

**LAND ON NASHDOM LANE  
ROSEHILL  
BURNHAM  
BUCKINGHAMSHIRE  
SL1 8NJ**









# LAND ON NASHDOM LANE

ROSEHILL, BURNHAM, BUCKINGHAMSHIRE, SL1 8NJ

MAIDENHEAD - 5.0 MILES    MARLOW - 6.8 MILES    WINDSOR - 7.4 MILES    HENLEY - 13.6 MILES    READING - 21.1 MILES    CENTRAL LONDON - 28.3 MILES

M4 JUNCTION 7 - 3.4 MILES    M40 JUNCTION 2 - 3.7 MILES    M25 JUNCTION 16 - 9.1 MILES

AGRICULTURAL SMALLHOLDING COMPRISING STEEL PORTAL FRAME BARN WITH CONSENT FOR CONVERSION TO RESIDENTIAL

SET WITHIN 16.49 ACRES OF PICTURESQUE PASTURELAND

IDEALLY SUITED FOR CONTINUED AGRICULTURAL USE AND/OR EQUESTRIAN USE

16.42 ACRES OF FENCED AND WATERED PASTURELAND

STEEL PORTAL FRAME BARN EXTENDING TO 2,424 SQ.FT.

TIMBER FRAME BARN EXTENDING TO 588 SQ.FT

CONSENT FOR CONVERSION OF THE STEEL PORTAL FRAME BARN TO RESIDENTIAL USE

MAINS WATER

GATED PRIVATE ENTRANCE

IN ALL 16.49 ACRES



Pike Smith & Kemp Rural

Tel: 01628 777666

# SITUATION & DIRECTIONS

## INTRODUCTION

Located to the north west of the village Burnham in south Buckinghamshire. The property is approximately 5.0 miles north west of Maidenhead, 7.4 miles north of Windsor and 21.1 miles north east of Reading.

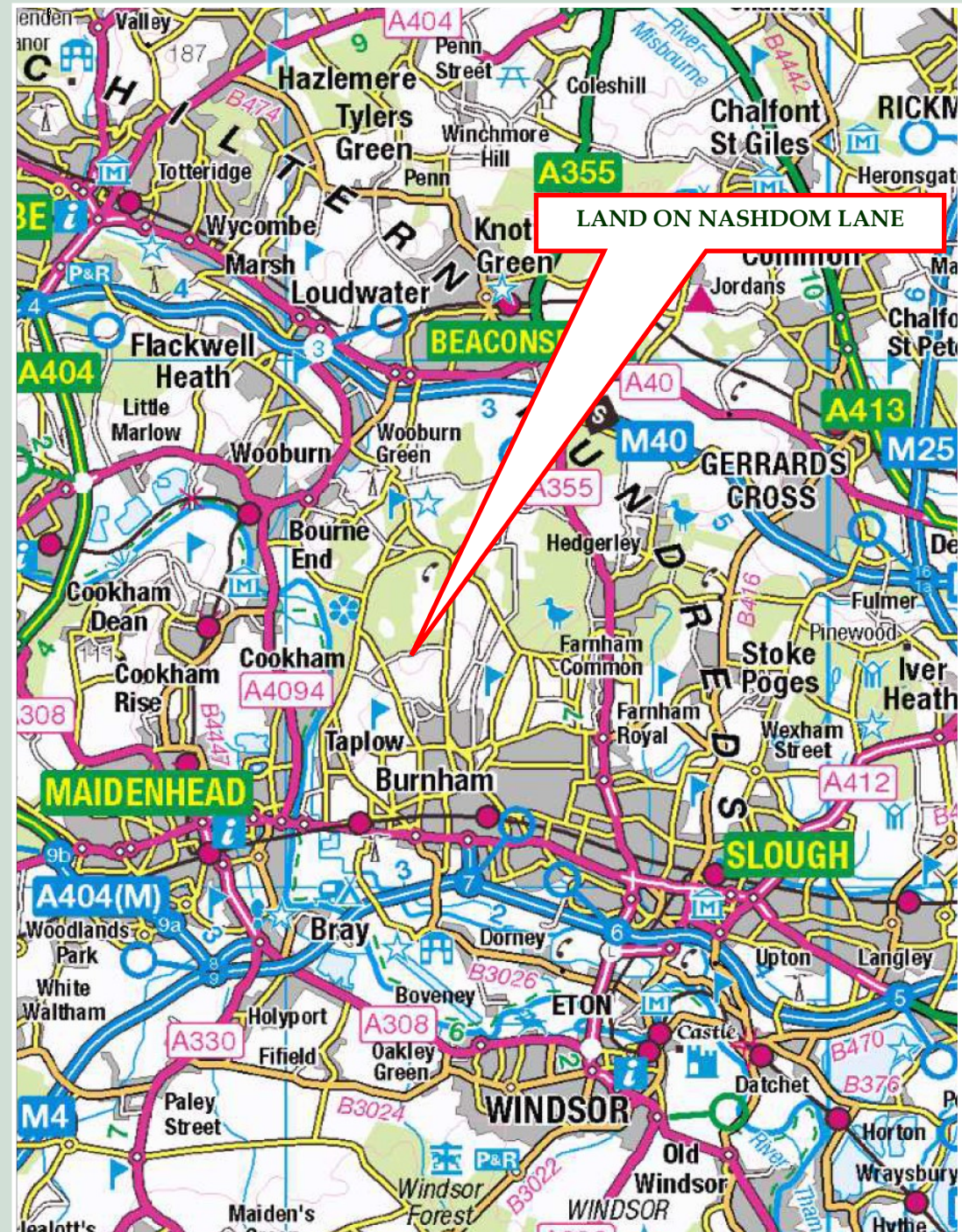
Within easy reach of London (28 miles) with fast trains available during peak hours from Taplow and Maidenhead station. Located 3.4 miles from Junction 7 of the M4 and 3.7 miles from Junction 2 of the M40.

