



PLANNING STATEMENT

**NEW BARN FARM, COLONY ROAD,
SIBFORD GOWER, BANBURY, OX15 5RY**

**Demolition of existing dwelling and
erection of a replacement detached
dwelling including the partial removal of
existing outbuildings, replacement
outbuildings, proposed swimming pool
and associated landscaping**

April 2023

1.0 INTRODUCTION

1.1 This Planning Statement has been prepared by JPPC to support the application for the erection of a replacement detached dwelling, partial removal of existing outbuildings, provision of replacement outbuildings, proposed swimming pool and associated landscaping. The statement considers the planning context of the proposal including the prevailing planning policy and planning history and demonstrates it complies with the Development Plan and can be supported.

1.2 The application consists of this supporting statement and the following documents and plans:

Statements

Planning Statement prepared by JPPC

Design and Access Statement prepared by Fleming Architects and Partners

Landscape and Visual Appraisal prepared by Askew Nelson Ltd

Preliminary Ecological Appraisal and Bat Emergence Survey prepared by 4 Acre Ecology Limited

Arboriculture Impact and Method Statement 01 prepared by Apical Arbor

Proposed Plans

001 – Location plan

002 – Proposed block plan

003 – Proposed site plan

004 – Proposed ground floor plan

005 – Proposed first floor plan

006 – Proposed context elevations

007 – Proposed east elevation

008 – Proposed north elevation

009 - Proposed west elevation 1

010 – Proposed west elevation 2

011- Proposed south elevation

012 – The Barn and byre proposed floor plans

013 - The Barn and byre proposed elevations I

014 - The Barn and byre proposed elevations II

015 – Proposed home studio

A set of existing plans

2.0 SITE AND SURROUNDING AREA

2.1 The site is located on Colony Road to the south west of Sibford Gower on the northern side of the Sib valley. It is set away from the main settlement and is located in an area of open countryside with sporadic dwellings. The site is currently accessed from Colony Road via a shared access with the newly constructed dwelling immediately to the south west of the site known as Sibford Park.

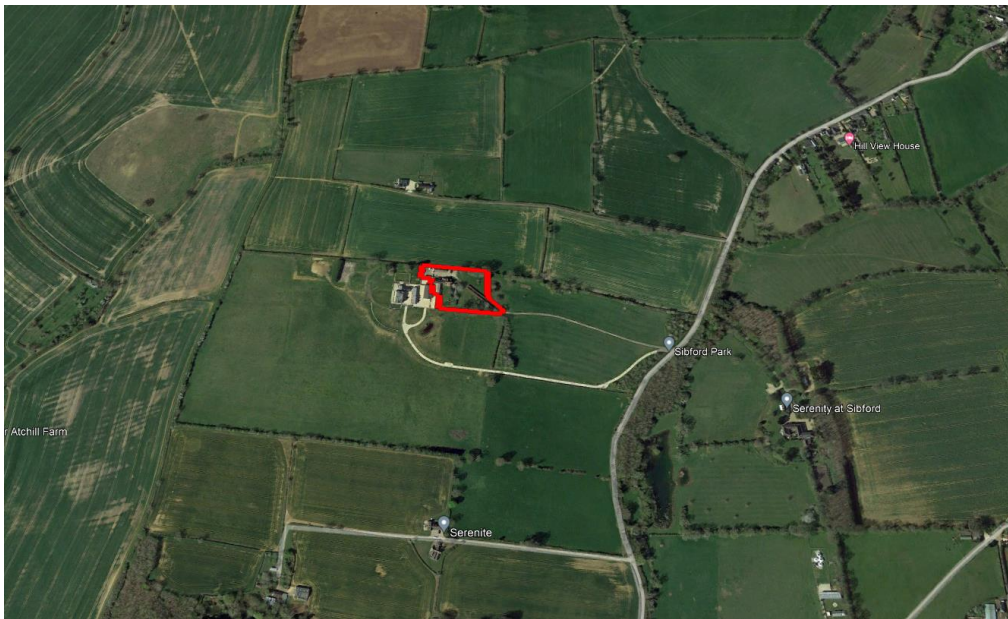


Figure 1 - Aerial photograph showing the location of the site in context

2.2 The application site consists of an existing dwelling constructed of predominately brick and render. The main dwelling has been extended a number of times over the years and is of no particular architectural or historic merit. There is also an adjoining stone barn and byre outbuilding to the west of the site which has a traditional appearance being constructed largely of local stone under a slate roof. There are also a number of ancillary outbuildings to the north and north west of the site of varying quality.

