

6.0 Delivering the Strategy, Managing Development

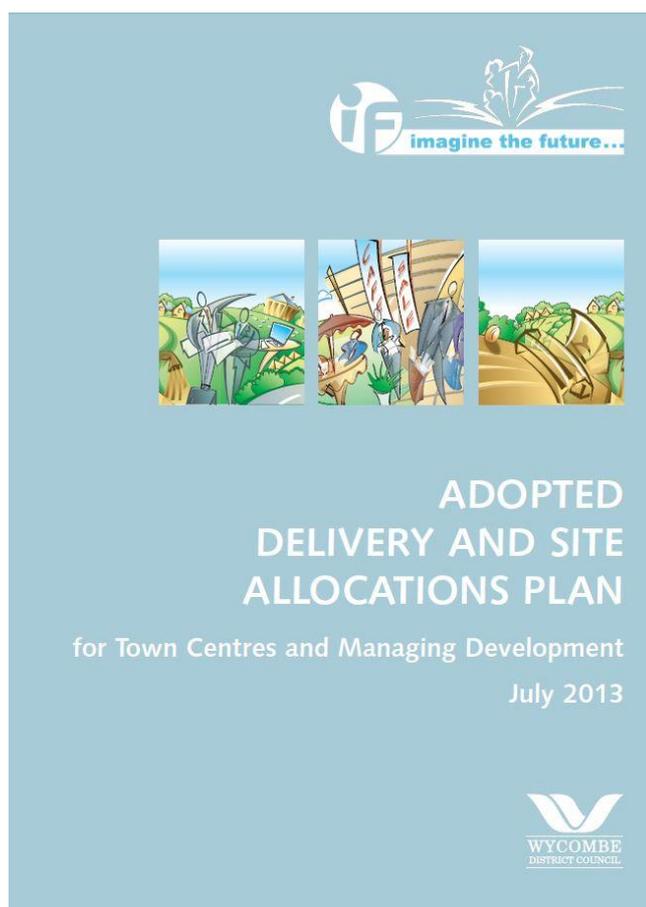
How this section works

- 6.1** This section of the plan sets out a range of policies to help the Council deliver the strategy and objectives of the Plan through the Development Management process.
- 6.2** These policies will be read alongside those from the Delivery and Site Allocations Plan, adopted in 2013, which also contains development management policies.
- 6.3** The policies in the Local Plan set out are based on the following principles:
- Where the NPPF provides a detailed approach appropriate to Wycombe District, there is no need to duplicate this in the Local Plan. Therefore Policy DM20 adopts the relevant sections of the NPPF for development management purposes in Wycombe District.
 - Where an issue is controlled through other legislation (such as the Licensing Act) a Local Plan policy is not appropriate. The exception to this is where the Government's Housing Standards Review has partly joined up the Planning and Building Regulations systems (Policy DM40 Internal Space Standards and DM41 Optional Technical Standards for Building Regulation Approval).
 - Policies have been written for the most commonly occurring development types that come forward in the district. Where exceptionally a development comes forward that is not addressed by a specific policy the strategic objectives of the Local Plan will be used to

guide the assessment of relevant material considerations to ensure that development is sustainable.

6.4 Two development management policies within the Delivery and Site Allocations Plan are no longer up-to-date. These are being replaced by this Plan. These are:

- Policy DM17 Planning for Flood Risk Management. This is replaced by Policy DM39 Managing Flood Risk and Sustainable Drainage Systems.
- Policy DM18 Carbon Reduction and Water Efficiency. Provision of renewables and district heating has been replaced by DM33 Managing Carbon Emissions: Transport and Energy Generation – (parts 1(g) and 1(h)). Water efficiency has been replaced by DM41 Optional Technical Standards for Building Regulation Approval (part 1)). The element of the old policy that sought to achieve targets for the amount of energy achieved by more sustainable sources has been deleted as it is now addressed through Building Regulations (Part L, as amended April 2016).



Retained Development Management Policies in the Delivery and Site Allocations DPD:

- DM1 Presumption in Favour of Sustainable Development
- DM2 Transport Requirements of Development Sites
- DM3 Transport Improvement Lines
- DM4 Former Bourne End to High Wycombe Railway Line
- DM5 Scattered Business Sites
- DM6 Mixed-Use Development
- DM7 Town Centre Boundaries
- DM8 The Primary Shopping Areas
- DM9 District Centres
- DM10 Thresholds for the Assessment of Schemes for Town Centre Impact
- DM11 Green Networks and Infrastructure
- DM12 Green Spaces
- DM13 Conservation and Enhancement of Sites, Habitats and Species of

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Matters to be determined in accordance with national policy

DM20 – Matters to be determined in accordance with the national planning policy framework

- 6.5** Policy DM20 sets out those areas of policy on which the Council will rely on the detailed policies of the 2012 National Planning Policy Framework (NPPF) for determining planning applications. In the event that the NPPF is revised the Council will take a view on whether the approach to those matters listed under DM20 is still applicable, setting out its position, and if necessary producing new policy if it is identified that a locally relevant policy is more appropriate.

POLICY DM20 – MATTERS TO BE DETERMINED IN ACCORDANCE WITH THE NATIONAL PLANNING POLICY FRAMEWORK

- 1. Development which is affected by contaminated land will be considered against paragraphs 120 to 122 of the NPPF.**
- 2. Development which raises pollution issues (including air quality, noise issues, and light pollution) will be considered against paragraphs 123 to 125 of the NPPF.**
- 3. Applications for the display of advertisements will be considered against paragraph 67 of the NPPF.**
- 4. Applications for Listed Building Consent will be considered against the requirements of the Planning (Listed Buildings and Conservation Areas) Act 1990 with reference to Section 12 of the NPPF.**
- 5. Applications for telecoms development will be considered against paragraphs 42 to 46 of the NPPF.**

- 6.6** The Council is relying on these paragraphs of the NPPF because there are no locally distinct circumstances that lead to the need for bespoke policies on these issues for the District.

Delivering Housing

- 6.7** This set of policies for Delivering Housing (DM21 to DM26) builds on the strategy set out in Policies CP2 to CP4. It also establishes local requirements for housing mix and housing tenure, together with policies for specialist housing, such as HMO's and homes for rural workers.

DM21 – The location of new housing

- 6.8** Policy DM21, in conjunction with Appendix D, sets out where new housing will be supported.

POLICY DM21 – THE LOCATION OF NEW HOUSING

1. Housing will be supported at:

- a) Sites allocated for housing, or mixed use with housing, as listed in Appendix D and shown on the Policies Map.**
- b) Windfall sites within settlement boundaries as shown on the policies map or in accordance with a made Neighbourhood Plan.**

- 6.9** The sites allocated in this plan are those that can provide more than 5 homes. They will be a key source of new residential development which is not limited to houses but also includes flats, specialist forms of housing such as care homes, extra care villages and sheltered housing. If supporting community infrastructure, such as schools or local shops, is needed, this will also be acceptable on these allocated sites. Most sites will have their own detailed site policies set out in earlier sections of this plan.
- 6.10** The sites allocated by this Plan have been identified through a variety of studies including the Housing and Economic Land Availability

Assessment¹³⁹, the Green Belt Assessment¹⁴⁰, Area of Outstanding Natural Beauty Sites Assessment¹⁴¹, as well as sites promoted to the Council. All of the sites have been assessed against sustainability criteria set out in the Council's Sustainability Appraisal.

- 6.11** Appropriate windfall sites for housing are sites suitable for housing within existing settlements but which have not been allocated in the plan. Proposals for housing will not be supported on sites which have either been allocated for other uses, or which are affected by other policies, such as for example, policies protecting scattered employment sites (DM5) or community facilities (DM29).
- 6.12** Windfall sites will include smaller sites, usually on previously developed land, or within existing garden areas¹⁴². Past trends indicate that small windfall sites make a notable contribution to providing new homes.

DM22 – Housing Mix

- 6.13** Policy DM22 sets out local requirements to ensure a satisfactory mix of dwelling sizes, types, and tenures.

POLICY DM22 – HOUSING MIX

- 1. All residential development is required to include a mix of dwelling size, type and tenure taking account of current evidence in relation to priority housing need in the District, and in order to support a sense of place and mixed communities.**
- 2. Any development which includes 100 houses or more is required to**

¹³⁹ Wycombe District Council Housing and Economic Land Availability Assessment (HELAA) publication version (September 2017, Wycombe District Council)

¹⁴⁰ Buckinghamshire Green Belt Assessment – Report: Methodology and Assessment of General Areas (March 2016, ARUP); and Green Belt Part Two Assessment (September 2017, Wycombe District Council)

¹⁴¹ AONB Site Assessment Report (September 2017, Wycombe District Council)

¹⁴² Where these comply with the Council's Housing Intensification Supplementary Planning Document and other detailed policies. Note however that, in line with the NPPF, the Council's housing land supply assessment does not take account of trends in development of garden land in determining planning applications.

include at least 5% of the proposed dwelling numbers as self-build plots.

- 6.14** Part 1 of this policy applies to all housing developments. Where dwelling numbers are low, greater emphasis will be placed on the sense of place rather than the mix within the site.
- 6.15** The NPPF requires that local authorities plan for a mix of housing based on the demographic trends and the needs of different groups in our communities. This includes custom and self-build developments as well as specialist housing needs such as Learning, Psychological and Physical needs as well as our aging population. Housing mix also plays an integral part in successful place making.
- 6.16** The Housing and Economic Development Needs Assessment (HEDNA) identifies that the increase in the over 75 age group results in a need for an additional 1,790 dwelling units. The majority of this need is for private accommodation which could be met in a number of ways either through people remaining in their own homes, moving to adaptable independent accommodation or as part of a mixed extra care development. The HEDNA also identifies a need for institutional or C2 accommodation of 590 bedspaces, the Housing and Economic Land Availability Assessment (HELAA) identifies that we currently have committed schemes which will deliver 565 bedspaces (of which 263 bedspaces are already completed or under construction).
- 6.17** The HEDNA identifies that the majority of the market housing need is for houses with 3 or 4 bedrooms, for affordable housing there is an even split between the need for smaller 1 and 2 bedroom units and larger 3 or 4 bedroom accommodation. The Council will require a mix of housing types and sizes to be provided to meet these housing needs. Dwelling size will also play a key role in the deliverability of homes to meet specialist housing needs, making them both more affordable as well as attractive to people seeking to downsize.

- 6.18** Past trends indicate that the market is responsive to these needs, and as such there is no need for this Policy to more precisely prescribe the type and tenure of housing required. This will be monitored over time and if necessary the Council will issue SPD guidance explaining in more detail the types and tenures of housing needed to comply with this policy.
- 6.19** One exception to this general principle is self-build and custom housing and the Government’s encouragement to Local Planning Authorities to plan proactively to encourage growth in this sector. Whilst proposals for self-build or custom housing will always be acceptable where housing is acceptable, the Council is requiring an element of provision on larger sites to help promote growth in this sector. Where they are required by this policy it is envisaged that self-build plots will be secured through a S106 planning obligation and that they will be provided with access and servicing by the main developer. The Council may issue further guidance on delivery of self-build plots if this becomes necessary.

DM23 – Other residential uses

- 6.20** Policy DM23 sets out locally specific requirements to determine applications for residential uses other than C3 dwelling houses.

POLICY DM23 – OTHER RESIDENTIAL USES

- 1. Developments for other residential uses will be acceptable in principle in locations where housing is acceptable.**
- 2. Developments for other residential uses will not be acceptable where there is already an overconcentration of such uses existing in the neighbourhood.**
- 3. Developments for other residential uses will be required to:**
 - a) Secure high quality design in accordance with other policies in the plan;**
 - b) Reflect and respect the scale and intensity of use of surrounding dwellings;**

- c) Secure sufficient parking to meet the needs of the residents;**
 - d) Secure sufficient bin storage and cycle storage;**
 - e) Preserve the amenities of neighbouring properties.**
- 4. Developments for Class C1 Hotels will also be required to comply with national policies for the location of main town centre uses.**
- 5. Developments for Houses in Multiple Occupation will be required to secure an acceptable number and arrangement of communal facilities within the building.**

- 6.21** Other residential development is defined as use classes C1 Hotels, C2 Residential Institutions, and C4 Houses in Multiple Occupation (HMOs), and any sui generis residential uses, such as larger HMOs.
- 6.22** These are all uses which can make a positive contribution to an area and which can help to meet a range of accommodation needs to support the District. The first part of the policy considers the general location appropriate for these uses. Hotel development is also subject to the sequential test for main town centre uses (Part 4).
- 6.23** The second part of the policy deals with issues that can arise through overconcentration. Although this is difficult to quantify and a matter of planning judgement, when an area which is predominantly characterised by single family housing has an overconcentration of other forms of specialist housing, including Hotels, Care Homes or HMOs, this can result in fundamental and unacceptable changes to the character of the area.
- 6.24** HMOs in particular can provide valuable low cost housing for a range of groups including for example students, those on low incomes, and single young professionals. HMOs include small scale HMOs within Use Class C4 and large scale sui generis HMOs. Some HMO development can be carried out as Permitted Development without applying for planning permission. This policy applies to those developments which require express planning permission.

