

# Planning Statement

## October 2020

IN SUPPORT OF A FULL PLANNING APPLICATION ON LAND AT  
HADDENHAM GLEBE

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## 1.0 Introduction

- 1.1 This planning application is submitted by Aston Road Developments Ltd, a subsidiary of Dandara Limited ('Dandara' hereafter), in respect of the residential development of land located to the north of Aston Road and west of Stanbridge Road in Haddenham, Buckinghamshire ('site' hereafter).
- 1.2 Emerging over the last three decades as one of the United Kingdom's most diverse property developers, Dandara is now renowned for award winning quality and landmark developments. With a wealth of experience, encompassing both high-end residential and commercial developments, Dandara has established a reputation for versatility and vision. Dandara is passionate about quality, which is why we undertake every aspect of the development process ourselves, from land buying and planning, to design, build and sales.
- 1.3 Outline planning permission was granted at appeal on 2nd June 2016 for the following description of development:
- 'Outline planning application for the construction of 280 no. dwellings, including 35 no. age restricted dwellings, with associated garages, parking, estate roads, footways, pedestrian linkages, public open space, burial ground, community sports facility, strategic landscaping, drainage and other associated works' (appeal ref. APP/J0405/V/15/3014403 and LPA ref. 14/02666/AOP).
- 1.4 Subsequent reserved matters applications were submitted and approved. Phase 1 and 2 submitted in May 2017 and approved in May 2018 (17/01841/ADP) and Phase 3 and 4 submitted in November 2017 and approved in January 2020 (17/04543/ADP).
- 1.5 This full planning application is submitted with the following description of development for the red line area associated with phase 1. It is submitted following pre-application engagement with Officers at the Council;
- 'Erection of 85 dwellings, parking, landscaping and associated infrastructure on land at Haddenham Glebe'*
- 1.6 This Planning Statement is submitted in support of a full planning application for the erection of 85 dwellings on land at Haddenham Glebe. It describes the site and its immediate surroundings in Section 2.0; summarises the description of development in Section 3.0; sets out the Development Plan context and material considerations against which the planning application should be determined in Section 4.0; and considers the key issues associated with the planning application in Section 5.0, with Section 6.0 then summarising and concluding.
- 1.7 The information included within this Planning Supporting Statement should be considered in the context of all other supporting drawings and documents submitted as part of the planning application.

## 2.0 Site Description

- 2.1 The planning application site is located to the north of Aston Road and west of Stanbridge Road in Haddenham, Buckinghamshire. The site measures 2.9ha and currently forms part of the development site with a total size of 22.09 hectares (54.5 acres). The site is edged red in Figure 1 below;



**Figure 1: Site Location Plan**

- 2.2 The site is well located to access the various community services and facilities available in the village. St Mary's C of E School is located less than a ten minute walk to the south-west of the site orientated around the historic heart of the village which also includes St Mary' Church, church hall and public houses. There are further community facilities to the north and northwest of the site which are just over a ten minute walk including Haddenham Community Junior School, Haddenham village hall and community library, a variety of shops including convenience store, bakery, hairdressers, cafés, restaurants and sport and leisure facilities.
- 2.3 The site benefits from good access to a range of public transport modes. This includes Haddenham and Thame Parkway railway station which is a 20-25 minute walk or 10 minute cycle to the north-west of the site and provides services into London Marylebone in circa 40 minutes as well as stations to the north towards Birmingham Snow Hill. The village is also served by a range of bus routes including the high frequency 280 service which links Aylesbury with Oxford.
- 2.4 The submission of this planning application follows pre-application engagement with Officers at Aylesbury Vale District Council. A meeting took place on 16<sup>th</sup> December 2019 and written

advice regarding the Affordable housing mix received on 6<sup>th</sup> February 2020. No further formal written advice was provided by the Council. This planning application has been directly informed by the pre-application advice received at the meeting.