Maidenhead, Windsor and Reading offer an excellent range of services, eating establishments and retailers as well as a variety of recreational and leisure facilities including:

- Polo at the Royal County of Berkshire Polo Club, Guards Polo Club, Coworth and numerous other polo clubs & establishments.
- Horse racing at Ascot, Windsor, Epsom and Newbury.
- Shooting at E.J.Churchill Shooting Ground.

## DIRECTIONS

From the M4 Jct 7 follow the signs for the A4/Bath Road. At the roundabout, take the 1st exit onto A4/Bath Rd. Continue along this road for half a mile until the next roundabout and take the 3rd exit onto Lent Rise Rd. Carry on along this road for half a mile until you reach a double roundabout, go straight over and continue on Lent Rise Rd. At the next double roundabout again go straight over and continue on Taplow Common Rd. Carry on along Taplow Common Rd for a mile before turning right onto Nashdom Lane. Follow Nashdom Lane for half a mile and the land is on your righthand side.





# THE LAND

The land is gently undulating, with the boundaries delineated by fencing and mature hedgerows.

The property benefits from a mains water supply.

The land has been used for agricultural purposes associated with an agricultural business, primarily the seasonal grazing of cattle and the production of hay, since at least June 2013.

The soil type is classified by the Soils Survey of England and Wales as being predominantly made up from the Sonning 2 Series, described as:

*Well drained flinty coarse loamy and gravelly soils. Associated with slowly permeable seasonally waterlogged fine loamy over clayey soils, and coarse loamy over clayey soils with slowly permeable sub-soils and slight seasonal waterlogging.*

The property benefits from a five bar gated entrance off Nashdom Lane leading into the northern field. The property also benefits from a second five bar gated entrance off the bridle path known as Brickfield Lane. Vehicular access to the bridle path is restricted by a locked gate from Nashdom Lane.

Application PL/18/4646/AGN permitted the construction under Class A of Part 6 of Schedule 2 of the General Permitted Development Order 2015, as amended, of a 136m agricultural track from the existing access off Nashdom Lane through the land to the two agricultural buildings. This consent has not yet been implemented.

