



## Aylesbury Area

### Application for Planning Permission

#### Town and Country Planning Act 1990 (as amended)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

### Site Location

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Rookery Farm

Address Line 1

Granborough

Address Line 2

Buckinghamshire

Address Line 3

Town/city

Postcode

MK18 3NJ

Description of site location must be completed if postcode is not known:

Easting (x)

475607

Northing (y)

225176

Description

Applicant Details

Name/Company

Title

Ms

First name

Kirsty

Surname

Cassie

Company Name

East Claydon Storage Limited

Address

Address line 1

4th Floor, 80 Victoria Street

Address line 2

Address line 3

Town/City

London

County

Country

United Kingdom

Postcode

SW1E 5JL

Are you an agent acting on behalf of the applicant?

- ☐ Yes
- ☒ No

Contact Details

Primary number

\*\*\*\*\* REDACTED \*\*\*\*\*

Secondary number

Fax number

Email address

## Site Area

What is the measurement of the site area? (numeric characters only).

Unit

## Description of the Proposal

Please note in regard to:

- **Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. [View government planning guidance on fire statements](#) or [access the fire statement template and guidance](#).
- **Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.
- **Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or [view government planning guidance on determination periods](#).

### Description

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

- ☐ Yes  
☒ No

## Existing Use

Please describe the current use of the site

Is the site currently vacant?

- ☐ Yes  
☒ No

Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your application.

Land which is known to be contaminated

- ☐ Yes  
☒ No

Land where contamination is suspected for all or part of the site

- ☐ Yes  
☒ No

A proposed use that would be particularly vulnerable to the presence of contamination

- ☐ Yes  
☒ No

## Materials

Does the proposed development require any materials to be used externally?

- ☒ Yes  
☐ No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

**Proposed materials and finishes:**

See application plans

**Type:**

Walls

**Existing materials and finishes:**

**Proposed materials and finishes:**

See application plans

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

**Proposed materials and finishes:**

See application plans

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- ☒ Yes  
☐ No

If Yes, please state references for the plans, drawings and/or design and access statement

SL261\_L\_X\_GA\_P\_1\_East Claydon\_Masterplan 28.11.23  
Along with other plans.

## Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicular access proposed to or from the public highway?

- ☒ Yes  
☐ No

Is a new or altered pedestrian access proposed to or from the public highway?

- ☐ Yes  
☒ No

Are there any new public roads to be provided within the site?

- ☐ Yes  
☒ No

Are there any new public rights of way to be provided within or adjacent to the site?

- ☐ Yes  
☒ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ☐ Yes  
☒ No

If you answered Yes to any of the above questions, please show details on your plans/drawings and state their reference numbers

ADD ACCESS PLANS

## Vehicle Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ☒ Yes  
☐ No

Please provide information on the existing and proposed number of on-site parking spaces

<div><div>Vehicle Type:</div><div>Light goods vehicles / Public carrier vehicles</div><div>Existing number of spaces:</div><div>0</div><div>Total proposed (including spaces retained):</div><div>4</div><div>Difference in spaces:</div><div>4</div></div>
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## Trees and Hedges

Are there trees or hedges on the proposed development site?

- ☒ Yes  
☐ No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

- ☒ Yes  
☐ No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

## Assessment of Flood Risk

Is the site within an area at risk of flooding? (Check the location on the Government's [Flood map for planning](#). You should also refer to national [standing advice](#) and your local planning authority requirements for information as necessary.)

- ☐ Yes  
☒ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ☒ Yes  
☐ No

Will the proposal increase the flood risk elsewhere?

- ☐ Yes  
☒ No

How will surface water be disposed of?

