



## Report to West Area Planning Committee

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<b>Application Number:</b>	22/07563/FUL
<b>Proposal:</b>	Demolition of existing buildings and structures and erection of 5 x two-storey residential dwellings with access off Bar Lane, including parking and garaging, landscaping and all enabling and ancillary works
<b>Site Location:</b>	Maccabee Kennels Bar Lane Owlswick Buckinghamshire HP27 9RG
<b>Applicant:</b>	Mr Steve Kerry - Rectory Homes Ltd
<b>Case Officer:</b>	Ian Zabala-Beck
<b>Ward(s) affected:</b>	The Risboroughs
<b>Parish-Town Council:</b>	Longwick Cum Ilmer Parish Council
<b>Date valid application received:</b>	18 <sup>th</sup> October 2022
<b>Statutory determination date:</b>	13 <sup>th</sup> December 2022
<b>Extension of Time agreed:</b>	4 <sup>th</sup> August 2023
<b>Recommendation</b>	Application Refused

### 1.0 Summary & Recommendation/ Reason for Planning Committee Consideration

- 1.1 Permission is sought for the demolition of existing buildings and structures and erection of 5 x two-storey residential dwellings with access off Bar Lane, including parking and garaging, landscaping and all enabling and ancillary works.
- 1.2 This application has been through several amendments and consultations, which has led to an acceptable design and layout.
- 1.3 The application retains much of the existing boundary trees and hedges and provides an area of green space to the rear of the site. Provision is made for wildlife including bats, birds and great crested newts – Licences will be required from Natural England and protection methods to be obtained.
- 1.4 The proposed dwellings will provide adequate amenity for their future occupiers. Impact upon neighbours and the surrounding area, including highways and drainage, is acceptable.

- 1.5 The proposal requires a suitable marketing strategy in line with Policy DM5 (Scattered Business Sites). A suitable market strategy has not been provided; therefore, the application is recommended for refusal on this matter only.
- 1.6 Cllrs Alan Turner, Gary Hall and Tony Green have requested that if officers are minded to refuse the application, that it be brought to Planning Committee.
- 1.7 An extension of time has been agreed to allow for the amendments and re-consults and to be heard at planning committee.
- 1.8 Recommendation – refusal.

## **2.0 Description of Proposed Development**

- 2.1 The site currently contains a working Dog Kennels facility, together with several associated single storey outbuildings. There is also an area of hardstanding to the front that facilitates access to the business and customer parking. The rear of the site consists of several pens separated by boundary treatments associated with exercise areas for the animals.
- 2.2 Full planning permission is sought for the redevelopment of this site for residential purposes. The buildings associated with the business will be demolished and removed from the site.
- 2.3 A detached property sits towards the front of the site (blue edge), which is to be retained, this property is outside the red edge of the proposed site but will share part of the access within the red edge. This access forms the current access to the site.
- 2.4 2 detached properties will be sited along the entrance to the site sharing a detached garage along the north-eastern boundary. This leads into a courtyard development consisting of one detached property and two linked detached properties, all with parking provision. A gap between plots 3 and 4 leads to an area left for biodiversity and green infrastructure.
- 2.5 The built form lies within previously developed land, the gardens of Plots 3 and 4 and the area of green land beyond is within open countryside (not previously developed land).
- 2.6 The application is accompanied by:
  - a) Plans, elevations and sections
  - b) Planning statement
  - c) Ecological appraisal
  - d) Topography Survey
  - e) Drainage statement
  - f) Transport statement
  - g) Biodiversity metric
  - h) GCN Information
  - i) Marketing Justification report
- 2.7 The scheme has been amended several times, this includes reducing the number of dwellings, layout, design and size of properties including the reduction in the rear gardens of plots 3 and 4. Furthermore, additional information was requested following an in-application pre-application discussion.

## **3.0 Relevant Planning History**

- 3.1 History detailed below.

