



Appeal Decision

Inquiry held on 4 to 6 November 2025 and 2 December 2025

Site visit made on 6 November 2025

by **Chris Baxter BA (Hons) DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 18th December 2025

Appeal Ref: APP/N0410/W/24/3347882

Land at Broad Lane, Holtspur, Beaconsfield HP9 1UB

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant outline planning permission.
 - The appeal is made by Hawridge Strategic Land Limited against the decision of Buckinghamshire Council - South Area (South Bucks).
 - The application Ref is PL/23/1801/OA.
 - The development proposed is described as “outline application with all matters reserved except for access for the erection of up to 120 residential dwellings, including affordable and self-build homes (Use Class C3).”
 - This decision supersedes that issued on 24 February 2025. That decision on the appeal was quashed by order of the High Court.
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Decision

1. The appeal is allowed and planning permission is granted for outline application with all matters reserved except for access for the erection of up to 120 residential dwellings, including affordable and self-build homes (Use Class C3) at land at Broad Lane, Holtspur, Beaconsfield HP9 1UB in accordance with the terms of the application, Ref PL/23/1801/OA, and subject to the planning conditions in the attached schedule.

Preliminary Matters

2. This appeal is a redetermination following the quashing of the previous appeal decision (dated 24 February 2025) by order of the High Court dated 6 May 2025. The Court determined that the Inspector failed to consider and address whether the site was compliant with the Golden Rules, the decision also appeared not to consider the effect of paragraph 158 of the National Planning Policy Framework (the Framework), and therefore obviously relevant material considerations were not taken into account.
3. Whilst I have had regard to the previous Inspector’s decision insofar as it forms a material consideration, I have determined the appeal afresh on its own planning merits. In doing so, I have taken into account further submissions made at the redetermination stage and determined the appeal in accordance with the current planning policy framework.
4. Outline planning permission is sought with all matters reserved except for access. I have determined the appeal on this basis.
5. On days one and two of the Inquiry, evidence was heard from the Council’s and the appellant’s witnesses on ecology matters. On day three of the Inquiry the Council stated that they no longer intended to defend the reasons for refusal in the

decision notice. The Inquiry was adjourned to allow a period for an addendum to the Council's Planning Proof of Evidence, as well as an addendum to the Planning Statement of Common Ground to be provided. I have had regard to both of these documents in determining the appeal.

Main Issues

6. Whilst the Council are not defending their reasons for refusal, interested parties have made written representations, detailing objections to the proposal. On this basis, the main issues are:
 - Whether the proposal would be inappropriate development in the Green Belt;
 - The effect of the proposal on the character and appearance of the surrounding area and landscape; and
 - The effect of the proposed development on ecological matters.

Reasons

Whether inappropriate development

7. The appeal site is located within the Green Belt, and it is an agreed matter between the main parties that Policy GB1 of the South Bucks District Local Plan (SBDLP), which relates to Green Belt, pre-dates the Framework and does not include the provisions of paragraph 155.
8. Paragraph 155 of the Framework establishes that the development of homes in the Green Belt should not be regarded as inappropriate development where, amongst other things, it would utilise grey belt land. Grey belt is defined in the Framework as *"land in the Green Belt comprising previously developed land and/or any other land that, in either case, does not strongly contribute to any of the purposes (a), (b) or (d) in paragraph 143. 'Grey belt' excludes land where the application of the policies relating to the areas or assets in footnote 7 (other than Green Belt) would provide a strong reason for refusing or restricting development"*.
9. The Council accept that the appeal site is grey belt land and does not strongly contribute to purposes (a), (b) or (d) described in paragraph 143 of the Framework, and that the site does not include land where the application of policies relating to areas or assets in footnote 7 of the Framework.
10. There is existing development to the south of the A40, including the sports development to the west of the appeal site which is currently under construction. This, along with the presence of the M40 motorway immediately to the south of the site, would mean that the proposal would have a sense of containment. There is a significant gap between the towns of Beaconsfield and Wooburn Green (which forms part of High Wycombe), measured at approximately 668 metres, that would be reduced to some 589 metres as a result of the proposed development. Given the distance of the appeal site in relation to the historic part of the town, the proposal would not form part of the setting of the historic town, nor would it have any specific connection to it. Subsequently, I find that the site does not strongly contribute to purposes (a), (b) or (d) as set out in paragraph 143 of the Framework and the land is therefore grey belt land.