2.3 The site is not located in a designated landscape albeit the Cotswold Area of Outstanding Natural Beauty is located approximately 0.3km to the west of the site. The site is not in a Conservation Area and the buildings on the site are not listed and there are no listed buildings in the vicinity.

2.4 A public bridleway runs approximately 130 metres to the north of the site. A further right of way adjoins this bridleway and extends in a north easterly direction towards Sibford Gower.

2.5 There are 4 oak trees on the southern boundary which are shown on the Councils mapping system as being subject to a Tree Preservation Order (CDC ref: 20/2021). However the Councils arborist has confirmed that the tree preservation order was not confirmed and has therefore now lapsed.

2.6 The site lies within Flood Zone 1, which is the lowest risk of flooding. The site is also not identified as an area at risk of flooding from surface water on the Environment Agency maps.

3.0 RELEVANT PLANNING HISTORY

3.1 The relevant planning history of the site is as follows (taken from the Council's online records / and a search of the older records held at the Council's offices)

61/00781/F – Extension to form bedroom – Permitted

B.100/63 – Open store for storing foods – Permitted

68/00508/F – Additions and alterations to farmhouse – Permitted

97/00489/F – Conversion of former farm building to one holiday flat (relates to barn to south west of main house) – Permitted. Condition 2 restricts the occupancy to a holiday let, staff or family members.

98/01712/F – First floor gabled extension over single storey flat roof, new chimney and construction of glazed bay extension at ground floor – Permitted.

08/00060/F – Remove existing extension and erection of two storey rear extension – Permitted

3.2 A search of nearby sites identifies the following other applications of interest in the locality.

3.3 The site to the south, now known as Sibford Park (formerly Muddle Barn Farm), has an extensive planning history for a new replacement dwelling. The most relevant applications are as follows:

14/01100/CLUE – Certificate of lawful use existing – use of dwelling in breach of condition 5 (agricultural occupancy) CHN600/85 – Permitted

16/01563/F – Demolition of an existing dwelling and a range of large scale equestrian buildings and the erection of replacement dwelling with associated works – Refused and Appeal Allowed

17/00191/CLUP – Certificate of lawfulness of proposed development for extensions and alterations to existing dwellinghouse and new buildings – Permitted

18/00793/F – Variation of condition 2 (plans of 16/01563/F) – minor material amendments involving alterations to the design of the replacement dwelling as well as the construction of the replacement outbuildings – Permitted.

19/01387/F - Variation of condition 2 (plans of 16/01563/F) – alterations to the design of the replacement dwelling, the erection of replacement outbuildings, provision of new 2m high wall and demolition of two bays of stable building – Approved

22/03135/F – Retrospective – Formation of an external swimming pool, erection of two associated plant outbuildings and associated landscape improvements – Pending consideration

4.0 PROPOSED DEVELOPMENT

- 4.1 The application seeks planning permission for a replacement dwelling at the site. It is proposed to demolish the existing main dwelling and replace it with a two-storey dwelling slightly to the east and south of the location of the existing dwelling. This would remain within the curtilage of the existing dwelling.
- 4.2 The existing dwelling is of limited architectural merit and has been significantly altered over time as outlined in the submitted Design and Access Statement and within the planning history above. The current application gives the opportunity to re-site the dwelling slightly away from the traditional barns to the west to allow them to be appreciated in their free-standing original format.
- 4.3 The proposed dwelling has been designed as a traditional farmhouse dwelling, with sash windows, constructed of brick under a slate roof. The main range of the building would be to the east with supplementary extensions to the rear in a subservient scale. The use of brick would be similar to the existing dwelling and would separate the proposed dwelling from the substantial new stone dwelling and outbuildings at Sibford Park and retain the sense of hierarchy which exists to the cluster of buildings.
- 4.4 The Design and Access Statement outlines the design philosophy to the dwelling, and it is considered to result in a handsome and modest farmhouse appearance in keeping with its open countryside setting. The scale and size of the building is modest in the context of Sibford Park immediately adjacent to the site and is not dissimilar to the existing buildings on the site.
- 4.5 The existing stone barns are of more historic merit, appearing in part to date back to 1780, and would be retained as part of the proposal. They would be used as ancillary accommodation to the main dwelling as is the relationship with the existing house. Their appearance would be improved with the removal of the chimney and other external works as shown on the submitted plans including the removal of the creosoted screens either side of the threshing bay.
- 4.6 It is also proposed to demolish some of the poor quality outbuildings to the north and north west of the site. A new modest home studio would then be accommodated in this area along with a log and machinery store in a style

sympathetic to the existing vernacular barns. It is proposed to retain the existing garage block.

