



# ET Planning

## Planning Application

Client:

Dan Kingston

## Cufaude

Cufaude Lane, Bramley, RG26 5DN

*Proposed change of use of parcel of land from  
agricultural to residential and erection of tractor shed*

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## **Appendices**

Appendix 1 – Location Plan ref: 21/02689/HSE

## **1. Introduction**

- 1.1 This statement is produced to support a planning application for the change of use of land to allow for residential land to be used as agricultural and the corresponding agricultural land to be used as residential at Cufaude, Cufaude Lane, Bramley, RG26 5DN.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by Morse Webb Architects:
- 1:1250 Existing Location Plan
  - 1:500 Existing Block Plan
  - 1:200 Existing Site Plan
  - 1:1250 Proposed Change of Land Use
  - 1:100 Proposed Plan and Elevations
  - 1:200 Proposed Site Plan
  - 1:500 Proposed Block Plan
- 1.4 The relevant application fee will be submitted by the applicant separately.

## **2. Site Location and Description**

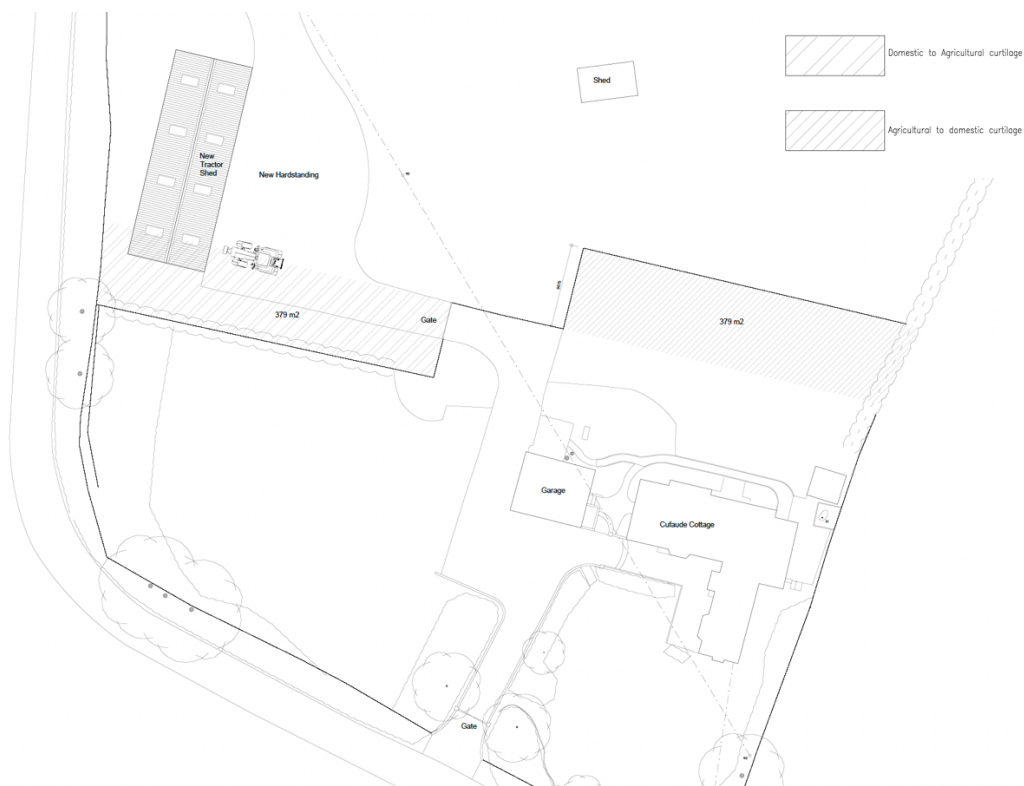
- 2.1 Cufaude Lane sits approximately 1.5km south of the village of Bramley and presents as a connecting road between Bramley and Chineham, the lane is situated outside of the settlement boundary and consists of residential development as well as Cufaude Business Park and Bakers Farmhouse. Residential properties situated along the lane are substantial in size and many have associated outbuildings and swimming pools.
- 2.2 Cufaude consists of an extended cottage sited on a large plot, screened from the road by a tall wall and trees/hedges. The plot is surrounded by fields on the north west and south sides and another dwelling is located to the east of the site approximately 37 metres away, separated by mature trees.
- 2.3 The site is in close proximity to both Bramley train station, at 2.2 miles away and Basingstoke train station at 3.9 miles away, offering direct trains into London Waterloo. The site also lies within close proximity to Bramley Training Area, in use as a British Army training camp.

