



Report to South Area Planning Committee

Application Number:	PL/22/2678/OA
Proposal:	Outline planning permission for the demolition of existing residential and equestrian buildings to facilitate for the construction of up to 30 dwellings to include 40% affordable housing provision with First Homes, up to 2 self-build plots, public open space and associated infrastructure and landscaping. All matters to be reserved except for the creation of new site access
Site location:	Fourells Paddocks Richings Way Iver Buckinghamshire SL0 9DE
Applicant:	Mr Hundal
Case Officer:	Rachel Marber
Ward affected:	Iver
Parish-Town Council:	Iver Parish Council
Valid date:	26 July 2022
Determination date:	9 May 2023
Recommendation:	That the outline application is delegated to the Director of Planning and Environment for APPROVAL subject to expiry of the relevant publicity period for harm to the setting of a Listed Building and Departure from Local Plan, with no new material considerations, also subject to the imposition of conditions and completion of a satisfactory agreement under s106 of the Town and Country Planning Act (as amended) in relation to the Planning Obligations broadly in accordance with the heads of terms set out in the main body of the report; or, if a satisfactory S106 Agreement cannot be completed, for the application to be refused for such reasons as the Director of Planning and Environment considers appropriate.

1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

The Planning Application

- 1.1 Outline planning permission is sought for the construction of up to 30 dwellings to include associated infrastructure, vehicular access, parking and landscaping. 40% of homes would be secured as affordable housing, there would also be two self-build plots and provision of public open space.
- 1.2 Outline planning applications are used to establish whether the principle of development is acceptable. Specific details known as 'reserved matters' are then confirmed later. The 'reserved matters' in this case are:

Appearance - aspects of a building or place, which affect the way it looks, including the exterior of the development.

Landscaping - the improvement or protection of the amenities of the site and the area and the surrounding area, this could include planting trees or hedges as a screen.

Layout - includes buildings, routes and open spaces within the development and the way they are laid out in relation to buildings and spaces outside the development.

Scale - includes information on the size of the development, including the height, width and length of each proposed building.

- 1.3 The only matter for detailed consideration is therefore the proposed staggered junction access to serve the proposed development.
- 1.4 An indicative masterplan has been submitted with the planning application which shows one way how the scheme could be developed. The proposal is also accompanied by a series of parameter plans which would guide the appearance and scale of development at the Reserved Matters Stage.

Consideration by South Area Planning Committee

- 1.5 The application has been called in by all three ward Members for reasons relating to the site's Green Belt location and as such is required to be reported to Planning Committee.

Summary of Planning Considerations and Recommendation

- 1.6 The application site falls within the designated Green Belt. Paragraph 149 g ii of the National Planning Policy Framework ('the Framework') states that the redevelopment of previously developed land, which would not cause substantial harm to the openness of the Green Belt and would contribute to meeting an identified affordable housing need, would not constitute inappropriate development in the Green Belt.
- 1.7 The site is enclosed on three sides by Richings Way, Old Slade Lane and neighbouring residential properties Thorney Mead and Thorney House. These properties comprise part of the Richings Park settlement. The remaining southern boundary of the site is bounded by heavy landscaping, with residential properties at The Poynings just beyond. Furthermore, the front of the site does not fall within the designated Green

Belt. By virtue of the concealed visibility of the site and strong alignment with the settlement boundary of Richings Way, limiting its visual impact, coupled with the poor function of the site within the Green Belt, it is not considered that substantial harm to openness would result from the development. A moderate level of harm to the Green Belt has therefore been identified, by virtue of the increase in spatial permanence of built form within the site itself. The proposal therefore constitutes appropriate development in the Green Belt. It is therefore not necessary to consider Very Special Circumstances.

- 1.8 Less than substantial harm to the setting of Thorney Mead, a Grade II Listed building, which lies to the east of the application site has been identified however, this harm is considered to be outweighed by the public benefits generated by the proposed development: particularly the provision of new market and affordable housing, as well as self-build plots.
- 1.9 The proposed development is considered acceptable in all other respects including in relation to design and visual appearance, the use of Previously Developed Land, housing provision and mix, landscape impact, highways impact, residential amenity, air quality, ecology, sustainability, flood risk and drainage, contamination and ground conditions.

Recommendation

- 1.10 That the outline application is delegated to the Director of Planning and Environment for **APPROVAL** subject to the expiry of the relevant publicity period for harm to the setting of a Listed Building and Departure from the Local Plan, and also subject to conditions and completion of a satisfactory agreement under s106 of the Town and Country Planning Act (as amended) in relation to the Planning Obligations broadly in accordance with the heads of terms set out in the main body of the report; or, if a satisfactory S106 Agreement cannot be completed, for the application to be refused for such reasons as the Director of Planning and Environment considers appropriate.

2.0 Description of Proposed Development

- 2.1 The application site is accessed via the south side of North Park Road/ Richings Way, Iver. The site itself comprises two residential properties to the north of the site, fronting Richings Way; with commercial equestrian use to the south consisting of stable buildings, storage and paddocks. The site adjoins the rear boundaries of residential properties along Old Slade Lane to the west, with a paddock area to the South (properties in The Poynings beyond). The eastern boundary of the site is marked by residential properties, including a Grade II Listed property, and a former landfill site that has been returned to agricultural use. The north of the site is bounded by Richings Way and the residential properties along this road. The site is heavily landscaped helping to effectively screens views of the site from the public domain.
- 2.2 The immediate area is predominantly characterised by detached dwellings, on generous plots which have a strong linear relationship to the street scene. These properties are mostly enclosed through front boundary treatment and varied in terms of character.

3.0 Relevant Planning History

- 3.1 84/00693/APPLIC - TBI, 1 January 1900 - Established use certificate for livery stables
- 3.2 08/00322/FUL - CP, 15 April 2008 - Erection of 2m boundary fence to entrance.
- 3.3 09/00011/FUL - CP, 9 February 2009 - 2m front boundary fence and gates.
- 3.4 09/01229/FUL - CP, 9 November 2009 - Redevelopment of site to provide detached dwelling and detached garage.
- 3.5 10/00207/CLOPED - GRO, 18 March 2010 - Application for certificate of lawfulness for proposed: Outbuilding
- 3.6 12/01152/CLUED - GRO, 12 September 2012 - Application for a Certificate of Lawfulness for existing: Use of outbuilding as residential dwelling.
- 3.7 12/01797/FUL - RP, 14 January 2013 - Retention of three bedroom dwelling.
- 3.8 15/02277/CLOPED - CP, 19 January 2016 - Application for a Certificate of Lawfulness for proposed: Single storey side and rear extension and conversion of existing garage.
- 3.9 PL/20/2988/PNE - PAN, 30 December 2020 - Notification under The Town and Country Planning (General Permitted Development) Order 2015, Part 1 of Schedule 2 Class A 4 for: single storey rear extension (depth extending from the original rear wall of 8.0 metres, maximum height 3.1 metres, eaves height 2.8 metres)

4.0 Summary of Representations

- 4.1 At the time of writing, 64 representations have been received, 41 in objection and 21 in support and 2 neutral.
- 4.2 A summary of consultation responses and representations received on the application can be viewed in Appendix A.

5.0 Policy Considerations and Evaluation

Statutory Duties

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that applications are determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.2 Section 66 of The Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) requires that when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

The Development Plan:

- 5.3 The adopted development plan comprises the saved policies of the South Bucks District Local Plan (adopted 1999, consolidated 2007 and 2011), South Bucks Core Strategy (2011), the Buckinghamshire Minerals and Waste Local Plan (2019) and the Ivers Neighbourhood Plan (2022).
- 5.4 The Local Plan policies relevant to the proposals include:
 - Policy GB1 Green Belt
 - Policy C15 Sites of Geological Importance

- Policy EP3 Use, Design and Layout of Development
- Policy EP4 Landscaping
- Policy EP5 Sunlight and Daylight
- Policy EP6 Designing to Reduce Crime
- Policy H9 Residential Layout and Design
- Policy TR5 Accesses, Highway Works and Traffic generation
- Policy TR7 Parking Provision

5.5 The relevant Core Strategy policies are as follows:

- Core Policy 1 Housing Provision and Delivery
- Core Policy 2 Housing Type and Size
- Core Policy 3 Affordable Housing
- Core Policy 5 Open Space, Sport and Recreation
- Core Policy 6 Local Infrastructure Needs
- Core Policy 7 Accessibility and transport
- Core Policy 8 Built and Historic Environment
- Core Policy 9 Natural Environment
- Core Policy 12 Sustainable Energy
- Core Policy 13 Environmental and Resource Management

5.6 Minerals and Waste plan policies relevant to the proposals include:

- Policy 1: Safeguarding Mineral Resources

5.7 Ivers Neighbourhood Plan 2022

- Policy IV4 Design in Richings Park
- Policy IV5 Local Heritage Assets
- Policy IV7 Air Quality
- Policy IV8 Managing Traffic
- Policy IV13 Colne Valley Regional Park
- Policy IV15: PassivHaus Building

Guidance other Material Considerations

5.8 Key policy and guidance documents include:

- Stage 1 and 2 Green Belt Assessment
- Chiltern and South Bucks Townscape Character Study (2017)
- South Bucks District Council Residential Design Guide SPD (2008)
- Buckinghamshire Countywide Parking Guidance (2015)
- Affordable Housing SPD (2013)
- Chiltern and South Bucks Community Infrastructure Levy (CIL) Charging Schedule (2020)
- Buckinghamshire Council Biodiversity Net Gain SPD (2022)
- South Bucks and Chiltern Councils Joint Open Space Study Final Report August 2018
- Colne Valley Regional Park objectives
- Chilterns and South Bucks Housing and Economic Needs Assessment (2019)

Other key material considerations:

- National Planning Policy Framework (Framework)
- National Planning Policy Guidance (NPPG)

- National Design Guide

5.9 The consultation on the National Planning Policy Framework of December 2022 does not materially change any of the planning policy considerations required for the assessment of the planning application.

5.10 On 21 October 2020 Buckinghamshire Council resolved to withdraw the Chiltern and South Bucks Local Plan 2036. Work is currently being undertaken at very early stages on a new Buckinghamshire-wide local plan.

