

Planning Statement



5442 – Mr John Miller

**Wendlebury Park Farm, Wendlebury
Proposed additional B1/B8 Units within existing
enclosed storage yard area.**

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

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

Company Registration: 8569981



Planning Statement



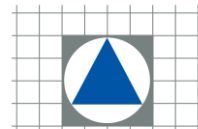
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1.0 Introduction

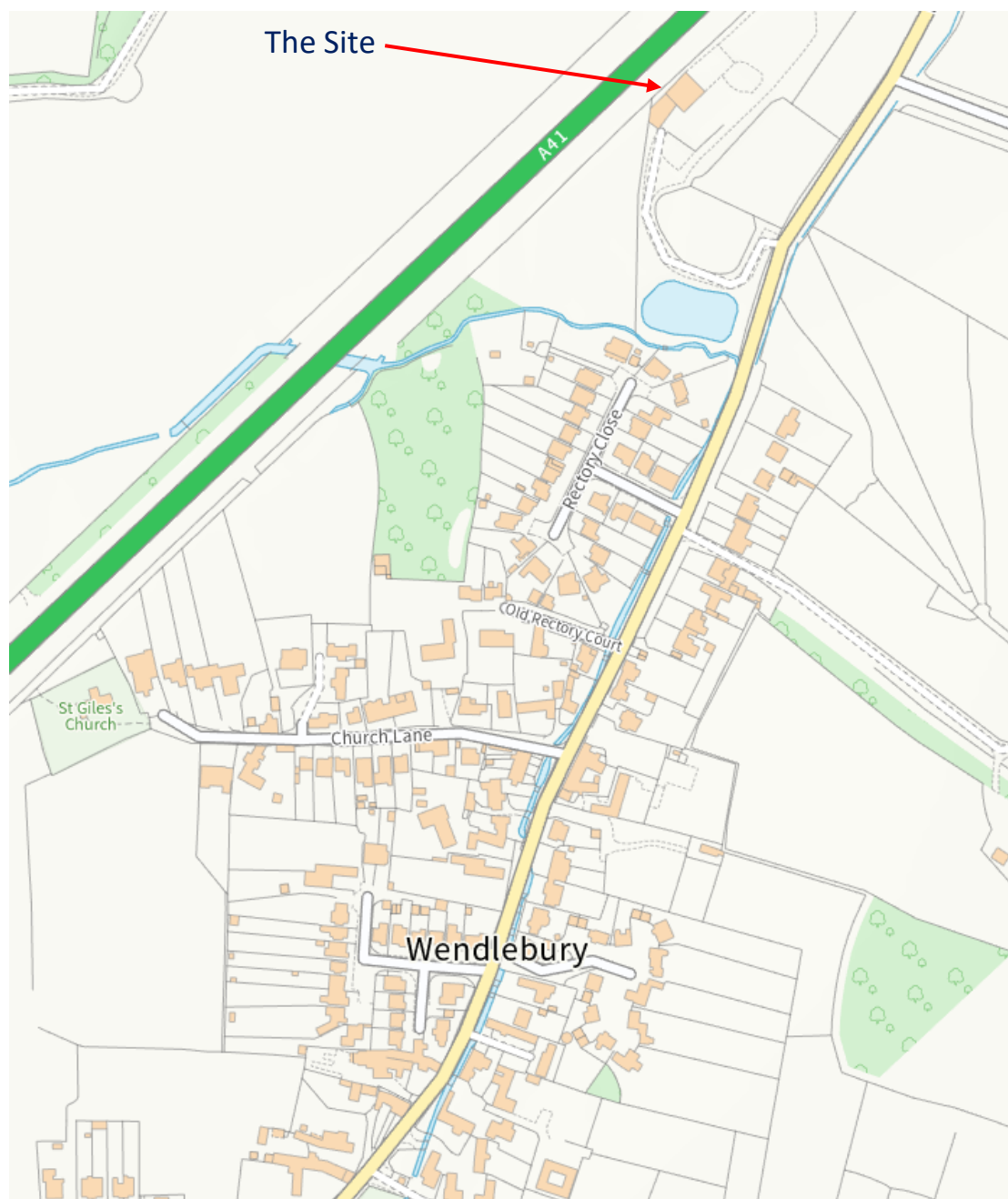
Address: Wendlebury Park Farm
Wendlebury
Nr. Bicester
Oxfordshire
OX25 2PE