### 3. Planning History

- 3.1 21/02689/HSE Erection of two storey rear extension and single storey rear extension with other minor alteration and refurbishment works. Granted 26/11/2021.
- 3.2 BD/67723 Erection of a 3 bay garage with room in the roofspace following demolition of existing flat roofed double garage. Withdrawn 11/02/2008.
- 3.3 BDB/61041 Erection of a two storey extension to the north elevation and a single storey extension to the east elevation. Granted 25.07.2005.
- 3.4 BDB/58196 Retention of agricultural hardstanding and improvements to field access. Granted 15.06.2004.
- 3.5 BDB/53582 Erection of two storey rear extension and creation of dormer windows. Granted 30.08.2002.
- 3.6 BDB/28800 Two storey side and rear extensions and conversion from single dwelling to two dwellings. Refused 09.05.1990.
- 3.7 BDB/23748 Two storey rear extension and conservatory on side. Granted 01.02.1988.
- 3.8 Of further relevance is: 19/00464/FUL at Upper Cufaude Farm which was granted permission for the erection of 2no. 4-bedroom barn-style dwellings and access at Planning Committee.
- 3.9 **Appendix 1** (Location Plan to permission 21/02689/HSE) highlights the currently agreed residential curtilage via the red line, which forms the basis of this submission. The remaining land within the blue line of Appendix 1 is Agricultural.

## 4. Development Proposals

- 4.1 The proposal seeks to change the use of a small parcel of residential land to the north west of the dwelling (highlighted as Domestic to Agricultural curtilage on Figure 1 below) to agricultural and, in return, change the use of a corresponding parcel of agricultural land adjacent to the dwellinghouse to residential land (highlighted as Agricultural to Domestic curtilage on Figure 1 below). This effectively comprises a 379m<sup>2</sup> parcel of land for swapping.
- 4.2 The proposed land for agricultural purposes will be accessed from the existing access to the north west of Cufaude. The proposed land to be swapped from agricultural to residential is sited to the south of the existing dwelling on site and offers a more logical siting of the residential garden, as will be apparent when Officers conduct their site visit.



*Figure 1 – Plan showing the two parcels of land for a proposed 'land use swap' and*

4.3 The proposal also seeks for the erection of a tractor and hay barn (from now on referred to as “the **Barn**”), sited to the north west of the existing dwellinghouse, the proposed shed straddles existing agricultural and residential land. The Barn will be used to store a tractor, agricultural machinery, tools and hay. The Barn has been designed sensitively to the wider landscape whilst offering sufficient space for the safe storage of agricultural equipment and hay. The Barn will store the following agricultural machinery:

- Tractor to be for agricultural purposes such as cutting grass at the property, making hay at the property, and maintaining the land\_
- Flail mower attachment for tractor to cut longer grass, brambles, brush etc.
- Finishing mower attachment for tractor for areas of shorter grass and lawns
- Tractor rear mounted Hedge Cutter to be used for the hedges throughout the site.
- Trailer to be used to transport materials, hay and machinery etc.
- Tractor Roller to care for rutted land
- Tractor Harrow to cultivate the land and grass/hay
- Tractor Pallet forks used for moving things round
- Ground maintenance tools including strimmers, chainsaws, leaf blowers etc.
- Large workshop tool cabinet comprising a full set of tools to work on tractor and machinery for servicing etc.

4.4 It should also be noted that the site will be used to grow and store hay. The occupants own 3 horses and the hay will be used solely for them. With the site measuring 6.4 acres, the site has capacity for over 500 bales of hay as well as maintaining a lawn area. The following machinery will be stored in the Barn during hay baling times:

- Discbine - used to cut the hay
- Tedder – used to turn the hay
- Rake – prepares the hay to be baled
- Hay baler



## 5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.
- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. 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 38 of the NPPF states that “Local planning authorities should approach decision on proposed development in a positive and creative way” and “at every level should seek to approve applications for sustainable development where possible”. Paragraph 119 of the NPPF comments that planning should “make effective use of land” in “meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions”.
- 5.3 Paragraph 8 identified three objectives of sustainable development, as economic, environmental and social.
- 5.4 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.5 Paragraph 11 of the NPPF states that the plans and decisions should apply a presumption in favour of sustainable development.
- 5.6 Paragraph 11 d) states that for decision-taking this means “where there are no relevant development plan policies... granting permission 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 as a whole"*

5.7 The Development Plan for Basingstoke and Deane council consists of:

- Basingstoke and Deane Local Plan 2011 to 2029
- Bramley Neighbourhood Development Plan (2017).