11. As the site passes through the 'gateway' of utilising grey belt land, then the other criteria detailed in paragraph 155 of the Framework apply. I will cover each of these in turn below.
12. Criteria (a) of paragraph 155 of the Framework requires development to not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the plan area. The third Green Belt purpose as identified by paragraph 143(c) is to safeguard the countryside from encroachment. The appeal site sits with the A40 and built development immediately to the north, the M40 immediately to the south with highways also to the east and west, and the sports development to the west. Given these constraints, the site does not make a strong contribution to assisting in safeguarding the countryside from encroachment. As such, the proposal would not conflict with paragraph 143(c). Paragraph 143(e) of the Framework requires consideration as to whether the proposal would assist in urban regeneration, by encouraging the recycling of derelict or other land. The appeal site is in private ownership and is not in any particular use at present. Given the type of proposal, the location and use of the site, I am satisfied that the proposal would not conflict with paragraph 143(e). Thus, in being grey belt land and not fundamentally undermining the remaining purposes of the Green Belt, the proposed development would meet criteria 155(a) of the Framework.
13. The Council cannot demonstrate a five-year supply of deliverable housing sites, with the current supply agreed to be 0.9 years. Therefore, the proposed development would meet a demonstrable need in this regard. The appeal site is located within close walking and cycling distance to shops, services and public facilities within Beaconsfield, and there are bus stops adjacent to the site. The proposal would encourage the use of sustainable modes of transport, thereby helping to reduce congestion and emissions. A new access into the site would be provided which would ensure safe and suitable access for all users. The proposal would accord with paragraphs 110 and 115 of the Framework and would be a sustainable location. Subsequently, the proposal would accord with criteria (b) and (c) of paragraph 155 of the Framework.
14. Paragraph 155(d) of the Framework requires development to meet the 'Golden Rule' requirements that are set out in paragraphs 156-157. The appeal scheme proposes the delivery of 50% of the total quantity of homes to be affordable homes. This provision would be secured through a legal agreement. In addition, the legal agreement would also secure necessary improvements to local infrastructure including providing self-build and custom homes, Biodiversity Net Gain (BNG), and contributions towards the Burnham Beeches Strategic Access Management and Monitoring Strategy (SAMM), public transport improvements and education facilities. The proposal would also provide new green space and play space within the site that would be accessible to the public. There are also existing green spaces in the near locality to the site which future occupiers of the proposal would be able to access readily. On this basis, I am satisfied that the proposed development would meet the 'Golden Rules' requirements as detailed in paragraphs 156-157 of the Framework.
15. Accordingly, the proposed development would comply with paragraph 155 of the Framework. As a result, the proposal would not conflict with GB1 of the SBDLP with respect to the effect on the Green Belt. As the proposal is found to not be inappropriate development, it is unnecessary to consider its effect on openness or whether any very special circumstances exist.

Character and appearance

16. The appeal site sits on the edge of the settlement and is predominantly a vacant parcel of land bordered by substantial tree coverage with some trees within the site itself. Beyond the A40 to the north is the settlement of Beaconsfield, with there being a mix of commercial and residential properties within close proximity of the site. There is the sports development under construction to the west and an open vacant site to the east. To the south, beyond the M40, there are recreational sports fields, a cemetery and agricultural fields.
17. The built development of Beaconsfield is contained primarily to the north of the A40 highway, and whilst there are buildings located to the south of the A40, they are scattered in appearance. The introduction of a development of the scale proposed and, in this location, would encroach beyond the established settlement and be a discordant development that would be out of keeping with the existing pattern of development in the locality.
18. The development would be screened by existing boundary woodland and landscape buffers are proposed which would further help to screen the development. From distant views, it is accepted that the development would likely be unnoticeable, however, from closer views, particularly to the north of the site where the access is proposed, the development would be an obvious incursion of built form into a vacant parcel of land that does not naturally form the existing pattern of development.
19. Accordingly, the proposed development would have a harmful effect on the character and appearance of the surrounding area and landscape. The proposal would be contrary to Policies H9 and EP3 of the SBDLP and Core Policies 8 and 9 of the South Bucks Core Strategy (SBCS) which seeks development to be compatible with the character of the surrounding area and protect the built and natural environment.

Ecology

20. The Ecological Appraisal (EA) includes surveys on numerous species including reptiles, birds, bats, dormouse, water voles, otters, invertebrates, badgers, great crested newts and other amphibians, as well as assessing matters such as BNG, designated sites, priority habitats, plants and ancient woodland.
21. The EA concludes that the appeal site is not a designated site and most of the habitats found are of importance at the site or local level. The proposal would retain higher value habitats that would be of local to district level importance and this would include the existing hedgerows that would be brought into positive management as a result of the development. It is acknowledged that the development would reduce habitat availability for common and widespread bat species and that there would be some disturbance to badgers during the construction phase of the development. Mitigation and compensation measures are proposed to offset and minimise the effects on these species and the Council now do not offer any substantial concerns on these matters.
22. The appeal site is located within approximately 5.6 kilometres of the Burnham Beeches Special Area of Conservation (SAC). To ensure the proposed development would have no adverse effect on the integrity of the SAC, a legal agreement would secure a financial contribution in line with the Strategic Access

Management and Monitoring Strategy for Burnham Beeches. I will return to this matter below.