- ☒ Sustainable drainage system  
☒ Existing water course  
☐ Soakaway  
☐ Main sewer  
☐ Pond/lake

## Biodiversity and Geological Conservation

**Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

a) Protected and priority species

- ☒ Yes, on the development site  
☐ Yes, on land adjacent to or near the proposed development  
☐ No

b) Designated sites, important habitats or other biodiversity features

- ☐ Yes, on the development site  
☒ Yes, on land adjacent to or near the proposed development  
☐ No

c) Features of geological conservation importance

- ☐ Yes, on the development site  
☒ Yes, on land adjacent to or near the proposed development  
☐ No

### Supporting information requirements

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

### Foul Sewage

Please state how foul sewage is to be disposed of:

- ☐ Mains sewer
- ☐ Septic tank
- ☐ Package treatment plant
- ☐ Cess pit
- ☐ Other
- ☒ Unknown

Are you proposing to connect to the existing drainage system?

- ☐ Yes
- ☒ No
- ☐ Unknown

### Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ☐ Yes
- ☒ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ☐ Yes
- ☒ No

### Trade Effluent

Does the proposal involve the need to dispose of trade effluents or trade waste?

- ☐ Yes
- ☒ No

### Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ☐ Yes
- ☒ No

## All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

☐ Yes

☒ No

## Employment

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

☒ Yes

☐ No

## Existing Employees

Please complete the following information regarding existing employees:

Full-time

0

Part-time

0

Total full-time equivalent

0.00

## Proposed Employees

If known, please complete the following information regarding proposed employees:

Full-time

2

Part-time

2

Total full-time equivalent

4.00

## Hours of Opening

Are Hours of Opening relevant to this proposal?

☐ Yes

☒ No

## Industrial or Commercial Processes and Machinery



Does this proposal involve the carrying out of industrial or commercial activities and processes?

- ☐ Yes  
☒ No

Is the proposal for a waste management development?

- ☐ Yes  
☒ No

## Hazardous Substances

Does the proposal involve the use or storage of Hazardous Substances?

- ☐ Yes  
☒ No

## Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ☒ Yes  
☐ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- ☐ The agent  
☒ The applicant  
☐ Other person

## Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- ☒ Yes  
☐ No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):**

Officer name:

Title

\*\*\*\*\* REDACTED \*\*\*\*\*

First Name

\*\*\*\*\* REDACTED \*\*\*\*\*

Surname

\*\*\*\*\* REDACTED \*\*\*\*\*

Reference

23/00125/COMM

Date (must be pre-application submission)

14/06/2023

#### Summary of advice

- The VALP is an up-to-date local plan.
- The proposal site is greenfield land within open countryside and is not a strategic allocated site for development within the VALP.
- Any proposal must be compliant with all the relevant policies which form part of the development plan at the time of submission.
- The principle of development will be assessed against the criteria of VALP Policy C3 and BMWLP Policy 1. • Based on the information submitted to date, it is anticipated that the proposed development may result in significant adverse landscape character and visual impacts. In accordance with VALP Policy NE4, significant adverse impact should be avoided. Where harm to the landscape is unavoidable the proposal would be judged on to what extent mitigation can overcome or minimise the harm. Given the positive policy environment towards renewable energy it may be a situation in which some harm to landscape character may be accepted but it would be dependent on whether mitigation could minimise that harm. Any conflict with VALP Policy NE8 and GNP Policy RC2 would be weighed in the overall planning balance. It is anticipated that the proposal has the potential to result in significant impacts in relation to heritage (designated and non-designated assets including archaeology), ecology, flood risk, highways (during construction and decommissioning phases) and residential amenity. Further detailed work will be required to fully assess the impacts of the proposed development in relation to these matters and determine if the impacts can be adequately mitigated. In the event that they cannot the proposal would conflict with criteria q and r of VALP Policy C3.
- Further consideration is also required in respect of the schemes design including demonstrating that the proposal can meet the requirements of VALP policies NE2 and NE8 in regards to appropriate buffer distances around the watercourse, hedgerows and woodland.
- Further advice (including advice from our specialists) would be necessary to develop a scheme which will gain officer support in this respect. Before any formal application is submitted, we would suggest you contact us to receive further advice in relation to heritage, environmental services, highways and drainage using our web site.
- We would also recommend engagement with the Environment Agency and Natural England.
- Where development conflicts with adopted development plan policies, development will not generally be supported unless material considerations indicate that a decision should be taken which is contrary to the development plan.
- It is understood that the proposals have the potential to deliver benefits in terms of enhanced energy resilience for renewable energy and economic benefits associated with construction and decommissioning. These benefits may attract weight as a material consideration however the onus will be upon the applicant to evidence these benefits.

