

## AYLESBURY VALE DISTRICT COUNCIL

**Town and Country Planning Act 1990****The Town and Country Planning (General Development Orders)****16/01664/AOP**

Robert Webb  
Mount Pleasant Farm  
Dunton Road  
Stewkley  
Leighton Buzzard

Mr John Grainge  
Redfields Farm  
Buckingham Road  
Winslow  
MK18 3LZ

Subsequent to your outline application that was valid on the **14th June 2016** and in pursuance of their powers under the above mentioned Act and Orders, the Aylesbury Vale District Council as Local Planning Authority **HEREBY PERMIT:-**

Outline Application with all matters reserved for a residential development of 15 dwellings on 0.5ha of land north of Little Horwood Road along with the allocation of 0.4ha of land as a public park to serve both the new development and the existing local community.

**AT:-**

Land North Of Little Horwood Road Great Horwood Buckinghamshire

Approved Drawing Numbers:- 4015\_022/001Rev.C (Site Location Plan)

In accordance with your outline application and the plans and particulars accompanying it subject to the following conditions and reasons:-

- 1 Approval of the details of the means of access, layout, scale and external appearance of the building(s), and the landscaping of the site (hereafter called 'the reserved matters') shall be obtained in writing from the Local Planning Authority before the development is commenced.
- 1 Reason: The application is for outline planning permission.
- 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.
- 2 Reason: To prevent the accumulation of planning permissions: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 3 The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters.
- 3 Reason: To prevent the accumulation of planning permissions: to enable the Council to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 92(2) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 4 The development shall relate to the following approved plans: 4015\_022/001Rev.C (Site Location Plan).

- 4 Reason: For the avoidance of doubt and to ensure that the details of the development are acceptable to the Local Planning Authority and to comply with the National Planning Policy Framework.
- 5 No development above slab level shall take place until samples/details of the materials proposed to be used on the external surfaces of the development and on the surfaces of the roads, footpaths and driveways, have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials unless otherwise agreed in writing by the Local Planning Authority.
- 5 Reason: To ensure a satisfactory appearance to the development and to comply with policy GP35 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework.
- 6 Any tree or shrub which forms part of the approved landscaping scheme which within a period of five years from planting fails to become established, becomes seriously damaged or diseased, dies or for any reason is removed shall be replaced in the next planting season by a tree or shrub of a species, size and maturity to be approved by the Local Planning Authority.
- 6 Reason: In the interests of the visual amenities of the locality and to comply with policy GP38 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework.
- 7 The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition 1 above shall include details of the proposed slab levels of the building(s) in relation to the existing and proposed levels of the site and the surrounding land, with reference to fixed datum point. The building(s) shall be constructed with slabs at levels that have been approved in writing by the Local Planning Authority.
- 7 Reason: For the avoidance of doubt and to ensure a satisfactory form of development and to comply with policy GP8 and GP35 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework.
- 8 The details to be submitted in accordance with condition 1 above shall include a detailed 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. The scheme shall also include:
- Existing and proposed discharge rates and volumes;
  - Infiltration rate testing to BRE 365 (together with groundwater level monitoring).
  - Full construction details of all SUDS and drainage components;
  - A detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components.
  - Calculations to demonstrate 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;
  - 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;
  - Flow depth and flow direction;
- The scheme shall subsequently be implemented in accordance with the approved details before the development is completed.
- 8 Reason: In order to ensure that the development is adequately drained and to comply with

the National Planning Policy Framework to ensure that there is a satisfactory solution to managing flood risk.

