drainage was agreed, in principle, by the Local Lead Flood Authority, under a similar planning application on this site, reference 19/07909/FUL. Although, this application was subsequently withdrawn, the opinion of the LLFA is still relevant to this application.

4.43 It is therefore concluded, that the applicant has demonstrated that a scheme for surface water drainage is possible on the application site. A planning condition should be imposed requiring a detailed scheme, involving attenuation methods, to be submitted and approved.

Ecology

Wycombe District Local Plan (August 2019): DM34 (Delivering Green Infrastructure and Biodiversity in Development)

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

4.44 The applicant has submitted an Ecological Report in support of this application. Although, this report was prepared in August 2019, it concluded that the application site had very little ecological value. The Council's Ecologist accepts this conclusion and also considers that the ecological value of the site will not have altered much since.

4.45 In accordance with Policy DM34 of the adopted Local plan, new developments are expected to provide a net gain in biodiversity. Although, no such enhancement measures have been provided, the Council's Ecologist is satisfied that this can be accomplished on site. Therefore a planning condition should be imposed on any subsequent planning permission requiring a scheme for ecological enhancements to be submitted and approved.

4.46 It is also considered appropriate to require that the proposed development secure provision for bat boxes and that any external lighting is directed downwards, so not to cause harm to nocturnal species. Planning conditions should be imposed to this effect.

Building sustainability

Wycombe District Local Plan (August 2019): DM41 (Optional Technical Standards for Building Regulations Approval).

4.47 It is considered necessary to condition water efficiency in accordance with Policy DM41.

5.0 Weighing and balancing of issues / Overall Assessment

5.1 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.

5.2 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

5.3 The proposal includes the change of use of agricultural land to residential, which is inappropriate development within the Green Belt to which substantial weight needs to be given. In addition, it would also result in the loss of a scattered employment site,

which also weighs against the proposal. In its favour is the benefit that two new residential dwellings would bring to the area and the limited short term economic benefit of their construction, finally there is the benefit to openness due to a decrease in the built development within the site.

- 5.4 On balance given that the benefits of the proposed development are outweighed by the harm it would cause, the very special circumstances, which are necessary to justify the approval of inappropriate development in the Green Belt, have therefore not been demonstrated. As such, this proposal should be refused.

6.0 Working with the applicant / agent

- 6.1 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.
- 6.2 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.
- In this instance, was provided with pre-application advice. The applicant/agent was updated of any issues after the initial site visit and was requested to confirm details of surface water drainage. The applicant/agent complied and the application was subsequently recommended for refusal.

7.0 Recommendation

- 7.1 Refuse: for the following reasons:

1. Part of the site remains in agricultural use within the Green Belt, where inappropriate development is, by definition, harmful and should not be approved except in very special circumstances. No very special circumstances are apparent that outweigh the harm due to inappropriateness and other harm caused to the rural amenities of the Green Belt and to allow an exception to adopted and well-established Green Belt policy, in this instance.

The proposal is therefore contrary to Policy DM42 (Managing Development in the Green Belt) of the Wycombe Local Plan (August 2019)

The above policy is considered to accord with the National Planning Policy Framework.

2. The proposed development would result in the loss of a scattered employment site in this rural location within the AONB. Scattered employment sites make an important contribution to the supply of employment land within the Buckinghamshire Council area and the redevelopment for residential use will not normally be permitted unless it has been satisfactorily demonstrated that the re-use of the site for employment purposes is no longer practicable. In this case insufficient information has been provided or is apparent to justify the loss of commercial and employment generating floor space. The proposal is therefore contrary to Policy DM5 (Scattered Business Sites) and DM30 (The Chilterns Area of Outstanding Natural Beauty) of the adopted Wycombe Local Plan (August 2019).

The above policy is considered to accord with the National Planning Policy Framework.

APPENDIX A: 20/07703/FUL

Consultation Responses and Representations

Councillor Comments

Councillor Clive Harriss: If the Council is minded to refuse this application, I would like it to be heard by the committee as there is strong support locally for the development and a need for housing of this nature in this village where so little development has taken place over the years.

Follow up comment:

Parish/Town Council Comments

Ellesborough Parish Council Response to the Redevelopment Application at 86 Chalkshire Road, Butlers Cross

