

Granborough Neighbourhood Plan

Regulation 16 – Public Consultation

Responses received during public consultation period - redacted

Date: 03 February 2022
Our ref: 378051
Your ref: Granborough Neighbourhood Plan



Ms R Riach
Neighbourhood Planning Coordinator
Buckinghamshire Council
County Hall
Walton Street
Aylesbury
Buckinghamshire HP20 1UA

Hornbeam House
Crewe Business Park
Electra Way
Crewe
Cheshire
CW1 6GJ

T 0300 060 3900

BY EMAIL ONLY - Neighbourhoodplanning@buckinghamshire.gov.uk

Dear Ms Riach

Granborough Neighbourhood Plan

Thank you for your consultation on the above dated 16 December 2021.

Natural England is a non-departmental public body. Our statutory purpose is to ensure that the natural environment is conserved, enhanced, and managed for the benefit of present and future generations, thereby contributing to sustainable development.

Natural England is a statutory consultee in neighbourhood planning and must be consulted on draft neighbourhood development plans by the Parish/Town Councils or Neighbourhood Forums where they consider our interests would be affected by the proposals made.

Natural England does not have any specific comments on the Granborough Neighbourhood Plan.

However, we refer you to the attached annex which covers the issues and opportunities that should be considered when preparing a Neighbourhood Plan.

For any further consultations on your plan, please contact: consultations@naturalengland.org.uk

Yours sincerely

Sally Wintle
Consultations Team

Annex 1 - Neighbourhood planning and the natural environment: information, issues and opportunities

Natural environment information sources

The [Magic](http://magic.defra.gov.uk/)¹ website will provide you with much of the nationally held natural environment data for your plan area. The most relevant layers for you to consider are: **Agricultural Land Classification, Ancient Woodland, Areas of Outstanding Natural Beauty, Local Nature Reserves, National Parks (England), National Trails, Priority Habitat Inventory, public rights of way (on the Ordnance Survey base map) and Sites of Special Scientific Interest (including their impact risk zones)**. Local environmental record centres may hold a range of additional information on the natural environment. A list of local record centres is available [here](#)².

Priority habitats are those habitats of particular importance for nature conservation, and the list of them can be found [here](#)³. Most of these will be mapped either as **Sites of Special Scientific Interest**, on the Magic website or as **Local Wildlife Sites**. Your local planning authority should be able to supply you with the locations of Local Wildlife Sites.

National Character Areas (NCAs) divide England into 159 distinct natural areas. Each character area is defined by a unique combination of landscape, biodiversity, geodiversity and cultural and economic activity. NCA profiles contain descriptions of the area and statements of environmental opportunity, which may be useful to inform proposals in your plan. NCA information can be found [here](#)⁴.

There may also be a local **landscape character assessment** covering your area. This is a tool to help understand the character and local distinctiveness of the landscape and identify the features that give it a sense of place. It can help to inform, plan and manage change in the area. Your local planning authority should be able to help you access these if you can't find them online.

If your neighbourhood planning area is within or adjacent to a **National Park** or **Area of Outstanding Natural Beauty (AONB)**, the relevant National Park/AONB Management Plan for the area will set out useful information about the protected landscape. You can access the plans on from the relevant National Park Authority or Area of Outstanding Natural Beauty website.

General mapped information on **soil types** and **Agricultural Land Classification** is available (under 'landscape') on the [Magic](http://magic.defra.gov.uk/)⁵ website and also from the [LandIS website](http://www.landis.org.uk/)⁶, which contains more information about obtaining soil data.

Natural environment issues to consider

The [National Planning Policy Framework](#)⁷ sets out national planning policy on protecting and enhancing the natural environment. [Planning Practice Guidance](#)⁸ sets out supporting guidance.

Your local planning authority should be able to provide you with further advice on the potential impacts of your plan or order on the natural environment and the need for any environmental assessments.

¹ <http://magic.defra.gov.uk/>

² <http://www.nbn-nfbr.org.uk/nfbr.php>

³ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

⁴ <https://www.gov.uk/government/publications/national-character-area-profiles-data-for-local-decision-making>

⁵ <http://magic.defra.gov.uk/>

⁶ <http://www.landis.org.uk/index.cfm>

⁷ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/807247/NPPF_Feb_2019_revised.pdf

⁸ <http://planningguidance.planningportal.gov.uk/blog/guidance/natural-environment/>

Landscape

Your plans or orders may present opportunities to protect and enhance locally valued landscapes. You may want to consider identifying distinctive local landscape features or characteristics such as ponds, woodland or dry stone walls and think about how any new development proposals can respect and enhance local landscape character and distinctiveness.

If you are proposing development within or close to a protected landscape (National Park or Area of Outstanding Natural Beauty) or other sensitive location, we recommend that you carry out a landscape assessment of the proposal. Landscape assessments can help you to choose the most appropriate sites for development and help to avoid or minimise impacts of development on the landscape through careful siting, design and landscaping.

Wildlife habitats

Some proposals can have adverse impacts on designated wildlife sites or other priority habitats (listed [here](#)⁹), such as Sites of Special Scientific Interest or [Ancient woodland](#)¹⁰. If there are likely to be any adverse impacts you'll need to think about how such impacts can be avoided, mitigated or, as a last resort, compensated for.

Priority and protected species

You'll also want to consider whether any proposals might affect priority species (listed [here](#)¹¹) or protected species. To help you do this, Natural England has produced advice [here](#)¹² to help understand the impact of particular developments on protected species.

Best and Most Versatile Agricultural Land

Soil is a finite resource that fulfils many important functions and services for society. It is a growing medium for food, timber and other crops, a store for carbon and water, a reservoir of biodiversity and a buffer against pollution. If you are proposing development, you should seek to use areas of poorer quality agricultural land in preference to that of a higher quality in line with National Planning Policy Framework para 171. For more information, see our publication [Agricultural Land Classification: protecting the best and most versatile agricultural land](#)¹³.

Improving your natural environment

Your plan or order can offer exciting opportunities to enhance your local environment. If you are setting out policies on new development or proposing sites for development, you may wish to consider identifying what environmental features you want to be retained or enhanced or new features you would like to see created as part of any new development. Examples might include:

- Providing a new footpath through the new development to link into existing rights of way.
- Restoring a neglected hedgerow.
- Creating a new pond as an attractive feature on the site.
- Planting trees characteristic to the local area to make a positive contribution to the local landscape.
- Using native plants in landscaping schemes for better nectar and seed sources for bees and birds.
- Incorporating swift boxes or bat boxes into the design of new buildings.
- Think about how lighting can be best managed to encourage wildlife.
- Adding a green roof to new buildings.

⁹<http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹⁰ <https://www.gov.uk/guidance/ancient-woodland-and-veteran-trees-protection-surveys-licences>

¹¹ <http://webarchive.nationalarchives.gov.uk/20140711133551/http://www.naturalengland.org.uk/ourwork/conservation/biodiversity/protectandmanage/habsandspeciesimportance.aspx>

¹² <https://www.gov.uk/protected-species-and-sites-how-to-review-planning-proposals>

¹³ <http://publications.naturalengland.org.uk/publication/35012>

You may also want to consider enhancing your local area in other ways, for example by:

- Setting out in your plan how you would like to implement elements of a wider Green Infrastructure Strategy (if one exists) in your community.
- Assessing needs for accessible greenspace and setting out proposals to address any deficiencies or enhance provision.
- Identifying green areas of particular importance for special protection through Local Green Space designation (see [Planning Practice Guidance on this](#) ¹⁴).
- Managing existing (and new) public spaces to be more wildlife friendly (e.g. by sowing wild flower strips in less used parts of parks, changing hedge cutting timings and frequency).
- Planting additional street trees.
- Identifying any improvements to the existing public right of way network, e.g. cutting back hedges, improving the surface, clearing litter or installing kissing gates) or extending the network to create missing links.
- Restoring neglected environmental features (e.g. coppicing a prominent hedge that is in poor condition, or clearing away an eyesore).

¹⁴ <http://planningguidance.planningportal.gov.uk/blog/guidance/open-space-sports-and-recreation-facilities-public-rights-of-way-and-local-green-space/local-green-space-designation/>

Buckinghamshire Council Response to Granborough Neighbourhood Plan Regulation 16 Consultation

General Comments

Buckinghamshire Council is currently compiling a local list of heritage assets, which will include archaeological sites. Any archaeological sites confirmed on the local list will be taken into consideration in the planning process. For further information, see [Home - Buckinghamshire's Local Heritage List \(local-heritage-list.org.uk\)](#)

It is welcomed to see the vision and objectives including the protection and enhancement of biodiversity and the natural environment.

It is also welcomed to see that previous comments have been considered. For example wildlife records have been obtained from BMERC and BBOWT and the 10% net gain is mentioned.

Neighbourhood plan document sections where comments have been made

Foreword

Acknowledgements

Glossary

1. Introduction

2. The Strategic Policy Context

Paragraph 2.5 needs to be updated. This section needs updating for the adoption of the Vale of Aylesbury Local Plan in September 2021. The commentary about modifications and inspectors report isn't needed now.

3. Parish Description

History and Heritage

Paras 3.5 to 3.15

As mentioned in Section 7.5, Granborough village is surrounded by large areas of medieval and post-medieval ridge and furrow earthworks. These earthworks are evidence of medieval and post-medieval agricultural land use and are considered a heritage asset. We therefore recommend they are also discussed in the heritage sections of the NP.

The Granborough ridge and furrow earthworks were assessed as part of a project by English Heritage (now Historic England) in 1995 and were awarded the second level of importance, making them regionally important. As well as being a heritage asset, they can also help define the boundary between the historic settlement and the historic open fields. The extent of the earthworks can be seen on the mapping tool of the Buckinghamshire Heritage Portal.

<https://heritageportal.buckinghamshire.gov.uk/map>

4. Consultation

5. Vision and Objectives

Objective 2 states that the historic character of the village and the extensive archaeological remains will be 'protected and preserved. These words are very similar in meaning and it is suggested that wording is amended to catch all possible positive outcomes for both built heritage and archaeology such as:

"The historic character of the village and the extensive archaeological remains will be conserved, enhanced and recorded."

Paragraph 5.2 - There needs to be a general conformity check set out here of how each policy complies with a strategic policy in the adopted Vale of Aylesbury Local Plan. For example RC1 and RC3 clearly conform with BE2; RC2 with NE4; HE1 with BE1; B1 with NE1; CF1 with I3.

Equivalent references to parts of the National Planning Policy Framework (July 2021) would also be very useful against each of the neighbourhood plan policies to confirm general conformity with national policy.

6. Sustainable Development

Sustainable development principles - Bullet no.4 Providing superfast broadband (fibre-optic) connections – development itself can't provide the connection (it's down to broadband infrastructure providers for the area) all planning can do is facilitate/enable broadband

providers to be able to connect the new residents with fibre optic broadband. Better to say 'enable' or 'facilitate the provision of superfast broadband (fibre-optic) connections.

7. Rural character

Village character

Policy RC1 – point III

The policy could be improved by removing the word 'appropriate' as it is too open to interpretation to be of use in helping make the right planning decision. The sense of space where it exists will always be important to be maintained- if it is not there to start with then it won't and that part of the policy wouldn't be used.

Landscape

Paras 7.5 to 7.9

As mentioned in Section 7.5, Granborough village is surrounded by large areas of medieval and post-medieval ridge and furrow earthworks. These earthworks are evidence of medieval and post-medieval agricultural land use and are considered a heritage asset. We therefore recommend they are also discussed in the heritage sections of the NP.

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<https://heritageportal.buckinghamshire.gov.uk/map>

High Quality Design

Policy RC3: High Quality Design - Point VII- is very broad.

It is recommended to split it VII into three different points:

1. Taking advantage of the local topography and landscape;
2. Enhancing and retaining water features, trees and plants.
3. Proposed development where there is existing building and orientations

8. Heritage

Listed Buildings and Archaeology

Figure 7 The text for the various sites looks very small and so v difficult to read as a printed version for example when being used in planning appeals– it would be better to resize this page to be A3 and re-scan the original image so it fits that size

As mentioned in Section 7.5, Granborough village is surrounded by large areas of medieval and post-medieval ridge and furrow earthworks. These earthworks are evidence of medieval and post-medieval agricultural land use and are considered a heritage asset. We therefore recommend they are also discussed in the heritage sections of the NP.

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<https://heritageportal.buckinghamshire.gov.uk/map>

1. The subtitle to this chapter is ‘Listed Buildings and Archaeology.’ However, both policy HE1: Protecting and Enhancing Local Heritage Assets and the commentary within this chapter covers a broader definition of heritage than only listed buildings and archaeology. The heritage assets described in chapter 8 include designated and non-designated heritage assets, together with those identified by the parish.

For clarity, these categories are described below:

- a. Designated heritage assets - statutorily designated heritage assets such as listed buildings, scheduled ancient monuments and registered parks and gardens. In the case of

Granborough there would be 17 designated heritage assets (16 grade II listed buildings and the Grade II* listed Church of St John the Baptist).

b. Non-designated Heritage Assets (NDHA) - assets identified by the Council as having local heritage value as measured/defined by Historic England criteria or those in the VALP policy BE1. Any buildings confirmed as a NDHA are taken into consideration in the planning process. In the case of Granborough, the commentary in Chapter 8 suggests that the Village Hall could be a NDHA.

Buckinghamshire Council is currently compiling a local list of heritage assets of local architectural or historic interest. We are asking for members of the public to nominate candidate sites for the Local Heritage List. These candidate sites will be assessed against Historic England criteria or those in VALP Policy BE1 for inclusion in the Local Heritage List. They would then be categorised as a NDHA and taken into consideration in the planning process. For further information, [Home - Buckinghamshire's Local Heritage List \(local-heritage-list.org.uk\)](http://Home - Buckinghamshire's Local Heritage List (local-heritage-list.org.uk))

c. Local heritage identified by the parish as having local value but are not designated or non-designated heritage assets (NDHAs). This would include Biggins, Kings Field, Mill Knob Hill.

It is therefore recommended that the subtitle for chapter 8 is amended to reflect all three categories outlined above. This could be 'Local Cultural Heritage' or 'The Local Historic Environment'. For consistency, the title of Policy HE1 could also be amended to reflect this broader definition of heritage.

Policy HE1

This policy seeks to protect identified heritage assets, but lists only four assets. Focus on these four assets must be careful not to detract from other heritage assets.

We would suggest that Policy HE1 recommend that development proposals should, as a minimum, consult with the Historic Environment Record (HER) and consider the impact on the whole archaeological resource, and not just these four assets. This would be in accordance with paragraph 194 of the NPPF which states that in determining applications "As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. "

Consider using 'preserve and enhance' rather than 'protect and enhance' in Policy HE1 consistent with the wording of the NPPF and the Planning (Listed Buildings and Conservation Areas) 1990.

The first part of Policy HE1 seeks to protect and enhance identified local heritage assets which are listed as Biggins, Kings Field, Mill Knob Hill and the Village Hall. The identification of these assets as having local heritage value by the parish is welcomed.

It would however be useful if an alternative name was given to this group of places other than 'local heritage assets'. The definition of 'Heritage Assets' in the glossary, consistent with the NPPF, refers only to heritage assets that have statutory designation or have been identified by the Council (categories a) and b) outlined above). The Village Hall has been identified by the Council as having local heritage interest, unlike Biggins, Kings Field, Mill Knob Hill. These places would therefore not fall within the definition of 'Heritage Assets'. For clarity it is suggested that this group are renamed within policy HE1, perhaps to 'The Granborough Local Heritage List' or the 'Granborough Cultural Heritage' rather than 'local heritage assets'. The definition of this locally identified group could be included within the glossary.

It may also be useful to refer to a named list in policy rather than prescribing individual places. This would enable flexibility as other places that hold cultural heritage value for the parish are identified during the lifetime of the NP. For example, Fig. 11 identifies 'sites of interest' that includes the War Memorial and the children's playground. The list could be updated to include places such as these as they become valued by the community, without having to amend the wording of policy HE1.

It is also recommended that places identified by the parish as having local heritage value are nominated as candidates for inclusion in the Council's Local Heritage List. If successful, they will be given consideration in the planning application process both as a NDHA and because of their inclusion in the Granborough NP.

Consider strengthening the policy grounding of HE1 I) so that development proposals not only take into account local styles, materials and details but also respects and complements it, consistent with Policy BE2 of the VALP:

"Take into account the character, context and setting of the assets. Development should be designed to reflect and complement local styles, materials and detail, and"

When considering the impact of development proposals on heritage assets, the NPPF outlines the need to consider 'substantial' and 'less than substantial' harm. Policy HE1 is consistent with paras 200 – 201 of the NPPF in ensuring that any proposal causing substantial harm would be resisted unless there are exceptional circumstances.

The policy however does not address development that causes less than substantial harm and the weighing of this against public benefit (para 202 of the NPPF). 'Substantial' harm is now established as demolition; most other development that affects heritage assets causes harm that is 'less than substantial'. There is a concern that policy HE1 would therefore fail to address the majority of development proposals affecting heritage assets. Reference to proposals that fall within the 'less than substantial harm' category could also be included within Policy HE1.

We would recommend an appendix or map is included which presents the Archaeological Notification Areas within the parish.

9. Biodiversity

Para – 9.1 - Muntjac deer are not classed as a British mammal.

Para 9.4 - Needs updating- the Environmental Act 2021 is now in place since Autumn.

Policy B1 - The Environment Bill became the Environment Act in November 2021 so the policy should be amended as such for the next version of the plan.

10. Green Space and Recreation

11. Housing

12. Highway Safety, Access and Transport

13. Community Facilities

Para 13.1 - The plan should define the full extent of what would be 'community facilities' for Policy CF1 so planning decisions for new facilities are clear on where support should be given. The definition could be done referring to the Use Classes Order or to the VALP definition for Policy I3 in VALP for example.

Policy CF1 - The Policy finishes with a comma – is there meant to be more of it?

14. Aspirations

15. Implementation

16. Monitoring and Review

Appendix A: Settlement Boundary Definition and Methodology

From:
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Granborough Neighbourhood Plan Submission Consultation
Date: 17 January 2022 11:53:23

Christine Kemp

Consultation comments as follows:

I would like to state that Granborough Parish Council has my support and gratitude for the hard work put in on producing this plan.

I feel the following two areas need amending/clarification;

Firstly, regarding the Settlement Boundary (fig.9). In appendix A., (Settlement Boundary definition and methodology) it is stated that “the use of the land within the boundary is settlement related... employment use etc. ... agricultural land and buildings... remain outside the boundary”.

I would like to point out that agriculture is employment related and would like a better explanation as to why commercial agricultural buildings are excluded from the boundary. Rookery farm buildings are completely excluded – some of the buildings excluded by the boundary on three sides. A domestic vegetable garden is also excluded.

Surely if the stated definition at the top of appendix A that the boundary is to “avoid the loss of undeveloped land in the countryside and further sprawl into the countryside” then any future development of existing buildings at Rookery Farm should be included?

Interestingly, a field on the edge of open countryside, which has been used for sheep grazing for years, has been included.

Secondly, 13.5 Other community amenities. The provision of space for community events by individuals is entirely voluntary and I feel it would be a shame if this goodwill ended because doing so could adversely affect the potential to change the use of the facilities at a future date. This would definitely deter people from lending space/barns and would not suit the Council’s stated intention to “Protect the village character”. I feel this paragraph needs further clarification.

Sincerely

Mrs Christine Kemp

Sent from [Mail](#) for Windows

From:
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Granborough Neighbourhood Plan
Date: 02 February 2022 17:37:32
Attachments: [GVP comments.docx](#)
[Granborough-Draft-Neighbourhood-Plan-Final-V9\[46\].pdf](#)

[Please note this has been sent from an **external source** - treat with caution and **do not open** attachments / use links until you are sure this is a trusted communication see intranet/IT for advice.]

Dear Sir/Madam

Please find attached our comments regarding the Granborough Neighbourhood Plan.
This information will also be lodged into the "Your Voice Bucks" portal.

Mt address is:
Mobile no.

Regards

Mr Derek Welford
Mrs Katharine Welford

██████████
Granborough
Bucks
MK18 ██████████

2nd Feb 2022

Dear Sir/Madam

Re: Public Consultation on the Submission Version of the Granborough Neighbourhood Plan.

We refer you to the copy of the final version of the GNHP submitted to Buckinghamshire Council for the carrying out of the Public Consultation between the 16 Dec 2021 and the 3 Feb 2022.

Please could you take the following into consideration when assessing to see whether the NHP has been produced in accordance with the 'basic conditions' as set out within paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) and ensure that a copy of this representation is forwarded on to the Independent Examiner.

The Settlement Boundary

Page 33 of the NHP shows a plan of the proposed settlement boundary of the village. This includes several areas of open land which, in line with paragraphs 11.4 to 11.7 and appendix A, appear to have been included in order to provide future housing land on the grounds that they have 'settlement related uses'. The method for determining such 'uses' is outlined as a series of bullet points contained in Appendix A of the NHP, which for convenience are repeated below but are instead numbered for ease of reference.

- 1. The use of the land within the boundary is settlement related, such as residential, community use, employment use etc. Land which is clearly related to the countryside, such as agricultural land and buildings or land and buildings associated with keeping horses remains outside the boundary.*
- 2. Sites with planning permission for housing on the edge of the settlement which have been granted, are under construction or recently completed have been included within the settlement boundary.*
- 3. Garden extensions which have planning permission are included within the settlement boundary (e.g. 04/03216/APP, 33 Green End).*
- 4. Large expanses of land associated with dwellings have been assessed with regard to their status in planning or historic terms (planning or property history) and whether they are separated from the formal garden of a property by a physical feature. If there is ambiguity regarding the use of the land, regard has been paid to whether the piece of land clearly extends into the open countryside (excluded) or has settlement related uses adjacent to the boundaries (included).*



Fig.2 Extract of plan of proposed village boundary included in the Pre-submission consultation document (note that the Green End site is not included – copy of document attached to email).