- 9 The details required by condition 8 above shall be accompanied by a whole life maintenance plan for the site's drainage system. The plan should set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component) during and following construction with details of who is to be responsible for the maintenance. No dwelling shall be occupied until the works have been carried out in accordance with the approved details.
- 9 Reason: In order to ensure that the development is adequately drained and to comply with the National Planning Policy Framework.
- 10 Prior to the first occupation of the development, a verification report carried out by a qualified drainage engineer must be submitted to and approved in writing by the Local Planning Authority to demonstrate that the SuDS has been constructed as per the approved scheme.
- 10 Reason: To ensure that the sustainable drainage system is designed and constructed to the technical standards.
- 11 No development shall take place until an Ecological Mitigation and Enhancement Plan, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
- 11 Reason: To address the impact of the development on biodiversity and provide net gains where possible in accordance with the National Planning Policy Framework and with regard to article 10 of the Habitats Directive.
- 12 No development shall take place until, the developer the agent or successors in title, have secured the implementation of a programme of archaeological work in accordance with the approved 'Written scheme of investigation for geophysical survey and archaeological trench evaluation' by MOLA, dated 25/06/18 as updated / superseded by the Archaeological Geophysical Survey, July 2018 by MOLA and accompanying proposed trenches plan.
- 12 Reason: To secure the expert evaluation, further investigation of archaeological remains, and the mitigation of the effects of development upon them including preservation in situ, post excavation analysis and an appropriate level of publication and to accord with policy GP59 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework. This must be required as a pre-commencement condition, as these works need to be carried out in advance of any construction work on site.
- 13 The development shall be served by means of adoptable estate roads and appropriately located access points which shall be laid out in accordance with details to be submitted to and approved in writing by the Local Planning Authority in accordance with condition 1. No dwelling shall be occupied until the estate roads which provide access to it have been laid out in accordance with the approved details.
- 13 Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.
- 14 No part of the development hereby permitted shall be occupied until the existing Traffic Regulation Order enforcing the existing 30mph speed limit has been revoked and amended to permit the location of a new terminal point to the east of the site access from Little Horwood Road. These amendments and new signage will be in accordance with details which shall have first been submitted to and approved in writing by the Local Planning Authority.

- 14 Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.
- 15 No part of the development hereby permitted shall be occupied until visibility splays have been provided on both sides of all access points between a point 2.4 metres along the centre line of the access measured from the edge of the carriageway and a point 43 metres along the edge of the carriageway measured from the intersection of the centre line of the access. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.
- 15 Reason: To provide adequate inter-visibility between the access and the exiting public highway for the safety and convenience of users of the highway and of the access.
- 16 The details to be submitted for the approval in writing of the Local Planning Authority in accordance with Condition 1 above shall include a scheme for parking, garaging and manoeuvring in accordance with the Local Planning Authority's "Car Parking Standards". The approved scheme shall be implemented and made available for use before the development hereby permitted is occupied and that area shall not thereafter be used for any other purpose.
- 16 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 and to comply with the National Planning Policy Framework.
- 17 The details required to be submitted for approval pursuant to condition 1 above shall include details of measures to facilitate the provision of high speed broadband for the dwellings hereby permitted. The development shall be carried out in accordance with the approved details.
- 17 Reason: For the avoidance of doubt to ensure a satisfactory form of development and to comply with the National Planning Policy Framework.
- 18 Before the development hereby permitted is commenced a Construction Management Plan (CMP) shall have been submitted to and approved in writing by the Local Planning Authority. Construction of the development shall not be carried out otherwise than in accordance with the approved CMP which shall include the following:
- a) parking and turning for vehicles of site personnel, operative and visitors;
  - b) loading and unloading of plant and materials
  - c) piling techniques if necessary
  - d) erection and maintenance of any security hoarding and lighting
  - e) measures to prevent mud from vehicles being deposited on the highway
  - f) measures to control the emission of dust, noise and dirt during construction
  - g) a scheme for recycling / disposing of waste resulting from demolition and construction works
  - h) hours of construction and demolition
- 18 Reason: To minimise the impact of construction related activities on the local highway network and on the amenities of the occupiers of nearby properties. This must be required as a pre-commencement condition, as the details will be required to be complied with during construction and so must be approved in advance of that.

#### Informative(s)

- 1 This permission is in outline only with all matters reserved for subsequent approval and no work can commence until all reserved matters have been approved and the requirements of any pre-commencement conditions satisfied. The indicative plans submitted in support

of it (which for the avoidance of doubt are the drainage strategy (23969\_01\_230\_01), feasibility layout (1246-003), planting plan (6635.PP.ASP02), hard works plan (6635.PP.ASP01A) and related specification, play items, site furniture and surfacing) are for illustrative purposes only and form no part of this approval, nor do they necessarily give an indication of what might be acceptable to the Local Planning Authority.

