



Chadwick Town Planning

Development Management
Buckinghamshire Council
Aylesbury Vale Area
The Gateway
Gatehouse Road
Aylesbury
HP19 8FF

Development Management
Dacorum Borough Council
The Forum
Marlowes
Hemel Hempstead
Hertfordshire
HP1 1DN

18th September 2023

Our Ref: APL003/dc

Dear Sir/Madam

New Vehicular Access - Beeches Farm, Upper Icknield Way, Drayton Beauchamp, Nr. Tring, Buckinghamshire HP23 4LA

We are pleased to submit this planning application, on behalf of our client, Mr Andrew Screech of the Beeches Group, for a new vehicular access onto the B488 at Beeches Farm, Upper Icknield Way, Drayton Beauchamp, Nr. Tring, HP23 4LA. The proposal, however, crosses local planning authority boundaries.

This access is in association with the planning permission granted by Buckinghamshire Council on 18th October 2022 under Application No. 22/02399/APP for:

Demolition of existing buildings and redevelopment of existing employment site to form a Rural Business and Enterprise Hub (Use Class E) comprising two single storey office/business units, single storey link building, cycle storage, showers and toilets, car parking, internal access road and vehicle turning areas, re-routing of public footpath and associated engineering works including retaining walls, drainage and landscaping

Whilst the Noise Impact Assessment produced by Assured Acoustics in June 2022 in connection with Application No. 22/02399/APP concluded that the noise impact of the use of the access road driveway upon the amenity of the occupants of Beeches Bungalow to be slight in all situations, our client considers that it would be preferable not to have all the traffic for the proposed office/business units passing the front of the bungalow.

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The current access arrangement was approved on 3rd May 1973 under Application No. 72/00818/AR as part of a proposal to demolish existing poultry houses on the site and their replacement with two new poultry houses, silos and a staff bungalow, with the access driveway passing the bungalow for operational and surveillance reasons, which are no longer applicable.

The proposed new access for the Rural Business and Enterprise Hub would provide a separate access for the office/business units and also help address the requirements of Condition No. 5(a) of the planning permission (App. No. 22/02399/APP) for the redevelopment of the site, which states:

No demolition or construction activity shall take place until a detailed written scheme for protecting the existing dwelling and associated amenity space on site from noise associated with plant, vehicles and other noise sources associated with the operation of the Rural Business and Enterprise Hub has been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of the amenities of the occupants of neighbouring dwelling and to comply with Policies BE2, BE3 and NE5 of the Vale of Aylesbury Local Plan, and the National Planning Policy Framework.

Whilst not only assisting with amenity matters, the proposed access would also be safe and convenient for users, have satisfactory geometry and visibility splays and comply with Policy T5 of Vale of Aylesbury Local Plan, Policy CS8 of the Dacorum Core Strategy 2006-2031 and Government guidance in Paragraphs 110 and 111 of the National Planning Policy Framework (2023). There could also be opportunity to provide more direct, convenient and safe pedestrian movement and routes, connected where appropriate to the existing pedestrian network. Our client is currently in discussion with Jonathan Clark (Senior Strategic Access Officer at Buckinghamshire Council) over such matters.

Application

The planning application comprises:

- Application Form
- Covering Letter – by CTPL
- Highways Statement – by Abington Consulting Engineers
- Access Drawing – Dwg. No. 23031-101 – by Abington Consulting Engineers
- Site Location Plan – Dwg. No. 295-001-D – by Gollifer Langston Architects
- Site Plan – Dwg. No. 295-015-A – by Gollifer Langston Architects
- Arboricultural Report – by Peacock Tree Consultancy
- Ecology & Trees Checklist – by CTPL
- Application Fee

The proposed vehicular access will cross Buckinghamshire Council and Dacorum Borough Council boundaries [and Hertfordshire and Buckinghamshire borders]. In such circumstances, the Planning Portal advises:

Applications made on sites that cross local planning authority boundaries

If an application site is on land that falls within the boundary of more than one local planning authority, then identical applications must be submitted to each local planning authority, identifying on the plans which part of the site is relevant to each. The planning