Reference	Development	Decision	Decision Date
88/08056/FUL	ALTERATIONS AND 2 STOREY SIDE EXTENSION TO FORM DOUBLE GARAGE AND KITCHEN WITH STAFF FLAT ABOVE	PLOBL	25 January 1989

#### 4.0 Policy Considerations and Evaluation

##### Principle and Location of Development

Wycombe District Local Plan (August 2019): CP1 (Sustainable Development), CP3 (Settlement Strategy), CP4 (Delivering Homes), DM33 (Managing Carbon Emissions, Transport and Energy Generation); RUR5 (Longwick-cum-Ilmer Parish)

DSA: DM1 (Presumption in favour of sustainable development), DM6 (Mixed-use development)

- 4.1 The principle of the loss of the current use, the change of use to residential has not been fully assessed due to a lack of information submitted with the application. The principle of residential use has therefore not be established.
- 4.2 The site is not in a sustainable location. It only has access from a narrow road that acts as a cut through for vehicles. The road has no public footpath. The site is approximately 150 metres from the edge of Longwick in the open countryside. The change of use to residential in such a location would be contrary to the overall spatial strategy for the area which seeks to direct new development to the higher tier residential areas.
- 4.3 The Parish of Longwick-Cum-Ilmer has a neighbourhood plan which seeks to deliver 300 dwellings within the plan period. This would be mainly through allocated sites within that plan. The largest of these sites have either been built out or are on the process of being so. This site is not designated for development as part of that plan. The area has a five year housing supply and there is no immediate need for additional residential development over and above that provided through the development plan for the area.
- 4.4 The site is partly within previously developed land, it is currently run as a commercial boarding kennels, and land in the open countryside. The re-development of previously developed land can be acceptable subject to criteria set out within the development plan. This matter is considered within the report.
- 4.5 The loss of a business use on the site which is in an unsustainable location will have to be weighed against the benefits of a residential development of 5 dwellings in the same unsustainable location.

##### Affordable Housing and Housing Mix

Wycombe District Local Plan (August 2019): CP4 (Delivering Homes), DM22 (Housing Mix), DM24 (Affordable Housing), DM41 (Optional Technical Standards for Building Regulations Approval)

Planning Obligations Supplementary Planning Document (POSPD)

- 4.6 The proposal is below the threshold for affordable housing.

##### Employment issues

Wycombe District Local Plan (August 2019): CP5 (Delivering Land for Business)DM44 (Development in the Countryside outside of the Green Belt)

DSA: DM5 (Scattered business sites)

LNP: Policy A5: Small Scale Business Space

- 4.7 The site is currently occupied and running as a business. The proposal would remove the current employment potential of the site.
- 4.8 The existing business provides employment for 4 full-time and 6 part-time employees, equating to 8 full time equivalent employees.
- 4.9 Policy DM5, Section 3 states:
- a) In order to demonstrate that a site is no longer practicable for employment generating uses by reason of a lack of potential occupiers, the site must be marketed: a) for a sufficient period of time, and
  - b) at a reasonable price for exclusively employment generating uses (stripping out any residential hope value), and
  - c) unencumbered by any sales agreement which gives priority to prospective developers or renders the site unavailable to other prospective purchasers in the market.
- 4.10 The supporting text for the policy makes it clear that 'Residential uses will only be considered where it can be clearly demonstrated that the use of a site for employment generating uses or other appropriate uses identified in this policy is no longer practicable due to, for example, inadequate access, or clear evidence of a lack of potential or existing occupiers.' Para 6.33
- 4.11 It states at paragraph 6.34 that 'In assessing a lack of potential or existing occupiers, it is important that the site is shown to be vacant and has been marketed appropriately to demonstrate that there is no likelihood of the site being re-used for employment generating uses.'
- 4.12 A Marketing Justification Report has been submitted, however there are no details contained within this report that addresses the points above. The report merely seeks to justify why the site should not be marketed.
- 4.13 The report states that the business has been in operation for over 30 years and is generally occupied, having a demand for the services beyond its capacity, and having 8 FTE employees. The report also states the business has a lot of repeat business, and often new business via word of mouth.
- 4.14 Furthermore, this report points out that, if the premises were to be marketed this would have a negative impact upon the use of the business, as customers may find alternative businesses, therefore leading to a loss of business.
- 4.15 Given that the aim of this application is to cease the use of the site for business purposes it is the clear intention of the current owner to cease trading from this location. Based on the applicant's own report there is clearly a need for the services provided and therefore a buyer for the business would be likely to come forward if the site were to be marketed as required by the policy.
- 4.16 If the argument was that the applicant wished to move to a larger site or one which had less impact upon existing residential development, then the owner could seek to relocate their business and then market this site once it was vacant. This would ensure the ongoing business and also provide a clear indication of whether there was still a business need for the site.
- 4.17 It should be noted that one of the 10 aims of the Neighbourhood Plan for the area is '**To support local businesses and employment locally**, allowing some managed mixed employment growth both within the village and, if appropriate, in the hamlets. **This will**

**be in the form of appropriate facilities for use by existing and expanding businesses, and new enterprises,** (emphasis added) as well as for use by community societies and home-based workers; ideally these should be located within walking distance of the main residential areas.'

