



Strategic Sites Planning Committee 19/10/2023 Update

Application Number:	23/05440/OUT
Proposal:	Outline application (including details of access and layout) for construction of 87 dwellings with associated landscaping, amenity space, infrastructure and parking following demolition of existing dwelling at 20 Wycombe Road with all other matters reserved
Site Location:	Tralee Farm 20 Wycombe Road Holmer Green Buckinghamshire HP15 6RY
Applicant:	Hawridge Strategic Land Ltd
Case Officer:	Adam Smith
Ward(s) affected:	Hazlemere Penn Wood and Old Amersham
Parish-Town Council:	Hazlemere Parish Council Little Missenden Parish Council
Date valid application received:	14.02.2023
Statutory determination date:	16.05.2023 (EOT 31.10.2023)
Recommendation	<p>The recommendation is that the application be delegated to the Director of Planning and Environment for APPROVAL subject to the satisfactory completion of a Legal Agreement and the imposition of planning conditions broadly in accordance with the details set out in the main report (and as amended by this update report) as considered appropriate by the Director of Planning and Environment.</p> <p>Or, if these cannot be achieved, then for the application to be REFUSED for such reasons as the Director of Planning and Environment considers appropriate.</p> <p>In the event of any changes being needed to the wording of this resolution (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Director of Planning and Environment has delegated</p>

authority to do so in consultation with the Chairman, provided that the changes do not exceed the substantive nature of the Strategic Sites Committee's resolution

Information Added:

This application has been the subject of a Member Site Visit.

Clarifications on Report:

Para 5.73 - Should read "perimeter" rather than "permitter" in the second sentence.

Para 5.120 – In the first sentence "need to offsite compensate" should read "need to be offsite provision or financial contribution".

Consultations Reported

The Council's Climate Response team have provided comments on this application. In summary, they raise no objections subject to conditions to secure:

- Further details of Electric Vehicle (EV) charging points
- A minimum LETI Life Cycle Embodied Carbon Rating of "D" as proposed under the submitted Energy and Whole Life-Cycle Carbon Statement
- The total energy demand to be 29.5% from low carbon energy (i.e. solar PV) as per Table 3 in the submitted Energy and Whole Life-Cycle Carbon Statement
- A Zero Carbon by Design Statement to be submitted at the Reserved Matters stage
- Submission of a post completion/occupation energy performance evaluation report to ensure that there is no energy performance gap

Officer response:

All the matters raised by the Climate Change team are the subject of recommended conditions in the original Committee report.

However, in response to the comments of the Climate Change team, it is recommended that the EV charging condition (Condition 39) is amended to seek further details of the chargers.

In addition, it recommended that the Solar PV appearance condition (Condition 13) and LETI Life Cycle Embodied Carbon D Rating condition (Condition 40) are updated to make it clear that as part of achieving a minimum LETI Life Cycle Embodied Carbon rating of "D" that the energy demand from renewable and low carbon technology should comply with the proposed details in Table 3 in the submitted Energy and Whole Life-Cycle Carbon Statement.

Amended Plans

The applicant has submitted amended plans which propose:

- Electric vehicle chargers points added to serve every parking space.
- Minor layout changes to the parking for plot 31 and plots 66 to 70.

In addition, the accommodation schedule has been updated to clarify the M4(3) units.

Officer response:

Whilst no objections were raised to the level of provision of electric vehicle chargers points as originally proposed, the amendment would address the small shortfall against the requirements set out in the emerging Hazlemere Neighbourhood Plan (HNP) such that the scheme would fully comply with Part D of Policy HAZNP4 of the referendum version of the HNP. As such, it recommended that the EV charging condition (Condition 39) is updated to reflect the revised details.

The changes to the parking layout for the plots identified above (to the centre and east of the site) are very minor but would result in parking spaces being more conveniently located for the properties that they would serve.

As a result of the M4(3) plot clarification details it is recommended that the plot numbers in the accessibility condition (Condition 5) are updated.

Representations Reported:

Three neighbour representations have been received since the Planning Committee report was published. These are available to view in full on the Council's website and do not raise any new issues.

Other matters

Power lines - To seek to ensure acceptable level of amenity for neighbouring residents and future occupiers of the development, officers recommend that an additional condition is imposed to secure the relocation of the existing overhead power cables as per the details shown in the proposed layout plans. The additional condition is set out in the following section (i.e. Condition 46).

Heads of Terms

Minor alterations to Heads of Terms to clarify play facility and associated access requirements:

- d) Provision of a LEAP to serve Hawridge residents on northern site (north west orchard) if an occupancy trigger for the site is reached before Bellway have provided the MUGA and NEAP on the southern site,

- e) Provision of and management / maintenance of a pedestrian and cycle connections to the southern site boundary

Conditions:

Minor alterations to the following conditions required for clarity and to address the submission of amended plans and comments of the Climate Change team as detailed above (alterations / additions in bold italic text).

An additional condition is also proposed to ensure the diversion of the overhead power line as detailed above.