# THE BARN

The agricultural buildings comprise one steel portal frame barn with a pitched roof extending in total to 2,424 sq.ft and one timber framed barn with mono pitch roof extending in total to 588 sq.ft.

The steel portal frame barn has, and continues to be, used to store straw, hay and agricultural machinery since June 2013 as part of an agricultural business. The timber framed barn has been used for the storage of machinery and equipment as part of an agricultural business.

Application PL/20/4231/PNAD permitted the change of use of the steel portal frame barn to one dwelling under Class Q of Part 3 of Schedule 2 of the General Permitted Development Order 2015, as amended.



# DECISION NOTICE—PL/20/4231/PNAD



**Directorate for Planning, Growth and Sustainability**  
King George V House, King George V Road, Amersham, Bucks HP6 5AW

planning.csb@buckinghamshire.gov.uk  
01494 732950 | 01895 837210 (weekdays, 8:45am to 2pm)  
www.buckinghamshire.gov.uk

Mr Jack Clegg  
Pike Smith & Kemp Rural  
Hyde Farm  
Marlow Road  
Maidenhead  
SL6 6PQ

Officer: Lucy Wenzel  
Email: [planning.csb@buckinghamshire.gov.uk](mailto:planning.csb@buckinghamshire.gov.uk)  
Tel: 01494 732066  
Ref: PL/20/4231/PNAD

1 March 2021

Dear Mr Clegg

## **TOWN AND COUNTRY PLANNING (GENERAL PERMITTED DEVELOPMENT) (ENGLAND) ORDER 2015, AS AMENDED**

**Application type:** Prior Notification from agricultural to residential (Q)  
**Location:** Land South Of Nashdom Lane and East Of, Brickfield Lane, Burnham, Buckinghamshire, SL1 8NJ  
**Proposal** Prior Notification under Schedule 2, Part 3, Class Q(a) of the Town and Country Planning (General Permitted Development) (England) Order 2015 - Proposed change of use of an agricultural building to one dwelling

I refer to your proposal for the above development and your recent notification received on 10 December 2020.

Prior Approval of the Council as the Local Planning Authority **is required, and, in this instance, is given** such that no further planning permission is required from the Local Planning Authority, subject to the development being carried out in accordance with the plans and particulars accompanying it and subject to any condition and/or informative, specified on the following pages.

In accordance with the legislation, development must be completed within a period of 3 years starting with the prior approval date.

Yours sincerely,

**Steve Bambrick**  
**Service Director of Planning and Environment**  
On behalf of the Council

## **Application no. PL/20/4231/PNAD**

### **REASONING (with CONDITION and REASON if applicable):-**

1 Prior to the occupation of the development the new access to Nashdom Lane shall be designed in accordance with the approved plans. The access shall be constructed in accordance with: 'Buckinghamshire County Council's Guidance note, "Private Vehicular Access within Highway Limits" 2013.

Reason: In order to minimise danger, obstruction and inconvenience to users of the highway and of the development.

2 Prior to occupation of the development minimum vehicular visibility splays of 50m from 2.4m back from the edge of the carriageway from both sides of the existing access onto Nashdom Lane shall be provided in accordance with details to be submitted to and approved by the Local Planning Authority. The visibility splays shall be kept clear from any obstruction between 0.6m and 2.0m above ground level.

Reason: To provide adequate visibility between the access and the existing public highway for the safety and convenience of users of the highway and of the access.

3 Prior to occupation of the development, minimum forward visibility splays of 50m in length shall be provided on the inside of the bend on Nashdom Lane, as shown on drawing no. 1910080-02 rev A. The area contained within the splays shall be kept free of any obstruction exceeding 0.6 metres in height above the nearside channel level of the carriageway.

Reason: To provide adequate forward visibility to enable drivers to see a potential hazard in time to be able to slow down or stop before reaching it.

