

## CASE OFFICER REPORT AND RECOMMENDATION

FOR: 16/03538/AOP

Land South of Little Horwood Road, Great Horwood Buckinghamshire

Outline planning application with access to be considered and all other matters reserved for a residential development of up to 30 dwellings with associated amenity green space and sustainable drainage

STATUS: PCO

\* If status = HOLD – please check that all is OK before you proceed any further with this application. Please ensure Uniform is amended.

DATE VALID:	TARGET DATE:	DETERMINATION DATE:	DEVELOPMENT TYPE:
29th September 2016	11th August 2017	29th December 2016	Q7 - Smallscale Major Dwellings

The Key Issues in determining this application are:-

The Key Issues in determining this application are:-

a) *The planning policy position and the approach to be taken in the determination of the application.*

b) *Whether the proposal would constitute a sustainable form of development having regard to:*

- *Building a strong competitive economy;*
- *Delivering a wide choice of high quality homes;*
- *Promoting sustainable transport;*
- *Conserving and enhancing the natural environment;*
- *Conserving and enhancing the historic environment;*
- *Promoting healthy communities;*
- *Requiring good design;*
- *Meeting the challenge of climate change and flooding;*

c) *Impact on residential amenities.*

d) *Other material considerations*

The recommendation is that permission be APPROVED following the completion of a Section 106 planning obligation in respect of securing on-site affordable housing provision, education contribution, payments towards off-site leisure/recreation facilities, sustainable transport measures, highways improvements, amenity land and SUDS.

## 1.0 CONCLUSION AND RECOMMENDATION

- 2.0 The application relates to a site that is allocated in the Great Horwood Neighbourhood Plan under Policy 2. The policy allocates part of the site for the development of approximately 15 dwellings to be delivered in the period 2020-2031 with affordable homes to be provided on site. The remaining part of the site is reserved to meet future housing needs once the VALP is adopted or a review of the GHPNP allocates the reserve land for housing. There are a number of criteria for assessing proposals within the site. The proposal would not fully accord with criteria relating to the bringing forward of the reserve housing land allocation for development in advance of the VALP being adopted or the GHPNP being reviewed but other material considerations, including the delivery of a more efficient and master plan led comprehensive form of housing development, in terms of ensuring good design, as set out below, are considered to justify the development as put forward.
- 2.1 This application has been evaluated against the extant Development Plan which is the starting point for all decision making. The Development Plan comprises of the Local Plan and the Great Horwood Parish Neighbourhood Plan (GHPNP) and the report has assessed the application against the core planning principles of the NPPF and whether the proposals deliver sustainable development.
- 2.2 The District can currently demonstrate a 5 year housing land supply and this proposal counts towards that supply as a neighbourhood plan allocation. Relevant policies for the supply of housing are not deemed out of date via NPPF paragraph 49.
- 2.3 The benefits of delivering housing growth and the contribution 30 dwellings would make to bolster the supply of houses within the village and wider district is a material benefit to the scheme. It will also benefit the vitality and viability of the village and its local amenities. The proposals would also make a 30% contribution towards affordable housing for which there is a need in the village and wider district.
- 2.4 The development would have some benefits to the local economy. The site is accessible to, the albeit, limited services and facilities within the village and its social infrastructure, and will be served by new footways to connect to the existing. Public transport provision is not good with a fairly limited service, and therefore, contributions are sought towards community transport.
- 2.5 Compliance with the core planning principles of the NPPF has been demonstrated in terms of promoting healthy communities, conserving the natural environment in respect of natural features and ecology, climate change, and infrastructure provision through education, open space (and highways contributions and improvements) which can be secured in Section 106 agreement(s).
- 2.6 In respect of the impact on the countryside/landscape, it is concluded that whilst the site is at the edge of the settlement and comprises greenfield land, given the limited incursion of countryside and that it benefits from an allocation in the neighbourhood plan which accepts the principle of housing on part of the site now, and potential housing in the future on the remaining part of the site, such impacts can be mitigated through the use of a sensitive landscape buffer. The loss of grade 3 agricultural land is acknowledged.
- 2.7 The traffic generation from the development is considered to be acceptable such that there would not be a material impact the safety or convenience of users of the highway, as confirmed by the County Highway Authority. The site is located where the occupiers would have access to public transport and could walk and cycle to nearby amenities and facilities such that the development is considered to be sustainable. Sufficient parking and cycle provision would be provided on site having regard to the sustainable location of the development and the maximum parking standards of the Local Planning Authority.
- 2.8 In terms of good design, whilst the proposal is in outline form, the development of the 0.5 HA land allocated under GHPNP policy 2 for housing and the reserve land for future housing development at the same time, would facilitate a more comprehensive form of master plan led development that would achieve better compliance with the urban design

principles set out in the policy including enabling the best gateway feature and landscape buffering to the village. There would also be benefits in avoiding having to incrementally address these aspects if the 0.5 HA allocation and the reserve land were developed separately.

- 2.9 The proposed built form will also relate well to the existing dwellings located adjacent to the west of the application site accessed off Little Horwood Road. It is also noted that a further allocation is located on the opposite side of the road to the proposed development, the combined effect of which will be to create a well-defined new settlement edge and suitable entrance to the village.
- 2.10 In summary, it is concluded that the development is considered to accord with the aims of the Great Horwood Parish Neighbourhood Plan (notwithstanding the comments made in respect of the reserve site), the NPPF and the AVDLP. It is considered that the development is considered acceptable overall and comprises a sustainable form of development.
- 2.11 It is recommended that that application be approved following the completion of a Section 106 planning obligation in respect of securing on-site affordable housing provision, education contribution, payments towards off-site leisure/recreation facilities, sustainable transport measures, highways improvements, amenity land and SUDS. On the basis that the S106 is completed, the following conditions would be recommended:

*Conditions:*

1. Details of the appearance, landscaping, layout and scale, (herein after called "the reserved matters") shall be submitted to and approved in writing by the Local Planning Authority before any development begins and the development should be carried out as approved.

Reason: The application is for outline planning permission.

2. Application for approval of the reserved matters shall be made to the Local Planning Authority no later than two years from the date of this permission.

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 begin no later than two years from the date of approval of the last of the reserved matters to be approved.

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. Unless otherwise first agreed in writing by the Local Planning Authority, prior to the commencement of development hereby permitted, other than agreed demolition works, below ground works and foundations, no development shall take place until details of the materials proposed to be used 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 first agreed in writing by the Local Planning Authority.

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.

