

Contact: Stephanie Penney DDI No. 01494 421823  
App No : 17/07846/OUT App Type : OUT  
Application for : Outline application (including details of access and layout) for 5 dwellings  
At OS Parcel 8300, Chinnor Road, Bledlow, Buckinghamshire  
Date Received : 03/11/17 Applicant : Mr P Bradbury  
Target date for decision: 29/12/17

## 1. **Summary**

- 1.1. Outline planning permission is sought for the erection of five dwellings. Access and layout is submitted as part of this application.
- 1.2. Having balanced all relevant issues, having particular regard to the Neighbourhood Plan, it is concluded in this particular instance the principle of residential development is acceptable. The access and layout are considered acceptable and there would be no adverse impacts on the setting of the adjoining listed buildings, highway safety, trees, ecology or the amenity of neighbouring properties.
- 1.3. The application is recommended for approval.

## 2. **The Application**

- 2.1. OS Parcel 8300 is a large area of open land, approximately 0.36 hectares in size, and is sited off the south eastern side of Chinnor Road, Bledlow. The application site also fronts onto Perry Lane, just to the south west of Lower Icknield Way. At present, the land is vacant with no visible use or activity. Planning permission was granted in 2016 to form a vehicular access to this area of land, off Perry Lane. This application has been implemented. The access includes a concrete bridge and a five bar gate and fence measuring a maximum of 1.2 metres in height. A small area of gravelled parking is just inside the site from the new vehicular access. The access was approved given that the site had become land locked and maintenance was required.
- 2.2. There are listed buildings to the south east and north east of the site, Mill House, Vine Cottage and Brew House.
- 2.3. The application is accompanied by:
  - a) Planning Statement
  - b) Heritage Impact Assessment
  - c) Drainage Strategy
  - d) Ecological Appraisal
- 2.4. Significant negotiation has occurred between the Agent and Officers to ensure that the layout is appropriate and that the character of the settlement and adjacent Listed Building are not detrimentally effected.

## 3. **Working with the applicant/agent**

- 3.1. 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.
- 3.2. In this instance Significant negotiation has occurred between the Agent and Officers

to ensure that the layout is appropriate and that the character of the settlement and adjacent Listed Building are not detrimentally effected. An extension of time was agreed and the application progressed without delay.

#### **4. Relevant Planning History**

- 4.1. WR/1449/68 - Erection of 2 dwellings: Refused; 18/10/68
- 4.2. WR/557/69 - Site for dwelling: Refused; 28/3/69
- 4.3. WR/981/71- Site for 1 dwelling: Refused.
- 4.4. 16/05974/FUL. Formation of vehicular access to land including new crossover from highway with construction of concrete bridge, erection of five bar gate & piers & gravelled parking area. Application permitted.

#### **5. Issues and Policy considerations**

##### **Principle and Location of Development**

ALP: C10 (Development in the Countryside Beyond the Green Belt)

CSDPD: CS1 (Overarching principles - sustainable development), CS2 (Main principles for location of development), CS7 (Rural Settlements and the Rural Areas), CS12 (Housing provision)

DSA: DM1 (Presumption in favour of sustainable development),

Bledlow – cum-Saunderton Neighbourhood Plan. Policy 1, Policy 2

New Local Plan (Submission Version): CP1 (Sustainable Development), CP3 (Settlement Strategy), CP4 (Delivering Homes)

- 5.1. The site is located within the Pitch Green Settlement Boundary as set out in the Neighbourhood Plan. Policy 2 of the Neighbourhood Plan permits small scale development provided it meets the criteria set out in policy 2. The principle of development is therefore acceptable.
- 5.2. The planning history on the site is acknowledged, however the site has now been included in the settlement boundary within the Neighbourhood Plan.

##### **Affordable Housing and Housing Mix**

ALP: H9 (Creating balanced communities)

CSDPD: CS13 (Affordable housing and housing mix), CS21 (Contribution of development to community infrastructure)

New Local Plan (Submission Version): DM22 (Housing Mix), DM24 (Affordable Housing), DM41 (Optional Technical Standards for Building Regulations Approval)

Planning Obligations Supplementary Planning Document (POSPD)

- 5.3. The site falls below the threshold which requires the provision of affordable housing on site.

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

ALP: T2 (On – site parking and servicing), T4 (Pedestrian movement and provision), T5 and T6 (Cycling), CSDPD: CS16 (Transport), CS21 (Contribution of development to community infrastructure)

DSA: DM2 (Transport requirements of development sites)

New Local Plan (Submission Version): CP7 (Delivering the infrastructure to support growth), DM33 (Managing Carbon Emissions, Transport and Energy Generation)

- 5.4. Access to the site is utilises the existing access off Perry Lane.
- 5.5. BCC Highways originally objected to the scheme due to visibility. They acknowledged that the development would lead to intensification of the Perry Lane / Lower Icknield Way junction. They also acknowledged that visibility to the left on exit from Perry Lane is substandard due to a portion of the application site obscuring the junction's visibility splay. It was noted that there was no pedestrian access to the site from the existing southern Lower Icknield Way footway.