4 Prior to occupation of the development space shall be laid out within the site for parking for cars, loading and manoeuvring, in accordance with the approved plans. This area shall be permanently maintained for this purpose.

Reason: To enable vehicles to draw off, park and turn clear of the highway to minimise danger, obstruction and inconvenience to users of the adjoining highway.

5 Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), the following components of a scheme to deal with the risks associated with contamination of the site shall each be submitted to and approved, in writing, by the local planning authority:

- i) A preliminary risk assessment which has identified:
  - o all previous uses
  - o potential contaminants associated with those uses
  - o a conceptual model of the site indicating sources, pathways and receptors
  - o potentially unacceptable risks arising from contamination at the site.

Should contamination be identified within the assessment carried out above then the applicant shall commence the following prior to development.

- ii) A site investigation scheme, based on (i) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site. This should include an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, pests, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

- iii) The site investigation results and the detailed risk assessment (ii) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

- iv) A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in (iii) are complete and identifying any requirements for longer term monitoring of pollutant linkages, maintenance and arrangements for contingency action. Any changes to these components require the express consent of the local planning authority. The scheme shall be implemented as approved.



# DECISION NOTICE—PL/20/4231/PNAD

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

6 Following completion of measures identified in the approved remediation scheme and prior to the first use or occupation of the development, a verification report that demonstrates the effectiveness of the remediation carried out must be produced together with any necessary monitoring and maintenance programme and copies of any waste transfer notes relating to exported and imported soils shall be submitted to the Local Planning Authority for approval. The approved monitoring and maintenance programme shall be implemented.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

7 Reporting of Unexpected Contamination: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 1, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 1, which is subject to the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 1.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

## INFORMATIVE:-

1. The applicant is advised that notwithstanding the above decision Article 3-(1) of The Town and Country Planning (General Permitted Development) (England) Order 2015 (The Order) requires that any permission granted by The Order is subject to regulations 73 to 76 of the Conservation of Habitats and Species Regulations (Habitat Regulations). Regulation 75 of the Habitat Regulations states that it is a condition of any planning permission granted by a general development order that development which—  
(a) is likely to have a significant effect on a European site or a European offshore marine site (either alone or in combination with other plans or projects), and  
(b) is not directly connected with or necessary to the management of the site,  
must not be begun until the developer has received written notification of the approval of the local planning authority under regulation 77 (approval of local planning authority).

Buckinghamshire Council, as local planning authority, has carried out a Habitats Regulations Assessment (HRA) for net new homes in proximity to the Burnham Beeches Special Area of Conservation (BB SAC). The HRA screened in recreational disturbance from net new homes as having a likely significant effect on the integrity of the conservation purposes of the BB SAC. The HRA sets out what development is likely to have significant effects on the integrity of the conservation objectives of the BB SAC. It concluded that any net new homes within 500 metres of the boundary BB SAC should be avoided. It also concluded that any net new homes between 500 metres and 5.6 kilometres of the BB SAC need to be mitigated. The Council has developed a Strategic Access Management and Monitoring Strategy (SAMMS) with the support of Natural England and this is considered to be robust and capable of mitigating the likely significant effects of the proposals over 500 metres and up to 5.6 kilometres of the boundary of the BB SAC provided the proposal pays a contribution towards the SAMMS and legal fees to the Council.

Taking the above into account the development the subject of this application is likely to impact on the BB SAC and in accordance with Regulation 75 of the Habitat Regulations the development must not be begun until the developer has received written notification of the approval of the local planning authority.

For further information regarding what is required please contact the Planning Team at [planning.csb@buckinghamshire.gov.uk](mailto:planning.csb@buckinghamshire.gov.uk)

2. The applicant is advised that a licence must be obtained from the Highway Authority before any works are carried out on any footway, carriageway, verge or other land forming part of the highway. A period of 28 days must be allowed for the issuing of the licence, please contact the Area Manager at the following address for information or apply online via Buckinghamshire County Council's website at <https://www.buckscc.gov.uk/services/transport-and-roads/licences-and-permits/apply-for-a-dropped-kerb/>

Transport for Buckinghamshire (Streetworks)  
10th Floor, New County Offices  
Walton Street, Aylesbury,  
Buckinghamshire  
HP20 1UY  
01296 382416

3. It is an offence under S151 of the Highways Act 1980 for vehicles leaving the development site to carry mud onto the public highway. Facilities should therefore be provided and used on the development site for cleaning the wheels of vehicles before they leave the site.