23. Through the DEFRA metric calculation, based on the outline parameter plan, it has been identified that there will be a negative change in biodiversity value. The appellants indicate that in accordance with the BNG mitigation hierarchy, the proposed development had sought to retain priority habitats, but it is acknowledged that the majority of the site is covered by habitat of medium distinctiveness and therefore loss of habitat on site would be inevitable. A suitable off-site habitat bank in Buckinghamshire has been identified, and the required number and type of off-site biodiversity units can be delivered in mitigation for any loss on the appeal site. A provision for 10% biodiversity net gain is proposed to be secured through the legal agreement, and I turn to this matter below.
24. At the Inquiry, I heard evidence from the Council's witness on numerous matters including on flower rich grassland, invertebrates, badgers and the Local Nature Recovery Strategy (LNRS). The witness identified substantial harm to flower rich grassland and invertebrates but only at a local level, and whilst there were concerns on effects to badgers it was indicated that any harm to the breeding clan of badgers on the site would be taken into account by Natural England when deciding whether to grant a protected species disturbance licence. The Council now accept that the measures detailed in the LNRS can be met at reserved matters stage including there being opportunity to deliver species rich grassland and habitat for invertebrates.
25. I therefore find that the proposed development would not have a harmful effect on ecological matters. The proposal would accord with Core Policy 9 of the SBCS and not conflict with the measures detailed in the LNRS which seek development to conserve and enhance biodiversity resources.

Other Matters

26. I have had regard to all evidence that has been submitted including comments from local residents, Beaconsfield Town Council and the MP for Beaconsfield that were made on the planning application and this appeal. Concerns raised include matters on highway issues such as traffic congestion, access to services, drainage and flooding, air quality, contamination, public engagement, the Neighbourhood Plan and discrepancies with submitted documents.
27. The Transport Assessment (TA) and Travel Plan (TP) cover baseline conditions, trip generation, trip distribution, junction capacity impact, parking arrangements, site access, connectivity, travel patterns and travel plan measures. The TA concludes that the site benefits from a good standard of pedestrian, cycle and public transport infrastructure. The proposed level of on-site vehicle and cycling parking would be acceptable and the roundabout junctions on the A40 would operate with acceptable capacity limits with the additional proposed traffic. The proposed site arrangements and pedestrian improvements would also be safe and suitable to accommodate the proposed level of trips. There are concerns that the TA and TP are deficient, however, minimal evidence has been provided to substantiate these claims, and it is noted that the Council have not raised any substantial concerns in terms of highway matters. From the evidence before me, I am satisfied that the proposal would not have an adverse effect on highway and pedestrian safety and would support sustainable modes of transport.

28. The Flood Risk Assessment and Surface Water Drainage Strategy discusses sources of flood risk, surface water drainage and foul drainage strategy. The document concludes that the risk of flooding is low with safe access and egress to and from the site during most surface water flooding events. An infiltration led strategy is proposed whereby surface water will be discharged to the ground within the site. In terms of foul drainage, a capacity check was submitted confirming there is sufficient capacity for 150 homes to support a gravity foul connection to the sewer network in the area. Thames Water and the Lead Local Flood Authority have not raised any concerns with regards to flooding or drainage issues. The proposed development would not have a detrimental effect on the surrounding area in terms of flooding or drainage.
29. Survey assessments have been carried out in terms of air quality and contamination, and these have been assessed by the Environmental Health section of the Council and found to be acceptable. These assessments conclude that air quality would not pose a constraint to the proposed development either during construction or once built, and in terms of contamination there is no indication that the proposed development cannot be brought forward although further investigation works would be required. Planning conditions are suggested to ensure further works are undertaken. On this basis, I am satisfied that the proposed development would not have any adverse effects on the surrounding area in terms of air quality and contamination.
30. The appellant has indicated that they undertook community engagement to ensure interested parties were familiar with the proposals. Public consultation was also undertaken by the Council at the application stage with a site and press notice providing details of the proposal. The appeal stage has also provided an opportunity for interested parties to express any views on the proposal.
31. The Council have confirmed that the Beaconsfield Neighbourhood Plan 2023-2040 went to a referendum in September 2024 and was rejected, therefore this Plan was not adopted and does not form part of the development plan.

