

Planning & Energy Statement

Swalcliffe Grange

Swalcliffe

Banbury

Oxfordshire

OX15 5EX

Proposed Conversion of Stables to Form a Farrier's Forge and associated office.



Prepared for: Ben Benson Farriery

Date of report: 15th April 2014

Prepared by: Sheldon Bosley

Planning & Architectural Services

Tel: 01608 662384

Fax: 01608 663920

Web: www.sheldonbosley.co.uk

Email: planning@sheldonbosley.co.uk



1.0 Introduction

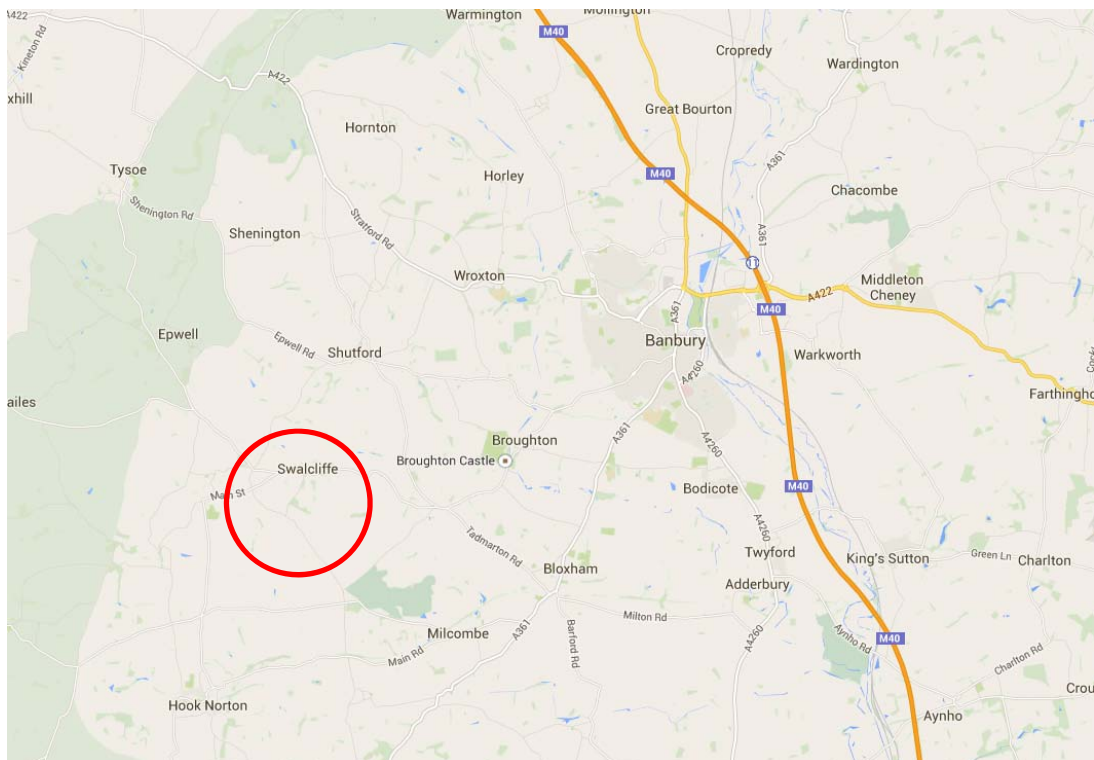
This Planning and Energy statement accompanies an application by Ben Benson Farriery for the **Conversion of an Existing Stables to Form a Farrier's Forge and Associated Office** at Swalcliffe Grange, Swalcliffe, OX15 5EX.

The application is accompanied by the following plans:

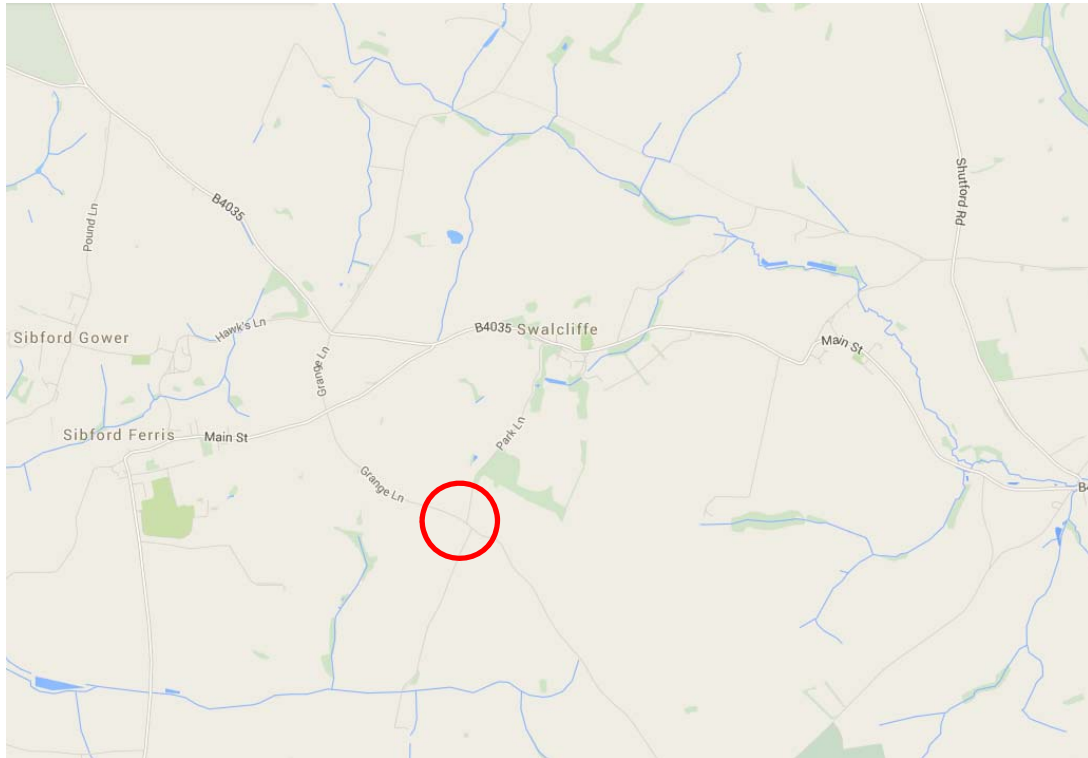
- P1- Location and Site Plans.
- P2- Proposed Plans and Elevations.
- SI- Existing Plans and Elevations.

2.0 Site Assessment

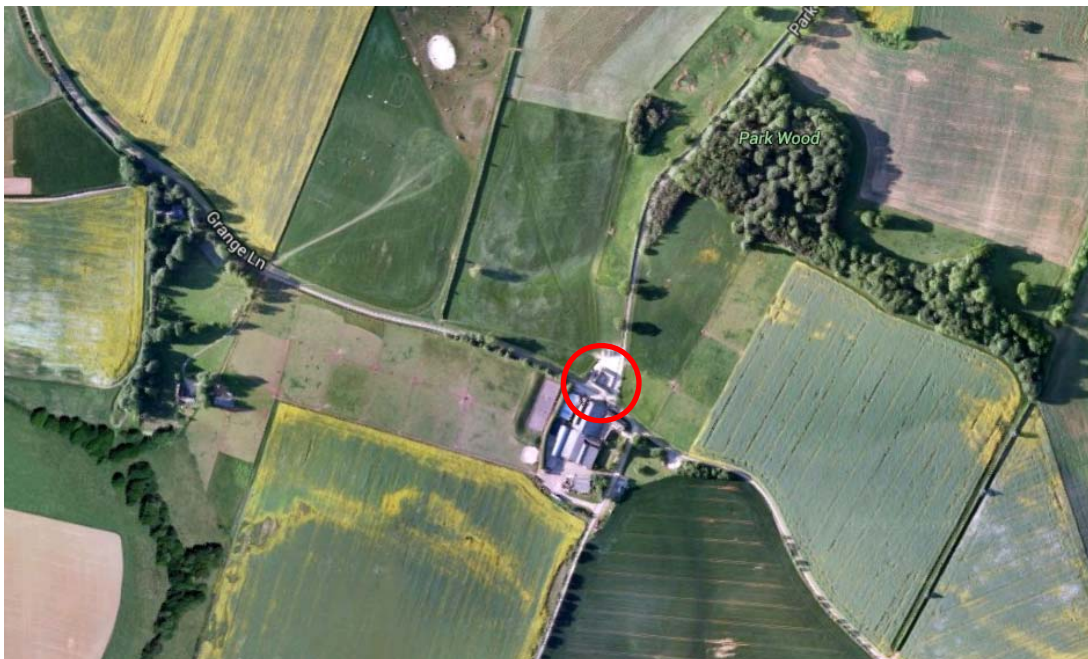
The site is situated on the outskirts of Swalcliffe Village 0.5 miles south of the village proper, which lies in the north of Oxfordshire, approximately 5 miles west of the market town Banbury, and is close to the counties' borders with the counties of Warwickshire, and Northamptonshire.



Situated near the village is the site of an Iron Age hill fort, and the site of a Roman Villa. Within the village itself, there is a Tithe Barn that houses part of the Oxfordshire Museum's collection, as well as a history of the village.



The applicant site is located to the north of a farmstead, and has an existing parking area on its north side. Although it does not sit within any designated areas, care has been taken to maintain the buildings aesthetic.