- 4.18 As the application currently stands the change of use to residential and the loss of an existing business site has not been justified. The application is therefore contrary to policy DM5 of the development plan.

#### **Transport matters and parking**

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

DSA: DM2 (Transport requirements of development sites)

- 4.19 The Highway Authority have commented upon the application and the access has been altered to take those comments into consideration. Subject to conditions the access to the site is considered adequate for the development proposed.
- 4.20 The proposal has also been amended to reflect the change in the number of dwellings proposed. The number of dwellings has been reduced from 6 to 5 dwellings.
- 4.21 The Highways Authority was reconsulted to take in to account the changes to the access and reduction of dwellings. "After assessing the amended plans, the quantum of development has reduced from 6(no) dwellings to 5(no) dwellings. As confirmed in previous comments, I would expect the proposed development to result in a reduction in vehicular movements when compared with that of the historical/lawful use of the site, and this is still the case especially when considering the reduced number of dwellings proposed".
- 4.22 Highways continued to state; Having reviewed the amended plans, I am satisfied that the access road would maintain a minimum width of 4.8m for its full length. Therefore, the private access road could accommodate simultaneous two-way vehicle movements and is suitable to serve the proposed development. The access serving 8(no) dwellings should be upgraded in accordance with accordance with Buckinghamshire County Council's guide note 'Commercial Access Within Highway Limits' 2013 and this can be secured by way of condition should this application gain approval.
- 4.23 It has been demonstrated that there is sufficient turning and manoeuvring space for a refuse vehicle and there is considered to be adequate on-site parking for the residential uses.
- 4.24 Due to the rural nature of the site and it being accessible via a narrow country lane, should the scheme be otherwise acceptable, it would not be unreasonable to impose a condition relating to the submission of a Construction Traffic Management Plan.

#### **Raising the quality of place making and design**

Wycombe District Local Plan (August 2019): CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)

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

Housing intensification SPD

- 4.25 The application seeks to replace the existing use with 5 dwellings each with private amenity space and carports with parking provision. This scheme has been amended to reduce the number of dwellings from 6 to 5 with a smaller courtyard setting, reducing the rear garden areas of Plots 3 and 4 and to alter the design to provide a simpler built form.

- 4.26 The impact upon the wider landscape and views into the site is considered to be acceptable when compared with the existing use.
- 4.27 The built frontage would be extended including the retained detached dwelling plus 1 detached dwelling (plot 1) sitting side by side, with a shared access between these buildings leading to plot 2 along the north-eastern boundary. The rear of the plot leads to a farmhouse courtyard setting, having a design that is typical of a rural location, leading to plots 3, 4 and 5. Plots 4 and 5 are linked with an open carport.
- 4.28 An area of green space beyond the rear boundaries of Plots 3 and 4, within the open countryside, is to be retained and enhanced with biodiversity detail. This is accessed via its own pathway which sits between these plots.
- 4.29 The layout retains the boundary features and access arrangements while still providing drainage and open space features. Garden areas are private and there is generally a good separation between public and private areas.
- 4.30 Due to the rural setting of the site, and part of the site being within the open countryside, any additional built form, either extensions or outbuildings, would have a negative impact on upon the area and site. This could clutter the site and have in impact upon the setting. Therefore, should the scheme be approved, it would not be unreasonable to impose a removal of permitted development rights condition.

