

## Planning Statement

Planning Application

Redevelopment of the site for erection of 8 houses

Folly Inn, Buckingham Road, Adstock, MK18 2HS

DLA Ref:23/437

February 2024

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## 1.0 INTRODUCTION

### 1.1.0 Background

1.1.1 This report relates to a planning application for the redevelopment of the site for the erection of 8 houses at Folly Inn, Buckingham Road, Adstock.

### 1.2.0 Scope

1.2.1 This document comprises an overarching Planning Report. Sections 2 to 4 consider the physical, economic, social and historical context of the site, identifying the relevant local, regional and national planning policy framework; and Section 5 sets out the details of the proposal. All these sections inform the evaluation of the proposal in Section 7 against the identified planning policy framework. The overall conclusions are set out in Section 8 and which are summarised below at paragraph 1.3.0.

### 1.3.0 Summary

1.3.1 The Council are targeting the erection of 28,600 new homes during their local plan period. The proposed redevelopment of the site would positively contribute to this figure.

1.3.2 The Council cannot demonstrate a 5-year housing land supply, therefore the planning balance shifts in favour of the grant of permission for residential development, with permission to be refused *only* if any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.

1.3.3 The application site is brownfield land, with a former converted pub as well as a bed and breakfast, along with associated structures and hardstanding. The proposals therefore represent the redevelopment of previously developed land.

1.3.4 The proposals would bring social, economic and environmental sustainability benefits in accordance with Paragraph 8 of the NPPF.

1.3.5 The proposed redevelopment of the site would have a positive impact on the street scene, with the proposed dwellings being of an appropriate scale and design. The areas of landscaping, wildflower meadow, and the communal playground, will also bring wider benefits to compliment the character of the area.

1.3.6 The proposed 8x 3-bedroom dwellings would help the Council meet its highest demand for housing, equating to over half of their housing need.

1.3.7 The proposals would provide a good standard of accommodation for future occupiers whilst also not causing detrimental harm to neighbouring occupiers.

- 1.3.8 The proposals would seek to utilise, and widen, the existing point of access. The proposed level of parking is also in accordance with Policy T6 of the Local plan.
- 1.3.9 The proposals would include sufficient mitigation to ensure that ecology is not harmed in the redevelopment of the site, with the proposed planting, pond and landscaping to allow for an overall benefit to biodiversity on the site.

## 2.0 SITE & CONTEXT ANALYSIS

### 2.1.0 Location

2.1.1 The site is located to the north of A413, approx. 800m from the village of Adstock and comprises of an uninhabitable building previously used as a public house since converted into a dwelling, its ancillary buildings and a large hardstanding area, previously used as a car park. There are two accesses serving the site, one immediately forward of the main building and the other located further east.

### 2.2.0 Application Site

2.2.1 The application site relates to the land surrounding the former public house only, with the former public house subject to a separate Planning application. The site, shown in Figure 1 below, consists of its own access onto the A413, with a large area of hardstanding, open grassland, and a large linear building on the western part of the site which had a previous consent for the conversion to 4 dwellings under reference 15/00363/APP.



Figure 1 - Application site

### 2.3.0 Context

2.3.1 The site is surrounded by undeveloped open fields with Folly Farm and its associated farm buildings to the southeast of the site.

### 2.4.0 Planning Constraints

2.4.1 The application site is located within the Open Countryside. The site is not located within the Green Belt or a Conservation Area, and has no Listed Buildings on or adjacent to the site.

2.5.0 **Local Services**

2.5.1 The site is located approximately 0.6 miles from the centre of Adstock and 0.8 miles from the centre of Padbury. Adstock is defined as a small village in the Local Plan with Padbury being a medium village. Both have a range of services and facilities.

2.6.0 **Accessibility**

2.6.1 There is a shared footway/cycleway, separated from the carriageway by a grass verge along Buckingham Road providing pedestrian links to Padbury and Adstock, both a circa 15 minute walk or a 3 minute cycle.

2.6.2 There are bus stops outside of the application site providing twice hourly services to Buckingham and Aylesbury.

### 3.0 RELEVANT PLANNING HISTORY

#### 3.1.0 Application Site

3.1.1 The relevant history of the application site is summarised in Figure 3.1.0 below.

LPA Ref	Proposal	Outcome
19/02391/APP	Change of use of former public house and first floor flat to single dwelling, demolition of rear extensions and erection of two storey side extension, alterations to accesses and parking	Approved
15/00363/APP	Change of Use of the former bed and breakfast accommodation to create four dwellings	Approved
13/03536/APP	Change of Use of former public house and first floor flat to single dwelling, erection of two storey side extension, alterations to vehicular access and parking, retention of outbuilding	Approved
99/00419/APP	Extension to bar and toilets	Approved
98/00243/APP	Extension to letting room wing	Approved
97/01348/APP	Extension to letting room wing	Refused
91/02165/APP	Conversion of two storey wing into letting bedroom accommodation	Approved

## 4.0 POLICY CONTEXT

### 4.1.0 National Policy / Guidance

4.1.1 The National Planning Policy Framework (NPPF) 2023, sets out the Government's planning policies for England. It is considered that sections 2 (Achieving sustainable development), 5 (Delivering a sufficient supply of homes), 11 (Making effective use of land), and 12 (Achieving well-designed places) are considered directly relevant.

