

CHERWELL DISTRICT COUNCIL

Pre-Application Report

Pre-application Reference No:	18/00012/PREAPP	
Proposal:	Swalcliffe Park Equestrian Park Lane Swalcliffe Banbury OX15 5EU	
Site Address:	Retain equine and agricultural use and provision of new veterinary building	
Site Meeting:	Date: 09/03/2018	Time: 3:00pm
Applicant:	Swalcliffe Park Equestrian	

TECHNICAL ASSESSMENT

Internal Consultations

Ecology: An ecological walk over survey should be undertaken and further surveys if these are recommended and submitted alongside any future application.

Environmental Protection: No objections.

Landscape Services: The proposed building is located away from the existing group of buildings behind a conifer hedge. The site is visible from the road and paths to the east and also from the south. An LVIA should be submitted with any future application.

External Consultations

Local Highways Authority: The overall traffic on the highway network will show a negligible change due to the proposed relocation of the veterinary practice, and fewer vehicles will tend to pass through Hook Norton. There is already considerable equestrian activity in the area already so the potential addition of up to eight horsebox movements per day may not be significant. It is recommended that a traffic survey is undertaken on the three approaches to the site so that a full application will be properly informed. I assume that the local roads are lightly trafficked but the absence of suitable passing bays needs to be taken into consideration.

Vehicle movements associated with the practice will tend to be evenly distributed

throughout the day and will be divided between the three approaches. A Transport Statement specific to the application site and proposal should be submitted with a full application.

Flood Risk: The site is within Flood Zone 1 which is the zone of lowest flood risk. The Environment Agency has produced advice for applicants and agents about assessing flood risk in the planning process, and this can be viewed online at: <https://www.gov.uk/flood-risk-assessment-for-planning-applications>. You should have regard to this advice when preparing your application.

The Environment Agency also offers a pre-application service, details about which are available online at: <https://www.gov.uk/government/publications/planning-advice-environment-agency-standard-terms-and-conditions>

Drainage: You need to consider foul and surface water drainage when designing your proposals. In respect of foul drainage, you should first seek to connect to the public sewer network. You can contact Thames Water for further advice about this; information about their pre-application service is available online at: <http://www.thameswater.co.uk/developers/17283.htm>.

Only if a connection to the public sewer network is not feasible should you then consider other foul drainage options. The Environment Agency would be consulted on any planning application that proposes non-mains foul drainage. If you are proposing non-mains foul drainage, you should submit a completed Foul Drainage Assessment Form with your planning application. This form can be viewed online at: <https://www.gov.uk/government/publications/foul-drainage-assessment-form-fda1>

In respect of surface water drainage, wherever possible surface water should be drained within the site using Sustainable Drainage Systems (SuDS). Technical Standards for the design, maintenance and operation of SuDS can be viewed online at: <https://www.gov.uk/government/publications/sustainable-drainage-systems-non-statutory-technical-standards>

EIA Screening Opinion Required? No.

Committee or Delegated Matter?

The matter is likely to be delegated unless it is requested to be brought to Committee by a Member of the Council.

Relevant Planning History: None.

Policy

Any application made for this proposal will be considered against the policy guidance contained in the National Planning Policy Framework (NPPF) and policies within The Cherwell Local Plan 2011-2031 Part 1 (CLP) and the 'Saved Policies' of the Cherwell Local Plan 1996.

The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell

District Council on 20th July 2015.

The Local Plan and its associated documents are available on the Council's website: www.cherwell.gov.uk.

The following policies of the Development Plan are of particular relevance to this proposal:

Cherwell Local Plan 2011-2031 (Part 1)

PSD1:	Presumption in Favour of Sustainable Development
SLE1:	Employment Development
SLE4:	Improved Transport and Connections
ESD10:	Biodiversity and the Natural Environment
ESD13:	Local Landscape Protection and Enhancement
ESD15:	The Character of the Built and Historic Environment

Cherwell Local Plan 1996 (Saved Policies)

AG5:	Development involving horses
C8:	Sporadic development in the open countryside
C28:	Layout, design and external appearance of new development
ENV1:	Development likely to cause detrimental levels of pollution

Other Material Policy and Guidance

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

Banbury Conservation Area Appraisal (2004)

You should be aware of the following matters/issues/designations which have been identified as particular constraints at this site:

- The site is located within the Banbury Conservation Area.
- A Grade II listed building is located within 25 metres of the site.

PROFESSIONAL ASSESSMENT BY CASE OFFICER

It is considered that the main issues relating to your proposal are the principle of the development, the design and impact on the character and appearance of the area, the impact on the safety of the local highway network and the impact on biodiversity.

