

SUPPORTING STATEMENT

with

Design & Access Statement and Planning Statement

for

**the removal of existing structures and the erection of a single storey workshop
and reception building and ancillary works**

on land off Winslow Road, Granborough, Buckinghamshire

10 November 2021

1.0 INTRODUCTION

1.1 This statement is written in support of a full planning application:

- i. to remove three buildings, comprising former stables and storage buildings; and
- ii. to erect a single storey building, to be used as a reception/office (Use Classes E(g)(i) and (iii)), with ancillary works.

1.2 It follows as a resubmission application, following the withdrawal of application reference 20/04281/APP. The previous application was submitted in December 2020, it was registered but never determined. There were no objections to the proposal at the time and despite the many attempts made by the agent to find out what was happening, the LPA provided no explanation whatsoever.

1.3 The proposed building is required in association with the use of the adjacent live/work unit. Prior approval was granted for the live/work unit (Use classes C3 and B8) in November 2020, references 20/03106/COUAF and 20/03104/COUA.

1.4 This statement is accompanied by a preliminary ecological survey and the following plans, as a part of the planning application:

- Location Plan, drawing no. MIL 426 SUR 400
- Block Plan as proposed, drawing no. MIL 426 PA 500
- Existing floor & roof plans & elevations, drawing no. MIL 426 SUR 420
- Proposed floor & roof plans & elevations, drawing no. MIL 426 PA 510

2.0 SITE LOCATION AND DESCRIPTION

2.1 The application site is approximately 350m north of the village of Granborough. It is not within an area of special or local designation. It is not in an area of flood risk and it is at very low risk of surface water flooding. Figure 1 shows the site's location in context with Granborough.

2.2 The site is associated with a small area of land that has a large former agricultural building which, as said above, has prior approval to be converted for residential and storage and distribution uses.

Figure 1: Site location in the context of Granborough (taken from Google Maps)



2.3 The site is adjacent to the Granborough Road, which connects Granborough to Winslow. It relies on an existing access off the road, with an area of hardstanding for parking and vehicle turning to the west side. Figure 2 shows an aerial of the site and the existing development.

Figure 2 aerial of existing development on the site (taken from Google Maps)



3.0 THE PROPOSED DEVELOPMENT

- 3.1 Once the site area is cleared of existing development, it is proposed to erect a single storey building with an internal floor area of ...sqm. A footpath provides access from the neighbouring hardstanding and car park area to the workshop on one side. Appropriate soft landscaping will envelope the building.
- 3.2 The unit provides appropriate business and workshop space in association with the storage and distribution use next door. In summary the applicant has an antiques business, Elisabeth James Antiques. They specialise in antique furniture. They require appropriate space to store and distribute the furniture, which they have with the B8 permission; and workshop space for carrying out cleaning, French polishing and restoration; and space for a reception and to carry out the administration side of the business. The business employs up to 6 people who work normal weekday hours between 8am and 6pm. Approximately 3 visitors come to the site each week, on an appointment basis.
- 3.3 The Covid virus has instigated enormous change in the way people can work together and/or want to work safely. This has already led to government, health and safety and workplace union, recommendations for changes to workspaces; likely to also become legislation for building design and the rights of workers, especially those with medical conditions that make them very vulnerable to viral risks. Extracts from the government on new health and safety workplace strategy is included at appendix A.
- 3.4 The proposal plans have been revised and designed to be future ready in consideration of all current and future employees and potential legislation changes in workspace. Nobody can predict the future of living with Covid nor its evolution, so the proposal plans are an expansion of workspace only to accommodate staff safely and ensure future employment for all. The nature of the business is one that cannot be done at home, as it is large scale furniture and hands on.
- 3.5 There will be no change in traffic movements associated with the site. The new unit is in association with the existing business and operation, as such it will not generate additional vehicle movements; acceptable parking and turning space is already provided on the Applicant's land adjacent to the site.

4.0 DESIGN & ACCESS

Appearance

- 4.1 The proposal comprises a modern single storey building. The materials and style match the existing live/work unit.

Layout

- 4.3 It is located to the front of the larger site area where it fits in well with the existing adjoining development and where it will not encroach into the countryside.

Scale

- 4.4 The scale is appropriate to the use and would not look out of place against existing development.

Landscape

- 4.5 There are no trees or hedges within the application site. Those that are nearby will not be affected by the proposed development. Additional planting is proposed around the building, to comprise some low-level planting and native species planting between the road and the proposed building. Landscape details can be the subject of a planning condition and provided at a later stage.

Access

- 4.6 The site is accessed via an existing access serving the larger site area. The access has already been deemed acceptable by the Local Highway Authority in respect to the residential and B8 use of the larger site area.