### 3.0 Development Proposals

3.1 This is a full planning application for the following description of development;

*'Erection of 85 dwellings and associated parking, landscaping and infrastructure on land at Haddenham Glebe'*

3.2 The development currently has permission for 280 dwellings (Class C3) with 53 of those dwellings previously proposed within the application red line boundary. This application proposes to increase the total number of dwelling to 312 dwellings with a total of 85 proposed within this application area. This application seeks to improve the housing mix from predominantly larger 4 and 5 bedroom units previously approved under reserved matters 17/01841/ADP to the more appropriate mix as follows;

	<b>2 Bedroom House</b>	<b>3 Bedroom House</b>	<b>4 Bedroom House</b>	<b>Total</b>
<b>Private Market Housing</b>	9	49	19	77
<b>Affordable Housing</b>	5	3	0	31
<b>Total</b>	<b>14</b>	<b>52</b>	<b>19</b>	<b>85</b>

**Table 1 – Proposed Dwelling Mix**

3.3 Previously, no affordable dwellings were proposed within this red line under reserved matters 17/01841/ADP and therefore in line with the emerging Vale of Aylesbury Local Plan, we are proposing 25% affordable homes on the uplift of 32 dwellings, resulting in a provision of 8 additional affordable homes. The market housing comprises a mix of unit sizes including smaller two bedroom properties suitable for first time buyers and downsizers alongside appropriately sized family homes. The affordable housing will be provided as affordable rent and intermediate tenure across a mix of two and three bedroom properties.

3.4 The site will be accessed via the approved vehicular access off Aston Road along the southern boundary of the site.

#### **4.0 Development Plan**

- 4.1 Section 38(6) of the 2004 Planning and Compulsory Purchase Act states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.
- 4.2 The Development Plan for Wycombe District Council currently comprises the following documents;
- Saved policies contained in the adopted 2004 Local Plan (AVDLP);
  - The Haddenham Neighbourhood Plan made in September 2015 (n.b. chapter 6 'Housing and Development' has been quashed following a High Court Order dated 7th March 2016);
  - Emerging Vale of Aylesbury Local Plan.
- 4.3 Regard will be had to other planning policy documents which, whilst not forming part of the Development Plan, are taken into account as material considerations' in the determination of planning applications. This includes the 2019 National Planning Policy Framework (NPPF) and associated Planning Practice Guidance (PPG) as well as Supplementary Planning Guidance and Documents (SPGs/ SPDs) published by AVDC and Buckinghamshire.

## **5.0 Proposed Development**

### **Principle of Development**

- 5.1 The principle of development has been established by outline planning permission granted for the site on 2<sup>nd</sup> June 2016 for 280 dwellings and the subsequent reserved matters approvals. This full planning application has been informed by the principles established with the approved illustrative Masterplan drawing ref. BRS.5173\_02H1 at outline stage as well as the design principles established as part of both reserved matters permissions.
- 5.2 This full planning application proposes to increase the total number of units for the whole development site from 280 dwellings to 312 dwellings. This application is for 32 additional dwelling within what was previously phase 1 of the development. As such it is proposed to increase from 53 dwellings as approved by RM XX to a total of 85 dwellings. Whilst the application would increase the total unit numbers over and above the 280 units approved at outline stage, it is proposed to provide a more appropriate mix of homes and a more efficient use of land.

### **Affordable Housing**

- 5.3 The planning application is accompanied by an Affordable Housing Statement undertaken by Pioneer. It demonstrates that the proposed development will be in full accordance with the emerging Vale of Aylesbury Local Plan with 25% of the additional dwellings proposed as affordable units. The affordable housing will comprise a mix of two and three bedroom properties in line with various sources of housing need evidence referenced and analysed within the submitted Affordable Housing Statement.
- 5.4 The accompanying Affordable Housing Statement proposes a tenure split of 75% affordable rented housing and 25% intermediate housing. It is proposed that the affordable dwellings will be located within the site to strike the correct balance between integrating successfully with the market housing whilst also enabling the Registered Provider to adequately manage and maintain the affordable dwellings.
- 5.5 The affordable housing proposals optimise the level, tenure, mix and distribution of affordable housing to be provided in accordance with national planning policy and guidance and the emerging Vale of Aylesbury Local Plan and will assist the Council with meeting local affordable housing needs.