#### **Amenity of existing and future residents**

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

- 4.31 There are no immediate neighbouring properties to the site, except the retained dwelling known as The Meades. This property falls within the blue edge of the submitted site plan and is sited towards the front of the site.
- 4.32 The Meades is set back from the road with amenity space to the front and rear. The land to the south west of the dwelling being agricultural not residential. The proposal seeks to increase the garden area of The Meades and to provide a new boundary treatment in the form of a hedge to the north and eastern boundaries of the garden. The overall relationship between this dwelling and the proposed new dwellings is acceptable.
- 4.33 The site is surrounded by open countryside on all boundaries and is some distance away from the nearest neighbouring dwellings, over 100m to the north and over 150m to the south. Therefore, the distances towards these neighbouring dwellings is found to be at a level which is acceptable.
- 4.34 The proposed site layout and relationships between the proposed dwellings are spatially distanced apart where the private amenity spaces have very little overlooking towards each other, each having their own private amenity space of a proportionate size to the dwellinghouse. Due to the orientation and gaps between the properties, very little overlooking will occur. Therefore, the amenity of future residents is found to be acceptable.
- 4.35 The landscaping plan shows a pathway between plots 3 and 4 leading to a biodiversity net gain area beyond the rear gardens of these properties. A communal space is provided within a courtyard environment between plots 3, 4 and 5. This has been reduced in size and is now considered to be proportionate to the layout of the site.
- 4.36 Therefore, the amenity of current and future residents is found to be acceptable.

### **Environmental issues**

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), DM20 (Matters to be determined in accordance with the NPPF) [Noise, lighting, pollution, air quality, waste collection, land contamination]

- 4.37 There is adequate on plot space for the storage of refuse bins and within the site for their collection.
- 4.38 The Council's Environmental section has no objection to the redevelopment of the site, providing that electrical charging points for vehicles is provided. This can be imposed by way of a suitably worded condition.
- 4.39 Furthermore, an informative can be added with regards to noise and demolition of the site in accordance with section 60 of the Control of Pollution Act 1974.

### **Flooding and drainage**

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

- 4.40 The Lead Local Flood Authority is satisfied that the development can adequately deal with surface water drainage, subject to further information requested via a pre-start condition and in accordance with the submitted Flood Risk and Drainage Statement, Proposed Drainage Strategy and Impermeable Areas Assessment by Granville Consultants Ltd. The drainage, its management and maintenance would need to be controlled by condition.

### **Ecology, Green networks and infrastructure**

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth), CP9 (Sense of place), DM34 (Delivering Green Infrastructure and Biodiversity in Development)

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

- 4.41 There is a local presence of bats, birds and Great Crested Newts, all of which are European protected species. Surveys have been undertaken and mitigation proposed for all the above. The Council's Natural Environment Officer is satisfied that information submitted is sufficient to demonstrate that the proposed development can provide both protection and mitigation for the above and subject to specifically imposed conditions.
- 4.42 The Council's Landscaping officer has been consulted and, in general finds, the scheme acceptable. The current landscaping plan gives a general idea of what could be possible but does not marry up with the latest amendments to the garden areas. Other outstanding issues relate to the planting of ornamental trees. Where possible, all planting should be native, this includes the frontage of the site, boundaries and the entrance to the BNG area beyond the plots of 3 and 4. A revised landscaping scheme could be secured by way of a condition if the application were to be found acceptable.
- 4.43 Opportunities to improve biodiversity in and around developments should be integrated as part of their design in line with recognised good practice and national policy on biodiversity and sustainability (National Planning Policy Framework 2021). Figure 4 in the submitted Environmental Appraisal (Bioscan, May 2023) -EA- outlines ecological features proposed for installation on site, including 4x bird boxes, 5x integrated bat boxes, 4x bat boxes on trees, 4x 13x13cm gaps in fences to allow movement of wildlife through the site, and 2x hibernacula in the offset site. These features are considered appropriate and could be secured via a suitable worded condition.

- 4.44 The Council's ecological officer has been consulted. They have no objection subject to conditions securing on-site ecological enhancements outlined within the EA, the Landscape and Ecological Management Plan; and Ecological Design Strategy.
- 4.45 There is an area of land beyond plots 3 and 4 for Biodiversity Net Gain: The EA concluded that the proposed development would not achieve an overall biodiversity net gain without offsite compensation. Therefore, additional offsite offsetting is proposed within land under the applicant's ownership located immediately adjacent to the application site (the blue edged area to the rear -east – of the site). The combination of onsite and offsite habitat enhancement and creation would result in a +52.71% gain in habitat units and +94.39% in hedgerow units. This combined net gain in line with national and local policy policies including 'Policy DM34 - Delivering Green Infrastructure and Biodiversity In Development' of the Wycombe District Local Plan (adopted August 2019).
- 4.46 If the development is acceptable from a policy perspective, a planning obligation will be required to ensure that the identified Biodiversity Offset Site is tied into the development and thereafter managed and maintained.
- 4.47 A condition should also be attached to any approval of this application to secure a Landscape and Ecological Management Plan (LEcMP) demonstrating long-term management of on-site habitats for biodiversity net gain.

