



Update (2) for Report to Strategic Planning Committee

Application Number:	19/00148/AOP
Proposal:	Outline Planning Application (with all matters other than means of access reserved) for a residential development of up to 420 dwellings (including affordable housing), and associated infrastructure including provision of open space (including formal playspace); car parking; new pedestrian and cycle linkages; landscaping and drainage works (to include SuDS attenuation) and two new accesses off Osier Way and one new access off Gawcott Road. Includes demolition of the existing pigsty.
Site Location:	Land off Osier Way, East Of Gawcott Road And South Of Buckingham Ring Road Buckingham Buckinghamshire
Applicant:	Wates Developments Ltd
Case Officer:	Philippa Jarvis
Ward(s) affected:	Buckingham West
Parish-Town Council:	Buckingham Town Council and Gawcott Parish Council
Date valid application received:	15 January 2019
Statutory determination date:	24 March 2021

The following additional paragraphs and updates should be noted:

4. Representations

One further letter has been received which comments that the report has not concluded that VALP policy I5 (water resources and wastewater infrastructure) has been satisfied. However, the requirements of this policy are addressed in the relevant section (starting at 5.95) and the application is supported by various reports which demonstrate this (FRA & Drainage Assessment) – the LLFA has thoroughly considered the proposal (and sought further information) in order to be satisfied that a suitable drainage scheme can be provided in principle (a condition to secure a fully detailed scheme is recommended) and the comments of Anglian Water confirm that there is an awareness of the need to upgrade existing infrastructure to serve the development; in respect of I5(d) there may be a need for a phasing condition to deal with this specific matter. Therefore, the end of paragraph 5.102 should read *'It will therefore satisfy national policy and guidance and local policy in the BNDP and VALP policies BUC046, I4 and I5'*.

5. Ecology

The end of paragraph 5.67 has been incorporated at the beginning of paragraph 5.68 and it should read as follows:

Add to end of 5.67:

3. The appropriate authority shall not grant a licence unless they are satisfied that the action authorised will not be detrimental for the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

5.68 With regard to the three tests which are required to be satisfied if a licence from Natural England is required, the following is noted:

6. Weighing and balancing of issues / overall assessment

Additional paragraphs 6.11 and 6.12:

- 6.11 In line with the Public Sector Equality Duty the LPA must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation). The application provides for a residential development of up to 420 dwellings (including affordable housing), and associated infrastructure including provision of open space (including formal playspace); car parking; new pedestrian and cycle linkages; landscaping and drainage works (to include SuDS attenuation) and two new accesses off Osier Way and one new access off Gawcott Road. The development would be accessible to those with and without the relevant protected characteristics stated above and no discrimination or inequality would arise from the proposal.
- 6.12 The Human Rights Act 1998 Article 1 the protection of property and the peaceful enjoyment of possessions and Article 8 the right to respect for private and family life, have been taken into account in considering any impact of the development on residential amenity and the measures to avoid and mitigate impacts. It is not considered that the development would infringe these rights.