- 5 Unless otherwise first agreed in writing by the Local Planning Authority, prior to the commencement of development hereby permitted, other than agreed demolition works, below ground works and foundations, no development shall take place until details of the materials proposed to be used on the external surfaces of the development 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 first agreed in writing by the Local Planning Authority.

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 The details to be submitted for approval in accordance with Condition (1) shall include full details of soft landscape works which shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include new trees and trees to be retained showing their species, spread and maturity, planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants, noting species, plant sizes and proposed numbers/densities. These works shall be carried out as approved prior to the first occupation of the dwelling to which it relates or the completion of the development whichever is the sooner.

Reason: To ensure a satisfactory appearance to the development and to comply with policies GP35 and GP38 of Aylesbury Vale District Local Plan and the National Planning Policy Framework.

- 7 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.

Reason: To ensure a satisfactory appearance to the development and to comply with policies GP35 and GP38 of Aylesbury Vale District Local Plan and the National Planning Policy Framework.

- 8 No site clearance works or development hereby permitted shall take place until there has been submitted to the Local Planning Authority for their approval a tree protection plan showing the type, height and position of protective fencing to be erected around each tree or hedge to be retained. Unless otherwise agreed in writing by the Local Planning Authority this shall comprise a barrier complying with Figure 2 of BRITISH STANDARD 5837:2012 positioned at the edge, or outside the Root Protection Area shown on the tree protection plan.

No site clearance works or the development itself shall be commenced until such a scheme is approved by the Local Planning Authority and thereafter the development hereby permitted shall only be carried out in accordance with that scheme. The area surrounding each tree/hedge within the approved protective fencing shall remain undisturbed during the course of the works, and in particular in these areas:

1. There shall be no changes in ground levels;
2. No materials or plant shall be stored;
3. No buildings or temporary buildings shall be erected or stationed unless these are elements of the agree tree protection plan.
4. No materials or waste shall be burnt nor within 20 metres of any retained tree; and
5. No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

Reason: In order to minimise damage to the trees during building operations and to comply with policy GP38 of the Aylesbury Vale District Local Plan and to accord with the National Planning Policy Framework. Details must be approved prior to the commencement of development to ensure the development is undertaken in a way which ensures a satisfactory standard of tree care and protection.

9. The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above shall include details of all screen and boundary walls, fences and any other means of enclosure. 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.

Reason: To ensure that the details and appearance of the development are acceptable to the Local Planning Authority and to comply with policies GP8 and GP35 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework.

10. The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above shall include a foul water drainage scheme for the site. The development shall proceed in accordance with the approved details and no dwelling shall be occupied until the approved foul drainage serving that dwelling has been implemented as approved.

Reason: To ensure that adequate foul drainage is provided and to accord with the NPPF.

11. Unless otherwise first agreed in writing by the Local Planning Authority, no development hereby permitted shall take place until details of the internal finished floor levels of the dwellings hereby permitted in relation to the existing and finished ground levels have been submitted to and approved in writing by the Local Planning Authority, with reference to a fixed datum point. The development shall be constructed in accordance with the approved details.

Reason: To ensure a satisfactory form of development and to comply with policies GP8 and GP35 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework.

12. Unless otherwise agreed in writing by the Local Planning Authority, no development hereby permitted shall take place until the applicant or their agents or successors in title, have undertaken archaeological evaluation in the form of trial trenching in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Local Planning Authority. Where significant archaeological remains are confirmed these will be preserved in situ.

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

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 Local Planning Authority.

Reason: To record or safeguard any archaeological evidence that may be present at the site and to comply with policy GP59 of the Aylesbury Vale District Local Plan and with National Planning Policy Framework.

- 13 The details to be submitted for approval in writing by the Local Planning Authority in accordance with Condition (1) above shall include an Ecological Mitigation and Enhancement Plan.

Reason: Having regard to the biodiversity of the site and to comply with the NPPF, ODPM 05/2006, The Conservation of Habitats and Species Regulations 2010 and the Wildlife and Countryside Act 1981 (as amended).

- 14 The details to be submitted for the approval of the Local Planning Authority in accordance with Condition (1) 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 dwelling to which the parking relates to is occupied and that area shall not be used for any other purpose.

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 Policy GP24 of the Aylesbury Vale District Local Plan and the National Planning Policy Framework.

- 15 Prior to the commencement of development hereby permitted, a Construction Traffic Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved Construction Traffic Management Plan unless otherwise first agreed in writing by the Local Planning Authority. Details to be included:

- Proposed access route to the site for construction and related vehicles;
- Provision made to accommodate all site operatives', visitors' and construction vehicles loading, off-loading, parking and turning within the site during the construction period;
- Provision made for site compound;
- Provision made for storage of materials;
- Adequate precautions to be taken during the construction period to prevent the deposit of mud and similar debris on the adjacent public highways;
- Provision for addressing any abnormal wear and tear to the highway as a result of the development; and
- Hours of working.

Reason: To minimise danger and inconvenience to highway users and to accord with the NPPF.

- 16 The development hereby permitted shall be served by means of adoptable estate roads which shall be laid out in accordance with details to be first submitted to and approved in writing by the Local Planning Authority. No dwelling hereby permitted shall be occupied until the estate roads which provide access to it from the existing highway have been laid out in accordance with the approved details..

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development and to accord with the NPPF.

- 17 No development hereby permitted, other than works to the approved access, shall begin until visibility splays have been provided on both sides of the approved access between a point of 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 approved 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.

Reason: To provide adequate indivisibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access and to accord with the NPPF.

- 18 Prior to the occupation of the development hereby permitted the proposed footway on Little Horwood Road shall be designed/constructed in general accordance with the approved plans.

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

#### Informative(s)

##### 1 Working with the applicant

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant / Agent and has focused on seeking solutions to the issues arising from the development proposal.

AVDC works with applicants/agents in a positive and proactive manner by;

- updating applicants/agents of any issues that may arise in the processing of their application as appropriate and, where possible and appropriate, suggesting solutions.

In this case, additional information was received and AVDC has considered the details as submitted which were considered acceptable

2. 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 Development Management at the following address for information:-

Development Management  
6th Floor, County Hall  
Walton Street, Aylesbury,  
Buckinghamshire  
HP20 1UY  
Telephone 0845 2302882

The determination of this application falls within the scope of Officer delegated powers

DATE: 29.08.17

SIGNED: Jay Singh

PROFESSIONAL CHECK:

Agree Recommendation / Officer DATE: 29.08.17.  
exercising delegated powers\*

*\*Delete as appropriate*

OFFICER: ... *Sue Pilcher* .....  
Senior Planning Officer

This application has been subject to Parish Council representations which are contrary to the officer recommendation. The Chairman/Vice-Chairman has considered those representations and concluded that the application can be determined without reference to the Development Control Committee.

