

## PLANNING STATEMENT

Site Address:       Hornton Grounds  
                          Hornton  
                          Banbury  
                          Oxfordshire OX15 6HH

Prepared for:       Mr F Scott

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This Planning Statement accompanies the Section 73 application for the variation of condition 2 of approved application reference: 16/00752/F for the erection of new agricultural buildings at Hornton Grounds, Hornton.

## 1.0 Site Assessment

### 1.1 Site Location

The application site is located to the west of Hornton and forms part of Manor Farm, which is a predominately arable holding.



Figure 1: Site Location

## 2.0 Proposal

It is proposed to vary condition 2 of previously approved application reference: 16/00752/F related to drawing no. 2558-9 (Site Plan), and replace the approved drawing with drawing no. 2558-9 Rev A.

### 2.1 Condition 2

The wording of the approved condition 2 is as follows:

- 2** Except where otherwise stipulated by condition, the development shall be carried out strictly in accordance with the following plans and documents: Application forms, Agricultural Justification Statement, Design and Access Statement, and drawings numbered: Location Plan, '2558-9' (Site Plan), '2558-3' (Elevations and Floor Plans for Grain Store), '2558-4' (Elevations and Floor Plans for General Purpose Building), '2558-16' (Elevations and Floor Plans for Livestock Building).

**Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government guidance contained within the National Planning Policy Framework**

The other previously approved drawings related to elevations and floor plans are not affected by this application.

## 2.2 Design and Layout

It is not proposed to change the design of the agricultural buildings but rather their positioning within the red line boundary. The approved livestock building will be moved from the edge of the western boundary to the eastern side of the site.

It is also proposed to move the general purpose building closer to the eastern boundary and move the grain store closer to the southern boundary of the site, to ensure that there is adequate space between the buildings for vehicles to enter and egress the site as per the below drawings (figure 3).



Figures 2 and 3: Approved and Proposed Site Plans

## 2.3 Justification

The whole site already has permission to be used for agricultural purposes, this Section 73 application intends to relocate the approved buildings within the existing red line and therefore does not encroach on any neighbouring land uses.

As agricultural land uses are predominate in the surrounding area, comprising a mix of arable and pastoral farming, agricultural buildings are a common feature in the surrounding area. The relocation of the buildings within the site will not have any adverse impacts on the surrounding areas, as they are characterised by agricultural buildings of this type.

The relocation of the buildings within the site will not have an impact on highway safety or cause any access issues. The size and materials proposed to construct the buildings themselves have not been altered.

The approved 16/00752/F application description reads as follows *'the erection of new agricultural buildings'*, we consider this application is a minor material amendment as the proposed variation of condition does not contravene this description.

## 3.0 Planning Policy

### 3.1 National Planning Policy Framework (NPPF)

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

The NPPF sets out there are three dimensions to sustainable development; economic, social and environmental. These dimensions which are seen as mutually dependent and give rise to the need for the planning system to perform a number of roles:

- The **economic role** should ensure that sufficient land to the right type is available in the right places and at the right time to support growth and innovation and by identifying and coordinating development requirements, including the provision of infrastructure.
- The **social role** supporting strong, vibrant and healthy communities, by providing the supply the housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the communities needs and support health, social and cultural well-being.
- Lastly the **environmental role** should contribute to protecting and enhancing our natural, built and historic environment.

The NPPF advocates the support of the sustainable growth and expansion of all types of business and enterprise in rural areas, both through the conversion of existing buildings and well-designed new buildings.

### 3.2 Cherwell Local Plan (1996)

**Saved Policy AG2.** The policy states that farm building should be sited so they do not intrude into the landscape or residential areas and where appropriate landscaping schemes should be chosen so that the development fits sympathetically into its rural context.

The proposed relocation of the buildings is compliant with this policy as the positioning will still be sympathetic to the surrounding rural context.

**Saved Policy C28.** Aims to ensure that the standards of layout, design and external appearance are sympathetic to the character of the context as well as compatible with the existing development in the area.

The internal layout, design and external appearance are unaltered from the previously approved application.

### 3.3 Cherwell Local Plan 2011- 2031 Part 1 (Adopted)

**Policy ESD13.** The proposal will respect and enhance the local landscape character. The previously approved application was considered compliant with this policy and there have been no material changes to the scheme.

***Policy ESD15.*** All new developments are required to meet high design standards. The simple unilateral design and materials of the approved buildings are considered typical of modern agricultural buildings in the area and were deemed acceptable in the 16/00752/F. The design and materials are unchanged.

The Cherwell Local Plan Part 1 was adopted in July 2015 it therefore carries significant weight in planning decisions.

## **4.0 Conclusion**

In conclusion this Section 73 application should be approved for the reasons outlined above. The scale and materials of the buildings will not be altered, and their relocation will occur within the existing red line. Therefore there will be no detrimental impact on the surrounding areas, which are already characterised by agricultural buildings.

We respectfully request that this application is granted by the Case Officer.