



RIDGE

RESERVED MATTERS – PHASE 1

PLANNING STATEMENT

**CROCKWELL FARM,
GREAT BOURTON**

June 2020



RESERVED MATTERS CROCKWELL FARM – PHASE 1

PLANNING STATEMENT

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APPENDIX 1: DECISION NOTICE LPA REF. 19/00250/OUT DATED 5TH APRIL 2019

1. INTRODUCTION

- 1.1. This planning statement has been prepared by Ridge & Partners LLP in support of a reserved matters application for conversion of an existing barn building at Crockwell Farm, Great Bourton, Oxfordshire OX17 1QT ("the Site").
- 1.2. This planning statement provides an appraisal of the proposed development against relevant policies within the Development Plan for the area. Other material considerations are also addressed by way of the National Planning Policy Framework ('NPPF') (2019) and other relevant publications.
- 1.3. This Statement should be read in conjunction with the accompanying plans and documents accompanying this application. The following documents form part of the application pack:
 - Design and Access Statement by Blake architects
 - Existing Floor Plans and Elevations;
 - Proposed Floor Plans and Elevations;
 - 3D visuals
 - Heritage Assessment by Keevill Heritage;
 - Updated Bat Survey Report by Cotswold Wildlife Surveys;
 - Access drawings by Cotswold Transport Planning;
 - Structural Survey;
 - Ground Investigation Report by Soil Technics; and
 - Drainage Report by Cotswold Transport Planning.

2. SITE AND SURROUNDING AREA

Site Context

- 2.1. The Site is found in the rural village of Great Bourton, Oxfordshire, which is identified as a 'Satellite Village' within the Cherwell District. Great Bourton is approximately 3.3 miles north of Banbury.
- 2.2. The wider site comprises an area of approximately 3.4 hectares of land formerly associated with Crockwell farm and is located to the north of the village, at the outer limit of the village at the end of Manor Road.
- 2.3. There are number of dilapidated and disused buildings, all of which are directly associated with the formal agricultural use. The buildings would have previously been used as a part of a single agricultural unit, but the farm is no longer a working enterprise.
- 2.4. The original farmhouse - Crockwell House - is a Grade II listed building (Historic England Ref.: 1215873). The farmhouse and its associated gardens (located to the west of the House) do not form part of the application site. However, due to its proximity to the application site, the farmyard buildings on the application site are considered to be curtilage listed by association.
- 2.5. There is very little public view of the farmyard or the listed farmhouse, both are glimpsed through the gate on Manor Road, or from a distance from a public footpath to the north-west. Both views are of overgrown dereliction and ruins which frame the listed farmhouse itself.
- 2.6. The site does not form part of any statutory or non-statutory designated areas, and is not located within a Conservation Area.
- 2.7. There are no Tree Preservation Orders ("TPOs") on site or in its vicinity.
- 2.8. According to Environmental Agency's maps, the site is located in Flood Zone 1 – and area with low risk of fluvial, pluvial and surface water flooding.

Access

- 2.9. The main vehicular access to the site is from Manor Road.
- 2.10. Full details of improvements to the means of access between the land and the highway, including position, layout, construction, drainage and vision splays have been submitted to the Council for consideration and approval under cover of the discharge of conditions application LPA Ref. 20/01523/DISC
- 2.11. There is a public footpath that abuts the southern border of the wider site. This leads to open fields to the west as seen on Figure 1 below.

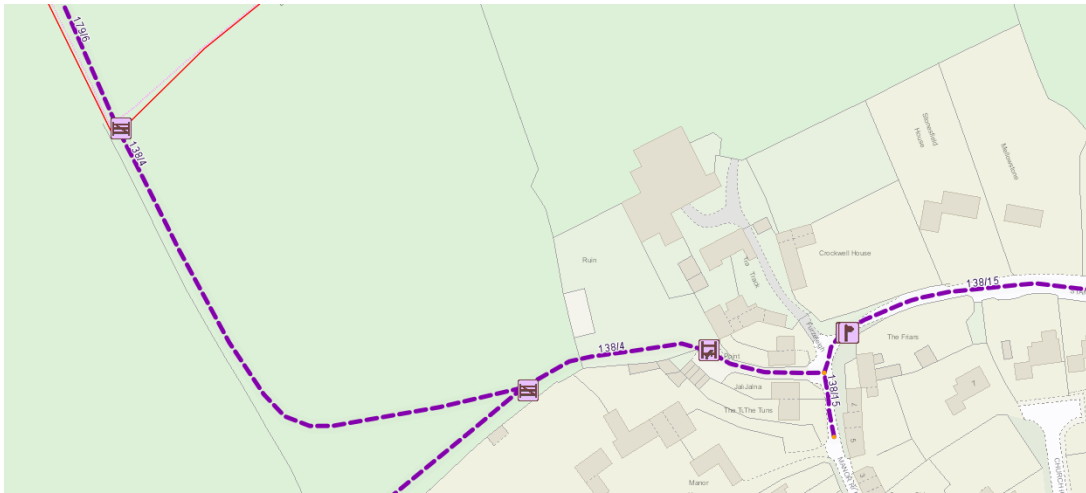


Figure 1 - Public footpath (Ref:138/4/20)

Heritage

2.12. The application is accompanied by a Heritage Statement which describes the historical context and describes individual buildings on site, including buildings which lie outside the red line application area. All buildings are numbered as follows:



Figure 2 – plan of the farmyard with individual buildings numbered

2.13. The Heritage Statement shows how the farmyard has evolved. The table within Section 2.2 of the Statement clearly outlines the age, character and a condition of individual buildings on site, including buildings 1, 2, 3 and 4 which are the subject of this application.

2.14. Section 3 of the Statement identifies which buildings are of high significance in line with standard professional guidance and Historic England’s Conservation Principles.

2.15. The Statement notes that the farmyard buildings are of mixed dates ranging from potentially the late 17th century to the later 20th century. It confirms that some buildings on site are capable of re-use, while others are visually intrusive and have a negative impact on the setting of the listed Crockwell House.

The Application Site

2.16. The application site, outlined red in Figure 3 below, encompasses the farmyard buildings which are considered curtilage listed by association with Crockwell House.

2.17. It is of note, that the application site has a separate ownership to that of Crockwell House.

2.18. The application area includes an original barnlike structure with a pitched roof which is considered to be suitable for a residential conversion. Furthermore, there are number of dilapidated buildings which are not considered structurally sound and their demolition has been agreed in principle.

2.19. The application site benefits from an outline planning permission LPA Ref.: 19/00250/OUT which was granted in April 2019. This permission establishes the principle of residential development of the site. The permission allows for conversion of the curtilage listed barn in the southernmost part of the site, and allows for demolition of other curtilage listed buildings in the centre of the site. These are to be replaced with two new build dwellings. The decision notice and the Officer's report are appended to this statement as Appendix 1.

2.20. For practical reasons, the outline permission will be implemented in two individual phases. The first phase will deal with the conversion of the curtilage listed barn only. This will allow for careful consideration of all heritage related issues, including the submission of an associated listed building consent.

2.21. The second phase of the outline consent will deal with 2no. new build dwellings.

2.22. This reserved matters application therefore deals only with the conversion of the curtilage listed barn which forms the first phase of the development permitted by the outline planning permission.