Signed:  ..... Chairman/Vice-Chairman

**Reasons for this conclusion:**

Comments have been made by the Parish Council regarding the proposed housing mix and tenure being inappropriate but they note that this is an outline proposal. They also comment that the application includes the reserve site but that it is likely that VALP when and if approved will require a level of housing in Great Horwood that will mean that the reserve site will have to be developed. In such circumstances the Parish Council would not object to the development of both sites at the same time.

**Full report follows:-**

**3.0 SITE LOCATION AND DESCRIPTION**

- 3.1 The application site comprises approximately 1.4 Ha of agricultural land (Grade 3b) located on the eastern edge of the village. It comprises part of one field, rectangular in shape fronting the road, currently in arable use. It appears relatively flat but slopes gently from the north to the south. The boundaries include mature hedgerows to the north and east, and some existing trees beyond the western boundary. The site has existing field gate access within the north western corner of the site.
- 3.2 Beyond the western boundary is existing modern residential estate development. To the north, east and south are currently agricultural land uses. It is noted agricultural land opposite the site is allocated for housing (policy 3) within the Great Horwood Parish Neighbourhood Plan and is subject to a planning application for 15 dwellings and park, amongst other development, under planning application 16/01664/AOP (resolved to grant subject to the signing of s106 legal agreement).
- 3.3 Approximately 150m to the west of the site is the Great Horwood Conservation Area which includes several listed buildings. Existing bus stops are located nearby (served by no's 50, 54b, 67 and 68 services) which provide links to Winslow, Nash, Aylesbury and Milton Keynes amongst other places).
- 3.4 The site is located in Flood Zone 1 according Environment Agency Flood Mapping.

**4.0 PROPOSAL**

- 4.1 Outline planning permission with all matters reserved except access is sought for the erection of 30 dwellings with associated amenity green space and sustainable drainage.
- 4.2 The proposal includes new 6m wide access via simple 'T' junction with 2m footways to Little Horwood Road. The access would have visibility splays of 2.4m x 43m. The access indicates a spine road through the site off which private drives would be served.
- 4.3 An illustrative masterplan has been provided which shows amenity land to the western boundary and structural landscaping/hedgerow planting to the remaining boundaries. Whilst only for illustrative purposes, the plans show mixture 1,2,3,4 and 5 bedroom dwellings of detached, semi-detached, terrace and apartment design.
- 4.4 The application has also been accompanied by access drawings, landscape and visual impact assessment, phase 1 habitat survey, transport statement, planning statement, planning and consultation statement, indicative schedule of accommodation, design and



access statement, flood risk assessment, tree survey, utilities report and topographical survey.

## 5.0 RELEVANT PLANNING HISTORY

### *Within the site*

16/02223/PREAPP – Pre-application advice provided advising that the principle of the development of the site would be acceptable.

### *Nearby*

16/01664/AOP – Residential development of 15 dwellings with 0.4Ha public park at Land North of Little Horwood Road. Resolved to grant and is awaiting signing of s106.

## 6.0 GREAT HORWOOD PARISH COUNCIL

'Great Horwood Parish Council is generally supportive of this application subject to the comments below.

### (a) Housing mix:

- Great Horwood Parish Council notes that this an outline planning application and that, therefore, the layout and mix of housing is not being considered at this stage.
- The Parish Council notes with concern that the Application form refers to 30 Market houses whereas the Schedule of Accommodation indicates 10 affordable homes but also indicates that 13 of the market houses are 4/5 bed houses.
- Such a proposal is in conflict with the aims of the approved Great Horwood Neighbourhood Plan and paragraph 50 of the National Planning Policy Framework to provide a wider choice of homes, including starter homes. The Great Horwood Housing Needs Survey of 2014 stated that the most popular choices of housing in the village were affordable homes for local people, 2 & 3 bedroom homes for sale on the open market and medium family homes. The proposal as stated in the Application Form does not meet these needs, and the recent decision by the Inspector and the Secretary of State, concerning a proposed development at Weston Road, Great Horwood, acknowledged that building larger house in Great Horwood would not meet these needs. In addition, it should be noted that nearly all the housing developments of more than two houses in Great Horwood for the past thirty years have been of 4/5 bedroom houses.
- The Parish Council endorses the comments on the housing mix and dated 10 October 2016 made by AVDC's housing development officer.
- The Parish Council hopes that agreement can be reached for a mix of housing that matches the identified needs and provides a wide choice of high quality homes. (cf Officers's report on application 16/02821/AOP - Land at 5 Slicketts Lane, Edlesborough.)

### (b) Great Horwood Neighbourhood Plan:

- Strictly speaking, the proposal is not in accordance with GHNP as it includes both the allocated site and also the reserve site. The Parish Council recognises that it is likely that VALP, if and when approved, will require a level of housing in Great Horwood that will mean that the reserve site will have to be developed. In such circumstances the Parish Council would not object to the development of both sites at the same time.

### (c) Flood Management

- Great Horwood Parish Council endorses the comments of the Strategic Flood Management Team of Bucks County Council dated 25 October 2016.

### (d) Highways

- The Parish Council is pleased to learn that there is co-operation between the developers of this site and the developers of the site to the north of Little Horwood Road.'

## **7.0 CONSULTATION RESPONSES**

- 7.1 BCC SuDS – No objection subject to conditions securing details of a surface water drainage scheme for the site and its maintenance.
- 7.2 BCC Education – No objection. There is sufficient capacity at the local primary school to meet the needs of this development. However, projected deficit in secondary school plans therefore education contributions requested on the basis of the type and number of bedrooms with the proposed development.
- 7.3 BCC Archaeology – No objection subject to conditions securing a written scheme of archaeological investigation and any mitigation measures where appropriate.
- 7.4 BCC Highways – No objection subject to £20,000 being secured towards improving local community transport provision and planning conditions to secure details of the estate roads with turning areas and garaging, extension of 30mph speed limit, access visibility splays of 2.4m x 43m, provision of footway to Little Horwood Road and informative notes relating to works within the highway.
- 7.5 Leisure – Request off-site financial contributions in lieu of on-site sport and leisure facilities based on the total number of proposed bedrooms. Contributions to be directed towards the refurbishment, improvement or rebuild of Great Horwood Village Hall and/or provision of equipped play facilities at Land North of Little Horwood, Great Horwood
- 7.6 Environmental Health – No objections.
- 7.7 Housing – No objections. Proposal should secure 35% affordable housing and an appropriate mix of tenure, size and type of housing to meet current housing needs. Affordable housing should not be clustered in groupings of in excess of 15 units. No more than 50% of the open market units should be completed until the affordable units have been completed.
- 7.8 Biodiversity – No objection subject to conditions securing implementation of an ecological mitigation and enhancement plan demonstrating a net ecological gain.