Table.1 9.4.7. Comment 7

<p>Granborough Resident</p>	<p>All of Grange Farm House (and specifically the extension to the garden to the south of 24a to 24d Green End) should be included within the settlement boundary. This area is surrounded on three sides by gardens and, to the south, by a hedge and deep ditch which provides a clear delineation and separation to the agricultural land beyond.</p> <p>The only access to this area is via Grange Farm House – it is otherwise landlocked. It has been mown regularly for over 15 years and has been used in that time for family cricket and rounders, for camping parties and for parking for children’s birthday parties. It is too small for agricultural or equestrian uses.</p> <p>The development of three barns into residential at Green End Barns makes the exclusion of this area from the settlement boundary even less credible – it is now overlooked from the west by the large barn conversion which reinforces the urban nature of the location.</p> <p>The developer of Green End Barns has recently sought planning consent to erect two large stable blocks and attached menages on the land immediately to the south of our property. If successful, it will result in the land being totally surrounded by buildings and, potentially an access road to the south.</p>
<p>Alternative Approach</p>	<p>The extension to the garden to the south of 24a to 24d Green End) should be included within the settlement boundary.</p>
<p>Anything Missing?</p>	

Response from Steering Group	<p>The piece of land referred to in this representation is assumed to be originally part of a larger holding of agricultural land associated with Grange Farm House. Drawings associated with AVDC planning application reference 04/02894/ALB (2004) indicate “a vehicular track to paddock” across the garden area of Grange Farm House. No subsequent applications have been found for change of use to amenity space, garden etc. associated with Grange Farm House.</p> <p>However, it has been used as informal garden land for the last 15 years and there has been no agricultural or horse related activity. Under these circumstances, where the actual use is not entirely clear, the surrounding land uses have been taken into account. In this case, three sides of the site are adjacent to settlement related uses and the site does not protrude out into open countryside. It is therefore concluded that this piece of land should be included within the settlement boundary consistent with the conclusion reached for the garden land of The Vicarage.</p> <p>A Background Paper setting out the Settlement Boundary methodology will be submitted alongside the NP.</p>
Action taken	Settlement boundary changed to include the area of land associated with Grange Farm House to the rear of 24a to 24d Green End.

The land forms a tongue of open countryside, which extends up to the edge of the built-up area of the settlement. Photographs of the site show that it has historically and more recently (2020) been used for the keeping of livestock, including pigs and sheep (Figs.3&4) and the occasional grazing of horses. The land has not fundamentally changed since these uses were in place and is still capable of being used for agricultural purpose.



Fig.3 Sheep grazing on the land in 2020



Fig.4 Feeding/water trough provided for the sheep positioned on the western boundary

It would appear that the NHP steering group, however, has been led to believe that the land forms part of the residential curtilage of Grange Farmhouse. Recent photographs of the site (Figs.5&6) show that the land is separated off from the curtilage of Grange Farmhouse by a wall and fence. As can be seen, it does not appear to be land, which is actively being used as part of a residential curtilage. According to the immediate neighbours, some of whom have lived in the village for many years, the land has always been agricultural and has never knowingly been used for anything else other than the grazing of animals.



Fig.5 Outbuilding, fence and wall along the western shared boundary with Grange Farm. (Date of photo 27 Jan 2022)

Fig.6 View east showing the uninterrupted extent of the land, its clearly rural agricultural character and its continuity with the surrounding open countryside. (Date of photo 27 Jan 2022)

A search of the Council's website reveals that there are no planning approvals or certificates of lawful use for the use of the land as residential curtilage. However, there is a record of a recent planning refusal (20/02222/APP) for a stable block, manege and ancillary building to provide a shower room, open space and an arena viewing room.

<https://publicaccess.aylesburyvaledc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QD5ANLCLFKC00>

This was refused by Buckinghamshire Council on the 12 July 2021 for the following 2 reasons:

- 1. Insufficient information and justification has been provided for a building of this layout, scale and design for the private equestrian use on the site. The council is not satisfied that the proposed building is proportionate to the holding or necessary for the purpose within the open countryside, and as such, is contrary to policies GP77 and GP78 of the AVDLP, emerging policy C2 of the VALP and the NPPF.*
- 2. The proposed building, by way of its design and external appearance, would appear as an overly domestic addition situated on equestrian land within the open countryside. As such, the proposal would not be in keeping with the character of the open countryside location and contrary to policies GP35, GP77 and GP78 of the AVDLP, emerging policies BE2, NE4 and C2 of the VALP and guidance within the NPPF.*

As it presently stands, the planning status of the land is therefore understood to be agricultural land, which forms part of the open countryside on the edge of the settlement.

Therefore, in accordance with methodology points 1,3,4 and 8 above, the land should not be included within the 'village boundary' because:

1. The land is agricultural and is clearly contiguous with and related to the surrounding open countryside.
3. It is not residential curtilage, and no permission or lawful planning use has been granted/issued for such a change of use.
4. The land is understood to fall within the ownership of Grange Farmhouse but is physically separated from its residential curtilage by a wall and fence and forms part of the adjacent open countryside.
8. The land is not surrounded by built development and is clearly undeveloped agricultural land and not a brownfield site.

Basic Conditions Statement

As part of the production of the plan, the steering group has produced a basic conditions statement. This statement is aimed at satisfying the 'basic conditions' required by the Regulations and, as set out within paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) which state:

A draft order meets the basic conditions if —

(a)having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,

(b)having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,

(c)having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,

(d)the making of the order contributes to the achievement of sustainable development,

(e)the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),

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(g)prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

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The following considers several reasons why including the land off of Green End within the village boundary with a view to providing a future residential development site would not accord with the sustainability requirements of the NPPF. Also, it looks at how including that land within the village boundary would fail to satisfy several of the NHP 'basic conditions' tests.

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The residential development of the site would appear to require the creation of a new vehicular access on to Green End and a service road in-between Grange Farmhouse and the western elevation and rear garden of No. 24a Green End. Assuming that the site could accommodate up to 5 dwellings and considering the proximity of that access road to these properties and the traffic generation from these properties; the development would clearly have an adverse effect upon the residential amenities of both properties, reducing them to a level below that which they could reasonably expect to enjoy.

This is a social consideration which fails to meet the sustainable development objectives of the NPPF and 'basic conditions' test (d)

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The new access onto Green End would emerge at a point where there is a pronounced curve in the road and a mass of vegetation alongside the highway. This would mean that the visibility splays required for that access would be severely and dangerously restricted when looking to the west. Such poor inter-visibility would not meet the requirements of the Council's Highway Department's access safety requirements and would endanger users of the highway and pedestrians alike.

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Green End Farmhouse and Grange Farmhouse are Grade II listed buildings (Fig.4) and listings 2/42 & 44). In order to develop the land, it would be necessary to create a drive which would run alongside Grange Farmhouse. The creation and visual appearance of such an access and its regular use by vehicles would fundamentally alter the appearance of the land alongside this heritage asset and would irrefutably have an adverse impact upon its setting. Added to this would be the effect of the loss to a housing development of an area of undeveloped open land, which forms part of the setting of both listed buildings.

Running an access road through the grounds of Grange Farmhouse also has the potential to damage archaeological objects, which are also heritage assets.

Including the land within the village boundary and its subsequent development for residential purposes would have an adverse effect upon heritage assets and result in a failure to protect and enhance such assets. Therefore, inclusion of the land would not accord with the requirements for the protection of heritage assets within the NPPF or the 'basic conditions' test (b)



Fig.7 Plan showing Grange Farmhouse and Green End Farmhouse as a listed buildings (see listings below)

2/43 No. 22 (Green End Farmhouse) -

GV II

House. Central gabled wing is mid C18 with extension to left dated 1797 on brick, and late C19 extension to right. Chequer and red brick, old tile roofs, brick chimneys. T-plan, 2 storeys. Central wing projects and has moulded plinth, plain band course and chequered segmental heads to windows. Wooden casements with C20 glazing, 2-light to ground floor, 3-light to first floor, and blocked opening to cellar. 1797 wing to left has moulded brick eaves and 2 bays, 3-light leaded casements to first floor and ground floor left. Slightly recessed door to right. Right-hand wing has coggled brick string course, one bay of 3-light leaded casements with segmental heads to left, external chimney to right and canted bay window to right gable. Main entry to rear.

SP 72 NE GRANBOROUGH GREEN END (south side)

2/44 No. 24 (Grange Farmhouse)

GV II

House. C17 house of 3 bays to left, the left bay rebuilt, with early C18 2-bay extension, formerly dairy and grain store, to right. 2 right-hand bays of house have timber framing with curved and diagonal braces, all refaced in whitewashed brick. Left bay rebuilt in similar brick. Extension has timber frame of slighter scantling and brick facing dated 1797, with moulded eaves, also whitewashed. Old tile roof, half-hipped to left, brick chimney between left bays. Original house is of one storey and an attic with 2 first floor windows in eaves-line dormers. 2-storey extension. C20 3-light wooden casements. Third bay has C20 door with flanking single lights in C20 timber gabled porch. Another C20 door in right gable.

Source: Historic England website <https://historicengland.org.uk/listing/the-list/map-search?clearresults=true?clearresults=True#?search=Granborough,%20Aylesbury%20Vale,%20Buckinghamshire>

Impact on the Character and Appearance of the Countryside.

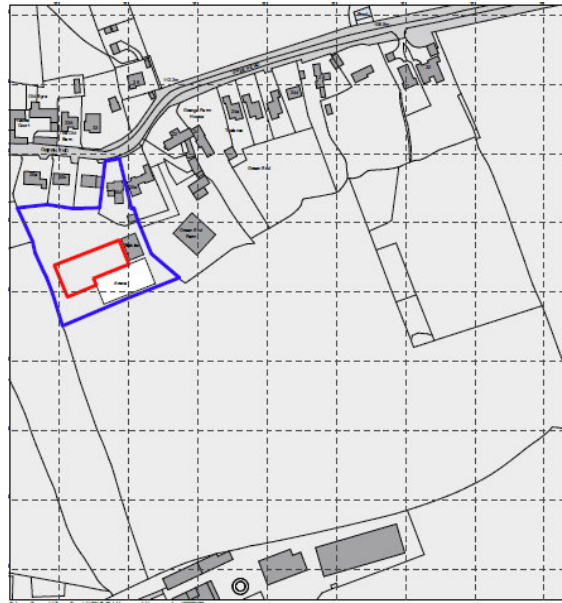
The council's planning application report for the recently refused application (20/02222/APP) for an equestrian development on a similar area of land 80m to the west of the Green End land (Fig.8) includes comments received from the parish council. Below are extracts of some of those comments:

*The proposed building is situated **outside the curtilage** of the residential building for which it is to provide ancillary purposes which are clearly of a residential purpose and within the overall curtilage of the equestrian unit and consequently is **situated in the open countryside**. As is noted in the application Granborough does not have a neighbourhood plan which has defined boundary to the built up area, but **this proposal is clearly well outside the built up area** which has already been recognised by the previous LPA (AVDC) in two previously rejected applications. These are planning references 18/04496/APP and 17/0364/APP relating to land to the south of Hogshaw Road Granborough and planning reference 16/03612/APP relating to no. 15 Marston Road Granborough.*

*GPC considers that the application site **comprises agricultural land beyond the edge of the built-up area and is in a rural location** thus, the proposal would result in the loss of agricultural land. **The site is clearly seen as part of the open countryside** and the nature of the site with its permitted stable and horse-riding development contributes to the character and appearance of the rural area. The character of the **area is clearly defined such that the site would be falling outside the built-up area of the settlement**. GPC considers that the provision of a permanent ancillary residential style usage of part of the proposed building over and above that specifically relevant to the equestrian usage is unacceptable and **as it would intrude into the open countryside and would have an adverse landscape impact**. Therefore, the development would be contrary to the provisions of policy GP35 of the AVDLP and the core principles in the NPPF. (Highlighted to show salient text)*

Following a minor amendment to the internal layout of the arena viewing building, the PC withdrew its objections even though none of the previously proposed buildings were removed from the scheme (Figs.9 and 10). The PC did not explain in their amended comments why they considered that the proposal would no longer have the same adverse effects that it had previously raised objections to, for what was fundamentally the same proposal.

Similarly, It is clear that any large-scale development of the Green End land would, as pointed out in the councils delegated report, adversely affect the character of what the officer and the PC have referred to in that report as the 'open countryside'.



Location plan for application 20/02222/APP



Fig 9 Original scheme Dwg.20270 3/112



Fig 10 Amended scheme Dwg. 20270 3/112 Rev.a

The comments show the PC has concerns regarding the residential development of a similar area of land in a similar location, and the impact this would have on the rural character of the locality. This concern is also shared by Buckinghamshire council, who refused the application along those lines.

Therefore, it is curious as to why the steering group appear to not share these concerns regarding open areas of land on the edge of the settlement and in fact consider that the Green End land falls within the built up area of the settlement and that it neither constitutes agricultural land or forms part of the surrounding countryside. This shows a lack of consistency, which could result in the inappropriate residential development of the Green End land.

However, it is clear that the residential or any significant development of this site would fundamentally and adversely alter the obviously agrarian character of the land. Such a development would be incongruous and visually intrusive on what is an open undeveloped

site, which provides a visual transition between the built up part of the settlement and the surrounding contiguous countryside.

Therefore, the inclusion of the land within the village boundary and its subsequent residential development would not accord with the aims of the NPPF, which seeks to ensure that the intrinsic character and beauty of the countryside is recognised and protected for its own sake. Neither would it satisfy the 'basic conditions' (d) as its residential development would not make for environmentally sustainable development.

Conclusion

In conclusion, it is considered that for all of the reasons outlined above that the land off Green End should **not** be included within the 'Village Boundary'. Instead, the plan should revert to the one used in the Pre-submission consultation which, with the exception of one anonymous individual, everyone else who had commented appeared to have been happy with.

Best regards

Mr Derek Welford

Mrs Katharine Welford

From: [Planning_THM](#)
To: [Rachael Riach](#)
Subject: [EXTERNAL] RE: Granborough Neighbourhood plan
Date: 20 December 2021 15:17:24

To Rachael Riach

Thank you for consulting the Environment Agency on the Granborough neighbourhood plan.

We regret that at present, the Thames Area Sustainable Places team is unable to review this consultation. This is due to resourcing issues within the team, a high development management workload and an increasing volume of neighbourhood planning consultations. We have had to prioritise our limited resource, and must focus on influencing plans where the environmental risks and opportunities are highest. For the purposes of neighbourhood planning, we have assessed those authorities who have “up to date” local plans (plans adopted since 2012, or which have been confirmed as being compliant with the National Planning Policy Framework) as being of lower risk. At this time, therefore, we are unable to make any detailed input on neighbourhood plans being prepared within this local authority area.

However, together with Natural England, English Heritage and Forestry Commission, we have published joint guidance on neighbourhood planning, which sets out sources of environmental information and ideas on incorporating the environment into plans. This is available at:

http://webarchive.nationalarchives.gov.uk/20140328084622/http://cdn.environment-agency.gov.uk/LIT_6524_7da381.pdf

Kind regards,

Thames Sustainable Places
Environment Agency | Thames Area

Granborough Neighbourhood Plan – online responses

Organisation - Not Answered

Name - Davina Thorogood

Address - Granborough
Buckingham

Request to be notified of future progress of the neighbourhood plan - Yes

Email address -

Support or object to neighbourhood Plan - I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes

Comments suggested changes and reasons - This plan has been put together with careful consideration of the wishes of the majority of residents who initially filled in a questionnaire. It's strength is in the proposal to retain the rural character of a small village whilst ensuring that the village grows proportionally to accommodate future generations.

The proposed number of houses and the fact that smaller, more affordable housing is needed to balance the larger sized homes recently built. To extend any building outside the boundary would seriously affect the rural character and the green spaces highlighted are hugely important to the villagers. These green spaces are used regularly for events organised by the many village groups and a nature reserve has been developed on one of these.

I have lived in Granborough for 37 years and believe that this proposed plan is sensitive to the nature and history of the village whilst allowing it to keep its character.

I fully support the plan in every detail.

Ref - ANON-MU5V-DDWD-G

Granborough Neighbourhood Plan – online responses

Organisation - Not Answered

Name - John Thorogood

Address - Granborough
Buckingham

Request to be notified of future progress of the neighbourhood plan - Yes

Email address -

Support or object to neighbourhood Plan - I support the submitted Neighbourhood Plan but do not wish to make any comments or suggest changes

Comments suggested changes and reasons - Not Answered

Ref - ANON-MU5V-DDWJ-P

Granborough Neighbourhood Plan – online responses

Organisation - Not Answered

Name - Jayne Elizabeth Evans

Address - Granbrough

Request to be notified of future progress of the neighbourhood plan - Yes

Email address -

Support or object to neighbourhood Plan - I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons

Comments suggested changes and reasons - I wish to object to the land bordering the bottom of my garden being designated as 'garden' and therefore being included in possible land available for housing development in the future. Reference Policy H1:Housing, (fulfilling objective 5), page, 35, Granborough Neighbourhood Plan (GNP)

I have lived here for twenty two years and in all of that time the land has been used to graze sheep. (I have photographs showing this if it is deemed necessary for evidence).

I would like therefore to argue that the red 'settlement boundary' marked on figure 9, page 33 of the GNP should follow the cream garden areas and not cut across the green field area bordering the bottom of my garden.

Thank you for your consideration of this objection.

Ref - ANON-MU5V-DDWU-1

Granborough Neighbourhood Plan – online responses

Organisation - Not Answered

Name - Derek Peter

Address - Welford

Granborough

Request to be notified of future progress of the neighbourhood plan - Yes

Email address -

Support or object to neighbourhood Plan - I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons

Comments suggested changes and reasons - Other evidence referred to in the text below sent by email.....

Re: Public Consultation on the Submission Version of the Granborough Neighbourhood Plan.

I refer you to the copy of the final version of the GNHP submitted to Buckinghamshire Council for the carrying out of the Public Consultation between the 16 Dec 2021 and the 3 Feb 2022.

Please could you take the following into consideration when assessing to see whether the NHP has been produced in accordance with the 'basic conditions' as set out within paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) and ensure that a copy of this representation is forwarded on to the Independent Examiner.

The Settlement Boundary

Page 33 of the NHP shows a plan of the proposed settlement boundary of the village. This includes several areas of open land which, in line with paragraphs 11.4 to 11.7 and appendix A, appear to have been included in order to provide future housing land on the grounds that they have 'settlement related uses'. The method for determining such 'uses' is outlined as a series of bullet points contained in Appendix A of the NHP, which for convenience are repeated below but are instead numbered for ease of reference.

1. The use of the land within the boundary is settlement related, such as residential, community use, employment use etc. Land which is clearly related to the

countryside, such as agricultural land and buildings or land and buildings associated with keeping horses remains outside the boundary. ^[L]_[SEP]

2. Sites with planning permission for housing on the edge of the settlement which have been granted, are under construction or recently completed have been included within the settlement boundary. ^[L]_[SEP]

3. Garden extensions which have planning permission are included within the settlement boundary (e.g. 04/03216/APP, 33 Green End).

4. Large expanses of land associated with dwellings have been assessed with regard to their status in planning or historic terms (planning or property history) and whether they are separated from the formal garden of a property by a physical feature. If there is ambiguity regarding the use of the land, regard has been paid to whether the piece of land clearly extends into the open countryside (excluded) or has settlement related uses adjacent to the boundaries (included).

5. Buildings have not been included if they are too far from the settlement to be considered part of it and if they do not relate to the built form of the settlement.

6. Buildings which are located on the perimeter of the settlement but separated from the main built up area by an area of open land i.e. buildings not surrounded by other buildings have not been included within the boundary. ^[L]_[SEP]

7. All buildings on the edge of a settlement that have a clear rural character or use, such as farm buildings, have been excluded from the boundary.

8. Formal areas of open space at the edge of settlements have been excluded from the boundary unless they are clearly adjacent to existing built development. If these areas are surrounded by the main built up area of the settlement, they have been included within the boundaries.

Land to the south of Green End is one such area of land (Fig.1). This appears to have been included erroneously and at a late stage in the process (did not form part of the pre-submission consultation document village boundary Fig.2). Its inclusion appears to be based on a misunderstanding of the actual use and planning status of that land following comments received at the 'Pre-submission Consultation' stage. Copies of these comments and the interpreting of them can be found on page 24, Para.9.4.7 of the GNHP Consultation Statement. For convenience, this is included in full below (Table.1).

Fig.1 Extract from GNHP Settlement Boundary Plan as it appears on pg.33 of that document. (Additional black text has been added to identify areas relevant to this representation) ^[L]_[SEP]

Fig.2 Extract of plan of proposed village boundary included in the Pre-submission consultation document (note that the Green End site is not included – copy of document attached to email). ^[L]_[SEP]

Table.1 9.4.7. Comment 7

Granborough Resident All of Grange Farm House (and specifically the extension to the garden to the south of 24a to 24d Green End) should be included within the settlement boundary. This area is surrounded on three sides by gardens and, to the south, by a hedge and deep ditch which provides a clear delineation and separation to the agricultural land beyond.

The only access to this area is via Grange Farm House – it is otherwise landlocked. It has been mown regularly for over 15 years and has been used in that time for family cricket and rounders, for camping parties and for parking for children’s birthday parties. It is too small for agricultural or equestrian uses.

The development of three barns into residential at Green End Barns makes the exclusion of this area from the settlement boundary even less credible – it is now overlooked from the west by the large barn conversion which reinforces the urban nature of the location.

The developer of Green End Barns has recently sought planning consent to erect two large stable blocks and attached menages on the land immediately to the south of our property. If successful, it will result in the land being totally surrounded by buildings and, potentially an access road to the south.

Alternative Approach The extension to the garden to the south of 24a to 24d Green End) should be included within the settlement boundary.

Anything Missing?

Response from Steering Group The piece of land referred to in this representation is assumed to be originally part of a larger holding of agricultural land associated with Grange Farm House. Drawings associated with AVDC planning application reference 04/02894/ALB (2004) indicate “a vehicular track to paddock” across the garden area of Grange Farm House. No subsequent applications have been found for change of use to amenity space, garden etc. associated with Grange Farm House.

