

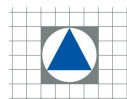
**ROGER COY
PARTNERSHIP**

Supporting Statement

**Resubmission of Approved Application (Outline)
Reference: 16/00609/OUT**

Crockwell Farm, Manor Road, Great Boughton

February 2019



**ROGER COY
PARTNERSHIP**

**BRICKNELLS BARN
32 LIME AVENUE
EYDON
DAVENTRY
NORTHAMPTON
NN11 3PG**

4643 – Bywaters – Outline Planning Application – Barns at Crockwell Farm

1 INTRODUCTION

- 1.1 This supporting statement has been produced by Roger Coy Partnership for the applicants in connection with an outline (All matters reserved) application for a proposed residential development of 3no. dwellings on the land, incorporating the conversion of traditional farm buildings at Crockwell Farm, Manor Road, Great Bourton.
- 1.2 This application follows approved Outline Planning Application reference: 16/00609/OUT approved by Cherwell District Council on 11th July 2016.
- 1.3 This Statement is supplemented by Survey Drawings No. 3561/B Map 01A, 02, 03, 04, 05, 06, 07, 08, approved scheme drawing No. 3561/20E and Site Photographs.

2 DEVELOPMENT PROPOSAL

- 2.1 The proposal is for a small-scale residential development of 3no. dwellings within an existing rundown farmyard and includes the renovation and conversion of former agricultural buildings.
- 2.2 The proposed redevelopment has been designed to preserve and enhance its surroundings and more specifically maintain the village setting. The dwellings have been designed to be compatible in design, scale, massing and detailing with their surroundings and sensitive to nearby 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. The development constitutes appropriate re-development in a Category B village.
- 2.4 The proposed dwellings have been carefully proposed and sited within the existing farm yard and amongst the footprints of the existing semi-redundant dilapidated farm buildings. This is illustrated on drawing no. 3561/20D.

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 is also adjacent to Crockwell House. Within the site currently there is a mixture of buildings formerly utilized for agricultural use. Most of the buildings 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.
- 3.3 This application is submitted following informal discussions with the local planning authority to further secure the approved development before the expiry date in respect of the requirement to submit reserved matters application(s).

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- 3.4 The site has been advertised for sale as a development opportunity with Brown & Co. of Banbury for two years and has failed to sell within this time. The applicants are naturally concerned that the present outline permission will lapse with a deadline of July 2019 before a sale can be concluded, which is why they consider it appropriate to react and preserve the development opportunity prior to the expiry date.
- 3.5 Brown & Co. have accompanied many prospective purchasers to visit the site, however the adjoining agricultural land which was previously accessed through the development site has put off potential developers and the planning permission on the barns has put off any potential landowners. This feedback was taken on board and the agricultural land, no longer farmed by the applicants has now been sold off to adjoining land owners who have their own access to the land meaning that it is no longer required through Crockwell Farm.
- 3.6 The sale of some 39 acres of agricultural land means that Brown & Co. will be relisting the development site on behalf of the applicants at the start of 2019. It is considered that the former mixed use of the site and the issues in selling the plots have now been mitigated, and they are confident that a sale will be forthcoming.

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PLANNING HISTORY

- 4.1 An online planning search has been carried out and only the approved application at the site can be found:

Reference	16/00609/OUT
Alternative Reference	PP-04926233
Application Received	Fri 01 Apr 2016
Application Validated	Mon 16 May 2016
Address	Barns Crockwell Farm Manor Road Great Bourton OX17 1QT
Proposal	Proposed residential development of 3 no. dwellings
Status	Decided
Decision	Application Permitted
Decision Issued Date	Mon 11 Jul 2016
Appeal Status	Unknown
Appeal Decision	Not Available

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DESIGN AND ACCESS

5.1 This application seeks to extend the granted permission to allow the sale of the site to a developer who can take forward the development and regeneration of a redundant site, providing valuable housing to the local area. The details remain as per the original application albeit the ownership of the adjoining land has now changed:

5.2 USE

The site will become residential in use and will be a significant improvement on the existing redundant dilapidated agricultural buildings in a village location.

5.3 AMOUNT

The proposal is for residential development of 3no. single story dwellings

5.4 LAYOUT

The layout of both the buildings and the site has been carefully considered to ensure they respect and add positively to the existing traditional farmyard. This arrangement seeks to enhance and improve the area surrounding the nearby Grade II listed building known as Crockwell House.

5.5 SCALE

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

5.6 LANDSCAPING

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

5.7 APPEARANCE

The development will be completed sympathetically to ensure the buildings do not lose their agricultural context, whilst the new dwellings have been carefully designed to be in keeping in terms of appearance with the existing traditional farm buildings on site and the local vernacular. The dwellings will be constructed using local stone and an appropriate red brick as well as slate and red clay tiles for the roofing materials subject to LPA approval.

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ACCESS

6.1 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.

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6.2 INCLUSIVE ACCESS

There is an existing vehicular and pedestrian access which is now very lightly trafficked and serves for both pedestrian and vehicular activities. The Highways Liaison Officer raised no issues with the development of the site, however does request that a Construction Management Plan is submitted with the reserved matters application, which is an accepted condition.

6.3 FOOTPATH

Concerns were raised during the first application regarding the nearby public footpath crossing the field, the scheme drawings were amended during the process of the application and it was considered that no adverse impact would be caused to the footpath. This application is submitted in the same manner.

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SUMMARY AND CONCLUSIONS

- 7.1 This application seeks to re-new the approved outline planning permission for the residential development of 3 no. dwellings at Crockwell Farm, Great Bourton due to the issues that arose during the marketing campaign, effectively reducing the time limit for submitting a reserved matters due in July 2019.
- 7.2 This application is submitted following communication with the Case Officer to discuss the options, where it was advised that a resubmission was the best option for maintaining permission. This will enable a sale to take place and the submission of a further reserved matters application will be submitted in due course.
- 7.3 It is understood from communications with the Applicant and the Estate Agent that the issues in selling the development site have now been overcome with the sale of the adjoining agricultural land. The site should therefore, now be a viable and desirable opportunity for a developer to develop the site and provide additional housing through conversions of redundant buildings within Great Bourton.
- 7.4. We consider that this application if permitted will then provide a suitable basis for ongoing marketing and delivery of a development opportunity.