- 4.7 The proposal would result in the loss of the existing swimming pool and a new swimming pool is proposed to be located to the south of the main dwelling. The gardens would be landscaped and the driveway slightly realigned to reduce its prominence and relate more strongly to the boundaries.

5.0 PLANNING POLICY AND OTHER MATERIAL CONSIDERATIONS

5.1 Planning law (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 applications for planning permission be determined in accordance with the development plan, including any local and neighbourhood plans that have been brought into force and any spatial development strategies produced by combined authorities or elected Mayors, unless there are material considerations that indicate otherwise.

5.2 The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions.

5.3 Planning policies and decisions must also reflect relevant international obligations and statutory requirements. Other statements of government policy may be material when preparing plans or deciding applications, such as relevant Written Ministerial Statements and endorsed recommendations of the National Infrastructure Commission.

National Planning Policy Framework

5.2 The National Planning Policy Framework (“the NPPF”) was revised in July 2021. It has, at its heart, a presumption in favour of sustainable development. Paragraph 11 confirms that for decision-taking this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (the relevant policies are listed in a footnote in the NPPF); or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

5.3 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with

applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible. Paragraph 47 confirms that decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

5.4 Section 12 of the NPPF deals with design and confirms that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 130 states decisions should ensure development add to the overall quality of an area, be sympathetic to local character and be visually attractive as a result of good architecture. Paragraph 134 states that significant weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.

5.5 Paragraph 79 of the NPPF states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities.

5.6 Paragraph 80 of the NPPF states that within the countryside, development that would re-use redundant or disused buildings and enhance its immediate setting can be acceptable.

5.7 The NPPF does not provide a blanket protection against development in the open countryside however paragraph 174 states that planning decisions should recognise the intrinsic character and beauty of the countryside.

5.8 Chapter 15 states that planning decisions should protect and enhance biodiversity and seek to pursue opportunities for securing measurable net gains in biodiversity.

5.9 Paragraph 203 of the Framework states the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining planning applications.

Cherwell Local Plan 2011-2031

5.10 The 2011-2031 Local Plan was adopted in July 2015. Applicable policies are considered to be as follows:

PSD1 – Presumption in favour of sustainable development
BSC1 – District wide housing distribution
BSC2 – The Effective and Efficient Use of Land -Brownfield land and Housing Density
ESD1 – Mitigating and Adapting to Climate Change
ESD3 – Sustainable construction
ESD10 – Protection and Enhancement of Biodiversity and the Natural Environment
Policy ESD12 – Cotswold AONB
ESD13 – Local Landscape Protection and Enhancement
ESD15 – The Character of the Built and Historic Environment
Villages 1 – Village Categorisation

Cherwell Local Plan 1996

5.11 The 1996 Local Plan was adopted in 1996. A number of the policies in the local plan are considered to be 'saved'. Applicable policies are considered to be as follows:

H17 – Replacement dwellings
C28 – Design of new residential development
C30 – Design control

6 PLANNING ASSESSMENT

Principle of Development

- 6.1 Saved policy H17 of the Cherwell Local Plan 1996 provides in favour of replacement dwellings on a 1 for 1 basis where the existing dwelling is statutorily unfit or substandard. The existing dwelling is not statutorily unfit however the dwelling has been extended over the years in a piecemeal fashion which has disrupted the flow of the building. The dwelling is not energy efficient and certainly is substandard when compared to the requirements of the modern building regulations. As noted elsewhere the dwelling is of no historic or architectural merit and the proposed development provides an opportunity to provide a high quality and energy efficient new build dwelling on the site which would be sympathetic and enhance the area and this grouping of buildings.
- 6.2 It is important to note that Saved policy H17 is now over 25 years old and in that time national policy has changed significantly. There is no longer a blanket protection over development in the countryside in national policy (which existed when Policy H17 was adopted) and the Framework now has a more nuanced consideration of these issues, advising that planning decisions need to recognise the intrinsic character and beauty of the open countryside.
- 6.3 Paragraph 219 of the Framework advises the weight to be given to policies that were adopted prior to the Framework should reflect their degree of consistency with the NPPF. In this respect it is considered that Saved Policy H17 is not wholly consistent with the Framework as there is no requirement within the Framework to only allow for replacement dwellings where existing dwellings are unfit for habitation. It is therefore not considered reasonable to resist the proposal on the grounds of a lack of information in terms of the building being unfit and substandard. This was also the conclusion of the Officer and Inspector in the Muddle Farm Barn appeal on the adjacent site (a similar case for a replacement dwelling, appeal ref. APP/C3105/W/17/3173098 – 16/01563/F).
- 6.4 Saved Policy H17 goes onto state that for dwellings outside of existing settlements proposed replacement dwelling should be similar in scale to the dwelling it replaces and within the same curtilage. The supporting text of the policy notes that the primary objective of this policy is to protect the character of the countryside. Whilst