2.23. The Barn to be converted is formed by four independent spaces which are seen in figure 3 below.

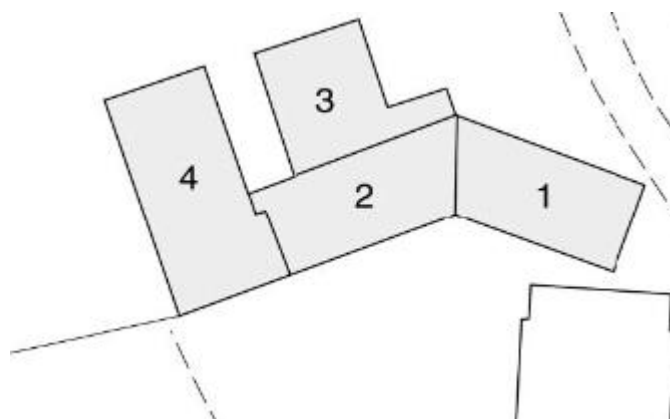


Figure 3 – individual sections of the application barn building

- 2.24. The first area is an open-fronted cart shed of three bays. It is constructed of ironstone rear, gable and dividing wall. The front edge of each north-facing wall is finished off in smooth-faced bull-nosed red brick of early 20th-century type. The floors are of brick or concrete. The roof is of machine-sawn pine and late 19th-century or early 20th-century assembly, and has a modern covering in blue engineering tiles stamped 'FINWOOD', with occasional modern skylights. Scars of a manger and hay-rack indicate that it enjoyed a previous use as an animal shelter.
- 2.25. The second building is a continuation north-west from Building 1 and is part of the same structure. It appears to have been used for livestock only. Original front wall-plate is supported on oak uprights on chamfered sandstone/ironstone plinth-blocks to prevent rot.
- 2.26. An area highlighted as a building 3 is in fact a ramshackle out-shut formed entirely of re-used railway sleepers, telegraph poles and miscellaneous timbers around original front and wall-plate of Building 2. Covering is a mixture of corrugated iron sheet, Trafford tile sheet and similar re-used sheeting.
- 2.27. Building 4 is an open-fronted shed with rear and gable ends of Hornton ironstone ashlar, similar to the 17th-century farmhouse. One gable was widened and heightened during its life. The east-facing front was filled-in with brick and the interior provided with pig-pens in 1962 as indicated by a date scrawled into the wet concrete floor. The roof is of machine-sawn pine with blue engineering tile cover as on Buildings 1-2.
- 2.28. There is little evidence that the buildings received any maintenance or upkeep for some years. The last maintenance appears to have been the tile covering on the application building itself.
- 2.29. The current buildings are in an advanced state of decay and are never going to be used for agricultural purposes again.
- 2.30. Buildings 1, 2 and 4 have some longevity to them and their plan has been fixed in the farmscape since before 1882. Building 4 in particular may have much greater longevity due to similarities of construction with the late 17th century farmhouse and therefore retains some historic merit in terms of its plan and its method of construction. It has since become closely linked and physically joined to Buildings 1 and 2.
- 2.31. The future re-use of the building will enhance the setting of the listed farmhouse and compliment it with a good quality construction in sympathetic local vernacular materials.

Planning History

- 2.32. The planning history of the site is limited to the following:
- LPA Ref.: 16/00609/OUT – proposed residential development of 3no. dwellings – Permitted by decision notice dated 11th July 2016; and
 - LPA Ref.: 19/00250/OUT – Outline Residential development of 3no. dwellings (Re-submission of approved application 16/00609/OUT)

- LPA Ref.: 20/01523/DISC – discharge of pre-commencement conditions no. 5 and 6 of an outline planning permission 19/00250/OUT – awaiting decision

2.33. Both outline planning permissions have ALL matters reserved including the access, layout, scale, appearance and landscaping.

2.34. The applicant has sought a pre-application advice from the Council in respect of the design of the development. Based on the Council's comments the scheme was re-considered, particularly its final designs. The scheme is brought forward in two individual phases, as this will allow for the resolution of varying matters with which each phase needs to deal with.

3. THE PROPOSAL

- 3.1. This application is to be understood as a development of Phase 1 of an extant outline planning permission LPA Ref.: 19/00250/OUT (see illustrative layout in figure 4 below), which allows for conversion of the curtilage listed barn and development of 2no. new built dwellings on site.
- 3.2. This application is a reserved matters application for a conversion of the existing barn building, and its immediate residential curtilage only. It is accompanied by a listed building consent application.

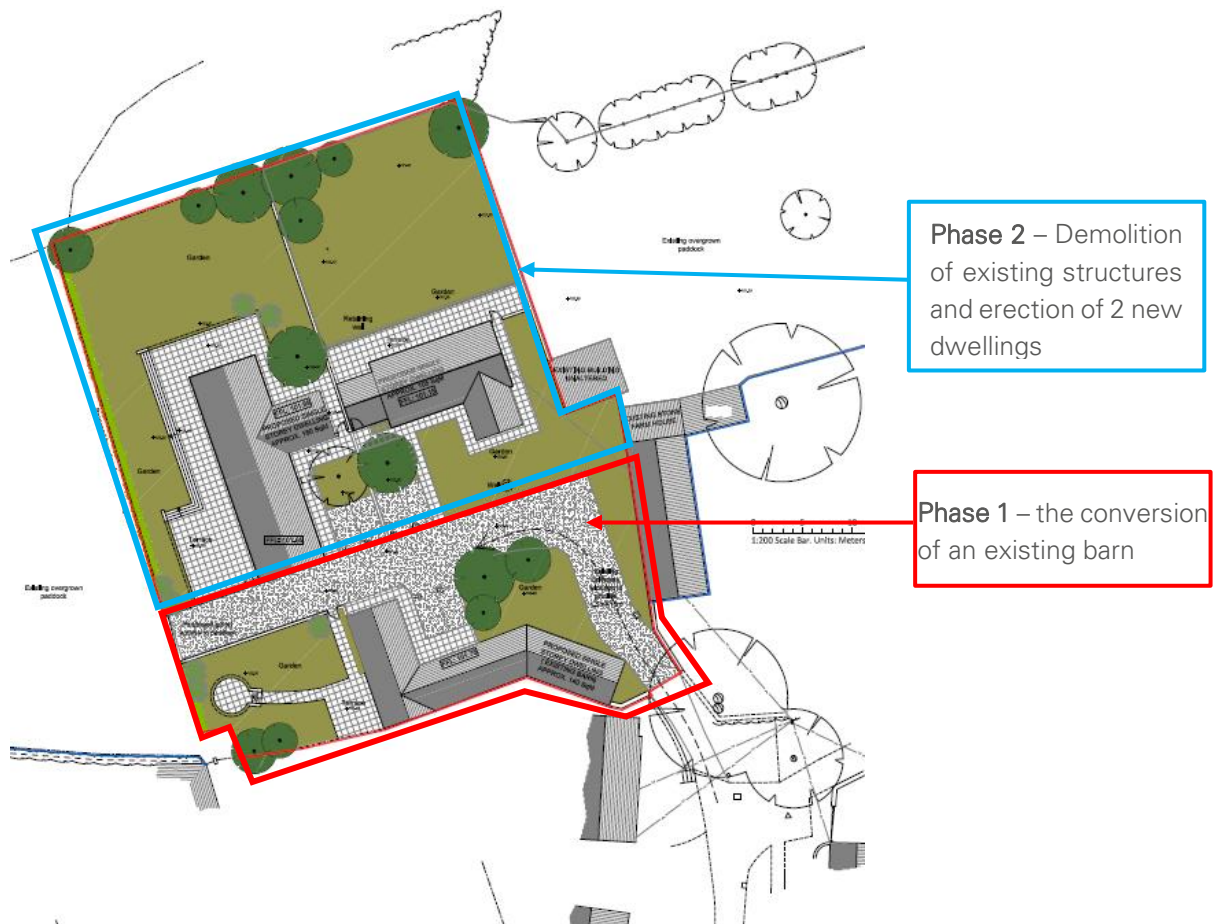


Figure 4 – Illustrative outline planning permission layout LPA Ref.: 19/00250/OUT

- 3.3. The proposed conversion fully utilises the existing footprint of the curtilage listed barn, including its extensions.
- 3.4. Internally, the accommodation will consist of 4no. bedrooms and open plan kitchen and dining area, which will benefit from large floor-to-ceiling windows overlooking a small internal patio.
- 3.5. The barn building is considered to be a curtilage listed asset due to its association with the listed Crockwell Farmhouse. As such, the proposal seeks to maintain the majority of its original structure. The accompanying drawing no. 20.08.03.10 clearly shows which parts of the original structure are to be demolished in order to insert openings. The drawings also shows the location of new walls, both internally and externally.