5.8 The Development Strategy, as set out in Policy SD1: Presumption in favour of sustainable development, states that the Council will take a positive approach to secure development that improves the economic, social and environmental conditions in the area.

5.9 The site sits within an Adopted Strategic Gap: Basingstoke/Chineham – Bramley/Sherfield on Loddon whereby the generally open and undeveloped nature of the gaps will be protected. Whilst the proposal site does fall within the strategic gap, it should be considered that the nature of the proposal does not amount to new development on the site and would therefore not:

*"Diminish the physical and/or visual separation; and*

*Compromise the integrity of the gap either individually or cumulatively with the other existing or proposed development."*

5.10 Policy EM2: Strategic Gaps of the Basingstoke and Deane Local Plan 2011-2029 states that:

*"small scale development that is in keeping with the rural nature of the gaps will not be prevented, provided that it is appropriately sited*

*and designed to minimise the impact on the openness of the gap and subject to other policies of this plan.”*

- 5.11 As such, the proposal, being of small scale, is in compliance with Policy EM2 of the Local Plan.
- 5.12 It is acknowledged that the Development Plan within Basingstoke and Deane is silent on the principle of extending residential land into countryside. It is considered that the change would be modest, given especially that no net increase of residential land is proposed, and it would still result in a buffer between the residential development on site and the wider countryside, protecting the strategic gap from any further development pressures. Of greatest relevance to the proposal is Policy EM5 of the Local Plan.
- 5.13 Policy EM5: Green Infrastructure states that proposals for the redevelopment of public and private open spaces will not be permitted unless it can be clearly demonstrated that:
- d) replacement areas will be at least equivalent in terms of quality, quantity and accessibility, and there will be no overall negative impact on the provision of green infrastructure; or
  - e) A robust assessment clearly demonstrated that the space is surplus to local requirements and will not be needed in the long-term in accordance with the Council’s local standards; or
  - f) The proposal is for alternative recreational provision which meets evidence of local need in such a way as to outweigh the loss.
- 5.14 The existing space currently offers no recreational facility but when viewed as a whole the land contributes positively to the appearance of the area and its open character. It should be considered that the proposal would retain sufficient open space, given there is no net increase, and the development would not result in the loss of open

space or detrimentally harm the appearance of the area or its existing open character, in accordance with Policy EM5.

5.15 Also of note, Policy SS6: New Housing in the Countryside states that small scale residential proposals of a scale and type that meet a locally agreed need provided that:

- I) It is well related to the existing settlement and would not result in an isolated form of development; and
- II) The development will respect the qualities of the local landscape and be sympathetic to its character and visual quality; and
- III) The development will respect and relate to the character, form and appearance of surrounding development, and respect the amenities of the residents of neighbouring properties.

5.16 Whilst the proposal does not involve new housing, given the specific wording of the policy, it is considered to nonetheless have some relevance to development involving residential land, particularly in the absence of other policies. The proposed change of use of the land would fully comply with Policy SS6 given the development is in close proximity to an already established dwelling, of small scale and is sympathetic to the local landscape.

5.17 The principle of development is considered further acceptable at this location given Policy SS3.8: Upper Cufaude Farm allocates the area just south of the site for the development of 390 new homes as shown below.

