



Report to Strategic Sites Planning Committee

Application Number:	22/07013/FUL
Proposal:	Demolition of existing buildings at Brook Street and construction of two storey further education building for vocational teaching and learning (1,581m ²) to accommodate the Colleges construction and automotive curriculum
Site Location:	KMS House Brook Street High Wycombe Buckinghamshire HP11 2EQ
Applicant:	Buckinghamshire College Group
Case Officer:	Lucy Bellinger
Ward(s) affected:	Abbey
Parish-Town Council:	High Wycombe Town Unparished
Date valid application received:	25th July 2022
Statutory determination date:	24th October 2022. Extended to 16 February 2023
Recommendation	Minded to grant defer for planning obligation

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

1.1 Planning permission is sought for a new consolidated further education facility for Buckinghamshire College. The proposal comprises two new buildings across two nearby sites in High Wycombe town centre. This application is for a two-storey building that would accommodate the College's construction and automotive curriculum. The new college facility application(s) are linked with two further planning applications for residential development on Buckinghamshire College's existing campuses at Flackwell Heath and Amersham.

1.2 In summary, the development would accord with the development plan for the following reasons:

- The use would be acceptable within the town centre context and would positively assist in the regeneration, vitality and viability of the town centre as a whole.

- There would be no adverse impact on highway safety or the operation of the local highway network.
 - It would encourage the use of sustainable modes of travels and be provided with sufficient parking to meet needs of the development.
 - High quality design and layout appropriate in scale form, layout and appearance.
 - It would safeguard the amenity of neighbouring occupiers, and not give rise to pollution issues, including air quality, light and noise.
 - It would deliver a net gain in biodiversity and maximise opportunity for future tree canopy cover/green infrastructure.
 - The development would not increase the risk of flooding and incorporate sustainable drainage.
 - It would mitigate for climate change and manage carbon emissions.
- 1.3 The application needs to be determined by planning committee because the Council has a landowner interest. The application site is due to be leased to the applicant subject to planning permission. The application could have been determined at the relevant area committee (West area) because the scale of development proposed would not meet the thresholds for consideration at Strategic Sites Committee. However, it is considered that the associated town centre regeneration and provision of education facilities for Buckinghamshire arising from the project as a whole is of strategic nature. Secondly, the related housing schemes are essential for the delivery (in respect of a funding element) of the new education facilities, such that the four planning applications are components of a single project. Each planning application does however need to be assessed on its own individual planning merits.
- 1.4 The approval of planning permission is recommended subject to a number of planning conditions and the completion of a legal agreement to secure a travel plan.

2.0 Description of Proposed Development

- 2.1 Planning permission is sought for a two storey further education building for Buckinghamshire College Group to accommodate their construction and automotive curriculum. The existing single storey commercial garage and office would be demolished.
- 2.2 The Council own the site and the intention is to lease the site to the Buckinghamshire College Group.
- 2.3 This application along with a separate application for a nearby site at Oxford Road will provide the college with a new consolidated purpose-built facility for higher education.

- 2.4 The town centre contains a mixture of uses – shops, offices, social facilities, student halls of residence, to name a few – and is a focus for public transport. The site is surrounded by a large 4 storey office to the north and east and a 4/5 storey student hall to the south on the opposite side of Brook Street. Also to the south is a five-storey office building and a two-storey building used as a temple is located to the west.
- 2.5 Buckinghamshire College Group was formed back in 2017 as a result of merger between Amersham and Wycombe College (Flackwell Heath) and Aylesbury College. The College has over 7,000 students and provides full and part time further education study programmes, higher education, online and adult learning. The college also provides apprenticeships in a range of areas.
- 2.6 Funding the new consolidated college facility is dependent upon the residential redevelopment of the two existing college campus sites in Flackwell Heath and Amersham, along with an element of funding from the Department for Education.
- 2.7 The application is accompanied by:
- a) Planning Statement
 - b) Design and Access Statement
 - c) Air Quality Assessment
 - d) Daylight/sunlight Assessment
 - e) Ecology and trees checklist
 - f) Preliminary Ecological Appraisal
 - g) Biodiversity Impact Assessment and Biodiversity Metric
 - h) Energy Statement
 - i) Fire Strategy
 - j) Flood Risk Assessment and Drainage Strategy
 - k) Noise Survey Report
 - l) Phase 1 Desk Study
 - m) Statement of Community Involvement
 - n) Townscape and Visual Impact Assessment
 - o) Transport Assessment and Travel Plan
 - p) Utility Statement
- 2.8 The applicant has been given the opportunity to submit additional information in response to technical issues raised by consultees.