Planning conditions

32. In the interests of precision and clarity I have undertaken some editing and rationalisation where necessary of the conditions suggested and agreed between the appellant and the Council. I have also had regard to the six tests set out in paragraph 57 of the Framework.
33. Conditions relating to timeliness, the submission of reserved matters, identification of plans/documents and submission of a phasing plan are necessary in the interests of certainty. In the interests of highway and pedestrian safety conditions are necessary in relation to estate roads, vehicular access and surface water road drainage. To prevent undue risk to the local surrounding environment it is necessary to attach conditions relating to lighting, construction management plan, environmental management plan, dust management plan, contamination, sustainable drainage, badgers, bats, landscape and ecological management plan, water network infrastructure, trees, landscaping and minerals. In the interests of reducing carbon emissions, conditions are necessary in relation to energy and sustainability statement, life-cycle carbon emissions statement, water efficiency, pedestrian and cycle improvements, toucan crossing, travel plan and energy performance evaluation report. To protect the character and appearance of the

area a condition is necessary in terms of site levels, and to protect the living conditions of future occupiers of the development, a condition relating to noise mitigation is appropriate.

Planning obligations

34. A completed legal agreement has been submitted which details obligations for affordable housing, self-build/custom house building plots, BNG, and contributions towards Burnham Beeches SAMM, TP monitoring, public transport and education. It is necessary that I consider these obligations against the three tests set out in the Framework and Regulation 122(2) of the CIL Regulations.
35. Core Policy 3 of the SBCS set out that at least 40% of all dwellings in the development should be affordable units. The development would deliver 50% of the proposed homes as affordable. Of these, 25% will be First Homes units, with the remaining affordable units being a split of 80% affordable rented housing and/or social rented housing, and 20% being intermediate housing. The proposed development would help to contribute towards a mixed and balanced community and meet an identified affordable housing need. The affordable housing contribution would comply with Core Policy 3 of the SBCS and the South Buckinghamshire District Council Affordable Housing Supplementary Planning Document.
36. The proposed provision of self-build/custom house building plots would contribute towards the demand for self-build and custom homes as identified in the Self Build and Custom Housebuilding Act 2015. This obligation would ensure the delivery of self-build/custom units that would promote a good mix of housing stock and would be in line with paragraph 73 of the Framework.
37. The submitted ecological surveys acknowledge that there would be negative change in biodiversity value as a result of the proposed development. In order to compensate for this, the obligation would ensure that there would be at least 10% net gain in biodiversity delivered on an identified site in the locality. This provision would be in accordance with Core Policy 6 of the SBCS and the Buckinghamshire Council Biodiversity Net Gain Supplementary Planning Document.
38. The appeal site lies within 5.6 kilometres of the zone of influence of the Burnham Beeches SAC and future occupants of the development could have an impact on the SAC in terms of increased recreational pressure. The Burnham Beeches SAMM details projects that directly manage and avoid impacts at the source. A contribution to SAMM would mitigate any adverse effects on the integrity of the SAC as a result of visitors from the proposed development, and this would comply with Core Policy 9 of the SBCS and the Burnham Beeches Special Area of Conservation Strategic Access Management and Monitoring Strategy Supplementary Planning Document.
39. A TP has been submitted which promotes sustainable travel choices, reduce reliance on private car use and mitigate effect on the local highway network. The TP for the proposed development would directly benefit future residents. Contributions towards the monitoring of the TP would ensure that sustainable forms of transport and minimisation of carbon emissions continue to be encouraged. This contribution would comply with Core Policy 7 of the SBCS and the Buckinghamshire Council Travel Plan: Guidelines for Developers.

40. Future occupiers of the proposed development would increase the population and place further demand on public transport provisions. To mitigate this demand, a contribution is sought towards enhancements of bus routes in the local area including Real Time Passenger Information bus shelters. This would be in accordance with Core Policy 7 of the SBCS.
41. The education contribution would mitigate the additional demand that future occupants of the proposed development would place on local schools. School capacity surveys identify that primary schools in Beaconsfield will be at capacity over the next five years and therefore there is a need for additional capacity arising as a result of future occupiers of the proposed development. The local catchment school for the site is Holtspur Primary school, and the proposed education contribution would mitigate the additional demand by providing additional facilities and therefore would accord with Core Policy 6 of the SBCS and the Bucks Council Guidance on Planning Obligations for Education Provision.
42. The contributions that would be secured through the submitted legal agreement would meet the statutory tests in Regulation 122(2) of the CIL Regulations and the tests in paragraph 58 of the Framework, and therefore would be material considerations in this appeal.