## **8.0 REPRESENTATIONS**

8.1 3 Letters of objection have been received making the following comments:

- Unacceptable increased traffic generation within the village
- Impact on the visual amenity and character and appearance of the area – including from long distance views over the open countryside and looking back towards Little Horwood.
- Impact on neighbouring residential amenity by way of loss of light, outlook and privacy
- Adverse impact on wildlife including protected species including newts
- Proposal would be contrary to the provisions of policy 1 of the Great Horwood Neighbourhood Plan due to it being outside the settlement boundary and exceeding more than 15 dwellings within a single area of the village.
- Reasons for dismissing a recent appeal decision for 42 dwellings in Weston Road are applicable to this scheme.
- Part of the site is identified as a reserve site in the neighbourhood plan for future development and it was not intended that it should be developed simultaneously with the area immediately adjacent to Townsend cottages.
- Proposal would expand the village boundary contrary to the findings of the village survey carried in 2011.

- The preparation of the neighbourhood was flawed and inconsistent decision making has been provided by the PC in respect of proposals within different parts of the village.

8.2 1 qualified letter of support making the following comments:

- Proposal is in conflict with the local plan but there are material considerations indicating the determination should be made other than in accordance with the development plan.
- Whilst the proposal would conflict with the local plan and the NDP, policy 2 of the NDP clearly contemplates the possibility of the site being used for housing development at some time in the future.
- Although the emerging VALP has little weight at present, it nevertheless provides evidence that the situation envisaged in GHPNP Policy 2 will arise, and that the reserve site will, shortly, be required in order to satisfy the VALP strategic requirements. Conversely, there is no specific evidence that the reserve site will not be needed.
- This situation, in view of its predictability, is essentially in conformity with the part of the first bullet point in paragraph 17 of the NPPF, that planning should be genuinely plan-led '*...Plans should [...] provide a practical framework within which decisions on planning applications can be made with a high degree of predictability and efficiency;...*' given the changed circumstances, it is therefore that the anticipated strategic requirement for the use of the reserve site is a material consideration which would justify approval of the proposal, despite its conflict with the development plan.

## 9.0 EVALUATION

### a) ***The planning policy position and the approach to be taken in the determination of the application:***

9.1 The starting point for decision making is the development plan, i.e. the 'made' (adopted) Great Horwood Parish Neighbourhood Plan and the adopted Aylesbury Vale District Local Plan (the development plan). S38(6) of the Planning and Compulsory Purchase Act 2004 requires that decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG) are both important material considerations in planning decisions. Neither change the statutory status of the development plan as the starting point for decision making but policies of the development plan need to be considered and applied in terms of their degree of consistency with the NPPF.

#### *The Development Plan*

9.2 The overall strategy of the Aylesbury Vale District Local Plan (AVDLP) is to seek to concentrate the majority of growth (65% housing and employment) at Aylesbury with the remaining 35% in the rural areas. The latter was to be concentrated at a limited number of settlements. Insofar as this overall strategy is one which is based on the principle of achieving sustainable development, it is considered that this is still in general conformity with the NPPF. Policies RA13 and RA14 relating to the supply of housing district wide, are now out of date given that these identified housing targets for the plan period up to 2011. Development proposals on sites are to be considered in the context of policies within the NPPF which sets out the presumption in favour of sustainable development at paragraph 14.

- 9.3 A number of general policies of the AVDLP are considered to be consistent with the NPPF and therefore up to date so full weight should be given to them. Consideration therefore needs to be given to whether the proposal is in accordance with or contrary to these policies. Those of relevance are: GP2, GP8, GP35, GP38 - GP40, GP53, GP59, GP84, GP86, GP87, GP88 and GP94.
- 9.4 It is considered that policy GP35 is consistent with the policies of the NPPF and is applicable to an outline proposal which is a view supported by the Secretary of State's recent appeal decision at Glebe Farm, Winslow (ref 13/01672/AOP) and also by the Secretary of State and Inspector in considering the schemes subject to the conjoined Inquiry (Hampden Fields/Fleet Marston and Weedon Hill North).
- 9.5 The latest interim position statement (August 2017) has been published and this shows that the Council can now demonstrate a 9.0 years supply. Given the recently updated housing supply statement, the Council's position is that full weight should now be given to those policies set out in the Great Horwood Neighbourhood Development Plan in the context of paragraph 49 as there is currently a demonstrable, deliverable five year supply. Due to the Council now being able to demonstrate that there is 9.0 years supply, the second part of paragraph 49 is no longer engaged i.e. any relevant policies for the supply of housing are now not considered to be out of date.
- 9.6 The application should be considered in the context of paragraph 14 of the NPPF whereby there is a presumption in favour of granting planning permission for sustainable development, section 38(6) of the Planning and Compulsory Purchase Act (2004) and paragraph 198 of the NPPF.
- Great Horwood Parish Neighbourhood Plan 2014-2031 (GHPNP)
- 9.7 The GHPNP was adopted in March 2015 and therefore now forms an up to date part of AVDC's Development Plan. The GHPNP, is a recently made plan, having been found to meet the basic conditions, including that it has had regard to national policy and advice of the Secretary of State, is in general conformity with the strategic policies of the development plan and contributes to the achievement of sustainable development.
- 9.8 The GHPNP sets out the community's vision for the village and how development should be achieved to 2031.
- 9.9 Paragraph 2.17 identifies local problems relating to lack of market and affordable housing within the village, amongst other issues. Paragraph 3.2 indicates key objectives for the village relating to meeting local housing need, to conserve the special historic character of the village and to protect the open countryside from development that compromises the rural setting of the village.
- 9.10 The GHPNP contains a series of land use policies that focus on the village of Great Horwood.