6.0 Principle of Development Location

Core Strategy Policy:

CP1 Housing Provision and Delivery

6.1 Paragraph 120 of the Framework encourages the provision of housing on brownfield and under-utilised land. Paragraph 121 of the Framework also states that Local Planning Authorities should take a proactive role in identifying and helping to bring forward land that may be suitable for meeting development needs. CP1 of the Core Strategy (2011) seeks to protect the Green Belt, by also focusing new development on brownfield land within existing main settlements, therefore conflict with CP1 of the Core Strategy is acknowledged. Part of the application site falls within the settlement of Richings Park which, for the purposes of the settlement strategy, is classified as a Secondary Tertiary Settlement where future development will be more limited, recognising the relatively poor access to shops, services and facilities, and the need to preserve the character of these smaller settlements. However, although Richings Park is a relatively small settlement, with no large local centre and limited bus service, the application site benefits from very good rail accessibility (via Iver station). The remaining part of the site comprises Previously Developed Land and therefore, subject to assessment of the impact on the openness of the Green Belt, would also be acceptable in relation to the Council's spatial strategy, with regard paid to the fundamental objectives of the settlement strategy.

7.0 Green Belt

Local Plan Saved Policy:

Policy GB1 - Green Belt Boundaries and Control of Development in the Green Belt

7.1 The application site is located within the Metropolitan Green Belt. Proposals within the Green Belt are assessed against the guidance set out in Section 13 of the Framework in addition to the Council's own Green Belt Policies. The Framework states that the fundamental aim of the Green Belt is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

7.2 There are five main purposes of the Green Belt as defined within the Framework. There is a strong presumption against inappropriate development in the Green Belt, as advised by the Framework. Inappropriate development is, by definition, harmful to the Green Belt and afforded substantial weight.

7.3 Local Green Belt Policy, GB1 of South Bucks District Local Plan reflects this national Green Belt guidance, however, the Framework provide a more up-to-date Green Belt Policy which includes 'very special circumstances' and advises that redevelopment which re-uses previously developed land ("PDL") is appropriate development where it will 'not cause substantial harm to the openness of the Green Belt' and where it will contribute to meeting "an identified affordable housing need" (paragraph 149 g ii).

7.4 Therefore, the main issues to consider in terms of Green Belt policy are the appropriateness of the development and the effect on the openness of the Green Belt.

Appropriateness

7.5 Paragraph 149 of the Framework states that a Local Planning Authority should regard the construction of new buildings as inappropriate in the Green Belt, other than in a number of exceptions. Of these, exception 149(g) is considered applicable to the planning proposal:

g) limited infilling or the partial or complete redevelopment of Previously Developed Land, whether redundant or in continuing use (excluding temporary buildings), which would:

- i) not have a greater impact on the openness of the Green Belt than the existing development; or
- ii) not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

7.6 The site is considered to fall within the definition of previously developed land as permanent homes, stables and outbuilding structures are evident at the peripheries of the site. These uses have been lawfully established under the following planning applications:

84/00693/APPLIC - TBI, 1 January 1900 - Established use certificate for livery stables

09/01229/FUL - CP, 9 November 2009 - Redevelopment of site to provide detached dwelling and detached garage.

10/00207/CLOPED - GRO, 18 March 2010 - Application for certificate of lawfulness for proposed: Outbuilding

12/01152/CLUED - GRO, 12 September 2012 - Application for a Certificate of Lawfulness for existing: Use of outbuilding as residential dwelling.

7.7 Although, not the entire site comprises built form, as there are areas of open space, these areas are still classified as previously developed land, due to falling within the same planning curtilage as the developed areas. This is in accordance with the definition of Previously Developed Land as outlined in Annex 2 of the Framework.

7.8 The second element of 149(g) applies as 40% of homes (12 homes) are proposed as affordable housing. Therefore, in order to be an appropriate form of development in the Green Belt, the policy requires that the development would not cause substantial harm to the openness of the Green Belt.

Openness

7.9 The application site comprises residential dwellings to the north of the site, one of which falls outside of the Green Belt boundary; the remainder of the site comprises one residential dwelling, open grass fields with lawful use for commercial equestrian livery and the associated stable outbuilding to the south of the site, all within the designated Green Belt. The site is heavily landscaped, helping to effectively screens views of the site from the public domain. The site is considered to have limited contribution to the visual sense of openness to this part of the Green Belt.

7.10 The application site was appraised within the South Bucks Arup Part 1 Green Belt report under General Area 99, which comprised a much larger land parcel. A smaller sub-area, comprising the application site, was recommended for further consideration of release within the Part 2 report, under RSA-31.

7.11 Within paragraph 6.4.67 of the Stage 1 Green Belt Assessment, the application site is directly referenced:

‘A small identified area in the eastern half of the General Area, RSA-31, bounded to the north by Richings Way, to the west by Old Slade Lane and partially to the south by The Poynings, is effectively enveloped within the non-Green Belt settlement of Richings Park and may, if considered alone, score weakly.’

Visual Openness

7.12 Due to the combination of limited existing visibility of the site and poorly performing Green Belt land (at both a local and strategic level), any further built form would likely result in limited visual harm. Moreover, although the intensification of use within the site would be perceived from Richings Way, this visual vantage point does not fall within the designated Green Belt. Nor does the site significantly contribute to the open countryside aspect from within the public domains of Old Slade Lane and The Poynings; which are all suburban residential streets, which fall outside of the designated Green Belt. The only other view of the site from within the Green Belt, would be from Footpath IVE/34/1, to the east of The Poyning. From this perspective the proposed development would be marginally visible beyond the boundary landscaping and viewed as part of the residential settlement of Richings Park; any increase in built form to the settlement edge would not be overtly noticeable. The overall harm to visual openness would therefore be limited.

Spatial Openness

7.13 By way of openness in the spatial sense, the proposal seeks to replace two dwellings to the north of the site, and several outbuildings, which are clustered to site boundaries, by providing up to 30 new homes. This would result in a significant increase in built form on the site in volume (+500%), floorspace (+250%) and footprint (+70%) terms. This increase of built form within the site would result in a spread of development across the entire site, resulting in a density of built form significantly greater than existing. In addition to the increase in physical permanence on the site, the proposed development would result in intensification of site use by way of increased traffic movement (estimated 209 vehicular (two-way)) daily trips compared to 13 existing daily trips (two-way), boundary treatment, hardstanding, noise and residential paraphernalia. Therefore, significant harm is considered to result to the spatial sense of openness.

Summary

7.14 Overall, there would be an increase in built form on the site both in terms of footprint, volume and spread across the site. However, the site is largely visually self-contained, with existing housing on three sides and the extensive existing boundary landscaping. It is therefore considered that when looking at the factors, which comprise openness as whole, the proposal would result in moderate harm to the openness of the Green Belt. Thus, as the overall effect on openness of the Green Belt is not considered to cause substantial harm, the proposed development would comply with exception 149g

ii of the Framework, and would constitute appropriate development in the Green Belt. Therefore, there is no requirement to consider 'Very Special Circumstances'.

8.0 Design, Heritage and Landscape

Core Strategy Policies:

CP8 Built and historic environment

CP9 Natural environment

Local Plan Saved Policies:

EP3 The Use, Design and Layout of Development

EP4 Landscaping

EP6 Designing to Reduce Crime

Iver Neighbourhood Plan Policy:

IV4 Design in Richings Park

Policy IV13: Colne Valley Regional Park

- 8.1 Paragraph 130 of the Framework states that, decisions should ensure that, among other things, developments are visually attractive as a result of good architecture, and are sympathetic to local character and history, including the surrounding built environment and landscape setting.
- 8.2 In addition, paragraph 134 of the Framework outlines that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design. The National Design Guide is the Government's guidance on design and sets out the characteristics of well-designed places, demonstrating what good design means in practice.
- 8.3 In line with the Framework, Local Plan Policies EP3 and H9 require all development to be compatible with the character and amenities of the site and surrounding area in terms of scale, layout, height, design and external materials. The South Bucks District Council Residential Design Guide SPD also requires development to respond to the existing layout of buildings, streets and spaces.
- 8.4 Policy IV4 of the Iver Neighbourhood Plan states that development in Richings Park must demonstrate full regard to the relevant Townscape Character Study and the village character.
- 8.5 The immediate area comprises linear formation of detached properties situated within central positions on relatively generous sized, rectangular plots. Properties are varied in character, but for the most part are of Arts and Crafts style, and demarcated by front boundary treatments. Boundary planting and grass verges provide the area with a verdant character.
- 8.6 The application is an outline submission, and therefore detailed design matters are for consideration at the reserved matters stage. Nonetheless, an indicative site layout plan has been provided as an example of how the layout and density at the capacity level proposed (up to 30 dwellings) could be delivered on the site. 30 dwellings within the 1.40ha application site, would result in a density of 15 dwellings per hectare, which is considered appropriate for the suburban character of the immediate area. It is further considered that although the majority of plots in the immediate area are large and spacious, there are numerous examples of smaller plots, as well as subdivision of plots with infill dwellings. For this reason, it is considered that the layout and form of dwellings indicated, would be compatible with the form, size and layout of the surrounding residential area.

- 8.7 During the determination of the application, the indicative masterplan was revised and the quantum of built form reduced. The indicative layout now shows a linear access road running into the site, with dwellings predominantly sitting to west. This would create a rear-to-rear relationship with properties on Old Slade Lane, with gardens adjoining. To the east of the access road, public open space would be provided. This would provide an open verdant aspect character within the proposed development itself.
- 8.8 The Council's Urban Design Officer provided comment on the development proposals, requesting the amended plans, to show the open space to the east of the site, and linear rear-to-rear relationship of proposed eastern properties in relation to those along Old Slade Lane. Although Urban Design Officers still have some concern regarding the 'sweep' of the internal access road and plot size of the dwellings to the north of the site, it is important to note that the proposal is in outline form only and further amendments to the design and layout can be secured at the Reserved Matters stage.
- 8.9 Overall, it is considered that the indicative masterplan shows that the proposed development can be delivered, to achieve a high quality design. In addition, conditions are recommended to control the development of the site in order to ensure that it achieves policy requirements on design.