## Authority Employee/Member

**With respect to the Authority, is the applicant and/or agent one of the following:**

- (a) a member of staff**
- (b) an elected member**
- (c) related to a member of staff**
- (d) related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- ☐ Yes
- ☒ No

## Ownership Certificates and Agricultural Land Declaration

**Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)**

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- ☐ Yes
- ☒ No

Can you give appropriate notice to all the other owners/agricultural tenants? (Select 'Yes' if there are no other owners/agricultural tenants)

☒ Yes

☐ No

## Certificate Of Ownership - Certificate B

I certify/ The applicant certifies that:

- ☒ I have/The applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner\* and/or agricultural tenant\*\* of any part of the land or building to which this application relates; or
- ☐ The applicant is the sole owner of all the land or buildings to which this application relates and there are no other owners\* and/or agricultural tenants\*\*.

\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

\*\* "agricultural tenant" has the meaning given in section 65(8) of the Town and Country Planning Act 1990

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

Rookery Farm

**Number:**

**Suffix:**

**Address line 1:**

Granborough

**Address Line 2:**

Buckinghamshire

**Town/City:**

**Postcode:**

MK182LR

**Date notice served (DD/MM/YYYY):**

06/12/2023

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

Berry Leys Farm

**Number:**

**Suffix:**

**Address line 1:**

East Claydon Road

**Address Line 2:**

Buckinghamshire

**Town/City:**

**Postcode:**

MK183ND

**Date notice served (DD/MM/YYYY):**

06/12/2023

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

12

**Suffix:**

**Address line 1:**

Sandringham Avenue

**Address Line 2:**

Wirral

**Town/City:**

Merseyside

**Postcode:**

CH47 3BZ

**Date notice served (DD/MM/YYYY):**

06/12/2023

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

Botolph Farm

**Number:**

**Suffix:**

**Address line 1:**

Botolph Claydon

**Address Line 2:**

Buckinghamshire

**Town/City:**

**Postcode:**

MK18 2LR

**Date notice served (DD/MM/YYYY):**

06/12/2023

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

Claydon Estate Office

**Number:**

**Suffix:**

**Address line 1:**

Middle Claydon

**Address Line 2:**

Buckinghamshire

**Town/City:**

**Postcode:**

MK18 2EX

**Date notice served (DD/MM/YYYY):**

06/12/2023

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

Sion Hill Farm

**Number:**

**Suffix:**

**Address line 1:**

East Claydon

**Address Line 2:**

Buckinhamshire

**Town/City:**

**Postcode:**

MK18 2NE

**Date notice served (DD/MM/YYYY):**

06/12/2023

**Person Family Name:**

**Name of Owner/Agricultural Tenant:**

\*\*\*\*\* REDACTED \*\*\*\*\*

**House name:**

**Number:**

**Suffix:**

**Address line 1:**

1-3 The Strand

**Address Line 2:**

**Town/City:**

London

**Postcode:**

WC2N 5EH

**Date notice served (DD/MM/YYYY):**

06/12/2023

**Person Family Name:**

Person Role

☒ The Applicant

☐ The Agent

Title

Ms

First Name

Kirsty

Surname

Cassie

Declaration Date

05/12/2023

☒ Declaration made

## Declaration

I/We hereby apply for Full planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

☒ I / We agree to the outlined declaration

Signed

Kirsty Cassie

Date

08/12/2023