

**Case Officer:** Andrew Thompson

**Applicant:** Manor Oak Homes/ G B Bishop Fruedling & C A Parson

**Proposal:** Alterations and repairs to listed farmhouse and annexe; refurbishment and partial rebuilding of existing outbuildings to provide 2 no. dwellings; erection of 2 no. new dwellings; provision of car parking, bin and cycle stores; and access

**Ward:** Kidlington East

**Councillors:** Councillor Billington, Councillor Mawson and Councillor Middleton

**Reason for Referral:** Referred by Assistant Director for Planning and Development for the following reasons: The inclusion of the application site within the wider PR7b - Land at Stratfield Farm Allocation

**Expiry Date:** 13 October 2023

**Committee Date:** 5 October 2023

---

**SUMMARY RECOMMENDATION: GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS**

**1. APPLICATION SITE AND LOCALITY**

- 1.1 The application site relates to the Grade II Listed Farmhouse and surrounding curtilage listed outbuildings. The site area is 0.83ha.
- 1.2 Stratfield Farmhouse is Grade II listed, with the surrounding outbuildings being curtilage listed. The Farmhouse is constructed from coursed limestone rubble with a hipped concrete tile roof. A group of farm outbuildings, which stand around two linked yards are located north of the Farmhouse. The majority of these pre-date 1948 and are considered listed by curtilage to the Farmhouse.
- 1.3 The application site includes the Orchard land to the south and west of the application site and to the south the former Farmhouse garden. The former Farmhouse and its ancillary farmstead buildings are located to the Northeast of the application site. The Farmhouse (identified as Building A with an ancillary building a1) on the southwestern edge of the group of buildings, to the north of the Farmhouse on the western edge is a curtilage listed barn (Building B) and on the eastern edge of the buildings a more modern ancillary building (Building E). Further to the north and on the eastern edge is a former open shed (Building F and F1). Opposite Building F is a further open store (Building G). On the north western side of the site is a cluster of ancillary buildings – a barn (Building B), the remnants of an outbuilding (Building C) and a modern barn (Building D)
- 1.4 Generally, the Farmhouse and surrounding outbuildings are in various stages of disrepair, with a number of blocks (identified in supporting documents as B1, C, F1, G and H) in ruinous condition. The buildings and surroundings have not been used for farming for a number of years, which is clear to see due to the extensive, long-term vegetation growth and partial collapse of roofs and walls.

- 1.5 The redevelopment of Stratfield Farm farmhouse and outbuildings is part of a larger residential development scheme to provide approx. 120 new homes in the local area.

## **2. CONSTRAINTS**

- 2.1. The application site is within the Local Plan Partial Review as site PR7b, land at Stratfield Farm. This removed the site from the Green Belt. There are potential habitats identified in terms of the Orchard and Grassland.
- 2.2. The List Description identifies the Farmhouse as follows:

*Farmhouse. Early 19<sup>th</sup> Century. Coursed-limestone rubble; hipped concrete tile roof; brick end stacks. L-plan with rear left wing. 2 storeys; symmetrical 3-window range. Semi-circular arch over 4-panelled door with fanlight. Keyed stone lintels over early 19<sup>th</sup> Century sashes with glazing bars. Rear outshut and rear left wing have early 19<sup>th</sup> Century beaded 4-panelled door and plank doors. Early 19<sup>th</sup> Century two-storey range to right with 3-light leaded casement to rear.*

- 2.3. The list description identifies that the internal of the farmhouse has not been surveyed as part of the list but is thought to be of interest.