The application site is not on 'protected land' within a Conservation Area or greenbelt ect.

The surrounding land has the benefit of planning consent for additional stables and outdoor all weather arena, and most recently a mixed use comprising agricultural and equestrian training and competition facility.

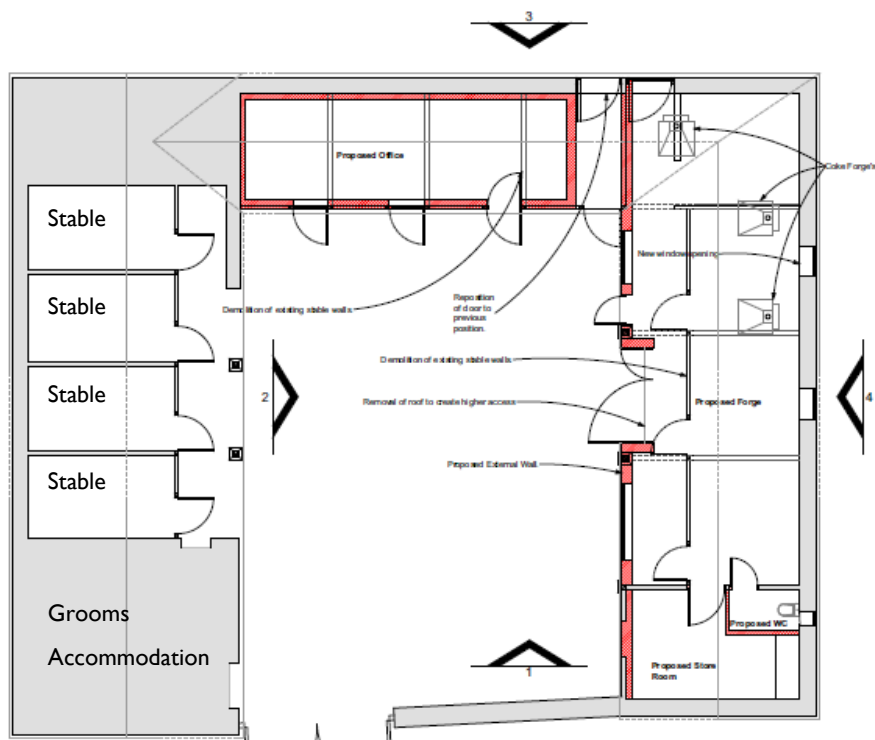
3.0 Background

The applicant owns and runs a successful farriery and worked as the onsite farrier during the 2012 Olympics and Paralympics. He is an approved tanning farrier and has a number of apprentices working for him. He is now coming to the end of a tenancy on an existing rented site and is finding that a larger premises is needed with the increase in his business size, and employment opportunity.

4.0 Proposal

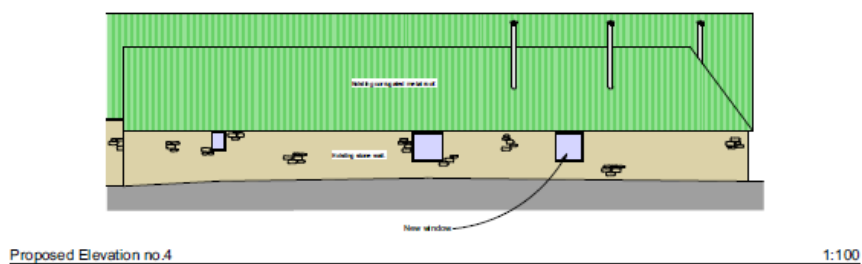
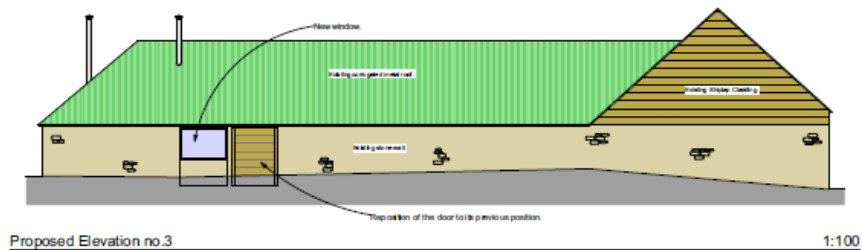
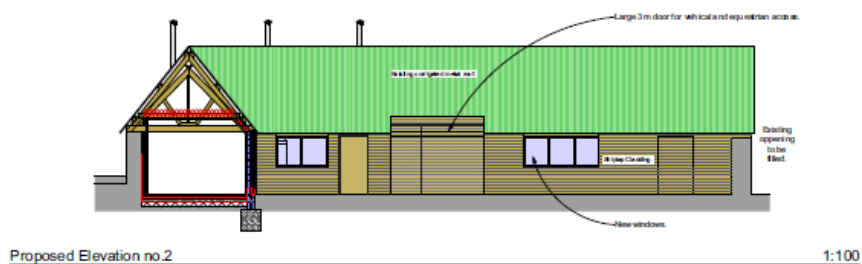
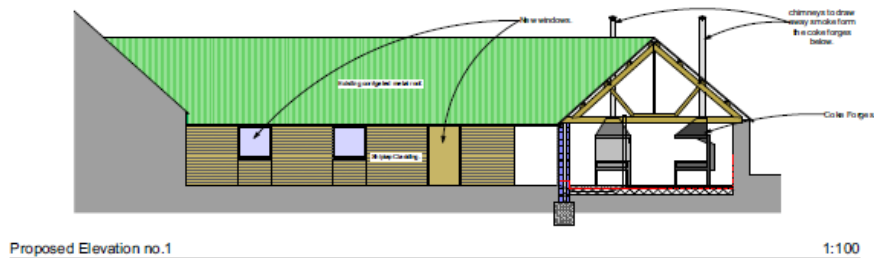
The applicant seeks to obtain Planning Consent for the 'conversion of part of an existing stable block to form, office space and a forge for the use of a farrier'.