Planning Balance and Conclusion

43. The SBDLP was adopted in March 1999 and then consolidated in September 2007 and again in February 2011. The SBCS dates from February 2011. The weight to be attached to these documents however does not hinge on their age. Rather paragraph 232 of the Framework makes it clear that due weight should be given to existing policies, according to their degree of consistency with the Framework. The Framework states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. I have found that the proposal would conflict with Policies H9 and EP3 of the SBDLP and Core Policies 8 and 9 of the SBCS with regards to effect on character and appearance. The appeal site does not lie within any landscape policy designation and given the amount of landscape screening, there would be limited adverse effects from close range views. So, on this basis, the harm caused by the proposal would conflict with the development plan policies, to which, I attribute moderate weight to.
44. As the proposed development conflicts with development plan policies insofar as they relate to the effect on the character and appearance of the surrounding area and landscape. I therefore find that the proposal conflicts with the development plan as a whole.
45. The current housing land supply is at 0.9 years which is a serious and significant shortfall below the minimum level of required housing delivery. Consequently, the tilted balance as set out in Framework paragraph 11 applies and the policies which are the most important for determining the application are out-of-date. Whilst the site falls within land designated as Green Belt, the proposal would not be inappropriate development and therefore the Green Belt is not a strong reason for refusing the proposed development.
46. With regard to the Framework's three overarching objectives, there would be economic, social and environmental benefits to the proposed development. The proposal would contribute to the local economy as well as employment

opportunities by providing jobs as well as spending from future occupiers. The proposed scheme would provide BNG and offer improvements to the Burnham Beeches SAC as well as public transport and schools in the area. The site would also be in an accessible location close to public transport, shops and services. Given most of these benefits would be to mitigate for the introduction of new occupants into the area, I therefore attribute minimal weight to them. The proposed development would provide much needed housing of which 50% would be affordable homes and 5% to be self-build/custom homes. This would contribute to an identified need and given the Council's lack of a five-year housing land supply, I attribute substantial weight to these particular benefits, in favour of the proposed development. In addition, as I have found that the proposed development complies with the Golden Rules, and in line with paragraph 158 of the Framework, the development is given significant weight in favour of the grant of permission.

47. On this basis, I find that the moderate adverse impacts of the development would not significantly and demonstrably outweigh the benefits. Hence, the material considerations indicate that planning permission should be determined other than in accordance with the development plan.
48. For the reasons given above I conclude that the appeal should be allowed.

Chris Baxter

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Z. Simons KC of Counsel

He called:

P. Shepherd Ecology Consultant

FOR THE LOCAL PLANNING AUTHORITY:

G. Mackenzie of Counsel

He called:

A. Arampoglou Buckinghamshire Council – Ecology

Documents submitted during the Inquiry:

- ID1 A. Arampoglou digital drawing
- ID2 Badger setts mapped buffers
- ID3 Appellant's opening statement and list of appearances
- ID4 Council's opening statement
- ID5 Map showing biodiversity zones
- ID6 Addendum Proof of Sian Griffiths
- ID7 Updated Inquiry timetable
- ID8 Addendum to Statement of Common Ground
- ID9 Updated list of suggested planning conditions
- ID10 Signed and dated copy of Section 106 legal agreement
- ID11 Section 106 agreement – Council responses to Inspector's queries
- ID12 Guidance on Planning Obligations for Education Provision document
- ID13 School Capacity Survey: Guide for Local Authorities document
- ID14 Department for Education: Securing Developer Contributions for Education document
- ID15 Highways Authority comments (24 July 2023)
- ID16 Council's closing statement
- ID17 Appellant's closing statement

CORE DOCUMENTS LIST

A list of the Core Documents for this Inquiry can be found at the following website:

<https://www.buckinghamshire.gov.uk/planning-and-building-control/having-a-say-and-reporting-issues/public-inquiries/public-inquiry-land-at-broad-lane-holtspur-beaconsfield/>

Schedule of Conditions

- 1) The development hereby permitted shall take place not later than two years from the date of approval of the last of the reserved matters to be approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than three years from the date of this permission.
- 3) Details of the appearance, landscaping, layout, and scale, ("the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
- 4) The development hereby permitted shall be carried out in accordance with the approved plans listed:
 - Site Location Plan
 - Parameter Plan dwg. no. 9045_018B
 - Proposed Access Arrangements & Offsite Highways works dwg. no. 2022/6304/001 Rev P2

Reserved Matters

- 5) Details submitted pursuant to the reserved matters submitted shall broadly conform with the following documents and plans:
 - Design and Access Statement
 - Landscape and Visual Impact Assessment
 - Flood Risk Assessment including Surface and Foul Water Drainage Strategy
 - Transport Assessment
 - Transport Assessment Addendum
 - Ecological Appraisal
 - Arboricultural Impact Assessment and Method Statement
 - Tree Protection Plan
 - Noise Assessment
 - Air Quality Assessment
 - Sustainability and Energy Statement
 - Phase 1 Geo-Environmental Assessment
 - Archaeological Desk-Based Assessment
- 6) At the same time as submitting the first Reserved Matters application, a Phasing Plan shall be submitted to and approved in writing by the Local Planning Authority. The Phasing Plan shall indicate the sequence and approximate timescales of the development phases and the provision of infrastructure, including affordable homes, self- and custom build plots and open space provision. The development shall proceed in accordance with the Phasing Plan. For the purposes of this permission all references to a "phase"

shall be interpreted as being a reference to a phase as defined on the Phasing Plan approved pursuant to this condition.