Landscape and visual impact

- 8.10 Paragraph 174 of the Framework states that decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes.
- 8.11 The application falls within the Colne Valley Park, where Policy CS9 of the Core Strategy stipulates that landscape characteristics will be conserved and enhanced.
- 8.12 Policy IV13 of the Iver Neighbourhood Plan outlines that development proposals should make a positive contribution towards improvement of the Colne Valley Regional Park in line with its objectives and the Colne & Crane Valleys Green Infrastructure Strategy and the detailed strategy for the Mid Colne Sub-Area. In achieving this a list of criteria is set out, including to maintain and enhance the landscape, historic environment and waterscape of the park and additional requirements for proposals affecting a watercourse. It is considered that the biodiversity uplift secured on site and provision of public open space meets this policy objective.
- 8.13 The Colne Valley Floodplain Landscape Character Assessment (LCA) characterises the area as comprising flat lowland, dominated by rough grazing and pasture land, interspersed with arable fields and paddocks. Gravel extraction has shaped the landscape, with former gravel pits restored into a string of water bodies. Transport corridors cut the landscape including the M25 and M40, which have a strong visual and audible influence. Intermittent long views are afforded across open fields and across the Colne Valley; however views are often interrupted by roads. Historic hedgerows and field boundaries are evident.
- 8.14 The application site itself does comprising grazing and pasture land associated with the equestrian use, however, it is visually well contained from the surrounding area, with very limited views beyond the immediate site boundaries. The surrounding area comprising the Richings Way Residential Area as defined by the South Bucks

Townscape Assessment, to which the site closely relates due to its proximity to surrounding development. It is considered that the site has low landscape value, and does not contribute strongly to the Colne Valley Floodplain Landscape Character.

- 8.15 A Landscape Assessment was submitted with the planning application. This appraises the site's landscape value and the impact of the proposed development from key views. The impact of the proposed development is considered to have a localised impact, with minor effect on the surrounding landscape at year 1, and a minor/negligible beneficial effect after 15 years, achieved through additional landscaping and biodiversity uplift. The most significant impact would be on private residential properties within adjacent the surrounding streets; Old Slade Lane, Richings Way, The Poynings and St Leonards Walk; this impact would be in regards to loss of view.
- 8.16 It is considered that views into the site are limited. Even where views are read across open countryside, such as from public Footpath IVE/34/1, to the east of The Poyning, the application site is perceived in the context of surrounding suburban development. It is therefore concluded that the proposal would be acceptable on landscape impact grounds.

Trees and Landscaping

- 8.17 Paragraph 130 of the Framework requires that planning decisions ensure developments are visually attractive as a result of effective landscaping, among other things. Paragraph 131 of the Framework highlights the contribution that trees make to developments, and that appropriate measures should be put in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. These aims are supported in Policies CP9 of the Core Strategy and EP3 and EP4 of the Local Plan.
- 8.18 By way of future landscaping, additional planting would ensure a biodiversity uplift on the site. Future details of hard and soft landscaping and detailed planting plans would be provided at Reserved Matters Stage. It is considered that there is sufficient space on the site to secure good quality and provision of landscaping and native tree planting.
- 8.19 An arboricultural survey, method statement and tree plan were submitted with the planning application, these indicate how the site can accommodate the proposed quantum of development without the removal of Category A and B trees.
- 8.20 The Tree Officer was consulted on this information and considers it acceptable, subject to dwellings being moved away from the western tree boundary line at detailed design stage and relevant revision to the arboricultural method statement. Conditions are recommended to this effect.

Heritage

- 8.21 Policy CS8 of the Core Strategy outlines the historic environment protection and enhancement position of the former District. This policy reflects the heritage policies outlined with section 16 of the Framework. Of particular note is paragraph 199 of the Framework which states that great weight should be given to asset's conservation; this is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

- 8.22 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that special regard shall be had to the desirability of preserving a listed building or its setting or any features of special or historic interest that it possesses.
- 8.23 The application site sits immediately adjacent to a Grade II Listed Building known as Thorney House. The Historic England listing for this property, pertains to the architectural detail. Grade II Listed Richings Park and Garden also falls within close proximity to the application site. The Heritage Officer has raised no concerns relating to harm caused to this Historic Park and Garden as a result of the proposed development. The Council's Heritage Officer considers that the impact will be towards the lower end of less than substantial harm to the setting of this adjacent Grade II Listed Building, by way of eroding the historic open farmland landscape nature. In accordance with Paragraph 199 of the Framework, great weight is given to this identified harm.
- 8.24 It is also not considered that the proposed development would impact on any adjacent local heritage assets as identified in the Ivers Neighbourhood Plan, or their setting, due to the degree of separation and limited visibility between assets and the application site. Further, these assets are listed for their architectural appearance alone, linking back to the 1920 garden suburb buildings, and not their setting. The local heritage assets are as follows:
- St Leonards Church, St Leonards Walk, Richings Park;
 - No.s 75 and 77 Wellesley Ave;
 - No.s 4, 8, 32, 6, 26, 49, 50, 29, 44, 48, 55 and 38 Old Slade Lane; and
 - No.s 53, 55, 59, 61 and 65 Richings Way.

Archaeology

- 8.25 Paragraph 194 of the Framework states that where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation. Policy C15 of the Local Plan outlines that development will only be permitted on, or close to, such sites where the Council considers the effect on the geological interest of the site could be effectively limited by the imposition of appropriate conditions.
- 8.26 The Council's Archaeological Officer was consulted on the planning application. There are historical records that are relevant to the application site, mostly dating to the Mesolithic and Palaeolithic periods. Given the potential for there to be archaeological remains, pre-commencement archaeological conditions have been recommended.

9.0 Affordable Housing

Core Strategy Policy:

CP3 Affordable Housing

- 9.1 Policy CP3 of the Core Strategy sets out the Council's affordable housing requirements. This is supplemented by the Affordable Housing SPG. These obligate the planning proposal to provide at least 40% of proposed units as on site affordable housing; with two thirds of the affordable units provided as social rent, and the remainder as intermediate affordable dwellings. Since this Core Strategy policy guidance, the National Planning Practice First Homes Guidance and Written Ministerial Statement published on 24 May 2021 require 25% of affordable housing to be delivered as First

Homes. Buckinghamshire Council have responded to this change in guidance through the interim statement on First Homes.

- 9.2 It is proposed that a policy compliant level of affordable housing provision is provided; with 12 units proposed, at a tenure split of 3 first homes, 7 units at affordable rent and 2 shared ownership. A mixed distribution is also proposed across these affordable housing tenure types as follows: 2x 1 bedroom, 5x 2 bedroom, 4x 3 bedroom and 1x 4 bedrooms, this would be secured by way of S.106 agreement. This provision has been informed by the Council's Housing Officers and is in-line with national and local policy, and the Housing and Economic Development Needs Assessment (2016) and Update Chiltern and South Bucks Housing and Economic Needs Assessment 2019 (HENA).

10.0 Dwelling Mix

Core Strategy Policy:

CP2 Housing Type and Size

- 10.1 Policy CS2 of the Core Strategy requires the delivery of mixed and sustainable communities through the provision of a range of housing types and sizes. The application proposes a mix of housing consisting of 1 – 5 bed properties, with just under half of units comprising 3 bedroom homes. The provision of two self-built plots is also welcome. It is considered that the proposed housing mix is acceptable and policy compliant.

11.0 Residential amenity

Core Strategy Policy:

Core Policy 13 Environmental and resource management

Local Plan Saved Policies:

EP3 The use, design and layout of development

EP5 Sunlight and daylight

H9 Residential Layout and Design

- 11.1 The Framework outlines the importance of planning in securing high standards of amenity for existing and future users. Policies EP3, EP5 and H9 of the South Bucks Local Plan seek to ensure that new development does not adversely affect the character or amenities of nearby properties and the locality in general. Thus, proposals should be designed to ensure an acceptable impact on existing and proposed neighbouring properties by way of visual intrusion, loss of light and privacy.
- 11.2 Although the scheme is in outline, an indicative site layout drawing has been provided. This shows sufficient rear-to-rear elevation separation can be achieved with properties at Old Slade Lane (in excess of 40 metres separation, as measured to site boundary) at the quantum of development proposed. There would also be sufficient separation with properties on The Poynings (in excess of 250 metres separation). In this respect no significant loss to daylight, sunlight, outlook or privacy serving these residents is anticipated.
- 11.3 In similar regard, it is considered that the proposed development would have sufficient separation from the two dwellings at Thorney Mead, and that of Thorney House. It is considered that there is sufficient space within the plot to move the dwelling closest to the lawfully approved dwelling at Thorney Mead (ref. 12/01897/CLUED), further away from this site boundary to maintain a better relationship. This separation distance is advised by informative. All proposed dwellings to the north of the site would be situated at an oblique angle (so as to not lead to overlooking) from these

neighbouring properties, with rear views from neighbouring properties retained by the open space to be provided.

- 11.4 Although some noise disturbance would result during construction, this would only be of temporary impact. Moreover, it is not anticipated that a residential development of 30 homes would result in significant noise generation from the development itself, given the immediate residential environment and the relationship of the proposals to the neighbouring properties.
- 11.5 In addition to the above, due to the outline nature of the proposals, it is not possible to assess the quality of residential amenity provided to future occupiers of the development. From the indicative drawing of the layout it would appear that sufficient size plots and dwellings are proposed and therefore there are no concerns in this regard.
- 11.6 The application is considered to be acceptable in regard to existing and proposed residential amenity impact, when assessed against planning policy.

12.0 Parking/highway implications

Core Strategy Policy:

CP7 Accessibility and transport

Local Plan Saved Policies:

TR4 Provision for those with special needs

TR5 Access, highways work and traffic generation

TR7 Parking Provision

TR10 Heavy goods vehicles

Ivers Neighbourhood Plan Policies:

Policy IV8 Managing Traffic

- 12.1 The Framework states that applications for development should take into account appropriate opportunities to promote sustainable transport modes, safe and suitable access to the site and any significant impacts of the development on the transport network.
- 12.2 Policies CS7 of the Core Strategy and TR5 of the Local Plan set out the local transport requirements. This necessitates that new development must have regard to its effect on safety, congestion and the environment.
- 12.3 Policy IV8 of the Ivers Neighbourhood Plan identifies Richings Way as a key route. These locations require public realm improvements and traffic mitigation to enhance the active travel environment and improve residential amenity and highway safety. Developments in the Green Belt are to be required to make a direct and proportionate contribution to delivering improvements to highways. Any proposal which generates an increase in traffic provision is required to contribute to public realm improvements and traffic mitigation measures infrastructure.
- 12.4 The proposed development seeks to close the existing vehicular access off Richings Way and proposes a new access to the northwest of the site, in the form of a right / left stagger arrangement between the site and Wellesley Avenue. A new pedestrian footpath would run alongside this new access.
- 12.5 The application is supported by a Transport Assessment which highlights general trip rates in the local area, accident data, as well as proximity of the site to key services and facilities.