Policy 1 'Spatial Plan & Sustainable Development' designates a settlement boundary for the purpose of containing the physical growth of the village over the plan period. The policy indicates that development proposals on land within the defined settlement boundary will be supported provided that (amongst other elements):

- they comprise up to approximately 15 dwellings and land of up to about 0.5 Ha up to 35% of the total dwellings on the whole site are provided as affordable homes subject to viability,
- a proportion of open market dwelling plots are made available for custom build if a demand is demonstrated for such units at the time a planning application is made;
- a proportion of open market and affordable dwellings are provided that are suited to occupancy by older person households;
- overall a mix of housing types is provided that is reflective of the most up to date assessment of housing needs arising in the Parish;

- they sustain or enhance the significance of the architectural and historic interest of the Great Horwood Conservation Area and where possible enhance or better reveal the significance of the asset and its setting; and they do not result in the loss of any existing publicly accessible open space.
- 9.11 The policy goes on to say development proposals on land outside the settlement boundary will not be permitted in the countryside unless it is necessary for the purposes of agriculture or forestry, or for enterprise, diversification or recreation that benefits the rural economy without harming countryside interests. Furthermore, new development in the countryside should not result in the loss of open land that contributes to the form and character of Great Horwood and Singleborough.
- 9.12 Having regard to the provisions of policy 1, the proposed development would be located within the defined settlement boundary and would provide 33% affordable housing which complies with policy 1 which seeks up to 35% affordable housing provision. The proposal would however exceed 15 dwellings in total and have a total site area in excess of 0.5 Ha set out within the policy 1, given that the reserve site is included.
- 9.13 The proposal does not specifically identify any of the plots for custom build. However, no evidence is available to demonstrate need for such plots at this time. Furthermore, given the proposal is in outline form, with layout to be agreed at a later stage, it would not preclude the delivery of housing via the custom build approach within the site at the detailed stage.
- 9.14 The proposal does not specifically identify any plots for occupation of older person households. However, given the proposal is in outline form, with layout to be agreed at a later stage, it would not preclude the delivery of such a form of housing within the site at the detailed stage.
- 9.15 The application site is located near to Great Horwood Conservation Area. As considered further below, given the intervening residential built form between the application site and the conservation area, the proposal would not have a material impact on the setting of the conservation area and therefore would sustain the special architectural and historic interest of the conservation area.
- 9.16 The application site does not contain any publicly accessible open space and therefore the proposal would not result in the loss of such land.
- 9.17 Paragraph 4.6 of the supporting text indicates the settlement boundary has been defined to include land allocated for housing set out in policies 2, 3 and 4 of the GHPNP which seek to provide 45 new dwellings over the plan period.
- 9.18 Paragraph 4.7 and 4.8 indicates local housing need is identified for affordable housing, 2 and 3 bedroom open market starter homes and medium family homes. The affordable need profile includes affordable rent and shared ownership. The policy makes provision for up to 15 affordable homes over the full plan period.
- 9.19 Paragraph 4.10 indicates the total housing provision of the GHPNP seeks to support development by striking an appropriate balance between meeting housing need and ensuring sufficient capacity within local infrastructure. It goes on to say, the housing allocations seek to address the desire of the local community to see the village grow in reasonable small increments on sites distributed throughout the village.
- 9.20 Policy 2 'Land South of Little Horwood Road' allocates 0.5 Ha of land south of Little Horwood Road for housing development of approximately 15 no. dwellings to be delivered in the period before 2020, the affordable homes of which will be provided on site. The remainder of the site shall not be developed unless an adopted Local Plan requires additional housing to be provided in Great Horwood or review of the Neighbourhood Plan

allocates this land for housing. Development proposals for the land allocated for housing will be supported subject to number of urban design principles.

- 9.21 Paragraph 4.19 indicates the site is allocated for housing with capacity for approximately 15 units (with 5 affordable housing units), as part of the ambition of the GHPNP to provide for the growth of the village on more than one site. Together with the proposed allocation of housing for 15 units including 5 affordable under policy 3, which lies opposite this site, it has the potential to create an attractive entrance to the village and a more strongly defined settlement boundary.
- 9.22 It is also recognised that the application site forms the 0.5 Ha land allocated for housing in accordance with Policy 2 but also includes the reserve land referred to for future housing development that is intended to come forward if the local plan or review of the GHPNP required additional housing. It is therefore acknowledged that the proposal would therefore not fully accord with the policy as it seeks to bring forward housing on the part of the site reserved to meet future housing needs.
- 9.23 The proposal would introduce an additional 15 dwellings in addition to the allocated 45 dwellings within the GHPNP. Whilst this would be an increase in the overall allocation, the housing would be located within the designated settlement boundary in accordance with policy 1. Furthermore, given the amount of the additional housing proposed would not be so significant to undermine the delivery of the other allocated housing sites or put unacceptable pressure on local infrastructure as consider further below. It is also recognised that the GHPNP does allow for 'windfall' development so there is a reasonable expectation for additional housing over the 45 dwellings allocated with GHPNP settlement boundary over the plan period.
- 9.24 As considered further below, whilst the proposal is in outline form, the development of the 0.5 HA land allocated for housing and the reserve land for future housing development at the same time, would facilitate a more comprehensive form of master plan led development that would achieve better compliance with the urban design principles set out in policy 2 including enabling the best gateway feature and landscape buffering to the village. There would also be benefits in avoiding having to incrementally addressing these aspects if the 0.5 HA allocation and the reserve land were developed separately, a point acknowledged by the Parish Council.
- *The Housing & Economic Land Availability Assessment (HELAA) 2017*
- 10.26 The HELAA forms part of the evidence base underpinning the preparation of the VALP and therefore is a material consideration but does not in itself determine whether a site should be allocated for housing or whether planning permission should be granted. The application site is identified as land parcel number GHW014. The supporting text indicates it is suitable for residential development with reference to the site being allocated within the NDP for 15 dwellings on the western part of the site and as a reserve housing site on the eastern half.
- *Paragraph 14 NPPF assessment on sustainability*
- 9.27 The Government's view of what 'sustainable development' means in practice is to be found in paragraphs 18 to 219 of the NPPF, taken as a whole (paragraph 6). It is only if a development is sustainable that it would benefit from the presumption in paragraph 14 of NPPF.
- 9.28 The NPPF promotes sustainable development and encourages consolidation of smaller rural settlements where it will enhance or maintain the vitality of rural communities. In terms of its broader location, Great Horton is identified in AVDLP as an Appendix 4 settlement implying that it is considered to be appropriate to allow "limited small-scale development" at the settlement. The Council's Draft Settlement Hierarchy Assessment 2016 identifies Great Horwood as one of the District's 'medium villages' thereby defining it as a moderately sustainable settlement offering 6 out of 11 key facilities considered necessary. They

include limited bus services, a primary school, 2 pubs, village hall/community rooms, local employment facilities and recreation grounds. The assessment identifies Great Horwood as having a moderate population size and well connected to a large service centre (Winslow 2 miles a way), with good employment, reasonable service but poor bus service.

