



Strategic Sites Committee Agenda Supplement

Date: Thursday 19 December 2024

Time: 12.30 pm

Venue: The Oculus, Buckinghamshire Council, Gatehouse Road, Aylesbury
HP19 8FF

Agenda Item	Time	Page No
5 23/03875/APP Rookery Farm, Granborough		3 - 6

If you would like to attend a meeting, but need extra help to do so, for example because of a disability, please contact us as early as possible, so that we can try to put the right support in place.

For further information please contact: Harry Thomas democracy@buckinghamshire.gov.uk
01296 585234

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**SCHEDULE OF UPDATES TO THE REPORT OF THE HEAD OF PLANNING
GROWTH AND SUSTAINABILITY TO THE STRATEGIC SITES
BUCKINGHAMSHIRE PLANNING COMMITTEE**

17 December 2024

Application No:	23/03875/APP	Item:	5	Page:	131
Site Address: Rookery Farm, Granborough, Buckinghamshire, MK18 3NJ					

Since the publication of the agenda, a revised version of the National Planning Policy Framework 2024 (NPPF) has been issued (12th December 2024). Any changes to the NPPF which have any material impact on this application are considered below.

Furthermore, since the publication of the report the Council has received two additional comments in respect of this application, further representations were made by Granborough Parish Council and 2 residents. Where these raise additional issues not considered in the report the matters are set out in the table below.

Update	Reason
<p>This application sits across the following 3 wards and 3 parish councils/meeting:</p> <p>Wards</p> <ul style="list-style-type: none"> • Grendon Underwood • Great Brickhill • Winslow <p>Parish Councils/Meetings</p> <ul style="list-style-type: none"> • Granborough Parish Council • East Claydon Parish Council • Hogshaw Parish Meeting <p>Members of all 3 wards and the parish councils/meeting were consulted on the application.</p>	<p>For clarity and completeness and in response to concerns raised by Granborough Parish Council.</p>
<p>A revised NPPF 2024 was issued on 12th December 2024. It takes effect for all development management decisions from the date of publication. In broad terms, the significant policy changes seek to deliver greater levels of housebuilding with the intention of increasing economic growth. However, there are changes to renewable and low carbon energy development with paragraph 168 introducing a requirement to [new words are underlined]:</p>	<p>The NPPF is a material consideration in the determination of planning applications. To ensure that the assessment takes into consideration any</p>

“give significant weight to the benefits associated with renewable and low carbon generation and the proposal’s contribution to a net zero future” when determining planning applications for *“all forms of renewable and low carbon energy developments and their associated infrastructure”*.

The requirement that applicants do not need to demonstrate the overall need for renewable and low carbon energy is retained, as is a slightly amended requirement to *“recognise that even small-scale and community led projects provide a valuable contribution to cutting greenhouse gas emissions”*.

The third arm of paragraph 168 seeks to support applications for re-powering and life-extension of existing renewable sites by retaining the requirement to give significant weight to the benefits of utilising an established site and removing the qualification that the application be approved *“if the impacts are (or can be made) acceptable”*.

It is also noted that the *de facto moratorium* of onshore wind has been removed.

Revised paragraph 168 reads, in full:

“When determining planning applications for all forms of renewable and low carbon energy developments and their associated infrastructure, local planning authorities should:

- a) not require applicants to demonstrate the overall need for renewable or low carbon energy, and give significant weight to the benefits associated with renewable and low carbon energy generation and the proposal’s contribution to a net zero future;”*
- b) recognise that small-scale and community led projects provide a valuable contribution to cutting greenhouse emissions;*
- c) in the case of applications for the repowering and life-extension of existing renewable sites, give significant weight to the benefits of utilising an established site.*

The NPPF is also clear that planning has a key role in supporting renewable energy and associated infrastructure. Paragraph 161 proposes that the planning system should *“support the transition to net zero by 2050 and take full account of all climate impacts”* and *“support renewable and low carbon energy and associated infrastructure”*.

implications arising from the changes.

<p>At paragraph 86a, this revision of the NPPF also requires planning policies to “set out a clear economic vision and strategy which positively and proactively encourages sustainable economic growth” in “clean energy industries”.</p>	
<p>Granborough Parish Council have made further representations. They raised concerns about consultation in respect of the correct wards and parishes. This is addressed in the first update point.</p> <p>Further points are raised about the publication of the NPPF and this addressed in the preceding section.</p> <p>A further point they raise regards cumulative impacts and the approach taken in the case officer report. Regarding cumulative effects, Schedule 4, paragraph 5(e) of the EIA Regulations 2017 requires that the Environmental Statement must describe the likely significant effects of the development on the environment resulting from “the cumulation of effects with other <u>existing and/or approved projects</u>, considering any existing environmental problems related to areas of particular environmental importance likely to be affected or the use of natural resources.” Planning guidance clarifies that ‘other existing and/or approved development’ includes existing developments and plans and projects that are ‘reasonably foreseeable.’</p> <p>In this context, the proposal by Rosefield Solar Farm (located to the west of East Claydon Substation) and the proposal by Statkraft (located north of the East Claydon substation) have not been included in the cumulative assessment because they are currently at the pre-application stage. There is no certainty about these projects progressing to the application stage. Regarding the replacement substation by National Grid, the local planning authority has not received proposed plans for the substation, except for correspondence provided through third parties, leading to considerable uncertainty about the timescales and nature of the proposals.</p> <p>Cumulative impacts have been considered within the published report in accordance with guidance.</p> <p>With regards to comments about paragraph 165 of the NPPF, it has not changed under this 2024 revision. Paragraph 165 relates to the role of plan making in the use and supply of renewable and low carbon energy and there is no greater emphasis on cumulative impacts within this paragraph than previously.</p>	<p>To ensure that members are aware of the concerns raised by Granborough Parish Council.</p>

<p>Landscape matters is a material consideration which is assessed in the report and reviewed against relevant policies, weight to be given to material considerations is a matter for the decision maker.</p>	
<p>Two local residents have raised issues regarding health and safety and connection to the grid, these matters are covered in the case officer report.</p>	<p>For clarification</p>