5.0 PLANNING CONSIDERATIONS

- 5.1 In accordance with the Planning and Compulsory Act 2004, the determination of planning applications must have regard to the Development Plan unless material considerations indicate otherwise. The Development Plan comprises Vale of Aylesbury Local Plan (VALP) 2013-2033. The National Planning Policy Framework (NPPF) is a material consideration. Other material considerations include the Covid pandemic and emerging advise and legislation on workplaces.

Principle of the proposed development

- 5.2 VALP Policy D6 supports employment development in sustainable locations through the appropriate re-use or replacement of an existing building, or in a rural location where essential for that type of business. The re-use of an existing building adjacent to the application site has been accepted. This new building is required in association with that accepted B8 use and it will replace existing buildings. Therefore, it complies with the aims of this policy.
- 5.3 The NPPF seeks to support a prosperous rural economy, stating that both conversions and well-designed new buildings should enable the sustainable growth and expansion of all types of business. It acknowledges that sometimes sites for local businesses needs in rural areas may rely on locations that are beyond existing settlements. In respect to the considerations which are encouraged in NPPF, this proposal makes use of previously developed land, the proposed building is sensitive to its surrounding and it will not have an unacceptable impact on local roads.
- 5.4 As the proposal is required in association with the business enterprise that will operate at the site, and it replaces existing development in a location that does not intrude into the countryside; it complies with the aims of the NPPF and VALP policy D6.

Character and appearance

- 5.5 The proposal will be in an area that was previous developed. It will look very similar and smaller in scale, to the existing B8 unit next door. So, it will read as a part of a group, which would not appear out of place in the surrounding context. Therefore, it would comply with VALP policy BE2 and the aims of the NPPF in respect to making effective use of land, achieving well-designed places, and conserving the natural environment.

Amenity

- 5.6 The proposed has no impact on nearby residential development.

Highway Safety

- 5.7 The proposal will use an existing site considered safe for the B8 and residential use of the site behind the application site. Sufficient parking and turning space are provided in association with the permitted B8 use. The proposed use is associated with the live/work unit (C3/B8 use) and would not lead to additional vehicle movements. Therefore, highway safety is not jeopardised and parking is sufficient.

Climate change and biodiversity

- 5.8 The Ecology Survey shows that the proposal will not harm protected species and features are proposed that would encourage and protect species. Also, additional soft landscaping will be planted around the proposed building; comprising native species suitable to the site and beneficial to local wildlife.

6.0 MATERIAL CONSIDERATIONS

- 6.1 As already mentioned the new workshop is required in association with the business needs of Elisabeth James Antiques. The B8 unit is fully occupied for the storage of large pieces of furniture.
- 6.2 The proposed building has been designed to provide appropriate space for French polishing, restoration, and other requirements, as well as space for administration. The Covid pandemic has resulted in the need for safer and more spacious workspace. The proposal is designed in accordance with requirements for room divides, doorway and corridor requirements and external openings.
- 6.3 This proposal will allow the business to be based on one site, where currently it is having to run on two separate sites. It will ensure that its uniquely skilled workforce can continue to be employed, and that they work in a place that is modern and safe.

7.0 SUMMARY & CONCLUSION

- 7.1 The proposal is for the removal of existing development and the erection of a single storey building to be used in association with the live/work unit next door. The new building has been redesigned in response to the impact of Covid. It still makes good

use of previously developed land.

- 7.2 On the basis of the information provided, the proposal complies with the aims of the Development Plan and the NPPF. Consequently, the Council is asked to grant planning permission.

Appendix A: Extract from government of new health and safety workplace strategy.

<https://www.gov.uk/guidance/working-safely-during-covid-19/offices-factories-and-labs>

4. Reducing contact for workers,

4.1 Workplaces and workstations

Objective: Reducing the risk of spreading COVID-19 by reducing the number of people workers come into contact with.

From Step 4, social distancing guidance no longer applies and there are no limits on social contact between people from different households. COVID-19 can still be spread through social contact. You can mitigate this risk by reducing the number of people your workers come into contact with.

Examples of ways to do this include:

- reducing the number of people each person has contact with by using ‘fixed teams or partnering’ or ‘cohorting’ (so each person works with only a few others)
- reviewing layouts, using screens or barriers to separate people from each other, or using back-to-back or side-to-side working, instead of face-to-face (screens are only likely to be beneficial if placed between people who will come into close proximity with each other)

You should take account of those with protected characteristics and discuss with disabled workers what reasonable adjustments can be made to the workplace so they can work safely.

4.1 Workplaces and workstations

Objective: To reduce contact between people when they’re at their workplaces and workstations, if possible.

Workstations should be assigned to an individual if possible. Often this will not be possible, and if they need to be shared, there should be ways to clean them between each user.