this is partly in accordance with the Framework’s guidance to recognise the intrinsic character and beauty of the open countryside and for new development to respect local character, the requirements of Saved policy H17 to be similar in scale are more stringent than the tests laid down in the Framework. Therefore it is considered this policy can only be given limited weight in decision making and the key test is whether the new dwelling would respect the character of the landscape and locality. This again appears to be the approach that was taken for a significantly larger replacement dwelling immediately to the south west of the site at Muddle Farm Ban (now known as Sibford Park).

- 6.5 Notwithstanding this the proposed dwelling is located within the curtilage of the existing dwelling and the scale of the dwelling would not be dissimilar to the existing buildings on site as discussed later in this report. In conclusion, it is considered that the proposed replacement dwelling would accord with the ‘in principle’ requirements of saved policy H17 and the wider guidance set down within the NPPF, being sustainable development that would meet the social, economic and environmental roles required by the NPPF.

Siting and scale

- 6.6 Saved Policy H17 requires that a replacement dwelling in locations outside the built-up area of the settlements is of a similar scale to the existing dwelling on the site and is within the same curtilage. The Planning Practice Guidance which accompanies the NPPF advises that scale relates both to the overall size and mass of individual buildings and spaces in relation to their surroundings, and to the scale of their parts. It is noted that at the appeal on the adjacent site, the Planning Inspector also gave considerable weight to the fact that the proposed replacement dwelling would improve the architectural design of the dwelling and improve the character and appearance of the surrounding area.
- 6.7 As noted above the proposed replacement dwelling is located in the curtilage of the existing property and would therefore accord with this element of Saved Policy H17. The proposed re-siting of the dwelling would be located slightly further from the existing stone barns to the west of the main farmhouse which are considered to be positive elements of the site, being vernacular stone outbuilding, which may be considered as non-designated heritage assets. The new siting provides the opportunity for the setting of these barns to improved by allowing a small degree of separation between the barns and house so they can be appreciated in their original

free-standing arrangement. This positively weighs in favour of the development when assessed against paragraph 203 of the Framework.

- 6.8 The revised siting of the dwelling will still be strongly and well related to this grouping of buildings in the wider landscape and would not result in the building being significantly more prominent in or being isolated from this cluster of built form.
- 6.9 In terms of scale the proposed dwelling has a slightly larger footprint than the existing dwelling that it replaces however the proposal does include the removal of a number of buildings around the site. When these are factored in alongside extensions which could be constructed under permitted development there is actually a reduction in building footprint on the site (as shown on drawing number 002/*). This is further detailed in the submitted Design and Access Statement.
- 6.10 The design of the proposed replacement dwelling, with the main element of the house to the east and subservient wings to the west, result in a compact form to the building which reduces its scale and spread across the site. The shallow gable depth of the dwelling and simple appearance also help to reduce its massing. The dwelling is two storey in scale and is slightly taller than The Barn but has been designed to be a similar height to the outbuildings at Sibford Park and would be 3 metres lower than the main dwelling at Sibford Park. The proposed dwelling would therefore appear clearly subservient to the new development at Sibford Park, would be in scale with other buildings within this grouping and would not result in the creation of an additional prominent dwelling in this location. Contextual elevations of the proposal are shown on drawing number 006/* which clearly demonstrate this.
- 6.11 Overall the scale of the replacement dwelling is not considered to be significantly larger than the buildings it would replace on the site. It would be sited within the curtilage of the existing dwelling. Therefore it would comply with Saved Policy H17 of the Cherwell Local Plan 1996 notwithstanding that any conflict with this policy is of limited weight.

Design and Impact on the character of the area and heritage assets

- 6.12 Policy ESD12 seeks to protect the setting of the Cotswolds AONB. Policy ESD13 seeks to secure enhancement of the character and appearance of the landscape and states that development is expected to respect and enhance local landscape character.

