

**TOWN & COUNTRY PLANNING ACT 1990**

**KATIE MACDONALD**

**PLANNING, DESIGN AND ACCESS STATEMENT**

**LAND NORTH OF ADDERBURY HILL BARN  
MILTON ROAD  
ADDERBURY  
OXFORDSHIRE  
OX17 3HN**

**Use of site for recreational caravan park to include a new amenity building  
containing reception, toilets, showers and washing facilities**

**DAVIS  
PLANNING LTD**

**Chartered Town Planners**

19 Woodlands Avenue | Wokingham | Berkshire | RG41 3HL

t – 01189 787972

e – [mail@davis-planning.com](mailto:mail@davis-planning.com)

## **CONTENTS**

- 1 INTRODUCTION**
- 2 SITE AND SURROUNDING AREA**
- 3 RELEVANT PLANNING HISTORY**
- 4 PLANNING POLICY CONTEXT**
- 5 THE PROPOSAL**
- 6 DESIGN AND ACCESS STATEMENT**
- 7 CONCLUSIONS**

## **1. INTRODUCTION**

- 1.1 This statement is submitted in support of a planning application by Katie Macdonald for the following:

*'Use of site for recreational caravan park to include a new amenity building containing reception, toilets, showers and washing facilities'*

- 1.2 The site is currently in use as a private recreational equestrian facility and this has the benefit of being both lawful (17/00425/CLUE) and with permission for a new yard with hard surfacing (18/01792/F). The most recent permission on the site relates to the new equestrian yard comprising of stables and hard surfacing which was approved in January 2019.

- 1.3 The Planning and Design Statement is divided into the following sections and is also accompanied by a Phase 1 Ecology Report (AA Environmental):

- Site and Surrounding Area
- Planning History
- Planning Policy Context
- The Proposal
- Design and Access Statement
- Conclusions



2.2 Adderbury contains the following local facilities:

- 4no. public houses all of which serve food (The Red Lion, Pickled Ploughman, The Bell and The Coach and Horses;
- Hairdresser;
- Twyford Wharf Narrow Boats;
- Tennis Club;
- Lucy Plackett Playing Fields communal grounds and The rise Recreational Area;
- St Marys Church;
- Adderbury Farmers Market;
- Adderbury Bowls Club;
- The Retreat Spa.

2.3 The following additional facilities and visitor attractions are also nearby:

- Broughton Castle;
- Hook Norton Brewery – including guided tours;
- Banantyne's Health Club & Spa.

2.4 In addition to the above facilities, there is also a fish and chip shop in the village of Bloxham a short distance to the west of the application site.

2.5 Directly opposite the site is Ball Colgrave who have an annual plant and flower show called a 'Summer Showcase' which is open to the public, bedding and pot plant producers, garden centres, landscapers/garden designers over a three week period during July.

- 2.6 The entire site is within Flood Zone 1. The Adderbury Neighbourhood Plan (Made 2018) denotes the land lying in between West Adderbury and Milton as a 'Local Gap' where new proposals are required to protect its open character.

### **3 PLANNING HISTORY**

- 3.1 Adderbury Hill Barn is now separate from the application site and its planning history is set out below. Application 18/01792/F (see below) granted permission for additional stable facilities on land retained by the former owner of Adderbury Hill Barn:

97/01988/AGN – Erection of farm building. Prior approval not required 17.12.1997.

00/00574/AGN – Extension to farm building. Prior approval not required 15.05.2000.

02/00004/F – Erection of garage on existing parking area. Approved 04.03.2002.

16/01955/CLUE – Certificate of Lawfulness of existing use for construction of outdoor arena and perimeter boarding and use of land for equestrian purposes. Not considered lawful 29.11.2016.

17/00425/CLUE - Certificate of Lawfulness of existing use of the land for private equestrian uses (for the sole use of the applicant for keeping 8 horses only). Considered lawful 19.04.2017.

18/01792/F – Erection of new equestrian yard comprising of stables and hard surfacing. Approved 21.01.2019.

## 4 PLANNING POLICY CONTEXT

- 4.1 Relevant planning policy guidance falls within the Development Plan (comprising of the adopted Cherwell Local Plan (saved policies), Cherwell Local Plan 2011-2031 Part 1 and the Adderbury Neighbourhood Plan 2014-2031) and Government guidance in the form of the National Planning Policy Framework (2019).

### i) **Adopted Cherwell Local Plan 1996 (saved policies)**

- 4.2 Policy C28 states that control will be exercised over all development, including conversions and extensions, to ensure that the standards of layout, design and external appearance are sympathetic to the character of the urban or rural context of that development.