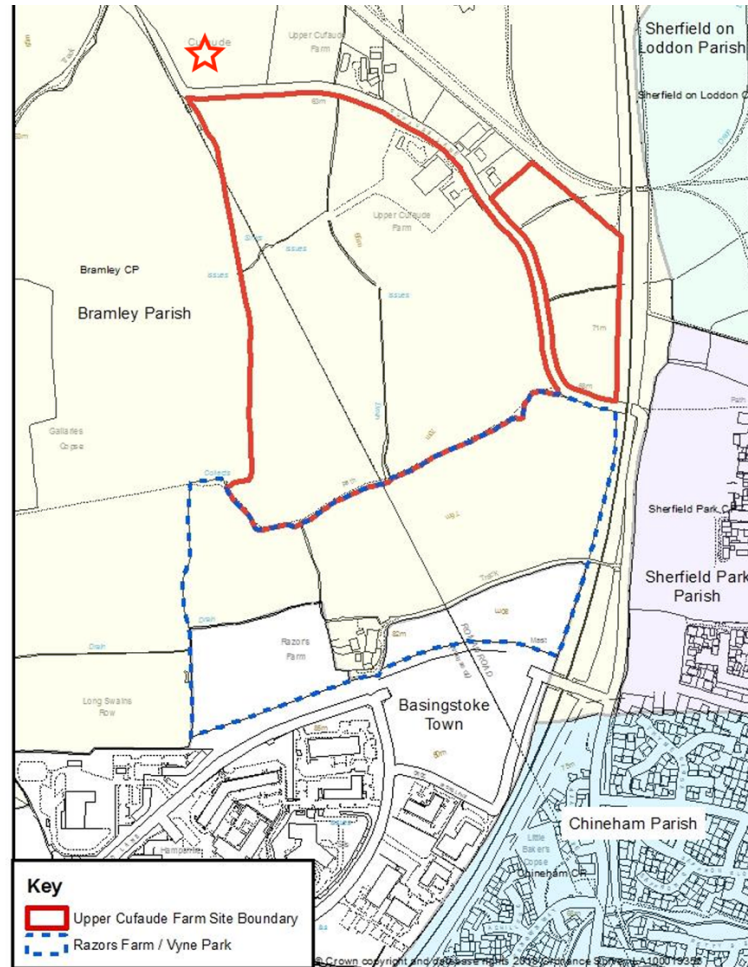


Figure 2 – Site allocation for Policy SS3.8 – Upper Cufaude Farm

5.18 Furthermore, Local Plan Policy EP4 – Rural Economy states that to support the rural economy, development proposals for economic uses in the countryside will be supported where they enable the continuing sustainability or expansion of a business or enterprise, including development where it supports a farm diversification scheme and the main agricultural use. Given the Barn on site and 'land use swap' will ensure agricultural land maintenance is more efficient given the permanent siting of the relevant equipment on site, the proposal accords with Policy EP4 and supports the agricultural usage of the land. Furthermore, the Barn has been designed as to not be overbearing on site and is sensitive to residential land within the site through its siting, design and accessibility.

- 5.19 Policy EP4 further states that development proposals which result in a significant increase in other traffic will generally not be permitted. With the stationing of agricultural equipment on site, the proposal will significantly reduce the frequency of farm vehicles on surrounding roads and as such the principle of development is acceptable.
- 5.20 **Character and Appearance of the Area:** Policy EM1 advises that development will be permitted where it can be demonstrated that the proposals are sympathetic to the character and visual quality of the area concerned and must respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected.
- 5.21 The land consists of an open field sited within the wider North Sherbourne Landscape Character Area. The Council's Landscape Character Assessment notes that this area, which is considerable in size, comprises a "patchwork of mixed farmland and woodland, which forms the setting for a diversity of other landscapes including managed parkland, minor valleys, and more extensive areas of woodland. Despite its diversity, the overall effect is a unified and balanced landscape, with the low-lying and gently undulating landform linking the various landscape types into one distinct Character Area".
- 5.22 The proposed Barn, whilst sited mainly on residential curtilage, is located within an appropriate site for the development, being situated away from the house as to not appear intrusive. The existing residential curtilage of the property is disproportionately skewed to the western side of the dwelling, with limited space to the rear of the property. The proposal therefore seeks to switch the land uses, resulting in no net loss of either land use. This has the additional benefit of providing a greater amount of private residential space distanced from the 60mph road, Cufaude Lane.

- 5.23 With the barn being sited to the western boundary of the site, the encroachment of development on the site is restricted, preserving the openness of the agricultural field, whilst also ensuring that the shed can be functionally separate from the main dwelling. Furthermore, the erection of the Barn will allow for the opportunity to enhance the landscape, allowing for the better upkeep of soft landscaping within the agricultural site as a result of the farming equipment stored on site.
- 5.24 It is considered that the application will not result in proliferation of built form in the open countryside, and any impact arising from the proposed development will be contained within the site at a very local level. As such, the proposal will not result in any adverse harm to the landscape character. Overall, the development will not amount to any change in the character and appearance of the surrounding area and will therefore comply with Policy EM1 of the Basingstoke and Deane Local Plan.
- 5.25 **Residential Amenity:** Policy EM10 considers the effect of development upon residential amenity (both to existing and new residents) addressing aspects such as privacy and private open space, light, noise and disturbance and which is supplemented by the Council's Design and Sustainability SPD which establishes appropriate amounts of amenity space, privacy, natural light and outlook.
- 5.26 The proposed site for the change of use would be separated from the neighbouring properties by approximately 60 metres, given the nature of the change of use, it is considered that the use of land as residential would not amount to any loss of privacy or noise and disturbance.