- 6.13 Policy ESD15 states that successful design is founded upon an understanding and respect for an area's unique built, natural and cultural context. New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high-quality design. Development should contribute positively to an area's character and identity by creating or reinforcing local distinctiveness.
- 6.14 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.. Saved Policy C30 states that that new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity.
- 6.15 The application site lies in the open countryside away from any settlement on elevated ground. It is sited and experienced as part of a grouping of existing buildings which now include the large dwelling at Sibford Park. As noted elsewhere the existing dwelling is of limited architectural or historical merit and the design and style of the building is not in keeping with the local vernacular having been significantly altered and extended. Therefore the removal of the existing dwelling would not be detrimental to the character and appearance of the area and there should not be any objection to its replacement with a well designed appropriately scaled dwelling.
- 6.16 In order to assess the impact of the development on the wider landscape and character of the area the application is accompanied by a Landscape and Visual Appraisal (LVA) prepared by Askew Nelson Ltd.
- 6.17 This has considered the impacts of the development on the landscape and the visual impacts from a number of view points. This concludes that despite the elevated position of the existing house at New Barn Farm, the proposal is found to be surprisingly well concealed within the wider landscape and in views from public rights of way. There are not considered to be any significant adverse effects from the proposal with generally the landscape effects being negligible given the proposed house will be located close to the site of the existing dwelling. The visual impacts will be generally negligible given the existing buildings on the site and the presence of Sibford Park in the immediate context. It is also important to note that some beneficial impacts will arise including from receptors on the bridleway to the north of the house given the use of red brick and the higher quality architecture.

- 6.18 In respect of the setting of the AONB the LVIA also notes that any landscape effects on the AONB would be negligible as the development would be almost entirely screened by the buildings at Sibford Park, existing vegetation and the topography. The AONB boundary runs along the ridge line, with the AONB on the west facing side and New Barn Farm on the east facing side reducing intervisibility.
- 6.19 The proposal also offers opportunities to provide other landscape benefits such as new planting to gap up existing hedgerows and would not lead to the loss of any significant trees on the site. Full details of the landscaping can be secured through planning condition.
- 6.20 Overall the landscape and visual impacts of the development are therefore considered not to be harmful and the proposal will not disperse into the wider open countryside and would be strongly related to the existing groupings of buildings.
- 6.21 In respect of the detailed design of the dwelling, the proposed dwelling has been designed to appear as a traditional farmhouse with supplementary extensions to the rear. As noted in the Design and Access Statement: *In terms of its context within Sibford Park, the detailing of the replacement dwelling is soft and comparatively discreet. In this respect the house hopefully appears both as a polite farmhouse and also as a subservient building to its larger neighbour.*
- 6.22 The proposal will provide an attractive new dwelling which is well design and in keeping with farmhouses set within the open countryside. It will be handsome and attractive without appearing overly grand or ostentatious. It will provide a significant architectural improvement on the existing dwelling on the site and will also allow for the enhancement to the existing barns which may be considered non-designated heritage assets. It is noted that the Planning Inspectorate gave importance to the design improvements that were advanced on the appeal at Muddle Barn Farm (Appeal ref: APP/C3105/W/17/3173098). It is considered that whilst the current proposal is significantly more modest than that proposal, the significantly improved design of the proposed dwelling provides further support for the current application.
- 6.23 The use of brick reflects the style of dwelling proposed and importantly separates the dwelling from Sibford Park and gives a sense of hierarchy to this group of buildings where brick is generally subservient to stone and contributes to the dwelling being modest and congruous within its context. Furthermore it is noted that the existing dwelling is a mix of render and brick and this provides an important distinction with the former agricultural barns immediately to the west.

6.24 Finally, the rationalisation of the outbuildings will help to tidy up the site and remove some of the poorer quality buildings. The replacement outbuilding is in scale and keeping with the existing outbuildings as outlined in the Design and Access Statement.

6.25 Overall it is considered that the proposal would preserve and lead to an enhancement to the wider character and appearance of the locality. The replacement dwelling would architecturally high quality and the revised position and amended design would be sensitive to the surroundings. It would therefore comply with the relevant policies governing the design of dwellings and their impact on the environment.

Trees

6.26 The Framework recognises the importance of the trees in achieving high quality outcomes and Policy ESD10 of the Cherwell Local Plan 2015 seeks to ensure that trees are considered in development proposals.