3.0 Relevant Planning History

- 3.1 There is no relevant planning history for the site. Linked to this application are three other planning applications. These relate to the redevelopment of the existing

college campus sites at Flackwell Heath and Amersham and an application for the new main college campus building at Oxford Road.

22/07012/FUL, Demolition of existing buildings on land at 30 - 34 Oxford Road and construction of seven storey further education building for Buckinghamshire College Group (6,618m²) to house the main College campus, with general teaching (maths/science/IT and networking etc.) and light practical teaching (arts/performing arts/ sciences) with associated works including retention of vehicular access off Bridge Street, provision of rear service area with 3 x car parking spaces for minibuses, drop off area, cycle parking, bin store and services shed, hard and soft landscaping, 30-34 Oxford Road. Pending determination.

22/06487/OUT, Outline application (including details of access, appearance, layout and scale) for demolition of existing Buckinghamshire College Campus (Amersham & Wycombe College) to provide up to 67 residential dwellings, car parking to serve adjoining sports pitches, hard and soft landscaping with other associated works, Amersham and Wycombe College, Spring Lane, Flackwell Heath. Pending determination.

PL/22/1968/OA, Outline planning permission for the demolition and redevelopment of college campus to provide 98 residential dwellings, a 40-space car park for existing Hockey Club, public open space, landscaping, drainage infrastructure, and other associated engineering works (access, appearance, layout and scale to be considered at this stage) Amersham and Wycombe College, Amersham Campus, Stanley Hill. Pending determination.

Statement of Community Involvement

3.2 During the course of drawing up the proposal the applicant has undertaken community engagement. This has included:

- Pre-application discussions by a Planning Performance Agreement with the planning and highway authority
- Liaison with local councillors
- Community consultation via a website

3.3 Commentary of the responses received are contained in the applicant's Statement of Community Involvement. The Council has also widely consulted on the planning application and the responses are summarised in Appendix A of this report and are available in full on our web site.

4.0 Policy Considerations and Evaluation

4.1 In considering the application, regard must be had to section 38(6) of the Planning and Compulsory Purchase Act 2004, which requires that proposals be determined in

accordance with the development plan unless material considerations indicate otherwise.

4.2 The development plan to which this application relates comprises of:

- Wycombe District Local Plan 2019 (WDLP)
- Wycombe District Delivery and Site Allocations Plan 2013 (DSA)
- Buckinghamshire Minerals and Waste Local Plan 2019 (BMWLP)

Principle and Location of Development

WDLP: CP1 (Sustainable Development), CP2 (Overall Spatial Strategy), CP3 (Settlement Strategy), CP6 (Securing Vibrant and High Quality Town Centres), CP7 (Delivering the Infrastructure to Support Growth)

DSA: HWTC1 (Delivering the Town Centre Vision), HWTC2 (Town Centre Environment), HWTC19 (Rapid House), DM1 (Presumption in favour of sustainable development), DM7 (Town Centre Boundaries)

4.3 The site forms part of a wider site, known as Rapid House that has been allocated for mixed use development consisting of main town centre and residential uses. The wider site comprises the whole land parcel between Brook Street, Oxford Road and Westbourne Street. The whole allocated site occupies a gateway location on the main route into High Wycombe town centre on Oxford Road and is a key office location.