Design

- 3.6. Design and Access Statement form part of the application document pack and outlines the design approach to the conversion in detail.
- 3.7. 3D visualisations of the proposal are also submitted to illustrate the massing and the scale of the proposed kitchen extension which replaces the existing structure.



Figure 5 – The view of the application site as of May 2020



Figure 6 – 3D visualisation of the proposed development

- 3.8. Externally, the design seeks to maintain the agricultural appearance as this will maintain the hierarchy of buildings on the wider site.

Access

- 3.9. The wider site is accessed from Manor Road. The access improvement works are subject to a separate application (LPA Ref.: 20/01523/DISC).
- 3.10. Internally, a small spinal road will serve the converted barn as seen on the accompanying drawing no. SP02.

- 3.11. Parking area for two vehicles is located on the western side of the building as this location assures that the traditional open farmyard layout is maintained.

Landscape

- 3.12. It is envisaged that the landscaping will be kept to minimum on the eastern part of the barn where a grassed/wild flower meadow area is proposed.
- 3.13. The main garden area is proposed to the west of the barn as seen on the accompanying drawing no. 20.08.03.13.

Technical Studies

Structural Report

- 3.14. The application proposal is accompanied by a Report on Condition by AB Design Solutions Ltd. This report assesses the condition of structural elements and their suitability for residential conversion.
- 3.15. It is noted that the barn has been developed and remodelled during its life, with several differing materials and methods of construction typical of different periods of time.
- 3.16. The roof is considered to be in generally good condition with most timbers showing little sign of any decay. In this respect, it is noted that the timber elements are likely to have been replaced as some stage in time since the 17th century.
- 3.17. The walls are in generally good condition but some areas are affected by damp and ivy roots. Suitable methods of mitigation and repair are indicated within the report. These include either external or internal waterproofing, and installation of appropriate rainwater goods.
- 3.18. The report concludes that the change of use into a residential dwelling is the most feasible way forward to ensure necessary investment to carry out repairs, and ensure the long term future of the building.

Contamination report

- 3.19. The ground investigation was carried out in order to establish ground conditions at the site, and to identify possible foundation solutions for the development. It also provides parameters necessary for the design and construction of foundations.
- 3.20. The investigation included an evaluation of potential chemical and gaseous contamination of the site.
- 3.21. The detailed report is included within the application document pack.

Drainage report

- 3.22. This application is also accompanied by a Drainage Statement which proposes the most appropriate method of both foul and surface water drainage.
- 3.23. The application site, and the spinal road will be drained into an individual soakaway as indicated in the Statement.
- 3.24. It is envisaged that the Phase 2 of the outline development will have its own, standalone storm water drainage soakaway.

Bat Survey Report

- 3.25. The site was surveyed in accordance with relevant legislation and regulations. The site was originally surveyed in March 2016, however the site was re-visited in September 2019 and nocturnal surveys were undertaken on 8th and 24th September 2019.
- 3.26. The Report notes that the site is used by bats as a foraging site only. The exception being a single Brown Long-eared Bat which uses the steel open barn as its roost. The application site itself does not appear to have any bat roosts within.

4. PLANNING POLICY

- 4.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990 requires that planning applications must be determined in accordance with the Development Plan unless material considerations indicate otherwise. This section provides an overview of relevant planning policies and guidance to the proposed development.
- 4.2. The Development Plan for the Cherwell District for the purpose of 38(6) comprises as follows:
- The adopted Cherwell District Local Plan 2011 – 2031 Part 1; and
 - Saved policies of Cherwell Local Plan 1996
- 4.3. Local Plan Policy Part Two, which will deal with site allocation, has yet to be adopted. Policies relating to new residential proposals stated within the Cherwell Local Plan 1996 has been superseded by the Cherwell Local Plan Part 1, however, the saved policies are a material consideration in the decision making.
- 4.4. Other material planning considerations are the National Planning Policy Framework (“the Framework”), a Ministerial Statement and the Cherwell Residential Design Guide adopted in 2018.

Cherwell Local Plan 2011 – 2031 Part 1

- 4.5. Cherwell Local Plan (Part 1) was adopted in July 2015 and contains strategic planning policies for development and the use of land. It forms part of the statutory development plan for the District.
- 4.6. **Policy PSD I** states that *“When considering development proposals, the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council 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”*.
- 4.7. **Policy BSC 1** District Wide Housing Distribution, sets out the housing delivery requirements of Cherwell District Council.
- 4.8. **Policy BSC 2** requires that *“Housing development in Cherwell will be expected to make effective and efficient use of land. The Council will encourage the re-use of previously developed land in sustainable locations. New housing should be provided on net developable areas at a density of at least 30 dwellings per hectare unless there are justifiable planning reasons for lower density development”*.
- 4.9. **Policy ESD 2** seeks to reduce carbon emissions by encouraging sustainable design and construction methods, this is reflected within Policy ESD 3: Sustainable Construction ensuring developments are of high-quality design and construction methods.
- 4.10. **Policy ESD 3** states that *“All development proposals will be encouraged to reflect high quality design and high environmental standards, demonstrating sustainable construction methods”* for example

“Incorporating the use of locally sourced building materials” and “Making use of the embodied energy within buildings wherever possible and re-using materials where proposals involve demolition or redevelopment”.

- 4.11. **Policy ESD 10** seeks to protect and enhance biodiversity and the natural environment.
- 4.12. **Policy ESD 13** aims to protect and enhance the local landscape. Development is expected to respect and enhance local landscape character and must not cause harm to their setting.
- 4.13. **Policy ESD 15** sets the requirement for *“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. Where development is in the vicinity of any of the District’s distinctive natural or historic assets, delivering high quality design that complements the asset will be essential”*. It also states that *“new development proposals should conserve, sustain and enhance designated and non-designated ‘heritage assets’ (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG”*. In addition, it states that, *“regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage’s at Risk Register, into appropriate use will be encouraged”*.

Cherwell Local Plan 1996 Saved Policies

- 4.14. As detailed above, the saved policies of Cherwell Local Plan 1996 apply and remain part of the statutory Development Plan to which regard must be given in the determination of planning applications.
- 4.15. **Saved Policy H19** is concerned with conversion of buildings in the countryside and states that *“proposals for the conversion of a rural building, whose form, bulk and general design is in keeping with its surroundings to a dwelling in a location beyond the built-up limits of a settlement will be favourably considered provided:*
- i. the building can be converted without major rebuilding or extension and without inappropriate alteration to its form and character;*
 - ii. the proposal would not cause significant harm to the character of the countryside or the immediate setting of the building;*
 - iii. the proposal would not harm the special character and interest of a building of architectural or historic significance;*
 - iv. the proposal meets the requirements of the other policies in the plan.*
- 4.16. **Saved Policy C28** states that *“control will be exercised over all new development, including conversions and extensions, to ensure that the standards of layout, design and external appearance, including the choice of external-finish materials, are sympathetic to the character of the urban or*

rural context of that development". This policy aims to promote the creation of an interesting and attractive built environment that encourages design, providing that the appearance of a proposed new development is sensitive to the particular site and is in harmony with the general character of its surroundings.

- 4.17. **Saved Policy C30** aims to control design to ensure *that "new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity; that any proposal to extend an existing dwelling is compatible with the scale of the existing dwelling, its curtilage and the character of the street scene and that new housing development or any proposal for the extension or conversion of an existing dwelling provides standards of amenity and privacy acceptable to the local planning authority"*.

National Planning Policy Framework

- 4.18. The National Planning Policy Framework ('NPPF') sets out the Government's planning policies for England and how these should be applied. It provides the framework within which locally prepared plans for housing and other development should be produced.
- 4.19. The latest NPPF was updated in June 2019 and provides the Government's most up-to-date planning guidance.
- 4.20. Section 2 puts the presumption in favour of sustainable development at the heart of the Framework. It is defined at **Paragraph 8** of the Framework, and includes three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways; these being economic, social and environmental factors.
- 4.21. It is noted, at **Paragraph 11 (d)** footnote 7 it details that where the local authority cannot demonstrate a five-year supply of housing sites the planning policies most important for determining application will be considered as out of date.
- 4.22. **Paragraph 117** states that *"decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. [...] in a way that makes as much use as possible of previously-developed or 'brownfield' land"*.
- 4.23. In addition, **Paragraph 118 (c)** posits that *"decisions should give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land"*.
- 4.24. Moreover, to ensure an effective use of land is achieved **Paragraph 118 (d)** states that *"decisions should promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively"*.