- 7) Each Reserved Matters application for the approval of appearance for that relevant phase of the development shall include details of the finished floor levels of the buildings and finished site levels (for all hard surfaced and landscaped areas) in relation to existing ground levels within that relevant phase of the development. Thereafter the development shall be implemented and retained in accordance with these approved details.
- 8) Each Reserved Matters application for the approval of layout for that relevant phase of the development shall demonstrate that the development is being served by means of adoptable estate roads and no dwelling hereby permitted shall be occupied until the estate roads which provide access to it from the existing highway have been laid out and constructed in accordance with the details which have been submitted to and approved in writing by the Local Planning Authority.
- 9) Each Reserved Matters application for the approval of layout for that relevant phase of the development shall include details of a lighting strategy for that part of the development. The lighting strategy details shall include:
 - Outline maximum luminance;
 - Detail the location, height, design, type and direction of light sources and intensity of illumination;
 - Details of the lights to be switched off/ and or dimmed at night including times;
 - Identify those areas/features on site that are particularly sensitive for bats, badgers and other nocturnal wildlife and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging;
 - Show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent the above species using their territory or having access to their breeding sites and resting places.

The development shall be carried out in accordance with these approved details and retained thereafter.

- 10) At the same time as submitting the first Reserved Matters application, an updated Energy and Sustainability Statement shall be submitted to and approved in writing by the Local Planning Authority. The Statement shall include detailed commitments and explanation of the following:
 - The predicted annual baseline energy demand of the site. The baseline to be calculated as a Part L (2013) compliant design.
 - A detailed methodology, calculations and results for the predicted energy demand of the development that will be reduced after each section of the energy hierarchy has been applied (Be Lean, Be Clean and Be Green).

- How low carbon energy sources will be utilised to meet the requirement for 10% of the proposed development's energy demand to be met using on-site renewable energy sources.
- The Statement shall further specify how the space and water heating needs of the development will be met without the use of natural gas, in line with the commitments laid out at the Outline Application stage.

Thereafter the development shall be carried out in accordance with the approved details.

- 11) At the same time as submitting the first Reserved Matters application, a whole Life-Cycle Carbon Emission Assessment, including a calculation using a recognised methodology, such as the LETI Whole Life Carbon assessment to achieve a minimum (or equivalent to) "C" LETI rating, shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and no building shall be occupied until the measures within the scheme relating to that building have been provided.
- 12) The dwellings hereby permitted shall be designed and constructed to meet a water efficiency target of 105 litres per person per day.

Pre-commencement

- 13) No development shall commence on any phase until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved CTMP at all times. The CTMP shall include, but is not limited to:
 - a) the proposed construction traffic routes to the site, to be identified on a plan;
 - b) Construction Traffic Management Plan to include the co-ordination of deliveries and plant and materials and disposing of waste resulting from construction so as to avoid undue interference with the operation of the public highway, particularly during the Monday-Friday AM peak (0800-0900) and PM Peak (1630-1800) periods;
 - c) an estimate of the daily movement of construction traffic, including vehicle types;
 - d) the hours of construction works and deliveries;
 - e) areas for the parking of vehicles and site operatives and visitors;
 - f) areas for the loading and unloading of plant and materials;
 - g) areas for the storage of plant and materials used in constructing the development;
 - h) details of waste management arrangements;
 - i) consideration of emissions to air, water and land, including noise and vibration, dust, general discharges and appropriate mitigation strategies;
 - j) the storage of materials and construction waste, including waste recycling where possible;

- k) the impact of potential conflicting construction periods, and therefore construction traffic and operative movements, if other applications within the area proceed;
- l) risk assessments and method statements for the works;
- m) the use of a banksman; and
- n) contact details of personnel responsible for construction works.

Thereafter the construction of the development shall accord with the approved details.

Within six months of the new vehicular access being brought into use, the existing access point not incorporated in the development hereby permitted shall be stopped up by raising the existing dropped kerb and reinstating the footway and highway boundary to the same line, level and detail as the adjoining footway and highway boundary.

