

Town and Country Planning Act 1990

Town and Country Planning
(Development Management Procedure) (England) Order 2015



Agent :

Kember Loudon Williams
Ridgers Barn
Bunny Lane
Eridge
Tunbridge Wells
TN3 9HA

Applicants Details :

Avant Homes And Croudace Homes
C/o The Agent

In pursuance of its powers under the above-mentioned Act and Orders the Wycombe District Council as Local Planning Authority hereby PERMIT:-

Proposal: Outline application (all matters reserved) for the development of up to 150 dwellings (including affordable homes), accessed off Stratford Drive, together with ancillary infrastructure including the provision of public open space, parking and circulation facilities and the management and protection of the water and ecological environments.

**At: Slate Meadow
Stratford Drive
Wooburn Green
Buckinghamshire**

In accordance with your application received on 06.03.2018 and the plans and particulars accompanying it.

It will be subject to the following condition(s):-

- 1 Details of the access, appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.

Reason. That the application is expressed to be an outline application only

- 2 Application for approval of reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

Reason. To comply with the requirements of Section 92 of the Town & Country Planning Act 1990 (as amended)

Planning and Sustainability - Penelope Tollitt, Head of Service

Wycombe District Council, Queen Victoria Road, High Wycombe, Bucks HP11 1BB

Tel: 01494 461000 DX 4411 High Wycombe -1 www.wycombe.gov.uk Twitter: @wycombedc

- 3 The development hereby permitted shall be begun either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason. To comply with the requirements of Section 91 of the Town & Country Planning Act 1990 (as amended).

- 4 The development hereby approved shall comprise no more than 150 dwellings.

Reason. In order to control the amount of development in the interests of the character and appearance of the area and to limit the development to the quantum that has been proposed.

- 5 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers; SLP-01 Rev B; CMP-01 Rev H; A090152 - SK07 Rev A; ELM-01 Rev P2: PLMO-01 Rev P2; PHP-01 unless the Local Planning Authority otherwise first agrees in writing.

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

- 6 Notwithstanding any indication of materials which may have been given in the application, a schedule, and/or samples, of the hard landscape materials and finishes for the development shall be submitted to and approved in writing by the Local Planning Authority before any development takes place. Thereafter, the development shall not be carried out other than in accordance with the approved details.

Materials should:

- * be discreet and natural in appearance and reflect the rural character of the surrounding landscape
- * avoid bright and reflective materials
- * reinforce the local identity of the area by using specific materials traditional to the locality.

Reason: To secure a satisfactory external appearance.

- 7 Based on the submitted topographical survey of the site, received 13 March 2018 Ref WDC 1 the Foul & Surface Water Drainage Statement Ref 18/0134/5683:B no dwelling on the site shall have a finished floor level higher than 33.5 AOD

Reason: To ensure a satisfactory form of development constructed at an acceptable level with regards to the surrounding area in line with the approved development brief for the site.

- 8 The following details shall be submitted with the reserved matters detail of Layout:
- (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 road 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.

(g) In the case of residential development backing onto dwellings that front onto Stratford Drive sections showing the level of the proposed garden(s) and any retaining structures.

Reason: To ensure that the proposal is constructed at an acceptable level with regards to the surrounding area.

- 9 The reserved matters for Landscaping shall include a biodiversity impact assessment and enhancement statement in line with the Warwickshire Metric or Buckinghamshire Metric if available.

Reason: This is a pre commencement condition and is required in the interests of biodiversity. The details are required before any development commences so that the requirements of biodiversity can be included within the reserved matters submission and implemented with the development.