The Council's Great Crested Newts officer has been consulted and has stated that a precautionary working statement in the form of Reasonable Avoidance Measures (RAMs)/Non-Licensed Method Statement (NMS) would be required. Again, if the proposal is acceptable this could be secured by way of a condition.

#### **Building sustainability**

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

- 4.48 If the proposal is acceptable it would be necessary to condition water efficiency and that the dwellings are built to the M4(2) building regulations as required under policy DM41.

#### **Public open space**

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth)

DSA: DM16 (Open space in new development), DM19 (Infrastructure and delivery)

- 4.49 The site is not considered to be a strategic one and therefore there is no policy requirement to provide on-site public open space to serve new residents.

#### **Other Matters**

- 4.50 There is a separate issue regarding noise and noise abatement concerns.
- 4.51 The site would appear to have operated for a number of years without any substantive noise problems. The current noise issues are a statutory nuisance and are being dealt with through a separate area of law. While it is acknowledged that a change of use of the site to residential would overcome the issues. The weight that could be given to this is limited as the matter is being dealt with through a served noise abatement order.



## **Infrastructure and Developer Contributions**

Wycombe District Local Plan (August 2019): CP7 (Delivering the infrastructure to support growth)

DSA: DM19 (Infrastructure and delivery)

BCSNP: Policy 13 (Connecting the Parish)

- 4.52 The development is a type of development where CIL would be chargeable.
- 4.53 It is considered that there would not be other types of infrastructure, other than the provision of affordable housing, that will be put under unacceptable pressure by the development to justify financial contributions or the direct provision of infrastructure.
- 4.54 The Planning Obligations SPD sets out the Local planning Authority's approach to when planning obligations are to be used in new developments:
- 4.55 Having regard to the statutory tests in the Community Infrastructure Levy regulations and the National Planning Policy Framework it is considered that there may be a need to enter into a Section 106 requirement.
- 4.56 The applicant has confirmed that he is willing to enter into a legal agreement if the application were to be approved.

## **5.0 Weighing and balancing of issues / Overall Assessment**

- 5.1 This section brings together the assessment that has so far been set out in order to weigh and balance relevant planning considerations in order to reach a conclusion on the application.
- 5.2 In determining the planning application, section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. In addition, Section 143 of the Localism Act amends Section 70 of the Town and Country Planning Act relating to the determination of planning applications and states that in dealing with planning applications, the authority shall have regard to:
  - a. Provision of the development plan insofar as they are material,
  - b. Any local finance considerations, so far as they are material to the application (such as CIL if applicable), and,
  - c. Any other material considerations
- 5.3 As set out above it is considered that subject to further details that could be secured through conditions and ecological benefits which could be secured through a legal agreement/conditions, the proposed development would accord with most of the development plan policies. However, the site is in an unsustainable location and has an existing business operating from it. There has been no justification for the loss of the business and there is no identified need for residential use of this unsustainable site. Overall, the weight given to the benefit from new residential development is not considered to outweigh the harm due to the loss of an existing and ongoing business use.
- 5.4 In line with the Public Sector Equality Duty the LPA must have due regard to the need to eliminate discrimination and advance equality of opportunity, as set out in section 149 of the Equality Act 2010. In making this recommendation, regard has been given to the Public Sector Equality Duty and the relevant protected characteristics (age, disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, and sexual orientation). The application provides for the erection of five houses. In this instance, it is

not considered that this proposal would disadvantage any sector of society to a harmful extent. The development has been designed to include level access and parking that would facilitate disabled access for residents with mobility issues.

- 5.5 The Human Rights Act 1998 Article 1 the protection of property and the peaceful enjoyment of possessions and Article 8 the right to respect for private and family life, have been taken into account in considering any impact of the development on residential amenity and the measures to avoid and mitigate impacts. It is not considered that the development would infringe these rights.