- 14) No development shall commence on any phase until a Construction Environmental Management Plan (CEMP) detailing, in full, measures to protect retained habitat during construction works and to safeguard protected and notable species, shall be submitted to and approved in writing by the Local Planning Authority. The CEMP should be completed in accordance with the British Standard on Biodiversity BS 42020:2013 including the following details:
- a) Details of what biodiversity features could be impacted on and what development activities could be potentially damaging;
 - b) A rolling timetable of when and where specific measures to avoid / reduce impacts are to be carried out including any seasonal or legal implications (e.g. the bird nesting season) and who is responsible;
 - c) Details of method statements for specific biodiversity issues (e.g. for specific destructive activities such as: vegetation clearance, hedgerow removal, tree felling, soil stripping and building demolition);
 - d) Identify all practical measures (e.g. fencing, protective barriers and warning signs) and sensitive working practices to avoid impacts;
 - e) Details of inspections to ensure wildlife do not become trapped in excavations or machinery;
 - f) Details of other responsible person and lines of communication on-site in relation to the implementation of the CEMP;
 - g) Details of contingency measures in the event of an accident or other potentially damaging incident (e.g. pollution incidents; how to deal with previously unrecorded protected species found during construction and restoration; unexpected bad weather; repair of damaged features etc.);
 - h) Details of procedures to avoid pollution incidents (e.g. from fuel spills and site run-off based on an understanding of the wildlife interest at risk);
 - i) Regular review of the implementation of CEMP throughout the construction / restoration phase to monitor effectiveness of mitigation measures and compliance with legal, planning and/or contractual requirements;

- j) Details of biosecurity protocols / method statements to prevent spread of non-native species;
- k) Temporary management of existing wildlife features during construction / implementation.

The development shall be undertaken and thereafter maintained in accordance with the approved CEMP.

- 15) No development shall commence on any phase until a detailed scheme of noise mitigation shall be submitted to and approved in writing by the Local Planning Authority. The acoustic specification targets used in the development of the noise mitigation scheme should be as set out below:

Location	Daytime (07:00 to 23:00)	Night time (23:00 to 07:00)
Living room	35dB LAeq, 16hr	
Dining room	40dB LAeq, 16hr	
Bedroom	35dB LAeq, 16hr	30dB LAeq, 8hr 45dB LAmax – no more than 10x per night
External amenity space	55dB LAeq, 16hr	

The approved scheme should be implemented prior to the first occupation of each dwelling to which the measures relate and thereafter retained.

- 16) No development shall commence on any phase until a dust management plan shall be submitted to and approved in writing by the Local Planning Authority. The plan shall include appropriate mitigation measures to control dust emission from the construction phase and details of the measures set out in Appendix E of the Air Quality Assessment dated 12 May 2023. The development shall be carried out in accordance with the approved details.
- 17) No development shall commence on any phase until a detailed scheme for the provision of off-site pedestrian and cycle improvements in general accordance with Figure 2 of the Transport Assessment Addendum shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include the following details:
- A shared surface footway/cycleway to connect the application site to the proposed signalised crossing point on the A40.
 - A shared surface footway/cycleway across highway land between the A40 and North Drive.
 - Widening of the existing pedestrian footway between the eastern end of North Drive and Walkwood Rise on the northern side of the A40 to

provide a 3m wide shared footway/cycle way as far as possible where there is sufficient highway space available

- Cycle priority compliant crossings at the junctions of Burgees Wood Road South and Burkes Road with the A40, to comply with Local Transport Note 1/20, Cycle Infrastructure Design, July 2020.
- Marked on street cycle lanes and signage on North Drive and Cherry Tree Road to connect with the existing cycle infrastructure and on Walkwood Rise and Wattleton Road.

The approved scheme shall be implemented and made available for use before the development hereby permitted is occupied.

- 18) No development shall commence on any phase until a scheme for a toucan crossing on the A40 and pedestrian footpath accessing it shall be provided in general accordance with the signal-controlled crossing shown in principle on Drawing No. 2022/6304/001Rev P2 of the Transport Assessment. The approved scheme shall be implemented and made available to use before the development hereby permitted is occupied.
- 19) No development shall commence on any phase until the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:
- i) A site investigation, based on the Phase 1 Desk Study prepared Hydrock (Report ref. 24747-HYD-XX-XX-RP-GE-1000), to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.
 - ii) The site investigation results and the detailed risk assessment (i) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.
 - iii) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (ii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.

Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of any phase of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

- 20) No development shall commence on any phase until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall subsequently be implemented in accordance with the approved details before the development is completed. The scheme shall also include:
- Assessment of SuDS components as listed in the CIRIA SuDS Manual (C753) and provide justification for exclusion if necessary
 - Water quality assessment demonstrating that the total pollution mitigation index equals or exceeds the pollution hazard index; priority should be given to above ground SuDS components
 - Existing and proposed discharge rates and volumes
 - Ground investigations including, infiltration in accordance with BRE365
 - Full construction details of all SuDS and drainage components
 - Detailed drainage layout with pipe numbers, gradients and pipe sizes complete, together with storage volumes of all SuDS components
 - Calculations to demonstrate that the proposed drainage system can contain up to the 1 in 30 storm event without flooding. Any onsite flooding between the 1 in 30 and the 1 in 100 plus climate change storm event should be safely contained on site.
 - 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.

