



## Strategic Sites Planning Committee 19/10/2023 Update

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<b>Application Number:</b>	21/08364/FUL
<b>Proposal:</b>	Demolition of existing buildings on site including Inkerman House and redevelopment for residential use comprising construction of 259 dwellings with hard/soft landscaping, parking including garaging and associated infrastructure
<b>Site Location:</b>	Land Between Tralee And Orchard End Farms And Rear Of 22 Badger Way Amersham Road Hazlemere Buckinghamshire
<b>Applicant:</b>	Bellway
<b>Case Officer:</b>	Adam Smith
<b>Ward(s) affected:</b>	Hazlemere
<b>Parish-Town Council:</b>	Hazlemere Parish Council
<b>Date valid application received:</b>	25.11.2021
<b>Statutory determination date:</b>	24.02.2022 (EOT 31.10.2023)
<b>Recommendation</b>	

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

**Information Added:**

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

**Clarifications on Report:**

Para 5.35 – First sentence, delete “(parts 3, 4 and 5 are not however relevant to the current application as they only relate to the southern part of the HW8 allocation)”

Para 5.204 – Penultimate sentence, delete “and” after “in this instance,”

Para 6.5 – Should read “Equality Act 2010”, not “Equalities Act”

Para 6.6 – In reaching the conclusion in the paragraph that “no discrimination or inequality would arise from the proposal”, it should be acknowledged that paragraph 5.204 identifies that representations have been received regarding harm to a vulnerable child (and both age and disability are protected characteristics). However, this alleged harm has not been demonstrated and there are benefits to children through play provision and the provision of housing and that any harm is undefined, not widely applicable to children and is considered to be outweighed by the benefits to society as a whole from the delivery of the scheme.

Para 5.69 – The reference to an optimum parking requirement of “521 parking spaces” should read “480 parking spaces”.

**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
- 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 35) is amended to seek further details of the chargers.

### Representations Reported:

Two 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.

### Heads of Terms

Minor alterations to Heads of Terms to clarify the requirements:

- c) Provision of on-site public open space, including MUGA and NEAP and on-site woodland and its future management and maintenance, ~~including step in rights for Hawridge development to provide, manage and maintain MUGA and NEAP~~ **including step in rights for Hawridge development to provide, manage and maintain MUGA and NEAP**
- d) Provision of and management / maintenance of a pedestrian connections between northern boundary and MUGA and NEAP, ~~including step in rights for Hawridge development to provide, manage and maintain pedestrian connections to the MUGA and NEAP~~ **including step in rights for Hawridge development to provide, manage and maintain pedestrian connections to the MUGA and NEAP**
- m) Provision and management / maintenance of emergency vehicle access connection to northern boundary of site, ~~including step in rights for Hawridge development to provide, manage and maintain emergency vehicle access connection to site~~ **including step in rights for Hawridge development to provide, manage and maintain emergency vehicle access connection to site**

### Conditions:

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

An additional condition is also proposed to address the management of unallocated/visitor parking spaces (Condition 44).

***9. No development shall commence until a Badger Mitigation Scheme has been submitted to and approved in writing by the Local Planning Authority. The submitted scheme shall include a timetable for implementation and detail measures to ensure that either there are no:***

- Changes in surface levels or the operation of heavy machinery within 30m of active badger sett entrances.***
- Use of light machinery within 20m of active badger sett entrances.***
- Use of hand tools such as hand digging or scrub clearance within 10m of active badger sett entrances.***

***Or alternatively the scheme shall include an additional badger survey report which maps the badger sett tunnels using Ground Penetrating Radar (GPR) and demonstrates that no work shall take place within 5m of the identified tunnel locations.***

***The approved Badger Mitigation Strategy shall be adhered to and implemented throughout the construction period in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.***

***Reason:***

***To ensure the protection of badgers in compliance***

20. Prior to the occupation of the development hereby permitted, the visibility splays shown on the approved drawing reference 1903031-09 Rev G shall be provided on both sides of the vehicle access on Amersham Road and the area contained within the splays shall **thereafter** be kept free of any obstruction exceeding 0.6m in height above the nearside channel level of the carriageway.

Reason:

In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

26 Notwithstanding the submitted details, no development other than demolition shall commence until a fully detailed hard and soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of all new planting species, sizes, and densities; trees to be retained; hard surfacing and permanent seating; and details of provision for tree planting to demonstrate as a minimum that 25% canopy cover percentages will be achieved to meet the requirements of Policy DM34 and the Canopy Cover Supplementary Planning Document. The scheme shall also include a sub-phasing plan/timetable for the implementation of the hard and soft landscaping. Thereafter the development shall be landscaped and planted in accordance with the approved scheme and 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, biodiversity and climate change, and to ensure a satisfactory standard of landscaping and compliance with Policy DM34 of the Wycombe Local Plan

27. 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 the 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 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 achieved.

**35. 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 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 Proposed EVC Layout (drawing number BHNLO54-CSL-003) 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 point shall be installed in accordance with the submitted Proposed EVC Layout (drawing number BHNLO54-CSL-003) approved details** with all EV Charging points for on plot and allocated parking providing prior to the occupation of the dwelling that it would serve and all EV Charging points for unallocated/visitor parking spaces for each phase approved pursuant to Condition 5 shall be laid out prior to the initial occupation of any development in the relevant phase. Any allocated/unallocated/visitor parking spaces provided with Electric Vehicle charging point shall not be restricted to the parking of electric vehicles only and shall be available for the parking of any vehicle including those with internal combustion engines.

The scheme for parking, garaging and manoeuvring indicated on the approved and shall not thereafter be used for any other purpose.

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.

**44. Prior to the occupation of the development hereby permitted, an unallocated/visitor Parking Management Strategy including disabled parking spaces shall be submitted to and approved in writing by the Local Planning Authority. The approved Strategy shall be implemented prior to the occupation of the development and retained thereafter for the lifetime of the development**

**Reason:**

***To ensure that adequate car parking is provided in the interests of highway safety and with regards to residential and visual 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.

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