However, it has been used as informal garden land for the last 15 years and there has been no agricultural or horse related activity. Under these circumstances, where the actual use is not entirely clear, the surrounding land uses have been taken into account. In this case, three sides of the site are adjacent to settlement related uses and the site does not protrude out into open countryside. It is therefore concluded that this piece of land should be included within the settlement boundary consistent with the conclusion reached for the garden land of The Vicarage.

A Background Paper setting out the Settlement Boundary methodology will be submitted alongside the NP.

Action taken Settlement boundary changed to include the area of land associated with Grange Farm House to the rear of 24a to 24d Green End.

The land forms a tongue of open countryside, which extends up to the edge of the built-up area of the settlement. Photographs of the site show that it has historically and more recently (2020) been used for the keeping of livestock, including pigs and sheep (Figs.3&4)

and the occasional grazing of horses. The land has not fundamentally changed since these uses were in place and is still capable of being used for agricultural purpose.

Fig.3 Sheep grazing on the land in 2020

Fig.4 Feeding/water trough provided for the sheep positioned on the western boundary

It would appear that the NHP steering group, however, has been led to believe that the land forms part of the residential curtilage of Grange Farmhouse. Recent photographs of the site (Figs.5&6) show that the land is separated off from the curtilage of Grange Farmhouse by a wall and fence. As can be seen, it does not appear to be land, which is actively being used as part of a residential curtilage. According to the immediate neighbours, some of whom have lived in the village for many years, the land has always been agricultural and has never knowingly been used for anything else other than the grazing of animals. [SEP]

Fig.5 Outbuilding, fence and wall along the western shared boundary with Grange Farm.

(Date of photo 27 Jan 2022) Fig.6 View east showing the uninterrupted extent of the land, its clearly rural agricultural character and its continuity with the surrounding open countryside. (Date of photo 27 Jan 2022)

A search of the Council's website reveals that there are no planning approvals or certificates of lawful use for the use of the land as residential curtilage. However, there is a record of a recent planning refusal (20/02222/APP) for a stable block, menage and ancillary building to provide a shower room, open space and an arena viewing room.

<https://publicaccess.aylesburyvaledc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QD5ANLCLFKC00>

This was refused by Buckinghamshire Council on the 12 July 2021 for the following 2 reasons:

1. Insufficient information and justification has been provided for a building of this layout, scale and design for the private equestrian use on the site. The council is not satisfied that the proposed building is proportionate to the holding or necessary for the purpose within the open countryside, and as such, is contrary to policies GP77 and GP78 of the AVDLP, emerging policy C2 of the VALP and the NPPF.

1. The proposed building, by way of its design and external appearance, would appear as an overly domestic addition situated on equestrian land within the open countryside. As such, the proposal would not be in keeping with the character of the open countryside location and contrary to policies GP35, GP77 and GP78 of the AVDLP, emerging policies BE2, NE4 and C2 of the VALP and guidance within the NPPF.

As it presently stands, the planning status of the land is therefore understood to be agricultural land, which forms part of the open countryside on the edge of the settlement.

Therefore, in accordance with methodology points 1,3,4 and 8 above, the land should not be included within the 'village boundary' because:

1. The land is agricultural and is clearly contiguous with and related to the surrounding open countryside.
3. It is not residential curtilage, and no permission or lawful planning use has been granted/issued for such a change of use.
4. The land is understood to fall within the ownership of Grange Farmhouse but is physically separated from its residential curtilage by a wall and fence and forms part of the adjacent open countryside.
8. The land is not surrounded by built development and is clearly undeveloped agricultural land and not a brownfield site.

Basic Conditions Statement. As part of the production of the plan, the steering group has produced a basic conditions statement. This statement is aimed at satisfying the 'basic conditions' required by the Regulations and, as set out within paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) which state:

A draft order meets the basic conditions if — (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,

(b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,

(c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,

(d) the making of the order contributes to the achievement of sustainable development,

(e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),

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This is a social consideration which fails to meet the sustainable development objectives of the NPPF and 'basic conditions' test (d)

Highway Safety

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Running an access road through the grounds of Grange Farmhouse also has the potential to damage archaeological objects, which are also heritage assets.

Including the land within the village boundary and its subsequent development for residential purposes would have an adverse effect upon heritage assets and result in a failure to protect and enhance such assets. Therefore, inclusion of the land would not accord with the requirements for the protection of heritage assets within the NPPF or the 'basic conditions' test (b)

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Impact on the Character and Appearance of the Countryside.

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defined boundary to the built up area, but this proposal is clearly well outside the built up area which has already been recognised by the previous LPA (AVDC) in two previously rejected applications. These are planning references 18/04496/APP and 17/0364/APP relating to land to the south of Hogshaw Road Granborough and planning reference 16/03612/APP relating to no. 15 Marston Road Granborough. [SEP]

GPC considers that the application site comprises agricultural land beyond the edge of the built-up area and is in a rural location thus, the proposal would result in the loss of agricultural land. The site is clearly seen as part of the open countryside and the nature of the site with its permitted stable and horse-riding development contributes to the character and appearance of the rural area. The character of the area is clearly defined such that the site would be falling outside the built-up area of the settlement. GPC considers that the provision of a permanent ancillary residential style usage of part of the proposed building over and above that specifically relevant to the equestrian usage is unacceptable and as it would intrude into the open countryside and would have an adverse landscape impact. Therefore, the development would be contrary to the provisions of policy GP35 of the AVDLP and the core principles in the NPPF. (Highlighted to show salient text)

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Similarly, It is clear that any large-scale development of the Green End land would, as pointed out in the councils delegated report, adversely affect the character of what the officer and the PC have referred to in that report as the 'open countryside'.

Location plan for application 20/02222/APP

Fig 9 Original scheme Dwg.20270 3/112 Fig 10 Amended scheme Dwg. 20270 3/112
Rev.a

The comments show the PC has concerns regarding the residential development of a similar area of land in a similar location, and the impact this would have on the rural character of the locality. This concern is also shared by Buckinghamshire council, who refused the application along those lines.

Therefore, it is curious as to why the steering group appear to not share these concerns regarding open areas of land on the edge of the settlement and in fact consider that the Green End land falls within the built up area of the settlement and that it neither constitutes agricultural land or forms part of the surrounding countryside. This shows a lack of consistency, which could result in the inappropriate residential development of the Green End land.

However, it is clear that the residential or any significant development of this site would fundamentally and adversely alter the obviously agrarian character of the land. Such a development would be incongruous and visually intrusive on what is an open undeveloped site, which provides a visual transition between the built up part of the settlement and the surrounding contiguous countryside.

Therefore, the inclusion of the land within the village boundary and its subsequent residential development would not accord with the aims of the NPPF, which seeks to ensure that the intrinsic character and beauty of the countryside is recognised and protected for its own sake. Neither would it satisfy the 'basic conditions' (d) as its residential development would not make for environmentally sustainable development.

Conclusion

In conclusion, it is considered that for all of the reasons outlined above that the land off Green End should not be included within the 'Village Boundary'. Instead, the plan should revert to the one used in the Pre-submission consultation which, with the exception of one anonymous individual, everyone else who had commented appeared to have been happy with.

Ref - ANON-MU5V-DDW2-X

Granborough Neighbourhood Plan – online responses

Organisation - Not Answered

Name - Jean Cross

Address -

Granborough

Request to be notified of future progress of the neighbourhood plan - Yes

Email address -

Support or object to neighbourhood Plan - I object to the submitted Neighbourhood Plan and will provide comments to explain my reasons

Comments suggested changes and reasons - Re: Public Consultation on the Submission Version of the Granborough Neighbourhood Plan.

PLEASE NOTE THAT THE PHOTOGRAPHS AND MAPS REFERRED TO IN THIS TEXT CAN BE FOUND IN MY EMAIL AND HARD COPY SUBMISSIONS.

I refer you to the copy of the final version of the GNHP submitted to Buckinghamshire Council for the carrying out of the Public Consultation between the 16 Dec 2021 and the 3 Feb 2022.

Please could you take the following into consideration when assessing to see whether the NHP has been produced in accordance with the 'basic conditions' as set out within paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) and ensure that a copy of this representation is forwarded on to the Independent Examiner.

The Settlement Boundary

Page 33 of the NHP shows a plan of the proposed settlement boundary of the village. This includes several areas of open land which, in line with paragraphs 11.4 to 11.7 and appendix A, appear to have been included in order to provide future housing land on the grounds that they have 'settlement related uses'. The method for determining such 'uses' is outlined as a series of bullet points contained in Appendix A of the NHP, which for convenience are repeated below but are instead numbered for ease of reference.

1. The use of the land within the boundary is settlement related, such as residential, community use, employment use etc. Land which is clearly related to the countryside, such

as agricultural land and buildings or land and buildings associated with keeping horses remains outside the boundary.

2. Sites with planning permission for housing on the edge of the settlement which have been granted, are under construction or recently completed have been included within the settlement boundary.

3. Garden extensions which have planning permission are included within the settlement boundary (e.g. 04/03216/APP, 33 Green End).

4. Large expanses of land associated with dwellings have been assessed with regard to their status in planning or historic terms (planning or property history) and whether they are separated from the formal garden of a property by a physical feature. If there is ambiguity regarding the use of the land, regard has been paid to whether the piece of land clearly extends into the open countryside (excluded) or has settlement related uses adjacent to the boundaries (included).

5. Buildings have not been included if they are too far from the settlement to be considered part of it and if they do not relate to the built form of the settlement.

6. Buildings which are located on the perimeter of the settlement but separated from the main built up area by an area of open land i.e. buildings not surrounded by other buildings have not been included within the boundary.

7. All buildings on the edge of a settlement that have a clear rural character or use, such as farm buildings, have been excluded from the boundary.

8. Formal areas of open space at the edge of settlements have been excluded from the boundary unless they are clearly adjacent to existing built development. If these areas are surrounded by the main built up area of the settlement, they have been included within the boundaries.

Land to the south of Green End is one such area of land (Fig.1). This appears to have been included erroneously and at a late stage in the process (did not form part of the pre-submission consultation document village boundary Fig.2). Its inclusion appears to be based on a misunderstanding of the actual use and planning status of that land following comments received at the 'Pre-submission Consultation' stage. Copies of these comments and the interpreting of them can be found on page 24, Para.9.4.7 of the GNHP Consultation Statement. For convenience, this is included in full below (Table.1).

Fig.1 Extract from GNHP Settlement Boundary Plan as it appears on pg.33 of that document. (Additional black text has been added to identify areas relevant to this representation)

Fig.2 Extract of plan of proposed village boundary included in the Pre-submission consultation document (note that the Green End site is not included – copy of document attached to email).

Table.1 9.4.7. Comment 7

Granborough Resident All of Grange Farm House (and specifically the extension to the garden to the south of 24a to 24d Green End) should be included within the settlement boundary. This area is surrounded on three sides by gardens and, to the south, by a hedge and deep ditch which provides a clear delineation and separation to the agricultural land beyond.

The only access to this area is via Grange Farm House – it is otherwise landlocked. It has been mown regularly for over 15 years and has been used in that time for family cricket and rounders, for camping parties and for parking for children’s birthday parties. It is too small for agricultural or equestrian uses.

The development of three barns into residential at Green End Barns makes the exclusion of this area from the settlement boundary even less credible – it is now overlooked from the west by the large barn conversion which reinforces the urban nature of the location.

The developer of Green End Barns has recently sought planning consent to erect two large stable blocks and attached menages on the land immediately to the south of our property. If successful, it will result in the land being totally surrounded by buildings and, potentially an access road to the south.

Alternative Approach The extension to the garden to the south of 24a to 24d Green End) should be included within the settlement boundary.

Anything Missing?

Response from Steering Group The piece of land referred to in this representation is assumed to be originally part of a larger holding of agricultural land associated with Grange Farm House. Drawings associated with AVDC planning application reference 04/02894/ALB (2004) indicate “a vehicular track to paddock” across the garden area of Grange Farm House. No subsequent applications have been found for change of use to amenity space, garden etc. associated with Grange Farm House.

However, it has been used as informal garden land for the last 15 years and there has been no agricultural or horse related activity. Under these circumstances, where the actual use is not entirely clear, the surrounding land uses have been taken into account. In this case, three sides of the site are adjacent to settlement related uses and the site does not protrude out into open countryside. It is therefore concluded that this piece of land should be included within the settlement boundary consistent with the conclusion reached for the garden land of The Vicarage.

A Background Paper setting out the Settlement Boundary methodology will be submitted alongside the NP.

Action taken Settlement boundary changed to include the area of land associated with Grange Farm House to the rear of 24a to 24d Green End.

HOWEVER, the land forms a tongue of open countryside, which extends up to the edge of the built-up area of the settlement. Photographs of the site show that it has historically and more recently (2020) been used for the keeping of livestock, including pigs and sheep (Figs.3&4) and the occasional grazing of horses. The land has not fundamentally changed since these uses were in place and is still capable of being used for agricultural purpose.

Fig.3 Sheep grazing on the land in 2020

Fig.4 Feeding/water trough provided for the sheep positioned on the western boundary

It would appear that the NHP steering group has been led to believe that the land forms part of the residential curtilage of Grange Farmhouse. Recent photographs of the site (Figs.5&6) show that the land is separated off from the curtilage of Grange Farmhouse by a wall and fence. As can be seen, it does not appear to be land, which is actively being used as part of a residential curtilage. According to the immediate neighbours, some of whom have lived in the village for many years, the land has always been agricultural and has never knowingly been used for anything else other than the grazing of animals.

Fig.5 Outbuilding, fence and wall along the western shared boundary with Grange Farm. (Date of photo 27 Jan 2022) Fig.6 View east showing the uninterrupted extent of the land, its clearly rural agricultural character and its continuity with the surrounding open countryside. (Date of photo 27 Jan 2022)

A search of the Council's website reveals that there are no planning approvals or certificates of lawful use for the use of the land as residential curtilage. However, there is a record of a recent planning refusal (20/02222/APP) for a stable block, manege and ancillary building to provide a shower room, open space and an arena viewing room.

<https://publicaccess.aylesburyvaledc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QD5ANLCLFKC00>

This was refused by Buckinghamshire Council on the 12 July 2021 for the following 2 reasons:

1. Insufficient information and justification has been provided for a building of this layout, scale and design for the private equestrian use on the site. The council is not satisfied that the proposed building is proportionate to the holding or necessary for the purpose within the open countryside, and as such, is contrary to policies GP77 and GP78 of the AVDLP, emerging policy C2 of the VALP and the NPPF.
2. The proposed building, by way of its design and external appearance, would appear

as an overly domestic addition situated on equestrian land within the open countryside. As such, the proposal would not be in keeping with the character of the open countryside location and contrary to policies GP35, GP77 and GP78 of the AVDLP, emerging policies BE2, NE4 and C2 of the VALP and guidance within the NPPF.

As it presently stands, the planning status of the land is therefore understood to be agricultural land, which forms part of the open countryside on the edge of the settlement.

Therefore, in accordance with methodology points 1,3,4 and 8 above, the land should not be included within the 'village boundary' because:

1. The land is agricultural and is clearly contiguous with and related to the surrounding open countryside.
3. It is not residential curtilage, and no permission or lawful planning use has been granted/issued for such a change of use.
4. The land is understood to fall within the ownership of Grange Farmhouse but is physically separated from its residential curtilage by a wall and fence and forms part of the adjacent open countryside.
8. The land is not surrounded by built development and is clearly undeveloped agricultural land and not a brownfield site.

Basic Conditions Statement

As part of the production of the plan, the steering group has produced a basic conditions statement. This statement is aimed at satisfying the 'basic conditions' required by the Regulations and, as set out within paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) which state:

A draft order meets the basic conditions if —

- (a) having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,
- (b) having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,
- (c) having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,
- (d) the making of the order contributes to the achievement of sustainable development,
- (e) the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),
- (f) the making of the order does not breach, and is otherwise compatible with, EU obligations, and

(g)prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

In order to show that the NHP accords with these basic conditions, the NHP steering group have produced a Basic Conditions Statement. The following considers this statement and raises questions regarding the inclusion of the 'land off Green End' as a potential housing development site and how the development of this site does not accord with those conditions.

Conformity with National Planning Policy

Section 4 of the 'Statement' outlines how it is considered that the GNHP has been produced in line with the sustainability requirements of the NPPF and how it meets the 3 sustainability objectives of that document, namely economic, social and environmental sustainability.

Including land within the village boundary for the provision of future housing development clearly forms part of the production of the NHP and therefore, when considering such land, it must therefore follow that it is necessary to ensure that the development of such sites would satisfy the sustainability objectives of the NPPF and the 'basic conditions' regulations.

The following considers several reasons why including the land off of Green End within the village boundary with a view to providing a future residential development site would not accord with the sustainability requirements of the NPPF. Also, it looks at how including that land within the village boundary would fail to satisfy several of the NHP 'basic conditions' tests.

Residential Amenities

The residential development of the site would appear to require the creation of a new vehicular access on to Green End and a service road in-between Grange Farmhouse and the western elevation and rear garden of No. 24a Green End. Assuming that the site could accommodate up to 5 dwellings and considering the proximity of that access road to these properties and the traffic generation from these properties; the development would clearly have an adverse effect upon the residential amenities of both properties, reducing them to a level below that which they could reasonably expect to enjoy.

This is a social consideration which fails to meet the sustainable development objectives of the NPPF and 'basic conditions' test (d)

Highway Safety

The new access onto Green End would emerge at a point where there is a pronounced curve in the road and a mass of vegetation alongside the highway. This would mean that the visibility splays required for that access would be severely and dangerously restricted when looking to the west. Such poor inter-visibility would not meet the requirements of the Council's Highway Department's access safety requirements and would endanger users of the highway and pedestrians alike.

This is a social consideration which fails to meet the sustainable development objectives of the NPPF and 'basic conditions' test (d)

Heritage Assets

Green End Farmhouse and Grange Farmhouse are Grade II listed buildings (Fig.4) and listings 2/42 & 44). In order to develop the land, it would be necessary to create a drive which would run alongside Grange Farmhouse. The creation and visual appearance of such an access and its regular use by vehicles would fundamentally alter the appearance of the land alongside this heritage asset and would irrefutably have an adverse impact upon its setting. Added to this would be the effect of the loss to a housing development of an area of undeveloped open land, which forms part of the setting of both listed buildings.

Running an access road through the grounds of Grange Farmhouse also has the potential to damage archaeological objects, which are also heritage assets.

Including the land within the village boundary and its subsequent development for residential purposes would have an adverse effect upon heritage assets and result in a failure to protect and enhance such assets. Therefore, inclusion of the land would not accord with the requirements for the protection of heritage assets within the NPPF or the 'basic conditions' test (b)

Fig.7 Plan showing Grange Farmhouse and Green End Farmhouse as a listed buildings (see listings below)

2/43 No. 22 (Green End Farmhouse) -

GV II

House. Central gabled wing is mid C18 with extension to left dated 1797 on brick, and late C19 extension to right. Chequer and red brick, old tile roofs, brick chimneys. T-plan, 2 storeys. Central wing projects and has moulded plinth, plain band course and chequered segmental heads to windows. Wooden casements with C20 glazing, 2-light to ground floor, 3-light to first floor, and blocked opening to cellar. 1797 wing to left has moulded brick eaves and 2 bays, 3-light leaded casements to first floor and ground floor left. Slightly recessed door to right. Right-hand wing has coggled brick string course, one bay of 3-light leaded casements with segmental heads to left, external chimney to right and canted bay window to right gable. Main entry to rear.

SP 72 NE GRANBOROUGH GREEN END (south side)

2/44 No. 24 (Grange Farmhouse)

GV II

House. C17 house of 3 bays to left, the left bay rebuilt, with early C18 2-bay extension, formerly dairy and grain store, to right. 2 right-hand bays of house have timber framing with curved and diagonal braces, all refaced in whitewashed brick. Left bay rebuilt in similar

brick. Extension has timber frame of slighter scantling and brick facing dated 1797, with moulded eaves, also whitewashed. Old tile roof, half-hipped to left, brick chimney between left bays. Original house is of one storey and an attic with 2 first floor windows in eaves-line dormers. 2-storey extension. C20 3-light wooden casements. Third bay has C20 door with flanking single lights in C20 timber gabled porch. Another C20 door in right gable.

Source: Historic England website <https://historicengland.org.uk/listing/the-list/map-search?clearresults=true?clearresults=True#?search=Granborough,%20Aylesbury%20Vale,%20Buckinghamshire>

Impact on the Character and Appearance of the Countryside.

The council's planning application report for the recently refused application (20/02222/APP) for an equestrian development on a similar area of land 80m to the west of the Green End land (Fig.8) includes comments received from the parish council. Below are extracts of some of those comments:

The proposed building is situated outside the curtilage of the residential building for which it is to provide ancillary purposes which are clearly of a residential purpose and within the overall curtilage of the equestrian unit and consequently is situated in the open countryside. As is noted in the application Granborough does not have a neighbourhood plan which has defined boundary to the built up area, but this proposal is clearly well outside the built up area which has already been recognised by the previous LPA (AVDC) in two previously rejected applications. These are planning references 18/04496/APP and 17/0364/APP relating to land to the south of Hogshaw Road Granborough and planning reference 16/03612/APP relating to no. 15 Marston Road Granborough.

GPC considers that the application site comprises agricultural land beyond the edge of the built-up area and is in a rural location thus, the proposal would result in the loss of agricultural land. The site is clearly seen as part of the open countryside and the nature of the site with its permitted stable and horse-riding development contributes to the character and appearance of the rural area. The character of the area is clearly defined such that the site would be falling outside the built-up area of the settlement. GPC considers that the provision of a permanent ancillary residential style usage of part of the proposed building over and above that specifically relevant to the equestrian usage is unacceptable and as it would intrude into the open countryside and would have an adverse landscape impact. Therefore, the development would be contrary to the provisions of policy GP35 of the AVDLP and the core principles in the NPPF. (Highlighted to show salient text)

Following a minor amendment to the internal layout of the arena viewing building, the PC withdrew its objections even though none of the previously proposed buildings were removed from the scheme (Figs.9 and 10). The PC did not explain in their amended comments why they considered that the proposal would no longer have the same adverse effects that it had previously raised objections to, for what was fundamentally the same proposal.