No part of the development shall be occupied until a whole-life maintenance plan for the site has been submitted to and approved in writing by the Local Planning Authority. The plan shall set out how and when to maintain the full drainage system (e.g. a maintenance schedule for each drainage/SuDS component), with details of who is to be responsible for carrying out the maintenance. The plan shall also include as-built drawings and photographic evidence of the drainage scheme carried out by a suitably qualified person. The plan shall subsequently be implemented in accordance with the approved details.

- 21) No development shall commence on any phase until an updated badger survey shall be carried out and the survey findings and a mitigation strategy

including a timetable for its implementation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved strategy.

- 22) No development shall commence on any phase until an updated ground level roost assessment and climbing/emergence survey shall be carried out of trees directly and indirectly affected, and the survey findings and a mitigation strategy including a timetable for its implementation shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved strategy.
- 23) No development (including ground works and vegetation clearance) shall commence on any phase until a Landscape and Ecological Management Plan (LEMP) has been submitted to and approved in writing by the Local Planning Authority. The content of the LEMP shall include the following.
- a) Description and evaluation of features to be managed, including integrated bat and bird boxes, insect boxes, invertebrate banks and log piles;
 - b) Ecological trends and constraints on site that might influence management;
 - c) Aims and objectives of management which will (without limitation) include the provision of biodiversity net gain within the Site as shown within the Biodiversity Gain Plan;
 - d) Appropriate management options for achieving aims and objectives;
 - e) Prescriptions for management actions;
 - f) Preparation of a work schedule (including an annual work plan capable of being rolled forward over a five-year period);
 - g) Details of the body or organisation responsible for implementation of the plan;
 - h) Ongoing monitoring and remedial measures.

The LEMP shall also include details of the legal and funding mechanism(s) by which the long-term implementation of the plan will be secured by the developer with the management body(ies) responsible for its delivery. The plan shall be for no less than 30 years. The plan shall also set out (where the results from monitoring show that conservation aims and objectives of the LEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved scheme. The approved plan will be implemented in accordance with the approved details.

Pre-occupation

- 24) No part of the development shall be occupied until confirmation has been provided that either:
- All water network upgrades required to accommodate the additional demand to serve the development have been completed; or
 - A development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a

development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan.

- 25) No part of the development shall be occupied until the new vehicular access to the A40, the new pedestrian access to the A40 and the new pedestrian and cycle access to Broad Lane have been sited and laid out in accordance with the approved drawings (2022/6304/001 Rev P2) and constructed to the appropriate Buckinghamshire Council access standards.
- 26) No part of the development shall be occupied until a full residential Travel Plan for the site has been submitted to and approved by the Planning Authority to be in general accordance with "Buckinghamshire County Council Sustainable Travel Plans Guidelines for Developers". The Travel Plan shall set out measures to reduce single occupancy journeys by the private car and indicate how such measures will be implemented and controlled. The approved Travel Plan will be implemented and subject to annual review thereafter. For the avoidance of doubt the Travel Plan will require the appointment of a Travel Plan Co-ordinator.
- 27) No part of the development shall be occupied until details of fencing to be erected 15m metres from the stem centre of the oak tree (identified as T4 on the Tree Survey Plan TGA.2534/TSP.001) shall be submitted to and approved in writing by the Local Planning Authority and then erected in accordance with the approved details. The approved fencing shall be retained and maintained in perpetuity.

Other

- 28) Any planting 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 in writing by the Local Planning Authority. If any retained tree is cut down, uprooted or destroyed or dies another tree shall be planted. The location, size and species of any replacement tree shall be agreed in writing by the Local Planning Authority.
- 29) No surface water shall be permitted to run off from the development onto the Strategic Road Network or into any drainage system connected to the Strategic Road Network. No drainage connections from any part of the development may be made to any Strategic Road Network drainage systems.
- 30) Within 6 months of the substantial completion or occupation of the development hereby permitted, whichever is the sooner, a post completion/occupation energy performance evaluation report for the buildings including any remediation measures as necessary to ensure that there is no energy performance gap shall be submitted to and approved in writing by the Local Planning Authority. In the event that remediation measures are necessary then within 6 months of their approval by the Local Planning Authority a further report demonstrating the implementation of the approved remediation measures shall be submitted to and approved in writing by the Local Planning Authority.

- 31) Where possible, any minerals (sand and gravel) discovered on the site during construction shall be used in the construction of the development hereby approved.

END OF SCHEDULE