4.4 Although the provision of education is not a “main town centre use” as defined within the National Planning Policy Framework (NPPF), it is considered that such a use would be acceptable in principle in this town centre location given that it would positively assist in the regeneration, vitality and viability of the town centre as a whole. It would also provide employment opportunities which reflects the aim of the sites policy allocation.

4.5 The DSA states that whilst comprehensive redevelopment of the entire allocated site is desirable, given the variety of land ownerships it would be acceptable for Rapid House to come forward for redevelopment in isolation. The application site is only a small element of the wider allocated site, such that it would not frustrate policy compliant redevelopment on the remaining allocation or for Rapid House alone. At a wider level the application would be consistent with the vision for High Wycombe town centre by contributing to the following objectives as set out within policy HWTC1:

2a) to transform people’s perceptions of High Wycombe, focusing new economic growth and development in the town centre and creating diversity and richness of uses that satisfies community needs, enhances the natural and built environment and attracts visitors to the town

2c) to give High Wycombe an improved sense of place and make it a focus for the community and for civic activity...

2e) ensure no development prejudices future opportunities for reopening of the River Wye.

- 4.6 Overall, the proposal would support and be consistent with the strategic town centre vision as set out within the development plan.
- 4.7 In summary, the principle and location of the development is acceptable in planning terms. The application would regenerate part of a gateway site into High Wycombe town centre and would not prejudice redevelopment of the wider allocated site.

Employment issues

WDLP: CP5 (Delivering Land for Business), CP6 (Securing Vibrant and High Quality Town Centres)

DSA: HWTC19 (Rapid House)

- 4.8 The existing car repair premises and small office would have provided employment floorspace although they have been closed and vacant for some time. The proposed college building is not defined as employment floorspace but would provide employment opportunities. It would also indirectly provide employment opportunities by way of vocational and technical education to students. Although the development would result in a loss of existing employment floorspace, the quantum would be modest (443 sq.m.) and scope remains on the wider allocated site for modern office floorspace. Overall, it is considered that the positive employment and regeneration aspects of the application would outweigh the negative aspect in terms of loss of existing employment floorspace.

Transport matters and parking

WDLP: CP7 (Delivering the Infrastructure to Support Growth); CP12 (Climate change); DM33 (Managing Carbon Emissions: Transport and Energy Generation); DM35 (Placemaking and Design Quality)

DSA: DM2 (Transport requirements of development sites)
Countywide Parking Guidance

- 4.9 The development is acceptable in transport terms subject to a number of planning conditions and securing travel plan commitments within a legal agreement. The Highway Authority have no objection.
- 4.10 The Highway Authority have not raised any concern that the local road network will not be able to accommodate traffic associated with the development. The scheme will result in a reduction in vehicle trips in comparison to the former commercial garage use.
- 4.11 The access arrangements are acceptable with 2 vehicle access points retained onto the site from Brook Street. The development would be car-free which is considered to be acceptable in this instance for the following reasons:-
- Town centre location and ease of access to public transport options (rail and bus).

- Adequate on-street parking controls in the locality which will serve to combat any potential parking displacement.
- Good range of public car parking options within vicinity of the site and availability of parking permits.
- Acknowledged that the topography of High Wycombe may discourage some from cycling, but cycling provides a practical option particularly for students who do not drive or have access to a car. E-bikes and e-scooters are also travel options. The Zipp e-scooter rental scheme is on trial in High Wycombe until May 2024.
- Provision of a travel plan which will promote sustainable travel choices and minimise single car users.

4.12 Given existing parking and waiting restrictions on local streets, the Highway Authority is satisfied with a car free scheme and that any potential parking displacement would not cause an issue.

4.13 In conjunction with the new main college building at Oxford Road, a travel plan is proposed to ensure the promotion of sustainable travel choices. The detail of the travel plan and related monitoring payments will need to be secured within a legal agreement.

4.14 A construction traffic management plan has been submitted as part of the planning application. The Highway Authority have confirmed that the construction traffic management plan is acceptable and includes a number of measures to minimise highway impacts during demolition and construction phases. As such, a planning condition ensuring that the development is carried out in accordance with the submitted construction traffic management plan is necessary in order to mitigate the impacts during construction.