- 12.6 The Council's Highways Officer was consulted on the planning application and considers the additional movements to be within a 5% daily variation of the vehicular movements already experienced on North Park/Richings Way. This therefore, does not necessitate a junction capacity assessment, or result in significant change to the operation and safety of the adjacent highway network. The Highway Officer also considers that the proposed new vehicular access would achieve sufficient splays and manoeuvrability space.
- 12.7 As Layout is a reserved matter, internal access arrangements, manoeuvrability and servicing would be assessed at this stage.
- 12.8 The Highways Officer has confirmed that the site lies in a sustainable location with close access to services and facilities; restaurants (few minutes' walk away), retail (10 minutes' walk), Pharmacy (10 minutes' walk) and Post Office (10 minutes' walk). There are also connections to the wider local area and central London via Iver Railway Station, serving Crossrail and the Elizabeth Line (15 minutes' walk).
- 12.9 The parking standards are set out within the Buckinghamshire Countywide Parking Guidance. This would be a consideration at reserved matters stage, when further design detail is known. Nonetheless, an indicative parking quantum per dwelling has been provided within the Design and Access Statement, which broadly accords with policy requirement.
- 12.10 Highway improvements are also proposed in the form of improved pedestrian crossing facilities. This would comprise of extending the existing pedestrian footway along the south of North Park/Richings Way and dropped kerbs and tactile paving provided on North Park/Richings Way for pedestrian passage across the new site access.
- 12.11 The proposal is therefore considered acceptable on highway safety and convenience grounds.

13.0 Ecology

Core Strategy Policies:

Core Policy 9 Natural environment

Core Policy 13 Environmental and resource management

- 13.1 Paragraph 180 of the Framework states that, among other things, planning permission should be refused if there is significant harm to biodiversity that cannot be avoided, mitigated, or compensated for. Local Policy CS9 of the Bucks Core Strategy also stipulates that biodiversity is a key component of the urban environment, and new development can provide opportunities to create and enhance wildlife habitats. This guidance is supported by the Biodiversity Net Gain SPD.
- 13.2 A Phase 1 Habitat Survey with two bat activity (emergence) surveys accompanied the planning application. The habitat is shown to have value at site level, with potential presence for common amphibian, reptile species and hedgehogs. A day roost used by one common pipistrelle bat was found in Dwelling 1, the remaining site has low potential for the presence of bats. Mitigation to prevent harm is also outlined.
- 13.3 As one of the existing buildings involves the presence of a protected species, the Local Planning Authority should have regard to the three tests that need to be satisfied before Natural England can issue such a licence; these tests are:
- 1) A licence can be granted for the purposes of preserving public health or public safety or other imperative reasons of overriding public interest including those

of a social and economic nature and beneficial consequences of primary importance for the environment.

- 2) The appropriate authority shall not grant a licence unless they are satisfied “that there is no satisfactory alternative”.
- 3) The appropriate authority shall not grant a licence unless they are satisfied ‘that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.’

13.4 Having regard to the above tests, it is considered that there is an overriding public interest in the proposed development due to the fact that there are significant social and economic benefits to the development scheme including: 1. The significant economic benefits the proposal would deliver, not only in terms of the construction of the development, but the provision of much needed new homes within the Borough. 2.) The social benefits delivered by way of affordable housing and open space provision. 3.) The proposed development would deliver much needed new homes, on a previously developed site, with good transport links. The application site is also a suitable location for the proposed development in all other respects. 4.) The Council’s ecologist considers that the provision proposed within the Ecological Impact Assessment which includes, biodiversity enhancements within the open space and provision of bat/bird boxes, to satisfy any licence requirements. Natural England have not provided bespoke advice on the proposal’s impact to protected species. It is considered that the three tests can be satisfied.

13.5 The application site is located within the impact zone of Black Park SSSI. Policy C15 of the South Bucks Local Plan outlines that development will not be permitted if it would directly or indirectly have an adverse impact on the geological interests of any SSSI. The Phase 1 Habitat Survey addresses this proximity, the Ecological Officer has confirmed that no impact would result; a number of conditions are recommended to ensure that there would not be a detrimental impact upon the SSSI.

13.6 Paragraphs 174, 179 and 180 of the Framework require development to secure measurable net gains for biodiversity. This requirement has been reinforced by the Environment Act 2021, which will require 10% biodiversity net gain (BNG) to be delivered as part of development proposals (from November 2023).

13.7 The proposal seeks a BNG of 57.36% habitat units and an increase of 25.82% for hedgerow units; thereby exceeding the future 10% biodiversity uplift requirement. As this 10% is not yet a requirement at this stage, any gain over 1% is seen as an additional benefit. This uplift takes the form of a new biodiversity Sustainable Urban Drainage Systems (SuDs) feature at the southern end of the site, insect hotels, bat boxes, hedgehog highways, landscaping, and provision of open space and use of bird bricks in house design.

13.8 Thus, the proposal is considered to be acceptable in regard to impact on protected species, and achieving biodiversity net gain.

14.0 Ground Conditions, Minerals Safeguarding

Core Strategy Policy:

CP13 Environmental and Resource Management

Local Plan Saved Policy:

EP16: Hazardous Substances

Minerals and Waste Plan Policy:
Policy 1: Safeguarding Minerals Resources

Contamination

- 14.1 Paragraph 183 of the Framework states that planning decisions should ensure that a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as quarrying, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation). After remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990. This is reflected by Policy CP13 of the South Buck's Core Strategy which encourages the remediation of land affected by contamination to bring it back to beneficial use.
- 14.2 Policy EP16 of the South Bucks Local Plan also stipulates that development in close proximity to hazardous substances will not be permitted unless it can be proven that there would be no risk to the potential users of the proposed development.
- 14.3 Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner. A Phase 1 Contamination Land Assessment was submitted with the planning application. This identifies potential sources of contamination, relating to asbestos pollutant, made ground on site and historic landfill.
- 14.4 The Council's Contaminated Land Officer was consulted on the planning application and has requested that standard contamination pre-commencement conditions be attached to any grant consent.
- 14.5 In addition, a condition would be required which recommends that an Unexploded Ordnance specialist attends the fieldwork in a watching brief/advisory capacity because of the moderate to low risk of unexploded ordnance at the site.

Minerals Safeguarding

- 14.6 Policy 1 of the Buckinghamshire Minerals and Waste Plan (2019), defines mineral safeguarding areas within Buckinghamshire in order to prevent mineral resources of local importance from being needlessly sterilised by non-minerals development. A Minerals Assessment is required to accompany any planning application in a safeguarded area.
- 14.7 Proposals for development within Mineral Safeguarding Areas, other than that which constitutes exempt development, must demonstrate that:
- Prior extraction of the mineral resource is practicable and environmentally feasible and does not harm the viability of the proposed development; or
 - The mineral concerned is not of any value or potential value; or
 - The proposed development is of a temporary nature and can be completed with the site restored to a condition that does not inhibit extraction within the timescale that the mineral is likely to be needed; or
 - There is an overriding need for the development.

14.8 A borehole assessment of aggregate was submitted with the planning application. The minerals and waste team were consulted and confirmed that a minerals assessment report is not required as there is evidence of previous extraction on the site.

15.0 Sustainability

Core Strategy Policies:

Core Policy 8 Built and Historic Environment

Core Policy 12 Sustainable energy

Core Policy 13 Environmental and Resource Management

Sustainable Construction SPD 2015

Ivers Neighbourhood Plan Policy:

IV7: Air Quality

IV15: PassivHaus Building

15.1 The Government has an objective to achieve net-zero carbon emissions by 2050. Buckinghamshire Council has joined this pledge. Paragraph 154 of the Framework states that new development should be planned for in ways that avoid increased vulnerability from climate change, reducing greenhouse gas emissions through location, orientation and design.

15.2 Local requirements for sustainability are outlined in Core Strategy Policies CP12 and CP13. These policies require major developments to secure at least 10% of their energy from decentralised and renewable or low-carbon sources.

15.3 Policy IV14 of the Ivers Neighbourhood Plan requires all development to be 'zero carbon ready' by design. All buildings should be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m²/year. Planning applications are required to be accompanied by a Whole-Life-Carbon Emissions Assessment and Energy Statement.

15.4 The Planning Statement submitted with the application confirms that the following sustainability measures would be incorporated within the scheme; renewable sources (likely to be solar photovoltaic) for household electricity, air source heat pumps for home heating, rain water harvesting, electric vehicle charge points for each house, as per Policy IV7 of the Ivers Neighbourhood Plan, and water efficient fittings.

15.5 An Energy Statement was also submitted with the planning application. This confirms that Passivhaus standard will be achieved through the use of zero-carbon technologies such as:

- Air source heat pumps
- Solar panels
- Electric Vehicle Changing Points

15.6 Building orientation would also be designed in such a way so as to maximise solar gains in the winter months, and minimise solar gains in the summer months. Dwellings would achieve maximise air tightness, with heat recovery ventilation. This would be detail that will be considered as part of the more detailed design at Reserved Matters Stage.

15.7 A Whole-Life-Carbon Emissions Assessment and more detailed energy statements would be recommended by condition, in accordance with IV14 of the Ivers Neighbourhood Plan.

16.0 Flood Risk and Drainage

Core Strategy Policy:

CP13 Environmental and resource management

- 16.1 Paragraph 159 of the Framework advises that development should avoid areas at risk of flooding and ensure flood risk is not increased elsewhere. Paragraph 169 requires major development to incorporate SuDS into proposals.
- 16.2 Policy CS13 of the Core Strategy also highlights that it is important for new and existing communities to be protected from increased risk of flooding. The Residential Design Guide Supplementary Planning Document equally emphasises the benefits of SuDS in development proposals.
- 16.3 The application site falls within flood zone 1, where there is a low probability of fluvial flooding (less than 0.1% or 1 in 1,000 years). Nonetheless, a flood risk assessment and drainage strategy were submitted with the planning application. These outline the details of Greenfield runoff rate, with a proposal to drain surface water from the site via attenuation features in the form of an open attenuation basin and geocellular storage tanks within the site. The water will then be discharged via a pump station to the public foul sewer in Richings Way. A maintenance programme for this drainage system is also proposed.
- 16.4 The Lead Local Flood Authority provided comment on this information and, following request for further information, are satisfied with the proposed arrangement.
- 16.5 Residents have raised concerns regarding increase in surface water flooding as a result of the proposed development. It is considered that the proposed development would result in betterment of surface water run-off from the application site, by improving the site drainage and directing water away from neighbouring properties, towards Richings Way. It is important to note that the immediate area is not flagged as being at high or medium risk from surface water flooding, in accordance with Environment Agency Mapping Software.