- 10 Development shall not begin 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 subsequently be implemented in accordance with the approved details in line with an implementation programme to be agreed in writing by the local planning authority. The scheme shall include the following:

- o Information to demonstrate that water quality, ecological and amenity benefits have been considered
- o Ground investigations including:
 - o Infiltration in accordance with BRE365
 - o Groundwater level monitoring over the winter period
- o Subject to infiltration being inviable, the applicant shall demonstrate that an alternative means of surface water disposal is practicable subject to the hierarchy listed in the informative below.
- o Full construction details of all SuDS and drainage components
- o Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components
- o 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 climate change storm event should be safely contained on site.
- o 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.
 - o Flow depth
 - o Flow volume
 - o Flow velocity
 - o Flow direction

Reason: The reason for this pre-start condition is to ensure that a sustainable drainage strategy has been agreed prior to construction in accordance with Paragraph 103 of the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

- 11 Following the changes to the levels within the development platform and prior to any other works including the installation of drainage, infiltration rate testing in the locations of the proposed infiltration devices and necessary amendments to the surface water drainage strategy to incorporate testing results, shall be submitted to and approved in writing by the local planning authority. This must include Infiltration rate testing in accordance with BRE 365 and Information to demonstrate the infiltration capacity of the fill material and confirm hydraulic connectivity within the underlying Shepperton Gravels.

Reason: To ensure that the development has a suitable method of surface water disposal to ensure that surface water flood risk is not increased elsewhere in accordance with Paragraph 163 of the National Planning Policy Framework.

- 12 Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer shall be submitted to and approved by the Local Planning Authority to demonstrate that the Sustainable Urban Drainage System has been constructed as per the agreed scheme.

Reason: The reason for this pre-occupation condition is to ensure the Sustainable Drainage System is designed to the technical standards.

- 13 Unless the local planning authority otherwise agrees in writing, the reserved matter of landscaping shall include an all-encompassing Ecological Mitigation and Enhancement strategy for the site. This will strategy will bring together the recommendations in the submitted ecology reports and set out how habitat areas and protected species will be dealt with in a positive manner which offers the most appropriate and beneficial solution for the sites existing and proposed flora and fauna.

This strategy shall include the following:

- plans and specifications
- any specific operations which need to be undertaken.
- measures to be included for the benefit of wildlife across the site (within landscaping and in the built development)
- specific measures to improve the river Wye and its corridor including the buffer zone.

Reason: So that matters of ecology and landscaping can be considered together as part of the development in the interests of the existing wildlife and the future biodiversity of the site and surrounding area.

- 14 Following the approval of the reserve matter of landscaping and prior to the implementation of any works on the site including any changes in ground levels details of a supervision and implementation strategy for the approved Ecological Enhancement Strategy shall be submitted to and approved by the local planning authority. This strategy will set out in a clear, quantifiable way how the works will be supervised during the implementation phase. including:-

- when works need supervision from an Ecologist,
- a site monitoring program to demonstrate that mitigation measures are being followed and that enhancement measures are being installed correctly,
- the format for recording this information (i.e. including photographic evidence),
- a protocol for escalating and dealing with any deviations from agreed measures.

The works shall thereafter be implemented in accordance with the approved strategy.

Reason: This is a pre-start condition because translocation of species may be required prior to development commencing and to ensure the ecological benefits of the development are implemented.

- 15 Any trees, plants or areas of turfing or seeding which, within a period of 3 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 and to ensure a satisfactory standard of landscaping.

- 16 Prior to any development other than the changes of ground levels approved under condition 8a a programme for the implementation of the landscaping within the site which, unless the local planning authority first agrees in writing, shall be completed within 6 months of the occupation of the last dwelling or completion of the development, whichever is sooner. The development shall thereafter be carried out in accordance with the approved programme.

Reason: To secure the implementation of the approved landscaping scheme for the site in the interest of the amenity of the area in general and the site in particular.

- 17 The reserve matters of layout and landscaping and access shall include details of arrangements for the setting out of the public open space and play facilities as part of the development. The arrangements shall address and contain the following matters:
- a. The delineation and siting of the proposed public open space
 - b. The type and nature of the facilities to be provided within the public open space
 - c. The method of access to the areas of public open space including boardwalks
 - d. The arrangements to ensure that the public open space is laid out and completed during the course of the development.

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.

Reason: To ensure that the development provides public and accessible open space in accordance with policy and the development brief for the site.

- 18 Prior to commencement of works on site, an Arboricultural Method Statement (AMS) shall be submitted to and approved in writing by the local planning authority. This must include the specification and methodology for the construction of surfaces within the Root Protection Areas (RPA) of any retained trees (as shown on the drawing: Arboricultural Impact Assessment and Arboricultural Method Statement) and the timing of these works along with the timing of the erection and subsequent removal of tree protective measures. It shall also include details of Supervision, monitoring and reporting which set out:
- o when works need supervision from an Arboricultural Consultant,
 - o a regular site monitoring program to demonstrate that measures in the AMS are being followed structures within RPAs are being installed correctly,
 - o the format for recording this information (i.e. including photographic evidence),

- o a protocol for escalating and dealing with any deviations from agreed measures.