5. Plots ***1, 2, 3, 4, 10, 11, 12, 13, 33, 34, 35, 36, 61, 64, 71, 72, 81, 83, 84, 85, and 86*** hereby permitted shall be designed and built to achieve the standards in Building Regulations Approved Document M4(3) and the remaining dwellings other than plots 39, 46 and 53 hereby permitted shall all be designed and built to achieve the standards in Building Regulations Approved Document M4(2).

Reason:

To meet the need for accessible, adaptable and wheelchair user dwellings as required by policy DM41.

7. Notwithstanding the details of layout hereby approved, the Reserved Matters applications for Scale and/or Landscaping shall be accompanied by ***the following details for the Local Planning Authority's approval (where appropriate):***

- (a) Existing ground levels on site (spot heights) including a datum point that is located off site. Levels should be Above Ordnance Datum (AOD).
- (b) The level of the roads outside the site. (AOD).
- (c) The proposed levels on site following completion of the development (for each existing height a proposed height should be identified).
- (d) The location and type of any retaining structures needed to support ground level changes.
- (e) The Finished Floor Level for every building that is proposed.
- (f) Cross sections within the site taken up to the site boundaries. The information supplied should clearly identify if land levels are being raised or lowered.

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

Reason:

To ensure that the work is carried out at suitable levels in the interests of the character and appearance of the area, to safeguard the setting of the Chilterns AONB and wider views, and protect residential amenities.

9. The Reserved Matters application(s) for Landscaping shall include a fully detailed landscape scheme which shall include:

- a) A scaled plan showing all existing vegetation and landscape features, on and off site, to be retained and trees and plants to be planted;
- b) The design of all boundary treatments and enclosures including gates to parking courts;
- c) Details of all play equipment and any other structures to be placed in the open space (e.g. litter bins, seating);
- d) Location, type and materials to be used for hard landscaping including specifications, where applicable for:
 - i. permeable paving
 - ii. tree pit design
 - iii. underground modular systems
 - iv. Sustainable urban drainage integration
 - v. use within tree Root Protection Areas (RPAs)
- e) A schedule detailing species, sizes and numbers/densities of all proposed trees/plants;
- f) Landscaping measures to screen the parking to the rear of the flat over garage units, pumping station and substation
- g) Access road boundary treatment and landscaping
- h) Construction and alignment of the routes for pedestrians through the retained woodland on site
- i) *Two new orchards broadly in accordance with the details shown on the submitted Illustrative Landscape Strategy Plan (drawing reference edp3757_d008n)***

Reason:

To safeguard and enhance the character and amenity of the area, to provide ecological, environmental and bio-diversity benefits and to maximise the quality and usability of open spaces within the development. This is in accordance with Policy DM34 of the Wycombe District Local Plan.

12. The Reserved Matters applications of Landscaping, Scale and Appearance shall be accompanied by a Zero Carbon by Design Statement to demonstrate how the details of the landform, internal layout, building orientation, massing, and landscaping of the development will minimise the amount of energy needed to heat and cool buildings. ***The development shall be carried out in accordance with the approved details.***

Reason:

To carbon emissions in the interest of climate change in accordance with Policies CP12, DM33, DM41 of the WDLP and Policy HAZNP3 of the emerging HNP.

13. The Reserved Matters applications of Appearance shall include full details of the rooftop PV panels required to comply with **the details set out in Table 3 and** the recommendations in Paragraph 4.6 of the submitted Energy and Whole Life-Cycle Carbon Statement. The PV panels shall be provided in accordance with the approved details prior to the occupation of the building that they would serve **and shall be retained and maintained thereafter.**

Reason:

To support the integration of renewable and low carbon technology and reduce carbon emissions in the interest of climate change in accordance with Policies CP12, DM33, DM41 of the WDLP and Policy HAZNP3 of the emerging HNP.

30. The development hereby permitted shall be landscaped and planted in accordance with the details approved pursuant to the reserved matters application(s) of Landscaping. All hard surfacing and means of enclosures in the approved details of landscaping shall be carried out prior to the occupation of the development and all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation or the completion of the development, whichever is the sooner. Any trees, plants or areas of turfing or seeding which, within a period of **5 10** years from the completion of the development, die are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority first gives written consent to any variation.

Reason:

In the interests of amenity, green infrastructure and biodiversity, and to ensure a satisfactory standard of landscaping.

32. With the exception of any pruning, tree surgery or felling specifically shown in the Arboricultural Report (reference TGA.2529ArbImpactAssessmentRevA) submitted as part of the application or landscaping scheme to be submitted as part of the reserved matters application(s) for Landscaping, no trees or hedge shown to be retained shall be pruned, felled or removed without the prior approval in writing of the Local Planning Authority. If during construction of the development, or within a period of **five ten** years of its completion, any such tree or hedge shown to be retained dies or becomes damaged, destroyed, diseased or dangerous, it shall be replaced during the following planting season by another healthy tree, or hedge as the case may be of a similar size and species, unless otherwise approved in writing by the Local Planning Authority. Thereafter any such replacement planting shall be maintained or further replaced as necessary for five years after replacement.

Reason:

To ensure the satisfactory retention of existing trees, and hedges in the interests of amenity, green infrastructure and biodiversity.

