

**ROGER COY
PARTNERSHIP**

Supporting Statement

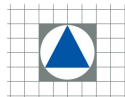
Outline Application (All Matters Reserved)

Proposed Residential Development

Crockwell Farm, Manor Road, Great Boughton

March 2016

**Prepared by Toby Haselwood
For and on behalf of**



**ROGER COY
PARTNERSHIP**

**BRICKNELLS BARN
32 LIME AVENUE
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NORTHAMPTON
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1 INTRODUCTION

- 1.1 This supporting statement has been produced by Roger Coy Partnership for the applicant Ms L Bywaters, in connection with an outline (All matters reserved) application for a proposed residential development of 3no. dwellings on the land and incorporating the conversion of some remaining traditional farm buildings at Crockwell Farm, Manor Road , Great Bourton, Oxon.
- 1.2 This application is born out of our client’s desire to tidy up and replace the existing dilapidated outbuildings. The scheme proposals have been prepared to ensure that the proposed dwellings and sympathetic conversions represent an improvement on the existing and an enhancement of the edge of village site.
- 1.3 This Statement is supplemented by Survey Drawings Nos .3561/AMap 01, 02, 03, 04, 05, 06, 07, 08, scheme drawing No. 3561/20C, and Site Photographs.

2 DEVELOPMENT PROPOSAL

- 2.1 The proposal is for a small scale residential development of 3no. dwellings within an existing dilapidated farmyard and includes the renovation and conversion of some former agricultural buildings to create one dwelling with an additional residential development of two further dwellings.
- 2.2 The proposed redevelopment has been designed to preserve and enhance its surroundings and more specifically the village as a whole. The dwellings have been designed to be compatible in design, scale, massing and detailing with its surroundings and more sensitive to its residential neighbours when compared with some of the existing semi-redundant dilapidated farm buildings.
- 2.3 The development will also be sustainable, of a high quality, well-designed and respond to its context. We believe that the Village is capable of sustaining a small residential development of this scale and nature.
- 2.4 The development will emulate the vernacular and will provide modest family homes with ample amenity space for storage of recycling bins, bicycles etc. and sufficient garden areas to embrace sustainable technologies and country living.
- 2.5 The proposed dwellings have been carefully positioned to sit within the existing farm yard and amongst the footprints of the existing semi-redundant dilapidated farm buildings. This is clearly illustrated on drawing no. 3561/20C.

3 THE SITE

- 3.1 The site extends to 0.26 Ha, is a redundant farm yard and buildings and is located at the end of Manor Road, Great Bourton.
- 3.2 The development site sits adjacent at the end of Manor Road, adjacent to Crockwell House. Within the site currently there is a mixture of outbuildings formerly utilized for agricultural use. The majority of the outbuildings are in a poor and partially dilapidated state of repair and are now vacant and largely redundant since the applicant is no longer farming from the site, see Figure 1 below.



Figure 1: Google Earth Image: Red line indicates site

4 PLANNING HISTORY

- 4.1 An online planning search has been carried out and no relevant history can be found on the site.

5 PLANNING CONTEXT / CONSIDERATION

- 5.1 This planning application follows a pre-application enquiry reference 15/00234/PREAPP. The report was positive and the proposed scheme submitted, drawing no. 3561/20C is based on advice received.
- 5.2 Whilst preparing this application we consulted the NPPF and believe the following policies to be the most relevant; paragraph 17 'Core planning principles' and sections 6 'Delivering a wide choice of high quality homes', 7 'Requiring good design', 11 'Enhancing the natural environment' and 12 'Conserving and enhancing the historic environment'.
- 5.3 We have also looked at the Cherwell Local Plan 1996 which ranks Great Bourton as a category 2 settlement, meaning that it can accommodate conversions (Policy H21) infilling and other small scale development that can be shown to secure significant environmental improvement within the settlement. This has recently been replaced by the new Cherwell Local Plan in which Great Bourton is ranked as a category B village (Policy C.266) and as such can accommodate appropriate minor development.
- 5.4 We have also had regard to Cherwell District Council's range of planning guidance including the Countryside design summary SPG and the design guide for the conversion of farm buildings.
- 5.5 We have produced a scheme, that reflects the pre-application advice and integrates well with the existing traditional farmyard by taking design cues from the rural vernacular properties associated with and prevalent in the area.
- 5.6 We believe that the development will help to enhance and preserve the setting of the surrounding residential buildings and the remaining buildings of the existing traditional farmyard. The benefits will far outweigh any perceived harm or encroachment into the open countryside by ensuring an enhanced built environment and general setting to the traditional buildings and other surrounding properties.
- 5.7 The buildings will be situated predominantly within the footprints of the existing redundant farm buildings and certainly within the existing farmyard and as such will not encroach unduly on the open countryside. The existing fence lines between the farmyard and open countryside will be retained and strengthened with an indigenous hedge, with all the buildings and gardens being within this natural existing boundary to the countryside.

6 DESIGN**6.1 USE**

The site will become residential in use and will be an improvement on the existing redundant dilapidated agricultural buildings in a village location whilst providing 3no. three/four bedroom family dwellings.

6.2 AMOUNT

The proposal is for 3no. single storey three/four bedroom family dwellings to convert and replace the redundant dilapidated agricultural buildings.

6.3 LAYOUT

The layout of both the buildings and the site has been looked at carefully in order to ensure they respect and add positively to the existing traditional farmyard.

6.4 SCALE

The proposed buildings have been specifically designed to be entirely in scale with the vernacular and existing traditional farm buildings already on site.

6.5 LANDSCAPING

The site will be landscaped, both hard and soft, as illustrated on drawing no. 3561/20C and will be entirely appropriate to and in keeping with the existing farmyard in order to enhance and improve the existing situation.

6.6 APPEARANCE

The conversion will be done sympathetically to ensure the buildings do not lose their agricultural feel whilst the new dwellings have been carefully designed in order to be in keeping in terms of appearance with the existing traditional farm buildings on site and the vernacular. The dwellings will be constructed using local stone and appropriate red brick as well as slate and red clay tiles as the roofing materials.

7 ACCESS**7.1 VEHICULAR & TRANSPORT LINKS**

Great Bourton is a well-served village, with bus stops and services to nearby towns and a school bus service to nearby primary and secondary schools, the village has a local Pub and a Church. It is within a few miles of the nearby town of Banbury with good access to the M40 and rail connections from Banbury providing regular services to all parts of the country.

7.2 INCLUSIVE ACCESS

There is an existing vehicular and pedestrian access which is now very lightly trafficked and serves for both pedestrian and vehicular activities.

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SUMMARY AND CONCLUSIONS

- 8.1 This statement, together with additional supporting documents and drawings accompanying this Outline (All matters reserved) application enquiry seek to demonstrate the particular circumstance which support this proposal.

- 8.2 In conclusion it is therefore considered that the proposed development can be sympathetically and sensitively designed to contribute positively to the Village of Great Bourton whilst enhancing the existing farm yard and surrounding properties.