



**Planning Statement**

**For**

**Change of Use of existing building to storage building**

**AT**

**Grange Farm**

**Park Lane**

**Swalcliffe**

**OX15 5EU**

**FOR**

**Mr R Taylor**

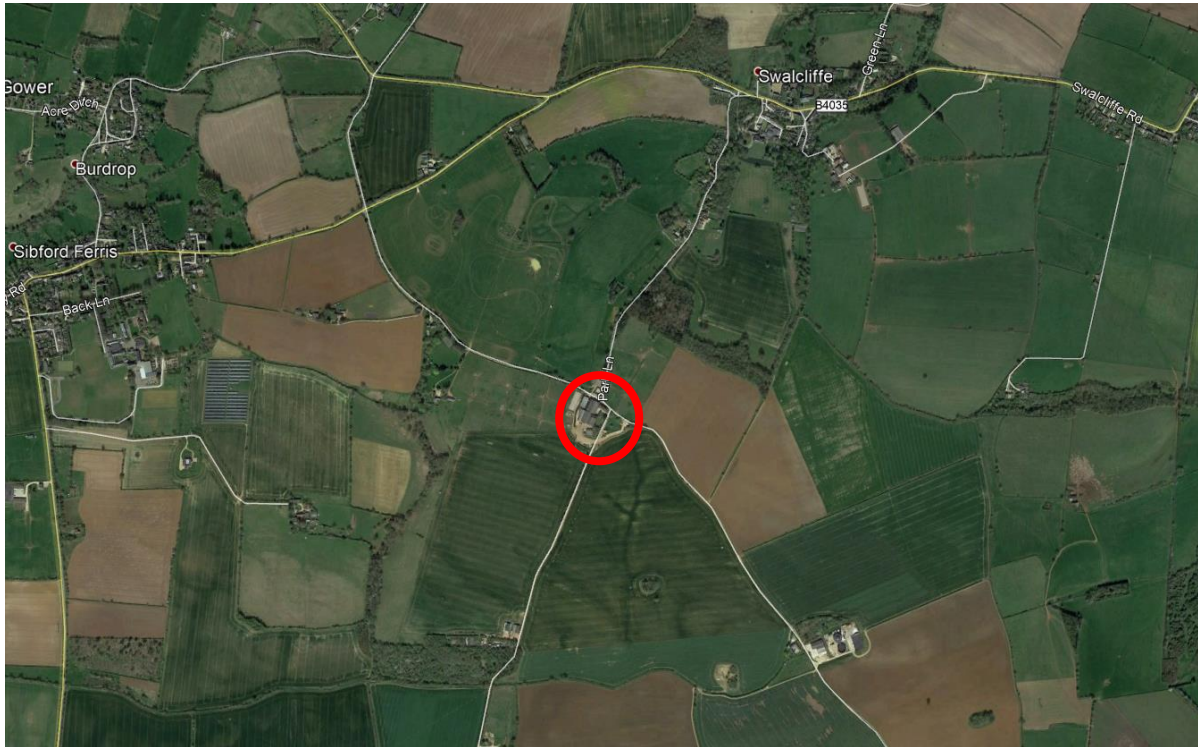
**OUR REFERENCE**

**2215**

This Planning Statement accompanies the full planning application for the change of use of an existing veterinary building to storage building with small office at Grange Farm, Swalcliffe.

## Site Assessment

The application site is located at Grange Farm, Swalcliffe.



The site is a working farm and equestrian centre half a mile south of Swalcliffe village and 1.1 miles south east of Sibford Ferris and Sibford Gower with Banbury being 5 miles to the North East.

The site is on a road crossing of Park Lane and Grange Lane.

There are an array of buildings including modern steel framed agricultural buildings and stables, a traditional barn that is used for a farriers and the Farm house itself.

A modern steel framed building was erected recently for a planning consent that was granted for a veterinarian building. The building envelop has been erected but the internal layout has not.

## Planning History

The Planning History for Grange Farm site is as follows:

<a href="#">20/02956/F</a>	Swalcliffe Park Equestrian Park Lane Swalcliffe Banbury OX15 5EU	Formation of three new jumps	20/10/2020	Application Permitted
<a href="#">19/02261/DISC</a>	Swalcliffe Park Equestrain Ltd Swalcliffe Park Equestrian Park Lane Swalcliffe OX15 5EU	Discharge of Conditions 3 (Construction Traffic Management Plan) 4 (landscaping scheme) & 6 (biodiversity method statement) of 19/00171/F	15/10/2019	Application Permitted
<a href="#">19/00835/F</a>	Swalcliffe Park Equestrian Park Lane Swalcliffe Banbury OX15 5EU	Removal/Variation of Condition 8 (Opening Hours) of 19/00171/F - We would request that the wording of Condition 8 is amended to include a 24-hour exemption to the opening hours for ongoing welfare and emergency care cases	08/05/2019	Application Permitted
<a href="#">19/00171/F</a>	Swalcliffe Park Equestrian Park Lane Swalcliffe Banbury OX15 5EU	Erection of a veterinary building	30/01/2019	Application Permitted

## Flood Risk

The application site is located in Flood Zone 1 (low probability) on the EA designated area of flood risk map. Therefore, it is not vulnerable to flooding.



