 **VALIDATION STATEMENT**

Planning portal ref: Full application pp-10050703

ALB pp-10143625

LPA: Aylesbury Vale District Council,

The Gatehouse, Gatehouse Road, Aylesbury, Bucks, HP19 8FF

Tel: 01296 585858 Email: [devcon@aylesburyvaledc.gov.uk](mailto:devcon@aylesburyvaledc.gov.uk)

Proposal: Demolition of existing modern agricultural buildings, the erection of three detached dwelling houses and the conversion of the existing traditional farm building to residential use. Change of use from agricultural to residential C3 use.

Site address: Poplars Farm, Lower Road, Hardwick, Aylesbury, Bucks HP22 4DZ

Agent: ACH Planning Ltd Email: [office@achplanning.co.uk](mailto:office@achplanning.co.uk)

Tel: 01297 728274

Mobile: 07774 200026

**Application Type:**

The development proposal falls into two categories, namely:

1. The redevelopment and replacement of existing modern agricultural buildings with three detached residential dwellings and
2. The conversion of a traditional outhouse to a residential dwelling.

The Council may consider that both categories amount to a change of use, either way, the applications cover all aspects.

The Conservation Area (CA) plan shows the proposed buildings to be demolished lying outside the designated CA, however, the red edged site area relating to ‘full planning’ falls within the CA, therefore, a *‘Full planning and demolition in a conservation area’* has been selected as the correct application type.

It could be construed by the Council that the site lies within the curtilage of the Grade II listed Poplars Farmhouse and Range buildings. While the modern agricultural buildings are likely to have been built post 1948, the traditional brick outhouse part predates 1948 and thus considered to represent a ‘curtilage listed building’ requiring an additional *‘Full planning and listed building consent’*.

To cover all procedural scenarios and possible interpretations:

* ***‘Full planning and demolition in a conservation area’*** is accompanied by a
* ***‘Full planning and listed building consent’***

are submitted in respect of the development proposal. Both applications should be considered as one, together with the accompanying supporting documents that may overlap.

The proposal is a ‘minor development’ relating to a proposal for an additional 4 dwellings on a site of 0.23ha.

**Presenting the information:**

Notwithstanding the requirements of paragraph 44 of the NPPF (July 2021) to keep the information to the minimum needed to make decisions. To cover every eventuality the Council’s published list is extensive and attempting to second guess what is required at the submission stage or later in the determination procedure is impossible, nevertheless, every attempt has been made to assist the Council and the following assumptions have been made, namely:

Affordable Housing Statement N/A to minor development

Biodiversity Survey and Report N/A

Land Contamination Assessment There is no evidence of contamination

Economic Development Statement N/A to minor development

Retail Impact Assessment N/A to minor residential development

Flood Risk Assessment N/A - Flood zone 3

Foul and Surface Water Drainage Statement Local public sewer

Engineering Works Statement SUBMITTED

Landscaping Strategy SUBMITTED

Lighting Assessment N/A

Noise/Extraction Assessment N/A to minor development

Bin Storage and Collection Provision SUBMITTED

Parking Plan SUBMITTED

Planning Application Summary SUBMITTED

Street Scene SUBMITTED

Structural Survey SUBMITTED

Telecommunications Development Statement N/A

Transport Assessment/Travel Plan N/A

Transport Statement N/A

Tree Survey and Arboriculture Implications N/A

Environmental Assessment NO existing public sewer system

Validation Checklist SUBMITTED

Plan and Drawing Requirements SUBMITTED

Historic Environment Records Search SUBMITTED

Draft S106 legal agreement N/A but the applicant is willing to contribute.

Heritage Statement SUBMITTED

The information submitted in support of this application is delivered in good faith in accordance with the Government’s minimum requirements and the Council’s published list. The documents represent a ***‘Validation Check List’*** and should be taken as a whole, representing the necessary information required to validate and determine the application, namely:

***Plans and Drawings:***

Type Drg. No. Scale: Paper size:

1. Existing plans PFH.PLAN 1 1:100/200 A2/A4
2. Floor plans PFH.PLAN 2 1:100/200 A2/A4
3. Elevations PFH.PLAN 3 1:100/200 A2/A4
4. Sections PFH.PLAN 4 1:100/200 A2/A4
5. Site plan PFH.PLAN 5 1:250/500 A2/A4
6. Location plan PFH.LP1250 1:1250 A4
7. Designation plan PFH.DP1250 1:1250 A4
8. Conservation Area plan

***Written statements including photographs:***

1. Validation Statement
2. Design and Access Statement (Outhouse)
3. Heritage Statement (Outhouse)
4. Structural statement (Outhouse)
5. Design and Access Statement (New Houses)
6. Planning Statement (Overall)
7. Ecology check list (Overall)

***Forms and Certificate A for application types:***

* *‘Full planning and demolition in a conservation area’* - including the application fee
* *‘Full planning and listed building consent’* – no fee required

Application fee £ 1,848

Service charge £ 28

Total amount £ 1,876

***Biodiversity Check List***

Bats: The buildings are open and provide a poor habitat for roosting bats.

Barn owls: There is no evidence of roosting owls.

Breeding birds: No trees on site affected by the proposed development.

Badgers: There is no evidence on site of habitation, commuting or foraging areas for badgers.

Dormice: There are no suitable habitats for dormice

Great crested newts: Due to ground disturbance, there are no suitable habitats for GCN’s or other reptiles.

ACH PLANNING LIMITED

Directors: Adrian C Hoy & Victoria Hoy

Registered Office: 3 Carrera House, Merlin Centre, Gatehouse Close, Aylesbury, Buckinghamshire HP19 8DP

VAT Registration Number: 203 8732 24 Company Number: 9563249

Bank Details: Metro Bank Sort Code: 23-05-80 Account Number: 18220385