### ii) **Cherwell Local Plan 2011-2031**

- 4.3 Policy PSD1 states that the Council will take a proactive approach to reflect the presumption in favour of sustainable development. The Council state that they will always work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible and to secure development that improves the economic, social and environmental conditions in the area.
- 4.4 Policy SLE3 states that tourism growth will be supported as it has an important role on the local economy. The support is due in part due to the loss in revenue from overnight stays. Currently tourism is worth over £300 million in Cherwell District and makes a significant contribution towards the development of a sustainable rural economy. The policy is worded as follows:

*'The Council will support proposals for new or improved tourist facilities in sustainable locations, where they accord with other policies in the plan, to increase overnight stays and visitor numbers within the District'.*

- 4.5 Policy ESD13 states that development will be expected to respect and enhance local landscape character. Proposals will not be permitted if they would cause undue visual intrusion into the open countryside; cause undue harm to important natural

landscape features; be inconsistent with local character; impact on areas judged to have a high level of tranquility; harm the setting of settlements; harm the historic value of the landscape.

- 4.6 Policy ESD15 is concerned with the character of the built and historic environment. New development should complement and enhance the character of its context through sensitive siting, layout and high quality design. New development should improve the quality and appearance of an area and the way it functions; deliver adaptable buildings; support the efficient use of land; and contribute positively to an areas character.

**iii) Adderbury Neighbourhood Plan 2014-2031 (Made 16 July 2018)**

- 4.7 Policy AD5 defines the land between West Adderbury and Milton as a 'Local Gap' where development should not harm, individually or cumulatively, its open character.
- 4.8 Supporting text at para.5.24 states as follows:

*'The second covers an area of land between the western end of Adderbury and the Parish boundary with Milton Parish. Although not as immediately at threat from development, the gap is still sufficiently small in visual terms that development that development that my otherwise be acceptable in the countryside may be inappropriate here, if its height or massing begins to coalesce the two villages. Again, the land shown is considered to be the minimum necessary for the policy to have effect'.*

**iv) National Planning Policy Framework - 2019**

- 4.9 The key points in favour of the proposal within the revised National Planning Policy Framework (para.83) and are as follows:
- Planning policies and decisions should enable the sustainable growth of all types of businesses in rural areas both through conversion of existing buildings and well-designed new buildings;

- Planning policies and decisions should enable the diversification of agricultural and other land-based rural businesses;
- Planning policies and decision should enable sustainable rural tourism and leisure developments which respect the character of the countryside;

## **5 THE PROPOSAL**

- 5.1 The application proposal is to use the site for a recreational camping and caravanning use to include a small amenity building to house the reception, toilets, showers and washing facilities. The site is required for all year round occupation although it is acknowledged that the site is unlikely to be at full capacity until early summer.
- 5.2 The application proposal maintains the recreational use of the site albeit there will be a change from a private use to a commercial use. The proposed caravan park will accommodate touring caravans sited on 73no. pitches located within well defined landscaped enclosures spread across the site. Existing boundary and landscape features such as trees and hedges will be retained including along the road frontage. The main external views of the site from the public domain is from the road frontage and therefore the retention and supplement of the existing well established hedgerow is considered an appropriate response. This includes new planting along the side of the existing access to filter views from the east. Whilst no public footpaths cross the site, a footpath passes close to the sites south eastern corner extending from the edge of Adderbury and heading south east.
- 5.3 Access to the site will be via a widened entrance from Milton Road. The 73no. pitches will be accessed via a series of informal tracks designed to maintain landscape character and protect the character of the countryside including the open character of the Local Gap designation. The driveway within the site will be constructed from loose stone. All of the pitches will be served by water and electricity.
- 5.4 The proposed new building to service the caravan park will be sited close to the entrance. This decision has been taken to minimise the extent to which the existing track would have to be widened. The facilities contained within the amenity building are the bare minimum required to service a conventional recreational campsite. It is also the case that the Council considered a similar sized building to accommodate horses to be acceptable. The low scale and size of the new building will minimise any harm to the Local Gap.