## **3. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 3.1. The application proposals are for planning permission for the alterations and repairs to the listed farmhouse and annexe; refurbishment and partial rebuilding of existing outbuildings to provide 2 no. dwellings; erection of 2 no. new dwellings; provision of car parking, bin and cycle stores; and access. A separate listed building consent application accompanies this application.
- 3.2. In total the proposals would provide three, 3bedroom dwellings and two, 4bedroom dwellings. There would be a total of 10 car parking spaces utilising the existing courtyard areas.
- 3.3. The farmhouse is to be restored for residential use and the ancillary buildings will be converted to ancillary use. The Farmhouse requires local repairs of the existing fabric of the building, as well as replacement of the existing concrete tile roof with traditional stone slates, which are assumed to have been the original roof covering.
- 3.4. Refurbishment of the Farmhouse can be achieved with minimal internal alterations, which are limited as well as the addition of reversible timber stud partitions to create additional sanitary provisions, as expected in a house of this scale. Such details, being internal, do not require planning permission but form part of the Listed Building Consent application.
- 3.5. Buildings B and C will be converted to provide a 3 bedroom residential accommodation within the constraints of the existing narrow footprint, the proposal is to raise the existing eaves and ridge height of Block B by 700mm to a storey and a half, while maintaining the same roof pitch, to allow for sufficient space within the roof structure for a bedroom and family bathroom.
- 3.6. The new roof is proposed to be covered with traditional stone slates, while the extension of the existing stone walls is proposed to be finished with weathered timber cladding, clearly showing the distinction between the old and the new. An existing dormer window on the north elevation of Block B is proposed to be rebuilt in lead in matching proportions. Two new window openings are proposed to be created in the north wall, as well as a new door opening in the western wall internally to connect the

stone cottage to the side extension. These openings have been designed to be minimal, matching the existing window proportions on the front elevation.

- 3.7. To the rear, the side extension continues over the original footprint of Block C, to provide adequate living accommodation and parking space for 2 vehicles. Existing boundary wall is proposed to be rebuilt using limestone reclaimed from site due to extensive structural damage caused by long term root growth. New conservation style rooflights are proposed to the west and north elevations, away from the farmyard, to provide daylighting to first floor rooms and additional evening light in the main living space.
- 3.8. Buildings D and E as existing modern steel structures (from the 20<sup>th</sup> Century) are proposed to be demolished to allow for the construction of a new residential dwelling.
- 3.9. The proposals seek to utilise the entire footprint of Buildings F and F1 to create a 3-bedroom, single storey dwelling, retaining the existing ridge height of Block F, while raising the ridge height of Block F1 by 350mm to accommodate a wider footprint. The existing remaining roof structure of Building F is proposed to be retained, following jacking up to remove the existing lean.
- 3.10. To provide a rhythm of the regular bays, the openings are proposed to be infilled with glazing, with sections of vertical hit and miss timber boarding added for privacy. The eastern elevation is proposed to be retained as a mostly solid rubble limestone wall, constructed out of stones reclaimed from the site, with minimal openings in the same locations as existing openings.
- 3.11. Block G has now substantially collapsed, with the existing ruins comprising of a partial stone gable wall and the original footprint, giving an idea of the scale of what once stood in its place. The proposal is to construct an entirely new 1 and a half storey residential stone cottage within the existing footprint with a new roof to match other buildings on the site.
- 3.12. Private amenity space is proposed to be located to the west, enclosed with a low dry stone wall and agricultural fencing, allowing the front façade facing the courtyard to remain agricultural in appearance.
- 3.13. The best preserved gable wall has been damaged by long term vegetation growth and is proposed to be rebuilt and extended in height using existing limestone. The remaining walls are proposed to be rubble limestone cavity walls to match the gable wall, with majority of proposed openings, rooflights and 2 new lead dormers located to face west, away from the farmyard.

#### **4. RELEVANT PLANNING HISTORY**

- 4.1. There is no planning history directly relevant to the proposal. The concurrent listed building consent application under reference 22/01757/LB and the application for the wider PR7b site under reference 22/01611/OUT should be noted.

#### **5. PRE-APPLICATION DISCUSSIONS**

- 5.1. Pre-application discussions have taken place with regard to this proposal under reference 21/03477/PREAPP. The pre-app indicates conversion of the listed farmhouse (building A) to a single dwelling, consistent with the principle of converting to residential use contained within the Council's Development Brief. Detailed comments were made by the Council's Conservation Team as to the detail of the Listed Building, the requirements for future submissions and the detailed layout of the proposed scheme including matters relating to car parking and ancillary structures.