Principle of development

Paragraph 14 of the National Planning Policy Framework (NPPF) states that a presumption of sustainable development should be seen as a golden thread running through decision taking. There are three dimensions to sustainable development, as defined in the NPPF, which require the planning system to perform economic, social and environmental roles. These roles should be sought jointly and simultaneously through the planning system.

Policy SLE1 of the Cherwell Local Plan Part 1 states that: “unless exceptional circumstances are demonstrated, employment development in the rural areas should be located within or on the edge of villages within Category A as identified in Policy Villages 1”.

It is recognised that the proposed use is one that is not particularly appropriate within the built-limits of a settlement. There are some advantages of the use in this particular location, given that a farrier operates from the site and the existing equestrian use. In any future application it would need to be demonstrated what the exceptional circumstances are for the development and exactly as to why it could not be located within or on the edge of a Category A village.

The principle of development could be acceptable, although this is dependent on exceptional circumstances being demonstrated as to why this location is acceptable.

Design and impact on the character and appearance of the conservation area

Government guidance contained within the NPPF requiring good design states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Further, permission should be refused for development of poor design that fails to take the opportunities for improving the character and quality of an area and the way it functions.

Policy ESD13 of the Cherwell Local Plan Part 1 states that: “development will be expected to respect and enhance local landscape character and that proposals will not be permitted if they would cause undue visual intrusion into the open countryside or cause undue harm to important natural landscape features and topography”.

Policy ESD15 of the Cherwell Local Plan Part 1 states that: “New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards.”

Saved Policy C28 of the Cherwell Local Plan 1996 exercises control over all new developments to ensure that the standards of layout, design and external appearance are sympathetic to the character of the context as well as compatible with existing buildings.

The application site is located outside of the built-limits of the nearest settlement in the open countryside. The building would have a design similar to an agricultural building and given the siting in close proximity to buildings on the farm, this is considered to be acceptable. The building would have a height to ridge of 8.5m and during the site meeting it was stated that this was necessary in order to install a lift for operating on horses. This would need to be explained in full if an application is submitted.

The building would be visible from the public domain on roads and paths approaching the site. The Landscapes Officer has requested that a Landscape and Visual Impact Assessment (LVIA) is submitted with an application and given the isolated siting of the development, it is considered that this is necessary in order to ensure that the development would not cause harm to the rural character of the surrounding landscape.

Residential amenity

Policy ESD15 of the Cherwell Local Plan Part 1 states that new development proposals should consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space. Paragraph 17 of the NPPF notes that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Saved Policy C30 of the Cherwell Local Plan 1996 states that design control will be exercised so that new housing development or any proposal for the extension or conversion of any existing dwelling provides standards of amenity and privacy acceptable to the Local Planning Authority.

Saved Policy ENV1 of the Cherwell Local Plan 1996 states that development which is likely to cause materially detrimental levels of noise, vibration, smell, smoke and other types of environmental pollution will not normally be permitted.

The Environmental Protection Officer has offered no objections to the proposal. Given the nature of the use and the somewhat isolated siting of the development, it is considered unlikely that the development would cause harm to the amenities of neighbours.

Highway safety

The Highways Liaison Officer has commented that the changes to the overall traffic on the highway network will be minimal due to the proposed relocation of the veterinary practice, and that fewer vehicles will tend to pass through Hook Norton. There is already considerable equestrian activity in the area already so the potential addition of up to eight horsebox movements per day may not be significant. It is recommended that a traffic survey is undertaken on the three approaches to the site so that a full application will be properly informed.

Vehicle movements associated with the practice will tend to be evenly distributed throughout the day and will be divided between the three approaches. A Transport Statement specific to the application site and proposal should be submitted with a full application.

Ecology

The Ecology Officer has offered no objections, subject to an initial walk over survey being undertaken prior to the submission of the application and if any further surveys are recommended as a part of this, then that these are also undertaken. Given that the site is currently an agricultural field, it is considered unlikely that there will be any significant ecological impacts arising as a result of the development.

Conclusion

It will need to be demonstrated at application stage what the exceptional circumstances are for the development being located in this particular location. The design of the building is considered to be acceptable, although an LVIA should be submitted to establish the visual impacts of the proposed development. The number of vehicles accessing the site is relatively low but a Transport Statement should be submitted with the application to demonstrate that it will not have a significant impact on the safety of the highway network. An ecological survey should be undertaken to ensure that the development would not cause harm to biodiversity on the site.

Date of Report: 12th March 2018

Case Officer: Matthew Chadwick – Senior Planning Officer

Signed: *M. Chadwick*

DISCLAIMER

The above advice represents the professional views of Council Officers and although given in good faith, it cannot prejudice any decision with the Council, as Local Planning Authority, may make at either Planning Committee or delegated officer level.