### **Private Housing**

- 5.6 The proposed development will deliver 85 private market units which will assist in delivering the District's housing requirement. The proposed market mix is shown as comprising a mix of two, three and four bedroom properties which has had regard to the latest evidence regarding housing need. It should be noted that the site has approval for 53 dwellings and therefore this application proposes an additional 32 dwellings.
- 5.7 The Buckinghamshire HEDNA (December 2016, amendments September 2017) identifies that the majority of market housing need is for houses with 3 or 4 bedrooms. The below table sets out the proposed housing mix compared to the HEDNA (market) and the previously approved mix for 53 dwellings;

	Buckinghamshire HEDNA -market units	Approved mix of 52 units (%)	Proposed mix for 85 units (%)
1 bedroom Flat	4%	0%	0%
2 bedroom Flat	3%	0%	0%
2 bedroom House	13%	0%	12%
3 bedroom House	52%	29%	64%
4 bedroom House	21%	49%	24%
5 bedroom House	7%	22%	0%

- 5.8 The above table demonstrates that by revisiting the house types approved under RM XX, a greater number of smaller units can be proposed which provides 85 dwellings (including 8 affordable) with a more appropriate mix of homes in line with the HEDNA and a more efficient use of the land.

### **Housing Standards and Design**

- 5.9 As set out in more detail in the Design and Access Statement, all housing has been designed taking into account the principles of 'Building for Life 12' (2015). The document establishes 12 core design and construction principles which cumulatively assist with delivering high quality homes, places and spaces. These include ensuring developments are legible, sustainable, integrate with the surrounding built context, reflect the local vernacular, incorporate a network of public and private spaces and provide high quality places to live. By establishing such principles, the final development will create an integrative new neighbourhood for Haddenham set within a network of public open space which links with the village and the existing community of Haddenham.

### **Urban Design Principles**

- 5.10 The accompanying Design and Access Statement explains in detail the urban design principles that have informed the proposed block plan and the house types and elevations. The design principles established during the course of the two Reserved Matters approvals across the site have been retained and reinforced as part of this new full application.
- 5.11 The building fabric for the proposed phase is a reflection of the materials found in Haddenham and in neighbouring villages. Proposing a range of locally distinctive materials will allow the new scheme to blend in naturally with its local surroundings. To ensure that the proposed dwellings are suitable within their village setting and architectural context, research of the local architectural character has been undertaken.
- 5.12 Plot locations have been revised as part of this application to eliminate cul-de-sacs and narrow passageways, making the layout more reflective of the wider scheme and the outline application. Key buildings have been scattered with key buildings carrying signature features. The layout has evolved to provide maximum permeability, defined character and enhanced landscaping to aid way-finding through the scheme. Streets have been designed to create paths for both pedestrians, cyclists and vehicles to maximise permeability.

## Transport and Parking

- 5.13 An updated Transport Statement produced by TPA has been submitted in support of this application which concludes that the additional 32 dwellings does not impact upon the local transport network.
- 5.14 Car and cycle provision for the development has been informed by Policy TGA1 of the made Haddenham Neighbourhood Plan (see Figure 7 reproduced below). All two and three bedroom dwellings, regardless of tenure, will benefit from a minimum of two allocated car parking spaces, the majority of which are on-plot. Likewise, all four and five bedroom dwellings will benefit from a minimum of three on-plot, allocated car parking spaces.

	Car parking spaces provided per dwelling		Cycle parking spaces provided per dwelling	
	On-plot/Allocated Parking Spaces	Shared/ Unallocated Parking Spaces	Individual Storage	Communal Storage
<b>1 Bed</b>	2	0.75	1	1
<b>2 Beds</b>	2	1.25	2	1
<b>3 Beds</b>	2	Not Applicable	2	1
<b>4 Beds or more</b>	3		2	1

Table 2: Car and Cycle Parking

Figure 7: Haddenham NP Car and Cycle Parking Standards

- 5.15 In accordance with Policy TGA1, the development will include a total of 7 additional unallocated visitor spaces. Other parts of the policy that have been taken into account include garages not counting towards car parking spaces and no more than two cars being able to park in a tandem arrangement.
- 5.16 All individual houses will be provided with space to park / store a minimum of two cycles either in a garage or garden shed.