33. No development (other than demolition) shall take place until a tree planting and canopy cover implementation and management scheme produced in line with the Canopy Cover Supplementary Planning Document has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following:

- a. Details of tree pit design and required soil volume,
- b. The locations of underground infrastructure to demonstrate that there are no clashes.
- c. Details of monitoring and supervision of the tree planting process including provision to take photographs of each tree pit/soil volume space, prior to filling with soil.
- d. Details of how the tree planting is to be phased across the development so that planting takes place in line with the occupation of the development.
- e. Details of maintenance and management (and replacement procedure if necessary) of trees for at least ~~5~~ 10 years after planting

Thereafter the development shall be carried out and completed in accordance with the approved scheme unless otherwise first agreed in writing by the Local Planning Authority. An annual monitoring and supervision report from a qualified arboriculturalist, shall be submitted to and approved in writing by the Local Planning Authority in line with the phased planting scheme and management and maintenance scheme approved under 4 and 5 above.

Reason:

To ensure the canopy cover and biodiversity requirements for the site can be met

36. Prior to occupation of the last five dwellings hereby permitted, a post construction Biodiversity Net Gain Audit Report shall be submitted to and approved in writing by the Local Planning Authority. It shall be produced in line with the CIEEM Guidance document: Biodiversity Net Gain Report and Audit Templates (July 2021) and the details set out in the approved Landscape and Ecology Management Plan. It should also include photos of all of the ecological enhancement features which have been installed in line with the EDS.

~~**Once approved, the Biodiversity Net Gain Audit report shall also be passed to a named management company, or other organisation responsible for management as appropriate (depending on who will manage the open space on the site), along with the Landscape and Ecology Management Plan (LEMP) and the following must be passed to the Local Planning Authority prior to full occupancy:**~~

~~———— **Evidence that the management organisation has received and agreed with the LEMP and the details of the BNG Audit Report.**~~

~~———— **Contact details of the person/s who will be responsible for its implementation.**~~

Reason:

To ensure the habitats which are to be relied upon to ensure that the biodiversity value on site is achieved, have been correctly created so that they can establish correctly and ensure they will continue to be managed appropriately.

39. Notwithstanding the submitted details and prior to the construction of the development hereby permitted above ground floor slab level, a fully detailed scheme for the installation of Electric Vehicle (EV) charging points to serve all parking spaces on site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide EV charging points in the locations identified in the submitted EV Charging Point Statement Rev D October 2023 and shall include full specifications for the charging points to demonstrate a minimum rating of 32amp for each charging point. Thereafter, Electric Vehicle (EV) charging points shall be installed in accordance with the submitted EV Charging Point Statement Rev D October 2023 approved details, with all EV Charging points for on plot and allocated parking spaces provided prior to the occupation of the dwelling that it would serve and all EV Charging points for unallocated/visitor parking spaces provided in accordance with the timetable/phasing details for unallocated/visitor parking spaces approved pursuant to Condition 26. Any allocated/unallocated/visitor parking spaces provided with Electric Vehicle charging points shall not be restricted to the parking of only electric vehicles and shall be available for the parking of any vehicle including those with internal combustion engines.

Reason:

To manage carbon emission generation and mitigate for climate change and the impact on the health of Nitrogen Dioxide emissions and in the interests of parking provision and highway safety.

40. Prior to the commencement of the development hereby permitted, a detailed scheme to reduce embodied carbon from the construction of, and carbon emissions resulting from, the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall comply with the recommendations in Paragraph 4.6 of the submitted Energy and Whole Life-Cycle Carbon Statement, including the provision of rooftop PV panels **to accord with the details set out in Table 3 of the submitted Energy and Whole Life-Cycle Carbon Statement and**, and demonstrate the achievement of a minimum LETI Life Cycle Embodied Carbon Rating of "D". The development shall thereafter be carried out in accordance with the approved details and no building shall be occupied until the measures within the scheme relating to that building have been provided.

Reason:

To support the integration of renewable and low carbon technology and reduce carbon emissions in the interest of climate change in accordance with Policies CP12, DM33, DM41 of the WDLP and Policy HAZNP3 of the emerging HNP.

46. Prior to the construction of the development above ground floor slab level, the existing overhead power cables on the site shall be re-located underground in accordance with the details shown on the submitted Cable Route Layout Plan (drawing number P113 Rev B).

Reason:

In the interests of the residential amenity.

Amendment to recommendation

The officer recommendation is accordingly revised to allow the addition of a third paragraph as set out below and address the amended conditions and heads of terms contained in this report.

Recommendation:

The recommendation is that the application be delegated to the Director of Planning and Environment for APPROVAL subject to the satisfactory completion of a Legal Agreement and the imposition of planning conditions broadly in accordance with the details set out in the main report (and as amended by this update report) as considered appropriate by the Director of Planning and Environment.

Or, if these cannot be achieved, then for the application to be REFUSED for such reasons as the Director of Planning and Environment considers appropriate.

In the event of any changes being needed to the wording of this resolution (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Director of Planning and Environment has delegated authority to do so in consultation with the Chairman, provided that the changes do not exceed the substantive nature of the Strategic Sites Committee's resolution.