I am writing to you directly, as the appointed Planning Coordinator for Ellesborough Parish Council (EPC) as the Parish Clerk is the applicant. EPC have fully reviewed the 2 current applications for the redevelopment of the brownfield site at 86 Chalkshire Road and due to significant local interest in these applications, we consider it appropriate to formally comment as set out below. Please note that these comments apply to both applications equally. 1. The existing buildings on site are in poor condition and most are beyond their economic life and constructed from deleterious materials. Therefore, the general principle of small scale redevelopment for residential use is seen as an improvement to the existing site and is therefore supported. 2. Having considered the 2 alternative schemes, the preference from EPC is for the 2 unit scheme facing the field and not the road. The principle reason for this is that it will utilise the existing site access and will not require a further vehicular access point to be built. EPC consider this to be an important point as it will minimise the visual suburbanisation of the site. This configuration is also supported by the immediate neighbours both adjacent and opposite. 3. In January 2020, EPC objected to an application for residential redevelopment of the subject site and we note that several things have now changed for both of these fresh applications. Firstly the proposed building line is set back further from the road, secondly the density of the development has reduced and thirdly the site has now been confirmed as existing commercial use i.e. not a garden infill development. 4. Within the Parish, we have experienced several instances where buildings in disrepair / redundant have been left as a visual eyesore, whilst the owner plays a tactical game with the Planning Authority. EPC are keen to help this be avoided here. 5. Both schemes demonstrate that the proposed materials would be high quality and in keeping with the village. As a note, there are virtually no roof solar panels in the village and these are generally not considered in keeping with the village design. Therefore, a strong preference is for a Building Integrated Photovoltaic (BIPV) system to be used and not the usual basic 'black slabs' which are mounted on the outside of the roof. Whilst writing, we also thank you for allowing EPC an extended period to consider and respond to this application. Regards. Matthew McGrail On behalf of Ellesborough Parish Council Please note that as the applicant, the Parish Clerk has played no part in the preparation of these comments

Consultation Responses

Highways Authority

Comments: No objection subject to a planning condition requiring the proposed parking to be provided and retained Insert external consultee responses e.g. water companies/other relevant organisations.

Environment Agency (south-east)

Comments: No objection subject to planning conditions preventing infiltration of surface water drainage and the submission of further reports in the case of unexpected contamination.

Ecological Officer

The site clearly had very little ecological value at the time of surveying in August 2019 and it is considered highly unlikely that this will have changed since, due to what is currently on site.

Therefore, despite the report stating that it is only valid for a year, I still consider it to be up to date enough to inform decision making.

Policy DM34 requires a biodiversity net gain to be achieved. Although no details of how this will be achieved have been submitted, it is considered that it will be possible to accomplish this on the site through the use of conditions.

RECOMMENDATION(S)

Conditions can be applied to mitigate against potential negative impacts on protected species and to secure a biodiversity net gain.

CONDITIONS

Site clearance and building demolition shall either:

- be undertaken outside of the bird nesting season (1st March to 31st August), or
- be proceeded (in the 24 hours prior to clearance and demolition if this is to be undertaken

within the bird nesting season,) by a detailed 'nest check' of the site by an experienced ecologist. If any nests are found which are in use, they must be clearly marked and protected from disturbance until the completion of the breeding attempt. No clearance or demolition works can start until an experienced ecologist has confirmed that nests are no longer in use or until the bird nesting season has finished.

Reason: to ensure that nesting birds are not disturbed.

Prior to occupation, the following Ecological Enhancement Features shall be installed and thereafter retained for the life of the development:

1 integrated bat box in each property e.g. Habibat Bat Box or Schwegler 1FR/2FR Bat Tube, they shall be installed least 2m above ground level but preferably as high and close to the eaves as possible and be positioned on the south, south east or south west elevations.

1 integrated bird box in each property e.g. Schwegler Brick Box Type 24, Woodstone Sparrow Nest Box or an equivalent suitable for tits, sparrows or starlings. The boxes shall be located between two to four metres high, ideally at the gable apex or at eaves. The box can be installed flush with the outside wall and can be rendered or covered so that only the entrance hole is visible.

1 integrated bee brick either built into a wall or building. Bricks should be positioned at a minimum height of 1m, with no vegetation obstructing the holes, on a southerly aspect/orientation (south, south-east and south-west).

Hedgehog holes shall be created in fences or walls to allow access through the site. They must be at least 13cm wide by 13cm high and located at ground level.

Reason: to ensure a biodiversity net gain will be achieved in accordance with policy CP10 and DM34 of the Wycombe District Council Local Plan and the NPPF

Any external lights will be directed downwards and away from ecological enhancement features.

Reason: nocturnal wildlife can be negatively impacted by artificial lighting of their habitat.

Insert internal consultee responses e.g. Highways, LLFA (SuDs), Building Control, Waste Management, Tree Officer, Conservation Officer, Environmental Health Officer, etc.

Representations

Amenity Societies/Residents Associations

None received.

Other Representations

Objections have been received from adjacent residents. The grounds of objections include:

- Overdevelopment of the plot
- Excessive suburbanisation
- No need for new housing – 5 yr housing supply can be provided.
- Design and layout is out of character with the area
- Building line of development exceeds other properties in Chalkshire Road.
- Development is contrary to Green Belt and AONB policies.
- No provision to turn cars on site
- Concern regarding how agricultural traffic will access the site
- No substance to local ward councillor views that there is strong local support for this development or need for more local housing.

Letters of support have also been received from local residents. The grounds of support include:

- Improved outlook to residents and visual character of area
- Current buildings not suitable for the original use
- Chalkshire Road has dwellings of varying sizes and designs. This proposal will be in character with Chalkshire Road
- Orientation of dwellings will not result in any overlooking of adjacent dwelling
- New hedge will improve visual character by its replacement with a hedge

APPENDIX B: Site Location Plan

20/07703/FUL
Scale 1/1250