Reason: In the interest of protecting the existing and retained trees on the site and in the local area.

19 Unless the local planning authority first agrees in writing the reserved matters applications of Layout and Access shall demonstrate or include details of the following:

- estate roads to an adoptable standard
- site access from Stratford Drive constructed in accordance with Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2013
- a scheme for parking and manoeuvring in accordance with the County Council's Buckinghamshire Countywide Parking Guidance policy document.
- satisfactory access, egress and turning provision for refuse and rigid delivery vehicles throughout the development
- on-street parking facilities within the site and in close proximity to St Paul's C of E Combined School
- widening of the footway on Stratford Drive into the site to a maximum width of 2 metres.

Reason: To enable vehicles to draw off, park and turn clear of the highway; to minimise danger, obstruction and inconvenience to users of the highway and the development, and to maximise sustainable travel associated with the proposed development.

20 Details of the proposed raised table at the entrance to the site shall be submitted to and approved by the local planning authority prior to any above ground construction works on the site. The approved details shall be implemented prior to the completing of the final dwelling and, unless the local planning authority first agrees in writing, thereafter retained.

Reason: In the interest of highway safety.

21 The approved cycle and bin storage facilities for the site; shall be provided prior to occupation of the dwellings they service and thereafter the facilities shall be permanently retained, unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure the continued provision of cycle parking and waste storage and in the interests of the amenities of the occupiers and adjacent residents.

22 Details of all screen and boundary walls, fences and any other means of enclosure shall be submitted to and approved in writing by the Local Planning Authority before any development takes place. The development shall thereafter only be carried out in accordance with the approved details and the buildings hereby approved shall not be occupied until the details have been fully implemented. The screen and boundary walls, fences and any other means of enclosure which are part of the approved scheme shall thereafter be retained in accordance with the approved details unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure that the proposed development does not adversely effect the privacy and visual amenities at present enjoyed by the occupiers of neighbouring properties, and to ensure a satisfactory environment within the development.

- 23 The development hereby permitted shall be carried out in accordance with a fully detailed Arboricultural Method Statement and Tree Protection Plan (to BS5837:2012) which will be submitted to the Local Planning Authority with the reserved matters submission for the details of the landscaping of the site.

Reason: In order to protect trees the interests of the visual amenities and character of the area.

- 24 A detailed layout of drainage, utilities and any other services which have been designed so as to avoid conflict with retained and proposed trees, shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of any development on the site. The installation of any such services shall be in accordance with guidelines set out in British Standard B.S. 5837:2012 'Trees in Relation to Design, Demolition and Construction - Recommendations' and the National Joint Utilities Group (Guidelines for the Planning Installation and Maintenance of Utility Apparatus in Proximity to Trees) Volume 4.

Reason: To ensure that the trees to be retained are not damaged, in the interests of visual amenity.

- 25 No floodlighting or other form of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting which is so installed shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance which does not change its details.

Reason.

In the interest of visual amenity, wildlife interest and/or highway safety.

- 26 The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard of 110 litres per head per day.

Reason: In the interests of water efficiency as required by Policy CS18 of the Adopted Core Strategy and Policy DM18 of the Adopted Delivery and Site Allocations Plan (July 2013).

- 27 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 within 7 days to the Local Planning Authority and once the Local Planning Authority has identified the part of the site affected by the unexpected contamination, development must be halted on that part of the site.

Before development recommences on the part of the site where contamination is present a scheme outlining appropriate measures to prevent the pollution of the water environment, to safeguard the health of intended site users, and to ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation and approved conclusions shall be submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall not be implemented otherwise than in accordance with the approved remediation scheme.

Reason: To ensure that the potential contamination of this site is properly investigated and its implication for the development approved fully taken into account.