- 2 Ordinary Watercourse Informative: Under the terms of the Land Drainage Act 1991 and the Floods and Water Management Act 2010, the prior consent of the Buckingham and River Ouzel Internal Drainage Board (IDB) is required for any proposed works or structures in the watercourse. After planning permission has been granted by the LPA, the applicant must apply for Land Drainage Consent from the IDB.

*Mrs Claire Bayley*  
For and on behalf of the District Council  
11th February 2019

**Your attention is drawn to the attached notes.**

## NOTES FOR FPP1; ADC1; AOP1, DOP1 & ATNP

### 1. APPEALS

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 for the Environment under Section 78 of the Town and Country Planning Act 1990. If you want to appeal, you must do so within 6 months of the date of this Notice, using a form which you can get from the Planning Inspectorate, 3/15a Eagle Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. You can also lodge an appeal via the internet at [www.planningportal.gov.uk/pcs](http://www.planningportal.gov.uk/pcs)

The Secretary of State can allow a longer period for giving notice of an appeal, but he 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 him 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 statutory requirements, to the provisions of any development order and to any directions given under a development order. In practice the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.

If either the local planning authority or the Secretary of State for the Environment refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances, the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part V1 of the Town and Country Planning Act 1990.

### 2. BUILDING REGULATIONS

This Approval under the Town and Country Planning Act **DOES NOT** operate as a consent under the provisions of the Building regulations. A further application may be required under this legislation. You are advised to seek advice from the Council's Building Control section on this matter, by emailing [bcontrol@aylesburyvaledc.gov.uk](mailto:bcontrol@aylesburyvaledc.gov.uk).

### 3. PROTECTED SPECIES

Certain wild plants and animals are protected under UK and European legislation. Approval under that legislation is required if protected habitats or species are affected by development. If you discover protected species proceeding with the development without seeking advice from Natural England could result in prosecution. For further information or to obtain approval contact Natural England. Further details are contained in our leaflet 'Biodiversity and the Planning process'.

### 4. SUSTAINABILITY

We support the principles of sustainable design and construction, including: carbon management (energy efficiency and micro generation) as a central theme in design, build and use; the re-use of materials in construction projects; the sustainable management of water through water conservation (rainwater harvesting and water reuse) and the use of sustainable drainage systems (SUDS). We have published a Sustainable Construction Advisory Guide to help those involved in new build gain a better understanding and encourage the use of sustainable construction techniques in new developments. We will also provide basic guidance for interested parties on request. Further information can be found at CIRIA's SUDS website [www.ciria.org/suds/icop.htm](http://www.ciria.org/suds/icop.htm) and the Building Research Establishment website [www.bre.co.uk](http://www.bre.co.uk)

### 5. MATERIALS

Please note that we cannot accept samples of materials at our offices. You should submit a Discharge of Conditions application (see note 6 below) with the materials fully specified, and then the case officer will make arrangements to view samples on site as required. Application forms are available on our web site (see link below).

### 6. DISCHARGE OF CONDITION(S)

A fee is payable for applications seeking confirmation that a) information submitted satisfies the requirements of a condition (including planning permission that has been granted on appeal) and b) a condition has been discharged.

For our current fees please visit our website <https://www.aylesburyvaledc.gov.uk/section/step-2-you-apply> Please note that any number of conditions can be included on a single request but, if separate applications are made for each condition, a fee is required for each: i.e. if 4 separate application are made to discharge 4 conditions, total fees payable will be 4 x application fee.

You should submit a formal application using the standard 1App form accompanied by the appropriate information, details or drawings. Applications can be made online via [www.planningportal.gov.uk](http://www.planningportal.gov.uk) or you can download from our website at <http://www.aylesburyvaledc.gov.uk/planning---building/planning-and-building-control-applications/step-3-apply-for-planning-permission/planning-application-forms/>

## **7. STANDING ADVICE FOR DEVELOPMENT SITES WHERE THERE IS NO KNOWN HISTORICAL CONTAMINATION**

If during development works contamination is encountered which has not been previously identified please contact the Environmental Health department immediately at [envhealth@aylesburyvaldc.gov.uk](mailto:envhealth@aylesburyvaldc.gov.uk). Works must cease on site until an appropriate remediation scheme is submitted to and agreed in writing by the local planning authority.

Failure to remediate site contamination during development could result in serious long-term health impacts to future users of the development.