Similarly, It is clear that any large-scale development of the Green End land would, as pointed out in the councils delegated report, adversely affect the character of what the officer and the PC have referred to in that report as the 'open countryside'.

Location plan for application 20/02222/APP

Fig 9 Original scheme Dwg.20270 3/112 Rev.a Fig 10 Amended scheme Dwg. 20270 3/112

The comments show the PC has concerns regarding the residential development of a similar area of land in a similar location, and the impact this would have on the rural character of the locality. This concern is also shared by Buckinghamshire council, who refused the application along those lines.

Therefore, it is curious as to why the steering group appear to not share these concerns regarding open areas of land on the edge of the settlement and in fact consider that the Green End land falls within the built up area of the settlement and that it neither constitutes agricultural land or forms part of the surrounding countryside. This shows a lack of consistency, which could result in the inappropriate residential development of the Green End land.

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Thus, the inclusion of the land within the village boundary and its subsequent residential development would not accord with the aims of the NPPF, which seeks to ensure that the intrinsic character and beauty of the countryside is recognised and protected for its own sake. Neither would it satisfy the 'basic conditions' (d) as its residential development would not make for environmentally sustainable development.

Conclusion

In conclusion, it is considered that for all of the reasons outlined above that the land off Green End should not be included within the 'Village Boundary'. Instead, the plan should revert to the one used in the Pre-submission consultation which, with the exception of one anonymous individual, everyone else who had commented appeared to have been happy with.

Ref - ANON-MU5V-DDWQ-W

Granborough Neighbourhood Plan – online responses

Organisation - Not Answered

Name - Mark Scholes

Address - Granborough
Buckingham

Request to be notified of future progress of the neighbourhood plan - Yes

Email address -

Support or object to neighbourhood Plan - I support the submitted Neighbourhood Plan and would like to provide comments or suggest changes

Comments suggested changes and reasons - Firstly I would like to place on record a huge thanks to the volunteers who have built the Granborough Neighbourhood Plan on behalf of the residents of the village.

I support the plan in it's entirety, as do other residents who have mentioned it to me.

In particular I personally appreciate it's aim of protecting the village character, rural character, history and heritage eg. protecting Kings Field/Kings Hill and the 5 designated local green spaces.

This plan will protect and enhance the historic and natural landscape character of the village.

Importantly, the defined settlement boundary will finally be a huge deterrent for the endless speculative planning developments the village has been subjected to in recent years, especially those with no interest or care for the existing character of the village or what the village and its residents really want or need.

The residents of Granborough are very proud of what we have within the many aspects of our village community and this Plan will enhance and protect these characteristics for the future.

Ref - ANON-MU5V-DDWT-Z

From: [Lloyd Sweet, Robert](#)
To: [Neighbourhood Planning Mailbox](#)
Cc: [Winter, Edward](#)
Subject: [EXTERNAL] Fw: Buckinghamshire Council - Granborough Neighbourhood Plan
Date: 28 January 2022 17:15:58
Attachments: [image2bdf5e.JPG](#)

To whom it may concern:

Thank you for consulting Historic England on the submission version of the Granborough Neighbourhood Plan. Historic England is the government's advisor on planning for the Historic Environment, including the conservation of heritage assets and champion good design in historic places. As such our comments are limited to those areas of the plan that fall within our remit. We hope these comments are of assistance to the examiner.

I am pleased to confirm that we consider this to be an excellent neighbourhood plan that pays close attention to the heritage of the plan area and adds policy to identify key heritage assets of local interest and apply protection in a measured and helpful way. We are pleased to support the use of planning to identify non-designated heritage assets. We also feel the identification of Local Green Space with historic significance, such as the village green is an appropriate use of the neighbourhood planning process.

We hope these comments are of assistance to the examiner but would be pleased to answer any queries relating to them.

Yours faithfully

Robert Lloyd-Sweet

Robert Lloyd-Sweet | Historic Places Adviser | South East England | Historic England
Cannon Bridge House | 25 Dowgate Hill | London | EC4R 2YA
Mobile:



Work with us to champion heritage and improve lives. Read our Future Strategy and get involved at historicengland.org.uk/strategy.

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This e-mail (and any attachments) is confidential and may contain personal views which are not the views of Historic England unless specifically stated. If you have received it in error, please delete it from your system and notify the sender immediately. Do not use, copy or disclose the information in any way nor act in reliance on it. Any information sent to Historic England may become publicly available. We respect your privacy and the use of your information. Please read our full [privacy policy](#) for more information.

From:
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Objection to Granborough Neighbourhood plan, attn Examiner please
Date: 02 February 2022 17:22:30
Attachments: [Final Draft of letter \(V.3\).docx](#)

[Please note this has been sent from an **external source** - treat with caution and **do not open** attachments / use links until you are sure this is a trusted communication see intranet/IT for advice.]

I write to object to the Granborough Neighbourhood plan, details of this are in the attachment that comes with this email

Janet Logsdail

Granborough
Buckingham

Re: Public Consultation on the Submission Version of the Granborough Neighbourhood Plan.

I refer you to the copy of the final version of the GNHP submitted to Buckinghamshire Council for the carrying out of the Public Consultation between the 16 Dec 2021 and the 3 Feb 2022.

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- 1. The use of the land within the boundary is settlement related, such as residential, community use, employment use etc. Land which is clearly related to the countryside, such as agricultural land and buildings or land and buildings associated with keeping horses remains outside the boundary.*
- 2. Sites with planning permission for housing on the edge of the settlement which have been granted, are under construction or recently completed have been included within the settlement boundary.*
- 3. Garden extensions which have planning permission are included within the settlement boundary (e.g. 04/03216/APP, 33 Green End).*
- 4. Large expanses of land associated with dwellings have been assessed with regard to their status in planning or historic terms (planning or property history) and whether they are separated from the formal garden of a property by a physical feature. If there is ambiguity regarding the use of the land, regard has been paid to whether the piece of land clearly extends into the open countryside (excluded) or has settlement related uses adjacent to the boundaries (included).*
- 5. Buildings have not been included if they are too far from the settlement to be considered part of it and if they do not relate to the built form of the settlement.*
- 6. Buildings which are located on the perimeter of the settlement but separated from the main built up area by an area of open land i.e. buildings not surrounded by other buildings have not been included within the boundary.*
- 7. All buildings on the edge of a settlement that have a clear rural character or use, such as farm buildings, have been excluded from the boundary.*

8. Formal areas of open space at the edge of settlements have been excluded from the boundary unless they are clearly adjacent to existing built development. If these areas are surrounded by the main built up area of the settlement, they have been included within the boundaries.

Land to the south of Green End is one such area of land (Fig.1). This appears to have been included erroneously and at a late stage in the process (did not form part of the pre-submission consultation document village boundary Fig.2). Its inclusion appears to be based on a misunderstanding of the actual use and planning status of that land following comments received at the 'Pre-submission Consultation' stage. Copies of these comments and the interpreting of them can be found on page 24, Para.9.4.7 of the GNHP Consultation Statement. For convenience, this is included in full below (Table.1).

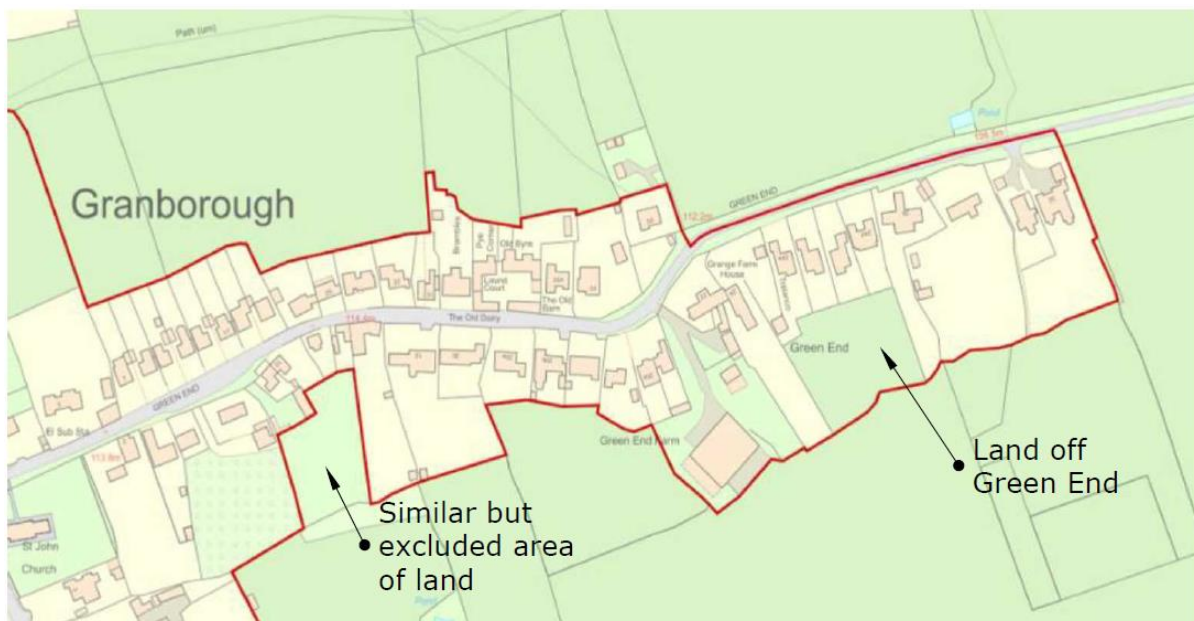


Fig.1 Extract from GNHP Settlement Boundary Plan as it appears on pg.33 of that document. (Additional black text has been added to identify areas relevant to this representation)



Fig.2 Extract of plan of proposed village boundary included in the Pre-submission consultation document (note that the Green End site is not included – copy of document attached to email).

Table.1 9.4.7. Comment 7

Granborough Resident	<p>All of Grange Farm House (and specifically the extension to the garden to the south of 24a to 24d Green End) should be included within the settlement boundary. This area is surrounded on three sides by gardens and, to the south, by a hedge and deep ditch which provides a clear delineation and separation to the agricultural land beyond.</p> <p>The only access to this area is via Grange Farm House – it is otherwise landlocked. It has been mown regularly for over 15 years and has been used in that time for family cricket and rounders, for camping parties and for parking for children’s birthday parties. It is too small for agricultural or equestrian uses.</p> <p>The development of three barns into residential at Green End Barns makes the exclusion of this area from the settlement boundary even less credible – it is now overlooked from the west by the large barn conversion which reinforces the urban nature of the location.</p> <p>The developer of Green End Barns has recently sought planning consent to erect two large stable blocks and attached menages on the land immediately to the south of our property. If successful, it will result in the land being totally surrounded by buildings and, potentially an access road to the south.</p>
Alternative Approach	The extension to the garden to the south of 24a to 24d Green End) should be included within the settlement boundary.
Anything Missing?	
Response from Steering Group	<p>The piece of land referred to in this representation is assumed to be originally part of a larger holding of agricultural land associated with Grange Farm House. Drawings associated with AVDC planning application reference 04/02894/ALB (2004) indicate “a vehicular track to paddock” across the garden area of Grange Farm House. No subsequent applications have been found for change of use to amenity space, garden etc. associated with Grange Farm House.</p> <p>However, it has been used as informal garden land for the last 15 years and there has been no agricultural or horse related activity. Under these circumstances, where the actual use is not entirely clear, the surrounding land uses have been taken into account. In this case, three sides of the site are adjacent to settlement related uses and the site does not protrude out into open countryside. It is therefore concluded that this piece of land should be included within the</p>

	settlement boundary consistent with the conclusion reached for the garden land of The Vicarage. A Background Paper setting out the Settlement Boundary methodology will be submitted alongside the NP.
Action taken	Settlement boundary changed to include the area of land associated with Grange Farm House to the rear of 24a to 24d Green End.

The land forms a tongue of open countryside, which extends up to the edge of the built-up area of the settlement. Photographs of the site show that it has historically and more recently (2020) been used for the keeping of livestock, including pigs and sheep (Figs.3&4) and the occasional grazing of horses. The land has not fundamentally changed since these uses were in place and is still capable of being used for agricultural purpose.



Fig.3 Sheep grazing on the land in 2020



Fig.4 Feeding/water trough provided for the sheep positioned on the western boundary

It would appear that the NHP steering group, however, has been led to believe that the land forms part of the residential curtilage of Grange Farmhouse. Recent photographs of the site

(Figs.5&6) show that the land is separated off from the curtilage of Grange Farmhouse by a wall and fence. As can be seen, it does not appear to be land, which is actively being used as part of a residential curtilage. According to the immediate neighbours, some of whom have lived in the village for many years, the land has always been agricultural and has never knowingly been used for anything else other than the grazing of animals.



Fig.5 Outbuilding, fence and wall along the western shared boundary with Grange Farm. (Date of photo 27 Jan 2022)

Fig.6 View east showing the uninterrupted extent of the land, its clearly rural agricultural character and its continuity with the surrounding open countryside. (Date of photo 27 Jan 2022)

A search of the Council's website reveals that there are no planning approvals or certificates of lawful use for the use of the land as residential curtilage. However, there is a record of a recent planning refusal (20/02222/APP) for a stable block, manege and ancillary building to provide a shower room, open space and an arena viewing room.

<https://publicaccess.aylesburyvaledc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QD5ANLCLFKC00>

This was refused by Buckinghamshire Council on the 12 July 2021 for the following 2 reasons:

- 1. Insufficient information and justification has been provided for a building of this layout, scale and design for the private equestrian use on the site. The council is not satisfied that the proposed building is proportionate to the holding or necessary for the purpose within the open countryside, and as such, is contrary to policies GP77 and GP78 of the AVDLP, emerging policy C2 of the VALP and the NPPF.*
- 2. The proposed building, by way of its design and external appearance, would appear as an overly domestic addition situated on equestrian land within the open countryside. As such, the proposal would not be in keeping with the character of the open countryside location and contrary to policies GP35, GP77 and GP78 of the AVDLP, emerging policies BE2, NE4 and C2 of the VALP and guidance within the NPPF.*

As it presently stands, the planning status of the land is therefore understood to be agricultural land, which forms part of the open countryside on the edge of the settlement.

Therefore, in accordance with methodology points 1,3,4 and 8 above, the land should not be included within the 'village boundary' because:

1. The land is agricultural and is clearly contiguous with and related to the surrounding open countryside.
3. It is not residential curtilage, and no permission or lawful planning use has been granted/issued for such a change of use.
4. The land is understood to fall within the ownership of Grange Farmhouse but is physically separated from its residential curtilage by a wall and fence and forms part of the adjacent open countryside.
8. The land is not surrounded by built development and is clearly undeveloped agricultural land and not a brownfield site.

Basic Conditions Statement

As part of the production of the plan, the steering group has produced a basic conditions statement. This statement is aimed at satisfying the 'basic conditions' required by the Regulations and, as set out within paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) which state:

A draft order meets the basic conditions if —

(a)having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,

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(c)having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,

(d)the making of the order contributes to the achievement of sustainable development,

(e)the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),

(f)the making of the order does not breach, and is otherwise compatible with, EU obligations, and

(g)prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

In order to show that the NHP accords with these basic conditions, the NHP steering group have produced a Basic Conditions Statement. The following considers this statement and

raises questions regarding the inclusion of the 'land off Green End' as a potential housing development site and how the development of this site does not accord with those conditions.

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Including land within the village boundary for the provision of future housing development clearly forms part of the production of the NHP and therefore, when considering such land, it must therefore follow that it is necessary to ensure that the development of such sites would satisfy the sustainability objectives of the NPPF and the 'basic conditions' regulations.

The following considers several reasons why including the land off of Green End within the village boundary with a view to providing a future residential development site would not accord with the sustainability requirements of the NPPF. Also, it looks at how including that land within the village boundary would fail to satisfy several of the NHP 'basic conditions' tests.

Residential Amenities

The residential development of the site would appear to require the creation of a new vehicular access on to Green End and a service road in-between Grange Farmhouse and the western elevation and rear garden of No. 24a Green End. Assuming that the site could accommodate up to 5 dwellings and considering the proximity of that access road to these properties and the traffic generation from these properties; the development would clearly have an adverse effect upon the residential amenities of both properties, reducing them to a level below that which they could reasonably expect to enjoy.

This is a social consideration which fails to meet the sustainable development objectives of the NPPF and 'basic conditions' test (d)

Highway Safety

The new access onto Green End would emerge at a point where there is a pronounced curve in the road and a mass of vegetation alongside the highway. This would mean that the visibility splays required for that access would be severely and dangerously restricted when looking to the west. Such poor inter-visibility would not meet the requirements of the Council's Highway Department's access safety requirements and would endanger users of the highway and pedestrians alike.

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Green End Farmhouse and Grange Farmhouse are Grade II listed buildings (Fig.4) and listings 2/42 & 44). In order to develop the land, it would be necessary to create a drive which would run alongside Grange Farmhouse. The creation and visual appearance of such

an access and its regular use by vehicles would fundamentally alter the appearance of the land alongside this heritage asset and would irrefutably have an adverse impact upon its setting. Added to this would be the effect of the loss to a housing development of an area of undeveloped open land, which forms part of the setting of both listed buildings.

Running an access road through the grounds of Grange Farmhouse also has the potential to damage archaeological objects, which are also heritage assets.

Including the land within the village boundary and its subsequent development for residential purposes would have an adverse effect upon heritage assets and result in a failure to protect and enhance such assets. Therefore, inclusion of the land would not accord with the requirements for the protection of heritage assets within the NPPF or the 'basic conditions' test (b)



Fig.7 Plan showing Grange Farmhouse and Green End Farmhouse as a listed buildings (see listings below)

2/43 No. 22 (Green End Farmhouse) - GV II

House. Central gabled wing is mid C18 with extension to left dated 1797 on brick, and late C19 extension to right. Chequer and red brick, old tile roofs, brick chimneys. T-plan, 2 storeys. Central wing projects and has moulded plinth, plain band course and chequered segmental heads to windows. Wooden casements with C20 glazing, 2-light to ground floor, 3-light to first floor, and blocked opening to cellar. 1797 wing to left has moulded brick eaves and 2 bays, 3-light leaded casements to first floor and ground floor left. Slightly recessed door to right. Right-hand wing has coggled brick string course, one bay of 3-light leaded casements with segmental heads to left, external chimney to right and canted bay

window to right gable. Main entry to rear.

SP 72 NE GRANBOROUGH GREEN END (south side)

2/44 No. 24 (Grange Farmhouse)

GV II

House. C17 house of 3 bays to left, the left bay rebuilt, with early C18 2-bay extension, formerly dairy and grain store, to right. 2 right-hand bays of house have timber framing with curved and diagonal braces, all refaced in whitewashed brick. Left bay rebuilt in similar brick. Extension has timber frame of slighter scantling and brick facing dated 1797, with moulded eaves, also whitewashed. Old tile roof, half-hipped to left, brick chimney between left bays. Original house is of one storey and an attic with 2 first floor windows in eaves-line dormers. 2-storey extension. C20 3-light wooden casements. Third bay has C20 door with flanking single lights in C20 timber gabled porch. Another C20 door in right gable.

Source: Historic England website <https://historicengland.org.uk/listing/the-list/map-search?clearresults=true?clearresults=True#?search=Granborough,%20Aylesbury%20Vale,%20Buckinghamshire>

Impact on the Character and Appearance of the Countryside.

The council's planning application report for the recently refused application (20/02222/APP) for an equestrian development on a similar area of land 80m to the west of the Green End land (Fig.8) includes comments received from the parish council. Below are extracts of some of those comments:

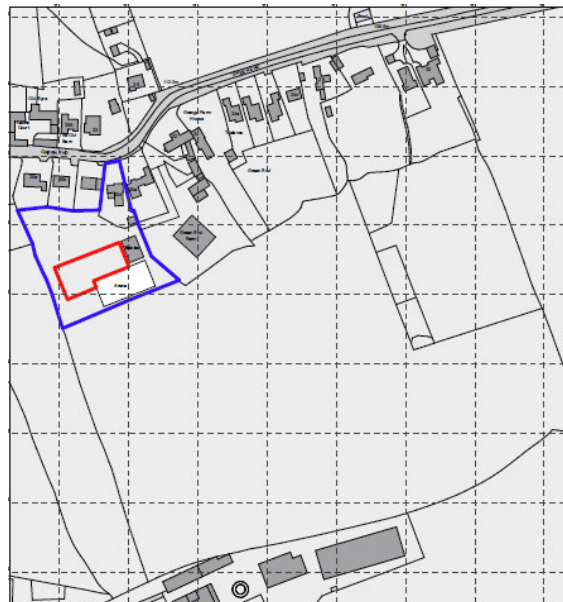
*The proposed building is situated **outside the curtilage** of the residential building for which it is to provide ancillary purposes which are clearly of a residential purpose and within the overall curtilage of the equestrian unit and consequently is **situated in the open countryside**. As is noted in the application Granborough does not have a neighbourhood plan which has defined boundary to the built up area, but **this proposal is clearly well outside the built up area** which has already been recognised by the previous LPA (AVDC) in two previously rejected applications. These are planning references 18/04496/APP and 17/0364/APP relating to land to the south of Hogshaw Road Granborough and planning reference 16/03612/APP relating to no. 15 Marston Road Granborough.*

*GPC considers that the application site **comprises agricultural land beyond the edge of the built-up area and is in a rural location** thus, the proposal would result in the loss of agricultural land. **The site is clearly seen as part of the open countryside** and the nature of the site with its permitted stable and horse-riding development contributes to the character and appearance of the rural area. The character of the **area is clearly defined such that the site would be falling outside the built-up area of the settlement**. GPC considers that the provision of a permanent ancillary residential style usage of part of the proposed building over and above that specifically relevant to the equestrian usage is unacceptable and **as it would intrude into the open countryside and would have an adverse landscape impact**.*

Therefore, the development would be contrary to the provisions of policy GP35 of the AVDLP and the core principles in the NPPF. (Highlighted to show salient text)

Following a minor amendment to the internal layout of the arena viewing building, the PC withdrew its objections even though none of the previously proposed buildings were removed from the scheme (Figs.9 and 10). The PC did not explain in their amended comments why they considered that the proposal would no longer have the same adverse effects that it had previously raised objections to, for what was fundamentally the same proposal.