- 6.25** Many HMO's exist in balance with the surrounding family housing. However, HMO's can give rise to adverse impacts. Although not all of these impacts are planning matters, issues relating to the scale and intensity of use are relevant to the impact of development on the character and amenity of the area. These issues, relevant in their own right, are compounded by overconcentration.
- 6.26** In assessing the scale and intensity of the use proposed the Council will have regard both to the overall scale of development proposed and also the likely occupation density within the building. Development is not acceptable where it would result in too great a scale or intensity of use as this has an unacceptable impact on the character and amenity of an area. This can be either as a result of an excessive scale of building, or as a result of an excessive density of occupation within a building. Development should therefore be designed to reflect the scale and intensity of use of other housing in the area in terms of both occupation density and built form.
- 6.27** For HMO development, part 5 of the policy also requires an additional assessment of the number and arrangement of communal facilities provided, such as lounges, kitchens and other common rooms (not including bathrooms). Generally the Council will expect a ratio of one common room to every three bedrooms. The proposed number of bedrooms in any given case will be rounded up or down to the nearest multiple of 3. For example, 4 bedrooms would be rounded to 3 and require 1 common room, whilst 5 bedrooms would be rounded to 6, and require 2 common rooms. The number and distribution of bathroom facilities will also be relevant. However, this is not only a quantitative exercise. The quality of the provision is also a factor. This policy is required not only to help ensure a minimum quality of accommodation but also to help ensure that occupation density does not become excessive. Large scale HMOs will generally be unacceptable in areas of predominantly family housing unless they are designed to create smaller groups of bedrooms with domestically scaled facilities dispersed around the development. The Council may adopt SPD providing detailed guidance on Houses in Multiple Occupation.

- 6.28** Part three of the policy sets out the building design and site planning requirements for developments of this type. (Most such developments will also be subject to separate licensing requirements.) This is in addition to the main policy relevant to high quality design, DM35 Placemaking and Design Quality. Extensions to existing small scale, HMOs should also be considered against DM36 House Extensions.

DM24 – Affordable housing

- 6.29** Policy DM24 sets out the level of affordable housing, and the thresholds at which these requirements come into effect.

POLICY DM24 – AFFORDABLE HOUSING

- 1. The Council will require all developments for more than 10 dwellings or more than 1000 sqm of residential floorspace to provide on-site affordable housing of at least:**
 - a) 40% of the total gross internal area on sites that are greenfield land or were last used for Class B business use or a similar sui generis employment-generating use, or;**
 - b) 30% of the total gross internal area on all other sites,**
- 2. Within the Chilterns AONB, the Council will require a commensurate financial contribution towards the provision of affordable housing from all developments of between 6 and 10 dwellings and/ or over 1,000 square metres residential floorspace (inclusive).**
- 3. Where a development falls below the size thresholds in 1 or 2 but is demonstrably part of a potentially larger developable area above those thresholds, the Council will require affordable housing on a pro rata basis.**

- 6.30** Key principles that will govern the application of this policy:
- i. It applies to Houses and apartments within Class C3 of the Use Classes Order, and Serviced apartments and other accommodation (what-ever use class) which may provide communal facilities but

which provide all of the facilities of a single dwelling in self-contained units

- ii. It does not apply to starter home exception sites
- iii. The thresholds that trigger an affordable housing requirement are gross thresholds.
- iv. All requirements will be subject to the physical circumstances of the site and economic viability. Vacant building credit will apply where appropriate. Further detail is set out in a Supplementary Planning Document
- v. Where a site contains elements of both greenfield and/or brownfield land and/or previous residential land the proportion of affordable housing required will be calculated pro rata.

6.31 The National Planning Policy Guidance¹⁴³ enables local planning authorities to apply lower affordable housing thresholds in rural areas designated under section 157(1) of the Housing Act 1985, which includes National Parks and Areas of Outstanding Natural Beauty. Consequently, the district council is only able to apply the lower threshold to the rural parishes that fall within the Chilterns AONB. The higher affordable housing threshold of 10 dwellings and/ or 1,000 sqms will apply in rural areas outside of urban areas and the Area of Outstanding Natural Beauty.

6.32 It is important that new residential development meets the identified needs of the District. The Housing and Economic Development Needs Assessment (HEDNA) identifies that for the plan period there is a need for 3,100 affordable homes or 23.5% of the full objectively assessed housing need. The majority of this need is for rented accommodation (85%) and for smaller dwellings (50%). Currently affordable housing is provided by four main sources:

¹⁴³ National Planning Policy Guidance, Planning Obligations (November 2016) paragraph 031 reference ID 23b-031-20161116

- through Registered Social Landlords and other providers making direct provision, outside of planning negotiations
- by negotiating a proportion of affordable housing on site specific housing or mixed use allocations
- by negotiating a proportion of affordable housing on windfall sites
- through rural exceptions affordable housing to meet local needs in accordance with Policy DM25

6.33 Affordable Housing is defined in the National Planning Policy Framework. The proposed inclusion of Starter Homes¹⁴⁴ in the definition of affordable housing, and further changes proposed in the Housing White Paper¹⁴⁵, could mean that the Council will look to maximise the amount of affordable rented housing that can be secured on sites that come forward to ensure a high number of rented homes are provided to meet the identified needs.

6.34 In setting targets the Council has had particular regard to the level of need, the housing land supply and the nature of that supply, and the impact of the policy on the viability of development. The Council is aiming to meet all of its affordable housing needs, however, the District has a restricted housing supply due to the constraints of the District. There are also a number of sites that make up the housing supply that will not contribute towards affordable housing e.g. smaller sites and office to residential conversions¹⁴⁶ and hence not all sites will contribute to the delivery of affordable housing.

6.35 The viability evidence indicates there is scope for higher levels of affordable housing provision from greenfield sites and from housing sites whose current or most recent previous use was for business use or a similar sui generis employment-generating use due to the differential between the existing use

¹⁴⁴ Written Ministerial Statement of Brandon Lewis MP (March 2015) 2 March 2015 and National Planning Practice Guidance, Starter Homes (March 2015) paragraph 001, reference 55-001-20150318

¹⁴⁵ Housing White Paper 'Fixing our broken housing market' (February 2017) paragraphs A118 – A128

¹⁴⁶ Permitted Development under Class O of The Town and Country Planning (General Permitted Development) (England) Order 2015

value and a residential use. The need and land supply situation¹⁴⁷ justifies a higher requirement for these types of sites.

- 6.36** In relation to viability the Council commissioned a viability assessment¹⁴⁸ of the Plan that tested the level of affordable housing provision in the District and although specific sites will vary the assessment indicated that the levels of affordable housing sought are viable. It is recognised that there are site specific factors that can affect viability. If a developer believes that the requirements of this policy in relation to their development or in relation to a specific site allocation is not viable, they must provide all the necessary financial evidence to justify that position. Any valuation of baseline land value must allow for the requirements of this policy and other known requirements such as CIL, for example.
- 6.37** The policy ensures that sites above the site size threshold are not subdivided to avoid having to provide affordable housing on sites that are otherwise suitable.
- 6.38** The Council will normally expect affordable housing secured to be provided on site. However it recognises that for practical reasons there may occasionally be local circumstances, particularly in relation to the smallest sites (i.e. just above the site size thresholds), for a financial contributions through S106 to be made in lieu of on-site provision or for off-site provision to be made. S106 contributions must include for land value as well as build costs. If off-site provision is sought, a planning application will be required in parallel with the main application, with the two being linked through a S106 agreement.
- 6.39** The affordable housing requirement is expressed as floorspace requirement as it is a more proportionate measure in terms of the overall level of development provided on a site. Residential schemes vary in terms of the types and mix of units as well as the size of the same types of dwellings. Using floorspace as a measure is also a simpler method of calculation and is

¹⁴⁷ Wycombe District Council Housing and Economic Land Availability Assessment (HELAA) publication version (September 2017, Wycombe District Council)

¹⁴⁸ Viability Assessment (May 2017, Adams Integra)

the same basis used for both Community Infrastructure Levy and viability assessments.

DM25 – Rural Exceptions Affordable Housing

6.40 Policy DM25 sets out our approach to development in rural areas on small sites where there is a need for housing for the local community, and there is a lack of sites that would accord with policy in the locality.

POLICY DM25 – RURAL EXCEPTIONS AFFORDABLE HOUSING

- 1. The Council will require development for small scale, rural affordable housing (including starter homes) to demonstrate that:**
 - a) There is specific, identified local housing need within the community;**
 - b) This need cannot be met on a site that would otherwise accord with policy;**
 - c) The location proposed is the best practicable location within the local area with regards to material considerations such as access to schools, jobs and services via sustainable transport modes;**
 - d) Any element of open market housing is necessary to secure the delivery of the affordable housing.**

6.41 It is envisaged that the future need for affordable housing to meet local needs in rural areas should mainly be assessed and addressed through Neighbourhood Plans. This policy provides an alternative route for communities to bring forwards rural exception affordable housing.

6.42 The NPPF states that Councils should consider meeting the housing needs of rural areas through rural exceptions schemes¹⁴⁹. There may be circumstances where a locally identified housing need cannot be met through the development of a site that would be acceptable in terms of national or local policies. The Council supports the development of

¹⁴⁹ National Planning Policy Framework (2012) paragraph 54

affordable housing to meet a locally identified need in locations that would not normally be acceptable by making an exception to adopted policy, subject to material considerations. Such schemes can be an important way of helping to sustain rural communities.

- 6.43** The NPPF also advises that a small proportion of the homes provided may be market homes at the local authority's discretion, for example where essential to enable the delivery of affordable units without grant funding. The Council considers that market housing in these circumstances should only be permitted where there is clear site specific evidence that this is needed and that no more market housing is provided than is absolutely needed.
- 6.44** The process of delivering a rural exceptions scheme is essentially a bottom up process where the local community initially take the initiative to identify if there is a local affordable housing need. This housing need is best identified through a survey of households in the community and undertaken by the Parish Council or other appropriate organisation. The geographical extent of the survey should be agreed with District Council, this could be a whole parish, single village, or a group of small hamlets
- 6.45** Households in 'local housing need' will be those who 'need' to be housed, but are unable to compete on the open market for house purchase, or for whom private sector rents are too high. They must have a strong demonstrable local connection to the community identified. Only schemes which are capable of proper management by a village trust or similar local organisation, such as a rural housing association registered with the Homes and Communities Agency will be considered to be acceptable.
- 6.46** All developments must be accompanied by a statement detailing the specific housing needs to be met in the short term, the means by which long term control over occupancy will ensure continued availability for local residents (this must be enforceable by the District Council and therefore will need to be the subject of a legal agreement to which the District Council is a party), and the reasons why the development cannot take place in accordance with other adopted policy.

- 6.47** It is strongly recommended that any developments are discussed with the District Council at an early stage, once a specific local need has been identified. There may be circumstances where a local housing need has been identified, but it is not financially viable to deliver the required housing. In such circumstances where this is clearly demonstrated through the use of an “open book” approach the Council will consider the use of private market housing to facilitate the delivery of the affordable housing.
- 6.48** Starter homes¹⁵⁰ are to be included as a type of affordable housing in circumstances where locally identified housing needs are being used to justify provision. In these circumstances a “local connection” tie will also be applied to the occupation of the starter homes.

DM26 – Criteria for traveller sites

- 6.49** Policy DM26 sets out our approach to the delivery of a supply of pitches for gypsies and travellers, and plots for travelling showpeople, in line with national planning policy¹⁵¹. The policy provides an approach based on an assessment of our local needs, as identified in the Buckinghamshire Gypsy, Traveller, and Travelling Showpeople Accommodation Assessment (2017).

POLICY DM26 – CRITERIA FOR TRAVELLER SITES

- 1. The development of new sites, or the extension or intensification of existing sites will only be allowed where:**
 - a) The site is not in the Green Belt;**
 - b) The site is not in the area shown in the plan in Appendix E.**
- 2. Proposals will be required to:**
 - a) Relate well to an existing settlement with access to services and it will not be isolated in the countryside by reason of distance or other barriers;**

¹⁵⁰ National Planning Practice Guidance, Starter Homes (March 2015) paragraph 001, reference 55-001-20150318

¹⁵¹ Planning policy for traveller sites (2015) paragraph 10

- b) Be of a scale which does not dominate the scale of the nearest existing settlement whether singly or cumulatively with any existing sites in the area;**
 - c) Accord with national policy for flood risk:**
 - i. Sites in fluvial flood zone 3 will not be permitted;**
 - ii. Sites in fluvial flood zone 2 will only be permitted if the applicant is able to demonstrate compliance with both the sequential and exceptions tests;**
 - iii. It follows a sequential approach to the location of development within the site in relation to risks from all sources and any residual risk can be successfully mitigated through SuDS without increasing the risk of flood elsewhere.**
 - d) Provide safe and convenient access to the highway network;**
 - e) Avoid unacceptable adverse impact on the amenity of neighbouring land users;**
 - f) Address any adverse visual impact.**
- 3. Development which results in the loss of pitches or sites will not be permitted, except where a reasonable alternative site is provided in line with the other requirements of this policy.**

6.50 This policy accords with the recommended approach in the Government’s Planning Policy for Traveller Sites (PPTS) (August 2015) “to ensure fair and equal treatment for travellers, in a way that facilitates the traditional and nomadic way of life of travellers while respecting the interests of the settled community.”

6.51 The Council has established accommodation needs for travellers with the other Buckinghamshire Districts. An update to the Buckinghamshire Gypsy

and Traveller Accommodation Needs Assessment (GTAA) was completed in February 2017 and published in September 2017¹⁵².

- 6.52** The Planning Policy for Travellers Sites has revised the legal definition for travellers, and indicates that to be classed as a traveller an individual should have a travelling lifestyle. This has created a split in policy terms between those who travel, and those who have permanently ceased to travel. The latest Buckinghamshire Gypsy, Traveller, and Travelling Showpeople Accommodation Assessment 2017 has identified and projected forward the needs of those who fit the revised legal definition and those who are classed as non-travelling.
- 6.53** The Buckinghamshire Gypsy, Traveller, and Travelling Showpeople Accommodation Assessment 2017 has identified a number of families whose travelling status is not known. These families may or may not meet the new legal definition (“status unknown”). We have adopted a cautious approach to this element of our identified need and assumed that these families meet the current legal definition; in doing so we expect to provide enough pitches for all travellers who meet the current legal definition.
- 6.54** On this basis, between 2016 and 2033 a total of 7 permanent pitches are required in Wycombe District for travellers, and 3 additional plots for travelling showpeople.
- 6.55** National policy also indicates that it is appropriate to allow some contingency or buffer to the overall requirements¹⁵³. It is considered that this should be approximately 10% on top of the identified need for travellers who meet the current legal definition. As noted at paragraph 6.53 above, we have taken the view that any family whose travelling status was assessed as unknown¹⁵⁴ meet the legal definition for the purposes of assessing our need. It is assumed that this approach will lead to a surplus of provision for

¹⁵² Buckinghamshire Gypsy, Traveller, and Travelling Showpeople Accommodation Assessment (February 2017, Opinion Research Services)

¹⁵³ National Planning Policy Framework (2012) paragraph 47

¹⁵⁴ In the assessment carried out by ORS, the Buckinghamshire Gypsy, Traveller, and Travelling Showpeople Accommodation Assessment (February 2017, Opinion Research Services).

travellers who meet the legal definition, addressing the need for a contingency buffer.

