

JPPC ref: HV/7950
Portal ref: PP-09959673

Planning Registration Aylesbury Vale Area
Bucks Council
The Gateway
Gatehouse Road
AYLESBURY
Bucks HP19 8FF

2 July 2021

Dear Sirs

**Application for planning permission for the provision of a
haystore/tractor store
Lower Brook Farm, Worminghall**

Please find enclosed an application seeking full planning permission for the above development. The application includes the following items:

- This letter which is the DAS
- Application forms
- Site Location Plan
- Site layout plan
- Building drawing
- Application fee

We trust that you have everything you need to determine the application; please do not hesitate to contact me should you require anything further. We look forward to receiving the application acknowledgement in due course.

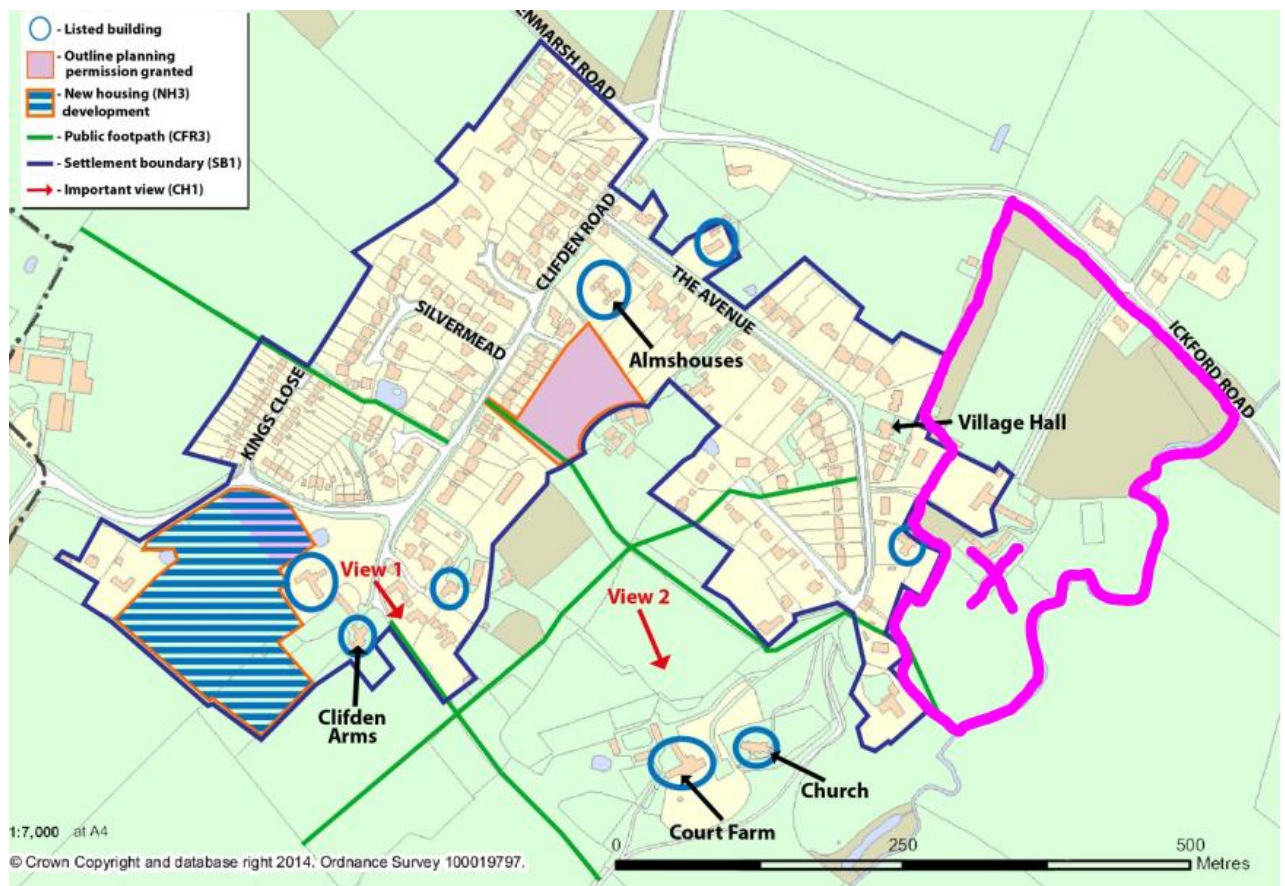
Yours faithfully

Henry Venners

Planning, Design and Access Statement

Background

1. The application site is located to the east of Wормinghall village and is part of Lower Brook Farm which is a large house with outbuildings and surrounding fields that are accessed from the Ickford Road and then along a private drive which routes back towards the village.
2. The applicant's family have a few sheep and a few horses but require proper provision for storage of the forage and bedding for these animals. There are no other suitable buildings for this nor for secure storage of the owner's tractor.
3. The block of land running with the house is shown on the attached extract plan below (from the Wормinghall NP). The site does not lie within a Green Belt, nor within an AONB, there are no Tree Preservation Orders on the site, the site is outside of any Conservation Area (Worminghall doesn't have one) and there are no nearby listed buildings save for one house on The Avenue. Although there is a brook to the eastern side of the site the land where the building is proposed is well above any flood risk area.



4. The building being proposed would sit at the pink cross above (excerpt from the Wормinghall Neighbourhood Plan for context).