Similarly, It is clear that any large-scale development of the Green End land would, as pointed out in the councils delegated report, adversely affect the character of what the officer and the PC have referred to in that report as the 'open countryside'.



Location plan for application 20/02222/APP



Fig 9 Original scheme Dwg.20270 3/112



Fig 10 Amended scheme Dwg. 20270 3/112 Rev.a

The comments show the PC has concerns regarding the residential development of a similar area of land in a similar location, and the impact this would have on the rural character of the locality. This concern is also shared by Buckinghamshire council, who refused the application along those lines.

Therefore, it is curious as to why the steering group appear to not share these concerns regarding open areas of land on the edge of the settlement and in fact consider that the Green End land falls within the built up area of the settlement and that it neither constitutes agricultural land or forms part of the surrounding countryside. This shows a lack of consistency, which could result in the inappropriate residential development of the Green End land.

However, it is clear that the residential or any significant development of this site would fundamentally and adversely alter the obviously agrarian character of the land. Such a development would be incongruous and visually intrusive on what is an open undeveloped site, which provides a visual transition between the built up part of the settlement and the surrounding contiguous countryside.

Therefore, the inclusion of the land within the village boundary and its subsequent residential development would not accord with the aims of the NPPF, which seeks to ensure that the intrinsic character and beauty of the countryside is recognised and protected for its own sake. Neither would it satisfy the 'basic conditions' (d) as its residential development would not make for environmentally sustainable development.

Conclusion

In conclusion, it is considered that for all of the reasons outlined above that the land off Green End should **not** be included within the 'Village Boundary'. Instead, the plan should revert to the one used in the Pre-submission consultation which, with the exception of one anonymous individual, everyone else who had commented appeared to have been happy with.

From:
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Evidence to support my objection to Granborough Neighbourhood Plan ANON-MU5V-DDWU-1
Date: 10 January 2022 10:14:56
Attachments: [20220110_093209.jpg](#)

Dear Sir/Madam

Re: ID: ANON-MU5V-DDWU-1

I enclose below photographic evidence to support my objection of Granborough Neighbourhood Plan which I sent to you electronically via the online survey yesterday.

Please marry the two items together. I enclose my ID above which was sent to me when I submitted my electronic survey.

Thank you
Yours faithfully,

Jayne Evans

Granborough



Comments on the Granborough neighbourhood plan, 1st February 2022

From: Peter Evans
Granborough
Buckinghamshire

Email:

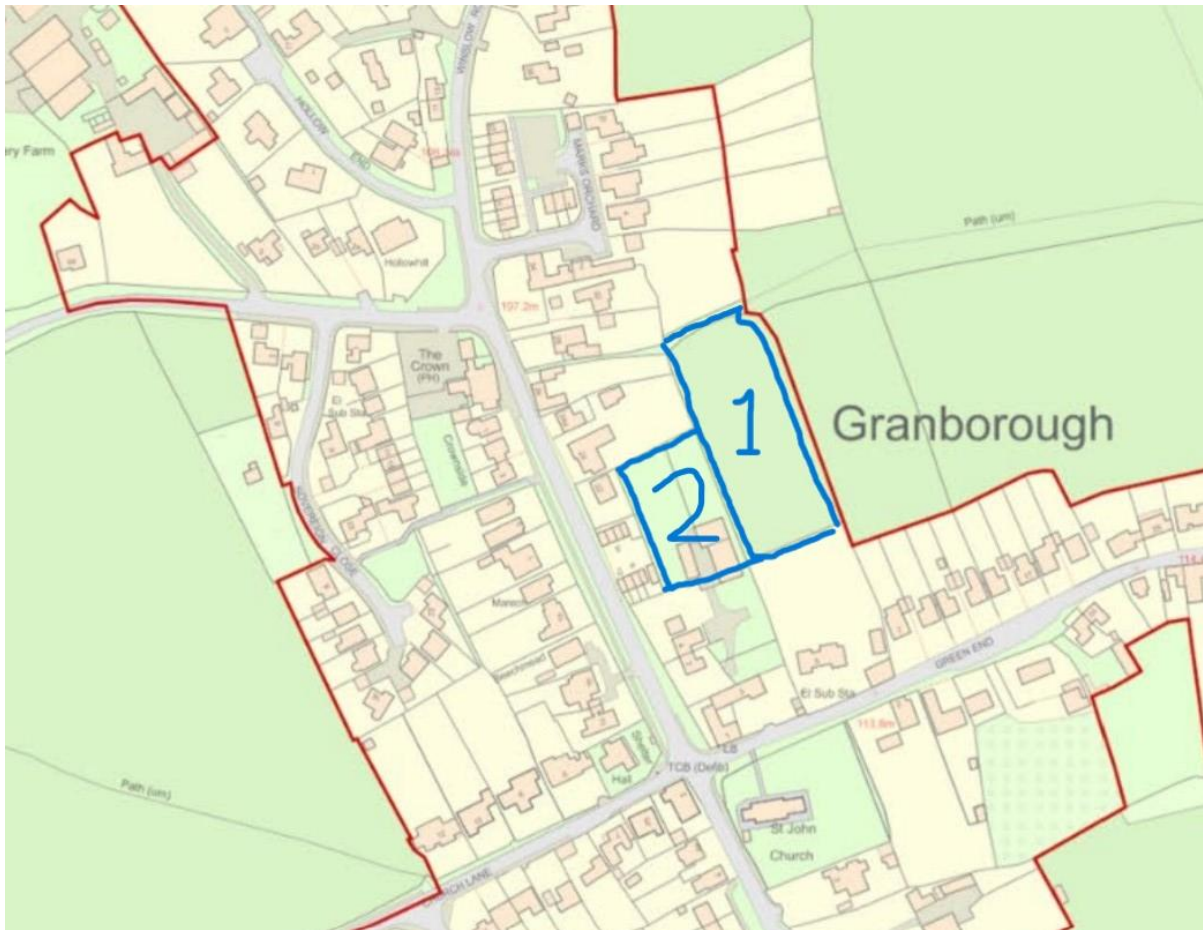
Status: Resident.

I would like to be notified of future progress with the neighbourhood plan.

I **OBJECT** to the neighbourhood plan, with comments given below.

All comments relate to the proposed settlement boundary. Comments on next page.

The image below is taken from the plan, page 34, showing the limits of the proposed settlement boundary.



Areas 1 and 2, outlined in blue, are currently included within the proposed settlement boundary. They should be excluded for the following reasons.

- 1 They are agricultural land, used as pasture land for grazing. There is no evidence that this land has ever been used for any other purpose. The methodology states that agricultural land should be excluded.
- 2 In addition, area 1 forms part of open countryside and does not have settlement related uses, which the methodology states must also be excluded from the proposed settlement boundary.

Peter Evans
1st February 2022

From:
Sent: 02 February 2022 17:07
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Granborough Neighbourhood Plan
Attachments: Final submission letter.docx; Granborough-Draft-Neighbourhood-Plan-Final-V9.pdf

[Please note this has been sent from an **external source** - treat with caution and **do not open** attachments / use links until you are sure this is a trusted communication see intranet/IT for advice.]

Granborough
MK18

Granborough Neighbourhood Plan
Planning Policy Team
Buckinghamshire Council
Queen Victoria Road
High Wycombe
HP11 1BB

2 February 2022

Dear Sir/Madam

Re: Public Consultation on the Submission Version of the Granborough Neighbourhood Plan.

I object to the inclusion of the land to the south of Green End within the village boundary. Its subsequent residential development would not accord with the aims of the NPPF, which seeks to protect the countryside for its intrinsic beauty. Neither would it satisfy basic condition (d) as its residential development would not make for environmentally sustainable development. My reasons are set out in the attached document.

Please note that I would like to be informed of progress regarding the Granborough Neighbourhood Plan.

Yours sincerely

Mrs Jean Cross

Tel.

From:
Sent: 02 February 2022 18:17
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Granborough Neighbourhood Plan
Attachments: GVP comments final sent.pdf; Granborough-Draft-Neighbourhood-Plan-Final-V9[93].pdf

[Please note this has been sent from an **external source** - treat with caution and **do not open** attachments / use links until you are sure this is a trusted communication see intranet/IT for advice.]

Dear Sir/Madam

Please finds attached my objections to the GNP.

Best regards

Mrs Katharine Welford

Granborough
MK18

Dear Sir/Madam

2nd Feb 2022

Re: Public Consultation on the Submission Version of the Granborough Neighbourhood Plan.

We refer you to the copy of the final version of the GNHP submitted to Buckinghamshire Council for the carrying out of the Public Consultation between the 16 Dec 2021 and the 3 Feb 2022.

Please could you take the following into consideration when assessing to see whether the NHP has been produced in accordance with the 'basic conditions' as set out within paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) and ensure that a copy of this representation is forwarded on to the Independent Examiner.

The Settlement Boundary

Page 33 of the NHP shows a plan of the proposed settlement boundary of the village. This includes several areas of open land which, in line with paragraphs 11.4 to 11.7 and appendix A, appear to have been included in order to provide future housing land on the grounds that they have 'settlement related uses'. The method for determining such 'uses' is outlined as a series of bullet points contained in Appendix A of the NHP, which for convenience are repeated below but are instead numbered for ease of reference.

1. *The use of the land within the boundary is settlement related, such as residential, community use, employment use etc. Land which is clearly related to the countryside, such as agricultural land and buildings or land and buildings associated with keeping horses remains outside the boundary.*
2. *Sites with planning permission for housing on the edge of the settlement which have been granted, are under construction or recently completed have been included within the settlement boundary.*
3. *Garden extensions which have planning permission are included within the settlement boundary (e.g. 04/03216/APP, 33 Green End).*
4. *Large expanses of land associated with dwellings have been assessed with regard to their status in planning or historic terms (planning or property history) and whether they are separated from the formal garden of a property by a physical feature. If there is ambiguity regarding the use of the land, regard has been paid to whether the piece of land clearly extends into the open countryside (excluded) or has settlement related uses adjacent to the boundaries (included).*

5. Buildings have not been included if they are too far from the settlement to be considered part of it and if they do not relate to the built form of the settlement.
6. Buildings which are located on the perimeter of the settlement but separated from the main built up area by an area of open land i.e. buildings not surrounded by other buildings have not been included within the boundary.
7. All buildings on the edge of a settlement that have a clear rural character or use, such as farm buildings, have been excluded from the boundary.
8. Formal areas of open space at the edge of settlements have been excluded from the boundary unless they are clearly adjacent to existing built development. If these areas are surrounded by the main built up area of the settlement, they have been included within the boundaries.

Land to the south of Green End is one such area of land (Fig.1). This appears to have been included erroneously and at a late stage in the process (did not form part of the pre-submission consultation document village boundary Fig.2). Its inclusion appears to be based on a misunderstanding of the actual use and planning status of that land following comments received at the 'Pre-submission Consultation' stage. Copies of these comments and the interpreting of them can be found on page 24, Para.9.4.7 of the GNHP Consultation Statement. For convenience, this is included in full below (Table.1).

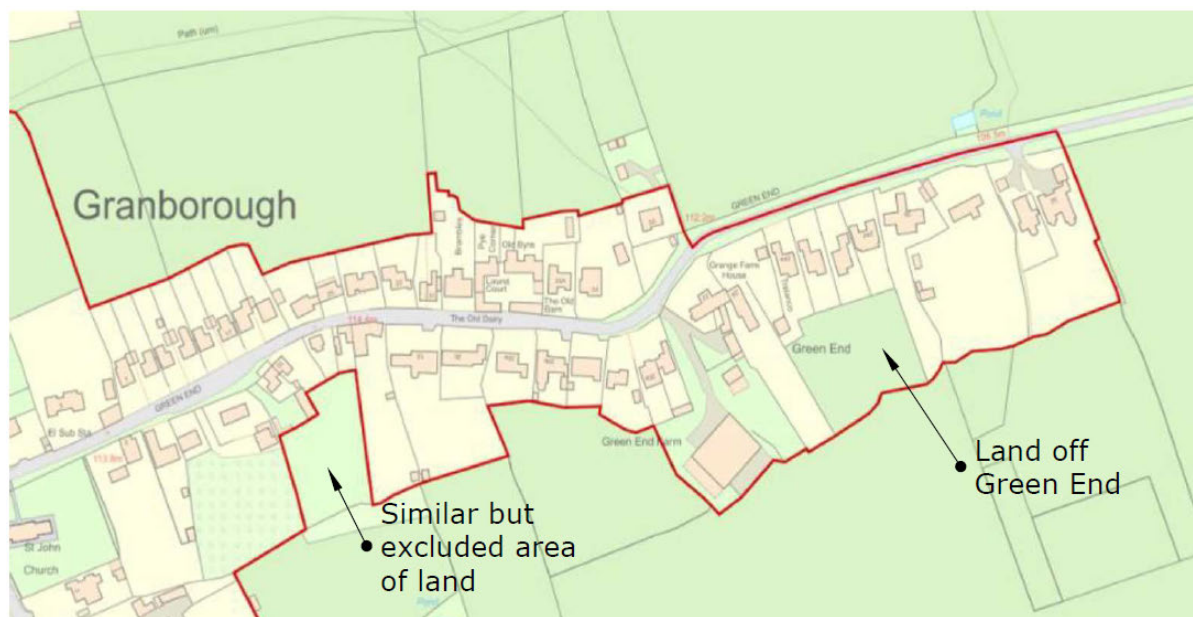


Fig.1 Extract from GNHP Settlement Boundary Plan as it appears on pg.33 of that document. (Additional black text has been added to identify areas relevant to this representation)



Fig.2 Extract of plan of proposed village boundary included in the Pre-submission consultation document (note that the Green End site is not included – copy of document attached to email).

Table.1 9.4.7. Comment 7

<p>Granborough Resident</p>	<p>All of Grange Farm House (and specifically the extension to the garden to the south of 24a to 24d Green End) should be included within the settlement boundary. This area is surrounded on three sides by gardens and, to the south, by a hedge and deep ditch which provides a clear delineation and separation to the agricultural land beyond.</p> <p>The only access to this area is via Grange Farm House – it is otherwise landlocked. It has been mown regularly for over 15 years and has been used in that time for family cricket and rounders, for camping parties and for parking for children’s birthday parties. It is too small for agricultural or equestrian uses.</p> <p>The development of three barns into residential at Green End Barns makes the exclusion of this area from the settlement boundary even less credible – it is now overlooked from the west by the large barn conversion which reinforces the urban nature of the location.</p> <p>The developer of Green End Barns has recently sought planning consent to erect two large stable blocks and attached menages on the land immediately to the south of our property. If successful, it will result in the land being totally surrounded by buildings and, potentially an access road to the south.</p>
<p>Alternative Approach</p>	<p>The extension to the garden to the south of 24a to 24d Green End) should be included within the settlement boundary.</p>
<p>Anything Missing?</p>	

Response from Steering Group	<p>The piece of land referred to in this representation is assumed to be originally part of a larger holding of agricultural land associated with Grange Farm House. Drawings associated with AVDC planning application reference 04/02894/ALB (2004) indicate “a vehicular track to paddock” across the garden area of Grange Farm House. No subsequent applications have been found for change of use to amenity space, garden etc. associated with Grange Farm House.</p> <p>However, it has been used as informal garden land for the last 15 years and there has been no agricultural or horse related activity. Under these circumstances, where the actual use is not entirely clear, the surrounding land uses have been taken into account. In this case, three sides of the site are adjacent to settlement related uses and the site does not protrude out into open countryside. It is therefore concluded that this piece of land should be included within the settlement boundary consistent with the conclusion reached for the garden land of The Vicarage.</p> <p>A Background Paper setting out the Settlement Boundary methodology will be submitted alongside the NP.</p>
Action taken	Settlement boundary changed to include the area of land associated with Grange Farm House to the rear of 24a to 24d Green End.

The land forms a tongue of open countryside, which extends up to the edge of the built-up area of the settlement. Photographs of the site show that it has historically and more recently (2020) been used for the keeping of livestock, including pigs and sheep (Figs.3&4) and the occasional grazing of horses. The land has not fundamentally changed since these uses were in place and is still capable of being used for agricultural purpose.



Fig.3 Sheep grazing on the land in 2020



Fig.4 Feeding/water trough provided for the sheep positioned on the western boundary

It would appear that the NHP steering group, however, has been led to believe that the land forms part of the residential curtilage of Grange Farmhouse. Recent photographs of the site (Figs.5&6) show that the land is separated off from the curtilage of Grange Farmhouse by a wall and fence. As can be seen, it does not appear to be land, which is actively being used as part of a residential curtilage. According to the immediate neighbours, some of whom have lived in the village for many years, the land has always been agricultural and has never knowingly been used for anything else other than the grazing of animals.



Fig.5 Outbuilding, fence and wall along the western shared boundary with Grange Farm. (Date of photo 27 Jan 2022)

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This is a social consideration which fails to meet the sustainable development objectives of the NPPF and 'basic conditions' test (d)

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Fig.7 Plan showing Grange Farmhouse and Green End Farmhouse as a listed buildings (see listings below)

2/43 No. 22 (Green End Farmhouse) -

GV II

House. Central gabled wing is mid C18 with extension to left dated 1797 on brick, and late C19 extension to right. Chequer and red brick, old tile roofs, brick chimneys. T-plan, 2 storeys. Central wing projects and has moulded plinth, plain band course and chequered segmental heads to windows. Wooden casements with C20 glazing, 2-light to ground floor, 3-light to first floor, and blocked opening to cellar. 1797 wing to left has moulded brick eaves and 2 bays, 3-light leaded casements to first floor and ground floor left. Slightly recessed door to right. Right-hand wing has coggled brick string course, one bay of 3-light leaded casements with segmental heads to left, external chimney to right and canted bay window to right gable. Main entry to rear.

SP 72 NE GRANBOROUGH GREEN END (south side)

2/44 No. 24 (Grange Farmhouse)

GV II

House. C17 house of 3 bays to left, the left bay rebuilt, with early C18 2-bay extension, formerly dairy and grain store, to right. 2 right-hand bays of house have timber framing with curved and diagonal braces, all refaced in whitewashed brick. Left bay rebuilt in similar brick. Extension has timber frame of slighter scantling and brick facing dated 1797, with moulded eaves, also whitewashed. Old tile roof, half-hipped to left, brick chimney between left bays. Original house is of one storey and an attic with 2 first floor windows in eaves-line dormers. 2-storey extension. C20 3-light wooden casements. Third bay has C20 door with flanking single lights in C20 timber gabled porch. Another C20 door in right gable.

Source: Historic England website <https://historicengland.org.uk/listing/the-list/map-search?clearresults=true?clearresults=True#?search=Granborough,%20Aylesbury%20Vale,%20Buckinghamshire>

Impact on the Character and Appearance of the Countryside.

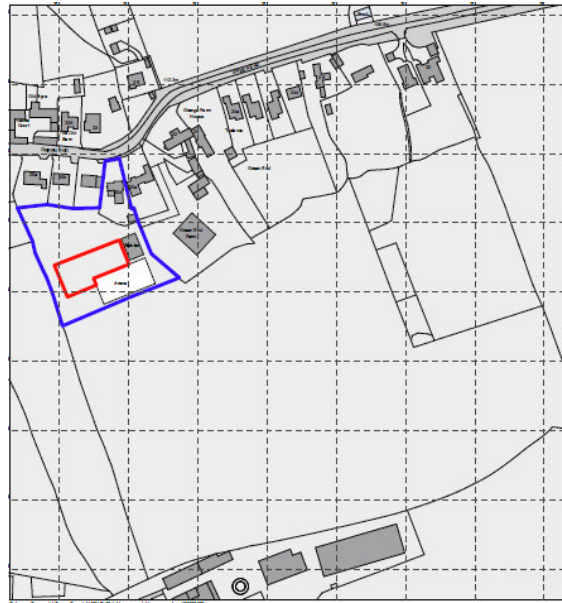
The council's planning application report for the recently refused application (20/02222/APP) for an equestrian development on a similar area of land 80m to the west of the Green End land (Fig.8) includes comments received from the parish council. Below are extracts of some of those comments:

*The proposed building is situated **outside the curtilage** of the residential building for which it is to provide ancillary purposes which are clearly of a residential purpose and within the overall curtilage of the equestrian unit and consequently is **situated in the open countryside**. As is noted in the application Granborough does not have a neighbourhood plan which has defined boundary to the built up area, but **this proposal is clearly well outside the built up area** which has already been recognised by the previous LPA (AVDC) in two previously rejected applications. These are planning references 18/04496/APP and 17/0364/APP relating to land to the south of Hogshaw Road Granborough and planning reference 16/03612/APP relating to no. 15 Marston Road Granborough.*

*GPC considers that the application site **comprises agricultural land beyond the edge of the built-up area and is in a rural location** thus, the proposal would result in the loss of agricultural land. **The site is clearly seen as part of the open countryside** and the nature of the site with its permitted stable and horse-riding development contributes to the character and appearance of the rural area. The character of the **area is clearly defined such that the site would be falling outside the built-up area of the settlement**. GPC considers that the provision of a permanent ancillary residential style usage of part of the proposed building over and above that specifically relevant to the equestrian usage is unacceptable and **as it would intrude into the open countryside and would have an adverse landscape impact**. Therefore, the development would be contrary to the provisions of policy GP35 of the AVDLP and the core principles in the NPPF. (Highlighted to show salient text)*

Following a minor amendment to the internal layout of the arena viewing building, the PC withdrew its objections even though none of the previously proposed buildings were removed from the scheme (Figs.9 and 10). The PC did not explain in their amended comments why they considered that the proposal would no longer have the same adverse effects that it had previously raised objections to, for what was fundamentally the same proposal.

Similarly, It is clear that any large-scale development of the Green End land would, as pointed out in the councils delegated report, adversely affect the character of what the officer and the PC have referred to in that report as the 'open countryside'.



Location plan for application 20/02222/APP



Fig 9 Original scheme Dwg.20270 3/112



Fig 10 Amended scheme Dwg. 20270 3/112 Rev.a

The comments show the PC has concerns regarding the residential development of a similar area of land in a similar location, and the impact this would have on the rural character of the locality. This concern is also shared by Buckinghamshire council, who refused the application along those lines.