## 6. RESPONSE TO PUBLICITY

- 6.1. This application has been publicised by way of a site notice displayed near the site and by advertisement in the local newspaper. The final date for comments was **21 July 2022**, although additional consultation with statutory heritage consultees was carried out on the amended plans and information received in June 2023 with a consultation deadline of **15 August 2023**. Comments received after this date and before finalising this report have also been taken into account.
- 6.2. No comments have been raised by third parties.

## 7. RESPONSE TO CONSULTATION

- 7.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

### PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

- 7.2. **KIDLINGTON PARISH COUNCIL:** accepts the principle of development on this site as it is an allocation site in the adopted Local Plan, although the overall number of dwellings applied for exceeds the allocation. Kidlington Parish Council is concerned about the one vehicular access to the site onto the slip road of the Oxford Road as it is close to the Kidlington roundabout at the bend in the road which is considered hazardous. Therefore, Kidlington Parish Council objects to the means of access to Oxford Road. Additionally, Kidlington Parish Council is not satisfied that the traffic generated by this development within the overall context of all the other developments proposed in adopted Local Plan to address Oxford's Unmet Housing Needs has been taken into account. This application needs to be considered within that context holistically and objects on that basis.

### CONSULTEES

- 7.3. **OCC HIGHWAYS:** No objection - The proposals are unlikely to have any adverse impact upon the local highway network from a traffic and safety point of view
- 7.4. **OCC ARCHAEOLOGY:** The proposals are in an area of archaeological interest, however, a recent archaeological evaluation on the wider site has confirmed that there are no archaeological remains in the proposal area, and so, there are no archaeological constraints to this scheme.
- 7.5. **HISTORIC ENGLAND –** No comment. Suggest that the views of your specialist conservation and archaeological advisers are sought.
- 7.6. **CDC DRAINAGE -** This application site lies within that which is the subject of a multi-unit residential development proposed by Manor Oak to the south of Garden City. This is a minor site in comparison and this application relies on the Flood Risk Assessment and Surface Water Management strategy submitted for the larger site. If developed as part of the Manor Oak proposals, see my comments for that application.

If developed as a stand-alone site - no objections or comments in principle. However, any consent should be conditional on the submission of a surface water management plan specifically for it which should include attenuation in the form of open swales with the discharge from them limited to the "greenfield" rate of QBAR plus a 40% allowance for climate change.

- 7.7. LLFA: Object –
- Clarification required on the 10% urban creep.
  - Provide ownership details of watercourse and provide permission to connect.
  - Provide phasing plan.

7.8. ENVIRONMENTAL PROTECTION:

Noise: the submitted Noise Impact Assessment is appropriate in demonstrating that the noise levels within the dwellings and habitable outdoor areas will meet the relevant criteria, providing the identified recommendations for mitigation in the report are followed. A condition to secure a Construction Environment Management Plan (CEMP) should be included.

Contaminated Land: The full contaminated land conditions will need to be applied to any approved permission

Air Quality: The Air Quality Impact Assessment submitted demonstrates that the impact of the site will be negligible, provided adequate measures are in place during the construction stage to control fugitive dust. These should be outlined in a Construction Environment Management Plan (CEMP), which should be submitted for approval by the LPA prior to commencement.

Odour: No comments

Light: No comments

## 8. RELEVANT PLANNING POLICY AND GUIDANCE

- 8.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.2. The development plan in Cherwell comprises the Cherwell Local Plan 2011-2031 Part 1, the Cherwell Local Plan Partial Review 2011-2031 (Part 1) – Oxford's Unmet Housing Need and the saved policies of the Cherwell Local Plan 1996.
- 8.3. The site forms part of the allocation under Site PR7b - Land at Stratfield Farm. The wider site was allocated as part of the Cherwell Local Plan Partial Review (Adopted 7 September 2020).