- 5.27 The proposed Barn would be sited 105 metres away from neighbouring property Sandwick and it is therefore considered that there would be no issues regarding loss of privacy, noise or disturbance. Furthermore, the Barn is screened from Cufaude Lane by mature hedgerow.
- 5.28 As such, the proposal would not significantly detract from the amenity of the neighbouring dwelling in compliance with Policy EM10 of the Local Plan and the Design and Sustainability SPD.
- 5.29 Policy EM10 and Section 10 of the Design and Sustainability SPD also require development to provide a high quality of amenity for occupants of new development. The change of use of the land would provide an extension to the private amenity space of current and future occupiers without lending itself to any urbanisation.
- 5.30 **Trees and Landscaping:** Policy EM1 states that development will be permitted only where it can be demonstrated, through an appropriate assessment, that the proposals are sympathetic to the character and visual quality of the area concerned. Development proposals must respect, enhance and not be detrimental to the character or visual amenity of the landscape likely to be affected.
- 5.31 It should be noted that the western boundary of the application site is bound by mature hedgerow, however no other part of the application site contains trees or hedges.
- 5.32 Furthermore, an Arboricultural Impact Assessment submitted alongside this application carried out by GHA Trees summarises that the proposed scheme does not require the removal or pruning of any of the trees on site, or of the trees within nearby adjacent sites; therefore, the landscape character of the site will be unaffected by the proposal.



- 5.33 **Highway Safety:** Policy EP4 of the Local Plan states that development proposals must be well designed and of a use and scale that is appropriate to the site and location when considering the impacts on the local highway network including the type of traffic generated and the appropriateness for the rural roads and the impact on their character. Given the provision of the Barn will reduce the frequency of traffic on surrounding rural roads through the permanent siting of farm vehicles, the proposal is in full accordance with Policy EP4 and will have no detrimental impacts on the surrounding highway network, effectively taking pressure off of rural roads.
- 5.34 Furthermore, the site benefits from an existing access and the provision of a new area of hardstanding to the front of the Barn will allow for the safe movements of farm vehicles throughout the site and to the highway where necessary.
- 5.35 **Drainage:** The site falls within Flood Zone 1 which carries the lowest risk of fluvial flooding. The proposal would not have an adverse impact on the risk of flooding within the site or the locality having regard to the provisions of Local Plan Policy EM7 – Managing Flood Risk.
- 5.36 **Ecology:** The site largely comprises of developed land combined with maintained grass areas. The site is bound by trees and mature hedgerow to the south and west, this existing boundary treatment as well as other notable areas of planting are proposed to be retained. As a consequence the proposal is not likely to have any detrimental implications upon biodiversity.
- 5.37 A Preliminary Ecological Appraisal carried out by Collington Winter Environmental submitted alongside this application concludes that the site was found to predominantly comprise developed land and

bare ground, with a small narrow hedgerow and areas of modified grassland. Where the proposed Barn would be located on the existing developed land, no additional vegetation clearance is anticipated.

- 5.38 Furthermore, a Biodiversity Net Gain Assessment carried out by Collington Winter has been submitted alongside this application. The Assessment outlines that the proposal would result in an increase in biodiversity units within the site and facilitate the increase of hedges and scrub habitats beneficial to a wide range of wildlife and protected species that may be present on site. It is agreeable that details of biodiversity enhancements could be secured by planning condition.
- 5.39 **Community Infrastructure Levy:** The site falls within Zone 4 – Rest of the Borough as identified in Basingstoke and Deane Borough Council’s Community Infrastructure Levy Charging Schedule adopted in June 2018 and as such is chargeable at a rate of £200 per square metre.

## 6. Conclusion

- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land, comprising a 'land use swap' to create a logical provision of both agricultural and residential land without lending itself to a net increase in either land use.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would not have an adverse effect on the character of the area or the amenity of neighbouring residents and would provide for the secure and efficient storage of relevant agricultural equipment on site whilst also promoting a biodiversity net gain across the site.
- 6.3 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

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