4. No vehicles associated with the building operations on the development site shall be parked on the public highway so as to cause an obstruction. Any such wilful obstruction is an offence under S137 of the Highways Act 1980.

## LIST OF PLANS:-

Drawing No.(s): EXISTING ELEVATION AND FLOOR PLAN received on 10 December 2020, PROPOSED ELEVATIONS AND FLOOR PLAN received on 10 December 2020, LOCATION PLAN received on 10 December 2020,

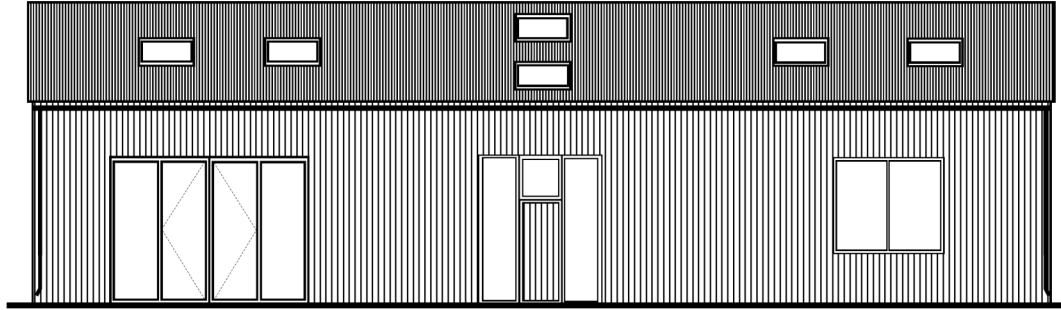


# PROPOSED ELEVATION PLANS

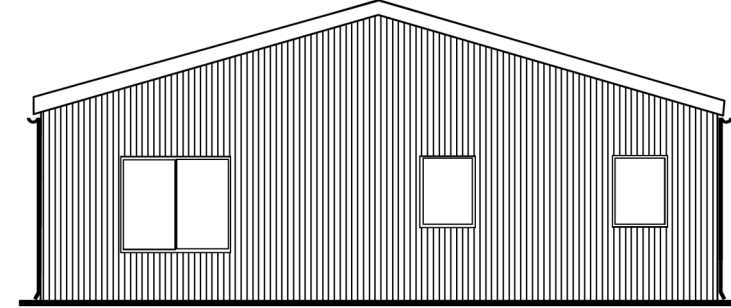
(APPLICATION PL/20/4231/PNAD)