- 6.56** The Buckinghamshire Gypsy, Traveller, and Travelling Showpeople Accommodation Assessment 2017 takes a base date of February 2016 for its assessment of need. Since the February 2016 base date, the Council has granted permission for six additional pitches.
- 6.57** These permissions address some elements of immediate need which the Buckinghamshire Gypsy, Traveller, and Travelling Showpeople Accommodation Assessment 2017 recommended be addressed in the first five years of the plan period, as well as accommodating household growth, which the GTAA recommended be phased throughout the plan period.
- 6.58** Table 23 sets out the modified need for traveller pitches and travelling showpeople plots once these recent planning permissions have been taken into account. This need has been phased across the plan period.

Table 23 Need for Traveller pitches and Travelling Showpeople plots

Travellers	No. pitches 2016-23	No. pitches 2023-28	No. pitches 2028-33	Total
Travelling (or status unknown)	0	0	2	2
Travelling Showpeople (plots)	1	1	1	3

- 6.59** From recent planning permissions, we have met our need for pitches for travellers for the first part of the plan period (2016-23). The recent permissions have created a surplus which has also addressed the assessed need that was phased for the second part of the plan period (2023-28).
- 6.60** There remains a need for two pitches for travellers in the final five years of the plan period (2028-33). It is not considered appropriate to make a site allocation or identify a broad location to address this need, as no suitable sites with willing landowners have come forward at this time.

- 6.61** Travelling Showpeople: A need of three additional plots for travelling showpeople arising from new household formations over the plan period has been identified in the Buckinghamshire Gypsy, Traveller, and Travelling Showpeople Accommodation Assessment 2017. It is considered that this low level of additional need for plots can be accommodated through the intensification of existing travelling showpeople sites. This will be formally assessed as schemes come forward through the development management process, and will be subject to the criteria set out in this policy and any other relevant policies.
- 6.62** Transit Accommodation: The Buckinghamshire Gypsy, Traveller, and Travelling Showpeople Accommodation Assessment 2017 recognised that there is little evidence that there are any major regular or established travelling routes in Buckinghamshire or any information indicating a need for accommodation to be provided for anyone travelling through the area.
- 6.63** Travellers Who Have Permanently Ceased to Travel: The revision of the legal definition of a traveller creates an issue around whether pitches need to be provided to accommodate those who have a travelling lifestyle only; or whether those who no longer travel should be accommodated on pitches; or whether they could be accommodated in more traditional residential accommodation (bricks and mortar). The Council has taken the position that travellers who do not travel should have their cultural traditions respected, in line with their right to culturally appropriate housing under the Equalities Act (2010). Therefore this policy provides a criteria-based approach to accommodating the needs of both those who travel and those who do not; although only the needs of those who meet the legal definition set out in PPTS are formally accommodated through this policy.
- 6.64** In line with national policy, broad areas for where new provision could be accommodated are set out in this policy. Broadly, this is the area located in the north of the district, beyond the Green Belt, excluding land allocated in this plan for other development and the area indicated in appendix E. Within this broad area, land which falls into flood zone 2 or 3 would not be appropriate, owing to the vulnerable nature of caravans. Care would also

need to be taken when sites come forward that they comply with national policy set out in the Planning Policy for Traveller Sites, particularly with regards to being well related to existing settlements and not located in the open countryside.

- 6.65** Government policy says that “local planning authorities should ensure that sites in rural areas respect the scale of, and do not dominate, the nearest settled community”¹⁵⁵. It has been noted that in and around Marsh in the north of the District there are an approximately equal number of permanent dwellings and traveller pitches, dispersed across roughly 3 square kilometres of countryside. It is considered that any additional traveller sites in this particular area over and above those identified in this plan would dominate the settled community and would therefore be contrary to both this policy and government guidance.
- 6.66** Consideration should be given to the landscape impact of any new or expanded site, as well as the impacts on biodiversity, ecology, or heritage, in line with the specific policies on these areas located elsewhere within this plan. Adverse impacts should be avoided in the first instance through the consideration of reasonable alternative sites. Where reasonable alternatives are not available, every effort should be made to reduce impacts and provide adequate mitigation.
- 6.67** Where new sites are proposed within the AONB or its setting, special care should be taken to minimise the impact on the AONB or its setting, in line with the approach set out in policy DM31.
- 6.68** Any development in any area at risk of flood will be required to satisfy the sequential test, as set out in national policy and guidance. As caravans/mobile homes are highly vulnerable to flooding sites in the highest flood risk areas can only be permitted if the exceptions test is also satisfied.
- 6.69** There are other general policies which will be relevant to proposals for traveller sites, as they are to other forms of development. Anyone wishing to

¹⁵⁵ Planning Policy for Traveller Sites (2015) paragraph 25

acquire or develop a site for travellers should seek site specific advice from the Local Planning Authority.

DM27 – Housing for Rural Workers

6.70 Policy DM27 sets out an approach for considering applications for accommodation in the countryside, where the accommodation is for workers supporting rural enterprises and permission for accommodation would not otherwise be granted.

POLICY DM27 – HOUSING FOR RURAL WORKERS

- 1. Permanent accommodation for rural workers in locations where permission would not normally be granted is required to be:**
 - a) Essential to sustain the functioning of an established agricultural, forestry or other appropriate rural enterprise;**
 - b) Related to a functional need for a full-time worker or one who is primarily employed by the business to be resident at the location proposed;**
 - c) Supported by evidence that demonstrates that all alternative accommodation options have been explored and no satisfactory alternative means of providing accommodation has been identified;**
 - d) Of a size and cost commensurate with the established functional requirement for the enterprise and not exceeding 120 m² in gross external floor area.**
- 2. For new rural enterprises, only temporary accommodation in the form of a caravan or mobile home will be permitted.**
- 3. The removal of existing occupancy conditions on relevant planning permissions will only be permitted where the applicant can demonstrate that:**
 - a) The dwelling is genuinely surplus to the current and foreseeable future employment needs of the holding or business that the dwelling is**

currently associated with; and

b) There is no foreseeable need for housing for persons employed or last employed in agriculture or other rural enterprises in the locality.

- 6.71** The NPPF makes it clear that Local Planning Authorities should avoid granting permission for isolated new homes in the countryside. One of the few circumstances where such development may be justified is where accommodation is required to support the operation of an agricultural, forestry or other rural enterprise. The core principle is that there must be an objective assessment of need to justify an exception to the normal restrictions on the location of new housing. A permanent residential presence must be required for the business to function, and the business must be one that requires a rural location by the nature of its activities.
- 6.72** In most cases, it will be as convenient and more sustainable for such workers to be accommodated in existing dwellings in nearby towns or villages. However, for purposes such as business security and animal welfare, new dwellings will be considered. The Council will scrutinise all applications for new occupational dwellings against the criteria in the policy to ensure this exception is not abused and to prevent speculative development in the countryside.
- 6.73** In the case of new enterprises, whether on an existing land holding or a newly created subdivision, the Council will only grant consent for a temporary accommodation for a period of three years. This period will normally be sufficient to establish whether the business can demonstrate ongoing profitability and a sound financial footing for the foreseeable future, such as to justify a permanent replacement. Extensions to this period will only be considered in exceptional circumstances, for example, where a new business has been affected by temporary external factors, such as an animal disease epidemic.

- 6.74** Accommodation to house rural workers that fully meets the terms of this policy will also be considered appropriate development in the Green Belt (Policy DM42).
- 6.75** Where permission is granted under this policy a condition will be imposed which limits occupation of the dwelling to a person solely, mainly or last working in a local rural enterprise, or a widow, widower or resident dependants of such a person.
- 6.76** Proposals to remove existing occupancy conditions like this will be considered on a case by case basis and will need to be supported by clear evidence. The Council recognises that changes in the scale and character of farming or other rural enterprises may affect the requirement to retain dwellings of this type in particular locations. To establish the current market interest in a restricted property it should be widely marketed on terms reflecting its occupancy condition normally for at least 12 months or an appropriate period as agreed with the Local Planning Authority and no interest in occupation has been indicated. However the general presumption will be to retain such restrictions, as it will normally still serve a planning purpose to maintain the existing stock of workers' dwellings in the long term, notwithstanding any current lack of need in an area.

Fostering economic growth and supporting local communities

DM28 – Employment areas

- 6.77** Policy DM28 designates Strategic and Local Employment Areas, which are restricted to business uses (B Class uses) in order maintain an appropriate supply of employment in the District.

POLICY DM28 – EMPLOYMENT AREAS

- 1. In areas designated as Strategic Employment Areas on the Policies Map development will be restricted to B Class uses as specified in the Use Classes Order.**
- 2. In areas designated as Local Employment Areas on the Policies Map development will be mainly restricted to B Class uses. Similar sui generis uses will also be allowed. Certain other uses falling within Class D1 will also be allowed where these comprise clinics, health centres, GP or dental surgeries.**
- 3. Other uses that support the business uses of either type of area will also be allowed where they are small scale, and directly support the character and function of the designated Employment Area.**
- 4. Other uses will not be permitted in the designated Employment Area.**

- 6.78** The areas designated as Strategic Employment Areas and Local Employment Areas are shown on the Policies Map and listed in Appendix G.

- 6.79** Strategic Employment Areas are the most important employment areas in the district and include areas that provide either high value B1 uses such as quality office (and some light industrial premises) in attractive, accessible locations or are large scale industrial areas which accommodate a significant

amount of floorspace. One of the aims of the policy approach set out in policy CP5 Delivering Land for Business is to improve and enhance the quality of employment land in the District. As such, any new development taking place in these areas should only be for B uses or uses which support the Strategic Employment Areas and that complement the quality of accommodation and the types of activity already taking place.

- 6.80** Local Employment Areas are important concentrations of businesses, but are generally lower quality accommodation and types of activity taking place. On the whole these areas often have a higher concentration of B2 and B8 uses. It is important to safeguard the employment generation role these areas have by ensuring that any new development continues to generate employment. The sites designated under this policy were assessed as being sites that should be retained by the Economy Study¹⁵⁶ and the Council has subsequently undertaken a further review of employment sites¹⁵⁷.
- 6.81** The non-B class uses which would be allowed within these areas should either be for uses that directly benefit or serve the people working in businesses within them or they may be health related uses. Examples of the first category are catering outlets, crèches, or banking facilities where there are not any that are currently within walking distance of the employment area. Large scale non-B class uses which clearly serve a wider catchment than the employment area are inappropriate. Examples of the second category include clinics, health centres, GP or dental surgeries.
- 6.82** Recently introduced permitted development rights limit the Council's ability to prevent changes of use to residential in some circumstances. If it becomes apparent that these permitted rights are undermining the economic role of any employment areas the Council will consider the use of other planning tools such as Article 4 directives to further safeguard them.

¹⁵⁶ Wycombe District Council Economy Study and Employment Land Review (January 2014, Peter Brett Associates)

¹⁵⁷ Report to the Wycombe District Council Cabinet dated 20 September 2015, 'Short Term Employment Land Review'

6.83 The NPPF promotes a sequential approach to main town centre uses¹⁵⁸, which includes Class B1(A) Offices. Whilst sites in and around the main town centres will remain the main focus for town centre uses, there is not capacity to meet the full forecast need for offices in these locations alongside retail needs and other town centre uses. As such office development within the allocated employment areas will be considered acceptable in terms of the sequential approach.

DM29 – Community facilities

6.84 Policy DM29 sets out our approach to meeting the need for community facilities where new development takes place, and our approach to developments for the loss or redevelopment of existing facilities. This policy ensures that development meets the full range of needs for community facilities, either through the retention or enhancement of existing facilities, or through the provision of new or extended facilities.

POLICY DM29 – COMMUNITY FACILITIES

- 1. Development which cannot be adequately served by existing built facilities is required to provide sufficient additional built facilities as are needed to meet the needs of future occupants. This assessment shall take account of the capacity and accessibility of existing facilities. In assessing capacity, first priority will be given to allocated and committed growth in the area.**
- 2. Land or buildings currently or last occupied for community use must be retained unless the applicant has clearly demonstrated through an exhaustive needs assessment that the land and/or buildings proposed to be lost are surplus to any community needs.**

6.85 The NPPF says that ‘the planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities’ and that ‘planning policies should guard against the unnecessary loss of valued

¹⁵⁸ National Planning Policy Framework (2012) paragraph 24

facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs.¹⁵⁹ Planning policies should also “promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship”¹⁶⁰.

6.86 This policy applies to the full range of facilities required for communities to meet their day to day needs for social, recreational and cultural activity. Although not an exhaustive list community uses protected by the this policy include:

- Public halls (including Community/Youth Centres),
- Places of worship, churches and church halls
- Post Offices
- Local/neighbourhood shops within both urban and rural areas
- Indoor and outdoor sports facilities (see paragraph 6.91 below)
- Schools and non-residential education and training centres
- Libraries
- Day nurseries/crèches
- Health centres, clinics, consulting rooms (including doctor's surgeries and dental practices)
- Museums, art galleries, exhibition halls
- Public houses

6.87 These uses enhance the sustainability of communities and residential environments and the presumption is therefore that they should be retained. In rural areas, pubs serve a unique, and pre-eminent, role as community facilities. In all cases the onus is on the developer to evidence that their removal will not reduce the community's ability to meet its day-to-day needs for social, recreational or cultural facilities or services. The Council will therefore normally resist the loss of community facilities and land.