Raising the quality of place making and design

WDLP: CP7 (Delivering Infrastructure to Support Growth), CP9 (Sense of Place), DM35 (Placemaking and Design Quality)

DSA: HWTC1 (Delivering the Town Centre Vision), HWTC2 (Town Centre Environment)

4.15 The building would have a contemporary design and serve to improve the appearance of the area. It would be an attractive and high-quality design which would provide a legible entrance onto the street. The function of the building would be reflected in its appearance. The materials palette will predominantly be brick and metal cladding with a translucent glazing wall at first floor level. The suggested materials are acceptable however, a planning condition is recommended in order to ensure a high-quality finish.

Amenity of existing and future residents

WDLP: CP9 (Sense of Place), DM35 (Placemaking and Design Quality)

- 4.16 The development would not result in significant adverse impacts on the amenities of neighbouring land and property.
- 4.17 The planning application is accompanied by a daylight and sunlight assessment which evidences that the student halls of residence to the opposite side of Brook Street would continue to be provided with levels of daylight and sunlight in accordance with national guidance.
- 4.18 The use of the premises is unlikely to give rise to undue noise disturbance and baseline noise levels are already relatively high given the town centre location. The Environmental Health Officer has not raised any concern or requested any planning conditions relating to noise impact or mitigation.

Environmental issues

WDLP: DM20 (Matters to be determined in accordance with the NPPF)

- 4.19 The Environmental Health Officer has not identified any concerns relating to noise, air quality and contamination. Application supporting technical information evidences that the development would not raise pollution issues nor result in adverse impact on the amenity of adjacent occupiers and the local environment.

Flooding and drainage

WDLP: CP7 (Delivering the Infrastructure to Support Growth), CP12 (Climate Change), DM38 (Water Quality and Supply), DM39 (Managing Flood Risk and Sustainable Drainage Systems),

- 4.20 The development is acceptable in respect of managing flood risk and the incorporation of sustainable drainage systems. As such it would accord with policy DM39. Subject to the imposition of planning conditions the development would be served by adequate infrastructure capacity in terms of water supply and foul drainage in accordance with policy DM38.

Flood risk

- 4.21 The site is located within flood zone 2, which means that the site is at medium risk of fluvial flooding. The application is accompanied by an appropriate flood risk assessment.

Surface water

- 4.22 The application is accompanied by a surface water drainage strategy and the site is located in an area of medium risk of surface water flooding and high risk of groundwater flooding.
- 4.23 An appropriate indicative drainage scheme has been submitted which would mainly comprise a blue roof with a sedum base to the building which would attenuate

surface water from the scheme. Climate change has been factored in and it has been demonstrated that the scheme would not increase risk of flooding.

- 4.24 The Lead Local Flood Authority has no objection subject to a planning condition which would secure the final technical detail and future maintenance of the surface water drainage scheme. Such a planning condition is necessary to ensure that the development does not increase flood risk.

Thames Water

- 4.25 Thames Water have requested a planning condition to ensure that the site is served by appropriate water capacity because they have identified that some capacity exists but upgrades of existing water network infrastructure are likely to be needed to serve the development. Such a planning condition is necessary to avoid water supply issues.
- 4.26 Thames Water have highlighted that the site is located within a Source Protection Zone of groundwater abstraction source. These zones are used for portable water sources for public water supply which Thames Water has a statutory duty to protect. Therefore, a planning condition is necessary to ensure that construction of the scheme does not impact upon water resource.

Green networks and infrastructure, biodiversity and ecology

WDLP: CP7 (Delivering the Infrastructure to Support Growth), CP9 (Sense of Place), CP10 (Green infrastructure and the Natural Environment), DM34 (Delivering Green Infrastructure and Biodiversity in Development)

DSA: DM11 (Green networks and infrastructure), DM13 (Conservation and enhancements of sites, habitats and species of biodiversity and geodiversity importance), DM14 (Biodiversity in Development)

Biodiversity Net Gain SPD, Canopy Cover SPD

- 4.27 The previously developed nature of the site means that it has very low ecological value. Appropriate mitigation and enhancement measures are proposed to ensure ecological enhancement of the site and the achievement of a net gain in biodiversity. A number of planning conditions are necessary to secure the final detail and implementation of biodiversity enhancements.