### CHERWELL LOCAL PLAN 2011 - 2031 (PART1) PARTIAL REVIEW - OXFORD'S UNMET HOUSING NEED

- PR1: Achieving Sustainable Development for Oxford's Needs
- PR2: Housing Mix, Tenure and Size
- PR7b - Land at Stratfield Farm
- PR11 - Infrastructure Delivery
- PR12a - Delivering Sites and Maintaining Housing Supply

### CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031 Part 1)

- PSD1: Presumption in Favour of Sustainable Development
- ESD1: Mitigating and Adapting to Climate Change
- ESD2: Energy Hierarchy and Allowable Solutions
- ESD3: Sustainable Construction
- ESD4: Decentralised Energy Systems
- ESD5: Renewable Energy

- ESD6: Sustainable Flood Risk Management
- ESD15: The Character of the Built and Historic Environment
- Kidlington 2: Strengthening Kidlington Village Centre
- INF1: Infrastructure

#### CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C18 – Development proposals affecting listed buildings
- C21 – Proposals for re-use of a listed building
- C28 – Layout, design and external appearance of new development
- C30 – Design control
- ENV1 – Development likely to cause detrimental levels of pollution
- ENV2 – Redevelopment of sites causing serious detriment to local amenity
- ENV12 – Development on contaminated land

#### Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- National Model Design Code
- The Planning (Listed Buildings and Conservation Areas) Act 1990
- Kidlington Masterplan SPD
- PR7b Development Brief

## **9. APPRAISAL**

9.1. The key issues for consideration in this case are:

- Principle of development
- Design, and impact on the character of the area
- Heritage impact
- Residential amenity
- Ecology impact
- Highway safety
- Flood risk and drainage

#### Principle of Development

- 9.1. The application forms part of the wider allocation to PR7b (Land at Stratfield Farm) which allocated the wider site for the construction of 120 homes (net) on 5 hectares of land (the residential area).
- 9.2. The policy identifies that the character and appearance of the Grade II Listed Stratfield Farmhouse and its setting is to be enhanced through appropriate building restoration and landscaping.
- 9.3. Further saved policy C21 of the CLP1996 states that sympathetic consideration will be given to proposals for the re-use of an unused listed building provided the use is compatible with its character, architectural integrity and setting and does not conflict with other policies in this plan. The development is a part of the wider allocation.
- 9.4. As such the principle of works to allow the conversion of the listed building and the creation of new dwellings as part of the proposals is supported by the wider allocation for housing and the conversion is supported in principle subject to consideration of the detailed aspects.

## Design, and impact on the character of the area

- 9.5. Policy PR7b states *'The 'gardens' and orchard landscape around the farmhouse and the farm courtyard should retain the historic character. Garden sheds/greenhouses and other overtly domestic paraphernalia and boundary treatments are not allowed. Garden storage is to be integrated within the building/ outbuildings footprint and protected from future conversion to additional living accommodation. Any amenity space outside of the courtyard will need subtle demarcation.'* and *'The depths of the new built structures are to be shallow, allowing traditional roof pitches so that the farmhouse remains the dominant building on the site.'*
- 9.6. And 6.3.2 *'Land to the north of the barns is to be used for private gardens or parking, creating a secure boundary to the existing properties on Croxford Gardens and retaining the existing woodland. Innovative design solutions will be required to avoid changing the character of the farm court or its setting. For example, overtly residential division such as fencing/sheds and greenhouses are to be restricted.'*
- 9.7. *'Existing gated vehicular access from a main dirt track to the farmhouse will be retained and upgraded. Existing pedestrian access to the Farmhouse via steps on the front façade will be retained, albeit it will no longer be the principal access point, which will now be moved to the rear, accessible directly from the driveway. The current access between the Farmhouse and the outbuildings will be blocked with the extension of the existing low dry stone wall to enclose private amenity space. A new private vehicular access point will be created to the northwest corner of the site, between Blocks B and G (5m wide) for residents of the proposed 4 new dwellings. An adoptable turning area has been incorporated within the masterplan providing a safe point of access for fire and services.'*
- 9.8. Development Brief for Local Plan Partial Review Site PR7b - Land at Stratfield Farm sets out at Section 2 item iii: that proposals should be of exemplar design which responds distinctively and sensitively to the local built, historic and environmental context. Further the Brief guides that historic farmhouse and barns at the site's centre will be retained and sensitively integrated as a local landmark within a corridor of green space to retain the open setting of the farmhouse within the new development.' and *'appropriate building restoration and landscaping to enhance the character and appearance of the Grade II listed Stratfield Farmhouse and its setting.'*
- 9.9. With Stratfield Farmhouse a building at risk there is a need to ensure that the proposals are followed with a positive strategy for the conservation and enjoyment of the historic environment, including heritage assets most at risk through neglect, decay or other threats. This strategy as set out in the NPPF (Paragraph 190) should take into account: a) the desirability of sustaining and enhancing the significance of heritage assets, and putting them to viable uses consistent with their conservation; b) the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; c) the desirability of new development making a positive contribution to local character and distinctiveness; and d) opportunities to draw on the contribution made by the historic environment to the character of a place.
- 9.10. The NPPF sets out at paragraph 126 that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 9.11. At paragraph 130 the NPPF also sets out to ensure that developments are sympathetic to local character and history, including the surrounding built environment