¹⁵⁹ National Planning Policy Framework (2012) paragraphs 69 and 70

¹⁶⁰ National Planning Policy Framework (2012) paragraph 28

- 6.88** The focus of this policy is the array of land and buildings across the District currently or last used for a community use, not the current business or occupier per se. This is important as all such uses are generally lower value uses of land that would be highly vulnerable to development pressures without this protection, and affordable land for such uses is a highly scarce commodity. Protecting land and buildings in this way allows for new and different community uses to replace past uses within communities. This is necessary to prevent the longer term incremental loss of land and buildings for such uses. For that reason, the viability of the current enterprise is not of great relevance, and it will not justify the release of a site to uses other than community uses.
- 6.89** The Wycombe District Community Facilities strategy (2009, updated 2014) provides information about the current levels of provision of formal community facilities such as village halls, meeting halls and community centres. It also identifies where any deficiencies exist and directs future work towards meeting shortfalls in specific geographic areas. However the scope of this policy is wider including a range of uses which provide services to communities, and places for communities to meet. The Community Facilities SPD (2011) sets out a methodology for assessing the need for a community facility in a given area, but this will be reviewed and (if necessary) replaced following adoption of this new Local Plan. When the Council adopts further detailed guidance on these issues, this guidance will be used to help assess developments against this policy. Where an applicant is seeking to redevelop or change the use of the land from its existing community or sports use, they should discuss with the Council at the pre-application stage the nature of other community needs (for facilities) in the area. In addition, where in accordance with the Statement of Community Involvement, the applicant has undertaken pre-application consultation with the community; this consultation should include consideration of the need for other community and sports facilities in the area. The outcome of that consultation should be shared with the Council prior to submitting a planning application. There may be exceptional circumstances where a financial contribution is appropriate rather than the re-provision of a community facility, such as to

enhance provision of a new or existing facility, however, this is will not be the normal or accepted approach.

- 6.90** Pubs and other community facilities can also be listed as Assets of Community Value (ACV). Once an application for ACV is successful, this gives certain rights to the community to bid for the asset, should it come forward for sale. The owner is however under no obligation to sell, nor to sell to the bidders using the ACV process. Although it also considers community use, the process of applying for ACV status is separate to the planning process. If a facility is an ACV it is a material consideration for the planning process.
- 6.91** In relation to indoor and outdoor sports facilities, existing sports facilities are protected by this policy (part 1) however the requirement in part 2 for new facilities to support growth does not extend to outdoor sport and play, which are subject to existing Policy requirements in DM16 of the Delivery and Site Allocations DPD. Early consultation with Sport England is essential for anyone proposing development of any sports pitch.
- 6.92** Site specific policies may include specific requirements in relation to community facilities.

Placemaking

- 6.93** Positive place making is indivisible from good planning and sustainable development, and a thorough understanding of context at every scale is central to positive place making. The overriding context for all development in the District is the Chilterns Area of Outstanding Natural Beauty, which has a cultural significance which extends beyond the strict legal extent of its formal designation. Within the Area of Outstanding Natural Beauty boundaries protection of the landscape is paramount, but the influence of the Area of Outstanding Natural Beauty landscape and traditions can be seen throughout High Wycombe and the rest of the District.

DM30 – The Chilterns Area of Outstanding Natural Beauty

- 6.94** A large proportion of the Wycombe District is within the Chilterns Area of Outstanding Natural Beauty. Policy DM30 sets out our local requirements concerning developments that may come forward within the Chilterns AONB. It is supplemented in particular by Policy DM32 Landscape Character and Settlement Patterns.

POLICY DM30 – THE CHILTERNNS AREA OF OUTSTANDING NATURAL BEAUTY

- 1. The Council will require development within the Chilterns Area of Outstanding Natural Beauty to:**
 - a) Conserve, and where possible enhance, the natural beauty of the Chilterns AONB;**
 - b) Be appropriate to the economic and social wellbeing of the local communities within the AONB, or to promote the understanding or enjoyment of the AONB;**
 - c) Deliver the highest quality design which respects the natural beauty and built heritage of the Chilterns and enhances the sense of place and local character.**
- 2. Planning permission for proposals which constitute major development within the Chilterns Area of Outstanding Natural Beauty will only be permitted in exceptional circumstances.**
- 3. Development in the setting of the Area of Outstanding Natural Beauty must not have a significant adverse impact on the natural beauty of the Chilterns Area of Outstanding Natural Beauty.**

- 6.95** Areas of Outstanding Natural Beauty represent areas of the highest scenic quality, and, in landscape terms, are intended to enjoy equal status with National Parks. The primary purpose of Area of Outstanding Natural Beauty designation is the conservation of the natural beauty of the landscape.

- 6.96** The Chilterns Area of Outstanding Natural Beauty is a living landscape encompassing a variety of character areas and a range of settlements types. The Chilterns Area of Outstanding Natural Beauty’s special qualities include the steep chalk escarpment with areas of flower-rich downland, broadleaved woodlands (especially beech), commons, tranquil valleys, the network of ancient routes, villages with their brick and flint houses, globally rare chalk streams and a rich historic environment of hillforts and chalk figures. The Chilterns has areas of tranquillity and remoteness along with visually sensitive skylines, geological and topographical features as which contribute towards making this a special landscape.
- 6.97** The Chilterns Area of Outstanding Natural Beauty covers 13 local authorities and the Councils work together to safeguard the future of this shared nationally protected area through the Chilterns Conservation Board. The Chilterns Conservation Board produces a range of documents including a statutory 5 year management plan, a series of position statements, and the Chiltern Buildings Design Guide which is supported by a number of specific technical notes; these can be used to as a material consideration in in the determination of planning applications and should be used to inform the formulation of planning proposals.
- 6.98** The Council will therefore consider all proposals for development within the Chilterns Area of Outstanding Natural Beauty very carefully, and will not permit any development that would unacceptably harm its natural beauty. In applying this policy, the Council will require developers to provide a Landscape and Visual Impact Assessment for any significant proposals within the Area of Outstanding Natural Beauty or its setting. The Council will advise on a case-by-case basis whether this is required.
- 6.99** The legal framework for Area of Outstanding Natural Beauty s is set out in Part IV of the Countryside and Rights of Way Act 2000 (CROW). Section 85 of the CROW Act places a legal duty on the Council: “In exercising or performing any functions in relation to, or so as to affect, land in an Area of Outstanding Natural Beauty, a relevant authority shall have regard to the purpose of conserving and enhancing the natural beauty of the Area of

Outstanding Natural Beauty.” Section 87 of the CROW Act places a similar duty on the Chilterns Conservation Board, who are also required to have regard to “increasing the understanding and enjoyment by the public of the special qualities of the Area of Outstanding Natural Beauty” and also to “foster the economic and social well-being of local communities within the Area of Outstanding Natural Beauty”. Section 92 of the CROW Act specifies that “the natural beauty of an area includes [...] its flora, fauna and geological and physiographical features.” The Act sets out that in exercising these secondary functions, they should not undermine the primary duty of protecting the Area of Outstanding Natural Beauty.

- 6.100** The National Planning Policy Framework advises that “Great weight should be given to conserving landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty” but also that due regard is had to the economic and social well-being of all rural communities (NPPF 115 and section 3).
- 6.101** This policy is drafted to reflect this legal framework, giving priority to the natural beauty of the Area of Outstanding Natural Beauty. Part 1 of the Policy draws together the NPPF guidance on Areas of Outstanding Natural Beauty with other issues arising from the CROW duties noted below.
- 6.102** Section 2 of the Policy replicates paragraph 116 of the NPPF, but is included here for clarity. The NPPF sets up a public interest exceptions test for major development. Major development cannot be simply defined in terms of numbers, but is a matter of the impact, or extent of harm, on the Area of Outstanding Natural Beauty, as well as the scale of development proposed. The term major development in this context therefore does not refer to the familiar planning application thresholds (10 dwellings) or any other numerical threshold but instead requires the Council to judge the significance of a proposal in its specific context. Section 3 of the Policy relates to development in the setting of the Area of Outstanding Natural Beauty. Section 85 CROW requires the Council to have regard to Area of Outstanding Natural Beauty purposes in the exercise of their functions not

only in relation to land within the but also as they might affect land in an Area of Outstanding Natural Beauty.

6.103 Development proposals which lie outside the Area of Outstanding Natural Beauty but within its setting can also have impacts on it. The Council's duty of regard applies to development outside but which would affect land in an Area of Outstanding Natural Beauty. For example, views out of the Area of Outstanding Natural Beauty from key visitor viewpoints into surrounding areas can be very significant. Although it does not have a defined geographical boundary, the setting of the Chilterns Area of Outstanding Natural Beauty is the area within which developments, by virtue of their nature, size, scale, siting, materials or design could be considered to have an impact, either positive or negative, on the natural beauty and special qualities of the Chilterns Area of Outstanding Natural Beauty.

DM31 – Development affecting the Historic Environment

6.104 Policy DM31 sets out how we will protect historic environments.

POLICY DM31 – DEVELOPMENT AFFECTING THE HISTORIC ENVIRONMENT

1. All development is required to conserve and, where possible, enhance the Historic Environment. Great weight will be given to avoiding adverse impacts on designated and non-designated heritage assets, their settings, and other character features or positive elements of special interest.

Designated heritage assets include:

- a) Listed Buildings (including locally listed buildings)**
- b) Scheduled Monuments (including non-scheduled archaeological remains of equivalent significance)**
- c) Historic parks and gardens**
- d) Conservation areas**
- e) Scheduled monuments, designated historic parks and gardens, and conservation areas are shown on the Policies Map.**

- 2. Developments likely to affect the significance of designated or non-designated heritage assets, or their setting, are required to evidence a thorough understanding of context through the preparation of a proportionate assessment of the significance of the historic environment, both on and off site, and demonstrate how:**
 - a) Through physical alterations and, where relevant, a management plan:**
 - i. The historic environment will be conserved or enhanced;**
 - ii. Opportunities to enhance the historic environment have been maximised.**
 - b) A sequential approach has been taken to avoid, minimise and mitigate harm.**
- 3. Developments which secure the preservation of buildings and other heritage assets that are deemed to be at risk by national and local heritage at risk registers will be supported.**
- 4. Developments resulting in the loss of the whole or part of a heritage asset will only be permitted exceptionally, and where it can be demonstrated that the new development will proceed after the loss has occurred. In these circumstances recording and analysis of that asset must be undertaken to an appropriate standard with deposit in a public archive.**

6.105 Heritage assets are defined as buildings, monuments, sites, places, areas, or landscapes identified as having a degree of significance meriting consideration in planning decisions because of their historical, architectural, artistic or archaeological interest. They can be formally designated, or non-designated, being identified through the development process or addition to the Wycombe Local Heritage List or the County Historic Environment Record. They are irreplaceable, and national policy places substantial weight on their protection, conservation, and enhancement.

6.106 Where development is proposed that could affect the significance of any heritage asset, the Council will require a heritage asset statement to be

submitted. The heritage asset statement should describe the significance of the asset and its setting, with appropriate references (such as the Historic Environment Record or an archaeological evaluation). It should set out the impact of the development on the heritage asset(s) and be proportionate to the scale of the development and the impact. Heritage Statements should be supported, where appropriate, by desk-based assessments, field evaluations, and historic building reports.

- 6.107** Heritage asset statements should demonstrate how the developments have been designed to better reveal or conserve a Heritage Asset; failing that, to avoid any adverse impact; or if this is not possible, only then setting out how the impact can be minimised or mitigated, and, if there is residual harm, why the public benefits of the development outweighs that harm. Additional evidence, such as marketing details and/or an analysis of alternative proposals will be required where developments involve changes of use, demolitions, subdivisions or substantial extensions.
- 6.108** National policy sets out that the weight afforded to heritage assets when considering applications for development should be proportionate to their importance¹⁶¹. This weight should be applied in full when considering applications for development affecting heritage assets in the Wycombe district, and it is expected that any evidence supporting developments will be appropriately detailed proportionate to the assets importance. Equally it is expected that should a heritage asset which has not been formally designated be identified, for example through the development management process, then it will be given a weight proportionate to its importance and equal to that of a formally designated heritage asset¹⁶².
- 6.109** The District is home to 1,234 Listed Buildings, including 19 Grade I Listed Buildings and 87 with Grade II* designation. Each possesses significant historic value or architectural features which contribute to the historic environment. An overview of these features given in the National Heritage List for England, maintained by Historic England, is mainly intended to

¹⁶¹ National Planning Policy Framework (2012) paragraph 132.

¹⁶² National Planning Policy Framework (2012) paragraph 135.

identify the building and is not an exhaustive historic assessment.

Applications for development affecting Listed Buildings will need to demonstrate that full and proper consideration has been given to their special characteristics.

- 6.110** It is preferable for Listed Buildings to be retained in their original uses, however, where it is demonstrated that the original use is not viable, an appropriate change of use will be considered in order to prevent the Listed Building from falling into disuse and disrepair, in line with the presumption in favour of sustainable development.
- 6.111** Similarly, where a heritage asset is identified as at risk through inclusion on a local or national heritage at risk register, greater consideration will be given to schemes which can remove the risk and achieve the preservation of the heritage asset. These schemes will be required to accord with the rest of the requirements of this policy and other relevant policies in this plan.
- 6.112** Buildings erected before 1948 within the curtilage of Listed Buildings are typically considered to be designated as a part of the Listing, and they should be protected and retained, unless substantial benefit may be demonstrated by their loss, or their loss improves the appearance or historic character of the Listed Building.
- 6.113** There are 61 conservation areas in the Wycombe District, which were designated to denote areas of special character. Development in these areas should preserve or enhance the special interest, character or appearance of the area, and especially those positive elements identified in any Conservation Area Appraisal, including local building traditions, views, vistas, spaces, street patterns, uses and trees.
- 6.114** The Council has published and adopted character appraisals for many of the District's conservation areas, and where development is proposed in a conservation area with an appraisal, the conservation area appraisal should be referenced to guide development. Where an appraisal is not available, developers are required to submit character statements to demonstrate the impact of the development upon their character and appearance of the

conservation area, and these will be assessed by the Council against the guidance issued by Historic England.