## **6.0 Working with the applicant / agent**

- 6.1 In accordance with paragraph 38 of the NPPF (2021) the Council approach decision-taking in a positive and creative way taking a proactive approach to development proposals focused on solutions and work proactively with applicants to secure developments.
- 6.2 The Council work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicant/agents of any issues that may arise in the processing of their application.
- 6.3 In this instance
- was provided with pre-application advice,
  - the applicant/agent was updated of any issues after the initial site visit,
  - the applicant/agent was provided with an in-app pre-application advice,
  - the applicant/ agent responded by submitting amended plans, which were found to be acceptable, the amended plans were found to be acceptable, however the marketing report did not address all the outstanding issues, and permission was refused.
  - The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the committee and promote the application.
  - The applicant/agent was informed of the council's concerns and how they could be overcome but amendments were not received.

## **7.0 Recommendation**

- 7.1 The application is recommended for REFUSAL for the following reason:

- 1 The proposed development would result in the loss of a scattered employment site. Scattered employment sites make an important contribution to the supply of employment land within the district, and the redevelopment for residential use will not normally be permitted unless it has been satisfactorily demonstrated that the re-use of the site for employment purposes is no longer practicable. In this case insufficient information has been provided or is apparent to justify the loss of commercial and employment generating floorspace. The proposal is therefore contrary to Policy DM5 (Scattered Business Sites) of the adopted Wycombe Local Plan (August 2019).

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

## **APPENDIX A: Consultation Responses and Representations**

### Councillor Comments

CLlr Alan Turner – if minded to refuse, bring to Planning Committee

CLlr Gary Hall – if minded to refuse, bring to Planning Committee

CLlr Tony Green – if minded to refuse, bring to Planning Committee

### Parish/Town Council Comments

Longwick Cum Ilmer Parish Council

The Parish Council have the same concerns as highlighted in our previous comment - traffic, speed limits and no pavements. The Parish Council would request that Highways are given a brief to investigate the concerns raised.

### Consultation Responses

#### **Highways**

Comments: The Highway Authority has previously commented on this application proposal within a letter dated 9th November 2022. The comments ultimately raised no objections to the proposals subject to conditions. Amended plans have since been submitted so the Highway Authority will comment on this accordingly.

After assessing the amended plans, the quantum of development has reduced from 6(no) dwellings to 5(no) dwellings. As confirmed in previous comments, I would expect the proposed development to result in a reduction in vehicular movements when compared with that of the historical/lawful use of the site, and this is still the case especially when considering the reduced number of dwellings proposed. As such, despite the site's poor access to sustainable forms of transportation, the Highway Authority would have no objections to the principle of development in this location. Nonetheless, I trust that the Planning Authority will determine the suitability of the site's location for residential development in relation to sustainable transport options and local services.

Considering the reduction in movements associated with the site following the development, I also have no objections to the access arrangements. However, improvements will be made to facilitate better vehicular access and egress in to and out of the site. The width of the access road, which measures approximately 5.5m in width for the initial 40mph into the site, is sufficient to allow for safe simultaneous two-way vehicular movements. These improvements can be secured by way of condition. I also note the results of a 7-day ATC speed survey, which demonstrates vehicles travelling well under the national speed limit in this location (85%ile speeds of 37.6mph northbound and 33mph southbound).

In regard to parking, having assessed the development using the Buckinghamshire Countywide Parking Guidance (BCPG) policy document, I am satisfied that the development meets the required parking provision as set out within the BCPG document. Furthermore, the proposed parking spaces have sufficient dimensions which would allow for vehicles to park, turn and leave the site in a forward gear.

As delivery and refuse vehicles are expected to enter the site, the applicant has submitted an updated swept path analysis. Having assessed the document, I am still satisfied that refuse, emergency service and delivery vehicles would be able to complete a reversing manoeuvre within the site, ensuring the vehicles can enter, turn and exit the site in a forward gear.

Mindful of these comments, I do not have any objections to this application with regard to highway issues subject to following conditions.

### **LLFA (SuDs)**

Comments: No objection, subject to conditions should the application be approved.

### **Tree Officer**

Comments: The arb report recommends that an AMS & TPP be provided to safeguard the trees throughout the development. The arboricultural officer concurs, and this can be secured by condition.

The soil will be highly disturbed and proposed planting in hard landscaped areas may require underground modular systems to ensure sufficient soil volume can be achieved. If so, having the detail in advance or as a pre-commencement condition is suggested.