and landscape setting, while not preventing or discouraging appropriate innovation or change.

- 9.12. The re-use of Stratfield Farmhouse, the alterations to outbuildings and the removal of modern structures would in design terms improve the overall environment of the heritage asset. The proposals to reuse the building and bring forward the historic character at the core of the allocation is considered to be a positive element to the proposal.
- 9.13. Buildings D and E detract from the character of the area and whilst these were perhaps legitimate modern agricultural buildings their continued presence and poor repair are detrimental to the character of the area. Therefore the removal of modern buildings in particular is a positive design outcome of this proposal.
- 9.14. The proposals for the reuse, extension and alteration to the outbuildings would also re-instate a traditional style farmstead. The use of courtyard areas for car parking is noted and whilst there would need to be control of areas through permitted development restrictions as part of the planning application, if approved, to ensure residential paraphernalia and other features do not diminish the quality of the area.
- 9.15. Overall it is considered the proposals would be an enhancement to the area and the reuse of the buildings would assist in creating a sense of place and enhance the character of the area, subject to ensuring that the impact on the heritage asset itself is appropriately managed.

#### Heritage Impact

- 9.16. The site includes a Grade II listed building and is identified as a building at risk on the Council's Heritage Risk Register.
- 9.17. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that: *In considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority...shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.* Therefore significant weight must be given to these matters in the assessment of this planning application.
- 9.18. Conservation Areas and Listed Buildings are designated heritage assets, and Paragraph 199 of the NPPF states that: *when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.* Policy ESD15 of the CLP 2031 Part 1 echoes this guidance.
- 9.19. The application is supported by a number of documents relating to the supporting evidence of the significance of the heritage asset and the assessment of its current condition and the supporting evidence for the works and conversion.
- 9.20. Overall the application would involve the removal of the modern structures and the creation of new buildings which are more reflective of the historic past in terms of the use of materials and the layout. The application would create a sense of the historic farmstead in the creation of additional dwellings.
- 9.21. In order to protect the historic fabric of the farmstead, it would be appropriate and necessary to remove permitted development rights for further outbuildings in this instance.



- 9.22. Overall the proposals present some limited harm, which is described as less than substantial harm and therefore the application of the benefits of the proposals, i.e., the creation of new dwellings and the safeguarding of the heritage assets should be balanced in the evaluation of the application.
- 9.23. It is however considered that the proposals are in accordance with the principles of the Local Plan, in particular policy ESD15 of the CLP 2015 and saved policies C21 and C28 of the CLP 1996, and the aims and objectives of the National Planning Policy Framework and the associated guidance.