- 6.115** There are currently 54 Scheduled Monuments within the Wycombe District. They are designated by the Secretary of State for Culture, Media and Sport and are protected under the terms of the Ancient Monuments and Archaeological Areas Act 1979, as amended by the National Heritage Act 1983. Scheduled Monument consent for works directly affecting the structure of the monument must be obtained from the Secretary of State in addition to any planning permission or other consent which may be required.
- 6.116** Archaeological notification areas are areas within which there is specific evidence recorded on the Buckinghamshire Historic Environment Record indicating the existence, or probable existence, of heritage assets of archaeological interest. Where a development proposal is within an archaeological notification area, an appropriate assessment should be carried out and submitted with the proposal. Should archaeological remains be discovered, then effort should be made to preserve them in situ. If this is not justifiable or feasible, then provision should be made for excavation, recording and the appropriate publication or curation of the findings with deposit in a public archive. It should be noted that significant heritage assets occur outside of the notification areas and that the Historic Environment Record and advice team at Buckinghamshire County Council should be consulted over major schemes.
- 6.117** There are a total of eleven designated historic parks and gardens located throughout the District, and a further ten non-designated parks and gardens of quality and interest have been identified. Each park and garden has features which form an integral part of their special character or appearance. Development should not lead to the loss of or harm to these features, and proposals should ensure that development does not detract from the enjoyment, layout, design, character, appearance or setting of the park or garden, key views out from the park, or prejudice its future conservation or restoration. Where development affects a historic park or garden, management plans or visual impact assessments may be required.

DM32 – Landscape character and settlement patterns

6.118 Policy DM32 sets out our overall approach to judging the effect of development on landscape character and settlement pattern. Whilst the Chilterns Area of Outstanding Natural Beauty landscape is afforded the highest level of protection, areas of countryside outside the AONB also have valuable qualities. Although these landscapes are not nationally recognised, they have their own special character. The Thames Floodplain area is the most prominent of these.

POLICY DM32 – LANDSCAPE CHARACTER AND SETTLEMENT PATTERNS

- 1. Development is required to protect and reinforce the positive key characteristics of the receiving landscape and existing settlement patterns.**
- 2. Development is required to evidence a thorough understanding of the landscape and demonstrate a positive response to its attributes, taking account of:**
 - a) Existing landscape/townscape character appraisals and design guidance;**
 - b) The existing and historic pattern of fields, hedgerows, woodlands, trees, water bodies, the underlying topography, and other landscape features on and around the site;**
 - c) Tranquillity and darkness;**
 - d) Views and vistas, both from and towards the site, paying particular attention to hilltop and skyline views and areas that contribute to separation between settlements.**
- 3. Development is required to demonstrate that a mitigation hierarchy has been followed in a cumulative way, to avoid, minimise and mitigate harm; and that opportunities for enhancement have been taken.**
- 4. Development must not, individually or cumulatively, result in the actual or**

perceived coalescence of settlements.

- 6.119** Landscape character is the distinct and consistent pattern of elements that unifies one landscape area and distinguishes it from another. Key characteristics are the individual landscape features that combine to give an area its sense of place. Particular attention should be paid to landscape features that make a positive contribution to local distinctiveness.
- 6.120** The 2011 Wycombe District Landscape Character Assessment (WDLCA) identifies a range of district scale landscape character areas. It sets out a description and evaluation of each character area, identifies their key characteristics and lists a series of landscape guidelines for development.
- 6.121** This assessment and the guidelines should form a basis for further local scale landscape assessment which should then be used to inform development. Other existing character assessments including the Buckinghamshire Historic Landscape Characterisation and the Buckinghamshire Historic Towns report should be taken into account, along with other guidance such as the Chilterns Buildings Design Guide and supplementary technical notes, Institution of Lighting Professional Guidance for the Reduction of Obtrusive Light and the upcoming WDC Building Heights Strategy.
- 6.122** Settlement form and settlement patterns are an important component of landscape character. The towns and villages within the District each exhibit a distinct character and range of intrinsic qualities which are based on the settlements' historic built form, layout and their wider setting. Development should reflect established settlement forms and patterns in order to protect their character.
- 6.123** Much of the pressure for development is around the edges of settlements and has the potential to lead to their coalescence either through physically or perceptually reducing the gap between them or by introducing an increase of activity which has an urbanising effect. The landscape between settlements

throughout the District should remain essentially free from development and urbanising features/activities in order to provide an actual and perceived visual break and a sense of openness between settlements. The Council considers that preventing physically separate settlements from merging is an important aspect of landscape character.

DM33 – Managing Carbon Emissions: Transport and Energy Generation

6.124 Policy DM33 sets out our local requirements for developments with respect to transport modes, particularly sustainable modes, and sets out the need to deliver a suitable level of parking provision. The policy applies to all development.

POLICY DM33 – MANAGING CARBON EMISSIONS: TRANSPORT AND ENERGY GENERATION

1. Development is required to:

- a) Be located to provide safe, direct and convenient access to jobs, services and facilities via sustainable transport modes;**
- b) Be provided with safe and convenient access to the local highway network for all modes and appropriate access for servicing;**
- c) Make provision for alternative vehicle types and fuels;**
- d) Include measures to reduce reliance on single occupancy car trips and to increase the use of sustainable transport modes;**
- e) Provide for parking sufficient to meet the needs of future occupants and to ensure there is no significant adverse impact from overspill parking;**
- f) Ensure that any material adverse impacts on existing and forecast traffic conditions are mitigated;**
- g) Integrate renewable technologies into developments;**
- h) Investigate, and where feasible implement, district wide energy or heating schemes, for larger scale developments.**

- 6.125** Please note in relation to street design, please refer to DM35
- 6.126** Working with the Highway Authority, the Council will tailor these requirements to the scale and significance of each proposal. These policies should also be read in the context of the Local Transport Plan and its supporting documents (currently LTP4 and the emerging Freight Strategy, Walking and Cycling Strategy and Highways Development Management Policy). National guidance such as Manual for Streets (1 and 2)¹⁶³ and the Government’s Cycling and Walking Investment Strategy (April 2017) will also be relevant. These will all be material considerations relevant to judging the transport impacts and requirements of development.
- 6.127** Sustainable development includes having access to jobs, services and other facilities, promoting sustainable transport, and actively managing the location of development to make the fullest possible use of sustainable transport opportunities for movements around (and beyond) the District. Sustainable transport includes high quality public transport and active transport such as walking and cycling. Promoting sustainable transport is part of sustainable development but also contributes to wider sustainability and health objectives¹⁶⁴. This policy implements these aims and reflects the approach set out in the Local Transport Plan.
- 6.128** Paragraph 29 of the NPPF says that ‘opportunities to maximise sustainable transport solutions will vary from urban to rural areas’. Like much of the South East, Wycombe District is a mainly rural district with a number of towns and villages in relatively close proximity. Nationally, the greatest opportunities for sustainable transport solutions will naturally be in the large metropolitan cities. The least opportunity will be in the more remote rural areas elsewhere in the country. The geography and transport infrastructure of Wycombe District and its main towns (and their proximity and connectivity beyond the District, e.g. to Aylesbury, Beaconsfield, Oxford or London) provides the conditions for all new development to be accessible by

¹⁶³ Manual for Streets (2007, DCLG & Department for Transport) and Manual for Streets 2: Wider Application of the Principles (2010, The Chartered Institution of Highways & Transportation)

¹⁶⁴ National Planning Policy Framework (2012) paragraph 17 (point 11) and paragraphs 29-41.

sustainable transport modes provided it is in the right locations. Locations outside of Tiers 1 to 4 in the Settlement Hierarchy and Strategy (see Policy CP3) are unlikely to satisfy the requirement in 1a of this policy without significant improvements to existing sustainable transport options.

- 6.129** The requirement for safe and convenient access in 1b applies to all modes of transport that could reasonably be expected to access the development. This will almost always include access by car, foot and bike. On larger developments this will also include buses and delivery vehicles for home shopping and emergency services etc.
- 6.130** As part of planning for safe and convenient access in the layout of development, developers should also aim to promote and prioritise the use of sustainable transport modes (part 1d of this policy). Depending on the scale of development this might involve, for example, simply providing adequate bike storage for a small flatted development, or on a larger scale, a full green travel plan package coupled with public transport improvements and new cycle routes.
- 6.131** Provision for alternative vehicle and fuel types (1c) will need to take into account forecast market demand, and the most recent evidence in relation to air quality. This will vary with location and form of development, but as a minimum needs to make passive provision to allow for future flexibility.
- 6.132** Whilst the Council is committed to improving sustainable transport options, car travel will remain a significant mode of travel for the foreseeable future. As such it is critical that new development provides sufficient parking to meet the needs of the development (part 1ee of this policy). Currently, the adequacy of parking and servicing will be assessed against the 2015 Buckinghamshire County Parking Guidance.
- 6.133** Part 1 relates to the wider cumulative impact of new development on existing and forecast traffic conditions. The NPPF advises that planning permission should only be refused when a development would result in a 'severe impact'. In our local context it is considered that there is very little spare capacity in the network and any material adverse impact on forecast traffic

conditions to 2033 – taking account of planned growth and proposed mitigation – would be a severe residual impact.

- 6.134** Policy DM2 of the Delivery and Site Allocations Plan contains additional detailed requirements for larger scale development (where a full transport assessment is required). The advice of the Highway Authority should be sought at the earliest stage, and regard should be had to any detailed guidance they publish.
- 6.135** Opportunities exist in every development to integrate renewable technologies, such as heat pumps and photo voltaic cells. The provision needs to be proportionate to the development proposed, and must not make the development unviable. If it is not appropriate for a particular development, a statement explaining why this is the case needs to be submitted with the application. As technologies improve and prices fall, building renewables in as an integral part of a scheme will become normal practice.
- 6.136** Larger scale developments present the opportunity of doing more, by implementing district wide energy and / or heating schemes. These have the potential to serve areas beyond that of the development site itself. Similar carbon savings may be available from other technologies, and that would need to be set out in the investigation.

DM34 – Delivering Green Infrastructure and Biodiversity in Development

- 6.137** Policy DM34 sets out our approach to achieving and maximising Green Infrastructure and enhancements to local biodiversity. Part 1 of the policy sets the overall purpose, with Part 2 setting out the approach to follow. Part 3 includes specific minimum requirements to be included as part of the overall package of GI required by Part 2.

POLICY DM34 – DELIVERING GREEN INFRASTRUCTURE AND BIODIVERSITY IN DEVELOPMENT

- 1. All development is required to protect and enhance green infrastructure features and networks both on and off site.**
- 2. Developments likely to affect the significance of designated or non-designated green infrastructure assets are required to evidence a thorough understanding of context through the preparation of a proportionate assessment of existing and planned green infrastructure and ecological features and networks both on the site and in the locality, and demonstrate how:**
 - a) Through physical alterations and a management plan:**
 - i. Existing green infrastructure will be protected or maintained;**
 - ii. Opportunities to enhance existing and provide new green infrastructure have been maximised, including delivering long lasting measurable net gains.**
 - b) A sequential approach has been taken to avoid, minimise, mitigate, and finally compensate for (on then off site) any harm.**
- 3. In all cases, development is required as a minimum to:**
 - a) Secure adequate buffers to valuable habitats;**
 - b) Achieve a future canopy cover of at least 25% of the site area on sites outside of the town centres and 0.5HA or more;**
 - c) Within town centres and on sites below 0.5HA development is required to maximise the opportunities available for canopy cover (including not only tree planting but also the use of green roofs and green walls);**
 - d) Make provision for the long term management and maintenance of green infrastructure;**
 - e) Protect trees to be retained through site layout and during construction.**

- 6.138** In this Policy Green Infrastructure refers to all of the natural or semi-natural components of the environment at whatever scale, everything from the Chilterns escarpment to individual gardens or trees, whether carrying a formal designation or not. It includes land and water habitats (sometimes called blue infrastructure) essential for biodiversity, areas and features important to our appreciation of the landscape, and areas created or managed for human enjoyment which bring us closer to nature, such as parks and cycle ways, and greenspaces. Green Infrastructure is hugely valuable – it provides us with multiple benefits from ecological to social and economic. These are known as “ecosystem services” and need protecting and enhancing.
- 6.139** DM34 acts as an umbrella over Policies DM11 - DM16 of the Delivery and Site Allocations Plan, which also address matters of Green Infrastructure. These policies identify designated and undesignated assets, which are to be taken into account in DM34. Assets will be accorded a weight proportionate to their importance. The evidence gathering may reveal other assets not identified in these policies, and these must also be taken into account.
- 6.140** The NPPF defines Green Infrastructure as “...a network of multi-functional green space, urban and rural, which is capable of delivering a wide range of environmental and quality of life benefits for local communities”. The NPPG expands on this and explains that: "Green infrastructure is not simply an alternative description for conventional open space. As a network it includes parks, open spaces, playing fields, woodlands, but also street trees, allotments and private gardens. It can also include streams, canals and other water bodies and features such as green roofs and walls."
- 6.141** Houses and gardens provide opportunities through provision of e.g. hedgerow boundaries, wildflower turf and garden walls; streets can incorporate trees, wildflower-rich verges and SuDS schemes including biodiversity; and spaces such as woodland, allotments or local play areas can be managed for wildlife with appropriate planting and a range of habitats. Layouts should be planned so that new and existing trees are not only a significant feature of open spaces but they are also incorporated into

streets, gardens, parking courts and other publicly accessible areas. Trees must be given adequate space to allow for future growth of both roots and crown.