- 5.5 The proposed new building provides for basic facilities considered to be appropriate to the sport and recreational use proposed. These facilities include: male and female showers, toilets and washing facilities including a disabled facility. All of these facilities are conducive to the effective running and maintenance of a recreational camp/caravanning site. It will be the case that as a caravan site most visitors will have some facilities located within their caravans.
- 5.6 In conclusion, the continued use of the site in a recreational capacity is supported by Government policy, the Development Plan and the historic use of the site including earlier planning permissions. The building and its facilities can be justified on the basis that it would be an 'appropriate' development to be used in conjunction with a recreational use. It has been sited in a well screened location close to the site entrance. It will in particular benefit from existing screening along the neighbouring lane which will be retained and supplemented. The building is of a low height and scale.
- 5.7 Economic objective: The site has a history of being used for private recreational use and therefore would not have made a significant contribution to local employment. The proposal would provide for around 1 full time and 3 part time staff members which exceeds the current use. Policy SLE3 and the NPPF encourage the growth of rural tourism and recognise its benefits to a sustainable rural economy. The close proximity to Adderbury and the Ball Colgrave Summer Showcase (producers, landscape/garden designers, general public) which runs for 3 weeks every year offers real opportunities to promote sustainable tourism as both are within walking distance of the site entrance.
- 5.8 Social objective: There are considered to be numerous social benefits to the use. The facility will appeal to a wide audience including families, retired couples and caravan clubs/organisations.
- 5.9 Environmental objective: The character and visual appearance of the site will not change. The site does not have any local or national landscape designations. The proposal will maintain existing ground levels and will introduce new native planting to the site to supplement existing hedgerows. The main caravan area will be

screened by an additional existing hedgerow. The open character of the Local Gap will not be affected as the amenity building is small in scale and modest in height. Crucially, the caravans are not fixed mobiles/park homes and therefore do not amount to permanent fixtures on the site (i.e. they are transient). The site would not be expected to operate at full capacity until early summer when local events are taking place.

## **6 DESIGN AND ACCESS**

- 6.1 The Process: The application proposal is designed to assimilate into its host environment which currently comprises of an open field in private recreational use. The key factors are to limit built development to the minimum facilities required for a recreational caravan park and to site these facilities as unobtrusively as possible taking advantage wherever possible of existing screening.
- 6.2 Use: The proposal would retain the existing recreational use of the site which is an appropriate use in the Countryside.
- 6.3 Amount: The new building containing the facilities to run and manage the site would be sited close to the site entrance. The scale of the building is minimal and will be single storey.
- 6.4 Layout: The layout is designed to ensure that there is minimal impact. The new building in terms of its siting and form will be unobtrusive and sensitively sited. The location of the main building close to the site entrance will act as a focal point for the site and will provide all the principle facilities required for the use. A small open amenity space for exercise and play will be sited immediately to the west. The touring park pitches will be evenly spread throughout the site into discrete groups separated from each other by new landscaping in the form of hedges.
- 6.5 Scale: The scale of the new building is minimal. It will be limited to a single storey height with a low pitched roof.
- 6.6 Landscaping: New landscaping will be incorporated throughout the site. Planting will be used to subdivide the pitches and also to supplement neighbouring boundaries. The existing hedge along the road frontage will be retained and supplemented.
- 6.7 Appearance: The new building will be of a traditional design. Materials will reflect its rural location through the use of timber boarding and black tiles.

- 6.8 Access: Access will be retained from the existing access point via Milton Road. This will be widened at its entrance to enable two cars with caravans to pass. Bin and recycling storage will be near the entrance with vehicles being able to access the proposed loop to enter and leave the site in forward gear.

## **7 CONCLUSIONS**

### **7.1 The application should be supported for the following reasons:**

- i) The site has been in an active recreational use being used as a private facility for equestrian use. The proposal will result in a change to a commercial recreational use but will be of a low and discrete scale and limited to 73no. caravan pitches. The amenity building will be of a low scale and height and will be screened from the lane by a retained and supplemented hedging.
- ii) The caravan park will be re-landscaped and existing boundaries replanted where appropriate which will screen the amenity building and the pitches from the public domain. A landscape plan is provided as part of this proposal within the site layout. The main pitches are also screened by a further hedgerow which is retained.
- iii) The proposal receives strong support from national and local policy. LP Policy SLE3 supports tourism growth in sustainable locations. This site is considered to be sustainable given it is for recreational caravan use. The proposal will not be in conflict with NP Policy AD5 as the extent of new built development is small in scale and limited to a single storey structure housing essential facilities such as showers and toilets. The NPPF supports sustainable rural tourism.
- iv) The proposal meets the three objectives to sustainable development. There are proven economic, social and environmental benefits to the proposal. The site is highly accessible to Adderbury where there is a range of facilities and the neighbouring Ball Colgrave Summer Showcase. The park will help to sustain a range of rural businesses including local pubs, restaurants and shops.