#### Ecology Impact

- 9.24. The Conservation of Habitats and Species Regulations 2017 provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.
- 9.25. The Regulations require competent authorities to consider or review planning permission, applied for or granted, affecting a European site, and, subject to certain exceptions, restrict or revoke permission where the integrity of the site would be adversely affected. Equivalent consideration and review provisions are made with respects to highways and roads, electricity, pipe-lines, transport and works, and environmental controls (including discharge consents under water pollution legislation).
- 9.26. Paragraph 180 of the NPPF states that planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should (amongst others) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.
- 9.27. Policy ESD10 of the Cherwell Local Plan 2011-2031 lists measures to ensure the protection and enhancement of biodiversity and the natural environment, including a requirement for relevant habitat and species surveys and associated reports to accompany planning applications which may affect a site, habitat or species of known ecological value.
- 9.28. Policy ESD11 is concerned with Conservation Target Areas (CTAs) and requires all development proposals within or adjacent CTAs to be accompanied by a biodiversity survey and a report identifying constraints and opportunities for biodiversity enhancement.
- 9.29. The buildings may be capable of accommodating bats and some reptiles and birds. However, the Phase 1 habitat survey has established that the site is dominated by habitats not considered to be of ecological importance, whilst the proposals have sought to retain those features identified to be of value. Where it has not been practicable to avoid loss of habitats, new habitat creation has been proposed to offset losses, in conjunction with the landscape proposals.
- 9.30. The application sets out a net habitat biodiversity unit change for the proposals within the site boundary of approximately +6.94 Habitat Units representing a gain of 13.31% within the site boundary.

- 9.31. The proposals would therefore deliver appropriate safeguarding of protected species and deliver biodiversity net gain, in accordance with national legislation. The proposals are therefore considered to be acceptable.

#### Flooding and Drainage

- 9.32. As the site is less than a hectare in size (0.83ha) and not in a vulnerable area for flood risk, the application does not require a Flood Risk Assessment and in accordance with Policy ESD6, sustainable drainage is not required. Further, in accordance with national planning policy framework, the application is not be subject to the sequential or exception tests.
- 9.33. The comments of the LLFA are noted, however, due to the specifics of the application are such that the comments are not relevant as sustainable drainage are not a requirement of the application. The LLFA are not a statutory consultee in this case.
- 9.34. A Flood Risk Assessment however is submitted in support of the proposals here and which concludes in flood risk terms that with the site being located in a flood zone 1 area, that the flooding risk is low. Moreover, it also sets out a range of SuDS measures which are to be incorporated into the development and which include a detention basin, swales, rain water gardens, permeable paving and a piped network throughout, as policy here requires as part of the wider application site for PR7b.
- 9.35. As such whilst the comments of the LLFA have been noted and given careful consideration, having regard to the size of the proposed development and policy requirements, the detail of drainage can be secured through appropriate conditions. The proposals are in accordance with Local Plan and National Planning Policy for the scale of development.

#### Parking and Highway Safety

- 9.36. The National Planning Policy Framework identifies that the planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.
- 9.37. Maximum parking standards for residential and non-residential development should only be set where there is a clear and compelling justification that they are necessary for managing the local road network, or for optimising the density of development in city and town centres and other locations that are well served by public transport.
- 9.38. In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location; safe and suitable access to the site can be achieved for all users; and the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code
- 9.39. The NPPF, at paragraph 111, states that Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. The comments of the Highway Authority are noted.

- 9.40. Whilst the comments of the Parish Council are noted, it is considered that there would be no significant or highway related issue arising from the proposed development.
- 9.41. The application proposals are supported by a Transport Assessment as it relates closely to the wider allocation of PR7b. It is noted that the application proposals are for 5 dwellings and would include parking facilities, cycle parking and charging points for electric vehicles. The access point would correspond to the principal access point for the wider development which has been considered to be acceptable.
- 9.42. The proposals are therefore considered to be acceptable and in accordance with the Local Plan and the aims and objectives of the National Planning Policy Framework.