- 6.142** Wycombe District Council is an active member of the Buckinghamshire & Milton Keynes Natural Environment Partnership (the NEP). The NEP is a Partnership bringing together a wide variety of individuals, businesses and organisations that have an interest in driving positive change in the local natural environment. Our NEP forms one of 49 Local Nature Partnerships (LNPs) in Britain, which work to highlight the importance of the natural environment and develop and ensure a more joined up approach through linking environmental objectives with social and economic goals.
- 6.143** This Policy has been shaped by the NEP’s 2016 Vision and Principles for the Improvement of Green Infrastructure in Buckinghamshire and Milton Keynes. The key points of the NEP Vision for the whole of Buckinghamshire and Milton Keynes by 2030 are working together towards a landscape-scale network of green and blue infrastructure that is:
- Well-designed, accessible, used and valued by our residents
 - Connected together at the landscape scale
 - Wildlife-rich
 - Recognised as a necessity into the long-term to provide benefits for sustainable growth
 - Delivered - through support, commitment and adequate funding ensuring additional, bigger, better and more joined up and connected green and blue infrastructure to provide multiple benefits is a priority.
- 6.144** The policy also complements existing Policies DM11 to DM14 in the Delivery and Site Allocations Plan, which should be read alongside this policy.
- 6.145** Part 2 of the Policy sets out the essential principles to follow – understanding context, delivering improvements, and following a mitigation hierarchy. The Policy applies to all scales and types of development, but as with some of the other policies in this chapter, the Council will only require a proportionate approach. A proposal for a house extension, for example, will typically only

require consideration of any existing trees affected by the proposal. A strategic housing proposal would consider a far wider and deeper assessment, including in some cases an Environmental Statement under the EIA regime.

- 6.146** In assessing net gains in biodiversity, a best practice methodology for biodiversity accounting is expected to be used. Gains in other types of green infrastructure are likely to be measured both qualitatively and quantitatively.
- 6.147** Trees, woodlands and hedgerows are valuable assets which provide Environmental, Economic, Social and Climate Change benefits. They are an important element of green infrastructure, are of particular importance for what they add to landscape character in the District and are also exceptionally important for their role in making urban areas more sustainable places to live and work.
- 6.148** Wooded areas account for 18.8% of Wycombe District; this represents over 32,000ha of woodland. In both urban and rural areas woodlands play an important role in defining the Chilterns landscape and supporting Chilterns ecology, and, particularly in rural areas, in supporting the economy. Trees, woodlands and hedgerows also help to secure sustainable development, through air quality enhancement, storm water control, habitat provision and helping to reduce the rate of global warming by trapping carbon dioxide. They can also be used as a resource for both recreation and education, and, historically, influenced the development of the furniture industry in the District.
- 6.149** Incidental open spaces such as small landscaped areas within housing or commercial developments provide important visual contrasts, soften the hard edge of buildings, and provide space for biodiversity. They provide opportunities for soft landscaping, and generally contribute to amenity. Typically less than 0.1 hectares in area, they are generally too small to identify on the Policies Map, but their importance to amenity throughout the District's built environment is such that they should be protected.

- 6.150** Where existing trees are on or adjacent to a site and have significant amenity value the District Council may use its powers to protect the trees with Tree Preservation Orders (TPOs). Where trees on or adjacent to a site could be affected by development the District Council will expect planning applications to follow the process set out in British Standard 5837:2012 Trees - in relation to design, demolition and construction (or subsequent revisions), with the use of buffers which exclude damaging activity or other suitable protective measures. The Council will require a tree survey and an Arboricultural Impact Assessment (AIA) to be submitted. Where special techniques and tree protection methods will be necessary for successful implementation, details of them must also be included in the form of a Tree Protection Plan (TPP) and Arboricultural Method Statement (AMS). Details of foundations, services and levels may also be required to enable a properly considered decision to be made on the impact of development on retained trees.
- 6.151** Part 3 of the Policy specifies a number of design solutions that are required as a minimum on relevant developments. The Council may publish a Supplementary Planning Document to provide further detailed guidance on the measures set out. Until this guidance is adopted developers should work with the Council's Natural Environment and Arboricultural Officers to agree the approach to their scheme.
- 6.152** Protected habitats are highly vulnerable to direct and indirect impacts from development and adequate buffers are necessary to ensure their continued protection. Some of these are already well established in national guidance or best practice (e.g. 10 metres for streams or rivers, 15 metres for Ancient Woodland).
- 6.153** Canopy cover within urban areas provides a range of ecosystem services including biodiversity and climate change benefits such as increased habitat, increased rainwater control, and improved air quality. It also improves the quality, amenity value, and sense of place of an area. In most cases trees will be the optimum solution for increasing canopy cover, but alternatives such as green roofs and green walls will have an important role to play in

more constrained sites, especially in town centre locations. Sufficient space above and below ground for trees and other plants to meet their potential must be provided.

- 6.154** Effective management and maintenance are essential to ensure that biodiversity and green infrastructure benefits are long lasting. Specific requirements will be tailored by the Council according to the scale and complexity of the scheme.
- 6.155** There is a strong link to Policy DM35 Placemaking and Design Quality. To accord with the objectives of DM35 the detailed design and specification of the hard and soft landscaping elements that make up the new or improved green infrastructure assets must be high quality and must be fully integrated with the overall placemaking approach,

DM35 – Placemaking and design quality

- 6.156** Policy DM35 sets out our local approach to securing high quality design in development, accompanied by a strong sense of place.

POLICY DM35 – PLACEMAKING AND DESIGN QUALITY

- 1. All development is required to improve the character of the area and the way it functions.**
- 2. Development is required to evidence a thorough and holistic understanding of the functions, qualities, and character of the proposed development’s natural and built context and demonstrate a positive response to this context including how:**
 - a) Existing positive characteristics will be retained;**
 - b) Opportunities for improvements and enhancements have been maximised;**
 - c) A sequential approach has been taken to avoid, minimise and mitigate any harm.**
- 3. Development is required to:**

- a) **Creating positive and attractive buildings and spaces;**
 - b) **Take a comprehensive approach to site layout and design including adjacent sites where these are suitable for redevelopment;**
 - c) **Provide a robust and legible structure of public realm and private spaces;**
 - d) **Direct most activity to the public realm;**
 - e) **Provide good surveillance of the public realm through layout and building design;**
 - f) **Provide a level of privacy and amenity for future occupants appropriate to the proposed use;**
 - g) **Prevent significant adverse impacts on the amenities of neighbouring land and property;**
 - h) **Demonstrate attractive and high quality design, and appropriate character in the scale, form, layout and detailed design of buildings, and the structures and spaces around them.**
4. **Where the scale of development in its context provides the opportunity to do so, development will also be required to provide a robust and legible network of connected green infrastructure, streets and other spaces which is integrated both within and beyond the site.**
 5. **Streets and off-site highway improvements should be designed to strike an appropriate balance between all of the five principle functions of a street: place, movement, access, parking, and utilities.**

6.157 Policy DM35 applies to all forms and scales of development – but only so far as they are appropriate to the scale of development proposed. Larger scale development will be required to rigorously apply this policy and any related guidance but the principles of good design apply at all scales.

6.158 A well designed place is the product of a robust and inclusive design process. The policy has been written with this in mind. Stakeholder and community involvement in the design process of large scale development is

required in accordance with the Council’s Statement of Community Involvement.

6.159 The NPPF clearly sets out the importance of design in achieving sustainable development and the role it plays in good planning and contributing to positively to making places better for people¹⁶⁵. It further states that:

“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions¹⁶⁶.”

6.160 Further general guidance is given in the NPPG. Alongside this, the Council has adopted a local Residential Design Guide Supplementary Planning Document. The SPD confirmed as SPD to this Policy as soon as the Plan is adopted.

6.161 Central to this policy is the understanding that design is a wide concept; encompassing far more than just the architecture of a building, or how things look. The visual aspects of building design are important but design is a process that also involves decisions about how different land uses relate to each other and the manmade and natural infrastructure that underpins this (amongst other things).

6.162 Underpinning high quality design is a proper understanding of context, both in terms of character and equally importantly, in terms of the function and structure of a place. There will often be multiple ways in which a development can respond positively to this, either by reflecting what exists, or by introducing something new, but this has to be considered sensitively and with a proper understanding of the context.

6.163 Good design can also assist with achieving better use of resources, through the choice of materials, form and layout and how effectively renewables can be integrated into the design.

¹⁶⁵ National Planning Policy Framework (2012) paragraph 56

¹⁶⁶ National Planning Policy Framework (2012) paragraph 82

- 6.164** Mixed uses within an area can create more interest and vitality, greater opportunities for community activities, and a reduction in the need to travel. Not every development can provide a mix of uses directly; but every development can contribute to a mix of uses in its locale.
- 6.165** Comprehensive development can assist in making efficient use of land, by ensuring proposals on one piece of land do not prejudice that ability to bring forward larger schemes on adjacent sites.
- 6.166** Public realm includes streets, footpaths, public parks and any other space that is not intended to be private space. The layout of development must ensure that there is a robust structure of space to avoid unnecessary conflicts and to remove ambiguity in the environment, thereby maximising good neighbourliness and positive social interaction.
- 6.167** Good design should also incorporate the principles of Secured by Design. This is particularly relevant to the structure of public and private space and maximising activity and surveillance in the public realm.
- 6.168** Development must ensure an adequate level of amenity (external and internal) for both existing residents and future occupants of development in terms of privacy, overshadowing and enclosure of outlook. The level of amenity required will vary depending upon the use of the land or buildings affected. We expect homes to enjoy a high level of amenity, workplaces less so.
- 6.169** The amenity of exiting residents that may live adjacent to a development site must also be protected. Where excellent amenity is currently enjoyed, some reduction to that may still mean that the standard of amenity is acceptable. A significant adverse impact is where the proposal takes existing amenity to below that which would be expected for new development. However, if any level of adverse impact is proposed, it must be demonstrated that there are no alternatives to achieve the development that do not have adverse impacts.
- 6.170** The detailed design of buildings and spaces is also important. This entails (amongst other things) consideration of the scale and massing of building

forms, the composition and detailing of elevations, the quality and choice of materials, and detailed hard and soft landscape proposals.

Green infrastructure networks and high quality connected streets are essential. Consideration of this point should start with an assessment of the existing networks around and across the site. Policy DM34 provides further guidance on green infrastructure planning in development.

- 6.171** Part 3 of the policy relates to the appropriate balance in streets and junctions. This balance will be where the design and layout of street design and junction options is entirely fit for purpose in terms of highways safety, but where the sense of place, and opportunities to linger and socialise, and for children to play, are given equal or greater priority to the movement function. Manual for Streets (I and II) provide further guidance on street design including Home Zones and Home Zone style streets.¹⁶⁷.

DM36 – Extensions and alterations to existing dwellings &

DM37 – Small scale non-residential development

- 6.172** Policies DM36 and DM37 provide a more focussed framework for considering small scale development. DM36 applies to house extensions and extensions to small scale HMOs (See also DM23 for HMO development). DM37 applies to small-scale commercial development such as alterations to shop fronts and extensions to public houses.

POLICY DM36 – EXTENSIONS AND ALTERATIONS TO EXISTING DWELLINGS

1. Development will be required to:

- a) Achieve a high quality in the detail of the design;**
- b) Respect the character and appearance of the existing property;**
- c) Be subservient in scale and ancillary in function to the existing**

¹⁶⁷ Note: the 'five functions of a street' referred to in part 3 of this Policy are drawn directly from Manual for Streets section 2.3. Guidance on Home Zones and making space for children to play in streets is set out at paragraphs 7.2.16

dwelling;

d) Respect the character and appearance of the surrounding area;

e) Preserve the amenities of neighbouring properties.

- 2. Applications submitted as householder applications for outbuildings or annexes which are equivalent to the creation of a new dwelling in their layout, scale, or form will be refused. Genuine applications for new dwellings may be acceptable, subject to other policies in the Plan.**

POLICY DM37 – SMALL SCALE NON-RESIDENTIAL DEVELOPMENT

1. Development is required to:

a) Achieve a high quality in the detail of the design;

b) Respect the character and appearance of the building and its surroundings;

c) Preserve the amenities of neighbouring properties.

2. Alterations to shop-fronts and similar developments will be required to:

a) Reflect the underlying rhythm of traditional plot divisions and the upper floor of the buildings affected;

b) Give priority to the retention and repair of existing traditional shopfronts and shopfront elements.

3. Security shutters to protect the windows of shops or other buildings within local or town centres, or fronting a public route, are required to be internal and visually permeable using open lattices or laminated glass.

4. Plant and equipment are required to be sited so as to minimise their visual impact on the character and appearance of the building and its surroundings.

- 6.173** Whilst the objectives and principles of Policy DM35 applies to small scale residential and commercial development Policies DM36 and DM37 will be used day to day to assess the design of these developments.
- 6.174** Cumulative small scale changes can have a detrimental effect on the quality and character of an area – it is therefore appropriate that there are policies to manage these developments.
- 6.175** The underlying rhythm of traditional plot divisions is particularly important in town and village centres with a historic core.
- 6.176** The adopted Residential Design Guidance will also be relevant to small scale residential development and further Design Guidance may be adopted for other forms of development.

DM38 – Water quality and supply

- 6.177** Policy DM38 sets out a local approach to address the impact of development on our water sources.