## Proposed Elevations

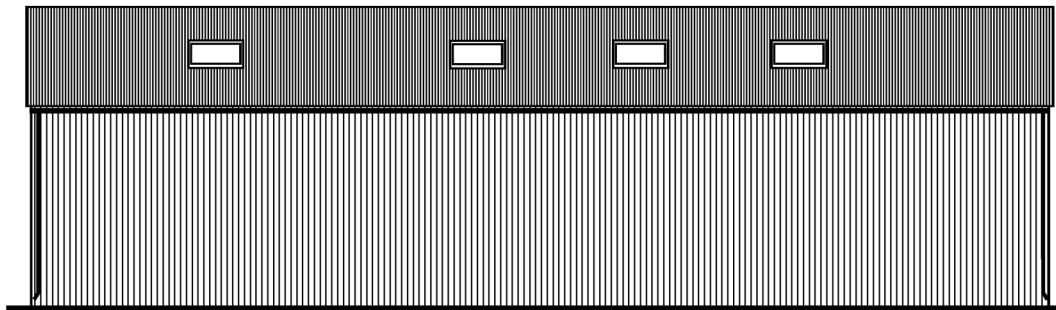
NORTH-EAST ELEVATION



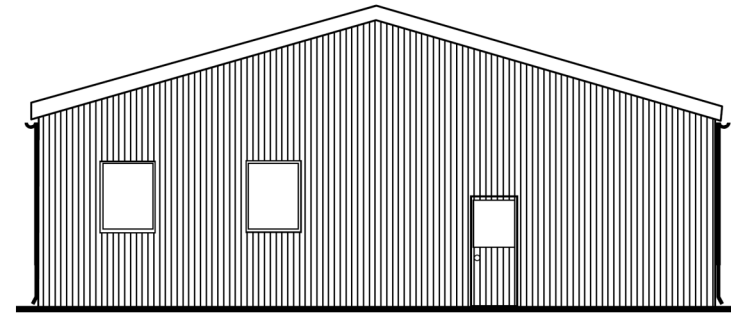
SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION



NORTH-WEST ELEVATION



*NOT TO SCALE*



# PROPOSED ELEVATION PLANS

(APPLICATION PL/20/4231/PNAD)

## Proposed Floor Plan

**Floor Area (GEA)**

225.18m<sup>2</sup>

**Curtilage**

224.93m<sup>2</sup>



NOT TO SCALE











# SALE PLAN





# General Remarks & Stipulations

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## Services

Mains water is available.

## Tenure

The property will be sold Freehold with vacant possession on completion.

## Method of Sale

The property is offered as a whole by private treaty.

## Single Payment Scheme

The land is not registered for the Single Payment Scheme and no entitlements are included in the sale.

## Planning/Development

The property is situated within the administration area of Buckinghamshire Council (South Bucks Area). South Bucks Local Plan designates that the property falls within the Metropolitan Greenbelt.

## Sporting and Timber Rights

The sporting and timber rights are included insofar as they are owned.

## Photographs

The photographs in these particulars were taken in July 2020. Any fixtures, fittings or equipment shown in the photographs are not necessarily included in the sale.

## Boundaries

The vendors and the vendor's agent will do their best to specify the ownership of the boundary hedge, fences and ditches but will not be bound to determine these. The purchaser(s) will have to satisfy themselves as to the ownership of any boundaries. The purchaser(s) will be responsible for any fencing.

## Fixtures and Fittings

Only those fixtures and fittings described in the sale particulars are included in the sale.

## Wayleaves, Easements and Rights of Way

The property will be sold subject to and with the benefit of all existing wayleaves, easements, covenants and rights of way. The purchaser(s) will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

There are no public rights of way across the property.

## Local Authority

Buckinghamshire Council (South Bucks Area), Capswood, Denham, Buckinghamshire, UB9 4LH.

## Value Added Tax

In the event that Value Added Tax is or becomes payable in respect of the property or assets sold the purchaser(s) in addition to the consideration will pay to the vendor the full amount of such Value Added Tax.

## Viewing

Viewings of the property will be strictly by appointment only through the Sole Agents Pike Smith & Kemp Rural.

## Important Notice

Pike Smith & Kemp Rural, their Clients and any joint agents give notice that:

1: They are not authorities to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on the behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.

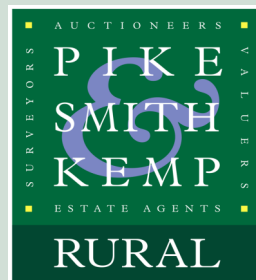
2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Pike Smith & Kemp Rural have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

## Plans, Areas and Schedules

Plans attached to the particulars are based upon the Ordnance Survey National Grid and are for reference only. The purchaser's will be deemed to have satisfied themselves of the land as scheduled, all quoted areas, measurements and distances are approximate.

## Contact

Pike Smith & Kemp Rural: Tom McArdle or Jack Clegg on 01628 777666



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2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all the necessary planning, building regulation or other consents and Pike Smith & Kemp Rural have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.