## Waste and Recycling

- 5.17 The development has had regard to the 2015 AVDC 'Recycling and Waste: Advice Note for Developers'. For those individual properties, figure 3.3 specifies 1 x 140 litre bin for general waste which then increases to 1 x 240 litre wheeled bin where the property is capable of accommodating five residents or more. Recycling is separated into three waste streams with individual properties provided with a 1 x 240 container for mixed recycling, a 1 x 23 litre food caddy and a 1 x 240 litre wheeled bin for garden waste.
- 5.18 The layout of the proposed scheme has been informed both by the waste and recycling collection requirements summarised in section 4.1 of the advice note and detailed tracking of the collection vehicles used by the Council.

### **Open space and landscaping**

- 5.19 This full application does not propose any amendments to the previously approved open space provisions of the development. Soft landscaping plans have been submitted in support of the application.

### **Flood Risk and Drainage**

- 5.20 This application is accompanied by a stand-alone Flood Risk Assessment and Drainage Strategy prepared by Structa. The drainage strategy has been informed by para. 100 of the NPPF alongside extant Local Plan Policy GP67 which expects “new development should be designed to restrict and reduce surface water discharge and incorporate suitable measures for the management and disposal of surface water to avoid the risk of flooding”.
- 5.21 The report confirms that the development site is located within Flood Zone 1 as identified on the Environment Agency’s flood mapping database. In respect of the drainage strategy developed for the site, the following principles have been established: - The run-off generated by the proposed development should be minimised through the use of Sustainable Drainage Systems (SUDS) techniques, and; - The surface water drainage system should be designed to accommodate a design storm event of a 1 in 100 year frequency plus 40% climate change allowance.
- 5.22 The FRA and Drainage Strategy proposes that surface water from the development will discharge to an attenuation pond, which in turn will connect to an existing open ditch in the south east of the site at the corner of Aston Road and Stanbridge Road. In addition to the attenuation pond, permeable paving and swales are proposed to various the on-site internal roads.
- 5.23 The below ground surface water drainage network has been designed to accommodate all storm events up to and including the 1 in 100 year storm event plus a 40% allowance for climate change.

### **Ecology**

- 5.24 This planning application is accompanied by an ecology note prepared by Ethos dated October 2020. An ecological walkover survey was undertaken on 13<sup>th</sup> October 2020 by a Senior Ecologist which included an assessment of habitats on the site. The note concludes that the increase in residential units within the red line is assessed as being likely to have a negligible increased impact on the ecological features at the site, as long as the ecological mitigation and enhancement recommendations are followed as set out within the ecological assessments and landscape plans for the site.

### **Trees**

- 5.25 The planning application is accompanied by a Tree retention and Tree protection plan produced by FPCR. The supporting tree statement confirms that the proposed additional dwellings does not cause any additional impact to existing tree cover. Tree Protection Fencing is currently positioned along the retained hedgerows.

## **6.0 Summary and Conclusions**

6.1 This Planning Statement has been prepared to accompany a full planning application for the following description of development:

*'Erection of 85 dwellings and associated parking, landscaping and infrastructure on land at Haddenham Glebe'*

6.2 The development currently has permission for 280 dwellings (Class C3) with 53 of those dwellings previously proposed within this application red line boundary. This application proposes to increase the total number of dwelling to 312 dwellings with a total of 85 proposed within this application area. This application seeks to improve the housing mix from predominantly larger 4 and 5 bedroom units previously approved under reserved matters 17/01841/ADP to the more appropriate mix which in turns provides the opportunity to increase the number of dwellings.

6.3 It is therefore respectfully requested that full planning permission is granted for the proposed increase of dwellings on Land at Haddenham Glebe.