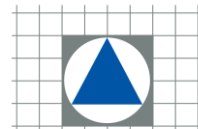
Council: Cherwell District Council

Parish: Chesterton

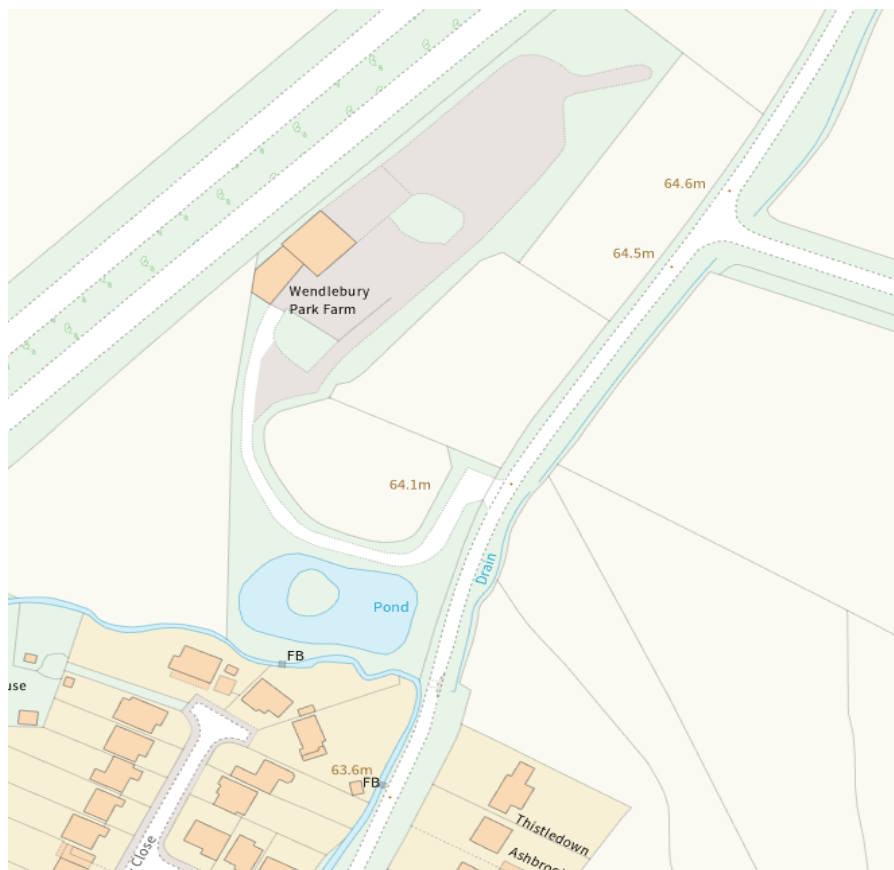
Ward: Fringford and Heyfords

2.0 Location maps



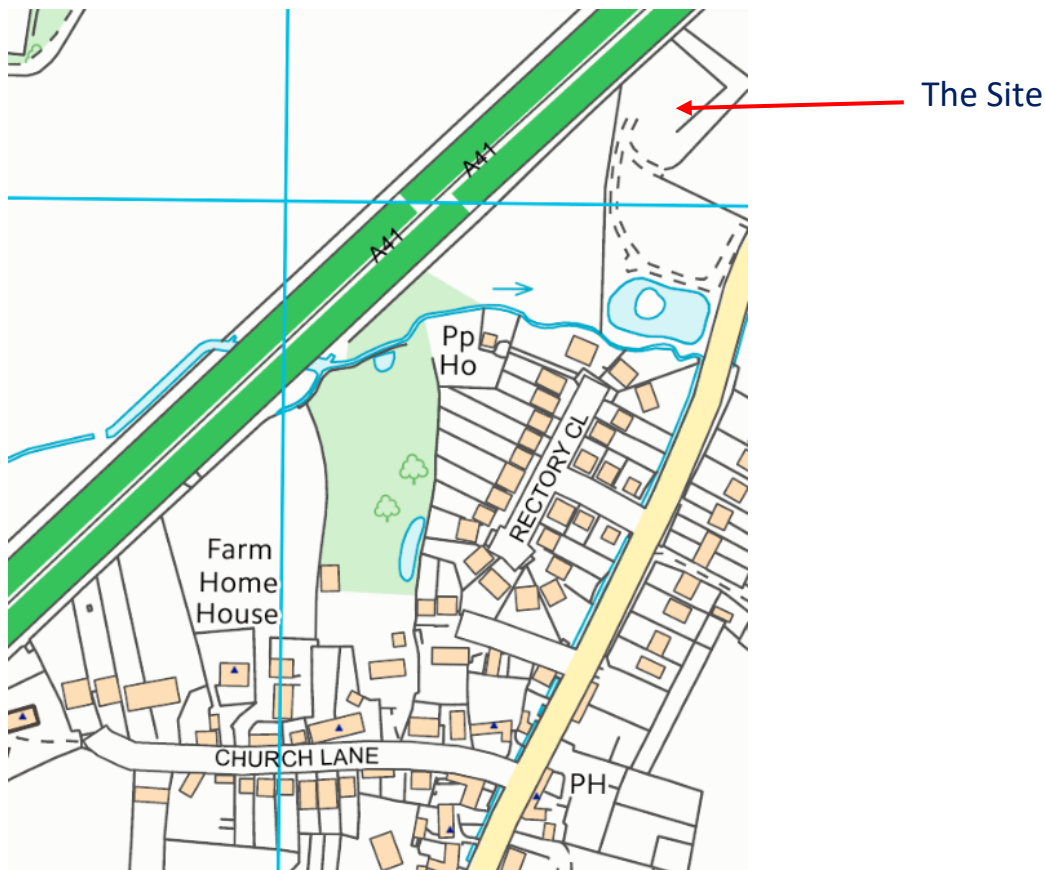


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3.0 History

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



Planning History:

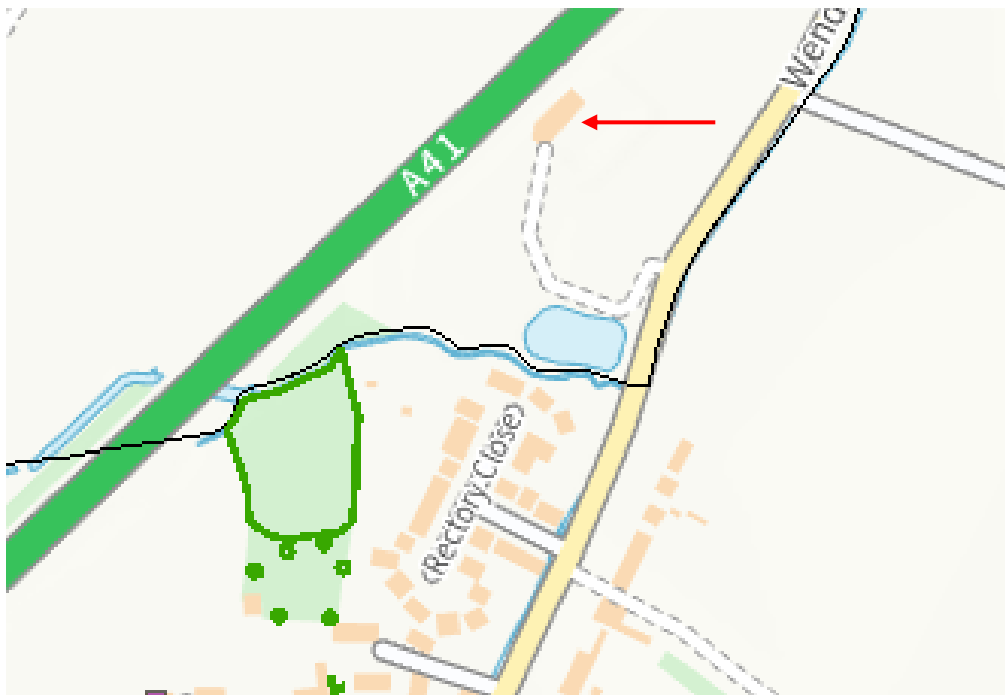
A basic online search was carried out and the following planning history was found: -

Reference No.	Location	Proposal/ Description	Validated	Status
<u>16/02487/F</u>	OS Parcel 2000 Adjoining The A41 And South West Of Bowlers Copse Main Street Wendlebury	Extension to existing building and yard area for B1 and B8 use	22/12/2016	Application Permitted