#### Conclusion on principle of development

9.29 On this basis, whilst it is accepted that Great Horwood is a moderately sustainable location for new housing development in principle, and that the application site is allocated for housing development within the GHPNP, the proposal would not fully accord with the policies 1 and 2 of GHPNP primarily due it exceeding 0.5Ha in area and bringing forward residential land reserved for future development once the emerging VALP is adopted or the GHPNP is reviewed. However for the reasons discussed within this report, the principle of the development of this site is considered to be acceptable. .

#### • **Delivering a wide choice of high quality homes**

- 10.30 With regards to housing supply, the LPA can demonstrate a five year housing land supply, although it is accepted that this does not include any unmet need. In the latest five year housing land supply position statement, August 2017, this shows that the District have a 9.0 year supply this year. The development of the site for housing would make a contribution to maintaining the supply of housing for the District.
- 10.31 With regards to the housing being delivered, the applicants have not advised of any reasons why the development could not be brought forward in the shorter term.
- 10.32 Policies 1 and 2 of the GHPNP support an appropriate mix of dwellings including for those for custom build and occupancy by older people, whilst the proposal is in outline form with layout to be agreed, it would not preclude the delivery of such form of housing within the site in the future.
- 10.33 Policy 1 seeks the provision of an overall housing mix of housing types that is reflective of the most up to date assessment of housing needs arising in the Parish. The final housing mix, having regard to the latest evidence in respect of local housing need, would be agreed at the reserved matters stage.
- 10.34 This scheme would meet the thresholds for requiring the provision of affordable housing on site as set out in GP2 of AVDLP and policies 1 and 2 of the GHPNP, with the proposal providing up to 10 affordable housing units, and therefore would assist towards meeting the villages and well as the districts market and affordable housing needs. With regards to the mix of housing the scheme, as this outline application, an appropriate mix of housing would be sought at the reserved matters stage when the internal layout would be agreed with the local planning authority. On this basis the development would not conflict with the provisions of policies GP2 and GP35 of the AVDLP, policies 1 and 2 of the GHPNP (in so far as they relate to the above mentioned matters) and the provisions of the NPPF.

#### • **Building a strong competitive economy:**

- 10.35 The Government is committed to securing and supporting sustainable economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. There would be economic benefits derived from this development in terms of the construction of the development itself and the resultant increase in population contributing to the local economy.

#### • **Promoting sustainable transport:**

- 10.36 It is necessary to consider whether the proposed development is located where the need to travel will be minimised, the use of sustainable transport modes can be maximised and that safe and suitable access can be achieved.
- 10.37 Policy 2 of the GHPNP indicates proposals within the application site will be supported where, amongst other criteria, (iii) vehicular access shall be off Little Horwood Road and (x) parking shall be integrated within the open space and buildings to create a safe and attractive pedestrian environment and to avoid parking problems on local roads.
- 10.38 As noted above, Great Horwood is identified as one of the Districts 'medium villages' with the Councils Draft Settlement hierarchy Assessment 2016 thereby defining it as a moderately sustainable settlement. There is a reasonable level of services within the village but limited bus service. Facilities within the village are available by foot and by cycling from the site.
- 10.39 Whilst it is recognised access to public transport from the site is limited, the proposal would contribute £20,000 towards improving community transport provision which would facilitate improved access via sustainable transport to larger settlements with a greater range of amenities (Winslow in particular). It is also noted that the site is accessible by foot and by cycle from the village centre and facilities. For these reasons, on balance, the application site is considered to be sustainable in terms of accessibility.
- 10.40 The Highway Authority considers that the principle of the development of the site on highway grounds would be acceptable subject to the implementation of appropriate visibility splays to the proposed access from Little Horwood Road, extension of the 30 mph speed limit on Little Horwood Road, provision of off-site improvements including the provision of new footway to Little Horwood Road and introduction of tactile crossing points to the west of the site at Townsend Close. There is no information available to disagree with these conclusions and therefore the proposed access arrangements and level of associated traffic generation are considered acceptable.
- 10.41 With regard to car parking, whilst the application is in outline form with layout for consideration at a later stage, the illustrative plans demonstrate that the site has sufficient capacity to accommodate the off road car parking and cycle storage requirements of the proposal without creating undue pressure for on-street parking demand within the vicinity of the site.
- 10.42 It is considered that the proposed development would have an acceptable impact on the safety and convenience of the highway and that sufficient parking and cycle provision would be available for the future occupiers. On this basis the development would accord with policy GP24 of the AVDLP, policy 2 (parts (iii) and (x) of the GHPNP and with the provisions of the NPPF.

- ***Conserving and enhancing the natural environment:***

- 10.43 In terms of consideration of impact on the landscape, proposals should use land efficiently and create a well-defined setting to the development. Regard must be had to how the development proposed contributes to the natural and local environment through protecting and enhancing valued landscapes and geological interests, minimising impacts on biodiversity and providing net gains where possible and preventing any adverse effects of pollution, as required by the NPPF.
- 10.44 Policy GP35 of AVDLP requires new development to respect and complement the physical characteristics of the site and surroundings; the context of the setting; the natural qualities and features of the area; and the effect on important public views and skylines. Policies GP39 and GP40 of the AVDLP seek to preserve existing trees and hedgerows where they are of amenity, landscape or wildlife value.
- 10.45 The proposal would not make use of a previously developed land but will result in the loss of part of agricultural field. Paragraph 112 of the NPPF advises that Local Planning



Authorities should take into account the economic and other benefits of the best and most versatile agricultural land and, where significant development of agricultural land is demonstrated to be necessary, local planning authorities should seek to use areas of poorer quality land in preference to that of a higher quality. There is no definition as to what comprises 'significant development' in this context but the threshold above which Natural England are required to be consulted has been set at 20 hectares; so the site (1.4 ha) falls well below this threshold. The land is grade 3b agricultural land (moderate quality) and therefore comprises the best or most versatile agricultural land. However given the limited size of the site, whilst its loss from productive agricultural use is acknowledged, it is not considered that the development could be refused on these grounds.

The proposal will represent an intrusion into the countryside adjoining the village. However, New and replacement landscaping will be provided to assimilate the built development into the site and its surroundings, including replacement planting to off-set the loss of boundary to achieve the access visibility splays, and to provide a defensible edge. This would result in a small negative impact given the NPPF core principles that the re-use of previously development land is to be preferred and that the countryside should be recognised for its intrinsic character and beauty. Overall the development of the site would not be unacceptable on these grounds.