Therefore, it is curious as to why the steering group appear to not share these concerns regarding open areas of land on the edge of the settlement and in fact consider that the Green End land falls within the built up area of the settlement and that it neither constitutes agricultural land or forms part of the surrounding countryside. This shows a lack of consistency, which could result in the inappropriate residential development of the Green End land.

However, it is clear that the residential or any significant development of this site would fundamentally and adversely alter the obviously agrarian character of the land. Such a development would be incongruous and visually intrusive on what is an open undeveloped

site, which provides a visual transition between the built up part of the settlement and the surrounding contiguous countryside.

Therefore, the inclusion of the land within the village boundary and its subsequent residential development would not accord with the aims of the NPPF, which seeks to ensure that the intrinsic character and beauty of the countryside is recognised and protected for its own sake. Neither would it satisfy the 'basic conditions' (d) as its residential development would not make for environmentally sustainable development.

Conclusion

In conclusion, it is considered that for all of the reasons outlined above that the land off Green End should **not** be included within the 'Village Boundary'. Instead, the plan should revert to the one used in the Pre-submission consultation which, with the exception of one anonymous individual, everyone else who had commented appeared to have been happy with.

Best regards

Mr Derek Welford

Mrs Katharine Welford

From:
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Objection, Granborough Neighbourhood plan, attention Examiner
Date: 02 February 2022 17:11:29
Attachments: [Final Draft of letter \(V.3\).docx](#)

[Please note this has been sent from an **external source** - treat with caution and **do not open** attachments / use links until you are sure this is a trusted communication see intranet/IT for advice.]

We wish to submit an objection to the Granborough Neighbourhood plan, sent as an attachment to this email

Arthur Carleton
Marilyn Carleton

Granborough
Buckingham

Re: Public Consultation on the Submission Version of the Granborough Neighbourhood Plan.

I refer you to the copy of the final version of the GNHP submitted to Buckinghamshire Council for the carrying out of the Public Consultation between the 16 Dec 2021 and the 3 Feb 2022.

Please could you take the following into consideration when assessing to see whether the NHP has been produced in accordance with the 'basic conditions' as set out within paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) and ensure that a copy of this representation is forwarded on to the Independent Examiner.

The Settlement Boundary

Page 33 of the NHP shows a plan of the proposed settlement boundary of the village. This includes several areas of open land which, in line with paragraphs 11.4 to 11.7 and appendix A, appear to have been included in order to provide future housing land on the grounds that they have 'settlement related uses'. The method for determining such 'uses' is outlined as a series of bullet points contained in Appendix A of the NHP, which for convenience are repeated below but are instead numbered for ease of reference.

- 1. The use of the land within the boundary is settlement related, such as residential, community use, employment use etc. Land which is clearly related to the countryside, such as agricultural land and buildings or land and buildings associated with keeping horses remains outside the boundary.*
- 2. Sites with planning permission for housing on the edge of the settlement which have been granted, are under construction or recently completed have been included within the settlement boundary.*
- 3. Garden extensions which have planning permission are included within the settlement boundary (e.g. 04/03216/APP, 33 Green End).*
- 4. Large expanses of land associated with dwellings have been assessed with regard to their status in planning or historic terms (planning or property history) and whether they are separated from the formal garden of a property by a physical feature. If there is ambiguity regarding the use of the land, regard has been paid to whether the piece of land clearly extends into the open countryside (excluded) or has settlement related uses adjacent to the boundaries (included).*
- 5. Buildings have not been included if they are too far from the settlement to be considered part of it and if they do not relate to the built form of the settlement.*
- 6. Buildings which are located on the perimeter of the settlement but separated from the main built up area by an area of open land i.e. buildings not surrounded by other buildings have not been included within the boundary.*
- 7. All buildings on the edge of a settlement that have a clear rural character or use, such as farm buildings, have been excluded from the boundary.*

8. Formal areas of open space at the edge of settlements have been excluded from the boundary unless they are clearly adjacent to existing built development. If these areas are surrounded by the main built up area of the settlement, they have been included within the boundaries.

Land to the south of Green End is one such area of land (Fig.1). This appears to have been included erroneously and at a late stage in the process (did not form part of the pre-submission consultation document village boundary Fig.2). Its inclusion appears to be based on a misunderstanding of the actual use and planning status of that land following comments received at the 'Pre-submission Consultation' stage. Copies of these comments and the interpreting of them can be found on page 24, Para.9.4.7 of the GNHP Consultation Statement. For convenience, this is included in full below (Table.1).

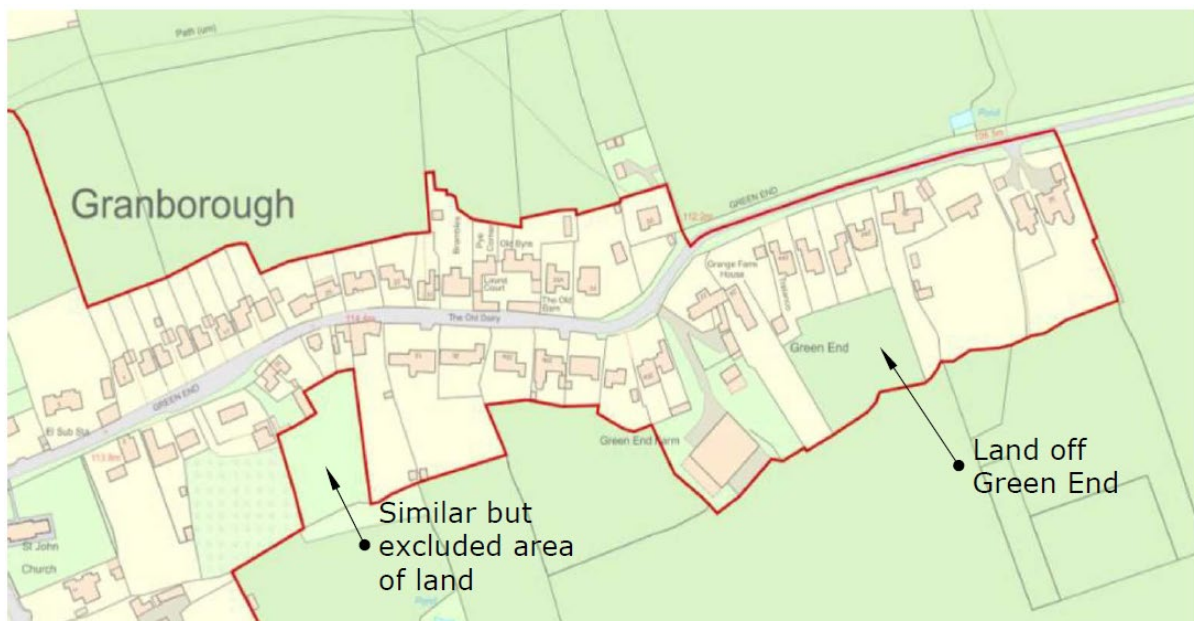


Fig.1 Extract from GNHP Settlement Boundary Plan as it appears on pg.33 of that document. (Additional black text has been added to identify areas relevant to this representation)



Fig.2 Extract of plan of proposed village boundary included in the Pre-submission consultation document (note that the Green End site is not included – copy of document attached to email).

Table.1 9.4.7. Comment 7

Granborough Resident	<p>All of Grange Farm House (and specifically the extension to the garden to the south of 24a to 24d Green End) should be included within the settlement boundary. This area is surrounded on three sides by gardens and, to the south, by a hedge and deep ditch which provides a clear delineation and separation to the agricultural land beyond.</p> <p>The only access to this area is via Grange Farm House – it is otherwise landlocked. It has been mown regularly for over 15 years and has been used in that time for family cricket and rounders, for camping parties and for parking for children’s birthday parties. It is too small for agricultural or equestrian uses.</p> <p>The development of three barns into residential at Green End Barns makes the exclusion of this area from the settlement boundary even less credible – it is now overlooked from the west by the large barn conversion which reinforces the urban nature of the location.</p> <p>The developer of Green End Barns has recently sought planning consent to erect two large stable blocks and attached menages on the land immediately to the south of our property. If successful, it will result in the land being totally surrounded by buildings and, potentially an access road to the south.</p>
Alternative Approach	The extension to the garden to the south of 24a to 24d Green End) should be included within the settlement boundary.
Anything Missing?	
Response from Steering Group	<p>The piece of land referred to in this representation is assumed to be originally part of a larger holding of agricultural land associated with Grange Farm House. Drawings associated with AVDC planning application reference 04/02894/ALB (2004) indicate “a vehicular track to paddock” across the garden area of Grange Farm House. No subsequent applications have been found for change of use to amenity space, garden etc. associated with Grange Farm House.</p> <p>However, it has been used as informal garden land for the last 15 years and there has been no agricultural or horse related activity. Under these circumstances, where the actual use is not entirely clear, the surrounding land uses have been taken into account. In this case, three sides of the site are adjacent to settlement related uses and the site does not protrude out into open countryside. It is therefore concluded that this piece of land should be included within the</p>

	settlement boundary consistent with the conclusion reached for the garden land of The Vicarage. A Background Paper setting out the Settlement Boundary methodology will be submitted alongside the NP.
Action taken	Settlement boundary changed to include the area of land associated with Grange Farm House to the rear of 24a to 24d Green End.

The land forms a tongue of open countryside, which extends up to the edge of the built-up area of the settlement. Photographs of the site show that it has historically and more recently (2020) been used for the keeping of livestock, including pigs and sheep (Figs.3&4) and the occasional grazing of horses. The land has not fundamentally changed since these uses were in place and is still capable of being used for agricultural purpose.



Fig.3 Sheep grazing on the land in 2020



Fig.4 Feeding/water trough provided for the sheep positioned on the western boundary

It would appear that the NHP steering group, however, has been led to believe that the land forms part of the residential curtilage of Grange Farmhouse. Recent photographs of the site

(Figs.5&6) show that the land is separated off from the curtilage of Grange Farmhouse by a wall and fence. As can be seen, it does not appear to be land, which is actively being used as part of a residential curtilage. According to the immediate neighbours, some of whom have lived in the village for many years, the land has always been agricultural and has never knowingly been used for anything else other than the grazing of animals.



Fig.5 Outbuilding, fence and wall along the western shared boundary with Grange Farm. (Date of photo 27 Jan 2022)

Fig.6 View east showing the uninterrupted extent of the land, its clearly rural agricultural character and its continuity with the surrounding open countryside. (Date of photo 27 Jan 2022)

A search of the Council's website reveals that there are no planning approvals or certificates of lawful use for the use of the land as residential curtilage. However, there is a record of a recent planning refusal (20/02222/APP) for a stable block, manege and ancillary building to provide a shower room, open space and an arena viewing room.

<https://publicaccess.aylesburyvaledc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QD5ANLCLFKC00>

This was refused by Buckinghamshire Council on the 12 July 2021 for the following 2 reasons:

- 1. Insufficient information and justification has been provided for a building of this layout, scale and design for the private equestrian use on the site. The council is not satisfied that the proposed building is proportionate to the holding or necessary for the purpose within the open countryside, and as such, is contrary to policies GP77 and GP78 of the AVDLP, emerging policy C2 of the VALP and the NPPF.*
- 2. The proposed building, by way of its design and external appearance, would appear as an overly domestic addition situated on equestrian land within the open countryside. As such, the proposal would not be in keeping with the character of the open countryside location and contrary to policies GP35, GP77 and GP78 of the AVDLP, emerging policies BE2, NE4 and C2 of the VALP and guidance within the NPPF.*

As it presently stands, the planning status of the land is therefore understood to be agricultural land, which forms part of the open countryside on the edge of the settlement.

Therefore, in accordance with methodology points 1,3,4 and 8 above, the land should not be included within the 'village boundary' because:

1. The land is agricultural and is clearly contiguous with and related to the surrounding open countryside.
3. It is not residential curtilage, and no permission or lawful planning use has been granted/issued for such a change of use.
4. The land is understood to fall within the ownership of Grange Farmhouse but is physically separated from its residential curtilage by a wall and fence and forms part of the adjacent open countryside.
8. The land is not surrounded by built development and is clearly undeveloped agricultural land and not a brownfield site.

Basic Conditions Statement

As part of the production of the plan, the steering group has produced a basic conditions statement. This statement is aimed at satisfying the 'basic conditions' required by the Regulations and, as set out within paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) which state:

A draft order meets the basic conditions if —

(a)having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,

(b)having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,

(c)having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,

(d)the making of the order contributes to the achievement of sustainable development,

(e)the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),

(f)the making of the order does not breach, and is otherwise compatible with, EU obligations, and

(g)prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

In order to show that the NHP accords with these basic conditions, the NHP steering group have produced a Basic Conditions Statement. The following considers this statement and

raises questions regarding the inclusion of the 'land off Green End' as a potential housing development site and how the development of this site does not accord with those conditions.

Conformity with National Planning Policy

Section 4 of the 'Statement' outlines how it is considered that the GNHP has been produced in line with the sustainability requirements of the NPPF and how it meets the 3 sustainability objectives of that document, namely economic, social and environmental sustainability.

Including land within the village boundary for the provision of future housing development clearly forms part of the production of the NHP and therefore, when considering such land, it must therefore follow that it is necessary to ensure that the development of such sites would satisfy the sustainability objectives of the NPPF and the 'basic conditions' regulations.

The following considers several reasons why including the land off of Green End within the village boundary with a view to providing a future residential development site would not accord with the sustainability requirements of the NPPF. Also, it looks at how including that land within the village boundary would fail to satisfy several of the NHP 'basic conditions' tests.

Residential Amenities

The residential development of the site would appear to require the creation of a new vehicular access on to Green End and a service road in-between Grange Farmhouse and the western elevation and rear garden of No. 24a Green End. Assuming that the site could accommodate up to 5 dwellings and considering the proximity of that access road to these properties and the traffic generation from these properties; the development would clearly have an adverse effect upon the residential amenities of both properties, reducing them to a level below that which they could reasonably expect to enjoy.

This is a social consideration which fails to meet the sustainable development objectives of the NPPF and 'basic conditions' test (d)

Highway Safety

The new access onto Green End would emerge at a point where there is a pronounced curve in the road and a mass of vegetation alongside the highway. This would mean that the visibility splays required for that access would be severely and dangerously restricted when looking to the west. Such poor inter-visibility would not meet the requirements of the Council's Highway Department's access safety requirements and would endanger users of the highway and pedestrians alike.

This is a social consideration which fails to meet the sustainable development objectives of the NPPF and 'basic conditions' test (d)

Heritage Assets

Green End Farmhouse and Grange Farmhouse are Grade II listed buildings (Fig.4) and listings 2/42 & 44). In order to develop the land, it would be necessary to create a drive which would run alongside Grange Farmhouse. The creation and visual appearance of such

an access and its regular use by vehicles would fundamentally alter the appearance of the land alongside this heritage asset and would irrefutably have an adverse impact upon its setting. Added to this would be the effect of the loss to a housing development of an area of undeveloped open land, which forms part of the setting of both listed buildings.

Running an access road through the grounds of Grange Farmhouse also has the potential to damage archaeological objects, which are also heritage assets.

Including the land within the village boundary and its subsequent development for residential purposes would have an adverse effect upon heritage assets and result in a failure to protect and enhance such assets. Therefore, inclusion of the land would not accord with the requirements for the protection of heritage assets within the NPPF or the 'basic conditions' test (b)



Fig.7 Plan showing Grange Farmhouse and Green End Farmhouse as a listed buildings (see listings below)

2/43 No. 22 (Green End Farmhouse) -
GV II
House. Central gabled wing is mid C18 with extension to left dated 1797 on brick, and late C19 extension to right. Chequer and red brick, old tile roofs, brick chimneys. T-plan, 2 storeys. Central wing projects and has moulded plinth, plain band course and chequered segmental heads to windows. Wooden casements with C20 glazing, 2-light to ground floor, 3-light to first floor, and blocked opening to cellar. 1797 wing to left has moulded brick eaves and 2 bays, 3-light leaded casements to first floor and ground floor left. Slightly recessed door to right. Right-hand wing has cogged brick string course, one bay of 3-light leaded casements with segmental heads to left, external chimney to right and canted bay

window to right gable. Main entry to rear.

SP 72 NE GRANBOROUGH GREEN END (south side)

2/44 No. 24 (Grange Farmhouse)

GV II

House. C17 house of 3 bays to left, the left bay rebuilt, with early C18 2-bay extension, formerly dairy and grain store, to right. 2 right-hand bays of house have timber framing with curved and diagonal braces, all refaced in whitewashed brick. Left bay rebuilt in similar brick. Extension has timber frame of slighter scantling and brick facing dated 1797, with moulded eaves, also whitewashed. Old tile roof, half-hipped to left, brick chimney between left bays. Original house is of one storey and an attic with 2 first floor windows in eaves-line dormers. 2-storey extension. C20 3-light wooden casements. Third bay has C20 door with flanking single lights in C20 timber gabled porch. Another C20 door in right gable.

Source: Historic England website <https://historicengland.org.uk/listing/the-list/map-search?clearresults=true?clearresults=True#?search=Granborough,%20Aylesbury%20Vale,%20Buckinghamshire>

Impact on the Character and Appearance of the Countryside.

The council's planning application report for the recently refused application (20/02222/APP) for an equestrian development on a similar area of land 80m to the west of the Green End land (Fig.8) includes comments received from the parish council. Below are extracts of some of those comments:

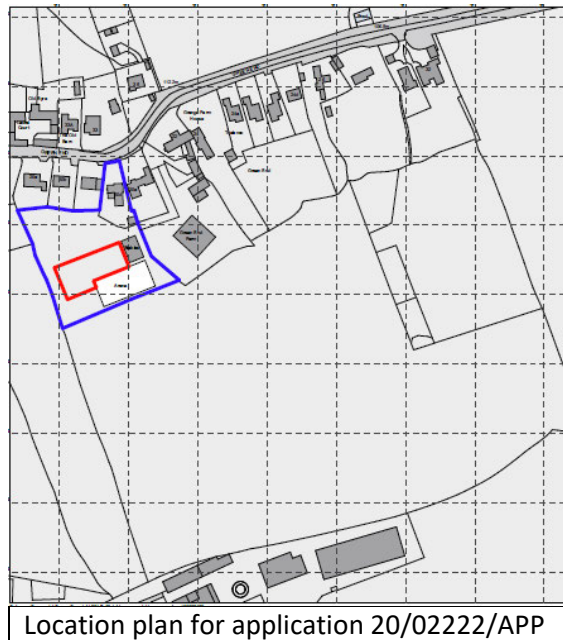
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Conclusion

In conclusion, it is considered that for all of the reasons outlined above that the land off Green End should **not** be included within the 'Village Boundary'. Instead, the plan should revert to the one used in the Pre-submission consultation which, with the exception of one anonymous individual, everyone else who had commented appeared to have been happy with.



Granborough Neighbourhood Plan
Planning Policy Team
Buckinghamshire Council
Queen Victoria Road
High Wycombe
Bucks
HP11 1BB

02 February 2022

Dear Sir

Granborough Neighbourhood Plan 2020-2035

I write with reference to the above and to the current consultation in respect of the Submission Version of the Granborough Neighbourhood Plan (GNP). I have previously submitted comments/objections in relation to the Pre-Submission version of the GNP and those objections remain largely unaltered given that there have been no material changes between the Pre-Submission and Submission Version of the GNP. To that extent, I have re-iterated and re-affirmed the objections below:

The GNP details, in Section 4.0, the findings of the initial consultation questionnaire. This indicated an acceptance of the need for additional housing growth and a strong preference (78%) for the provision of up to 25 dwellings in the next 15-year period. This aspiration is reflected in the objectives of the GNP with (5) stating *'new housing growth will contribute to a compact and integrated village, meeting the need of existing and future residents in terms of housing mix'*.

Section 11.0 (Figure 9.0) introduces a draft settlement boundary stating that the boundary *'has been drawn up carefully, using site visits and planning application history where available to determine existing land uses and boundaries on the ground'* (paragraph 11.4). Paragraph 11.5 goes on to state that within the settlement boundary development will be accepted for infill development, small scale employment uses and community facilities. There is, in addition, an expressed acceptance that where housing does come forward on an individual site, it is likely to be small scale and for only a *'few dwellings'*. Draft Policy H1 then indicates that proposals for new development within the defined Settlement Boundary will be supported, but outside of the Settlement Boundary development will only be supported where, in effect, it complies with Local Plan policies and advice in the Framework (i.e. in very limited circumstances)

Jake Co nge P ann ng Consu tancy Ltd | | m | e

VA Registration no 980 2101 50
Registered in England no 6723139
Registered office 24 Ripon Street Aylesbury Bucks HP20 2JP

Acknowledging the stated preference for up to 25 dwellings in the next 15-year period, the recognition that only a 'few' dwellings will come forward on individual sites, and the key housing objectives of the GNP (aimed at meeting the existing and future needs of residents), it is important, therefore, that the Settlement Boundary in the GNP is drawn in a manner that is logical yet allows flexibility, affords room to 'breathe' and facilitates the prospect of such scale of residential development coming forward in an acceptable manner over the plan period.

However, it is evident from the statement in paragraph 11.4 (and the methodology at Appendix A), that in drawing the boundary of the settlement no consideration has been given to such potential, rather the alignment reflects existing land uses and boundaries. That is, when assessing the alignment of the boundary, no consideration (as part of the methodology) was given to facilitating the potential delivery of the number of houses noted in the objectives of the GNP. There is, therefore, an absence of objective consideration given as to how, within that boundary, the objectives of the plan in respect of housing development (and the expressed preferences) could be delivered. Indeed, it is clear – whilst taking account of other planning constraints – that the settlement boundary is so tightly drawn around the built edge of the village in the GNP that opportunities for housing development are, and will be, extremely limited and restricted. That being so, whilst the aims and objectives of the GNP are, in respect of housing development, laudable and to be supported, the reality is that these prospects are then so heavily restricted by the alignment of the settlement boundary and the associated requirements of Policy H1 that there is no reasonable prospect of achieving the objectives in terms of the level of housing delivery.