- 4.25. Efficiency is highlighted in **Paragraph 122** (d) where it details that *“decisions should support development that makes efficient use of land and makes specific reference to, the desirability of maintaining an area’s prevailing character and setting, or of promoting regeneration and change”*.
- 4.26. **Paragraph 127** (c) indicates that *“decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change”*.
- 4.27. **Paragraph 185** states that “plans should set out a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy should take into account:
- a) *the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation;*
 - b) *the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring;*
 - c) *the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place”*.
- 4.28. **Paragraph 189** states that “in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”
- 4.29. **Paragraph 192** highlights that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation.
- 4.30. **Paragraphs 193 – 202** relate specifically to the potential impacts of development on the Historic Environment. Specifically, **paragraph 195** details that *“Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss, or all of the following apply:*
- a) *the nature of the heritage asset prevents all reasonable uses of the site;*
 - b) *no viable use of the heritage asset itself can be found in the medium term through appropriate marketing that will enable its conservation; and*
 - c) *conservation by grant-funding or some form of not for profit, charitable or public ownership is demonstrably not possible; and d) the harm or loss is outweighed by the benefit of bringing the site back into use”*.
- 4.31. When determining the outline application, it was considered that *“the application presented an opportunity to bring the site back into a use that, if the development was carried out sensitively, would enhance the setting of the principal listed building. It was therefore concluded that the*

proposal passed the tests of **Paragraph 195** and the harm that would result was justified in this case”.

Other Material Considerations

Cherwell Residential Design Guide

- 4.32. The Cherwell Residential Design Guide (CRDG) provides further explanation and guidance in relation to Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1. It is a technical guide on the design standards that are required within the Cherwell District.
- 4.33. The CRDG provides four geographical character areas, of which, Great Bourton is found within the Cherwell Valley. The Cherwell Valley is defined by linear form, reflecting growth along main movement routes, and nucleated settlements around road junctions. Great Bourton is considered to have a nucleated settlement pattern.
- 4.34. Materials are predominately ironstone from Clifton northwards and limestone southwards. Some villages have a mixture. Great Bourton is located northwards of Clifton therefore ironstone is more commonly sought. It’s also common that roofs will be dark toned plain slate and tiled roof or thatch.
- 4.35. With regards to parking standards, this is to be reviewed in part 2 of the Cherwell Local Plan. A design principle that is detailed is rear courtyard parking. This can be used to reduce visual impact and must be well overlooked by properties, supply no more than 6 properties and provide a maximum of 12 parking spaces.
- 4.36. In addition, amenity space is also considered. The CRDG pg. 98 details the principles for amenity space:
- i. *Amenity space must be usable and receive sunlight for the majority of the year. Building heights, orientation and access to light must be considered to prevent overshadowing, particularly in north facing gardens.*
 - ii. *Areas must not be overlooked, lack suitable privacy, or have other primary functions e.g. car parking, refuse storage and footpaths are not amenity space.*
 - iii. *A minimum distance of 22m back to back, between properties must be maintained.*
 - iv. *A minimum of 14m distance is required from rear elevation to two storey side gables.*
 - v. *First floor habitable room windows must not be within 7m of neighbouring property”.*

Ministerial Statement (2018)

- 4.37. On 12 September 2018, the Secretary of State for Ministry of Housing, Communities and Local Government issued a written statement containing a “*temporary change to housing land supply policies as they apply in Oxfordshire*”. Ministerial Statement (Ref: HCWS955) is a Government commitment as part of the Oxfordshire Housing Growth Deal providing a temporary planning

flexibility pending the adoption of the Oxfordshire Plan 2050. For the purposes of decision-taking under paragraph 11(d) footnote 7 of the Framework will apply where Oxfordshire cannot demonstrate a three-year supply of deliverable housing sites. The statement is a material consideration in planning decisions.

- 4.38. The Cherwell District Council demonstrate, through their 2019 Annual Monitoring Report, 4.6 years of housing supply for the period 2019-2024. This will be used as a material consideration in decision making in accordance with Paragraph 11 of the Framework.

Community Infrastructure Levy

- 4.39. The Council has prepared a draft charging schedule for Community Infrastructure Levy, however, this has not been adopted at the time of writing.
- 4.40. As such, this application is not accompanied by community infrastructure levy forms.

5. PLANNING POLICY CONSIDERATIONS

Principle of Development

- 5.1. The principle of residential development for site has been established by an outline planning permission LPA Ref. 19/00250/OUT. The application proposal deals with matters reserved by condition no. 1, including those relating to access, layout, scale, appearance and landscaping, of the first phase of the outline permission only.
- 5.2. The re-use of the existing curtilage listed barn is broadly supported by local Policy BSC2 which encourages the re-use of previously developed land in sustainable locations.
- 5.3. Furthermore, the layout of the application site has been carefully thought through to assure that the subsequent layout for phase 2 remains compliant with policy BSC2, which requires housing development to make effective and efficient use of land.
- 5.4. The principle of conversion of the building is supported by the saved policy H19 as the building is being converted without any major rebuilding or extensions as seen on the accompanied drawings and visuals. The elevation drawings submitted alongside this application also illustrate how the conversion maintains the building's original form and character.
- 5.5. The application proposal would not cause significant harm to the character of the countryside or the immediate setting of the building. The proposal is not readily visible from Manor Road or the surrounding countryside. Furthermore, the sensitive design has taken into account the special character of the site and the building itself. Historic significance has been assessed and the accompanying heritage statement concludes that no harm will be caused by the development of the application building.
- 5.6. The principle of development is further supported by paragraphs 117, 118 and 122 of the NPPF which deal with effective use of land in meeting the need for homes, and which supports the development of under-utilised land and buildings for homes.

Design

- 5.7. The application scheme proposes conversion of an existing barn which is considered to be curtilage listed as it closely relates to the adjacent Grade II listed Crockwell Farmhouse. A special consideration was therefore given to the impact of the development, particularly in respect of high-quality design which needs to complement both the application building itself as well as the nearby heritage asset.
- 5.8. In line with the demands of Policy ESD15 to make sensitive use of heritage assets, particularly where these are redundant or under-used, the residential conversion of the application barn is considered appropriate. This was also confirmed by the Council which issued the outline permission for residential use of the wider site.

- 5.9. This planning application is accompanied by a Design and Access Statement produced by Blake Architects. This document demonstrates that the standards of layout and design accord with requirements of modern living without unduly compromising the rural context and character.
- 5.10. The external appearance and choices made in respect of external-finish materials seek to remain sympathetic to the character of the site's rural context. This also ensures that the development results in a sensitive and harmonious conversion which respects the building's original purpose in line with requirements of saved policy C28 and paragraph 127 of the NPPF.
- 5.11. The conversion also provides expected standard of amenity and privacy in line with requirements of saved policy C3 as the scheme benefits from a modest garden which is suitably screened by soft landscaping to assure satisfying levels of privacy.
- 5.12. The design responds to the Cherwell Residential Design Guide, particularly in respect of materials and provision of amenity space. The materials proposed follow the material palette of the original building, such as brick and stone. At the same time, the materials used for the proposed kitchen extension, which replaces the later additions to the original building, closely correspond with those commonly associated with agricultural buildings such as timber and corrugated metal.
- 5.13. The converted barn will have two major amenity areas which both have a separate function, but together they assure that the future occupiers will benefit from abundance of natural light, and an access to a private garden.
- 5.14. The development has been designed to conserve and enhance the setting of the site as a whole to ensure that it sensitively integrates into the former farmyard setting. In this respect, the proposal accords with the demands of policy ESD15, and paras 117, 118 and 122 of the NPPF.