- 5.6. Amended plans have been received removing boundary features within the visibility splay. BCC Highways has also advised that levelling work can be secured by condition which will help to mitigate the impact of the development on the highway network, but also improve visibility at the junction. The amended plans now also show a footway connecting to the existing footway. Their objection is now resolved, but conditions are recommended.
- 5.7. Parking is provided to the rear of the dwellings.
- 5.8. A public right of way is on the south eastern boundary of the site. The amended plans result in the route remaining open. It has however been requested that no trees obstruct the route. This can be secured in the landscaping scheme at reserved matters stage.

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

ALP: G3 (General design policy), G7 (Development in relation to topography), G8 (Detailed Design Guidance and Local Amenity), G10 (Landscaping), G11 (Trees), G26 (Designing for safer communities), HE3 (Alterations and Extensions Affecting the Setting of Listed Buildings)

CSDPD: CS17 (Environmental Assets) CS19 (Raising the quality of place shaping and design)

Housing intensification SPD

Residential Design Guide

BCSNP: Policy 2 (Development within Settlements), Policy 4 (Design Management in Bledlow Village and Pitch Green), Policy 6 (Design Management in the Parish),

New Local Plan (Submission Version): CP9 (Sense of place), CP11 (Historic Environment), DM31 (Development Affecting the Historic Environment), DM34 (Delivering Green Infrastructure and Biodiversity in Development), DM35 (Placemaking and Design Quality)

- 5.9. The site is an open area of land, fronting both Perry Lane and Lower Icknield Way. Given its elevated position the site is highly prominent. The site is also located within close proximity to listed buildings.
- 5.10. Officers are aware of the Neighbourhood Plan, particularly policies 1 and 2. This aims to support development within settlement boundaries, providing that they do not result in the loss of an important open space of public, environmental or ecological value.
- 5.11. Plan D and Inset Map 4 clearly show the site in the settlement boundary, and does not preclude the site from development. However, Officers regard the site as visually prominent and sensitive given the location and proximity to listed buildings. It is for these reasons that significant time has been spent with the Agent ensuring that an appropriate layout is achieved.
- 5.12. The scheme as submitted showed a terrace of three dwellings fronting Lower Icknield Way, a detached dwelling fronting the junction and a large detached dwelling in the southern corner of the site. This layout was unacceptable due to the impact on the listed buildings and character of the area. Officers recommended that development was focussed on the northern section of the site, following the existing pattern. Officers also saw the opportunity for a dwelling that 'turned the corner' resulting in a focal point. Officers suggested that the parking was to the rear, contained within a building in the form of rural building given the site's location. This layout has been achieved.
- 5.13. The layout is not therefore considered to harm the setting of the listed buildings and an Orchard area is proposed between the development and The Mill House.
- 5.14. The height, materials and landscaping will be dealt with at reserved matters stage. In addition the criteria in policies 2 and 4 of the Neighbourhood Plan have to be adhered to in relation to design.

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

ALP: G8 (Detailed design guidance and local amenity), H19 (Residents amenity space and gardens)

CSDPD: CS19 (Raising the quality of place shaping and design)

Housing intensification SPD

Residential Design Guide SPD

New Local Plan (Submission Version): DM35 (Placemaking and Design Quality), DM40 (Internal space standards)

- 5.15. The houses would all provide a satisfactory standard of living accommodation for future occupiers in terms of space, light and privacy. The relationships between the dwellings is such that there would not be undue overlooking between the units. Each house would have a substantial garden commensurate with the size of the house it serves to provide outdoor amenity space.
- 5.16. The development is well separated from existing houses and would not therefore result in loss of light or privacy to neighbouring dwellings.

## **Flooding and drainage**

CSDPD: CS1 (Overarching principles - sustainable development), CS18 (Waste, natural resources and pollution)

DSA: DM17 (Planning for flood risk management)

New Local Plan (Submission Version): DM39 (Managing Flood Risk and Sustainable Drainage Systems)

- 5.17. Core Strategy Policy CS18 requires that development avoid increasing (and where possible reduce) risks of or from any form of flooding.
- 5.18. The site is not within an identified area of flood risk from fluvial flooding. The area is not known as an area of risk of surface water flooding. Therefore, there is no objection to the proposal on flooding grounds.
- 5.19. A Flood Risk Assessment and Drainage Statement has been submitted and it is proposed to use a tanked permeable paving system with an outfall to the watercourse on the eastern boundary. Flows are to be restricted. The Lead Local Flood Authority (LLFA) have concerns that there is a risk of groundwater emergence and request groundwater is monitored during the winter period. Further details are also required regarding maintenance.
- 5.20. The LLFA have raised no objection subject to conditions. . A pre-commencement condition is recommended.
- 5.21. Foul water drainage has not been specified and a condition is suggested.