### 4.2.0 Vale of Aylesbury Local Plan (2013-2033) – adopted September 2021

Policy No.	Title
S1	Sustainable development for Aylesbury Vale
S2	Spatial Strategy for Growth
S7	Previously developed land
H6a	Housing Mix
T6	Vehicle Parking
T8	Electric Vehicle parking
BE2	Design of new development
BE3	Protection of the amenity of residents
BE4	Density of new development
NE1	Biodiversity and Geodiversity
NE4	Landscape character and locally important landscape
I1	Green infrastructure
I3	Community facilities, infrastructure and assets of community value

### 4.3.0 Supplementary Planning Guidance and Other Guidance

Biodiversity Net Gain SPD

Parking Guidance for New Developments

Vale of Aylesbury Design SPD



## 5.0 DESCRIPTION OF DEVELOPMENT

### 5.1.0 Use

5.1.1 The proposal would be to redevelop the existing site for the erection of 8x C3 residential dwellings.



Figure 2 - Proposed site layout

### 5.2.0 Layout

5.2.1 The proposed site layout is shown in Figure 2 above. The site would retain and widen the existing access to the south of the site. Within the site there would be three dwellings to the east, fronting an internal access road, with a communal pond, wild flower meadow, and playground to the rear. There would be three dwellings fronting the A413, with two more dwellings in the north western corner of the site.

5.2.2 Internally at ground floor each dwelling would have an open kitchen/dining room, a living room, and a w/c. Some housetypes would have an additional study. At first floor, each dwelling would have 3-bedrooms, a bathroom, with some dwellings have an ensuite.

### 5.3.0 Appearance & Scale

5.3.1 The proposed dwellings would be one and half storeys high, with accommodation within their roof space. Each dwelling would have a traditional design, with a gable end roof, front and rear dormers, constructed with facing brickwork, time cladding, and clay roof tiles. The proposed street scenes are shown in Figure 3 below.



Figure 3 - Proposed street scenes



#### 5.4.0 Landscaping

5.4.1 The proposals would not result in the loss of any existing significant landscaping features on the site. The proposals would also include large gardens for each dwelling, planting in the communal areas, as well as a proposed wildflower meadow. Any proposed landscaping could be secured via a condition if required.

#### 5.5.0 Access & Parking

5.5.1 The proposals would use the existing form of vehicular access to the south of the site on to the A413. This access would be widened slightly to allow for two way traffic. Within the site, there would be two private roads, as well as areas for turning and manoeuvring. Each dwelling would have two allocated parking spaces within their curtilage, as well as 4x spaces for visitors within the site.

## 6.0 PLANNING CONSIDERATIONS

Based on the analysis set out in Sections 2 to 5, I consider that the application proposal raises the following issues, which I will consider in turn below:

1. Principle
2. Layout & Design
3. Highway Safety & Access
4. Environmental Considerations
5. Drainage Strategy

### 6.1.0 Issue No 1: Principle

6.1.1 The Council note in Policy S2 of their Local Plan that a total of at least 28,600 new homes would need to be building within the during the plan period. The proposed redevelopment of the site for the erection of 8x dwellings would make a modest, but valuable, contribution to this figure. This is also in accordance with Paraph 60 of the NPPF, which states *“To support the Government’s objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.”*

### 6.1.2 Housing Supply

Account is taken of the acknowledged shortfall of housing land in the District. Paragraph 76 of the NPPF requires that LPAs should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement. In the event that an LPA cannot demonstrate a 5-year supply, NPPF paragraph 11 states that the development plan is considered to be out of date. In such circumstances it requires that the presumption in favour of sustainable development be applied, and permission granted unless:

*“i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.”*

6.1.3 It is currently accepted by the Council that they cannot demonstrate a 5-year housing land supply, as confirmed by the Aylesbury Vale Area Five-Year Housing Land Supply Position Statement dated September 2023. It is thus the case that the planning balance shifts in favour of the grant of permission for residential development, with permission to be refused *only* if any adverse impacts of doing so would significantly and demonstrably

outweigh the benefits. The key benefits to the proposals include, a positive contribution to the housing supply, providing a dwelling type that is highly required within the District (please see Paragraph 6.2.3 of this report), providing a communal pond and play area, providing benefits to ecology, removing opportunities for crime, as well as improvements to the street scene and appearance of the area. Given the number of benefits included, and that there would be no such adverse impacts on this occasion as is demonstrated elsewhere in this Statement that would significantly and demonstrably outweigh these benefits, the proposed development would be acceptable in Principle.