4.0 Site Constraints

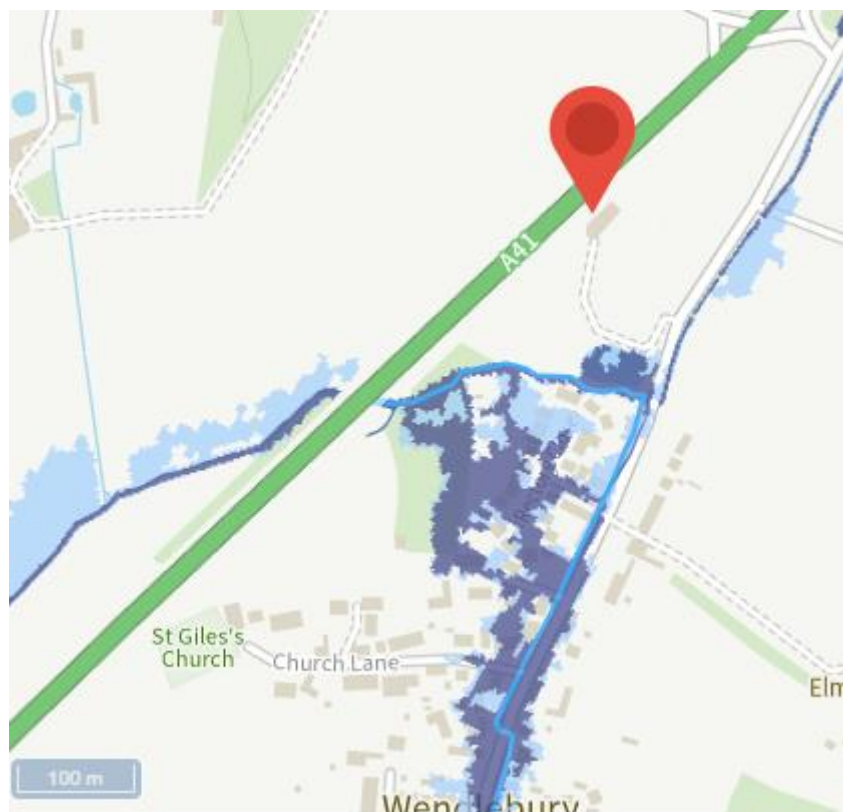
Conservation Area: The site is not within a Conservation Area.

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

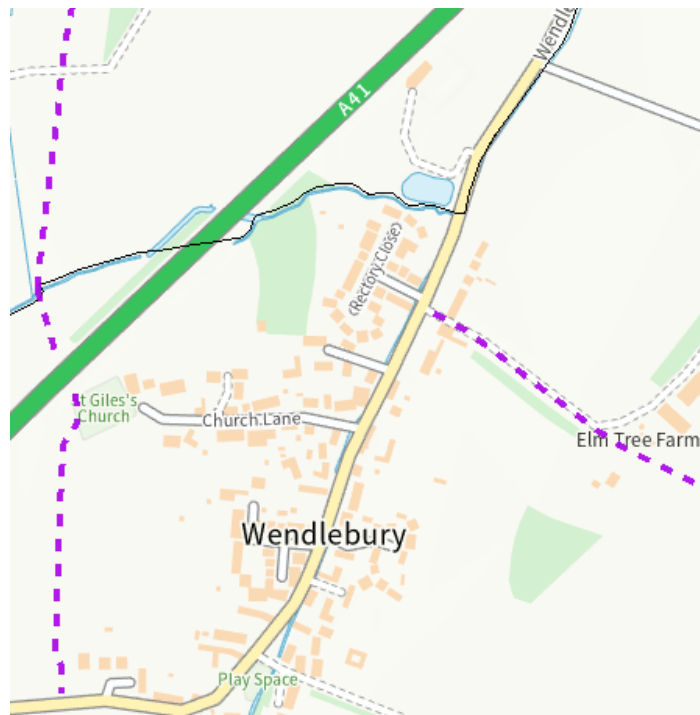


Flood Risk:

Site appears to be in an area of low risk for flooding.



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



5.0 Design and Access Statement

- 5.1 The existing site already enjoys a B1/B8 use granted under Planning Permission 16/02487/F dated 15th February 2017 and subsequently implemented following the Discharge of Conditions under 17/00497/DISC dated 7th December 2017.
- 5.2 This proposal seeks to erect a further 546sq.m of buildings on site similar to existing buildings within the yard that already has the benefit of B1 and B8 use and will increase the usability and flexibility of the site for the Applicant/Tenants.
- 5.3 The remaining yard area is adequate for both the Applicant/Tenants for general storage and car/van parking as illustrated, and within the remaining yard area for larger commercial vehicles.
- 5.4 The new building will be constructed and clad to match the existing buildings on site, within the yard area presently finished with a permeable stone surface.
- 5.5 The earth bund will be maintained but reduced in width as illustrated to accommodate additional vehicular parking, whilst maintaining the present screening effect from Wendlebury Road, all other boundary screening treatments will also remain in place.
- 5.6 There is no additional requirement for the current access arrangements to be changed, the addition of the proposed building is unlikely to significantly add to traffic movements onto the site.

6.0 Site Photographs





7.0 Conclusions

- 7.1 The proposed new building within the existing enclosed storage yard area with the benefit of B1/B8 use will bring further flexibility to the site, and some new employment opportunities, additionally there will be no visual detrimental effect due to the ongoing maintenance of the existing bunds and established boundary treatments.