Sewerage Drainage

- 16.6 Thames Water have no objection to the planning application and quantum of development proposed in terms of infrastructure capacity of the sewage system. Thames Water are also satisfied with the surface water drainage arrangement, subject to a recommended informative.

17.0 Air Quality

Core Strategy Policy:

Core Policy 13: Environmental and Resource Management

Local Plan Saved Policy:

Policy TR5 - Accesses, Highway Works and Traffic Generation

Ivers Neighbourhood Plan:

Policy IV7: Air Quality

- 17.1 Core Strategy Policy 13 Environmental and Resource Management, states that the Council will seek to ensure the prudent and sustainable management of the area's environmental resources by seeking improvements in air quality. New development will be directed away from existing sources of air pollution to avoid adverse impacts on local communities.

- 17.2 Saved Policy TR5 Accesses, Highway Works and Traffic Generation, states that in considering proposals involving a new or altered access onto the highway, works on the highway, the creation of a new highway, or the generation of additional traffic, the Council will have regard to their effect on safety, congestion and the environment.
- 17.3 Policy IV7 of the Ivers Neighbourhood Plan requires development within the Iver Parish Air Quality Management Area to contribute to the actions and objectives set out in the air quality action plan and the Iver Clean Air Zone implementation strategy. Development proposals will be required to demonstrate at least Air Quality Neutral standard during both construction and operation to avoid causing or contributing to worsening air quality. An air quality assessment is therefore required to accommodate development proposals. This policy also details further design requirements which would help to lessen impact to air quality.
- 17.4 As the application site is located within an Air Quality Management Area (which follows the Iver Parish Boundary) and a short distance from the M25, the M4 and London Heathrow Airport, an Air Quality Assessment was submitted with the planning application. This considered two baseline scenarios in relation to air quality, specifically the existing 2019 baseline conditions (the latest date for which data is available) and the future 2025 baseline site conditions, which represents the opening year of the proposed development. Modelling of roadside positions in the immediate vicinity of the application site were undertaken (Richings Way, Thorney Lane South and Tower Arms). These results were then combined with input data, including traffic data, background concentrations at receptor locations and a verification factor was applied to the predicted concentrations of NOx. It was concluded that for the application site at 2019 baseline scenario, concentrations of all pollutants would remain well below National Air Quality Objectives. In the future baseline scenario, the development would meet National Air Quality Objectives. The proposed development would also not have a significant impact (negligible impact identified) on air quality within the local area due to increase in vehicle movements generated. Mitigation measures are also outlined for dust emissions and internal air quality standard for future occupiers, in relation to the World Health Organisation standard.
- 17.5 A financial contribution of £22,846 would be sought by s.106 to off-set the air quality emission increase generated by the proposed development. This would be put towards the Iver Active Travel Plan and Air Quality Action Plan.
- 17.6 The Air Quality Officer reviewed the proposal and raised no objection subject to a financial contribution of £22,846 being sought in-line with Defra's damage costs calculator to off-set air quality impact, given that the scheme is not air quality neutral due to additional traffic generation. A condition requesting a Dust Management Plan (DMP) to include appropriate mitigation measures has also been recommended.
- 17.7 The proposed development is considered acceptable in terms of air quality impact.

18.0 Infrastructure

Core Strategy Policies:

CP5 Open Space, Sport and Recreation

CP6 Local Infrastructure Needs

- 18.1 Paragraph 93 of the Framework requires development to plan positively for the provision and use of shared spaces, community facilities and other local services to enhance the sustainability of communities and residential environments. Policy CS5 of

the Core Strategy requires new development to be supported by adequate open space and recreation facilities. Opportunities for creating new or enhanced facilities will be sought wherever possible, particularly where there are quantitative or qualitative deficiencies as shown in the most up to date Open Space, Sports and Recreational Facilities Strategy.

- 18.2 Up to 4,500sqm/ 0.46 of public open space provision is proposed as part of the development. This open space provision would provide park and garden space to serve the local development and surrounding area. Iver currently has an undersupply of 4.34ha of park and garden space, increasing to a 6.51ha deficit by 2036. The provision of 0.46ha of park and garden space, therefore helps to address this deficit.
- 18.3 Provision for the management and maintenance of this open space in perpetuity would need to be detailed and agreed within any S.106 agreement.
- 18.4 Policy CS6 of the Core Strategy outlines that the Council will work in partnership with service and infrastructure providers to ensure new or improved infrastructure is delivered where and when it is needed. New development will be required to provide for the necessary infrastructure needs arising from the proposal, either directly or via an appropriate financial contribution. The Council will use planning conditions and obligations where appropriate to secure the timely provision of essential infrastructure directly and reasonably related to a development.
- 18.5 Infrastructure contributions and on-site requirements which are required as part of the proposed development include:
 - 40% affordable housing provision;
 - Two self build plots;
 - Adoption by a Management Company, and maintenance of, on-site public open spaces; and
 - Financial contribution towards air quality improvements.
- 18.6 Contributions towards physical and social infrastructure requirements such as, public realm improvements to Richings Way, Iver Village and Colne Valley Regional Park would be secured as part of Community Infrastructure Levy contributions, with immediate highway improvement works to improve pedestrian crossing on Richings Way, forming part of the development proposals. The pedestrianised improvements to the local highway are secured via planning condition.

19.0 Community Infrastructure Levy

- 19.1 The Council is the Charging Authority for the Community Infrastructure Levy (CIL). CIL is a charge on development; it is tariff-based and enables local authorities to raise funds to pay for infrastructure. The development is liable for CIL payment.

20.0 Weighing and balancing of issues / Overall Assessment

- 20.1 This section brings together the assessment that has so far been set out, in order to weigh and balance relevant planning considerations and reach a conclusion on the application.
- 20.2 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

- 20.3 As set out above it is considered that the proposed development would accord with most of the development plan policies.
- 20.4 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.
- 20.5 The concerns and objections received, alongside the representations in support of the proposals, have been duly noted and considered, and addressed within the above report.
- 20.6 Full and detailed consideration has been given to the specific issues arising from the scheme and, as set out within this report, this demonstrates the suitability of this site for the proposed use, or the means by which it can be made acceptable.
- 20.7 As set out above, it is considered the proposed development would achieve overall compliance with the development plan, however the policies which are most important for determining the application are (by footnote 8 to paragraph 11 of the Framework) deemed to be out of date, as the local planning authority cannot demonstrate a five year supply of deliverable housing sites.
- 20.8 In the event, that it was found that any adverse impacts of granting planning permission warrant a refusal of the development, these adverse impacts would need to significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; as per paragraph 11d ii of the Framework. For avoidance of doubt, a balancing exercise is carried out below.
- 20.9 The proposal has been assessed against Green Belt policy. As set out in Section 7 of this report above, definitional harm to Green Belt and harm to openness has not been identified. Nor has any harm been found to highway safety, design and visual appearance, landscape impact, residential amenity, housing mix, parking or highway impact, ecology, sustainability, flood risk and drainage, air quality and contamination. These all weigh neutrally in the planning balance.

Highway Improvements

- 20.10 Enhanced facilities for pedestrians are proposed as part of the development proposals in the form of a new pedestrian crossing and footpath improvements along the immediate highway (North Park and Richings Way). This also carries neutral weight, as although not required by the Local Highway Authority, it is a requirement of the Ivers Neighbourhood Plan.

Heritage Harm

- 20.11 With regard to S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, great weight is given to the less than substantial harm at the lower end of the

scale as identified to Thorney House (Grade II Listed Building), which weighs against the application.

Housing Need

20.12 Paragraph 60 of the Framework seeks to support the Government's objective of significantly boosting the supply of homes. Chilterns and South Bucks areas cannot demonstrate a 5 year housing land supply, with a 2.81 years' supply (2021-2026) and 2.45 years' supply (2022-2027) in the South Bucks area. It is acknowledged that the delivery of new homes would be a moderate benefit.

Affordable Housing

20.13 The proposed development would deliver policy compliant on-site affordable homes. 12 affordable dwellings would therefore be provided, in an area of under provision of affordable housing. Moderate weight is therefore attached to the benefit of affordable housing delivery.

Self-Build Housing

20.14 The scheme proposes two self-build plots. The Government attaches importance to the provision of this element of the supply. Notably, Paragraph 62 of the Framework identifies that planning policies should reflect the housing needs of different sectors of the community including, but not limited to, people wishing to commission or build their own homes. Footnote 28 gives further explanation with reference to the requirements of the Self Build and Custom Housebuilding Act 2015 (as amended). The NPPG states that self-build land registers are a material consideration in decisions involving proposals for self and custom build housing. The South Bucks self-build register includes 116 applicants. South Bucks does not have a policy specifically relating to the provision or delivery of self-build housing. No plots for self-build schemes have yet become available in the South Bucks area to meet this need. The provision of up to two self-build plots would make some contribution towards the supply of self-build plots in the district. Moderate weight is afforded to the benefit, given the limited number of plots proposed.

Open Space

20.15 Public open space is proposed as part of the development. The South Bucks and Chiltern Open Space Study (2018) highlights a deficiency in park and garden space in Iver. 0.46ha of public open space would be provided as part of development proposals to help meet this deficit. Moderate weight is attributed to this benefit.

Biodiversity Enhancements

20.16 A further benefit cited is the ecological enhancements delivered by the proposals. Biodiversity net gain is an obligation of both Local and National policy, and therefore a requirement to off-set harm generated by development proposals. The proposed development would deliver a significantly higher BNG than the current target of a net gain. Significant weight is attributed to the benefit of the biodiversity uplift.

Overall Balance

20.17 It is considered that the public benefits the proposal would generate are new homes, affordable housing, self-build plots, open space and the economic benefits delivered through investment and expenditure in the area and for the construction industry.

- 20.18 These combined benefits weigh substantially in favour of the application proposals, and clearly outweigh the harm identified to Thorney Mead's historic setting referred to above. In accordance with paragraph 11d ii of the Framework, there would not be any adverse impacts of the proposed development that would significantly and demonstrably outweigh the benefits which would be delivered, when assessed against the policies in the Framework taken as a whole.
- 20.19 Overall, taking into account all of the material planning considerations, and having assessed the proposals against the Development Plan, the Framework and having given consideration to other relevant planning policies, policy documents and published guidance, it is concluded that the proposals are acceptable.
- 20.20 In accordance with footnote 7 to 11di of Framework, there are public benefits that outweigh the harm to the heritage asset and the proposed development is also considered appropriate development in the Green Belt; as such policies protecting the heritage assets and Green Belt respectively do not provide a clear reason for refusal of the development proposed.
- 20.21 It is recommended that planning permission should be granted, subject to expiry of the relevant publicity period for harm to the setting of a Listed Building and Departure from Local Plan, and subject to planning conditions and the completion of a satisfactory s106 agreement to secure the Heads of Terms, as set out above. Whilst there are a number of matters that would require approval through the imposition of conditions, none of these matters are considered to be fundamental to the acceptability of the scheme.