Heritage

- 5.15. In line with the requirements of paragraphs 189 of the NPPF, this planning application is accompanied by a Heritage Statement prepared by Keevill Heritage Ltd, which provides an assessment of the current condition of the application building. It also outlines the historic evolution of the wider site and its historic context.
- 5.16. Section 3 of the Statement provides a statement of significance of individual buildings on site.
- 5.17. In regard to the buildings within wider site, it notes that the Crockwell Farmhouse, the Grade II listed building, is of high significance, but that its communal value is low due to the private ownership and the lack of its visibility from public highway or footpaths.
- 5.18. It is noted that none of the associated farmyard buildings are individually listed. However, all of the buildings pre-dating 1948 are curtilage listed by association.
- 5.19. The application site consists of a cluster of buildings numbered 1, 2, 3, and 4. It is noted that the building 4 appears to be the earliest of the farmyard structures, with buildings 1 and 2 being slightly later. As such, these are noted to be of **medium significance** individually and for their group value.

As with the farmhouse, these buildings are of low communal value because of their private ownership and zero visibility from public highway.

- 5.20. Building 3 is considered to be visually and physically intrusive and the historic map evidence indicates that this was added after 1972, and therefore is not within the date range for consideration under curtilage listing.
- 5.21. Section 4 of the Statement assesses the impact of the development proposal. The proposed development replaces the ramshackle structure (building 3) with a sensitively designed timber structure which closely copies its footprint but provides less obtrusive and more visually pleasing structure which will preserve the agricultural character of the barn.
- 5.22. It is noted that the conversion will retain most of the historic fabric, with new openings to allow for internal access between the new living accommodation. All walls are internally insulated to assure that the external appearance retains its historical character. The roof trusses are retained and covered and insulated with appropriate materials.
- 5.23. It is noted that the external envelope is largely unchanged by the conversion, and the changes to elevations are largely restricted to new glazing and doors. The proposal is seen as respectful of the historic character and fabric of the building, while ensuring that the conversion provides a visually and physically attractive dwelling.
- 5.24. The Statement concludes that the residential conversion of buildings 1 – 4 is necessary for their retention, and that the proposed development fully respects buildings' history and visual character. The proposal will provide a high-quality residence while retaining the maximum amount of historic fabric with appropriate new additions.
- 5.25. Furthermore, it is noted that the conversions will be a major improvement on the current dereliction of the farmstead, and will enhance the setting of the Grade II listed farmhouse. As such, the application proposal complies with requirement of saved policies H19, C28 and C30, as well as the Local Plan policy ESD15, and paragraphs 127,185, 189, 192 and 195 of the NPPF.

Access and Highways

- 5.26. The application is accompanied by technical drawings which deal with vehicle tracking and turning on site.
- 5.27. It is important to note that the outline planning application LPA Ref.: 19/0025/OUT was subject to condition that the access improvement works are detailed and approved in writing by the Council, before the development on site can commence. The application to discharge this condition was submitted and is currently awaiting determination (LPA Ref.: 20/01523/DISC

Flooding & Drainage

- 5.28. The site is located in Flood Zone 1, an area with low probability of fluvial, pluvial and surface water flooding. As such, no flood risk assessment is necessary to be carried out in respect of this site.
- 5.29. Drainage assessment has been carried out by Cotswold Transport Planning, which outlines how the foul and surface water will be disposed of.
- 5.30. The assessment is based on the results of infiltration tests and proposes a suitable and appropriate drainage strategy for the barn conversion only, with a soakaway area located between the converted barn and the internal access road.

Landscaping

- 5.31. The proposed landscaping has taken into account the character of the immediate site. The application site is not located within an area of landscape protection.
- 5.32. The application site is in the close vicinity of existing residential properties, one of which is a listed building. The landscaping at the front of the converted barn is kept to a minimum with a small area of a wild flower meadow. No trees are to be planted in this area. This assures that the plain and traditional farmyard layout is maintained and that the historic relationship with the listed building of Crockwell Farmhouse is maintained and enhanced.
- 5.33. The residential garden and parking area are located to the west of the building, as this, again, assists with maintaining the plain and open character of the traditional farmyard.

The proposal seeks to restore the character and appearance of the traditional farm layout without causing a harm to the setting of the nearby listed building and other features of the surrounding landscape. The proposed development therefore positively responds to requirements of policy ESD13.

Sustainability

- 5.34. The development uses previously developed land, and the proposed design seeks to re-use the entire footprint of the existing building to make sure that the land available is used both efficiently and effectively in line with requirements of local plan policies BS2, ESD2 and ESD3.
- 5.35. Furthermore, reusing existing buildings and their embodied carbon is, in itself, sustainable as a large part of a building's embodied carbon is in the concrete floor slabs and existing walls. Furthermore, the development will re-use the materials from the demolished buildings elsewhere on the site.
- 5.36. The associated landscaping includes appropriate planting which will be able to absorb additional CO₂, and this will increase overtime as the plants mature.

Ecology

- 5.37. In line with requirements of policy ESD10, the application is accompanied by a Bat Survey Report which indicates that the application site is not used by bats for roosting. As such, the conversion of the barn will not have harmful impact on protected species.
- 5.38. The site is not located within an area of biodiversity or geological value of national, regional or local importance.
- 5.39. The proposed development will, through additional planting, assist with creation of new habitats on site. As such, the proposal responds to relevant criteria of local plan policy ESD10 and

Contamination

- 5.40. Ground Investigation Report by Soil Technics forms part of the application documents pack. It identifies the ground conditions on the wider site and provides geotechnical appraisal in respect of the future development.
- 5.41. Soil conditions and potential for contamination on site was investigated, with soil infiltration tests carried out in line with the industry standards. Two trial pits were excavated to a maximum depth of 2.2m and sampling and logging was carried out. Soil samples were sent to a laboratory for determination of concentration of chemical contaminants. The details of such analysis are included within the Report.
- 5.42. Section 8 of the Report deals with the chemical contamination of the wider site which also includes area of land where the phase 2 of the development will take place. It concludes that the risk of the site to the future users of the site will be low, subject to adhering to the remedial measures outlined. Requirement to carry out such remedial action can be secured through an appropriately worded condition.

6. CONCLUSION

- 6.1. The principle of residential development for site has been established by an outline planning permission LPA Ref. 19/00250/OUT.
- 6.2. The application proposal deals with the first phase of the outline permission only and seeks to convert the former agricultural barn into a 4-bedroom dwelling with open plan living/dining area. The existing visually intrusive ramshackle extension will be demolished and replaced with a timber structure.
- 6.3. The application proposal re-uses an existing building in a location which is considered to fall within the development boundary of Great Bourton. As such, the proposed development is supported by Local Plan policy BSC 2 which encourages the re-use of previously developed land, and policy ESD 2 which seeks to reduce carbon emissions by encouraging sustainable design and construction methods.
- 6.4. Throughout this statement it has demonstrated that the proposed conversion of the building, and its design are in line with the requirements of saved policies H19, C28 and C30, and adopted Local Plan policies BSC2, ESD2, ESD3, ESD 10, ESD13 and ESD15.
- 6.5. In accordance with the demands of the National Planning Policy Framework, the application is accompanied by a Heritage Statement which deals with the assessment of significance of all buildings which are affected by the application proposal. It also assesses the impact of the development on the curtilage listed barn itself, as well as on the nearby listed building.
- 6.6. Overall, Ridge concluded that the proposal accords with requirements of relevant policies of the Cherwell District Local Plan 2011 – 2031, as well as with the saved policies of the Cherwell Local Plan 1996. As such, we respectfully request that planning permission is granted accordingly.

APPENDIX 1

Outline Planning LPA Ref.:

19/0025/OUT



NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

Name and Address of Agent/Applicant:

Ms Louise Bywaters
c/o Roger Coy Partnership
Mr Roger Coy
Bricknells Barn
32 Lime Avenue
Eydon
NN11 3PG

Date Registered: 8th February 2019

Proposal: OUTLINE - Residential development of 3no dwellings (Re-submission of approved application 16/00609/OUT)

Location: Barns, Crockwell House Farm, Manor Road, Great Bourton

Parish(es): Bourton

OUTLINE PERMISSION FOR DEVELOPMENT SUBJECT TO CONDITIONS

The Cherwell District Council, as Local Planning Authority, hereby **GRANTS** outline planning permission for the development described in the above-mentioned application, the accompanying plans and drawings and any clarifying or amending information **SUBJECT TO THE CONDITIONS SET OUT IN THE ATTACHED SCHEDULE.**

The reason for the imposition of each of the conditions is also set out in the schedule.