- 28 Unless otherwise agreed in writing by the local planning authority each dwelling with one or more dedicated parking spaces (as opposed to communal parking or on street parking) shall, prior to the occupation of that dwelling, be provided with the electrical infrastructure suitable for a vehicle charging point accessible from that parking space.

Reason: to encourage residents to consider electrical vehicles and thereby reduce the negative impact on the health of residents due to vehicle emissions.

- 29 Prior to any development other than the change in ground levels a scheme shall be submitted to and approved by the local planning authority which specifies the provisions made to protect the future residents from traffic noise originating from the A4094. No dwelling shall be occupied until the measures for that dwelling have been fully implemented.

Reason: to protect the future occupants from noise disturbance.

- 30 As stated in condition 13 above a scheme for the provision and management of an ecological buffer zone a minimum of 10 metres in width alongside the River Wye shall be submitted as part of the reserve matter of landscaping. Thereafter the development shall be carried out in accordance with the approved scheme and any subsequent amendments shall be agreed in writing with the local planning authority. The buffer zone scheme shall be free from built development including lighting, domestic gardens and formal landscaping; and should form a vital part of green infrastructure provision. The scheme shall include:

- Plans showing the extent and layout of the buffer zone. (NB The buffer zone shall be measured from the top of the bank of the watercourse, defined as the point at which the bank meets the level of the surrounding land.)
- Details of any proposed planting scheme/new habitats which shall consist of locally native species of UK genetic provenance. This to include ecological enhancements such as reprofiling of the river bank in selected areas and enhancements within the river channel, e.g. the creation of marginal shelves capable of supporting marginal vegetation, measures to increase the diversity of flow etc.
- Details demonstrating how the buffer zone will be protected during development and managed/maintained over the longer term including adequate financial provision and named body responsible for management plus production of detailed landscape and ecological management plan for the buffer zone.
- Details of any proposed footpaths, fencing, lighting etc. Footpaths should be set back as far as possible outside, or to the rear of, the buffer zone, with closer access to the bank at a few discrete locations and with the provision of some woody vegetation to provide bank top structural diversity. The preference is for mown grass paths, and there should be no impermeable surfacing. To reduce light spill into the river corridor outside the buffer zone, all artificial lighting should be directional and focused with cowlings (for more information see Institute of Lighting Professionals (formerly the Institute of Lighting Engineers) "Guidance Notes For The Reduction of Obtrusive Light" .

Reasons: To protect and enhance the riparian habitat of the River Wye.

31 The development permitted by this planning permission shall be carried out in accordance with the FRA ref: MAM7613-RT003-R01-00 titled Slate Meadow, Bourne End, compiled by HR Wallingford dated March 2018 and document ref: MAM7613-RT005-R01-00 titled FRA - Response to Environment Agency comments, compiled by HR Wallingford dated July 2018 including the following mitigation measures detailed below:

- The finished floor levels of the proposed dwellings shall be set no lower than 450mm above the 1% (1 in 100) AEP plus 35% allowance for climate change flood level as detailed in table 3.2 of Document ref: MAM7613-RT005-R01-00 titled FRA - Response to Environment Agency comments, compiled by HR Wallingford dated July 2018.
- No built development (unless otherwise agreed) will be located within the agreed 1% (1 in 100) AEP plus 35% allowance for climate change flood extent.

Reasons:

1. To reduce the risk of flooding to the proposed development and future occupants.
2. To ensure that the sequential approach is adopted on site to avoid development within the agreed flood extents.

32 No part of the development shall commence until a scheme of compensatory flood plain storage has been submitted to and approved in writing by the Local Planning Authority. The floodplain compensation scheme shall provide compensatory flood plain storage for any development within the 1% (1 in 100) AEP plus 35% allowance for climate change flood extent. The scheme shall be fully implemented and subsequently maintained in accordance with the approved details and any relevant phasing arrangements.

Reason: This is a Pre-Start condition to ensure that any reconfiguring of land within the agreed flood plain is mitigated for thereby preventing an increase in flood risk.

33 No part of the development within the 1% (1 in 100) AEP plus 35% allowance for climate change flood plain shall commence until the compensatory flood plain storage approved under condition 32 has been implemented.