### **Landscaping Officer**

Comments:

Previous issues are listed below in *italic*, with a comment as to whether they have been addressed:

- It is concerning that plots 5 and 6 have relatively small gardens, heavily overshadowed from the south by the mature boundary trees that are critical to the site's visual containment and landscape character, as well as providing green infrastructure and ecological benefits. This proposed layout would put an unacceptable amount of pressure on the Council to approve future works to reduce/remove the trees.

Number of plots have been reduced and gardens are larger. This issue has been overcome.

- The proposed development extends significantly beyond the existing developed area with plots 3, 4, 5 & 6 encroaching out into the open countryside. It would introduce permanent built form and lighting where there is currently none. It would require the division of the field into 8 different land parcels, all in different use and ownership and permanently divided by fencing and/or vegetation.

The developed area has been reduced and encroachment into Open Countryside minimised. This issue has been mostly overcome.

- The layout of the Ecological Area in the rear third of the field is contrived and unnatural and does not reflect any characteristics of the field or local landscape.

This issue remains and the uncharacteristic nature of the ecological feature has been increased by the introduction of a formal treed avenue access from the development to the eco area, along with ornamental tree planting on the boundary between the two. This is a wholly uncharacteristic landscape treatment. The south-west boundary between the development and ecological area should be planted with a mixed, native hedgerow interplanted with informally spaces native trees, to reflect other local field boundaries.

- The design ethos is questionable. Whilst farmsteads are a characteristic feature of Longwick Vale LCA, there is no historic evidence of this field or Maccabee house forming part of a farmstead. The layout does not reflect any key characteristics of the field and introduces a counterfeit feature into it.

Although the reduced area of courtyard has improved the layout this issue remains.

- The proposed residential development would be outside and detached from Longwick settlement. The apparent expansion of the settlement to the north-east, conflicts with the linear

character of Longwick, which has historically developed in a south-east/north-west orientation (Longwick Neighbourhood Plan, 3.2).

This issue remains.

**New issues are listed below:**

- Bar Lane front boundary - the recent arboricultural report shows the removal of most of the front boundary trees and hedges along Bar Lane to accommodate a vision splay. This will significantly increase views into the development and have an adverse visual and landscape effect on the rural character of Bar Lane.

This harm could be reduced in the longer term by replacement planting as is suggested in the updated Landscape Strategy. To ensure this occurs in a characteristic way, a condition is required with targeted wording relating to this important boundary. It should require mixed, native hedgerow planting interplanted with native trees, to reflect the rural character of Bar Lane.

- Garden boundaries – the Landscape Strategy shows fencing around garden plots but no detailed design is provided at this stage and it is vague on what treatment might be applied where. The design of fencing need careful consideration given the rural location.

Post and rail fencing with a robust mixed native hedgerow (and informally spaced native trees if required) would be most appropriate for the boundaries either side of the ecological area access. Post and rail fencing may be required along boundaries with the open countryside (if none exists already). Between plots, it would be understandable if more privacy was required, and close board fencing installed. These various treatments and locations should be carefully specified in the landscape condition so the approaches can be ensured by future decision makers.

**Environmental Health Officer**

Comment: No objection if condition attached relating to car charging point, if not – objection.

**Ecological Officer**

Comment: Summary

No Objection subject to conditions securing the following:

- Onsite ecological enhancements outlined within Figure 4 of the Ecological Appraisal (Bioscan, May 2023);
- Landscape and Ecological Management Plan; and
- Ecological Design Strategy.

A Planning Obligation is recommended to secure the proposed Biodiversity Offset Site.

**Newts Officer**

Holding Objection; Insufficient GCN Information Provided.

Further Information Required:

Provision of a precautionary working statement in the form of Reasonable Avoidance Measures (RAMs)/Non-Licensed Method Statement (NLMS).

A Pre-start condition has been agreed.