#### 6.1.4 **Previously Developed Land**

Local Plan policy S1 states that the Council will work to *“to secure development that improves the economic, social and environmental conditions in the area . . . giving priority to the reuse of vacant or underused brownfield land.”* Policy S7 states that *“development in Aylesbury Vale will be expected to make efficient and effective use of land. We will encourage the reuse of previously developed (brownfield) land in sustainable locations, subject to site-specific considerations including environmental value and the impact on local character, and subject to other policies in the Local Plan.”*

6.1.5 The application site is clearly previously developed land as it contains buildings and large areas hard standing. The NPPF defines previously developed land as *“land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure.”* The proposal is therefore in line with the Government and Council’s aim to make the most efficient use of brownfield land by replacing the existing, uninhabitable buildings with new dwellings. This redevelopment of the brownfield site will also remove opportunities for crime, with the current site being subject to littering, arson, and other associated anti-social behaviour.

#### 6.1.6 **Sustainable Development**

The proposal also reflects the presumption in favour of sustainable development and sustainable growth as required in paragraph 8 of the NPPF. The proposal fulfils the aims of the NPPF in promoting sustainable development in that it will result in an economic boost through construction of multiple dwellings, bring social benefit through reducing the housing need in the District and providing communal areas for local residents, and finally an environmental gain through developing more environmentally efficient buildings as well as the planting of a wildflower meadow.

### 6.1.7 Conclusion

The proposed redevelopment of the site for the erection of 8x dwellings will constitute the redevelopment of previously developed land, providing housing within a District which cannot demonstrate a 5 year housing land supply, as well as providing sustainable development as set out in Paragraph 8 of the NPPF. Given the redevelopment of the site would not have any adverse impacts that would significantly and demonstrably outweigh the benefits, the proposals would be acceptable in principle.

### 6.2.0 Issue No 2: Layout & Design

6.2.1 NPPF paragraph 131 advises that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. 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. Likewise, paragraph 135 seeks to ensure that developments function well and add to the overall quality of the area; are visually attractive and sympathetic to local character and history; and establish or maintain a strong sense of place. This is echoed by Policy BE2 of the Local Plan states that *“All new development proposals shall respect and complement the following criteria:*

- a) The physical characteristics of the site and its surroundings including the scale and context of the site and its setting*
- b) The local distinctiveness and vernacular character of the locality, in terms of ordering, form, proportions, architectural detailing and materials*
- c) The natural qualities and features of the area, and*
- d) The effect on important public views and skylines.”*

6.2.2 The proposed dwellings would be of a similar scale to the existing buildings on the site that would be demolished, as well as the converted pub and the farmstead opposite. The footprint of the dwellings would also be appropriate to the local area, with large rear gardens, as well as the site including a communal playground, a pond, and a wildflower meadow to create natural features within the site. Figure 4 below shows how the proposed redevelopment of the site would positively contribute to the character of the local area. In terms of the built design, the proposed dwellings would include high quality, traditional materials, with good level of architectural detailing and a modest design, that would be in keeping with the rural vicinity of the site. The proposed redevelopment of the site would also remove the neglected buildings on the site, the large areas of hardstanding, as well as tidying up the unkempt boundary treatment, to be replaced with an attractive and suitable street scene as shown in Figure 3. Given the various points above, it is considered that the proposals meet the objectives of Policy BE2.

### 6.2.3 Housing Mix

Policy 6a of the Local Plan states that new residential development will be expected to provide a mix of homes to meet current and expected future housing needs. Table 102 of the Local Plan shows the latest Housing and Employment Development Needs Assessment. This concluded that the considerably largest type of dwelling needed within the District is for 3 bedroom houses – equating to 52% of the housing need. As the proposed development would include the erection of 8x 3-bedroom dwellings, this would therefore positively contribute to the most required housing need within the District.



Figure 4 - Proposed site within wider area

### 6.2.4 Impact on future occupiers

Each of the proposed dwellings would have a good standard of accommodation with an internal floor space that is in accordance with the Nationally Described Space Standards. The dwellings would all have sufficient rear gardens, with a depth that meets the Council's requirements. The dwellings would also provide a good level of outlook for future occupiers of the site. The site layout has also been considered to allow for areas of passive surveillance to reduce opportunities for anti-social behaviour.

### 6.2.4 Impact on neighbouring occupiers

Local Plan Policy BE3 states that *“planning permission will not be granted where the proposed development would unreasonably harm any aspect of the amenity of existing residents and would not achieve a satisfactory level of amenity for future residents.”* The application site does not have any immediate neighbouring occupiers; however the

dwellings and site layout have been orientated as to not impede any future developments at the boundaries of the site in terms of loss of privacy or outlook for any future adjoining neighbours.