## **Archaeology**

CSDPD: CS17 (Environmental Assets)

New Local Plan (Submission Version): CP9 (Sense of place), CP11 (Historic Environment), DM31 (Development Affecting the Historic Environment)

- 5.22. The site is directly adjacent to a prehistoric routeway and a 16<sup>th</sup> – 17<sup>th</sup> century house and mill. The Lower Icknield Way is a prehistoric route way that continued in use throughout the Roman and later periods. Elsewhere in Buckinghamshire the Lower Icknield Way has been associated with Iron Age and Roman settlements. Therefore it is possible that buried archaeological remains of prehistoric, Roman or post-medieval date could survive on the application site. A pre-commencement condition is therefore recommended.

## **Environmental issues**

ALP: G15 (Noise), G16 (Light pollution)

CSDPD: CS18 (Waste, natural resources and pollution)

Emerging Local Plan (Regulation 19) Publication Version: CP7 (Delivering the infrastructure

to support growth), DM20 (Matters to be determined in accordance with the NPPF)

5.23. The site would provide adequate space for waste storage within the development. Environmental Services has not raised any objections. A site investigation has been undertaken in relation to contaminated land. It has been found that potential contamination is unlikely. Environmental Services has however recommended that a watching brief during construction is undertaken.

### **Ecology**

CSDPD: CS17 (Environmental assets)

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

New Local Plan (Submission Version): DM34 (Delivering Green Infrastructure and Biodiversity in Development)

5.24. An ecological appraisal has been submitted with the application in the form of a phase 1 habitat survey. The survey concludes that there will be no significant negative ecological impacts.

5.25. An amended plan has been submitted relocating the bin stores / garaging and hardstanding to the detached dwelling. They have been relocated further away from the watercourse to ensure there is an adequate buffer.

5.26. The scheme also demonstrates that there will be significant area of tree planting and the planting of a hedgerow which will result in a net gain in biodiversity.

### **Building sustainability**

CSDPD: CS18 (Waste, natural resources and pollution)

DSA: DM18 (Carbon reduction and water efficiency)

New Local Plan (Submission Version): DM41 (Optional Technical Standards for Building Regulations Approval)

5.27. Following the Adoption of the Delivery and Site Allocations Plan (July 2013) and in particular policy DM18 (Carbon Reduction and Water Efficiency) it would have previously been necessary to impose a condition to secure the required 15% reduction in carbon emissions as well as reducing future demand for water associated with the proposed dwelling. However, this was superseded in October 2016 by ministerial policy to transfer the issue to Building Regulations. It is only considered necessary to condition water efficiency.

### **Infrastructure and Developer Contributions**

CSDPD: CS21 (Contribution of development to community infrastructure)

DSA: DM19 (Infrastructure and delivery)

BCSNP: Policy 13 (Connecting the Parish)

New Local Plan (Submission Version): CP7 (Delivering the infrastructure to support growth)

5.28. The development is a type of development where CIL would be chargeable.

5.29. 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.

### **Weighing and balancing of issues – overall assessment**

5.30. 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.

5.31. 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 (in this case, CIL)
- c) Any other material considerations

5.32. As set out above it is considered that the proposed development would accord with the development plan policies.

**Recommendation: Application Permitted**

- 1 Approval of the details of the appearance; landscaping and scale hereinafter called the "reserved matters" shall be obtained from the Local Planning Authority before any development is commenced.  
Reason: That your application is expressed to be an outline application only.
- 2 Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.  
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 92 of the Town & Country Planning Act 1990.
- 3 The development hereby permitted shall be built in accordance with the details contained in the planning application hereby approved and plan numbers WDC1 and WDC4 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.
- 4 The development, hereby permitted, shall be designed and constructed to meet a water efficiency standard of 105 litres per head per day for the residential element.  
Reason: In the interests of water efficiency as required by Policy CS18 of the Adopted Core Strategy and Policy DM 18 of the Adopted Delivery and Site Allocations Plan (July 2013).
- 5 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 dwelling is occupied. 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 affect the privacy and visual amenities at present enjoyed by the occupiers of neighbouring properties, and to ensure a satisfactory environment within the development.
- 6 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 of the buildings or the completion of the development, whichever is the sooner. 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.

