



Strategic Sites Committee Update

Application Number:	22/06487/OUT
Proposal:	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
Site Location:	Amersham and Wycombe College Spring Lane Flackwell Heath Buckinghamshire HP10 9HE
Applicant:	Buckinghamshire College Group
Case Officer:	Rebecca Jarratt
Ward(s) affected:	Flackwell Heath, Little Marlow & SE Marlow
Parish-Town Council:	Chepping Wycombe Parish Council
Date Application Valid date:	31st May 2022
Statutory Determination date:	30th August 2022
Recommendation:	Minded to grant - defer for planning obligation, as per the report, and subject to amendments to conditions listed below.

Information Added

This application has been the subject of a Member site visit.

Further representations

An additional response has been received from Sport England. This maintains their objection to the application on car parking grounds and is summarised below:

- Sport England maintain their objection.
- There is a formal funding agreement between the College and the Football Foundation which secures community use of the site for football. The funding agreement does not specifically refer to parking, it requires approval from the Football Foundation in relation to any proposed

change of management arrangements or community use arrangements. Sport England would argue that proposed changes to parking would be subject to this clause.

- Sport England wishes to maintain that suitable mitigation has not been provided in relation to the impact on existing parking provision.
- Sport England say there is a lack of evidence regarding car parking and a lack of consultation with the FA and the football foundation.
- Sport England believe that football start times can't be staggered for financial reasons meaning that there will be an overlap of users playing on and arriving at the facility.

Sport England are a statutory consultee for "playing field development", which includes a development which is likely to prejudice the use, or lead to the loss of use, of land being used as a playing field, in this case a football pitch. The Town and Country Planning (Consultation) (England) Direction 2021 requires that where Sport England object to the whole or part of such an application on the grounds that:

- (i) that there is a deficiency in the provision of playing fields in the area of the local authority concerned;
- (ii) that the proposed development would result in such a deficiency; or
- (iii) that where the proposed development involves a loss of a playing field and an alternative or replacement playing field is proposed to be provided, that alternative or replacement does not match (whether in quantity, quality or accessibility) that which would be lost,

and the LPA is minded to approve the application contrary to the Objections of Sport England, they must refer the application to the Secretary of State.

Both officers and Sport England consider that the objections do not meet the requirements set out in the Direction, and so it would not be necessary to refer the application to the Secretary of State. Sport England have not raised concerns that there is a deficiency in the provision of playing fields, or that the proposed development would result in a deficiency. The development does not involve the loss of a playing field.

Further consideration on these comments

Officers consider that it is necessary to strike the right balance with regard to the provision of car parking for the playing pitch facility. Too much car parking will result in an underused car park and too little may result in an unneighbourly situation for future residents. Officers considered the justification put forward by the applicants, and the methodology for calculating the spaces, based on the national database, TRICs, and found it be acceptable. 30 spaces broadly accord with the number of spaces that we have required to be provided for another 3G pitch in the area. The Council do not have any evidence that show that additional spaces, as Sport England have requested in previous comments, are required.

In this case the College has an agreement with the Football Foundation, that falls outside of the planning process. The grant of this permission would not impinge upon the College's need to accord with the terms of that agreement, nor the Football Foundation/Sport England's ability to invoke any clause of that agreement.

Should the College find in the future that the level of parking was not sufficient and were able to provide evidence to show a car park extension was required, they could make a planning application for this. Paragraph 149 b) of the NPPF allows for the provision of appropriate facilities for outdoor

sport and recreation (et al) within the Green Belt, providing it preserves openness and doesn't conflict with Green Belt purposes. Any such application would be judged on its own merits.

Correction to conditions

There is a formatting error in the conditions section of the report. Condition number 37 follows straight after condition 34. There are no conditions missing from the report here, this is just a numbering error. No.37 should read 35, 38 should read 36, etc.

Minor amended plans and resultant condition changes

The applicants had previously agreed to providing balconies to the apartments, but at the time of writing the Committee report, updated drawings had not been received. The report therefore refers to a condition (no.28) requiring amended elevations and floor plans for the apartments showing these to be submitted. Minor amended plans showing these have now been received and these details are considered acceptable by officers; therefore, condition 28 is no longer required and can be deleted. The minor amended plans update the floorplans and elevations for the apartment blocks and also the layout plans to show the private terrace/patio at ground floor. Condition 4 must be updated to refer to these minor amended plans.