21.0 Working with the applicant / agent

- 21.1 In accordance with paragraph 38 of the Framework the Council approaches decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and works proactively with applicants to secure developments.
- 21.2 The Council works with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application.

In this instance the applicant:

- was provided with pre-application advice
- the applicant/agent was updated of any issues after submission of the application
- The applicant was provided the opportunity to submit amendments / additional technical information to the scheme in order to address issues identified during the consideration of this application.

22.0 Recommendation

- 22.1 That the outline application is delegated to the Director of Planning and Environment for **APPROVAL** subject to expiry of the relevant publicity period for harm to the setting of a Listed Building and Departure from Local Plan, with no new material considerations, also subject to the imposition of conditions and completion of a satisfactory agreement under s106 of the Town and Country Planning Act (as amended) in relation to the Planning Obligations broadly in accordance with the heads of terms set out in the main body of the report; or, if a satisfactory S106 Agreement

cannot be completed, for the application to be refused for such reasons as the Director of Planning and Environment considers appropriate.

22.2 The proposed planning conditions are as follows:

Reserved Matters Timeframe

1. Application for approval of all reserved matters shall be made to the Local Planning Authority before the expiration of 5 years from the date of this permission. The development hereby permitted shall be begun before the expiration of 2 years from the date of approval of the last of the reserved matters to be agreed.

Reason: In order to comply with the requirements of the Town and Country Planning Act 1990.

Reversed Matters Detailed Accordance

2. The details of the reserved matters submitted pursuant to this permission shall be carried out in accordance with:

Transport Statement Issue 2 dated 14th July 2022

Arboricultural Impact Assessment dated 8th July 2022

Landscape and Visual Appraisal dated July 2022

Heritage Appraisal dated 15th July 2022

Desktop Study Report dated 16th November 2021

Ground monitoring report dated April 2022 Ref: YEX3295

Infiltration testing report dated December 2021 Ref: YEX3012

Biodiversity Metrix dated 8th July 2022

Letter to LLFA dated 13th October 2022

Ecological Impact Assessment dated July 2022

Planning Statement dated July 2022

Tree Survey dated 21st November 2021

Design and Access Statement December 2022

Flood Risk Assessment and Surface Water Drainage Strategy Ref: AEG0198_SL09DE_Iver_07 Rev B

Energy Statement dated 12th December 2022

Air Quality Assessment 14th December 2022

Tree Survey Plan Ref: 001 dated 20th November 2021

Tree Protection Plan Ref: 002 dated 7th July 2021

Concept Masterplan- 03 dated 10th November 2022

Parameter Plan – 04 Movement & Access dated 14th July 2022

Parameter Plan – 03 Parking dated 15th July 2022

Parameter Plan – 02 Scale dated 15th July 2022

Parameter Plan - 01 mix dated 15th July 2022 received 11th April 2023

Reason: To secure the satisfactory development of this important site in accordance with the agreed principles and objectives and to ensure high quality design is achieved.

Reserved Matters

3. Approval of the following details (hereinafter referred to as the reserved matters) shall be obtained from the Local Planning Authority, in writing before the development is commenced.
 - Layout
 - Scale

- Appearance
- Landscaping

Reason: Because the application is in outline (with all matters reserved except access) and as no details have been submitted of the reserved matters, they are reserved for subsequent approval by the Local Planning Authority.

Approved Plans

4. The development hereby permitted shall be carried out in accordance with the approved plans listed.

Proposed Site Access Arrangements Ref: 8210854/6104 Rev C

Site Location Plan – 01 dated 14th July 2022

Site Survey Ref: TG-21-1316-01A (sheets 1 to 6)

Reason: For the avoidance of doubt and in the interests of proper planning.

Maximum Height

5. At the same time as submitting details for condition 7, these shall demonstrate that the development hereby permitted shall not exceed more than 8 metres in height on any part of the site.

Reason: For the avoidance of doubt and in the interests of the proper planning of the area and to ensure a satisfactory form, layout, scale and appearance, in accordance with Policy CP8 of the South Bucks Core Strategy Development Plan Document (2011) ('herein Core Strategy'), South Bucks District Local Plan (1999) Saved Policies EP3 and EP4 ('herein Local Plan') and Policy IV2 of the Ivers Neighbourhood Plan (2022).

Phasing Plan

6. At the same time as submitting the first Reserved Matters application, a Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall indicate the sequence and approximate timescales of the development phases and the provision of infrastructure, including affordable homes, self-built plots and open space provision.

The development shall proceed in accordance with the Phasing Plan unless a variation has been agreed in writing by the Local Planning Authority. For the purposes of this permission all references to a "phase" shall be interpreted as being a reference to a phase as defined on the phasing plan approved pursuant to this condition.

Reason: In order to understanding the phased delivery of the scheme, for the avoidance of doubt in accordance with good planning.

Finish Levels

7. Each Reserved Matters application for the approval of appearance for that relevant phase of the development shall include details of the finished floor levels of the buildings and finished site levels (for all hard surfaced and landscaped areas) in relation to existing ground levels within that relevant phase of the development. Thereafter the development shall be implemented and retained in accordance with these approved details.

Reason: To accord with the National Planning Policy Framework and to ensure the satisfactory design of the development, in accordance with Policy CP8 of the South Bucks Core Strategy

Development Plan Document, South Bucks District Local Plan Saved Policies EP3 and EP4 and Policy IV2 of the Ivers Neighbourhood Plan.

Details of Materials

8. Each Reserved Matters application for the approval of appearance for that relevant phase of the development shall include details of materials proposed for all of the external facades of the building(s) within that part, including walling, fenestration and roofing. Sample panels shall be made available at the request of the Local Planning Authority on the application site.

Reason: To accord with the National Planning Policy Framework (2021) and to ensure the satisfactory design of the development, in accordance with Policy CP8 of the Core Strategy, Local Plan Saved Policies EP3 and EP4 and Policy IV2 of the Ivers Neighbourhood Plan

Landscaping Details

9. Each Reserved Matters application for the approval of landscaping for that relevant phase of the development shall include details of both hard and soft landscaping works, ecology works and an implementation programme.

The details shall include (but not be limited to the following):

- hard surfacing areas (e.g. surfacing materials) and their permeable qualities;
- planting plans including details of schedules of plants noting species, planting sizes and proposed numbers/densities;
- ecological assets/features to be retained and enhanced;
- new habitat to be created, in particular, detailed designs of any SuDs features that will be created;
- position, design, materials, height and type of all walls and/or fences or permanent boundary/screening treatment to be erected;
- infrastructure such as footpaths, lighting, car parking; and
- written specifications (including soil depths, cultivation and other operations associated with plant and grass establishment).

All hard and soft landscaping works shall be carried out in accordance with the approved details, implementation programme and British Standard BS4428:1989 Code of Practice for General Landscape Operations and implemented prior to first occupation of the development, and therefore retained.

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity in accordance with Saved Policies EP3 and EP4 of the Local Plan.

Lighting Strategy

10. Each Reserved Matters application for the approval of layout for that relevant phase of the development shall include details of a lighting strategy for that part of the development. The lighting strategy details shall include:

- outline maximum luminance;
- detail the location, height, design, type and direction of light sources and intensity of illumination;
- details of the lights to be switched off/ and or dimmed at night including times;

- identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging;
- show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

The development shall be carried out in accordance with these approved details and retained thereafter.

Reason: To ensure that the cumulative effect of the lighting of the proposed development mitigates adverse impacts on the protected species; in accordance with Section 15 of the National Planning Policy Framework and Policies CP9 and CP13 of the Core Strategy.

Landscape Replacement

11. Any planting which forms part of the approved landscaping scheme 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 in writing by the Local Planning Authority.

Reason: To ensure satisfactory landscaping of the site in the interests of visual amenity in accordance with Saved Policies EP3 and EP4 of the Local Plan.

Whole life carbon assessment

12. At the same time as submitting the first Reserved Matters application a Whole Life-Cycle Carbon Assessment shall be submitted to the Local Planning Authority for its approval in writing that shall demonstrate:
 - The embodied carbon footprint of the proposed development together with measures to reduce these where practical, feasible and viable; and
 - The operational carbon footprint of the development over a 30-year period and the measures taken to reduce carbon emissions.

The development shall be carried out in accordance with the approved details.

Reason: To ensure sustainable construction and operation of the proposed development and in Policies CP8, CP12 and CP13 of the Core Strategy and Policy IV15 of the Ivers Neighbourhood Plan.

Renewable energy

13. At the same time as submitting the first Reserved Matters application, an Energy Statement shall be submitted to the Local Planning Authority for its approval in writing. The statement shall include full details of the decentralised, renewable or low-carbon technologies that are to be integrated into the development and shall demonstrate how Passivhaus standard will be achieved. It shall include details of:

- The baseline CO₂ emissions;
- The reduction in CO₂ emissions achieved from low carbon or renewable sources; and
- U-values, thermal bridging, g-values and air tightness specifications of the development.

The development shall be carried out in accordance with the approved details and retained thereafter.

Reason: To ensure the development is sustainable and to comply with the requirements of CP12 Core Strategy and Policy IV14 of the Ivers Neighbourhood Plan.

Electric Vehicle Charging

14. At the same time as submitting the Reserved Matters application for approval of layout for that relevant phase of the development a scheme for maximising Electric Vehicle Charging (EVC) provision shall be submitted to the Local Planning Authority for its approval in writing.

The scheme shall include provision for active and passive spaces to meet future demand, and/or, depending on changing future demands and advances in technology, any details for the provision for any alternative fuels for vehicles (including hydrogen fuelling).

Such details shall include a Management Plan providing the location of all active and passive spaces and/or alternative fuels provision on site along with the specification of charging provision and/or alternative fuels provision.

The works shall be carried out in accordance with the approved details and implemented prior to first occupation of the development. The EVC apparatus shall thereafter be retained and maintained in an operative state in perpetuity in accordance with the approved details.

Reason: In the interests of promoting sustainable travel opportunities. Relevant Policy: Policy CP7 of the Core Strategy, Saved Policy TR5 of the Local Plan and Policy IV8 of the Ivers Neighbourhood Plan.