POLICY DM38 – WATER QUALITY AND SUPPLY

- 1. Developments are required to demonstrate how they will be served by adequate infrastructure capacity in terms of water supply, foul drainage, wastewater and sewage treatment, and other utilities, without leading to significant problems for existing users or contamination of waterways (rivers or streams), clean water supply, surface water or groundwater.**
- 2. In order to protect and improve water quality, potentially contaminating developments on principal aquifers including the Chalk Aquifer, or within the District's Source Protection Zones as defined by the Environment Agency maps¹⁶⁸ will need to demonstrate that groundwater and surface water is adequately protected to prevent a deterioration of water quality and pollution of the water source.**
- 3. Developments which fall within a Groundwater Source Protection Zone will**

¹⁶⁸ <http://apps.environment-agency.gov.uk/wiyby/37833.aspx>

be required to be designed to allow for:

- a) The potential to encounter shallow groundwater and the restriction on the use of soakaways;**
- b) Avoiding direct discharge of hazardous substances to groundwater;**
- c) The potential for historic contamination to be encountered during development;**
- d) Restrictions on deep penetrative foundation methods if contamination is encountered.**

6.178 Pollution prevention of rivers, clean water supply, surface water and groundwater are important environmental considerations for the Plan.

6.179 In Wycombe District the Environment Agency has designated Source Protection Zones for clean water supply, and principal aquifers, (including the chalk aquifer) which are sensitive receptors. Potential risks to these receptors come from contaminated land with past historic uses of some sites. In other cases it can be linked to pollutants in surface water which infiltrate to the groundwater table.

6.180 All developments should consider the sensitivity of the underlying Chalk Aquifer and the large number of public water abstractions in the area protected by Source Protection Zones.

6.181 In considering SuDS solutions, the need to protect surface water and groundwater quality must be taken into account, especially where infiltration techniques are proposed. SuDS which contribute to removing pollutants as well as managing flows will be strongly preferred.

DM39 – Managing flood risk and sustainable drainage systems

6.182 Policy DM39 sets out our sequential approach to avoid and manage flood risk in proposed developments, including a requirement for development to incorporate sustainable drainage systems.

POLICY DM39 – MANAGING FLOOD RISK AND SUSTAINABLE DRAINAGE SYSTEMS

- 1. All development will be directed to areas at least risk of flooding and will be required to reduce the causes and impacts of flooding both on and off site.**
- 2. Inappropriate development in areas with a high risk of flooding will not be permitted.**
- 3. The functional flood plain is safeguarded for the purpose of storing and allowing water to flow in time of flood.**
- 4. Development in any area at risk of flooding will be required to evidence compliance with the sequential test and (as necessary and when appropriate) the exception’s test as set out in national policy and guidance. There are two exceptions to this requirement for sequential testing:**
 - a) Development which is in accordance with a Development Plan allocation will not be required to provide further evidence of compliance with the sequential test. Developments for more vulnerable uses than the allocated use will still require sequential testing.**
 - b) Minor development or changes of use (other than change of use to a camping, caravan or mobile home site).**
- 5. Development in any area at risk of flooding or on any site greater than 1 hectare will require a site specific flood risk assessment demonstrating:**
 - a) The risks from all forms of flooding, including fluvial flooding, groundwater and surface water flooding;**
 - b) A sequential approach to site layout directing the most vulnerable uses to the areas of lowest flood risk;**
 - c) The feasibility of safe access and egress routes to the site and emergency planning procedures;**
 - d) Resilient and resistant construction methods for managing residual**

risk;

- e) A reduction in the causes and impacts of flooding both on and off site;**
 - f) The drainage characteristics of the site and the feasibility of Sustainable Drainage Systems (SuDS);**
 - g) The impact of climate change allowances on flood risk and drainage.**
- 6. All development will be required to incorporate Sustainable Drainage Systems (SuDS) ensuring that:**
- a) There is no material increase in run-off rates at the site boundary;**
 - b) For greenfield sites, run-off rates at the site boundary do not exceed existing greenfield run-off rates, and, where there is opportunity, these should be reduced to the minimum feasible rate;**
 - c) For brownfield sites, run-off rates at the site boundary are reduced as close as reasonably practicable to greenfield run-off rates;**
 - d) Within the site:**
 - i. Surface water run-off is managed as close to the source as possible;**
 - ii. Priority is given to Sustainable Drainage Systems (SuDS) which mimic and reflect natural drainage processes;**
 - iii. Details for future maintenance over the lifetime of the development are included.**

6.183 This Policy builds on the sequential approach to flood risk and development in the NPPF as well as the strategy for Climate Change in Policy CP12 of this plan. The overall objective in part 1 of the Policy reflects the guidance in paragraph 100 of the NPPF that Local Plans should, amongst other things, manage flood risk by “using opportunities offered by new development to reduce the causes and impacts of flooding”.

6.184 For the purposes of this policy, areas at risk of flood are defined as Fluvial Flood Zones 2, 3a or 3b or areas with Medium or High surface water flood

risk or Wycombe Critical Drainage Areas identified in the Strategic Flood Risk Assessment or other areas from time to time identified by the Environment Agency or Lead Local Flood Authority as being subject to a similar level of risk.

6.185 Minor development means:

- Minor non-residential extensions: industrial/commercial/leisure etc. extensions with a footprint less than 250 square metres.
- Alterations: development that does not increase the size of buildings e.g. alterations to external appearance.
- Householder development: For example; sheds, garages, games rooms etc. within the curtilage of the existing dwelling, in addition to physical extensions to the existing dwelling itself. This definition excludes any proposed development that would create a separate dwelling within the curtilage of the existing dwelling e.g. subdivision of houses into flats.

6.186 Where the only source of flood risk is surface water flooding, the Council will consider departures from the requirement for sequential testing where development proposals provide evidence that show planned improvements to drainage that will reduce the future risk of surface water flooding to a low or very low level of risk.

6.187 For sites not allocated, and therefore not covered by the Council's Sequential Test, any application for sites at risk of flood or larger than 1 ha will need to be supported by a Sequential Test assessment. In areas at risk of flood this will need to demonstrate that there are no sites available in a lower flood risk zone. This assessment will need to include allocated sites. The scope of the sequential test should relate to the scale and location of a development and should be agreed with the Council beforehand. The Council needs to be satisfied that the sequential assessment justifies the site being developed before planning permission can be granted. Applicants should refer to tables 1 to 3 in the National Planning Practice Guidance. Depending on vulnerability of users, developments may need to demonstrate that they can meet the Exception's test before being deemed appropriate. Inappropriate development will not be permitted.

- 6.188** Any site at risk of flooding or over 1 ha needs to be supported by a site-specific Flood Risk Assessment which will demonstrate to the Council how flood risk will be managed now and over the development's lifetime. This needs to take climate change into account, and vulnerability of its use(s). If required, the Sequential Test (and Exception's Test) assessment can be included in the Flood Risk Assessment. Developments on sites over 1 ha in Flood Zone 1 still need to be supported by a Flood Risk Assessment because of the potential impacts on surface water drainage and the risk of flooding within the associated catchment that they may create.
- 6.189** The Local Plan has been informed by the Wycombe's Strategic Flood Risk Assessment Level 1 update and Level 2¹⁶⁹, the River Wye Advice Note (2014), the Environment Agency's Catchment Flood Management Plan and Buckinghamshire County Council's Local Flood Risk Management Strategy¹⁷⁰. Developers are expected to refer to these and subsequent versions when appraising flood risk.
- 6.190** The Environment Agency regularly updates the Flood Risk Zones and reference should be made to their website.
- 6.191** The Council will expect all developments to include sustainable drainage measures in the form of Sustainable Drainage Systems (SuDS). SuDS provide opportunities to reduce the causes and impacts of flooding, remove pollutants and provide amenity, recreation and wildlife benefit. Wherever possible the Council will require SuDS to be naturalistic, using softer green infrastructure options. In any event, SuDS need to integrate into any landscape proposal for a site. This has benefits not only in terms of biodiversity, green infrastructure and place making but it also helps to reduce the cost and burden of future maintenance over the lifetime of the development and to minimise the risk of drainage failures as a consequence of neglect. Lifetime of development is considered to be 100 years for residential and 60 years for commercial properties.

¹⁶⁹ Strategic Flood Risk Assessment (SFRA) Level 1 Update (November 2014, Jacobs) and Level 2 Strategic Flood Risk Assessment (September 2017, Jacobs)

¹⁷⁰ Local Flood Risk Management Strategy (March 2017, Buckinghamshire Council Council)

- 6.192** There may be site specific circumstances where this is not possible due to reasons of contamination, and this will need to be set out in the FRA. Further guidance on SuDS can be provided by the Lead Local Flood Authority, Bucks County Council. and /or online at <http://www.susdrain.org/delivering-suds/using-suds/background/sustainable-drainage.html>
- 6.193** For information, a separate Flood Defence Consent may be required for:
- Works in, over, under or adjacent to main rivers. the Water Resources Act 1991 and associated byelaws require developers to apply for consent from the Environment Agency
 - Under Section 23 of the Land Drainage Act 1991 Land Drainage Act 1991, developers will need the consent of the internal drainage board, or unitary or county council to construct or alter a culvert or flow control structure (such as a weir) on any ordinary watercourse.

Technical Housing Standards

- 6.194** The Government’s Housing Standards Review 2015 introduced a national space standard for new dwellings and optional requirements in relation to access and water efficiency. The review was aimed at simplifying the regulation of technical standards and co-ordinating the approach across the planning and building control regimes.

DM40 – Internal space standards

- 6.195** Policy DM40 applies the current nationally described technical standard to residential development within the District.

POLICY DM40 – INTERNAL SPACE STANDARDS

- 1. All new dwellings will be required to meet up-to-date nationally described technical housing standards for minimum internal space requirements.**

6.196 These standards deal with internal space within new dwellings and are suitable for application across all tenures. It sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and floor to ceiling height.

6.197 The current standards can be accessed at <https://www.gov.uk/government/publications/technical-housing-standards-nationally-described-space-standard>

6.198 The Government’s Housing Standards Review 2015 concluded that as these issues are not controlled via the building control regime Councils that wish to apply these standards should do so via the planning regime. The Council has tested the impact of these requirements (and the requirements of DM41) on the viability of development and these standards are deliverable. These standards will therefore be considered at the planning stage of new dwellings.

DM41 – Optional Technical Standards for Building Regulation Approval

6.199 Policy DM41 applies the optional technical standards set out within the Building Regulations to development within the District. Further information on these standards can be found in Building Regulations Circular 01/2015 and the relevant Approved Documents (referred to in the Circular).

POLICY DM41 – OPTIONAL TECHNICAL STANDARDS FOR BUILDING REGULATION APPROVAL

- 1. All new dwellings are required to achieve the higher water efficiency standard in the appendix to Building Regulations Approved Document Part G.**
- 2. All new dwellings are required to achieve the standards in Building Regulations Approved Document M4(2).**
- 3. All developments which are required to provide on-site affordable housing in accordance with DM23 will also be required to provide 30% of any**

affordable homes, and 20% of any market homes, in accordance with the dwelling standards in Building Regulations Approved Document M4(3).

- 4. This policy will be deemed to apply to the nearest equivalent standards in any future amendment to the above Building Regulations Approved Documents.**

6.200 The Government's Housing Standards Review 2015 concluded that as these issues are controlled via the building control regime, assessment is not required at the planning stage. Despite this, these are optional building control standards and if the Council wishes to apply them through the building control regime then it can only do so if the standards are first adopted through Local Plan policy and required by planning condition on a scheme-by-scheme basis.

6.201 The higher standard for water efficiency is justified by evidence that the District is an area of water stress. The current standard in Part 6 is 110 litres per person per day.

6.202 The higher standards for accessibility within housing are justified by evidence within the Bucks HEDNA (paragraphs 8.61 and 8.62) which concluded that the evidence supports the need for

- All dwellings to meet Category 2 requirements, and;
- 10% of market housing and 15% of affordable housing to meet Category 3 requirements.

6.203 Consequently, this policy requires all new dwellings to meet the higher water efficiency standards and the Category 2 (adaptable homes) standard in Part M of the Building Regulations. Part M contains 3 categories of accessible dwelling:

- Category 1: Visitable dwellings – Mandatory, broadly about accessibility to ALL properties
- Category 2: Accessible and adaptable dwellings – Optional, similar to Lifetime Homes

- Category 3: Wheelchair user dwellings – Optional, equivalent to wheelchair accessible standard.

6.204 To meet the more limited need for Category 3 dwellings without creating a disincentive for small developers a threshold is proposed in parallel to the threshold for affordable housing. Delivering the overall requirement identified in the HEDNA from only a portion of all new housing will therefore require a higher proportion of category 3 dwellings from the schemes above the threshold.

6.205 While the assessment of a development against these standards will be undertaken through the building control regime, planning conditions will be required as a trigger on a case-by-case basis. With regards to the pro rata requirement for Category 3 dwellings this will require prior approval via planning condition of which dwellings within the scheme will be designed to Category 3 standard. This will be necessary to identify which specific dwellings will be built to which standard for later assessment through the building control regime.

Managing Development in the Green Belt and our Rural Areas

Overview

6.206 Green Belts are designated to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence. The Green Belt within Wycombe District is part of the London Metropolitan Green Belt and the detailed boundaries within the District are identified on the Policies Map.

6.207 The Green Belt is a policy tool which aims to prevent development within designated areas unless development is identified as being appropriate as

set out in the NPPF. Any other development is inappropriate and as such will not be permitted.

6.208 The NPPF identifies appropriate development as:

- Buildings for agriculture and forestry;
- Provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- The extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- The replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- Limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

6.209 The following set of policies respond to local circumstances and provide clarity and interpretation of a number of the terms set out in the NPPF.

DM42 – Managing development in the Green Belt

6.210 A significant proportion of the Wycombe District is designated as Green Belt. Policy DM42 sets out our local requirements concerning developments that may come forward within the Green Belt.