#### 6.2.5 **Conclusion**

In summary, the proposed dwellings would provide a good standard of accommodation for future occupiers whilst also not causing detrimental harm to neighbouring occupiers. The redevelopment of the site would also have a positive contribution to the visual appearance of the street scene, as well as being in keeping with the character of the area.

#### 6.3.0 **Issue No 3: Highway Safety & Access**

6.3.1 The proposal seeks to retain the existing access arrangement at the southern boundary onto Buckingham Road, with a minor increase in its width. This access point currently serves the previously converted pub, as well as well as the former bed and breakfast. The point of access has good levels of visibility both ways, and the difference in traffic movements between the proposed use and the lawful use would not be considered materially different. Within the site there are designated turning areas to allow vehicles to manoeuvre and exit the site in a forward gear.

6.3.2 Policy T6 of the Local Plan provides that all development must provide an appropriate level of car parking. The parking guidance for new developments document requires a 3 bedroom dwellings to have 2 parking spaces and one visitors space per two dwellings. The proposed site layout allocates two parking spaces per dwelling within the boundary of each property, as well as four visitors spaces spaced out around the site. Therefore, the proposal is capable of meeting the Council's parking standards and complying with Policy T6 of the Local Plan and is, on that basis, considered acceptable.

6.3.3 As a result, the proposal is considered acceptable in terms of highways safety and travel considerations, complying with relevant paragraphs of the NPPF, the aims of Buckinghamshire's Local Transport Plan 4 and the Manual for Streets as well as T1 and T6 of the VALP

#### 6.4.0 **Issue No 4: Environmental Considerations**

6.4.1 The application proposals have been submitted alongside an Ecology Report to confirm the relevant precautions through follow up surveys and mitigation will be undertaken to ensure that Ecology is not detrimentally impacted by the redevelopment of the site. The proposed wildflower meadow and communal pond, as well as other landscaped areas throughout the site, will ensure that biodiversity is positively impacted by the

redevelopment of the site. A landscaping buffer at the boundary of the site will also be retained and enhanced, with the applicant willing to accept an appropriately worded landscaping condition.

**6.5.0 Issue No 5: Drainage Strategy**

6.5.1 Paragraph 159 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. The paragraph goes on to state that 'where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere'. Paragraph 167 advises that Local Planning Authorities should, when determining planning applications, ensure that flood risk is not increased elsewhere, with (where appropriate) applications supported by a site-specific flood-risk assessment. Furthermore, major development should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate (Paragraph 169).

6.5.2 The Environment Agency flood map for planning shows that the site is in flood zone 1 which has the lowest probability of flooding from rivers and the sea. Parts of the site would be at risk of surface water flooding.

6.5.3 It is proposed that the scheme would incorporate a drainage scheme which would discharge to the existing drains. In order to mitigate against increased run-off from the site, it is proposed that appropriate measures will be taken to restrict the discharge rate to a satisfactory level. The proposed dwelling will also have a rainwater harvesting butt connected to the rainwater downpipes via a diverter.

6.5.4 The drainage system will be designed to comply with the current Buildings Regulations and relevant British Standards and best practice for foul and surface water. Additionally, the system will be designed to comply with the Local Authority's SUDS guidance. A full maintenance plan will be developed at detailed design stage.



## 7.0 CONCLUSIONS

### 7.1.0 Background

7.1.1 This report relates to a planning application for the erection of a replacement dwelling at Folly Inn, Buckingham Road, Adstock. The proposal is promoted in the following circumstances:

- The proposed redevelopment of the site would positively contribute to the Councils 28,600 housing target figure for their Local Plan period.
- The Council cannot demonstrate a 5-year housing land supply, therefore the planning balance shifts in favour of the grant of permission for residential development, with permission to be refused *only* if any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- The application site is brownfield land, therefore the proposals represent the redevelopment of previously developed land.
- The proposals would bring social, economic and environmental sustainability benefits in accordance with Paragraph 8 of the NPPF.
- The proposed redevelopment of the site would have a positive impact on the street scene, and would compliment the character of the area.
- The proposed 8x 3-bedroom dwellings would help the Council meet its highest demand for housing, equating to over half of their housing need.
- The proposals would provide a good standard of accommodation for future occupiers whilst also not causing detrimental harm to neighbouring occupiers.
- The proposals would seek to utilise, and widen, the existing point of access, with a level of parking that meets the Councils standards.
- The proposals would include sufficient mitigation to ensure that ecology is not harmed in the redevelopment of the site, with the proposed planting, pond and landscaping to allow for an overall benefit to biodiversity on the site.

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