Ecology

- 4.28 Appropriate ecological assessment and protected species surveying has been undertaken as part of the planning application. These have confirmed that the site has very low ecological value and negligible opportunity for protected species such as bats to be present. The Ecological Impact Assessment Report suggests mitigation measures in order to minimise ecological impact and enhance biodiversity. These primarily include the provision of bird and bat boxes into the development. A number of planning conditions are necessary to ensure that the construction minimises ecological impact and that enhancement features are incorporated into the development.

Biodiversity

4.29 A biodiversity impact assessment supports the planning application. This evidences that the development would achieve a net gain in biodiversity in accordance with policy DM34. To ensure the delivery of this, planning conditions are necessary relating to biodiversity enhancement features and their future management.

Tree canopy cover and landscaping

4.30 Policy DM34 requires that sites within town centres maximise opportunities available for tree canopy cover. The constraints of the site and layout provide no scope for tree planting. However, a green roof is proposed which would provide the only option to incorporate green infrastructure features into the scheme. A planning condition securing the final detail of the green roof is necessary for reasons of amenity and biodiversity.

Building sustainability and climate change

WDLP: CP12 (Climate Change), DM33 (Managing Carbon Emissions: Transport and Energy Generation)

Air Quality SPD

4.31 Development is required by policy DM33 and CP12 to mitigate for climate change by the incorporation of renewable technologies into development. The application proposes that air source heat pumps and photovoltaic panels would be incorporated into the development, which are appropriate in this instance. To ensure that suitable renewable technologies are integrated into the development a planning condition is necessary to secure the final detail of a renewable technologies scheme.

Infrastructure and Developer Contributions

WDLP: CP7 (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions: Transport and Energy Generation)

DSA: HWTC19 (Rapid House), DM19 (Infrastructure and delivery)

4.32 The development is a type of development where CIL would be chargeable.

4.33 It is considered that there would not be other types of infrastructure that will be put under unacceptable pressure by the development to justify financial contributions or the direct provision of infrastructure.

4.34 Having regard to the statutory tests in the Community Infrastructure Levy regulations and the National Planning Policy Framework it is considered that the following planning obligation(s) are required to be secured within a section 106 agreement:

- Travel plan (including monitoring payments)

4.35 The applicant is willing to enter into a legal agreement.

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 As set out above it is considered that the proposed development would accord with development plan policies.
- 5.4 Local Planning Authorities, when making decisions of a strategic nature, must have due regard, through the Equalities Act, to reducing the inequalities which may result from socio-economic disadvantage. In this instance, it is not considered that this proposal would disadvantage any sector of society to a harmful extent.
- 5.5 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 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.
- 5.6 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.

6.0 Working with the applicant / agent

- 6.1 In accordance with paragraph 38 of the NPPF (2021) 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.

6.3 In this instance:

- The applicant was provided with pre-application advice via a Planning Performance Agreement,
- The applicant was provided the opportunity to submit amendments to the scheme/address issues.
- The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.

7.0 Recommendation: Minded to grant defer for planning obligation

7.1 The recommendation is that the application be delegated and deferred to the Service Director of Planning and Environment for **APPROVAL** subject to the satisfactory completion of a legal agreement or Memorandum of Understanding (if the Council own the site at the time of completion of the agreement) to secure a travel plan (including monitoring payments) or if this is not achieved then the application be refused for such reasons as the Service Director of Planning and Environment considers appropriate.