Cherwell District Council
Bodicote House
Bodicote
BANBURY
OX15 4AA

Robert Jolley
Assistant Director
Planning and Economy

Date of Decision: 5th April 2019

Checked by: NS (Officer initials)

SCHEDULE OF CONDITIONS

- 1 That no development shall be commenced until full details of the access, layout, scale, appearance and landscaping (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority.

Reason: This permission is in outline only and to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 5(1) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended).

- 2 That in the case of the reserved matters, application for approval shall be made not later than the expiration of three years beginning with the date of this permission.

Reason: This permission is in outline only and to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 5(1) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended).

- 3 That the development to which this permission relates shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

Reason: This permission is in outline only and to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 5(1) of the Town and Country Planning (General Development Procedure) Order 2015 (as amended).

- 4 Except where otherwise stipulated by conditions attached to this permission and unless otherwise agreed with the Local Planning Authority, the development shall be carried out strictly in accordance with drawings 3561/B Map and 3561/20E.

Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority, and in accordance with Government guidance contained within the National Planning Policy Framework.

- 5 Prior to the commencement of the development hereby approved, full details of improvements to the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of access shall be improved and retained in accordance with the approved details.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

- 6 Prior to the commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The submitted CTMP shall as a minimum detail:

- (a) measures to protect the existing public right of way during construction work
- (b) arrangements for the access and parking of construction vehicles
- (c) arrangements for the delivery and storage of materials to the site
- (d) arrangements for the removal of waste materials from the site

Thereafter the development shall be carried out strictly in accordance with the approved CTMP.

Reason - In the interests of highway safety, and to minimise the impact of the construction phase of development on the users of the public highway, to comply with Government guidance contained within the National Planning Policy Framework.

- 7 The dwellings hereby approved shall be no more than single storey in scale.

Reason - To ensure the satisfactory appearance of the completed development, to safeguard the privacy of the occupants of the existing and proposed dwellings and to preserve the setting of listed buildings, to comply with Policy ESD15 of the Cherwell Local Plan 2011 - 2031 Part 1, Saved Policies C28 and C30 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

INFORMATIVE NOTES TO APPLICANT

- 1 Consent has been granted subject to conditions. It is the developer's responsibility to ensure that they have read and understood the requirements of the conditions, and that they comply with the conditions when carrying out the development. If you are unclear about what is required, please contact the case officer for further advice.

In some cases conditions require further details to be submitted and approved by the Local Planning Authority. You will need to make a formal application to the Council for approval of these details, and you need to allow up to 8 weeks (following receipt of a valid application) for the Council to make a decision on the acceptability of the details. This is particularly important where a condition requires further details to be approved before any work commences as any work carried out before those details have been approved would be unauthorized and at risk of planning enforcement action.

The conditions application fee is £116. The fee is payable each time a conditions application is made. You can include multiple conditions in one application, and this can be more cost and time effective than submitting details for each condition separately.

Guidance on making an application is available online on the Council's website by going to <http://www.cherwell.gov.uk/index.cfm?articleid=8983>

- 2 Bats are a highly mobile species which move between a number of roosts throughout the year. Therefore all works must proceed with caution and should any bats be found during the course of works all activity in that area must cease until a bat consultant has been contacted for advice on how to proceed. Under the Wildlife & Countryside Act 1981 (as amended) and the Habitat and Species Regulations 2010 it is illegal to intentionally or recklessly disturb, harm or kill bats or destroy their resting places.
- 3 The illustrative layout shown on Drawing No: 3561/20E is not considered acceptable for reserved matters submission. In particular it is considered that the layout does not successfully preserve the historic farmyard setting to Crockwell House, and the form of the new dwellings (detached and with front projections) does not successfully replicate the simple form of traditional agricultural buildings. It is recommended that pre-application advice is sought in respect of a revised scheme prior to making a reserved matters submission.

STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and paragraph 38 of the National Planning Policy Framework, the Council has worked positively, creatively and proactively to determine this application within the

agreed timescales, having worked with the applicant/agent where necessary and possible within the scope of the application (as set on in the case officer's report) to resolve any concerns that have arisen, in the interests of achieving more appropriate and sustainable development proposals. Consent has been granted accordingly.

The case officer's report and recommendation in respect of this application provides a detailed assessment of the merits of the application when considered against current planning policy and guidance, including consideration of the issues raised by the comments received from consultees and members of the public. This report is available to view online at: <http://www.cherwell.gov.uk/viewplanningapp>.



NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

NOTES TO THE APPLICANT

TIME LIMITS FOR APPLICATIONS

By virtue of Sections 91-96 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, planning permissions are subject to time limits. If a condition imposing a time limit has been expressly included as part of the permission, then that condition must be observed. Otherwise, one or other of the following time limits will apply :

Where planning permission is given in outline subject to a condition reserving certain matters for subsequent approval, application for approval of such matters reserved must be made not later than the expiration of 3 years beginning with the date of the outline planning permission and further the development to which the permission relates must be begun not later than the expiration of 2 years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

Where the planning permission is complete and is not in outline, the development must be begun not later than the expiration of 3 years from the date on which permission was granted.

OTHER NECESSARY CONSENTS

This document only conveys permission or approval for the proposed development under Part III of the Town and Country Planning Act 1990 and you must also comply with all the bye-laws, regulations and statutory provisions in force in the District and secure such other approvals and permissions as may be necessary under other parts of the Town and Country Planning Act 1990 or other legislation.

In particular you are reminded of the following matters :

- The need in appropriate cases to obtain approval under the Building Regulations. **The Building Regulations may be applicable to this proposal. You are therefore advised to contact the District Council's Building Control Manager before considering work on site.**
- Data supplied by the National Radiological Protection Board (NRPB) and the British Geological Survey (BGS) suggests that the site of this application falls within an area which is potentially at risk from radon. This may require protective measures in order to comply with the Building Regulations if your consent relates to a new dwelling or house extension. Further advice on whether protective measures are required under the Building Regulations can be obtained by contacting the Building Control Manager on 0300 0030 200 , fax 0300 0030 201 or E-mail at building.control@cherwellandsouthnorthants.gov.uk
- The need to obtain an appropriate Order if the proposal involves the stopping up or diversion of

a public footpath.

- The need to obtain a separate "Listed Building Consent" for the demolition, alteration or extension of any listed building of architectural or historic interest.
- The need to make any appropriate arrangements under the Highways Act in respect of any works within the limits of a public highway. The address of the Highway Authority is Oxfordshire County Council, Speedwell House, Speedwell Street, Oxford, OX1 1NE.
- It is the responsibility of the applicant to ascertain whether his/her development affects any public right of way, highway or listed building.

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Local Planning Authority to grant permission or approval subject to conditions, you can appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990.

If you wish to appeal then you must do so within six months of the date of this notice. Forms can be obtained from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel 0303 444 5000**. The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that permission or approval for the proposed development could not have been so granted otherwise than subject to the conditions imposed by the Local Planning Authority, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the First Secretary of State grants permission or approval for the development of land subject to conditions, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.