5. There is no planning history on the site of relevance to this proposal.

The Proposal

6. This application seeks planning permission for the provision immediately to the rear (north west) of an existing concrete hardsurface of a building to provide covered storage for hay, straw, forage and bedding and a tractor/equipment. There was previously a building here (noted on the OS) but alas it blew down. The new building will measure 18m wide (its front) by 6m deep with a small overhang to the mainly open front for weather protection. It will be sited on a northeast to south west axis parallel to the existing hardsurface and parallel also to the range of buildings to the north, which are where the horses are stabled. It will be accessed from a small fenced enclosure which is existing and will separate it from the fields.
7. This location is well away from neighbours and the building will face away from all other buildings (to the southeast) thus ensuring that its use will not impact neighbours.

Relevant Planning Policy

8. Under section 38(6) of the Planning Compulsory Purchase Act 2004 there is a statutory obligation to determine planning applications and appeals in accordance with the development plan unless material considerations indicate otherwise. In this instance, the Development Plan includes the Policies in the Aylesbury Vale District Local Plan (AVDLP).

National Planning Policy Framework

9. National Planning Policy is a material consideration in the determination of planning applications. The National Planning Policy Framework (the NPPF) has at its heart a presumption in favour of sustainable development. Among the core policies of national planning policy are that every effort should be made to objectively identify (and then meet) the housing, business and other development needs of an area. Planning should always seek to secure high quality design and good amenity standards for all existing and future occupants of land and buildings.
10. The Government identifies that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities (paragraph 124, NPPF). Policies and decisions should ensure that development functions well, adds to the overall quality of the area, establishing a strong sense of place. It should also respond to local character and history, reflecting the identity of local surroundings and materials whilst not preventing or discouraging appropriate innovation. Planning decisions should also seek to optimise a site's potential to accommodate development (Paragraph 127, NPPF).

11. When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance (NPPF 193).

Local Planning Policy

12. The Aylesbury Vale District Local Plan (AVDLP) was Adopted in 2004 and repeats the NPPF's presumption in favour of sustainable development. This remains the development plan despite the emerging local plan.
13. Policy GP.35 outlines the design principles of the district and states that '*the design of new development proposals should respect and complement a) the physical characteristics of the site and the surroundings, b) the building tradition, ordering, form and materials of the locality, c) the historic scale and context of the setting, d) the natural qualities and features of the area and e) the effect on the important public views and skylines.*'
14. The Worminghall Neighbourhood Plan has a settlement boundary policy and the site lies just outside the defined area. As such the second part of the policy applies:

Proposals for development outside the Settlement Boundary (Policy SB1- see dark blue line on excerpt above) in the open countryside will not be supported unless they;

- respect the character of the countryside and do not generate levels and types of traffic which would be harmful to highway capacity and / or safety;
- assist the sustainable growth and expansion of a business or enterprise in the countryside area, both through conversion of existing buildings and well-designed new buildings;
- promote the development and diversification of agriculture and other land use based rural businesses;
- support sustainable rural tourism and leisure developments that benefit businesses in the countryside area, communities and visitors.

Policy RC1: Rural Character also applies stating:

The rural character of the village and its surroundings should be respected through new development by ensuring that:

- new buildings and extensions to existing buildings reflect and enhance the street scene, by way of their scale, height and massing.
- the resulting form and layout of development is appropriate to the surroundings;
- boundary treatment and landscaping schemes should be carefully designed so as to prevent undue urbanisation of the location;
- proposals should seek to conserve and enhance mature vegetation.

- development proposals must provide appropriate green infrastructure which aims to result in a net gain in biodiversity, species richness and/or abundance and provides or enhances connectivity between green spaces.

Policy CH1: Heritage asks that views of particular importance as defined on the policies map (see extract above) should be preserved and not obstructed by new development and that construction materials and finishes should reflect and compliment [sic] the immediate environment.

Planning Assessment

15. The proposal seeks to provide storage which does not otherwise exist on this large property for the essential needs of animals kept thereon. It is therefore wholly appropriate to a countryside location in use terms and in principle. The building is close to the existing building group but is designed in a more modern way- the older buildings simply not being well suited to the needs that this building will meet (storage of bulky items like bales handled with a loader tractor).
16. The site is in a countryside location where development of this kind is not uncommon. There are no local or national planning policies which preclude this type of development in this location and therefore the principle of development should be deemed acceptable.
17. The chosen site is well screened from neighbours in houses away to the west. existing well-established screening visually contains the site, and it would not be visible in long distance views and there are no neighbouring buildings to the site barring the house/buildings owned by the applicant, with which it will form a logical complement so there would be no impact on others' amenity. An amount of new hedge planting will be undertaken to the south of the building to ensure a virtual 'green wall' in longer views.
18. There will be no additional vehicular traffic associated with the use as the owners can walk to the site. The site does not have public access and therefore there will be no harmful vehicular traffic associated with the use.
19. There are no footpaths or bridleways within close proximity of the site that would be unduly affected by this proposal.
20. The site is not in any of the important views in the WNP and nor is it obstructing any views of listed buildings. It is close to the listed building (circled above) on the Avenue (no55) but separated from this by a wealth of planting. This dwelling does not have a particularly sensitive setting as confirmed when the Council granted planning permission in 2011 for a large new house (at what is now no 53 The Avenue) adjacent to it. It was remarked then that the wealth of planting around No55 and its set back nature within its own large plot around it give it separation and protect its own setting. The property which is a late medieval but later altered house of one and a half storeys with a thatched roof is mainly appreciated from the Avenue (or its own plot). As a very low-key building in a countryside/village edge setting- the proposed building will not harm the setting

or significance of the listed building, which will remain the same. Views from across the fields to the east set the building in a background of other village buildings where there is a range of types and sizes of building evident, and a visual richness, that the proposed building will be in keeping with. There will be no diminution in the character of the area of quality of the surroundings and the heritage interest of the listed building will be maintained.