#### *Biodiversity*

- 10.46 Paragraph 109 of the NPPF requires new development to minimise impacts on biodiversity and provide net gains in biodiversity where possible.
- 10.47 The Council's Biodiversity Officer considers that the development would have a negative impact upon biodiversity if left unmitigated. The ecology report submitted details the species and habitats currently found on the proposed development site and it is considered that this report acts as an accurate account of these features at the time of the assessment but that the enhancement provisions are not considered to be sufficient. As such it is recommended that a Landscape and Ecology Management Plan are produced at the reserved matters stage and this could be secured by condition. On this basis it is considered that the development would accord with the NPPF.

#### • ***Conserving and enhancing the historic environment:***

- 10.48 Policy 1 of the GHPNP seeks to ensure development proposals sustain or enhance the significance of the architectural and historic interest of the Great Horwood Conservation Area and where possible enhance or better reveal the significance of the asset and its setting. Policy 2 of the GHPNP seeks to ensure development proposals sustain the character of the conservation area. AVDLP Policy GP.53 indicates proposals will not be permitted if they cause harm to the character or appearance of conservations areas or their settings or any associated views of
- 10.49 The NPPF at section 12 "Conserving and enhancing the historic environment" at paragraph 126 endorses a positive strategy for the conservation and enjoyment of the historic environment. Paragraph 134 advises that where a development will cause less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal, including securing its optimum viable use.
- 10.50 The Great Horwood Conservation Area, which contains a number of listed buildings, is located approximately 150m to the west of the site. Due to intervening residential built form, the proposal would not have a material impact on the conservation area and the listed buildings within it such that the setting of these heritage assets would be preserved.
- 10.51 The County Archaeologist has indicated that whilst there maybe evidence of some archaeology on the site, any impacts and necessary mitigation can be dealt with through the imposition of conditions.

10.52 The proposal would therefore accord with the provisions of AVDLP Policy GP.53, GHPNP Policies 1 and 2 (in so far as it relates to heritage assets) and guidance contained within the NPPF. Furthermore, special attention has been paid to the statutory test of preserving or enhancing the character, setting and appearance of the listed buildings and conservation areas under sections 66 and 72 of the Planning (Listed Building and Conservation Areas) Act 1990, which is accepted is a higher duty. It has been concluded that the development would not result in harm and so the proposal accords with sections 66 and 72 of the Act.

- **Promoting healthy communities (and Necessary Supporting Infrastructure) :**

10.53 The NPPF seeks to promote healthy communities by facilitating social interaction and creating healthy, inclusive communities. This includes the provision of active street frontages, strong neighbourhood centres, safe and accessible developments and should include the provision of sufficient choice of school places, access to high quality open spaces with opportunities for sport and recreation. Policies GP86-88 and GP94 seek to ensure that appropriate community facilities are provided arising from a proposal (e.g. school places, public open space, leisure facilities, etc.) and financial contributions would be required to meet the needs of the development.

10.54 The GHPNP includes a policy that seeks to ensure that a range of infrastructure projects are supported and brought forward and that where appropriate, proposed development makes a proportionate contribution towards those schemes. The core priorities for these infrastructure projects are identified and include measures, some of which are directly related to the proposal – for instance, improvements to increase the capacity of the local school and improvements to local footpaths and cycle paths. In addition, the proposal could directly result in the reduction of the speed limit along Little Horwood Road through changes need to the Traffic Regulation Order.

10.55 As indicated by the County Highways, there is also the need to improve the local bus service to encourage its use and attractiveness as a sustainable alternative to the use of the car. The proposal would secure financial contributions towards this purpose.

10.56 It is also recognised that the numbers of dwellings and the total site area for the development meet the thresholds for requiring financial contributions towards open space and education infrastructure. The contributions would mitigate the impact of the development as well as encouraging more sustainable and healthy modes of transport. The contributions would be secured as part of a planning obligation agreement. On this basis it is considered that the development would accord with the provisions of the GHPNP, AVDLP and the NPPF.

- **Good Design (and whether the proposal will complement and respect the site and the surroundings).**

10.57 The NPPF states that good design is a key aspect of sustainable development and should contribute positively to making places better for people. Development should function well and add to the overall quality of the area, establish a strong sense of place, optimise the potential of the site to accommodate development and provide for an appropriate mix of uses, respond to local character and history, create safe and accessible environments which are visually attractive.

10.58 AVDLP policy GP35 is applicable to outline schemes and in this respect seeks to ensure that the design of new development respects and complements the physical characteristics of the site and surroundings, the historic scale and context of the setting and the natural qualities of the area. GP38 seeks to ensure that new development schemes include landscaping proposals to help buildings fit in with and complement their surroundings and conserve existing natural features as far as possible.

10.59 GHPNP Policy 2 provides a number of design principles to be applied to development proposals within the application site including:

- i) the southern development boundary shall be in line with the southern boundary of existing development;
- ii) buildings and landscape shall be of a character and materials that complement the village and respond to the site;
- iv) the built form shall front onto Little Horwood Road to provide a positive street edge and help frame the entrance to the village, thereby sustaining the character of the adjacent Conservation Area
- vi) the built form within the site shall consider long views of the site and create a roof scape that is sympathetic to the rural setting;
- vii) A landscape edge treatment shall be provided to the southern and eastern boundaries to create a strong, attractive and defensible long term settlement boundary;
- viii) The open space within the site shall create an attractive setting and amenity for the development;
- xi) Site layout shall maximise sustainable development benefits of south facing gardens and building orientations.

*Whether the proposal will complement and respect the site and its surroundings*

10.60 The site is currently not demarcated on the southern side, being part of a large open pasture field. It is currently viewed as part of the open countryside adjoining the village, in views from Little Horwood Road to the north and east. The illustrative plans demonstrate some of those views across the amenity land to the east of the site with the proposed housing forming a continuation of the existing built up part of the village located to the southern side of the road. The depth of the proposed development would be similar to existing development to the west.

10.61 The GHPNP includes a further housing allocation to on the northern side of Horwood Road (policy 3 subject to a resolution to grant subject to the signing of a s106 legal agreement under application reference 16/01664/AOP) and thus the development of the application site would be seen as logical extension to the built up area in this context. As is suggested in the GHPNP, the development of both sites provides the potential to create an attractive entrance to the village and a more strongly defined settlement boundary.