6.27 The application site accommodates a number of mature trees and as such the application has been supported by an Arboricultural Impacts and Method Statement. It is noted that the Councils mapping system notes that a Tree Preservation Order exists on the site and relates to 4 oak trees on the southern boundary (CDC ref: 20/2021). However in discussions with the Councils Arborist it has been confirmed that this has lapsed without being confirmed. Therefore it does not have any legal effect.

6.28 The submitted arboricultural report demonstrates that the proposal can be accommodated on site without any significant impacts on trees and that the development has been designed sensitively in this regard. The proposal would lead to the loss of 1 category C tree and it is advised that two Category U trees be removed regardless of the development.

6.29 The impact on the retained trees through the construction of the driveway, swimming pool and vegetable patch will not be harmful to the retained trees if undertaken in accordance with the submission. A tree protection plan is also included demonstrating how the trees will be protected on site during the course of construction and could be subject to a planning condition.

Ecology and Biodiversity

- 6.30 The application is accompanied by an up-to-date Preliminary Ecological Appraisal and Bat Emergence Survey by 4 Acre Ecology Limited.
- 6.31 There are two ponds within 250m of the proposal which offer potential for Great Crested Newts (GCN). The applicants are currently taking further ecological advice regarding this matter and whether a licence will be required.
- 6.32 Given the nature of the buildings on the site and the proposed works including demolition, bats are also a constraint to the development. The submitted ecological appraisal outlines that evidence of bats has been found at the site, including within the house and barns and therefore a number of further surveys have been undertaken.
- 6.33 These surveys confirmed a minor day roost of low numbers of Common Pipistrelle bat in New Barn Farm house. As such any works will need to be carried out under a Bat Low Impact Class Licence and a working method. It is proposed to provide mitigation in the new build house in the form of integrated bat box and bat slates as outlined in the submitted ecological appraisal.
- 6.34 The barn conversion is also likely to be an occasional roost for Brown Long eared bats but this is unlikely to be impacted by the proposed works.
- 6.35 The Ecological Appraisal outlines a series of recommendations and enhancements which will ensure that the development is sensitive to the ecological constraints and results in a net gain in biodiversity.
- 6.36 Subject to compliance with the recommendations the proposed development is considered to comply with the advice in the Cherwell Local Plan 2015 and in Framework.

Neighbour amenity

- 6.37 Policy ESD15 states that all development should consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space.

6.38 The proposed dwelling is sited further from Sibford Park than the existing dwelling and has been designed to ensure there would be no significant impact to the property in terms of loss of privacy, light or outlook.

6.39 The site is located a significant distance away from any other of the neighbouring properties to ensure it does not cause an impact with regard to overlooking or loss of privacy. The development would not therefore cause demonstrable harm to the amenity of neighbours.

Highway safety

6.40 The access for the dwelling would be provided from the existing point onto Colony Road. A parking and turning area would be provided within the site which would be sufficient for the proposed dwelling. The proposed development would include the realignment of the existing driveway however this will not impact on the access to the highway.

6.41 The development would therefore not cause harm to the safety of the local highway network.

Other matters

6.42 The proposed development offers the opportunity to provide a more energy efficient dwelling on the site and this would be a further environmental benefit arising from the development.

6 CONCLUSIONS

- 6.1 This statement has examined the planning background of the site, the context of the site and the surrounding area and the relevant national and local planning policy framework in respect of the proposed replacement dwelling at New Barn Farm, Sibford Gower.
- 6.2 The principle of a new replacement dwelling on the site is considered to comply with the provisions of the Development Plan. The replacement dwelling would be an example of high quality architecture which responds to the local context and respects the hierarchy of buildings in this cluster of buildings located in the open countryside. The proposals would therefore enhance the character and appearance of the area and would be wholly appropriate in terms of scale and design given its context and surroundings.
- 6.3 The proposal would allow for the existing vernacular barns to be retained and improved and for enhancements to their setting which is a further factor that weighs in favour of the development.
- 6.4 The proposal would lead to some short term economic impacts through the provision of jobs during construction and would also allow for long term environmental improvement through a new dwelling constructed to modern standards. There would also be opportunities to improve the biodiversity of the site.
- 6.5 The proposals are therefore considered to be a sustainable form of development in accordance with the Cherwell Local Plan 2031, the Cherwell Local Plan 1996 and the NPPF.
- 6.6 In light of the above, we respectfully request on behalf of our client that the Council approves the proposal.