It is, of course, essential that a Plan, in order to be considered 'sound', avoids an internal conflict between the objectives of the plan and the delivery of such through the related policy approaches. Unfortunately, for the reasons set out above, that conflict exists and, accordingly, it is not considered that the plan is sound. The Plan should, therefore, be placed 'on hold' and not proceed to Examination until such time as the settlement boundary has been reviewed in the context of a methodology that also includes a review of growth capacity against the stated housing objectives over the Plan period (i.e. the provision of up to 25 dwellings). The revised settlement boundary – following that review - should, of course, be subject to full public consultation prior to submission of the Plan for Examination.

I would appreciate your full consideration of the comments set out above.

Yours Faithfully

Jake Collinge BSc (Hons) DipTP MRTP

Privacy

We will use the information you provide here only for the purpose of this consultation. We will keep the information confidential and store it securely, in line with data protection laws and will not share or publish any personal details. For more information about data and privacy, please see our [Privacy Policy](#) online or contact us for a printed version.

If you have questions, please email us on dataprotection@buckinghamshire.gov.uk. or write to our Data Protection Officer at Buckinghamshire Council, The Gateway, Gatehouse Road, Aylesbury, HP19 8FF.

Consultation survey

*Mandatory question

Your interest in this consultation

1. What is your interest in this consultation? *

- Resident (**Go to question 4**)
- Organisation (**Go to question 2**)
- Agent (**Go to question 3**)

2. What is the name of your organisation? (Go to question 4)

3. Which organisation do you represent in this consultation?

Contact details

We need to ask for your name and address because planning law states that we cannot accept anonymous comments.

The information you provide here will only be used for the purpose of this consultation and will be stored securely in line with data protection laws. No personal information will be shared or published.

4. Full name*

Mrs Niamh de Niese and Mr David de Niese

5. Address*

If you are a resident, this is your home address. If you are an agent or organisation this is your business address.

6. Would you like to be notified of future progress with the Neighbourhood Plan?

Yes

No

7. What is your email address?

If you provide your email address and have asked to be notified of progress with the Neighbourhood Plan, we will contact you by email.

Your views

8. Please indicate whether you support or object to the submitted Neighbourhood Plan.

- I support the submitted Plan but do not wish to make any comments or suggest changes (**End of survey**)
- I support the Neighbourhood Plan and would like to provide comments or suggest changes (**Go to question 9**)
- I object to the Neighbourhood Plan and will provide comments and evidence to explain my reasons (**Go to question 9**)

Your comments

Any comments you make in this section will be made available to the public on our website, as required by law. It is very important you don't include any personal details in your comments.

9. Please provide your comments, suggested changes or reasons for objecting.

If you comment on specific sections of the Neighbourhood Plan, please make it clear which sections these are.

If you have evidence to support your comments, please send it to us by email or post.

Please see attached representation.

End of survey

Thank you for completing the consultation survey.

Please return your completed survey by midnight on **Thursday 3 February 2022**. You can:

- Post it to Planning Policy Team, Buckinghamshire Council, Queen Victoria Rd, High Wycombe HP11 1BB.
- Take it to one of our four main council access points located at:
 - The Gateway, Gatehouse Road, Aylesbury, HP19 8FF
 - Walton Street Offices, Aylesbury, HP20 1UA
 - Queen Victoria Road, High Wycombe, HP11 1BB
 - King George V House, King George V Road, Amersham, HP6 5AW

31 January 2022

Representation on the Granborough Neighbourhood Plan to extend the proposed settlement boundary to meet local housing needs.

Dear Buckinghamshire Council

We are residents of Granborough and live at , MK18 . The Granborough Parish Council (“GPC”) produced a draft Neighbourhood Plan (the “Plan”) under the Localism Act and have submitted the Plan for consideration by Buckinghamshire Council. Subsequently, Buckinghamshire Council invited feedback on the Plan from 16 December 2021. This letter forms our (Niamh and David’s) joint representation in relation to the Plan for consideration by Buckinghamshire Council.

We are supportive of the aims of the Plan but believe that the proposed settlement boundary detailed by the Plan is too restrictive to support the stated needs for housing from residents and, more broadly, the need for sites from Buckinghamshire Council.

Although there was no call for sites as part of the delivery of the Plan, we wish to put our site forward, which is an in-fill site between existing established homes at 9 and 15 Marston Road. We request that the settlement boundary is extended to include our parcel of land.

The plot we propose has previously had full support locally from Granborough Parish Council and from local residents. However, a refused planning appeal in 2017, decided by Aylesbury Vale, introduced uncertainty on whether the site could be included. As a result, the site was not drawn within the settlement boundary, despite the local support.

Housing demand has significantly increased since 2017 and it is understood that developers, residents, and members of the GPC believe that our proposed site is one of the most suitable within Granborough for meeting development needs.

Therefore, we respectfully request the consideration of Buckinghamshire Council on whether our site can be included within the settlement boundary for the Granborough Neighbourhood Plan.

In summary:

- 1) **concern:** the proposed settlement boundary is not suitable to meet housing demand, and
- 2) **solution:** our proposed in-fill site offers an appropriate space for development.

These two points are explored further below.

Concern: The proposed settlement boundary is not suitable to meet housing needs

At present, the settlement boundary is too tightly drawn around the village and there are no practical and suitable sites within the defined settlement capable of accommodating a modest level of housing to address the existing local demand for new housing in the village and to address Buckinghamshire Council's need for new housing more broadly.

It is understood that there will be a modest level of local demand for new housing over the Plan period; not least due to Granborough's proximity to the East West Rail. Therefore, it follows that it will be important to ensure that the Granborough Neighbourhood Plan proactively supports an appropriate level of housing provision for development.

When Granborough residents were surveyed, 57% of residents agreed or strongly agreed with the need for additional housing in the village over the next 10 to 15 years, and 78% of respondents said up to 25 new homes in the next 15 years would be acceptable. Therefore, it is important that suitable sites to sustain this development are proactively planned.

As another resident commented on the Plan, "The settlement boundary is so tightly drawn around the built edge of the village in the draft GNP that opportunities for development are, and will be, extremely limited and restricted". This will result in "continued requests for development in back gardens", which in turn generates high numbers of complaints to the Parish Council during the planning application process and discomfort to residents.

One of the stated purposes of the Plan is to support the high-quality design of new development. The Plan also states that it is supportive of limited housing development within a defined settlement boundary. However, due to the restrictive settlement boundary, it is unclear where these new homes could be deployed. Therefore, the proposed settlement boundary does not support the stated purposes of the Plan.

There are currently two areas within the defined settlement boundary that appear potentially to be suitable locations for new housing development. Unfortunately, both sites are not as appropriate for housing development as they may first appear.

- The land in front of Rookery Farm is located directly to the south of Rookery Farmhouse which is a Grade II Listed Building. Development to the front (south) of this property could be harmful to the setting of this designated heritage asset. Furthermore, the area of land appears to be an Orchard which are known to be priority habitats with high biodiversity value. As such, this potential site is relatively constrained and may not be an appropriate development site.
- The land east of Winslow Road (behind houses 12-26) contains several existing trees which would need to be removed for development to come forward. Providing a satisfactory vehicular access to this site may also be difficult given that there is no obvious vehicular access point and a new access through an existing residential garden or by demolition of an existing building may therefore be required, neither of which options would be ideal. Again, the site is relatively constrained and might not therefore be the most suitable location for development within the village.

Solution: including the in-fill between 9 and 15 Marston Road in the settlement boundary

We invite Buckinghamshire Council to consider including our site – an in-fill between 9 and 15 Marston Road – within the settlement boundary. The land is suitable for development and is immediately adjacent to the proposed settlement boundary in the Plan (see Figure 1).

The proposed site is located at the southern end of Granborough and sits between houses 9 and 15 Marston Road. It is roughly rectangular in shape and approximately 0.5 hectares in size. The site is bounded by trees and other vegetation along its western boundary with Marston Road, and along its southern boundary with 15 Marston Road. The site forms part of a wider parcel of land and therefore there is no physical eastern boundary currently. However, there is a natural dividing line from the remaining land by following the eastern rear boundary of No. 9 Marston Road.

Figure 1 (below) shows the location of the proposed parcel of land in red, 15 Marston Road in yellow, and the defined settlement boundary, which includes 9 Marston Road, in green.

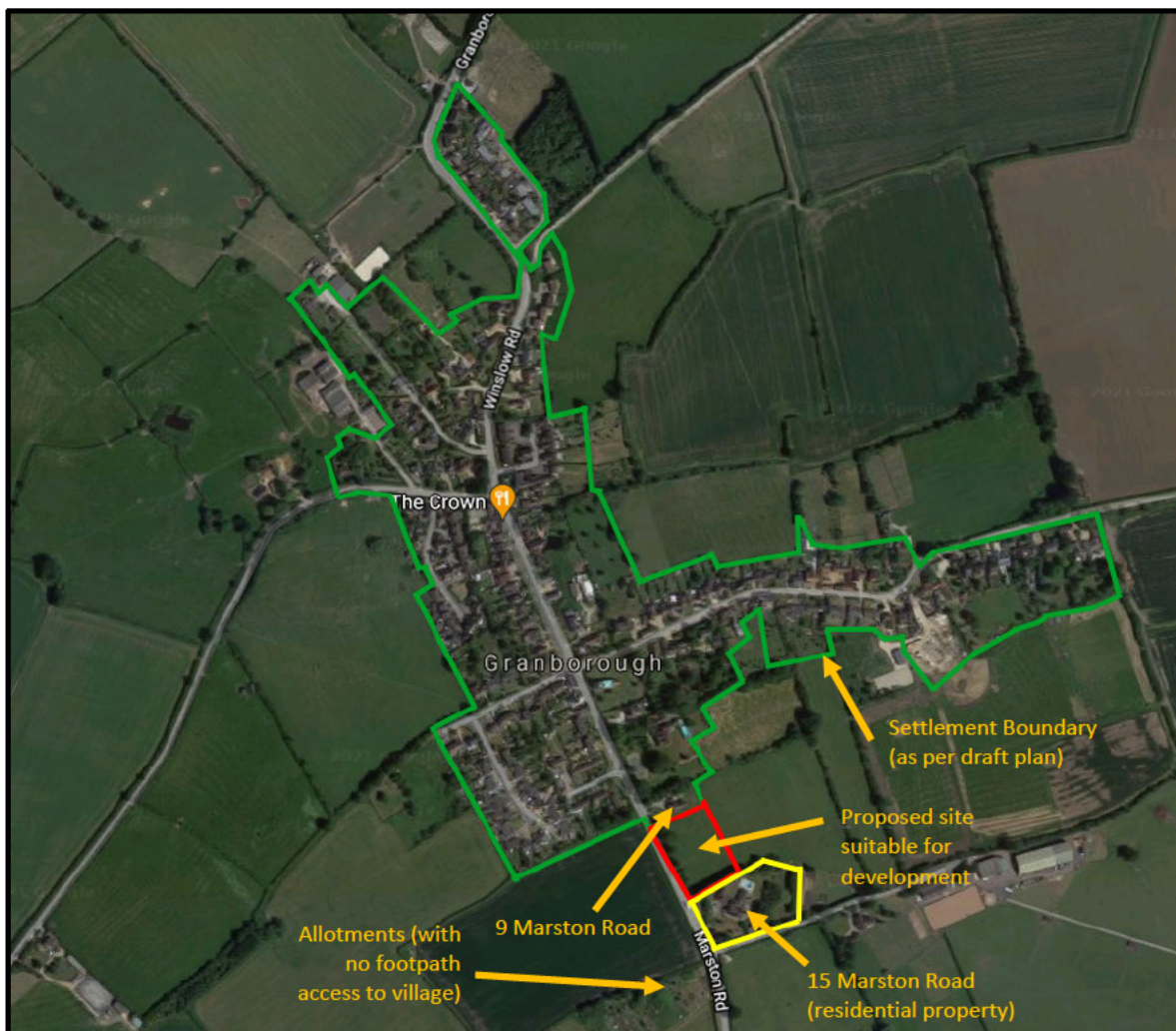


Figure 1. Location of land off Marston Road (in red), 15 Marston Road (in yellow), and the proposed settlement boundary (in green).

We believe that the proposed in-fill plot between 9 and 15 Marston Road is suitable for development and for inclusion within the settlement boundary for the following reasons:

- The plot is of sufficient size to accommodate up to 5 new houses within the existing lineage line of development between Winslow Road and Marston Road.
- The plot is a natural infill between existing well-established residential properties on Marston Road between houses 9 and 15. The eastern boundary line is also a natural progression of the existing boundary behind 9 Marston Road.
- The plot has an existing entrance to Marston Road that falls within the 30mph zone and within the boundaries of existing Granborough road signage.
- The plot could not be considered back-field development because its frontage is between existing well-established properties directly on Marston Road.
- The plot draws a tight eastern boundary to protect and sustain the open countryside behind the development.

When Granborough Parish Council were developing the Plan, they did not call for sites to be put forward to meet anticipated housing needs. However, it should be noted that Granborough Parish Council have been previously supportive of this site being used for development. The reason the site was not formally put forward in the Plan was due to uncertainty introduced due to a previously declined planning application and appeal.

The Granborough Parish Council felt that due to a declined planning application and appeal (17/00056/REF) that Planning Guidelines required them to exclude the site from the Plan.

Housing demand in Buckinghamshire has increased significantly since that appeal 5 years ago. Given the present-day context, a previously refused appeal should not mean the land is now forever excluded from the settlement boundary as that would prevent more suitable proposals for consideration in the future that have the potential to enhance the village.

The inclusion of the site would provide more certainty within the Neighbourhood Plan that an appropriately sized residential development would be deliverable within the village to meet some of the local housing need, without having to rely on the sites discussed above, which may not be able to support the level of development required.

The proposed in-fill site is not as significantly constrained as other potential sites within the village, given that it has an existing vehicular access and that existing trees and vegetation are present only along the site boundaries, and as such would be highly suitable for small-scale development – potentially up to 5 houses – without creating adverse impacts.

We believe that extending the settlement boundary would offer the following benefits to the village, as well as provide a suitable in-fill site to meet housing needs.

1) **The majority of residents support development in Granborough;** when the residents of Granborough were asked about the need for new housing in the village 57% agreed or strongly agreed that there was a need for new housing in Granborough.

2) **Buckinghamshire Council requires suitable development sites;** Buckinghamshire Council have requested parish and town councils to include space for potential future development in their town plans so that they can address the need for housing in a managed way. This in-fill site would provide some of that capacity (up to 5 houses) in a suitable location.

3) **Residents want the Parish to identify suitable land for development;** without identifying suitable space for new housing there will be continued development in back gardens, which regularly causes complaints from residents. A recent back-garden application within the defined settlement boundary received over 70 complaints from villagers.

4) **Development around this site would enable external investment;** the area of the village surrounding the land requires investment, which would come forward as a result of including it within the settlement boundary. For example, there are presently no footpaths for people to visit the allotments or the doctors opposite the proposed site from the main village. The allotments are a village asset that is used by elderly people who often do not have transportation and regularly walk down the road without any footpaths. These improvements could be done at the cost of the developer rather than the Council or Parish.

For the above reasons, we seek Buckinghamshire Council's consideration to extend the settlement boundary within the Plan to include our parcel of in-fill land between 9 and 15 Marston Road (to include the land and residential property). This will enable Granborough and Buckinghamshire Council to meet their needs for suitable housing in a managed way.

If the land cannot be included within the boundary, then we intend to put our site forward for consideration when Buckinghamshire Council call for green-field sites in 2022. However, our initial preference was to provide the site under more local control via the Plan.

We greatly appreciate your time to review our representation. Should you have any queries please do not hesitate to contact us on the details below.

Yours sincerely,
Mrs and Mr de Niese

Contact:

From: Stephanie Reddington <
Sent: 31 January 2022 19:13
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Granborough Neighbourhood Plan Submission Consultation
Attachments: SR.KN. Comments on GNP.docx

[Please note this has been sent from an **external source** - treat with caution and **do not open attachments / use links until you are sure this is a trusted communication see intranet/IT for advice.**]

Dear Sirs/Madam,

I would like to comment on the Granborough Neighbourhood Plan.
I have used the survey to structure my response.

Q1. Your interest in this consultation

Resident

Q4. Full Name

Stephanie Reddington & Keith Niven

Q5. Address

, Granborough, MK18

Q6. Would you like to be notified of future progress with the Neighbourhood Plan?

Yes

Q7. What is your email address?

Q8. Please indicate whether you support or object to the submitted Neighbourhood Plan.

I object to the Neighbourhood Plan and will provide comments and evidence to explain my reasons

Q9. Please provide your comments, suggested changes or reasons for objecting.

These have been provided as an attachment to this email.

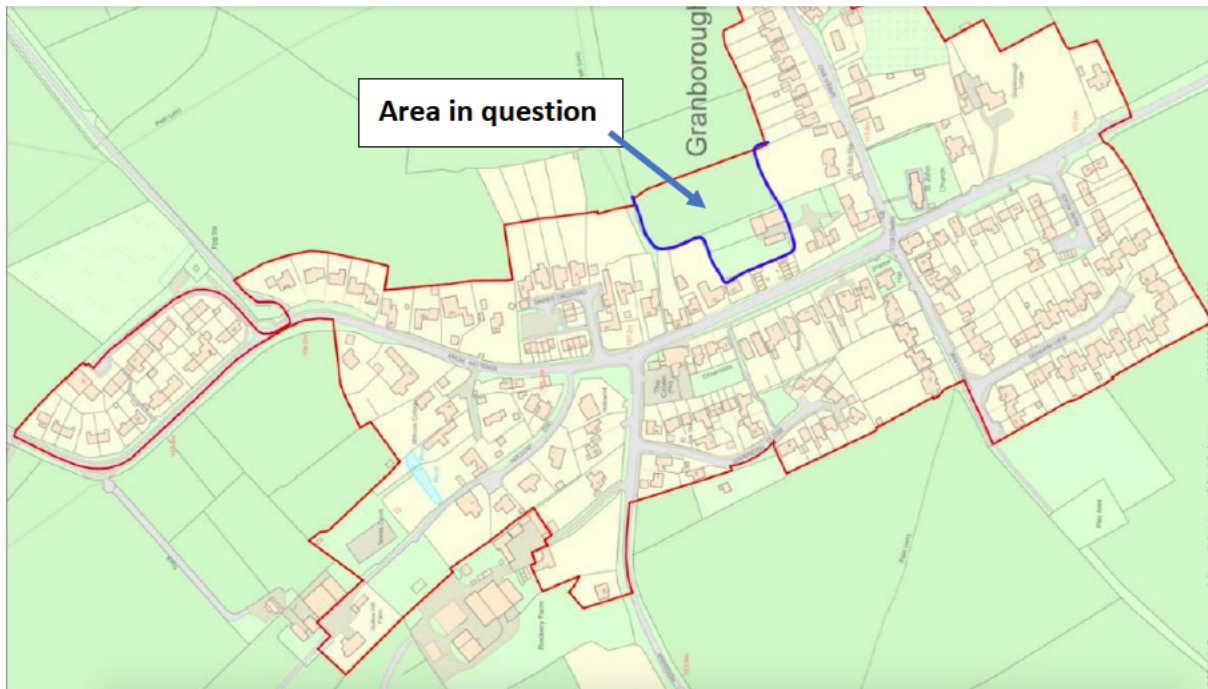
If you require any further information, please let me know.

Regards,

Stephanie Reddington

Main Points to Support Objection:

The objection pertains to the current settlement boundary as proposed in the plan which is mapped in red. The area in question does not appear to meet the criteria as outlined in the settlement boundary methodology of the GNP and therefore should not be included. A new settlement boundary is proposed in blue.



This is being questioned for the following reasons:

Methodology Statement: *'Land which is clearly related to the countryside, such as agricultural land and buildings remains outside the boundary.'*

As the photos below show, this land and the associated buildings is clearly agricultural land and therefore should remain **outside** the settlement boundary.



Methodology Statement: *'Buildings which are located on the perimeter of the settlement but separated from the main built up area by an area of open land i.e. buildings not surrounded by other buildings have not been included within the boundary.'*

The agricultural buildings in question are not surrounded by other buildings as can clearly be seen in the map. They are located on the perimeter of the settlement, but are separated from the main built up area by areas of open land. Therefore they should not be included within the boundary. Arguably, these buildings are surrounded by more open land than the buildings surrounding Rookery Farm and Hollow Hill Farm which appear to have been excluded.

Methodology Statement: *'All buildings on the edge of a settlement that have a clear rural character or use, such as farm buildings, have been excluded from the boundary.'*

The buildings in question clearly have a rural character and are used as farm buildings. Therefore they should be excluded from the boundary.

Response to 9.4.14. Comment 14 (Consultation Statement): *'The land north of the Old Vicarage is part of the garden associated with the Vicarage.'* [and therefore has been included within the settlement boundary]

Irrespective of this, the points raised above still stand. This also raises the question of why gardens associated with properties 10-16 Green End have not been included if this is considered as part of the methodology. As can be seen from the photo, gardens to both the left and right of these properties have been included in the boundary.



Alternative Approach:

Amend settlement boundary as suggested in first diagram to exclude the land behind 12-26 Winslow Road.

General Concerns:

With respect to the same area of land, the following points should also be considered were it to be included in the settlement boundary.

Point 11.1 acknowledges that opportunities for development of new housing within the settlement boundary are limited.

Policy RC1 states that *'the rural character of the village should be respected'* and that *'the sense of space between and around existing buildings should be retained where appropriate, particularly where there are existing views of the countryside beyond the village.'*

Point 11.6 states that *'infill sites can be acceptable for a few houses, provided that the amenities of the adjacent properties are not adversely affected.'*

Any development in the area in question is likely to have a negative effect on the immediate surrounding area's character and appearance. It is also likely to have a significant detrimental impact / loss of amenity for a number of existing residential properties who either currently enjoy open views of the countryside or who have very little garden space and therefore rely on the adjacent agricultural land and views to provide a sense of open space and rural character.

This site would not be suitable for development as is acknowledged by Stockgrove Homes Ltd as part of the draft consultation (9.4.12. Comment 12).