The proposed conversion will be sympathetic to the surrounding area with only limited alterations to the exterior of the existing stable block.



The proposal has been designed with the applicants need for additional work space in mind, having a small business that is expanding. The previously rented work space is now too small and so a larger space to work and increase the size of the business further in needed. It is for this reason, therefore, that the applicant would like to utilise the space available to them that to provide the amenity of an onsite farrier to a site that is currently in equine use. It is also a consideration that with many of the applicant's clients already on site traveling/traffic will be reduced. There are also stables available that horse can be kept in before they are showed. The insertion of the windows into the existing stable doors on the north side of the courtyard, will allow light into the office whilst preserving the rhythm of the elevation.

The apparent changes to the existing elevations will be the addition one window in the east elevation and the relocation of the access passage from the courtyard though to the north of the building. Along with these changes the construction of the new wall to the east of the courtyard will allow greater space for the farrier's to work, whilst conserving the original aesthetic of the existing stable block.#



We have considered the smell that may be produce by the forge and do not feel that this is an issue as heat forges are used and they produce similar smells to a gas boiler.

5.0 Planning Policies

5.1 National Planning Policy Framework

The national Planning Policy Framework (NPPF) encourages a presumption in favour of sustainable development, made up of three aspects:

With regards to **economic** sustainability, local economic gains will be made through enabling the continued work Ben Benson Farriery. Along with this it will allow new farriers to be taught and apprenticed at Ben Benson Farriery.

Regarding the **social** aspect, the conversion of this building and subsequent instillation of the business will help to create a prosperous rural economy.

With regards to **Environmental** element, the preservation, enhancement and reuse of the historic environment.

In particular the following paragraphs are applicable in this instance:

5.1.1 Policy PR.9-Pursuing Sustainable Development.

The proposed development is pursuing sustainable development by making it easier for jobs to be created in villages as well as replacing poor design with better design and improving the conditions in which people work.

5.1.2 Investment in Business

Investment in business should not be over-burdened by the combined requirements of planning policy expectations.

5.1.3 Supporting Economic Growth

Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

Support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well-designed new buildings;

Promote the development and diversification of agricultural and other land-based rural businesses.

5.2 Cherwell Local Plan

The proposed new Cherwell Local Plan (2006-2031) was submitted to the Secretary of State for Communities and Local Government for formal Examination on 31st January 2014. The public Examination hearings into the Submission Local Plan were suspended on 4 June 2014 whilst the council proposed modifications to the plan. This plan has not been found 'sound' by the Secretary of State for Communities and Local Government and can therefore not be used as remerging policy for the purposes of development control.

The current development plan document for Cherwell DC is made up of the saved policies from the Local Plan 1996.

5.2.1 Policy EMP 4 - Development on Existing Sites

Policy EMP 4 recognises that it will often be possible to allow redevelopment or the construction of additional buildings within the boundaries of an existing employment site both within settlements and the wider countryside and that this may provide the opportunity to improve the appearance of the site or reduce its visual impact on the landscape.

Emp4 in the rural areas, proposals for employment generating development of the following type will normally be permitted. Conversion of an existing building or group of buildings (provided that the form, bulk and general design of the buildings concerned is in keeping with the surrounding area and, in the case of a building beyond the limits of a settlement, can be converted without major rebuilding or extension

6.0 Conclusion

Every effort has been made to ensure that our proposal complies with the planning policies and regulations, and we feel that the proposal will bring greater diversification to the existing farm and equine enterprise, as well as supporting existing rural business.