

Planning Statement



5724 – Mr John Miller

**Wendlebury Park Farm, Wendlebury.
Change of use of vacant land to extend B2/B8
storage area.**

Bricknells Barn
32 Lime Avenue, Eydon
Daventry, Northants, NN11 3PG

Website: www.rogercoy.co.uk
Tel: 01327 260585

Company Registration: 8569981



Planning Statement



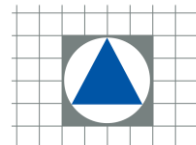
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1.0 Introduction

Address: Wendlebury Park Farm
Wendlebury
Nr. Bicester
Oxfordshire
OX25 2PE

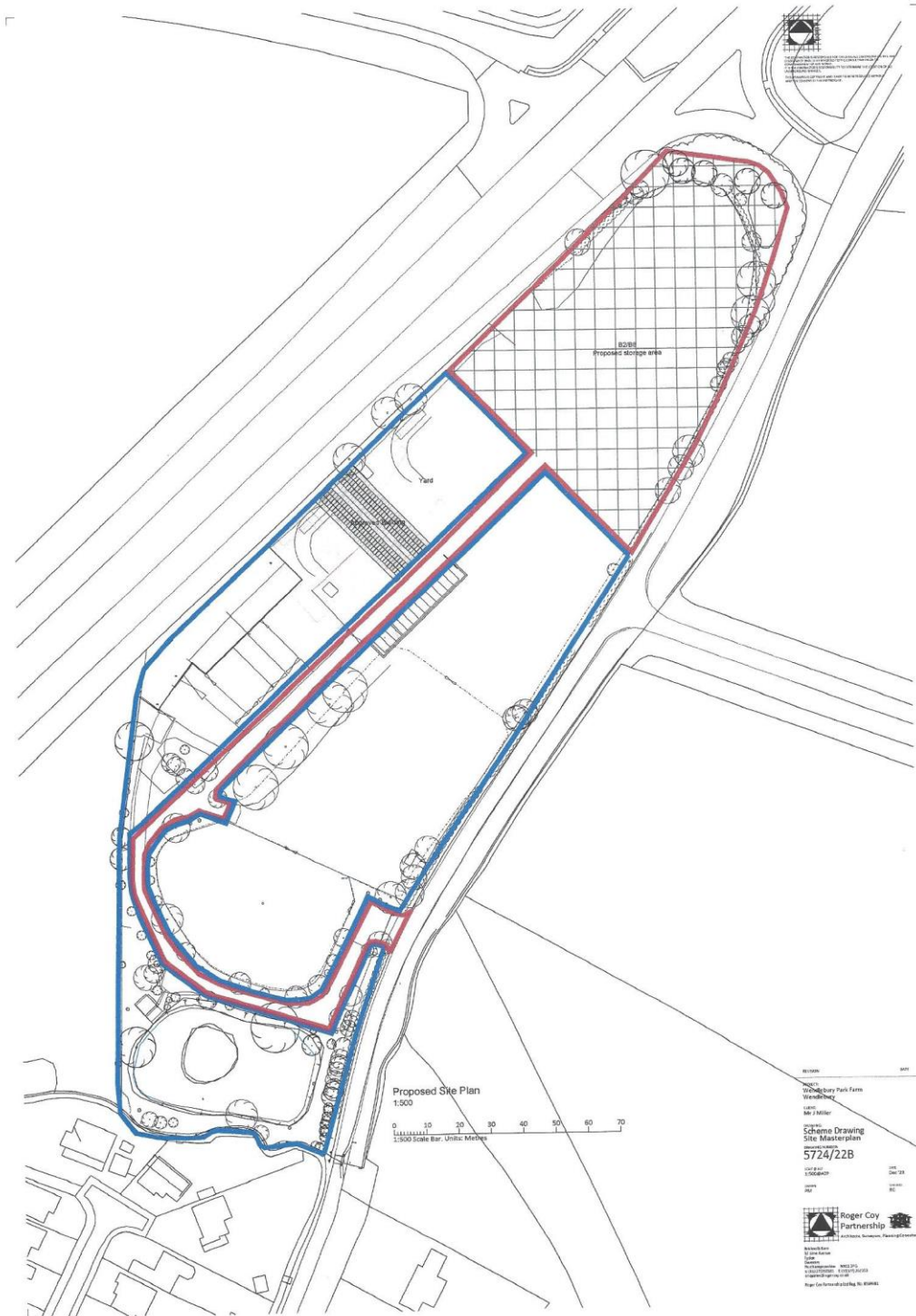
Council: Cherwell District Council

Parish: Chesterton

Ward: Fringford and Heyfords

2.0 Location maps

The Site



2.1 Overhead Photograph



3.0 History

Listing: The property does not contain any Listed buildings and there are no Listed properties in the immediate area:

Planning History:

A basic online search was carried out and the following planning history was found: -

Search Results - Planning register | Planning register | Cherwell District Council

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Planning register

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Planning
(3)

Reference No.	Location	Proposal/ Description	Validated	Status
22/03756/E	Wendlebury Park Farm Wendlebury Road Chesterton Bicester OX25 2PE	Additional building within existing yard area for associated B1 and B8 use.	14/12/2022	Application Permitted
21/02735/E	Wendlebury Park Farm Wendlebury Road Chesterton Bicester OX25 2PE	Extension to existing commercial building to provide workshop and offices. Provision of 7 no. parking spaces.	09/08/2021	Under Consultation
20/03449/E	Wendlebury Park Farm Wendlebury Road Chesterton OX25 2PE	Fishing hut with jetty, separate bridge and separate fishing jetty	15/12/2020	Application Permitted