## Flood map for planning

Your reference <b>taylor</b>	Location (easting/northing) <b>437249/236963</b>	Created <b>22 Apr 2021 9:44</b>
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**Your selected location is in flood zone 1, an area with a low probability of flooding.**

### This means:

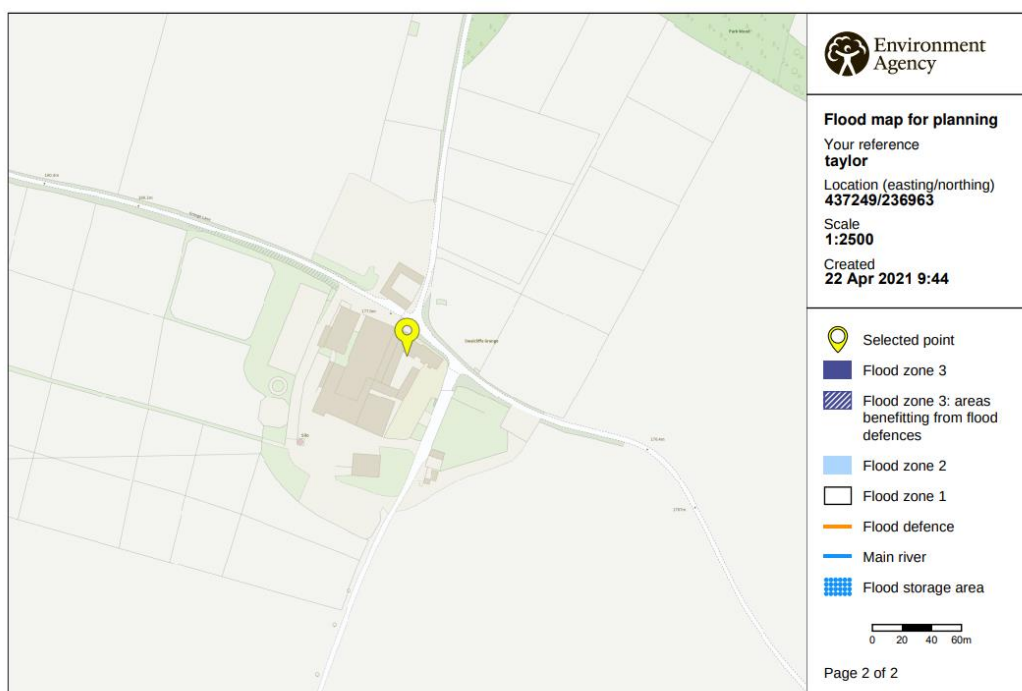
- you don't need to do a flood risk assessment if your development is smaller than 1 hectare and not affected by other sources of flooding
- you may need to do a flood risk assessment if your development is larger than 1 hectare or affected by other sources of flooding or in an area with critical drainage problems

### Notes

The flood map for planning shows river and sea flooding data only. It doesn't include other sources of flooding. It is for use in development planning and flood risk assessments.

This information relates to the selected location and is not specific to any property within it. The map is updated regularly and is correct at the time of printing.

The Open Government Licence sets out the terms and conditions for using government data.  
<https://www.nationalarchives.gov.uk/doc/open-government-licence/version/3/>



## **Proposal**

Planning consent was granted for the erection of a vets building under planning reference 19/00171/F. The building was erected at the cost of the applicant ready for a hand over to the end user (The Vets) for them to build out the internals to their requirements with specialist equipment. However, at the point of hand over the end user (The Vets) pulled out leaving the applicant and owner with a building and now end user.

As the building is erected and conditions discharged there is no other vets in the area that are willing to take this building on. The owner has received offers for the rental of the building and as such now seeks a change of use of the building to a storage building with small office and toilets. As this is a need and will bring in an income that will start to cover the cost of the building following the loss of the vets, it will make an economic decision for repayment of money borrowed for a failed venture.

## **Layout and Design**

As the building is existing there will be no changes to the external appearance. The roller shutter doors will be retained with the front roller shutter door having windows and a door behind for light to the small office area. This can then be covered by the roller shutter door for security. A side window is to be inserted; however, this has planning consent from the previous consent.

Internally the building will be open for storage and only having a small office and toilets.

The location of the building is fixed as it is existing. Landscape and Visual Consultants had been employed in the previous application and a Landscape Impact Assessment had been undertaken and considered acceptable. The undulating nature of the topography and location ensure that both the landscape and visual effects are localised.

## **Transport**

The approved vets building had a traffic movement of approximately 3 small cars a day and 5 horse transporters rising to 7-8 horse transporters. Staffing of the facility was targeted at 15 members. The change of use will dramatically reduce the traffic flow to 2-3 lorries a week and 1 – 2 small cars a day.

Parking has been allowed for 14 cars as required due to the floor area of the building and 3 lorry parking and loading areas have been indicated to ensure there is ample space on site to park and leave the site in a forward gear.

Bicycle parking can be stored within the building.

## **Access**

As per the Highways Liaison Officers comments in the Pre-application Report for the vets building the change to the overall traffic network will be minimal. As this is now a proposal for a lesser traffic movement requirement this should also be acceptable due to the reduction in movements per day.

## **Ecological Assessment**

Following the approval for the vets building bat boxes where required and have been installed and can be seen on the building. No further boxes are required

## **Planning Policy**

The Proposed Development is considered to comply with local plan policies PSD1, ESD10 and ESD13 and is not considered to:

Cause undue visual intrusion in to the open countryside;

Cause undue harm to important natural landscape features and topography;

Be inconsistent with local character;

Impact on areas judged to have a high level tranquillity;

Harm the setting of settlements, buildings, structures or other landmark feature; or

Harm the historic value of the landscape.

## **Conclusions**

In conclusion the application should be granted because of the reasons outlined above. The scheme is policy compliant; the location is fixed; the building will not be visible except from in the immediate vicinity due to the undulating topography.

The materials are existing and are in keeping with rural buildings in the locality.

We respectfully ask that Planning permission is granted for our proposals