It is anticipated that any permission would be subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason.
To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (As amended).
2. The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers BCG-RTA-BS-00-DR-A-00003 REV PL01, BCG-RTA-BS-00-DR-A-00006 REV PL01, BCG-RTA-BS-XX-DR-A-00035 REV PL01, BCG-RTA-BS-00-DR-A-00106 REV PL01, BCG-RTA-BS-00-DR-A-00130 REV PL02, BCG-RTA-BS-01-DR-A-00131 REV PL01, BCG-RTA-BS-XX-DR-A-00135 REV PL02, BCG-RTA-BS-XX-DR-A-00136 REV PL02, BCG-RTA-BS-XX-DR-A-00137 REV PL02, BCG-RTA-BS-XX-DR-A-00139 REV PL02, BCG-RTA-BS-XX-DR-A-00145 REV PL01, 2071-WWA-XX-XX-DR-L-0101 REV Ou04 unless the Local Planning Authority otherwise first agrees in writing.
Reason.
In the interest of proper planning and to ensure a satisfactory development of the site.
3. Prior to the commencement of development, not including demolition, a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:

- Inclusion of SuDS components (blue roof) included in the drainage strategy proposed at the full stage of the planning process, as per drawing: Brook Street Drainage Strategy (5001-T01, 23.09.2022, Scott White and Hookins)
- Calculations of the greenfield, existing (brownfield) and proposed discharge rates and volumes
- Detailed drainage layout with pipe numbers, gradients, and pipe sizes complete, together with storage volumes of all SuDS components
- Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.
- Water quality assessment demonstrating that the total pollution mitigation index equals or exceeds the pollution hazard index; priority should be given to above ground SuDS components
- Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration that such flows can be appropriately managed on site without increasing flood risk to occupants, or to adjacent or downstream sites.
 - Flow depth
 - Flow volume
 - Flow velocity
 - Flow direction
- Full construction details of all SuDS and drainage components
- Details of how and when the full drainage system will be maintained, this should also include details of who will be responsible for the maintenance

Reason.

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

4. Prior to the commencement of development, not including demolition, a Source Protection Strategy, detailing how the water abstraction source is not detrimentally affected by the development both during and after its construction, shall be submitted to and approved in writing by the Local Planning Authority in consultation with Thames Water. Thereafter the development shall only be constructed in accordance with the approved strategy.

Reason.

To ensure that the water resource is not detrimentally affected by the development.

5. The development shall not be occupied until confirmation has been provided that either:-
 - a) All water network upgrades required to accommodate the additional demand to serve the development have been completed; or;
 - b) A development and infrastructure phasing plan has been agreed in writing by the Local Planning Authority in consultation with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

Reason.

To ensure that sufficient water capacity and water pressure is made available to serve demand anticipated from the development.

6. The development shall only be carried out in accordance with the submitted Construction Management Plan Rev 02 (dated September 2022) detailing (but not limited to), the management of construction traffic including vehicle types, frequency of visits, expected daily time frames, use of a banksman, on-site loading/unloading arrangements and parking of site operative's vehicles.

Reason.

To ensure that construction of the development avoids danger, obstruction and inconvenience to users of the highway.

7. Prior to the commencement of development (including ground works, vegetation clearance) a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority. The CEMP (Biodiversity) shall include the following.

- a. Risk assessment of potentially damaging construction activities.
- b. Identification of "biodiversity protection zones".
- c. Reasonable Avoidance Measures Method Statement (RAMMS) for species known to be present on site (including reptiles, badgers and nesting birds)
- d. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
- e. The location and timing of sensitive works to avoid harm to biodiversity features.
- f. The times during construction when specialist ecologists need to be present on site to oversee works.
- g. Responsible persons and lines of communication.
- h. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person when necessary.
- i. Use of protective fences, exclusion barriers, escape ramps from trenches/holes and warning signs (including their specification, location and timing for erecting and dismantling).

The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise first agreed in writing by the Local Planning Authority.

Reason.

This is a pre-commencement condition to ensure that development is undertaken in a manner which does not adversely impact wildlife.

8. The development shall be carried out in accordance with the Ecological Impact Assessment Report (Ecology by Design, dated August 2022) and the mitigation measures detailed therein shall be implemented prior to first use of the development.