POLICY DM42 – MANAGING DEVELOPMENT IN THE GREEN BELT

1. Development in the Green Belt is required to be appropriate development.

Appropriate development in Wycombe District comprises:

- a) Development that accords with a made Neighbourhood Plan, or;**
- b) Development that the NPPF classifies as not inappropriate, but only**

when subject to the following clarifications:

- i. Development for agriculture and forestry is only appropriate when it reasonably necessary for an existing agricultural trade or business;**
 - ii. Appropriate development for agriculture and forestry may include essential rural workers dwellings in accordance with DM27;**
 - iii. The replacement or extension of dwellings will only be appropriate when they accord with DM43;**
 - iv. Limited infilling is only appropriate within the built-up villages identified on the Policies Map and in accordance with the definition in paragraph 6.214 below;**
 - v. Limited affordable housing for local community needs is only appropriate in accordance with DM25.**
- 2. All other development is inappropriate. Inappropriate development will be refused unless there are very special circumstances. Very special circumstances will exist when the harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.**

6.211 Whilst in many instances National Policy provides sufficient detail to determine whether a proposal is appropriate development in the Green Belt there are instances which require clarification in the interests of certainty and consistency. These are set out in the Policy above and include, for example, our benchmark approach to determining the degree to which a house can be extended without resulting in disproportionate additions. However it is also important that we allow Neighbourhood Plans to adopt a local approach to these same issues of detail. Hence the inclusion of 1(a) in this Policy. Note, a Neighbourhood Plan still has to accord with the strategic policies of the Local Plan.

- 6.212** The clarification in 1(c) is necessary to ensure the openness of the Green Belt is not harmed by development which might share the outward form and design of agricultural buildings but which are not reasonably necessary for agriculture (or forestry).
- 6.213** The villages that we have identified as appropriate for limited infilling are those villages which are washed over by the Green Belt but which are identified in the Settlement Hierarchy and Strategy as sustainable locations for incremental growth.
- 6.214** Limited infilling is defined as at most one detached or one pair of semi-detached dwellings in an existing small gap between other buildings in the built-up area, and only where the siting would also be appropriate with regards to settlement pattern and the grain and morphology of the village. To be limited infilling the plot must be comparable in size and shape to the average house plots in the village (excluding any that are atypically large or small). The proposed building must be similarly comparable in size and scale (again, excluding outliers). This is assessed on the size of the building proposed (not the size of each dwelling) to allow flexibility for smaller pairs of semi-detached houses as infilling in areas of larger detached housing (or vice versa). Suitable infilling plots can be created by the subdivision of larger residential gardens (or other previously developed land) but not by the artificial sub-division of agricultural fields, or paddocks, or similar land that has not been previously developed, where this is likely to result in incrementalism.

DM43 – The replacement or extension of dwellings in the Green Belt (including outbuildings)

- 6.215** Policy DM43 sets out our local approach to development that involves either extending or replacing an existing dwelling that is located within the Green Belt. It also includes a framework to determine decisions relating to the erection of outbuildings serving dwellings within the Green Belt.

POLICY DM43 – THE REPLACEMENT OR EXTENSION OF DWELLINGS IN THE GREEN BELT (INCLUDING OUTBUILDINGS)

- 1. The extension or replacement of a dwelling will only be considered appropriate development in the Green Belt when it satisfies one (or more) of these conditions. The volume of existing outbuildings will not be included in any calculations.**
 - a) It accords with a made Neighbourhood Plan;**
 - b) The dwelling is within a built-up village shown on the Policies Map;**
 - c) The dwelling is within a ribbon of development that presents a substantially built up frontage and the resultant dwelling would not exceed the average volume of its two directly adjacent neighbours;**
 - d) Where the volume of the original dwelling is less than 240 cubic metres, the total volume of the resulting building is no more than 360 cubic metres;**
 - e) Where the volume of the original dwelling is between 240 and 720 cubic metres, the total volume of the resulting building is no more than the volume of the original building plus 50%;**
 - f) Where the volume of the original dwelling is more than 720 cubic metres, the total volume of the resulting building is no more than 1080 cubic metres;**
 - g) The total volume of the resulting dwelling is no more than the volume of the dwelling which is being replaced.**
- 2. The erection of residential outbuildings will be considered appropriate development in the Green Belt within a built-up village identified on the Policies Map or in accordance with a made Neighbourhood Plan. Elsewhere in the Green Belt, any increase in the volume of residential outbuildings will only be considered appropriate development when ALL of the following conditions apply:**
 - a) The total volume of all existing and proposed outbuildings on the**

- property would not exceed 25% of the volume of the original dwelling;**
- b) The total volume of all existing and proposed outbuildings on the property would not exceed 140 cubic metres;**
- c) No more than 50% of the curtilage outside of the dwelling would be occupied by outbuildings;**
- d) No part of the building has more than a single level of habitable accommodation;**
- e) No part of the development would exceed 4 metres in height (measured from the lowest adjoining pre-existing ground level).**
- 3. In all cases (either the extension or replacement of a dwelling or the erection of an outbuilding) development will also be required to respect the open character of the Green Belt and appear proportionate to the original dwelling, taking particular account of visual impact.**

6.216 This policy relates to two related categories of appropriate development in the NPPF – extension/alteration and replacement of a building in the green belt¹⁷¹; clarifying the approach to be taken in respect of existing dwellings. The replacement or extension of other buildings will be assessed against the NPPF on a case-by-case basis. The NPPF allows for the possibility of:

- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

6.217 The first of these bullets allows for proportionate additions relative to the size of the **original** building. The second allows the replacement of a building so long as it is not materially larger than the **existing** building. (Which may already be larger than the original building.) This policy allows for both of

¹⁷¹ National Planning Policy Framework (2012) paragraph 89

these classes of development but also for the ‘replacement and extension’ of a dwelling in one operation.

6.218 Over previous decades the Council has defined ‘proportionate’ with reference to gross floorspace. This however produced a number of anomalies with regards to issues such as double height voids within building and alternative roof designs. We consider that greater clarity and consistency will be achieved by an assessment of three dimensional mass, i.e. gross external volume, including any basement. The policy reflects the established approach in our District of allowing greater flexibility for very small dwellings and applying an upper limit on the extension of very large dwellings. Likewise, the policy maintains a distinction between house extensions and residential outbuildings.

6.219 The baseline in each case is the original building, which is the building as it existed on 1 July 1948 or, if the first building was constructed later than this, the first building constructed.

DM44 – Development in the Countryside Outside of the Green Belt

6.220 This policy provides a development management framework for development in the countryside beyond the Green Belt. Although not subject to the same restrictions as the Green Belt, these are areas where new development is generally not sustainable, but where some new development can contribute positively to the vitality and sustainability of rural communities. Whilst some additional development can help to sustain rural communities and local services, in exceptional circumstances it may be concluded that the amount of development proposed exceeds the capacity of local services.

POLICY DM44 – DEVELOPMENT IN THE COUNTRYSIDE OUTSIDE OF THE GREEN BELT

- 1. Within that portion of the countryside outside of the Green Belt, and subject to other relevant policies, permission will only be granted for:**
 - a) Development that accords with a made Neighbourhood Plan;**

- b) Development for agriculture and forestry, outdoor sports and recreation, and for cemeteries where there is a genuine need;**
- c) Additional buildings for employment where these are required to support an existing rural enterprise or business located in the countryside, which are proportionate to the existing;**
- d) The construction of additional dwellings and other buildings only within settlement boundaries identified in accordance with CP3 and DM21 as shown on the Policies Map;**
- e) Rural exceptions housing in accordance with DM25;**
- f) Sites for travellers in accordance with DM26;**
- g) Housing for rural workers in accordance with DM27;**
- h) Extensions and alterations to existing dwellings in accordance with DM36;**
- i) The conversion of existing buildings in accordance with DM45;**
- j) The redevelopment of previously developed land, provided this respects the rural character of the surroundings.**

6.221 This policy implements the remaining aspects of the Settlement Strategy in CP3. It applies to those areas of the countryside that are not in the Green Belt, and are not otherwise allocated for development in this Plan. It reflects the general principles of other Policies in this Chapter which ensure that new development is located where it is capable of contributing to sustainable development. It also supports the NPPF aim to avoid isolated new dwellings in the countryside.

6.222 This policy and Policy CP3 also recognise that there will be some small housing sites that come forward that have not been allocated in this or other plan documents; these are known as windfall sites. The NPPF defines windfall sites as those that have not been specifically identified as available in the Local Plan process. Not all locations, however, will be suitable or sustainable. This policy aims to make it clear that existing settlements are

the most sustainable locations for new developments. Alongside this however the Council wishes to support the reuse of existing buildings. Many such proposals will be deemed Permitted Development, but only outside of the Area of Outstanding Natural Beauty. This policy sets the criteria for considering in principle whether development in the countryside beyond the Green Belt is acceptable.

DM45 – Conversion of existing buildings in the Green Belt and other rural areas

6.223 Policy DM45 sets out a framework to inform developments proposing the conversion of existing buildings within the Green Belt, the Area of Outstanding Natural Beauty, and elsewhere in the countryside.

POLICY DM45 – CONVERSION OF EXISTING BUILDINGS IN THE GREEN BELT AND OTHER RURAL AREAS

- 1. The conversion of existing buildings to new uses in the Green Belt, the Area of Outstanding Natural Beauty, and elsewhere in the countryside is acceptable where:**
 - a) The existing foundations, floors, walls and roof of the building are of sound and permanent construction suitable for the proposed use;**
 - b) The building is not a building that was erected for the purposes of agriculture or forestry within the preceding 10 years;**
 - c) The proposed use will support the vitality and sustainability of the local rural community, the rural economy, or local services.**

6.224 Over the last several years the Government has introduced a range of Permitted Development Rights for the conversion of agricultural buildings to a range of other uses. However, not all locations benefit from these permitted changes. Perhaps most significantly for our District, the deemed change of use of an agricultural building to a dwelling does not apply in the Chilterns Area of Outstanding Natural Beauty. (Schedule 2 Section Q.1.j of

the Town and Country Planning (General Permitted Development) (England) Order 2015).

- 6.225** The Council considers that barn conversions in the Area of Outstanding Natural Beauty, and other similar projects, are acceptable in principle subject to the two basic criteria that the building has existed for at least 10 years prior to its conversion and that the proposed use will be a benefit to the community by providing homes or jobs or services as the case may be.
- 6.226** Building works to facilitate the conversion will normally be acceptable along with the change of use. The extent of building works required to facilitate the conversion should be fully described in any planning applications. The detail of proposed conversions may be subject to other policies in the Plan.

Safeguarded Land for Essential

Infrastructure

- 6.227** The District may see two nationally or regionally important infrastructure projects happen over the lifetime of the plan or beyond:
- High Speed 2, which will touch the northern part of the District which has parliamentary consent and will be developed over the life time of the plan;
 - The re-opening of part of the closed Oxford to Cambridge railway line and enhancements to services between London and Milton Keynes via High Wycombe as part of the East West Rail Project.
- 6.228** Policy DM46 safeguards an area for the implementation of High Speed 2, so that development in this area might not prejudice the project's implementation. Similarly, policy DM47 safeguards a corridor alongside the Princes Risborough to Aylesbury branch line so that development in this area does not prejudice the future double-tracking of this line.

DM46 – Safeguarded land – High Speed 2

6.229 High Speed 2 (HS2) is a national infrastructure project that will link London to Birmingham, then to Leeds and Manchester. In December 2010 the government announced a preferred route option for the proposed high speed rail link between London and Birmingham.

POLICY DM46 – HS2 SAFEGUARDED LAND

- 1. Development which would prejudice the implementation of High Speed 2 (HS2) will not be permitted.**
- 2. The implementation of HS2 will be expected to:**
 - a) Manage the construction to minimise the impact on communities and the environment;**
 - b) Make use of careful design to protect communities and the environment from noise, visual intrusion, loss of accessibility and impacts on biodiversity, mitigating unavoidable impacts where practicable.**
- 3. The safeguarded area for HS2 is shown on the Policies Map.**

6.230 The Secretary of State for Transport issued a safeguarding direction for the first part of the route between London and Birmingham in July 2013. The route runs through the most northern part of the District, north-east of Terrick and is shown on the Policies Map. The safeguarding directive requires the notification to HS2 Ltd of any planning application which affects the safeguarded line. The HS2 Bill received Royal Assent in February 2017.

DM47 – Safeguarded rail corridor – Aylesbury branch line

**POLICY DM47 – PRINCES RISBOROUGH TO AYLESBURY (PRA)
SAFEGUARDED LAND**

- 1. Development of land adjoining the Princes Risborough to Aylesbury railway line must not prejudice the future double-tracking of the line.**
- 2. New structures introduced across the line shall make passive provision for future double-tracking.**

6.231 The Princes Risborough to Aylesbury branch is a single track line with speed restrictions serving Monks Risborough and Kimble. Additional main line passenger services to Princes Risborough between Milton Keynes and Marylebone are already planned as part of East West Rail phase 2 in the period 2020-24. Double-tracking this branch line is outside of the scope of current projects but it has been identified By Network Rail in their West Midlands and Chilterns Route Study 2017.¹⁷²

6.232 The indicative Train Service Specification for 2043 developed to support Network Rail’s route study shows a requirement for up to three trains per hour along the line, in place of the current one train per hour. This level of service would require the line to be double-tracked. Increasing the train paths to two an hour could be a requirement sooner than this, within the plan period. This increase in capacity is required to support the planned level of sustainable growth across the Chilterns network area.

6.233 The Council strongly supports the mid- to long-term aspiration of Network Rail to double-track the Princes Risborough to Aylesbury line. It is appropriate to ensure that development adjoining the branch line does not prejudice this. In that context, all planning applications within 50 m of the

¹⁷² The Route Study presents a series of proposals that would deliver the Indicative Train Service Specification for 2043 and forms the basis of funding decisions by rail industry funders. See Option Table 22, located on page 81 of the West Midlands & Chilterns Route Study (August 2017)

branch line will be subject to consultation with Network Rail, as shown on the Policies Map.