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21 November 2023

Planning Department
Buckinghamshire Council
Aylesbury Area Local Office
Walton Street Offices
Walton Street
Aylesbury
HP20 1UA

Dear Sir / Madam

APPLICATION FOR APPROVAL OF DETAILS SECURED BY CONDITION (CONDITIONS 4, 7 AND 13) ASSOCIATED WITH PLANNING PERMISSION REFERENCE 23/01931/APP FOR THE CONVERSION OF 2NO AGRICULTURAL BARNs TO 7NO RESIDENTIAL DWELLINGS (USE CLASS C3); ASSOCIATED AMENITY SPACE, PARKING AND LANDSCAPING

Site: Burston Ridge Farm, Aylesbury Road, Wingrave, Buckinghamshire, HP22 4RH

Applicant: Burston Ridge Farm Developments Ltd

INTRODUCTION

- 1.1 On behalf of the Applicant, Burston Ridge Farm Developments Ltd, please find enclosed application that seeks approval of Conditions 4, 7 and 13 associated with planning permission reference 23/01931/APP granted on 29th September 2023, herein 'The Permission'.
- 1.2 The Permission allows for 'Conversion of 2No Agricultural Barns to 7No residential dwellings (Use Class C3); associated amenity space, parking and landscaping'.
- 1.3 The Permission was granted subject to 14 conditions, three of which require submission of additional information and the Council's written agreement prior to the commencement of works. The Applicant is a small developer and is keen to deliver the scheme without delay; this application addresses the three pre-commencement conditions so that the Applicant can begin works as soon as possible. This application relates to the following conditions and the remainder of this letter details how the supporting information is adequate to discharge the conditions.

Condition 4 - Hard and Soft Landscaping Scheme

Condition 7 - Surface Water Drainage

Condition 13 - Ecological Design Strategy

CONDITION DETAILS

- 1.4 **Condition 4 - Hard and Soft Landscaping Scheme - states** 'No works (other than site clearance and general preparatory works) shall begin until full details of both hard and soft landscaping shall have been submitted to and approved in writing by the Local Planning Authority. For hard landscape works, these details shall include; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; where relevant. For soft landscape works, 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 development so far as hard landscaping is concerned and for soft landscaping, within the first planting season following the first occupation of the dwelling hereby approved.'
- 1.5 This application is accompanied by Hard and Soft Landscaping Plans that provide full details on the layout, material use and area coverage for the hard landscaping, as well as the planting areas, species and specimen number information, and planting areas.
- 1.6 Hard landscaping details include permeable tarmac improvement to the shared road, permeable block paving to the new road, and permeable resin bound gravel to the parking spaces and footpaths.
- 1.7 Soft landscaping details include the location, type, species, height and number of planting specimens.
- 1.8 These details align with both the SuDS strategy and the Ecological Design Strategy and provide full details as required by Condition 4. Accordingly, the Condition should be discharged.
- 1.9 **Condition 7 - Surface Water Drainage - states** 'No works (other than site clearance and general preparatory works) shall begin until a surface water drainage scheme for the site, based on sustainable drainage principles 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:
- 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
 - Drainage layout detailing the connectivity between the dwellings and the drainage components, showing pipe numbers, gradients and 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.
 - Construction details of all SuDS and drainage components
 - Details of how and when the full drainage system will be maintained, this should also include details of who will be responsible for the maintenance
 - Details of proposed overland flood flow routes in the event of system exceedance or failure, with demonstration of flow direction'
- 1.10 A full Surface Water Strategy prepared by RSK is submitted with this application which details the proposed solutions for dealing with surface water at the Site, which align with the hard landscaping strategy proposed. These details should be sufficient to discharge this condition.
- 1.11 Condition 13 - Ecological Design Strategy - states 'No development shall take place until an ecological design strategy (EDS) addressing mitigation, compensation, enhancement, and restoration of ecological features has been submitted to and approved in writing by the local planning authority. The EDS shall include the following.
- Purpose and conservation objectives for the proposed works.
 - Review of site potential and constraints.
 - Detailed design(s) and/or working method(s) to achieve stated objectives.
 - Extent and location/area of proposed works on appropriate scale maps and plans.
 - Type and source of materials to be used where appropriate.
 - Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
 - Persons responsible for implementing the works.
 - Details of initial aftercare and long-term maintenance.
 - Details for monitoring and remedial measures.
 - Details for disposal of any wastes arising from works.

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

- 1.12 A comprehensive Ecological Design Strategy prepared by Elite Ecology and proposes full details to address the above requirements. Accordingly, the proposals should be acceptable and the condition discharged.

Should you require any additional information in relation to the application please contact myself at lotte@ferioplanning.co.uk.

Yours sincerely

Lotte Hirst

Director

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