Reason: To ensure that there is no net loss of flood plain storage up to the 1% (1 in 100) AEP plus 35% allowance for climate change flood level during the construction phase of the development.

34 The submitted details of layout shall include design flood plain modelling for the proposed layout. The modelling should be in the form of an addendum to the Flood Risk Assessment and shall include a model log with all model files documented and clearly referenced. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the full extent of the flood risk is modelled accurately to ensure that proposals are based on the best possible information. This is to ensure that development will not be built in areas of flood risk and that flood risk is not increased due to the development proposals.

- 35 No development shall take place, unless authorised by the local planning authority, until the applicant, or their agents or successors in title, have undertaken archaeological evaluation in form of a geophysical survey, trial trenching to ground truth the geophysics and geo-archaeological investigation in accordance with one or a number of written scheme(s) of investigation which have been submitted by the applicant and approved by the planning authority. This information should be supplemented by the archaeological monitoring of any site procedures. Where features are understood to be part of mill and/or meadow management then further landscape research and survey to understand these features should be undertaken. Where significant archaeological remains are confirmed these will be preserved in situ.

Reason: In view of the history of the site this development is likely to harm a heritage asset's significance so appropriate investigation needs to be secured with recording, publication and archiving of the results in conformity with NPPF paragraphs 187, 188 and 199.

- 36 Where significant archaeological remains are confirmed, no development shall take place until the applicant, or their agents or successors in title, have provided an appropriate methodology for their preservation in situ which has been submitted by the applicant and approved by the planning authority.

Reason: to secure the retention of any significant archaeological remains within the site.

- 37 Where archaeological remains are recorded by evaluation and are not of sufficient significance to warrant preservation in situ but are worthy of recording no development shall take place until the applicant, or their agents or successors in title, have secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the planning authority.

Reason: To permit the recording of archaeological features exposed during the implementation of this consent.

INFORMATIVE(S)

- 1 The archaeological investigation(s) referred to in the conditions should be undertaken by a professionally qualified archaeologist working to the agreed written scheme(s) of investigation which should be based on Buckinghamshire County Archaeological Service on-line template briefs.
- 2 It is contrary to section 163 of the Highways Act 1980 for surface water from private development to drain onto the highway or discharge into the highway drainage system. The development shall therefore be so designed and constructed that surface water from the development shall not be permitted to drain onto the highway or into the highway drainage system.

- 3 Environmental Permit - main rivers Please be aware that this development may require an Environmental Permit from the Environment Agency under the terms of the Environmental Permitting (England and Wales) (Amendment) (No. 2) Regulations 2016 for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated 'main rivers'. This was formerly called a Flood Defence Consent (FDC). Some activities are also now excluded or exempt. An environmental permit is in addition to and a separate process from obtaining planning permission. Further details and guidance are available on our GOV.UK web-site: <https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

- 4 The attention of the applicant is drawn to the requirements of section 60 of the control of pollution Act 1974 in respect of the minimisation of noise on construction and demolition sites. Application under Section 61 of the Act, for prior consent to the works, can be made to the environmental Services Division of the Council.

- 5 In accordance with paragraph 38 of the NPPF2 Wycombe District Council (WDC) 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. WDC work with the applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applications/agents of any issues that may arise in the processing of their application. In this instance the applicant was updated after the site visit and given opportunities to provide additional information regarding surface water drainage, flooding, highways and infrastructure. The application was recommended for approved in accordance with the revised timescale agreed with the applicant and presented to Planning Committee for consideration.

- 6 The applicant is advised that if it is intended to use soakaways as the method of dealing with the disposal of surface water then the permission of the appropriate Water Authority may be necessary.

Dated: 27 June 2019

Penelope Tollitt

PENELOPE TOLLITT
 Head of Planning and Sustainability
 For and on behalf of the Council

Clearing Officer	Chris Steuart
Case Officer	Charles Power

FURTHER INFORMATION:

Appeals to the Secretary of State

If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.

If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.

Appeals must be made using a form which you can get from the Secretary of State at Temple Quay House, 2 The Square, Temple Quay, Bristol BS1 6PN . Tel: 0303 444 5000, e-mail: enquiries@pins.gsi.gov.uk or online at www.planningportal.gov.uk/pcs.

The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.