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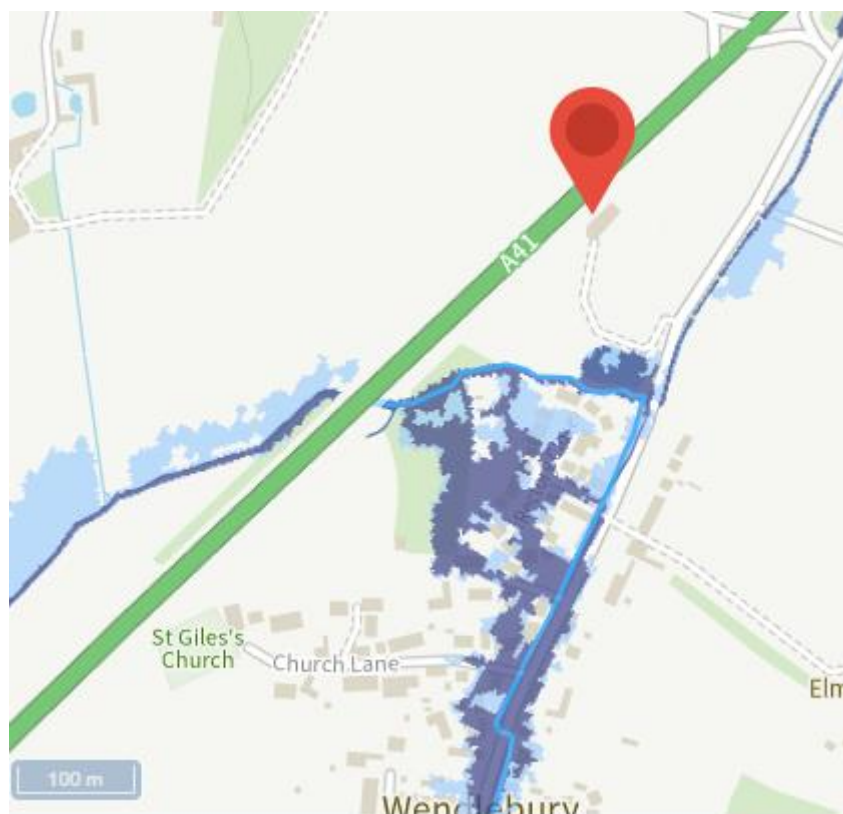
4.0 Site Constraints

Conservation Area: The site is not within a Conservation Area.

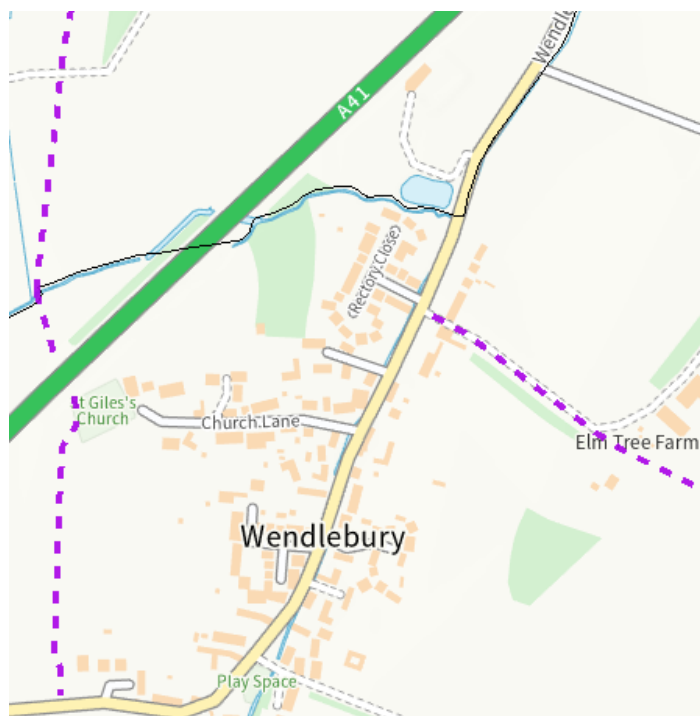
Tree Preservation Order: No TPO's appear to be located within the site.

Flood Risk:

The Site is in an area of low risk for flooding.



Public Right of Ways: There are no PROW on the site:



5.0 Design and Access Statement

- 5.1 The existing site already enjoys a B2/B8 use granted under Planning Permission 16/02487/F dated 15th February 2017 and subsequently implemented following the discharge of conditions under 17/00497/DISC dated 7th December 2017 and subsequently a planning consent 22/03756/F dated 9th August 2023.
- 5.2 This proposal seeks a change of use an area of vacant land presently used for ad hoc. Storage (see plans) of construction materials and machinery (Plant Equipment) to regularise the present use by extending the permitted adjacent yard area (B8/B2) for ancillary open air storage.
- 5.3 The additional site area which already abuts the yard enjoys significant tree and mature hedge screening to its boundaries protecting the site from inward views. from the public realm and is considered suitable for low level open air external storage, commercial parking, and providing an HGV turning area for the site as may be occasionally required.
- 5.4 There is no additional requirement for the current site access arrangements to be changed or altered, the addition of the ancillary yard area is considered unlikely to significantly add to traffic movements onto the site and can easily be accommodated by the present access and traffic movement arrangements.

6.0 Site Photographs



7.0 Conclusions

- 7.1 The proposed extended B2/B8 storage yard area will bring further flexibility and appeal to the site, which is strategically well located and suitable for enhancing present employment opportunities, for which enquiries confirm a need, additionally there will be no visual detrimental effect due to the ongoing maintainance of the existing bunds and maintainance of the well established boundary screening to the site. (see above photographs)