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Proposed Retention of

**“Summer house” for
holiday lets**

PREPARED FOR

Mr O Brien

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PREPARED BY

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1. INTRODUCTION

This report has been prepared at the request of Mr O Brien, for proposed retention of summer house structure, used for short stay holiday lets, at The Paddock, Longrow, Wicken Road, Leckhampstead, MK18 5NZ.

2. BACKGROUND

The site extends to approximately 0.8 hectares (2 acres), and used in as an agricultural small holding, producing pigs and poultry. Some of which are processed and sold on the site.

There are a number of buildings/structures on site used in connection with the above.

3. DEVELOPMENT PROPOSAL

The proposal is for the retention of a summer house style structure on site which is used short term/overnight holiday let. As the accommodation is a “temporary” structure only, it is the change of use of the land which is sought. Below is a photo;



4. PLANNING POLICY

National planning policy is contained within the NPPF as follows:-

“The purpose of the planning system is to contribute to the achievement of sustainable development.

Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) ***an economic objective*** – *to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;*
- b) ***a social objective*** – *to support, strong vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well being; and*
- c) ***an environmental objective*** – *to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.*

Paragraph 10 states that *“So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).*

Paragraph 84 & 85 Relate to supporting a prosperous rural economy.

84. Planning policies and decisions should enable:

- a) the sustainable growth and expansion of all types of business in rural areas, both through conversion of existing buildings and well-designed new buildings;
- b) the development and diversification of agricultural and other land-based rural businesses;
- c) sustainable rural tourism and leisure developments which respect the character of the countryside; and
- d) the retention and development of accessible local services and community facilities, such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship.

85. Planning policies and decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements, and in

locations that are not well served by public transport. In these circumstances it will be important to ensure that development is sensitive to its surroundings, does not have an unacceptable impact on local roads and exploits any opportunities to make a location more sustainable (for example by improving the scope for access on foot, by cycling or by public transport). The use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.

Paragraphs 119 & 120 relate to making effective use of land.

119. Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

120. Planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;
- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure) ; and
- e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well designed (including complying with any local design policies and standards), and can maintain safe access and egress for occupiers.

Local Planning Policy

E8 Tourist accommodation Tourist accommodation in strategic settlements and large or medium villages, including new build, extensions or additions to existing facilities, will be supported where:

- a. The proposal is located within designated town centre of strategic settlements or in large or medium village centres that are sustainable and accessible by a choice of transport modes, or
- b. Where a sequential test has been applied to a proposal on the edge or outside town centres and it has been satisfactorily demonstrated that there is no significant adverse impact on the vitality and viability of the surrounding town centres, and is accessible by a choice of transport modes. Tourist accommodation in smaller villages, other settlements or in the countryside outside the Green Belt will be supported where:
- c. It would involve the conversion of existing buildings in accordance with policy C1
- d. It would be sustainable and accessible by a choice of transport modes
- e. The applicant has satisfactorily demonstrated that the facilities are required to support a particular rural tourist facility or countryside attraction
- f. It would support sustainable tourism or leisure development, benefit the local economy and enhance community facilities, and
- g. The scale, design and use of the proposal is compatible with its wider landscape, surrounding environment or townscape setting and would not detract from the character or appearance of the area. Proposals that would result in the permanent loss or reduction in size of tourist accommodation with at least 6 bedrooms will be resisted unless it can be demonstrated that their tourist function is no longer viable and the site has been marketed for a minimum period of 12 months at a price commensurate with its use with details of levels of interest and offers received, that there is no longer a market for the premises in its tourist function and, in the case of a reduction in size, that the ongoing business will remain viable.

5. ACORUS COMMENTS

The proposal is for the retention of a summer house type structure for use as holiday let accommodation.

Given the temporary nature of the structure the proposal is akin to a caravan site, as it is not a building as such.

The on site accommodation is effectively a farm diversification proposal, to support the onsite agricultural activity which is becoming increasingly less viable.

Under permitted development, and in particular the new Class BC, which came into effect in July 2023, the site could be used for up to 60 days in a calendar year for camping, with up to 60 pitches. Therefore, to a large degree the site can already be used for the use as proposed, albeit for a limited.

Therefore the use is effectively already established on the site.

Noise

No Noise issues are recognised with this proposal.

Flood Risk

Paragraph 155 of the NPPF states that “inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk.”

As identified on the EA Flood Map for Planning, the site falls within Flood Zone 1, which is defined as an area with a low probability of flooding.

Adequate drainage facilities for both surface water (clean water to be piped to nearby watercourse), foul drainage (mains drainage).

Ecology

No Ecology issues are recognised with this proposal.

Contamination

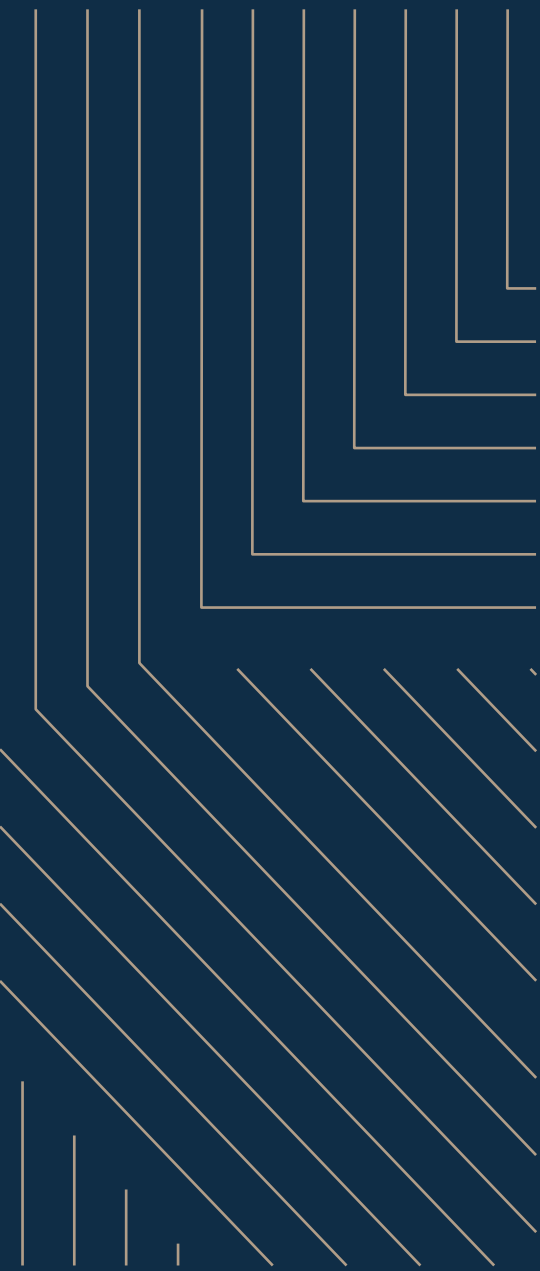
No contamination Issues are recognised with this proposal.

6. CONCLUSION

The development proposed will enhance an existing rural business through business diversification.

The proposal is deemed to accord with national and local planning policy, underpinned by permitted development rights, and will have no adverse effect on the surrounding area or environment.

In considering the above, this application should be fully supported.



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