Reason.

To ensure a net gain in biodiversity and ecological enhancement as required by policy DM34.

9. No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior written consent of the Local Planning Authority other than for routine maintenance which does not change its details.

Reason.

In the interest of residential and visual amenity and ecology.

10. Notwithstanding any indication of materials which may have been given in the application, a schedule and/or samples of the materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any work to the external finish of the development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.
Reason.
To secure a satisfactory external appearance.
11. The development shall be carried out in accordance with the approved hard landscaping scheme and boundary treatment illustrated on approved drawings 2071-WWA-XX-XX-DR-L-0101 Rev Ou04 and BCG-RTA-BS-XX-DR-A-00137 REV PL02, unless otherwise first agreed in writing by the Local Planning Authority.
Reason.
In the interests of amenity and to ensure a satisfactory standard of landscaping and compliance with Local Plan policy DM34.
12. Prior to the commencement of development, not including demolition, detail of the green roof shall be submitted to and approved in writing by the Local Planning Authority. The detail shall include:
- a plan of species to be planted
 - sections of the roof
 - depth and type of soil
 - details of any SuDS included
 - sign off by a structural engineer that they the structure supporting the green roof is sufficient
- Thereafter the development shall be implemented in accordance with the approved details and the green roof installed prior to first use of the building unless otherwise first agreed in writing by the Local Planning Authority.
Reason.
In the interests of amenity, biodiversity, to ensure a satisfactory standard of landscaping and compliance with local plan policy DM34.
13. A scheme to demonstrate how renewable technologies will be integrated into the development shall be submitted to and approved in writing by the Local Planning Authority prior to above ground construction. The scheme shall be informed by the application Energy Statement (By Arup dated May 2022) document. The development shall be implemented in accordance with the approved scheme which shall remain operational for the lifetime of the development unless otherwise first agreed in writing by the Local Planning Authority.
Reason.
In the interests of managing carbon emissions and mitigating climate change as required by local plan policy CP12 and DM33.

INFORMATIVE(S)

1. In accordance with paragraph 38 of the NPPF2 Buckinghamshire 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. Buckinghamshire 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.
2. You are advised that Planning Obligations have been entered into in connection with this permission.
3. The applicant is advised that the off-site works will need to be constructed under Section 184 of the Highways Act legal agreement. This Small Works 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 3 weeks is required to process the agreement following the receipt by the Highway Authority of a written request. Please contact Highways Development Management at the following address for information:-

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

4. 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.

APPENDIX A: Consultation Responses and Representations

Councillor Comments

None received

Consultation Responses

Ecology Officer – No objection, subject to planning conditions to cover ecological mitigation measures, securing the production of and compliance with a Construction Environmental Management Plan (Biodiversity) and lighting details.

Environmental Health – No objection in relation to noise, air quality and contaminated land aspects.

Highway Authority – No objection subject to planning conditions relating to the development being carried out in accordance with the submitted construction management plan.

Lead Local Flood Authority – No objection subject to a planning condition securing the technical detail of the surface water drainage scheme and its future maintenance.

Thames Water – No objection. Planning conditions sought relating to protection of water supply resource and water network capacity. No objection in relation to foul and surface water.

Thames Water are currently working with the developer to identify and deliver the off-site water infrastructure needs to serve the development. Thames Water have identified that some capacity exists within the water network and upgrades to the water network will be required. Works are ongoing to understand this in more detail and as such Thames Water feel it would be prudent for an appropriately worded planning condition to be attached to any approval to ensure development doesn't outpace the delivery of essential infrastructure. Therefore, a planning condition is necessary to restrict occupation until upgrades have been undertaken or a phasing plan agreed.

Thames Water have identified that the site is located within a Source Protection Zone of groundwater abstraction source. These zones are used for portable water sources for public water supply which Thames Water has statutory duty to protect. Therefore, a planning condition is necessary to ensure that construction of the scheme does not impact upon water resource.

Waste management – No objection.

Representations

None received

APPENDIX B: Site Location Plan