7 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 before the development is completed. The scheme shall also include:

- Ground water monitoring over the winter period (November to March). Subject to high groundwater levels the applicant shall also provide the following:
- Resistance and resilience measures for the proposed dwellings
- Flotation calculations for any sub-surface assets
- Full construction details of all SUDs and drainage components
- Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components
- Details of how and when the full drainage system will be maintained. This should also include details of who will be responsible for the maintenance.

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.

8 No foul drainage scheme shall be installed unless it is in accordance with Planning Practice Guidance - water supply, wastewater and water quality. Details of the scheme shall be submitted to and approved in writing by the Local Planning Authority. Such details must follow the hierarchy of package treatment plant, septic tank, cess pit as set out in the Practice Guidance.

Reason: In the interests of residential amenity & environmental protection

9 The applicant shall secure the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority before any development takes place.

Reason: In view of the history of the site and the desirability of recording any items of interest.

10 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.

11 The development shall not begin until details of surface water from the development has been approved in writing by the Local Planning Authority and no dwelling shall be occupied until the works for the disposal of surface water have been constructed in accordance with the approved details.

Reason: To minimise danger and inconvenience to highway users.

- 12 No other part of the development shall be occupied until the existing means of access has been altered in accordance with the approved drawing and constructed in accordance with the Buckinghamshire County Council's guide note "Commercial Vehicular Access Within Highway Limits" 2013.  
Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.
- 13 Notwithstanding the provisions of Part 2 of the Second Schedule to the Town and Country Planning General Permitted Development Order 2015 (or any Order revoking or re-enacting that Order) no gates shall be erected along the site frontage within 11m of the edge of the carriageway.  
Reason: To enable vehicles to draw off clear of the highway for the safety and convenience of the highway users.
- 14 No other part of the development shall be occupied until details of the visibility splay on Perry Lane at the Perry Lane / Lower Icknield Way junction looking west along Lower Icknield Way have been provided and approved in writing by the Local Planning Authority. The splay shall measure 2.4m back from the centreline of the junction and a point 79m to the west along Lower Icknield Way. The approved splay shall be laid out and kept free of any obstruction exceeding 0.6m in height above the nearside Lower Icknield Way channel level.  
Reason: To provide adequate intervisibility between the access and the highway for the safety and convenience of users of the highway and of the access.
- 15 The details to be submitted in the reserved matters application shall include parking provision in accordance with the County Council's Buckinghamshire Countywide Parking Guidance policy document. The approved scheme shall be implemented and made available for use prior to occupation of the development and retained in perpetuity.  
Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger obstruction and inconvenience to users of the adjoining highway.
- 16 Prior to the commencement of any works on the site, a Construction Traffic Management Plan detailing the management of construction traffic (including vehicle types, frequency of visits, expected daily time frames, use of a banksman, on-site loading/unloading arrangements and parking of site operatives vehicles) shall be submitted and approved in writing by the Local Planning Authority. Thereafter, the development shall be carried out in accordance with such approved management plan.  
Reason: This is a pre-commencement condition as development cannot be allowed to take place, which in the opinion of the Highway Authority, could cause danger, obstruction and inconvenience to users of the highway and of the development.
- 17 No development shall take place until an ecological design strategy (EDS) addressing mitigation, compensation, enhancement, restoration has been submitted to and approved in writing by the local planning authority.  
The EDS shall include the following.
- a) Purpose and conservation objectives for the proposed works (e.g. appropriate management of the streams and their buffers).
  - b) Review of site potential and constraints.
  - c) Detailed design(s) and/or working method(s) to achieve stated objectives.
  - d) Extent and location/area of proposed works on appropriate scale maps and plans.
  - e) Type and source of materials to be used where appropriate, e.g. native species of local provenance.
  - f) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
  - g) Persons responsible for implementing the works.
  - h) Details of initial aftercare and long-term maintenance.
  - i) Details for monitoring and remedial measures.

- j) Details for disposal of any wastes arising from works.
- k) Biodiversity accounting showing how the post development site compares to the site pre clearance.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: To ensure that a net gain in biodiversity is achieved and that the ecologically valuable features are protected and enhanced.

## INFORMATIVE(S)

- 1 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 significant negotiation has occurred between the Agent and Officers to ensure that the layout is appropriate and that the character of the settlement and adjacent Listed Building are not detrimentally affected. An extension of time was agreed and the application progressed without delay.
- 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 The applicant is advised that the off-site works will need to be constructed under a Section 184 of the Highways Act legal agreement. This Small Works Agreement must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A minimum period of 3 weeks is required to process the agreement following the receipt by the Highway Authority of a written request. Please contact Transport for Buckinghamshire at the following address for information:-  
  
Development Management, Buckinghamshire County Council, 9th Floor, County Hall, Walton Street, Aylesbury, Buckinghamshire, HP20 1UY
- 4 It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
- 5 No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.