Contamination Risk Investigation

15. No development (including for the avoidance of doubt any works of demolition) shall commence until a contamination investigation to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site has been submitted to and approved in writing by the Local Planning Authority.

This risk assessment should include an assessment of the potential risks to human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

Reason: To ensure that risks from potential land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors; in accordance with Policy CP13 of the Core Strategy.

Contamination Options Appraisal and Remediation Plan

16. If the investigation carried out under Condition 15 shows a material risk, an options appraisal and remediation plan giving full details of the remediation measures required and how they are to be undertaken shall be submitted to the Local Planning Authority for its written approval and thereafter the remediation shall be carried out in accordance with the details (including timescales) approved.

Reason: To ensure that risks from potential land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors; in accordance with Policy CP13 of the Core Strategy.

Contamination Verification Plan

17. If a remediation scheme is required under Condition 15 a verification plan providing details of the data that will be collected in order to demonstrate that the works set out in Condition 16 are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The verification plan shall be implemented as approved.

Reason: To ensure that risks from potential land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors; in accordance with Policy CP13 of the Core Strategy.

Verification Report

18. Prior to first occupation of any part of the development hereby permitted a verification report that demonstrates the effectiveness of the remediation carried out in respect of that part pursuant to condition 17 shall be prepared together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils and submitted to the Local Planning Authority for approval in writing. The monitoring and maintenance programme shall be implemented in accordance with these details.

The verification report shall be undertaken in accordance with the Environment Agency's 'Land contamination risk management (LCRM)' guidance, available online at <https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors; in accordance with Policy CP13 of the Core Strategy.

Unexpected Contamination

19. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 15 and 16 above and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 16 and 17, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 18.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors; in accordance with Policy CP13 of the Core Strategy.

Archaeology 1

20. No development shall commence, aside from demolition, until a written scheme of archaeological evaluation has been submitted to and approved in writing by the Local Planning Authority.

The trial trenches will include sondages to assess Palaeolithic/Mesolithic potential.

The archaeological investigation should be undertaken by a professionally qualified archaeologist.

The development shall be carried out in accordance with the approved scheme.

Reason: This is required to be pre-commencement as it seeks to secure appropriate investigation, recording, publication and archiving of archaeological results before development begins, in accordance with the National Planning Policy Framework Paragraphs 192, 194 and 205, Policy CP8 of the Core Strategy and Saved Policy C15 of the Local Plan.

Archaeology 2

21. Where archaeological remains are confirmed in condition 20, no development shall commence until an appropriate methodology for a programme of archaeological work has been submitted to and approved in writing by the Local Planning Authority.

- a. Where archaeological remains recorded by evaluation are of significance, methodology for their preservation in situ shall be outlined in the programme of archaeological work; or
- b. Where archaeological remains are recorded by evaluation and are not of sufficient significance to warrant preservation in situ, recording should be outlined in the programme of archaeological work.

The archaeological investigation should be undertaken by a professionally qualified archaeologist.

The development shall be carried out in accordance with the approved scheme.

Reason: This is required to be pre-commencement as it seeks to secure appropriate investigation, recording, publication and archiving of archaeological results before development begins, in accordance with National Planning Policy Framework Paragraphs 192, 194 and 205, Policy CP8 of the Core Strategy and Saved Policy C15 of the Local Plan.

Construction Traffic Management Plan

22. No development shall commence (including any works of demolition and ground works) on each relevant phase of the development hereby permitted until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority in respect of that relevant part of the site. The CTMP shall include details of the following matters in relation to the construction for that relevant part:

- routing and types of vehicles;
- traffic movements (including an estimate of daily construction vehicles in respect of each individual phase of the development);
- operating times of construction traffic movements;
- site hours of operation;
- construction compounds and storage and dispensing of fuels, chemicals, oils and any hazardous materials (including hazardous soils);
- location of parking, loading and unloading areas;

- wheel and chassis cleaning mitigation and suppression of dust, vibration, noise and general disturbance (including to residential amenity) and measures to monitor the same;
- location and specification of temporary lighting;
- risk management and emergency procedures; and
- location, design, material and scale of hoarding.

The construction of that part of the development permitted shall be carried out in accordance with the approved CTMP.

Reason: This is required to be pre-commencement to ensure the traffic and movement impacts of construction are managed and monitored to maintain safe operation of the highway; in accordance with Paragraphs 111 and 112 of the National Planning Policy Framework, Policy CP7 of the Core Strategy, Saved Policy TR5 of the Local Plan and Policy IV8 of the Ivers Neighbourhood Plan.

Dust Management Plan

23. No development shall commence until a Dust Management Plan (DMP), to include appropriate mitigation measures to control dust emissions from the construction phase, has been submitted to and approved in writing by the Local Planning Authority.

The Dust Management Plan (DMP) shall accord with the measures outlined in section 9.3 of the Air Quality Assessment dated 14th December 2022.

Construction works shall be carried out in accordance with these approved details.

Reason: This is required to be pre-commencement to ensure the dust and associated air quality impacts of construction are managed and monitored to maintain a safe environment; in accordance with Policy CP13 of the Core Strategy and Policy IV7 of the Ivers Neighbourhood Plan.

Site Access 1

24. No development shall commence, aside from demolition, until the new means of access has been constructed in accordance with the details shown on Proposed Site Access arrangements plan drawing ref: 8210854/6104 Rev C and as required by conditions 25 and 26 and 27.

The new access shall be constructed in accordance with the Buckinghamshire Council guide note "Commercial Vehicular Access Within the Public Highway".

Reason: This condition is required to be pre-commencement in order to minimise danger, obstruction and inconvenience to users of the highway and of the development in accordance with Policy CP7 of the Core Strategy, Saved Policy TR5 of the Local Plan and Policy IV8 of the Ivers Neighbourhood Plan.

Site Access 2

25. Within one month of the new access being brought into use all other existing access points not incorporated in the development hereby permitted shall be stopped up by raising the existing dropped kerb or removing the existing bellmouth and reinstating the footway and highway boundary to the same line, level and detail as the adjoining footway and highway boundary.

Reason: To limit the number of access points along the site boundary for the safety and convenience of the highway user in accordance with Policy CP7 of the Core Strategy, Saved Policy TR5 of the Local Plan and Policy IV8 of the Ivers Neighbourhood Plan.

Site Access 3

26. No development shall commence, aside from demolition, until visibility splays have been provided on both sides of the new access between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres in both directions along the edge of the carriageway measured from the intersection of the centre line of the access.

The area contained within the splays shall thereafter be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.

Reason: This condition is required to be pre-commencement in order to provide adequate intervisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access in accordance with Policy CP7 of the Core Strategy, Saved Policy TR5 of the Local Plan and Policy IV8 of the Ivers Neighbourhood Plan.

Site Access 4

27. No development shall commence, aside from demolition, until details of the tactile crossing points on North Park and pedestrian footpath improvements shown on drawing 8210854/6104 have been submitted and approved in writing by the Planning Authority.

These highway improvement works shall be implemented in accordance with the approved details prior to first occupation of the development hereby permitted.

Reason: This condition is required to be pre-commencement in order to minimise danger, obstruction and inconvenience to users of the highway and of the development in accordance with Policy CP7 of the Core Strategy, Saved Policy TR5 of the Local Plan and Policy IV8 of the Ivers Neighbourhood Plan.

Arboricultural documents

28. No development (including for the avoidance of doubt any works of demolition) shall commence until a tree protection plan and method statement (in accordance with British Standard 5837:2012 'Trees in relation to design, demolition and construction' (or any replacement thereof or EU equivalent)) has been submitted to and approved in writing by the Local Planning Authority.

The method statement shall provide, as required, details of:

- Areas of no dig;
- Phasing of demolition and construction operations;
- Siting of work huts and contractor parking;
- Areas for the storage of materials and the siting of skips and working spaces; and
- Areas for the erection of scaffolding.

Protective fencing detailed in the method statement shall consist of a vertical and horizontal scaffold framework, braced to resist impacts, with vertical tubes spaced at a maximum level of 3m. On to this, weldmesh panels shall be securely fixed with wire scaffold clamps. The fencing shall be erected to protect existing trees and other vegetation during construction and shall conform to British Standard 5837:2012 'Trees in Relation to Construction' or any replacement thereof or EU equivalent. The approved fencing shall be erected prior to the commencement of any works or development on the site including any works of demolition. The approved fencing shall be retained and maintained until all building, engineering or other operations have been completed. No work shall be carried out or materials stored within the fenced area without prior written agreement from the Local Planning Authority.

Reason: This condition needs to be pre-commencement as it requires measure to ensure that the crowns, boles and root systems of the shrubs, trees and hedgerows are not damaged during the period of construction and in the long term interests of local amenities; in accordance with Saved Policies EP4 and L10 of the Local Plan.

Drainage Scheme

29. No works (other than demolition) shall commence until 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, has been submitted to and approved in writing by the Local Planning Authority.

The scheme shall include the following details:

- All SuDS components agreed at outline
- Assessment of SuDS components as listed in the CIRIA SuDS Manual (C753) and provide justification for exclusion if necessary
- Demonstrate that water quality, ecological and amenity benefits have been considered
- Existing and proposed discharge rates and volumes
- Topographic survey including details of the existing connection to the foul sewer
- Ground investigations including:
 - Infiltration in accordance with BRE365
 - Groundwater level monitoring over the winter period
- -Subject to infiltration being inviable, the applicant shall demonstrate that an alternative means of surface water disposal is practicable subject to the drainage hierarchy as outlined in paragraph 056 of the Planning Practice Guidance.
- The applicant must seek to obtain permission to discharge to the watercourse or surface water sewer. Sufficient justification for exclusion must be provided if these discharge receptors are not viable
- 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 40% climate change storm event should be safely contained on site.
- CCTV survey of existing drainage infrastructure, including the existing connection to the public foul sewer
- Detailed drainage layout with pipe numbers, gradients, and pipe sizes complete, together with storage volumes of all SuDS components
- Full construction details of all SuDS and drainage components
- 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
- Maintenance schedule for the drainage system
- Maintenance plan for the pumping stations and details of a warning system in the event of pump failure

The development shall subsequently be implemented in accordance with the approved details drainage scheme prior to first occupation of the development.

Reason: The reason for this pre-commencement 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 in accordance with Policy: CP13 of the Core Strategy.

SuDs Maintenance

30. No development shall commence until a SuDS whole life maintenance plan has been submitted to and approved in writing by the Local Planning Authority.