**Barns
Crockwell House Farm
Manor Road
Great Bourton**

19/00250/OUT

Case Officer: Matthew Chadwick

Recommendation: Approve

Applicant: Ms Louise Bywaters

Proposal: OUTLINE - Residential development of 3no dwellings (Re-submission of approved application 16/00609/OUT)

Expiry Date: 5 April 2019

1. APPLICATION SITE AND LOCALITY

- 1.1. The site is located to the north of the village of Great Bourton, at the outer limit of the village at the end of Manor Road. The site is currently occupied by a number of dilapidated farmyard buildings and barns. The buildings would previously have been used as part of a working farm in relation to Crockwell House to the east; however the farm is no longer a working enterprise.
- 1.2. The site is located in close proximity to a Grade II Listed Building, Crockwell House, and the existing farmyard buildings are considered curtilage listed by association. Public Footpath 138/4/20 runs close to the southwest corner of the site and the site is in an area of Potentially Contaminated Land, most likely owing to the sites former use as a farmyard.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. Outline planning permission is sought for a proposed residential development of 3 dwellings. All matters are reserved for this application; however, an indicative site plan has been submitted. The plans submitted for this application show the retention of the barn at the south of the site and the conversion of this building to a single dwelling and the demolition of the dilapidated farm buildings to the north and the replacement of these buildings with two single storey dwellings. These dwellings would be in a courtyard layout around the existing farmhouse.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
16/00609/OUT	Proposed residential development of 3 no. dwellings	Application Permitted

- 3.2. The current application is identical to the previously approved scheme, which was granted consent on 11th July 2016.

4. PRE-APPLICATION DISCUSSIONS

4.1. No pre-application discussions have taken place with regard to this proposal.

5. RESPONSE TO PUBLICITY

5.1. This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was 21.03.2019, although comments received after this date and before finalising this report have also been taken into account.

5.2. The comments raised by third parties are summarised as follows:

- The development is unnecessary, given the Council's housing land supply position.
- The access is not sufficient for the development.
- The development would cause harm to the setting of Crockwell Farmhouse, a grade II listed building.

5.3. The comments received can be viewed in full on the Council's website, via the online Planning Register.

6. RESPONSE TO CONSULTATION

6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

PARISH COUNCIL AND NEIGHBOURHOOD FORUMS

6.2. THE BOURTONS PARISH COUNCIL: **No objections**, with the principle of resubmission of the earlier application [16/00609/OUT] which is assumed to be because granted permission has expired, or the principle of redevelopment of the farm buildings site. The existing buildings are past their useful site, and as a brownfield site fall within the Cherwell criteria for building within the village perimeter.

However, we do have some reservations about the footprint of the outline proposal. The new buildings are roughly on the same footprint as the buildings 6, 7 & 8, as per the Heritage survey, they are replacing, but the level of activity associated with an independent domestic use will encroach more on the Grade II listed farmhouse that did the ad hoc development of the former farmyard buildings.

While this is very big improvement is being made to the built environment in the curtilage of the listed building we feel the opportunity should be taken to create a more open courtyard effect in front of Crockwell House by pushing the nearest new dwelling a little north, or by putting the north east wing to the back.

STATUTORY CONSULTEES

6.3. OCC HIGHWAYS: **No objections**, subject to conditions relating to further details of the access, turning area, car and cycle parking provision and a construction traffic management plan.

6.4. THAMES WATER: No comments received.

NON-STATUTORY CONSULTTEES

- 6.5. OCC ARCHAEOLOGY: No comments received.
- 6.6. CDC BUILDING CONTROL: Insufficient information submitted.
- 6.7. CDC CONSERVATION: No comments received.
- 6.8. CDC ECOLOGY: No comments received.
- 6.9. CDC ENVIRONMENTAL HEALTH: **No objections**, subject to the full contaminated land conditions.
- 6.10. OCC RIGHTS OF WAY: **No objections** and comments that the public footpaths must not be impacted on and will need to remain clear and accessible at all times.
- 6.11. CDC WASTE AND RECYCLING: No comments received.

7. RELEVANT PLANNING POLICY AND GUIDANCE

- 7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the ‘saved’ policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District’s statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031 Part 1)

- ESD10 – Biodiversity and the Natural Environment
- ESD13 – Local Landscape Protection and Enhancement
- ESD15 - The Character of the Built and Historic Environment
- Villages 1 – Village Categorisation

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28 – Layout, design and external appearance of new development
- C30 – Design control

- 7.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Cherwell Residential Design Guide (2018)

8. APPRAISAL

- 8.1. The key issues for consideration in this case are:

- Principle of development
- Design, impact on the character of the area and heritage assets
- Residential amenity

- Highway safety
- Ecology

Principle of development

- 8.2. Paragraph 11 of the 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.
- 8.3. The NPPF does not change the statutory status of the development plan as the starting point for decision making. Proposed development that conflicts with the Local Plan should be refused unless other material considerations indicate otherwise (Para. 12). Cherwell District Council has an up-to-date Local Plan which was adopted on 20th July 2015 and can demonstrate a 5.2 year supply from 2017-2022 (the previous period) and a 5.4 year supply from 2018-2023 (the current period).
- 8.4. The principle of residential development in Great Bourton is assessed against Policy Villages 1 in the Cherwell Local Plan Part 1. Great Bourton is recognised as a Category B village in the Cherwell Local Plan 2011 – 2031 Part 1. Category B villages are considered to be ‘satellite villages’, that is smaller villages associated with a larger service centre. Within Category B villages, residential development will be restricted to the conversion of non-residential buildings, infilling and minor development comprising small groups of dwellings on sites within the built up area of the settlement.
- 8.5. Although the existing group of farm buildings is on the edge of the village the site is considered to be within the built limits of the village, as there are dwellings on the western side of Manor Road and the northern side of Stanwell Lane, with the site bounded to the south and east by residential land use and also land to the west which relates more to the village than the countryside. The proposed set of dwellings relate well to the pattern of development and whilst the proposed buildings would extend slightly further to the west than the existing farm buildings, this is not considered to intrude significantly further into the countryside than the existing built development in this part of the village. Furthermore, the development is identical to the previously approved scheme, which remains extant, and there has not been a significant change in policy context since this approval.
- 8.6. The proposed development is thus considered to be acceptable minor development within the built-up limits of the village and is therefore considered acceptable in principle, subject to the material considerations that shall be discussed below.

Design, impact on the character of the area and heritage assets

- 8.7. 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.
- 8.8. Saved Policies C28 and C30 of the Cherwell Local Plan 1996 exercise control over all new developments to ensure that the standards of layout, design and external appearance are sympathetic to the character of the context. New housing

development should be compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity.

- 8.9. Policy ESD15 of the Cherwell Local Plan 2011 – 2031 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, and should respect the historic environment including Conservation Areas and listed buildings.
- 8.10. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (as amended) states that: *In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.*
- 8.11. Crockwell House is a Grade II Listed Building and the barns on the site are considered to be curtilage listed. The reserved matters application would need to be submitted alongside a listed building consent application for the demolition and conversion of the curtilage listed buildings.
- 8.12. All matters are reserved for this outline application and so details of layout, scale and appearance are for future consideration. Given that the site is within the setting of the listed building and contains curtilage listed buildings, it would normally be expected for the outline application to include assessment of layout and scale at this stage rather than as reserved matters. However, it is recognised that layout and scale were reserved matters in the extant outline consent. It is therefore necessary to determine at this stage whether acceptable details can be achieved. The indicative site plan shows the conversion and retention of the farm building at the south of the site and the demolition of the farm buildings to the north, with two new single storey dwellings constructed in their place.
- 8.13. The proposed layout of the buildings is in a courtyard arrangement, loosely following the arrangement of the existing buildings. This arrangement would result in a development that would be well-contained within the site and is considered to relate well to the existing farmhouse, Crockwell House. In a wider context, the development would relate well to development on the north side of Manor Road and Stanwell Lane and would not represent a harmful or significant intrusion of built development into the countryside. The proposal for the dwellings to be kept single storey and relatively simple in form would also be appropriate given the farmyard context and their location within the setting of the listed building, and would also provide a transition in built form at the edge of the village.
- 8.14. There are some elements of the indicative scheme that could be improved upon. In particular it is considered that the two new dwellings proposed to the north of the site would need to be linked, and forward projections would need to be avoided, to better reflect a traditional courtyard arrangement. Landscaping and parking will also need to be carefully planned so as to maintain, as far as possible, the essence of an open farmyard setting. However, these matters can be satisfactorily addressed at reserved matters stage.
- 8.15. A number of the existing buildings on the site are proposed to be demolished under this application, with some of these buildings considered to be curtilage listed. The farm buildings that are proposed to be demolished are in a poor state of repair and are of limited architectural value, with a number of modern interventions and alterations. The applicant has produced an assessment of the heritage value of the buildings, and from reading this and my observations on site it appears to me that

the significance of the buildings is primarily derived from their plan form and historic relationship to Crockwell House rather than any particular merit in the fabric and appearance of the buildings themselves. The retention of historic walls would be desirable. However, on the basis of the evidence before me I consider it highly unlikely the buildings would be structurally capable of conversion given their dilapidated state.

