

AYLESBURY VALE DISTRICT COUNCIL

Town and Country Planning Act 1990**18/00992/ADP**

Mr Greg Roberts
 Croudace House
 Tupwood Lane
 Caterham
 CR3 6XQ
 United Kingdom

Croudace Ltd
 Croudace House
 Tupwood Lane
 Caterham
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Subsequent to your application that was valid on the **20th March 2018** and in pursuance of their powers under the above mentioned Act and Orders, Aylesbury Vale District Council as Local Planning Authority **HEREBY PERMIT:-**

Approval of reserved matters pursuant to Outline permission 16/03538/AOP relating to Approval of appearance, landscaping, layout and scale and associated works for 30 dwellings

AT:- Land South Of Little Horwood Road Great Horwood Buckinghamshire

Approved Drawing Number(s):-

- DES-092-100
- DES-092-101-G
- DES-092-102-F
- DES-092-103-F
- DES-092-104-F
- DES-092-105-F
- DES-092-106-F
- 092-SK03-E
- 092-SK12-C
- 092-SK14-C
- DES-092-200-A
- DES-092-201-A
- DES-092-202
- DES-092-203
- DES-092-204
- DES-092-205
- DES-092-206
- DES-092-207
- DES-092-208
- DES-092-209
- DES-092-210
- DES-092-211
- DES-092-212
- DES-092-213
- DES-092-214-A
- DES-092-215
- DES-092-216
- DES-092-217
- DES-092-218-A
- DES-092-219-B
- DES-092-220
- DES-092-300-B
- CH002-001-G
- CH002-002
- CH002-003-G
- CH002-004-G

Subject to the following conditions and reasons:-

- 1 Notwithstanding the soft landscaping details submitted in accordance with condition 6 of the outline permission 16/03538/AOP, the following details to address the requirements of BS8545:2014 and BS5837:2012 shall be submitted for approval in writing by the local planning authority prior to development above damp proof course:
 - o Confirmation of location, species and sizes
 - o Planting specifications, including cross-section drawings of the proposed tree pitsThe details hereby approved shall be carried out prior to first occupation of the dwelling to which it relates or the completion of the development, whichever is sooner.
- 1 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
- 2 The development shall be carried out in accordance with the mitigation measures set out in the Ecological Mitigation and Enhancement Plan (Ilex Landscape and Urbanism, Ref. CH002-003-G, dated March 2018) which shall be retained for the lifetime of the development.
- 2 Reason: To comply with the requirements of the National Planning Policy Framework, ODPM 05/2006, The Conservation of Habitats and Species Regulations 2010, and the Wildlife and Countryside Act 1981 (as amended).
- 3 The development permitted by this planning permission shall be carried out in accordance with the approved Foul and Surface Water Drainage Strategy (092/SK03, 31/10/2018, Croudace Homes) prior to the occupation of the development to which the approved detail relates.
- 3 Reason: To prevent flooding by ensuring the satisfactory disposal and storage of surface water and foul water from the site and to ensure that surface water is managed in a sustainable manner and to accord with the NPPF.

Informative(s)

- 1 You are advised that conditions 8, 9, 10, 13, 14, of the outline decision 16/03538/AOP dated 29.08.2017 have been addressed and details approved as part of this reserved matters. However, conditions 4, 5, 6, 11, 12, 15, 16 still require separate application(s) for approval of details prior to commencement.
- 2 You are advised that, unless expressly indicated, nothing within this approval effects or varies the conditions imposed on outline decision Ref: 16/03538/AOP dated 29.08.2017 which must be complied with.
- 3 It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.
- 4 No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.
- 5 Any external lighting proposal(s) which are not Permitted Development will require separate approval.
- 6 You are advised that Planning Obligations have been entered into in connection with this permission.
- 7 Under the terms of the Land Drainage Act 1991 and the Floods and Water Management Act 2010, the prior consent of the Lead Local Flood Authority 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 LLFA, information and the application form can be found on our website. Please be aware that this process can take up to two months.

8 Working with the Applicant/Agent

In accordance with paragraphs 38 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 offering a pre-application advice service and 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 the application has been amended following negotiation. AVDC has considered the submissions as amended and concluded that the reserved matters can be approved.

Your attention is drawn to the notes on the back of this form.

Mrs Sue Pilcher

For and on behalf of the District Council
18th February 2019

1. APPEALS

If you are aggrieved by the decision of your Local Planning Authority to grant permission for the proposed development subject to conditions, then you can appeal to the Secretary of State for Communities and Local Government 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

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 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 grants permission to develop land 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

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 and the Building Research Establishment website 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 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. 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.