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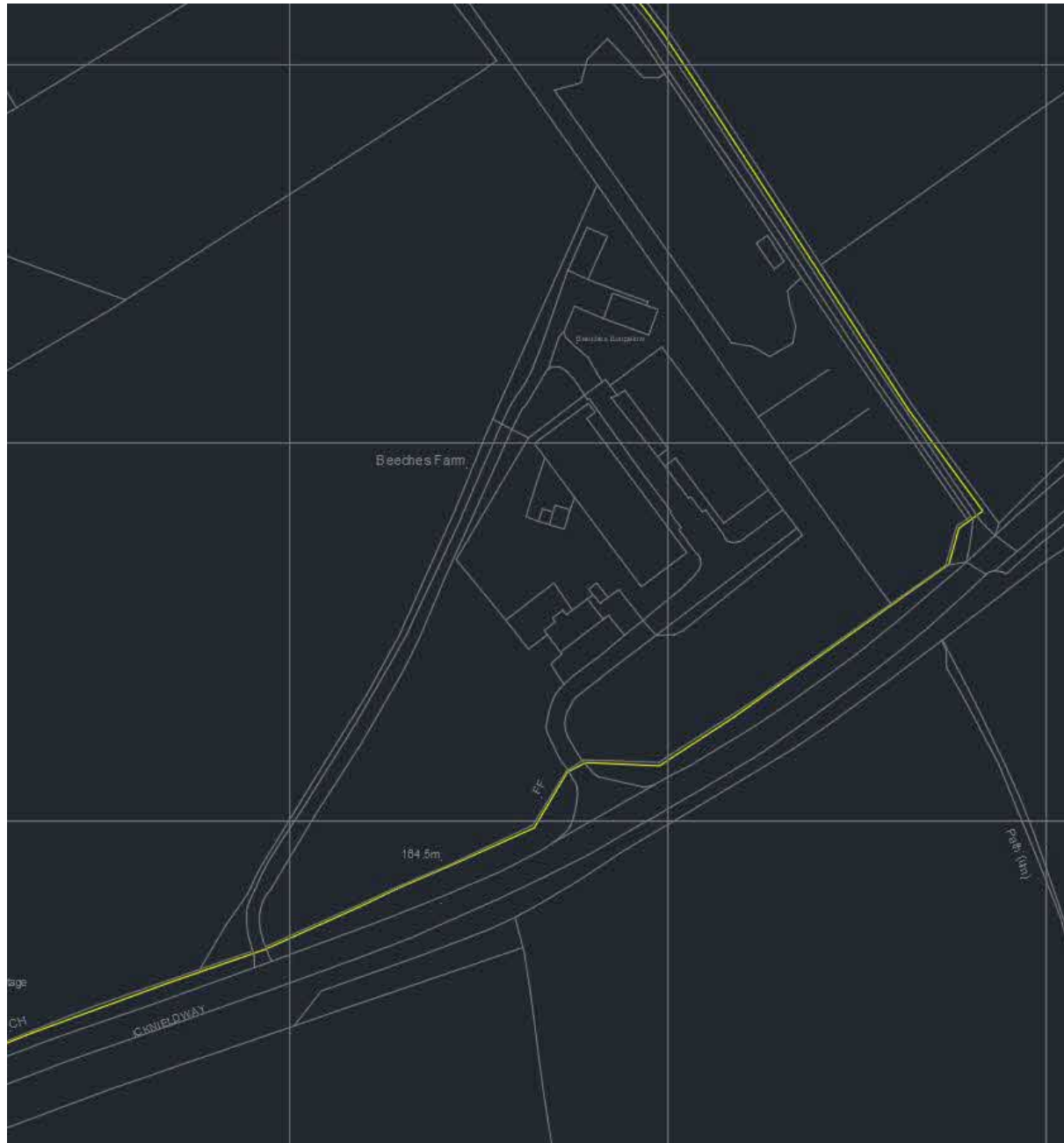


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fee is paid to the local planning authority whose area contains the largest part of the application site.

The fee, however, for this divided site would be either the sum of the fees payable for each part of the site calculated separately, or, if it comes to a smaller figure, 150% of the fee that would have been payable if there had been only one application to a single authority covering the entire site.

The local authority boundary is shown on the submitted drawings and is reproduced below:



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The application has therefore been submitted to both Buckinghamshire Council (Aylesbury Area) and Dacorum Borough Council with the fee paid to Buckinghamshire Council *whose area contains the largest part of the application site and* as the new access is ancillary to the redevelopment proposal, car park and access driveway approved by Buckinghamshire Council under App. No. 22/02399/APP.

We hope that this information is satisfactory but if you have any queries or concerns please do not hesitate to contact me so that these can be addressed to ensure that the application can be validated, registered and approved without any undue delay.

Yours faithfully,



Duncan Chadwick
Managing Director

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