Representations

**Supporting comments**

7 comments from 5 residents have been received supporting the proposal:

- Kennels are noisy and disturb study time
- There is noise, nuisance and disruption from the kennels
- Housing would address noise levels
- Development respects local character
- Development will reduce the amount of traffic
- Development would enhance the living experience

### **Raising concerns comments**

1 comment have been received raising concerns on the proposal:

- Bar Lane not suited for increase of traffic
- No pedestrian facilities
- No buses, will need to rely on cars
- Need to preserve landscape and wildlife
- SUDs required to be addressed
- Construction times to be restricted

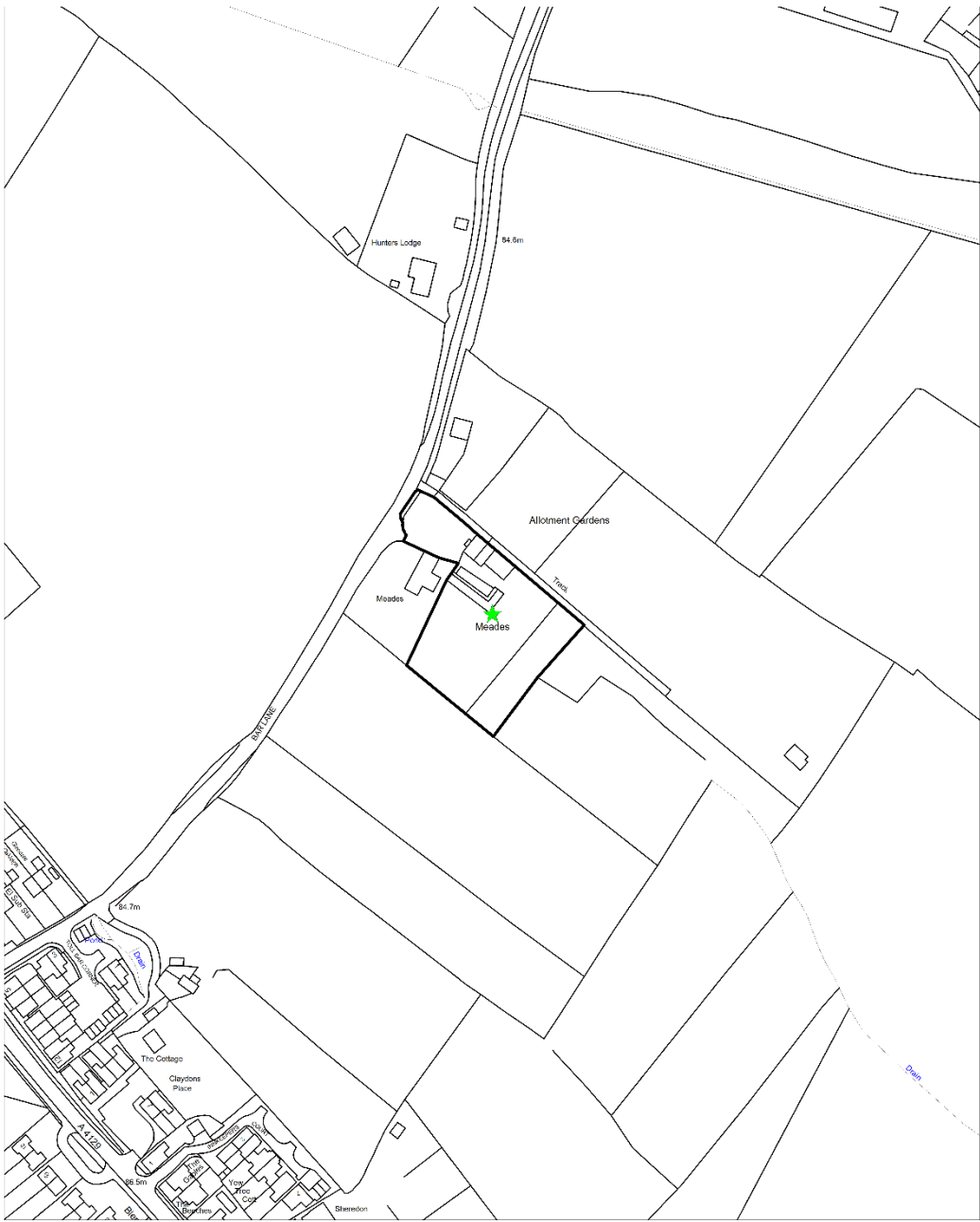
### **Objecting comments**

2 comments have been received objecting to the proposal:

- no further development needed
- represents urbanisation
- local infrastructure won't be met
- inappropriate development
- not acceptable for a business to apply for housing
- will expand the width of the village
- Site not identified within the Neighbourhood Plan
- Precedent for other developments

# APPENDIX B: Site Location Plan

22/07563/FUL  
Scale 1/2500



Planning Committee  
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