- 8.16. The demolition of these curtilage listed buildings would result in substantial loss or harm and as such the tests of Paragraph 195 of the NPPF must be applied and this was considered under the previous application (then Paragraph 133). It was considered that the nature and condition of these curtilage listed buildings prevents all reasonable uses of the buildings in their current form and that the buildings are no longer useful for modern agricultural working practices and were beyond economic repair. This being the case, it was considered that the second test of Paragraph 195 is also met. The limited architectural and historic value of the buildings in their own right meant that it was considered highly unlikely that grant-funding could be secured to restore these buildings, particularly given the amount of rebuilding and alteration that would be required. Finally, it was considered the application presented an opportunity to bring the site back into a use that, if the development was carried out sensitively, would enhance the setting of the principal listed building. It was therefore concluded that the proposal passed the tests of Paragraph 195 and the harm that would result was justified in this case. The scheme is still extant and I have no reason to go against this judgement.
- 8.17. The layout of the single storey buildings in a courtyard arrangement around the listed building, as shown on the illustrative layout, is considered to preserve the setting of Crockwell House and if carried out sensitively would enhance its setting. This would retain the primacy and significance of the listed building, providing that the proposed dwellings were appropriately designed in this layout.
- 8.18. Therefore, in conclusion on this matter, whilst the proposal would result in the loss of some curtilage listed buildings, taking into account the poor structural condition of these buildings and what I have judged to be their limited heritage value in their own right, it is considered that the harm that would result is outweighed by the benefits in this case and that an acceptable scheme could be achieved at reserved matters stage that would at very least preserve, if not enhance, the setting and significance of the principal listed building, Crockwell House and that would not cause harm to character and appearance of the wider area.

Residential amenity

- 8.19. Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1 states that new development proposals should consider amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation and indoor and outdoor space.
- 8.20. No elevations have been provided as part of this outline application and thus it is not possible to comment on whether the layout on the indicative site plan would result in overlooking or a loss of privacy. The closest dwelling to the site would be Crockwell House to the east, the farmhouse to which the former farm buildings would have related.
- 8.21. However, owing to the siting and scale of the proposed buildings it is considered unlikely that there would be an impact in this regard. Furthermore, there are no dwellings to the north and the dwellings would be sited a sufficient distance away from those to south and east of the site. As such it is considered that acceptable

details could be agreed at reserved matters stage that would achieve a good level of amenity for existing and proposed residents.

Highway safety

- 8.22. Concerns have been raised during the consultation process regarding the issues of highway safety and access. Manor Road is a narrow road which tapers to being wide enough only for one car in places. The Highways Officer has offered no objections to the scheme, subject to a number of conditions. These conditions relate to the submission of further details of the access, turning area, car and cycle parking provision and a construction traffic management plan. As this application is outline with all matters reserved, the access condition is the only one that is appropriate to be imposed at this stage, in order to ensure that safe access can be provided to the site. All other matters can be addressed at reserved matters stage.

9. PLANNING BALANCE AND CONCLUSION

- 9.1. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 requires that the three dimensions to sustainable development (economic, social and environmental) are not undertaken in isolation, but are sought jointly and simultaneously.
- 9.2. The application is a resubmission of the previously approved scheme, which remains extant at this time. The proposal is therefore acceptable in principle as minor development within the built limits of a Category B village. The proposal is considered to be of a design, scale and style that is sympathetic to the context of the development and, whilst there would be harm to heritage assets as a result of the demolition of curtilage listed buildings, this harm is considered acceptable and justified in this case having regard to the tests of Paragraph 195 of the NPPF, with details of the scheme being secured at reserved matters stage. It is considered that a reserved matters scheme could achieve a development that would not cause harm to the amenities of neighbours or the safety of the local highway network.

10. RECOMMENDATION

That permission is granted, subject to the following conditions:

1. No development shall be commenced until full details of the access, layout, scale, appearance and landscaping (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority.

Reason: This permission is in outline only and to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 5(1) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended).

2. In the case of the reserved matters, application for approval shall be made not later than the expiration of three years beginning with the date of this permission.

Reason: This permission is in outline only and to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 5(1) of the Town and Country Planning (Development Management Procedure) Order 2015 (as amended).

3. The development to which this permission relates shall be begun not later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last reserved matters to be approved.

Reason: This permission is in outline only and to comply with the provisions of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004, and Article 5(1) of the Town and Country Planning (General Development Procedure) Order 2015 (as amended).

4. Except where otherwise stipulated by conditions attached to this permission and unless otherwise agreed with the Local Planning Authority, the development shall be carried out strictly in accordance with the following documents and drawings:

3561/B Map and 3561/20E.

Reason: For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority, and in accordance with Government guidance contained within the National Planning Policy Framework.

5. Prior to the commencement of the development hereby approved, full details of improvements to the means of access between the land and the highway, including, position, layout, construction, drainage and vision splays, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the means of access shall be improved and retained in accordance with the approved details.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

6. Prior to the commencement of the development hereby approved, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority. The submitted CTMP shall as a minimum detail:

- (a) measures to protect the existing public right of way during construction work
- (b) arrangements for the access and parking of construction vehicles
- (c) arrangements for the delivery and storage of materials to the site
- (d) arrangements for the removal of waste materials from the site

Thereafter the development shall be carried out strictly in accordance with the approved CTMP.

Reason - In the interests of highway safety, and to minimise the impact of the construction phase of development on the users of the public highway, to comply with Government guidance contained within the National Planning Policy Framework.

7. The dwellings hereby approved shall be no more than single storey in scale.

Reason - To ensure the satisfactory appearance of the completed development, to safeguard the privacy of the occupants of the existing and proposed dwellings and to preserve the setting of listed buildings, to comply with Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, Saved Policies C28 and C30 of the

Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

PLANNING NOTE

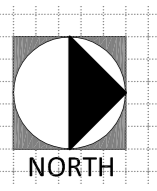
1. Bats are a highly mobile species which move between a number of roosts throughout the year. Therefore all works must proceed with caution and should any bats be found during the course of works all activity in that area must cease until a bat consultant has been contacted for advice on how to proceed. Under the Wildlife & Countryside Act 1981 (as amended) and the Habitat and Species Regulations 2010 it is illegal to intentionally or recklessly disturb, harm or kill bats or destroy their resting places.
2. The illustrative layout shown on Drawing No: 3561/20E is not considered acceptable for reserved matters submission. In particular it is considered that the layout does not successfully preserve the historic farmyard setting to Crockwell House, and the form of the new dwellings (detached and with front projections) does not successfully replicate the simple form of traditional agricultural buildings. It is recommended that pre-application advice is sought in respect of a revised scheme prior to making a reserved matters submission.

Case Officer: Matthew Chadwick

DATE: 03/04/19

Checked By: Nathanael Stock

DATE: 04.04.2019



THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY CONSENTS AND PERMISSIONS FROM THE LOCAL AUTHORITY AND OTHER RELEVANT AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LOCATION OF ALL UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LOCATION OF ALL UTILITIES AND SERVICES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE LOCATION OF ALL UTILITIES AND SERVICES.



REVISION	DATE
D	Amenity amended to accommodate public ROW
C	Site plan amended following feedback from client
B	Alterations to driveway & 100sqm dwelling as per TEH comments
A	Alterations to driveway

PROJECT: Cockwell Farm
 CLIENT: Ms Louise Bywaters
 DRAWING NO: 3561/20D
 DATE: June 2016
 SCALE: 1/200 @ A1
 DRAWN: LVA
 CHECKED: TEH



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