From: Stephen Logsdail <>
Sent: 02 February 2022 16:52
To: Neighbourhood Planning Mailbox
Subject: [EXTERNAL] Objection to Granborough Neighbourhood plan - attn Exmaniver please
Attachments: Final Draft of letter (V.3).docx

[Please note this has been sent from an **external source** - treat with caution and **do not open** attachments / use links until you are sure this is a trusted communication see intranet/IT for advice.]

I write to submit an objection to the Granborough Neighbourhood plan. The objection is sent as an attachment

Stephen Logsdail

Re: Public Consultation on the Submission Version of the Granborough Neighbourhood Plan.

I refer you to the copy of the final version of the GNHP submitted to Buckinghamshire Council for the carrying out of the Public Consultation between the 16 Dec 2021 and the 3 Feb 2022.

Please could you take the following into consideration when assessing to see whether the NHP has been produced in accordance with the 'basic conditions' as set out within paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) and ensure that a copy of this representation is forwarded on to the Independent Examiner.

The Settlement Boundary

Page 33 of the NHP shows a plan of the proposed settlement boundary of the village. This includes several areas of open land which, in line with paragraphs 11.4 to 11.7 and appendix A, appear to have been included in order to provide future housing land on the grounds that they have 'settlement related uses'. The method for determining such 'uses' is outlined as a series of bullet points contained in Appendix A of the NHP, which for convenience are repeated below but are instead numbered for ease of reference.

- 1. The use of the land within the boundary is settlement related, such as residential, community use, employment use etc. Land which is clearly related to the countryside, such as agricultural land and buildings or land and buildings associated with keeping horses remains outside the boundary.*
- 2. Sites with planning permission for housing on the edge of the settlement which have been granted, are under construction or recently completed have been included within the settlement boundary.*
- 3. Garden extensions which have planning permission are included within the settlement boundary (e.g. 04/03216/APP, 33 Green End).*
- 4. Large expanses of land associated with dwellings have been assessed with regard to their status in planning or historic terms (planning or property history) and whether they are separated from the formal garden of a property by a physical feature. If there is ambiguity regarding the use of the land, regard has been paid to whether the piece of land clearly extends into the open countryside (excluded) or has settlement related uses adjacent to the boundaries (included).*
- 5. Buildings have not been included if they are too far from the settlement to be considered part of it and if they do not relate to the built form of the settlement.*
- 6. Buildings which are located on the perimeter of the settlement but separated from the main built up area by an area of open land i.e. buildings not surrounded by other buildings have not been included within the boundary.*
- 7. All buildings on the edge of a settlement that have a clear rural character or use, such as farm buildings, have been excluded from the boundary.*

8. Formal areas of open space at the edge of settlements have been excluded from the boundary unless they are clearly adjacent to existing built development. If these areas are surrounded by the main built up area of the settlement, they have been included within the boundaries.

Land to the south of Green End is one such area of land (Fig.1). This appears to have been included erroneously and at a late stage in the process (did not form part of the pre-submission consultation document village boundary Fig.2). Its inclusion appears to be based on a misunderstanding of the actual use and planning status of that land following comments received at the 'Pre-submission Consultation' stage. Copies of these comments and the interpreting of them can be found on page 24, Para.9.4.7 of the GNHP Consultation Statement. For convenience, this is included in full below (Table.1).

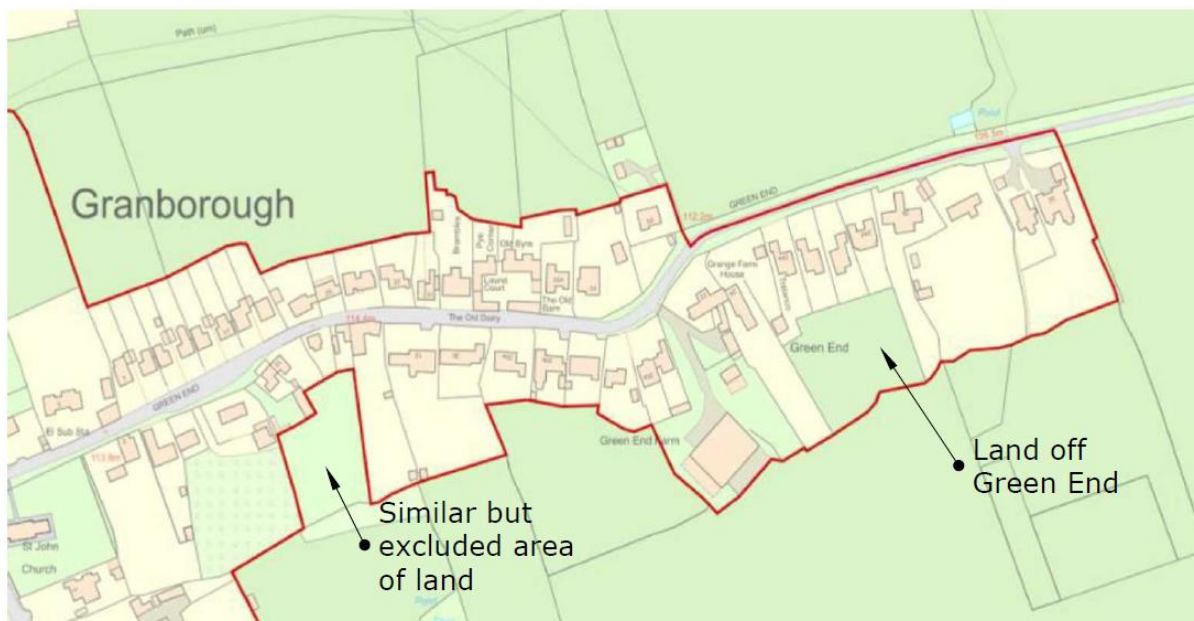


Fig.1 Extract from GNHP Settlement Boundary Plan as it appears on pg.33 of that document. (Additional black text has been added to identify areas relevant to this representation)



Fig.2 Extract of plan of proposed village boundary included in the Pre-submission consultation document (note that the Green End site is not included – copy of document attached to email).

Table.1 9.4.7. Comment 7

Granborough Resident	<p>All of Grange Farm House (and specifically the extension to the garden to the south of 24a to 24d Green End) should be included within the settlement boundary. This area is surrounded on three sides by gardens and, to the south, by a hedge and deep ditch which provides a clear delineation and separation to the agricultural land beyond.</p> <p>The only access to this area is via Grange Farm House – it is otherwise landlocked. It has been mown regularly for over 15 years and has been used in that time for family cricket and rounders, for camping parties and for parking for children’s birthday parties. It is too small for agricultural or equestrian uses.</p> <p>The development of three barns into residential at Green End Barns makes the exclusion of this area from the settlement boundary even less credible – it is now overlooked from the west by the large barn conversion which reinforces the urban nature of the location.</p> <p>The developer of Green End Barns has recently sought planning consent to erect two large stable blocks and attached menages on the land immediately to the south of our property. If successful, it will result in the land being totally surrounded by buildings and, potentially an access road to the south.</p>
Alternative Approach	The extension to the garden to the south of 24a to 24d Green End) should be included within the settlement boundary.
Anything Missing?	
Response from Steering Group	<p>The piece of land referred to in this representation is assumed to be originally part of a larger holding of agricultural land associated with Grange Farm House. Drawings associated with AVDC planning application reference 04/02894/ALB (2004) indicate “a vehicular track to paddock” across the garden area of Grange Farm House. No subsequent applications have been found for change of use to amenity space, garden etc. associated with Grange Farm House.</p> <p>However, it has been used as informal garden land for the last 15 years and there has been no agricultural or horse related activity. Under these circumstances, where the actual use is not entirely clear, the surrounding land uses have been taken into account. In this case, three sides of the site are adjacent to settlement related uses and the site does not protrude out into open countryside. It is therefore concluded that this piece of land should be included within the</p>

	settlement boundary consistent with the conclusion reached for the garden land of The Vicarage. A Background Paper setting out the Settlement Boundary methodology will be submitted alongside the NP.
Action taken	Settlement boundary changed to include the area of land associated with Grange Farm House to the rear of 24a to 24d Green End.

The land forms a tongue of open countryside, which extends up to the edge of the built-up area of the settlement. Photographs of the site show that it has historically and more recently (2020) been used for the keeping of livestock, including pigs and sheep (Figs.3&4) and the occasional grazing of horses. The land has not fundamentally changed since these uses were in place and is still capable of being used for agricultural purpose.



Fig.3 Sheep grazing on the land in 2020



Fig.4 Feeding/water trough provided for the sheep positioned on the western boundary

It would appear that the NHP steering group, however, has been led to believe that the land forms part of the residential curtilage of Grange Farmhouse. Recent photographs of the site

(Figs.5&6) show that the land is separated off from the curtilage of Grange Farmhouse by a wall and fence. As can be seen, it does not appear to be land, which is actively being used as part of a residential curtilage. According to the immediate neighbours, some of whom have lived in the village for many years, the land has always been agricultural and has never knowingly been used for anything else other than the grazing of animals.



Fig.5 Outbuilding, fence and wall along the western shared boundary with Grange Farm. (Date of photo 27 Jan 2022)

Fig.6 View east showing the uninterrupted extent of the land, its clearly rural agricultural character and its continuity with the surrounding open countryside. (Date of photo 27 Jan 2022)

A search of the Council's website reveals that there are no planning approvals or certificates of lawful use for the use of the land as residential curtilage. However, there is a record of a recent planning refusal (20/02222/APP) for a stable block, manege and ancillary building to provide a shower room, open space and an arena viewing room.

<https://publicaccess.aylesburyvaledc.gov.uk/online-applications/applicationDetails.do?activeTab=documents&keyVal=QD5ANLCLFKC00>

This was refused by Buckinghamshire Council on the 12 July 2021 for the following 2 reasons:

- 1. Insufficient information and justification has been provided for a building of this layout, scale and design for the private equestrian use on the site. The council is not satisfied that the proposed building is proportionate to the holding or necessary for the purpose within the open countryside, and as such, is contrary to policies GP77 and GP78 of the AVDLP, emerging policy C2 of the VALP and the NPPF.*
- 2. The proposed building, by way of its design and external appearance, would appear as an overly domestic addition situated on equestrian land within the open countryside. As such, the proposal would not be in keeping with the character of the open countryside location and contrary to policies GP35, GP77 and GP78 of the AVDLP, emerging policies BE2, NE4 and C2 of the VALP and guidance within the NPPF.*

As it presently stands, the planning status of the land is therefore understood to be agricultural land, which forms part of the open countryside on the edge of the settlement.

Therefore, in accordance with methodology points 1,3,4 and 8 above, the land should not be included within the 'village boundary' because:

1. The land is agricultural and is clearly contiguous with and related to the surrounding open countryside.
3. It is not residential curtilage, and no permission or lawful planning use has been granted/issued for such a change of use.
4. The land is understood to fall within the ownership of Grange Farmhouse but is physically separated from its residential curtilage by a wall and fence and forms part of the adjacent open countryside.
8. The land is not surrounded by built development and is clearly undeveloped agricultural land and not a brownfield site.

Basic Conditions Statement

As part of the production of the plan, the steering group has produced a basic conditions statement. This statement is aimed at satisfying the 'basic conditions' required by the Regulations and, as set out within paragraph 8(2) of Schedule 4B of the Town and Country Planning Act 1990 (as amended) which state:

A draft order meets the basic conditions if —

(a)having regard to national policies and advice contained in guidance issued by the Secretary of State, it is appropriate to make the order,

(b)having special regard to the desirability of preserving any listed building or its setting or any features of special architectural or historic interest that it possesses, it is appropriate to make the order,

(c)having special regard to the desirability of preserving or enhancing the character or appearance of any conservation area, it is appropriate to make the order,

(d)the making of the order contributes to the achievement of sustainable development,

(e)the making of the order is in general conformity with the strategic policies contained in the development plan for the area of the authority (or any part of that area),

(f)the making of the order does not breach, and is otherwise compatible with, EU obligations, and

(g)prescribed conditions are met in relation to the order and prescribed matters have been complied with in connection with the proposal for the order.

In order to show that the NHP accords with these basic conditions, the NHP steering group have produced a Basic Conditions Statement. The following considers this statement and

raises questions regarding the inclusion of the 'land off Green End' as a potential housing development site and how the development of this site does not accord with those conditions.

Conformity with National Planning Policy

Section 4 of the 'Statement' outlines how it is considered that the GNHP has been produced in line with the sustainability requirements of the NPPF and how it meets the 3 sustainability objectives of that document, namely economic, social and environmental sustainability.

Including land within the village boundary for the provision of future housing development clearly forms part of the production of the NHP and therefore, when considering such land, it must therefore follow that it is necessary to ensure that the development of such sites would satisfy the sustainability objectives of the NPPF and the 'basic conditions' regulations.

The following considers several reasons why including the land off of Green End within the village boundary with a view to providing a future residential development site would not accord with the sustainability requirements of the NPPF. Also, it looks at how including that land within the village boundary would fail to satisfy several of the NHP 'basic conditions' tests.

Residential Amenities

The residential development of the site would appear to require the creation of a new vehicular access on to Green End and a service road in-between Grange Farmhouse and the western elevation and rear garden of No. 24a Green End. Assuming that the site could accommodate up to 5 dwellings and considering the proximity of that access road to these properties and the traffic generation from these properties; the development would clearly have an adverse effect upon the residential amenities of both properties, reducing them to a level below that which they could reasonably expect to enjoy.

This is a social consideration which fails to meet the sustainable development objectives of the NPPF and 'basic conditions' test (d)

Highway Safety

The new access onto Green End would emerge at a point where there is a pronounced curve in the road and a mass of vegetation alongside the highway. This would mean that the visibility splays required for that access would be severely and dangerously restricted when looking to the west. Such poor inter-visibility would not meet the requirements of the Council's Highway Department's access safety requirements and would endanger users of the highway and pedestrians alike.

This is a social consideration which fails to meet the sustainable development objectives of the NPPF and 'basic conditions' test (d)

Heritage Assets

Green End Farmhouse and Grange Farmhouse are Grade II listed buildings (Fig.4) and listings 2/42 & 44). In order to develop the land, it would be necessary to create a drive which would run alongside Grange Farmhouse. The creation and visual appearance of such

an access and its regular use by vehicles would fundamentally alter the appearance of the land alongside this heritage asset and would irrefutably have an adverse impact upon its setting. Added to this would be the effect of the loss to a housing development of an area of undeveloped open land, which forms part of the setting of both listed buildings.

Running an access road through the grounds of Grange Farmhouse also has the potential to damage archaeological objects, which are also heritage assets.

Including the land within the village boundary and its subsequent development for residential purposes would have an adverse effect upon heritage assets and result in a failure to protect and enhance such assets. Therefore, inclusion of the land would not accord with the requirements for the protection of heritage assets within the NPPF or the 'basic conditions' test (b)



Fig.7 Plan showing Grange Farmhouse and Green End Farmhouse as a listed buildings (see listings below)

**2/43 No. 22 (Green End Farmhouse) -
GV II**

House. Central gabled wing is mid C18 with extension to left dated 1797 on brick, and late C19 extension to right. Chequer and red brick, old tile roofs, brick chimneys. T-plan, 2 storeys. Central wing projects and has moulded plinth, plain band course and chequered segmental heads to windows. Wooden casements with C20 glazing, 2-light to ground floor, 3-light to first floor, and blocked opening to cellar. 1797 wing to left has moulded brick eaves and 2 bays, 3-light leaded casements to first floor and ground floor left. Slightly recessed door to right. Right-hand wing has coggd brick string course, one bay of 3-light leaded casements with segmental heads to left, external chimney to right and canted bay

window to right gable. Main entry to rear.

SP 72 NE GRANBOROUGH GREEN END (south side)

2/44 No. 24 (Grange Farmhouse)

GV II

House. C17 house of 3 bays to left, the left bay rebuilt, with early C18 2-bay extension, formerly dairy and grain store, to right. 2 right-hand bays of house have timber framing with curved and diagonal braces, all refaced in whitewashed brick. Left bay rebuilt in similar brick. Extension has timber frame of slighter scantling and brick facing dated 1797, with moulded eaves, also whitewashed. Old tile roof, half-hipped to left, brick chimney between left bays. Original house is of one storey and an attic with 2 first floor windows in eaves-line dormers. 2-storey extension. C20 3-light wooden casements. Third bay has C20 door with flanking single lights in C20 timber gabled porch. Another C20 door in right gable.

Source: Historic England website <https://historicengland.org.uk/listing/the-list/map-search?clearresults=true?clearresults=True#?search=Granborough,%20Aylesbury%20Vale,%20Buckinghamshire>

Impact on the Character and Appearance of the Countryside.

The council's planning application report for the recently refused application (20/02222/APP) for an equestrian development on a similar area of land 80m to the west of the Green End land (Fig.8) includes comments received from the parish council. Below are extracts of some of those comments:

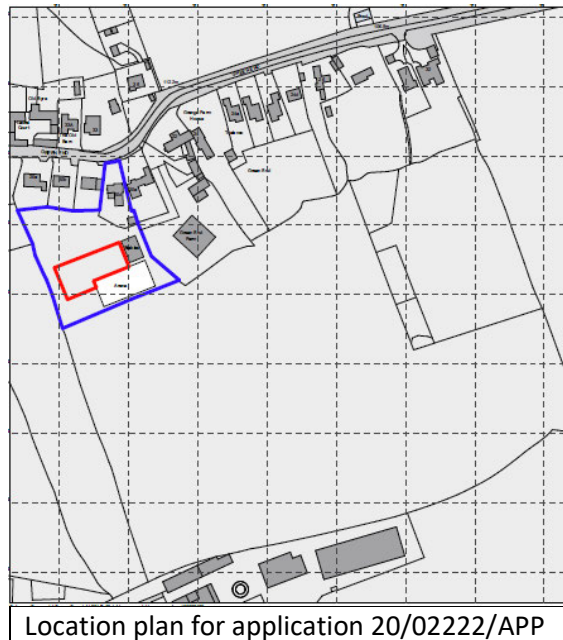
*The proposed building is situated **outside the curtilage** of the residential building for which it is to provide ancillary purposes which are clearly of a residential purpose and within the overall curtilage of the equestrian unit and consequently is **situated in the open countryside**. As is noted in the application Granborough does not have a neighbourhood plan which has defined boundary to the built up area, but **this proposal is clearly well outside the built up area** which has already been recognised by the previous LPA (AVDC) in two previously rejected applications. These are planning references 18/04496/APP and 17/0364/APP relating to land to the south of Hogshaw Road Granborough and planning reference 16/03612/APP relating to no. 15 Marston Road Granborough.*

*GPC considers that the application site **comprises agricultural land beyond the edge of the built-up area and is in a rural location** thus, the proposal would result in the loss of agricultural land. **The site is clearly seen as part of the open countryside** and the nature of the site with its permitted stable and horse-riding development contributes to the character and appearance of the rural area. The character of the **area is clearly defined such that the site would be falling outside the built-up area of the settlement**. GPC considers that the provision of a permanent ancillary residential style usage of part of the proposed building over and above that specifically relevant to the equestrian usage is unacceptable and **as it would intrude into the open countryside and would have an adverse landscape impact**.*

Therefore, the development would be contrary to the provisions of policy GP35 of the AVDLP and the core principles in the NPPF. (Highlighted to show salient text)

Following a minor amendment to the internal layout of the arena viewing building, the PC withdrew its objections even though none of the previously proposed buildings were removed from the scheme (Figs.9 and 10). The PC did not explain in their amended comments why they considered that the proposal would no longer have the same adverse effects that it had previously raised objections to, for what was fundamentally the same proposal.

Similarly, It is clear that any large-scale development of the Green End land would, as pointed out in the councils delegated report, adversely affect the character of what the officer and the PC have referred to in that report as the 'open countryside'.



Location plan for application 20/02222/APP



Fig 9 Original scheme Dwg.20270 3/112



Fig 10 Amended scheme Dwg. 20270 3/112 Rev.a

The comments show the PC has concerns regarding the residential development of a similar area of land in a similar location, and the impact this would have on the rural character of the locality. This concern is also shared by Buckinghamshire council, who refused the application along those lines.

Therefore, it is curious as to why the steering group appear to not share these concerns regarding open areas of land on the edge of the settlement and in fact consider that the Green End land falls within the built up area of the settlement and that it neither constitutes agricultural land or forms part of the surrounding countryside. This shows a lack of consistency, which could result in the inappropriate residential development of the Green End land.

However, it is clear that the residential or any significant development of this site would fundamentally and adversely alter the obviously agrarian character of the land. Such a development would be incongruous and visually intrusive on what is an open undeveloped site, which provides a visual transition between the built up part of the settlement and the surrounding contiguous countryside.

Therefore, the inclusion of the land within the village boundary and its subsequent residential development would not accord with the aims of the NPPF, which seeks to ensure that the intrinsic character and beauty of the countryside is recognised and protected for its own sake. Neither would it satisfy the 'basic conditions' (d) as its residential development would not make for environmentally sustainable development.

Conclusion

In conclusion, it is considered that for all of the reasons outlined above that the land off Green End should **not** be included within the 'Village Boundary'. Instead, the plan should revert to the one used in the Pre-submission consultation which, with the exception of one anonymous individual, everyone else who had commented appeared to have been happy with.

From:
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Granborough Neighbourhood Plan Submission Consultation
Date: 18 December 2021 13:54:31

We have been Granborough villagers for over 40 years.
The Plan is thorough – in line with our ideas.
Thus we totally endorse the proposals in the Neighbourhood Plan

William and Daphne McWhirter

Granborough
Bucks MK18
Tel –

Sent from [Mail](#) for Windows

From: [Winslow Town Council](#)
To: [Neighbourhood Planning Mailbox](#)
Subject: [EXTERNAL] Granborough NP
Date: 31 January 2022 13:28:26

Good afternoon.

Thank you for consulting WTC on the draft Granborough Neighbourhood Plan. WTC has no comments to make on the Plan but is grateful for being given the opportunity to do so.

Kind regards

Sean Carolan
Deputy Clerk

Winslow Town Council

28 High Street, Winslow, Buckinghamshire, MK18 3HF
Tel: 01296 712448