The plan shall set out how and when to maintain the full drainage system (including a maintenance schedule for each drainage/SuDS component), with details of who is to be responsible for carrying out the maintenance.

Provision for the submission of as-built drawings and/or photographic evidence of the drainage scheme shall be provided once the SuDs system has been implemented.

The development shall be carried out in accordance with the approved plan for the lifetime of the development.

Reason: In order to ensure long term maintenance of the drainage system as required under Paragraph 165 of the National Planning Policy Framework, for sustainable drainage and the satisfactory management of flood risk and Policy CP13 of the Core Strategy.

EPS Licence Bats

31. No development, including demolition, shall commence until either of the following have been submitted to and approved in writing by the Local Planning Authority:

- a) a licence issued by Natural England pursuant to Regulation 53 of The Conservation of Habitat and Species Regulations 2017 (as amended) authorising the specified activity/development to go ahead in relation to impact on bats and bat roosts; or
- b) a statement in writing from a suitably qualified ecologist to the effect that they do not consider that the specified activity/development will require a licence in relation to impact on bats and their roosts.

Reason: This condition is required to be pre-commencement in order to comply with the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended) and to protect species of conservation importance; in accordance with Section 15 of the National Planning Policy Framework and Policies CP9 and CP13 of the Core Strategy.

Bat Mitigation

32. The bat mitigation as outlined in the Ecological Impact Statement dated July 2022 shall be implemented prior to the demolition of dwelling 1 (as identified in the Ecological Impact Assessment dated July 2022) and retained thereafter.

Reason: This is required to be pre-commencement as it seeks to establish new habitat for bats before existing habitat is removed/destroyed. In accordance with the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended) and to protect species of conservation concern in accordance with Section 15 of the National Planning Policy Framework and Policies CP9 and CP13 of the Core Strategy.

Biodiversity Net Gain Plan

33. No development shall commence, aside from demolition, until a Biodiversity Net Gain Plan (BNGP) has been submitted to and approved in writing by the Local Planning Authority. The BNGP shall include the following:

- a description and evaluation of the application site and its features as at the date of grant of planning permission (required base-line);
- a BNG calculation (including the related methodology) in respect of the development hereby permitted to achieve an overall biodiversity net gain of at least 20%;
- a Biodiversity management plan which outlines measures to ensure the management and maintenance of the BNG for at least 30 years.

The development shall be carried out in accordance with the BNGP. Thereafter it shall be managed and maintained in accordance with the approved details.

Reason: Required to be pre-commencement to ensure net-gain is delivered as part of the proposed development in accordance with Policies CP9 and CP13 of the Core Strategy.

Habitat Management Plan (HMP)

34. No development shall commence, aside from demolition, until a Habitat Management Plan (HMP) has been submitted and approved in writing by the Local Planning Authority.

The HMP shall include the following details:

- a) Current soil conditions of any areas designated for habitat creation and detailing of what conditioning must occur to the soil prior to the commencement of habitat creation works (for example, lowering of soil pH via application of elemental sulfur);
- b) Descriptions and mapping of all exclusion zones (both vehicular and for storage of materials) to be enforced during construction to avoid any unnecessary soil compaction on area to be utilised for habitat creation;
- c) Details of both species composition and abundance where planting is to occur;
- d) Assurances of achievability;
- e) Timetable of delivery for all habitats; and
- f) A timetable of future ecological monitoring to ensure that all habitats achieve their proposed management condition as well as description of a feed-back mechanism by which the management prescriptions can be amended should the monitoring deem it necessary.

The development shall be undertaken and thereafter maintained in accordance with the approved HMP.

Reason: Required to be pre-commencement to ensure ecological enhancements are deliverable within the application site in accordance with Policies CP9 and CP13 of the Core Strategy.

Badger Survey

35. Should the development not commence within 12 months of the date of this decision notice of outline planning permission, a follow-up badger survey shall have been submitted to and approved in writing by the Local Planning Authority before the development commences.

Any measures or mitigation put forward within the report shall be implemented prior to first occupation of the development and retained thereafter.

Reason: This is required to be pre-commencement as it seeks to protect or create new habitat for badgers before existing habitat is removed/destroyed. In accordance with the requirements of The Conservation of Habitats and Species Regulations 2017 (as amended) and to protect

species of conservation concern in accordance with Section 15 of the National Planning Policy Framework and Policies CP9 and CP13 of the Core Strategy.

Construction Environmental Management Plan (CEMP)

36. No development shall commence (including demolition, ground works, vegetation clearance) until 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 details:

- a) Risk assessment of potentially damaging construction activities to the habitats and species identified as being present or potentially present, including (but not limited to) nesting birds, bats, reptiles, badger and hedgehog.
- b) Identification of “biodiversity protection zones”.
- c) 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).
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The construction of the development of that relevant part shall be carried out in accordance with these approved details and managed thereafter in accordance with the CEMP.

Reason: This condition is required to be pre-commencement in the interests of improving biodiversity and to ensure the survival of protected and notable species during construction of the proposed development in accordance with Section 15 of the National Planning Policy Framework and Policies CP9 and CP13 of the Core Strategy.

UXO survey

37. No development shall commence until an unexploded ordnance survey has been submitted to and approved in writing by the Local Planning Authority.

In the event that any unexploded ordnance is found, detailed remediation measures shall be submitted to and approved in writing by the Local Planning Authority. The remediation shall thereafter be carried out in accordance with the approved details.

Reason: This condition is required to be pre-commencement in the interests of removing hazardous explosives from the site prior to any vibration-taking place in accordance with Saved Policy EP16 of the Local Plan.

Demolition of Existing Buildings

38. On substantial completion of the development hereby permitted all existing buildings shall have been demolished and materials removed from the site.

Reason: To preserve the openness of the Green Belt, and to ensure the development remains appropriate development in line with the National Planning Policy Framework and Saved Policy GB1 of the South Bucks Local Plan.

Informatives

1. Section 278 Agreement

The applicant is advised that prior to any works to the public highway an agreement pursuant to section 278 of the Highways Act 1980 will be required to be completed. 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 application form. Please contact Highways Development Management at the following address for information: -

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

highwaysdm@buckinghamshire.gov.uk

2. CIL

The Council is the Charging Authority for the Community Infrastructure Levy (CIL). CIL is a charge on development; it is tariff-based and enables local authorities to raise funds to pay for infrastructure.

If you have received a CIL Liability Notice, this Notice will set out the further requirements that need to be complied with.

If you have not received a CIL Liability Notice, the development may still be liable for CIL. Before development is commenced, for further information please refer to the following website <https://www.southbucks.gov.uk/CIL-implementation> or contact 01494 475679 or planning.cil.csb@buckinghamshire.gov.uk for more information.

3. Building Regulations

You are advised that consent under the Building Regulations may be required for the proposed development and the Building Control Unit at the Council should be contacted in this regard. (SIN41)

4. Minimum distance to Thorney Mead

At detailed design stage, no part of the built development shall be within 20 metres of a rear external wall of any residential development at Thorney Mead. This is to preserve both outlook and privacy to these neighbouring residents.

5. Distance from western vegetation

No part of the built development hereby permitted shall be within 10 metres of the western vegetative boundary.

6. Thames Water Waste Water

The proposed development is located within 15 metres of Thames Waters underground assets and as such, the development could cause the assets to fail if appropriate measures are not taken. Please read our guide 'working near our assets' to ensure your workings are in line with

the necessary processes you need to follow if you're considering working above or near our pipes or other structures.

[https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FPlanning-yourdevelopment%2FWorking-near-or-diverting-](https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fdevelopers.thameswater.co.uk%2FDeveloping-a-large-site%2FPlanning-yourdevelopment%2FWorking-near-or-diverting-ourpipes&data=05%7C01%7Cplanning.csb%40buckinghamshire.gov.uk%7Ccdac8b9f408f4f77d47808da7ba92795%7C7fb976b99e2848e180861ddabecf82a0%7C0%7C0%7C637958263693045285%7CUnknown%7CTWFpbGZsb3d8eyJWljojoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=FIB%2BH1NHgSyjPQiJUopfLv c0viqCFLbudDtdHdb20WE%3D&reserved=0)

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Should you require further information please contact Thames Water. Email: developer.services@thameswater.co.uk Phone: 0800 009 3921 (Monday to Friday, 8am to 5pm) Write to: Thames Water Developer Services, Clearwater Court, Vastern Road, Reading, Berkshire RG1 8DB

7. Thames Water Surface Water

A Groundwater Risk Management Permit from Thames Water will be required for discharging groundwater into a public sewer. Any discharge made without a permit is deemed illegal and may result in prosecution under the provisions of the Water Industry Act 1991. We would expect the developer to demonstrate what measures he will undertake to minimise groundwater discharges into the public sewer. Permit enquiries should be directed to Thames Water's Risk Management Team by telephoning 020 3577 9483 or by emailing trade.effluent@thameswater.co.uk . Application forms should be completed on line via

<https://eur03.safelinks.protection.outlook.com/?url=http%3A%2F%2Fwww.thameswater.co.uk%2F&data=05%7C01%7Cplanning.csb%40buckinghamshire.gov.uk%7Ccdac8b9f408f4f77d47808da7ba92795%7C7fb976b99e2848e180861ddabecf82a0%7C0%7C0%7C637958263693045285%7CUnknown%7CTWFpbGZsb3d8eyJWljojoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=MknPumzR2urO25WrsFL85iJp mVPhwDxqyBikhq6hqSI%3D&reserved=0> . Please refer to the Wholesale; Business customers; Groundwater discharges section. There are public sewers crossing or close to your development. If you're planning significant work near our sewers, it's important that you minimize the risk of damage. We'll need to check that your development doesn't limit repair or maintenance activities, or inhibit the services we provide in any other way. The applicant is advised to read our guide working near or diverting our pipes.

[https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-yourdevelopment%2Fworking-near-](https://eur03.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.thameswater.co.uk%2Fdevelopers%2Flarger-scale-developments%2Fplanning-yourdevelopment%2Fworking-near-ourpipes&data=05%7C01%7Cplanning.csb%40buckinghamshire.gov.uk%7Ccdac8b9f408f4f77d47808da7ba92795%7C7fb976b99e2848e180861ddabecf82a0%7C0%7C0%7C637958263693045285%7CUnknown%7CTWFpbGZsb3d8eyJWljojoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTil6lk1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=tKWg6buXkTLlz%2BkXXvRp86XcFEv%2Bqn0h0Hnbl9eKuSU%3D&reserved=0)

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