10.62 It is noted that part of the existing frontage hedge will require removal to enable visibility splays and the provision of a new footway to connect the site to the existing network. However, provided the newly created boundary with the open countryside will be suitable landscaped with a clearly defensible boundary and appropriate and generous new replacement landscaping provided within the site (as is indicated on the illustrative scheme), subject to the dwellings being set back from the road with an appropriate design and appearance being secured at the reserved matters stage, overall it is considered that the proposal would respect and complement the above features.

*Good Design:*

10.63 The application is accompanied by a Design and Access Statement which recognises the requirements of GHPNP Policy 2, including amongst others, the proposal would be in line with the southern boundary of existing development (GHPNP policy 2(i)); the provision of sufficient areas to ensure sensitive landscape edge treatments (GHPNP policy 2(vii)); open space to the eastern boundary and development set back from Little Horwood Road to provide a softer edge to this edge village location to ensure an appropriate gateway entrance to the village, providing an attractive setting and amenity for the development as well as ensuring a positive street edge (GHPNP Policy 2 (viii and iv).

- 10.64 The indicative plans demonstrate the proposals take account of the benefits of south facing gardens taking into account the need for building orientations to address the boundaries of the site (GHPNP policy (xi)).
- 10.65 The detailed design of the dwellings is not provided at this outline stage but the principles set out within the Design and Access Statement show a sympathetic, rural approach providing "worker cottages" and "farmhouse" that would ensure an appropriate character, form and roof scape for the development would be achieved (GHPNP policy (ii and vi)).
- 10.66 It is also recognised, whilst the proposal is in outline form, the development of the 0.5 HA land allocated for housing and the reserve land for future housing development at the same time, would facilitate a more efficient and comprehensive form of master plan led development that would achieve better compliance with the urban design principles set out in policy 2 including enabling the best gateway feature and landscape buffering to the village. There would also be benefits in avoiding having to incrementally address these aspects if the 0.5 HA allocation and the reserve land were developed separately.
- 10.67 Attention to the use of quality materials would be important for this development to ensure that it appears in keeping with existing development in the locality and this could be secured by condition, along with surfacing materials in accordance with GHPNP policy 2(ii).
- 10.68 Having regard to the above it is considered that the development would accord with the provisions of policy GP35 of the AVDLP, design principles of policy 2 (i-xi) of the GHPNP and with the NPPF.

• ***Meeting the challenge of climate change and flooding:***

- 10.69 The NPPF at Section 10, "Meeting the challenge of climate change, flooding and coastal change" advises at paragraph 103 that planning authorities should require planning applications for development in areas at risk of flooding to include a site-specific flood risk assessment to ensure that flood risk is not increased elsewhere, and to ensure that the development is appropriately flood resilient, including safe access and escape routes where required, and that any residual risk can be safely managed. Development should also give priority to the use of sustainable drainage systems.
- 10.70 The site is located in Flood Zone 1, with a low probability of flooding. The proposal is supported by a Flood Risk Assessment which shows that a suitable sustainable drainage system can be achieved to meet the needs of the proposed development. The County Flood Risk Authority has assessed this supporting information and raises no objection subject to conditions securing details and implementation of the final drainage strategy and long term maintenance strategy.
- 10.71 For these reasons, it is considered that the proposed development would be resilient to climate change and flooding in accordance with NPPF guidance and that following the receipt of acceptable details secured by conditions that the development would accord with the policies of the GHPNP.

***c) Impact on residential amenities:***

- 10.72 The NPPF at paragraph 17, under the heading "Core planning principles" sets out guiding principles for the operation of the planning system. One of the principles set out is that authorities should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. AVDLP policy GP8 states that permission for development will not be granted where unreasonable harm to any aspect of the amenities of nearby residents would outweigh the benefits arising from the proposal.
- 10.73 Whilst layout is not for consideration at this time, the illustrative plans demonstrate the application site could accommodate the proposed development without harming

neighbouring residential amenity and would result in the creation of a satisfactory living environment for future occupiers.

- 10.74 It is therefore considered on the basis of the information available that the proposal would accord with policy GP8 of the AVDLP, and the provisions of policy 1 of the GHPNP and the NPPF.

#### **Other Material Considerations**

- 10.75 The emerging local plan (VALP) is a material consideration but one to which no weight can be attributed for the purposes of decision making at this time. However, it is recognised that the emerging plan identifies Great Horwood as a 'medium village' where there is a reasonable expectation that some further growth, in addition to that allocated in the neighbourhood plan, may be required.

- *Developer contributions:*

- 10.76 BCC Education has requested a financial contribution to provide educational facilities to mitigate the increased demand arising from the proposed development in line with GP94 of the AVDLP should permission be granted. Similarly, Leisure Services has requested a financial contribution towards off-site leisure provision in accordance with GP88 of AVDLP. Furthermore, financial contributions would be sought in respect of off-site highway works and bus improvements in order to address the needs of the development and the on-site provision of affordable housing would be sought in accordance with policy GP2 of AVDLP.
- 10.77 It is considered that these requirements would accord with The Community Infrastructure Levy (CIL) Regulations 2010. Regulation 122 places into law the Government's policy tests on the use of planning obligations. It is now unlawful for a planning obligation to be taken into account as a reason for granting planning permission for a development of this nature if the obligation does not meet all of the following tests; necessary to make the development acceptable in planning terms, directly related to the development and fairly and reasonably related in scale and kind to the development. From April 2015 there are restrictions on the pooling of planning obligations. Local authorities can no longer pool more than five S106 obligations together (dating back to March 2010) to pay for a single infrastructure project or type of infrastructure.
- 10.78 In the context of this application the development is in a category to which the regulations apply. The requirement for a financial contribution towards all of the above named measures, if the proposals were to be supported, would need to be secured through a Planning Obligation Agreement. These are necessary and proportionate obligations that are considered to comply with the tests set by Regulation 122 for which there is clear policy basis either in the form of development plan policy or supplementary planning guidance, and which are directly, fairly and reasonably related to the scale and kind of development.

#### **11.0 WORKING WITH THE APPLICANT/AGENT**

- 11.1 In accordance with paragraphs 186 and 187 of the National Planning Policy Framework, the Council, in dealing with this application, has worked in a positive and proactive way with the Applicant and has focused on seeking solutions to the issues arising from the development proposal. In this case, the applicant/agent was informed of the need for a revised layout and the agent was kept updated with progress of the application. Following the receipt of amended plans and additional information the application was found to be acceptable and approval is recommended subject to the completion of a legal agreement as set out above.