A minor amended energy and sustainability statement has also been submitted to reference provision of PV panels onto appropriate roofslopes of the houses, in addition to the previously proposed air-source heat pumps to all dwellings and PV panels to the apartments. As such the condition numbered 32 in the officer's committee report should also be revised.

Revised conditions:

- 4) Unless otherwise approved under subsequent applications for reserved matters or detail reserved by a condition contained within this permission, the development hereby permitted shall be carried out in accordance with the approved plans referenced:

Received 31/5/22

22-J3980-01 A (Location Plan)

Received 15/11/2022

22-J3980-100_A - PLOTS 1-2 & 9-10 PLANS & ELEVATIONS

22-J3980-101_A - PLOTS 3-4 & 7-8 PLANS & ELEVATIONS

22-J3980-102_A - PLOTS 5-6 PLANS & ELEVATIONS

22-J3980-103_A - PLOTS 11 PLANS & ELEVATIONS

22-J3980-104_A - PLOTS 12-13 PLANS & ELEVATIONS

22-J3980-105_A - PLOTS 14-16 PLANS & ELEVATIONS

22-J3980-106_A - PLOTS 17 PLANS & ELEVATIONS

22-J3980-107_A - PLOTS 18 PLANS & ELEVATIONS

22-J3980-109_A - PLOTS 20, 30, 31 (HANDLED) & 46 PLANS & ELEVATIONS

22-J3980-110_A - PLOTS 21 & 22 PLANS & ELEVATIONS

22-J3980-111_A - PLOTS 23 & 45 PLANS & ELEVATIONS

22-J3980-112_A - PLOTS 24 & 25 PLANS & ELEVATIONS

22-J3980-115_A - PLOT 34-36 PLANS & ELEVATIONS

22-J3980-116_A - PLOT 37-38 PLANS & ELEVATIONS

22-J3980-117_A - PLOT 39-40 & 41-42 PLANS & ELEVATIONS

22-J3980-124_A - PLOT 33 GARAGE PLANS & ELEVATIONS

33462 LN-LP-07 Rev B Landscape Strategy Plan-A2

Received 9/12/2022

22-J3980-108_B - PLOT 19 - PLANS & ELEVATIONS
22-J3980-113_B - PLOT 26-27 - PLANS & ELEVATIONS
22-J3980-114_B - PLOT 28-29 & 32-33 - PLANS & ELEVATIONS
22-J3980-118_B - PLOT 43 - PLANS & ELEVATIONS
22-J3980-119_B - PLOT 44 - PLANS & ELEVATIONS
22-J3980-120_B - PLOTS 47 & 49 - PLANS & ELEVATIONS
22-J3980-121_B - PLOTS 48 - PLANS & ELEVATIONS

Received 16/01/23

22-J3980- 03C - Proposed Site Layout
22-J3980-04C - Proposed Site Layout Coloured
22-J3980- 05-B - Proposed Street Scenes and Site Sections AA BB CC
22-J3980- 06 - Proposed Street Scenes and Site Sections DD EE FF
22-J3980-122_C - PLOTS 50-58 - PLANS & ELEVATIONS
22-J3980-123_C - PLOTS 59-67 - PLANS & ELEVATIONS

Reason: In the interest of proper planning and to ensure a satisfactory development of the site.

28) Deleted (amended elevation/floorplan condition).

32) No dwelling shall be occupied until details of the scheme of renewable and low carbon technologies (air source heat pumps/air source heat pump water cylinders and photo voltaic cells) for each dwelling or block of apartments, as proposed within the updated Sustainability & Energy Statement (Bluesky Unlimited, 6 January 2023), have been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme and no dwelling shall be occupied until the renewable and low carbon technologies relating to that house or flat have been provided. The scheme shall remain operational for the lifetime of the development.

Reason: In the interests of managing carbon emissions and mitigating climate change as required by Local Plan Policy CP12 and DM33.”