## **10. PLANNING BALANCE AND CONCLUSION**

- 10.1. The proposal complies with the relevant Development Plan policies and guidance listed at section 8 of this report, and so is considered to be sustainable development. In accordance with Paragraph 11 of the NPPF, permission should therefore be granted.
- 10.2. In exercising the planning balance the proposals would deliver 5 dwellings towards Oxforde's Unmet Housing Need, including bringing the farmhouse back into use which would be a limited positive benefit.
- 10.3. The farmhouse is a heritage asset which is in serious disrepair and is on the Council's Heritage at Risk Register. Access to the property is prohibited at this time due to the poor condition. The totality of demolition of modern structures, the new buildings with the retaining and reusing the heritage asset and bringing the building back into use would be a significant positive benefit.
- 10.4. Environmentally the proposals would result in biodiversity net gain of c.13% which would be a significant positive benefit. The proposals would have no impact on highway safety and parking proposals and the acceptability of the design is given moderate positive benefit.
- 10.5. There is limited harm to the heritage asset itself through the works however these would be less than substantial harm and as such these are given limited weight.
- 10.6. The benefits of the proposals would therefore clearly outweigh the negative aspects of the proposals and it is considered therefore that the proposals should be granted planning permission.

## **11. RECOMMENDATION**

**DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT TO GRANT PERMISSION, SUBJECT TO THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)**

### CONDITIONS

#### **Time Limit**

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory

Purchase Act 2004.

### **Compliance with Plans**

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the following plans and documents:

Plans:

219-100 – Site Location Plan  
219-100 Rev B – Existing Site Plan  
219-101 Rev B – Farmhouse Existing Ground Floor Plan  
219-102 Rev B - Farmhouse Existing First Floor Plan  
219-103 Rev A - Farmhouse Existing Elevations  
219-104 Rev A – Farmhouse Existing Elevations  
219-105 Rev A – Existing Elevations A1 Annexe  
219-106 Rev A – Existing Plans A1 Annexe  
219-108 Rev A – Existing Plans Block B and C  
219-109 Rev A – Existing Elevations Block B and C  
219-110 Rev A – Existing Plans Block D  
219-111 Rev A – Existing Elevations Block D  
219-112 Rev A – Existing Plans Block E  
219-113 Rev A – Existing Elevations Block E  
219-114 Rev A – Existing Plans Block F  
219-115 Rev A – Existing Elevations Block F  
219-116 Rev A – Existing Plans Block G and H  
219-117 Rev A – Existing Elevations and Section Block G  
219-118 Rev A – Existing Elevations Block H  
219-200 Rev B – Proposed Site Plan  
219-201 Rev A – Farmhouse Proposed Ground Floor Plan  
219-202 Rev A - Farmhouse Proposed First Floor Plan  
219-203 Rev A - Farmhouse Proposed Elevations  
219-204 Rev A – Farmhouse Proposed Elevations  
219-205 Rev A – Proposed Elevations A1 Annexe  
219-206 Rev A – Proposed Plans A1 Annexe  
219-207 Rev A – Proposed Plans Block B and C  
219-208 Rev A – Proposed Plans Block B and C  
219-209 Rev A – Proposed Elevations Block B and C  
219-210 Rev A – Proposed Ground Floor Plans Block D  
219-211 Rev B – Proposed First Floor Plans Block D  
219-212 Rev A – Proposed Elevations Block D  
219-213 Rev A – Proposed Plans Block E  
219-214 Rev A – Proposed Elevations Block E  
219-215 Rev A – Proposed Plans Block F  
219-216 Rev A – Proposed Elevations Block F  
219-217 Rev A – Proposed Ground Floor Plan Block G  
219-218 Rev A – Proposed First Floor Plan Block G  
219-219 Rev A – Proposed Elevations Block G  
219-220 Rev A – Proposed Sections (Outbuildings)  
219-222 – Proposed Site Section  
219-224 – Proposed Car Port

Documents:

Statement of Community Involvement produced by Carter Jonas LLP;  
Planning Statement by Carter Jonas LLP;  
Design & Access Statement produced by RG&P Architects;  
Arboricultural Impact Assessment by Aspect;  
Archaeological Evaluation by Thames Valley Services;

Heritage Impact Assessment by Asset Heritage Consulting;  
Landscape & Visual Impact Assessment by Aspect Landscape Planning;  
Flood Risk Assessment by MAC Consulting;  
Transport Assessment by MAC Consulting;  
Framework Travel Plan by MAC Consulting;  
Air Quality Assessment by Redmore Environmental;  
Noise Impact Assessment by Professional Consult;  
Sustainability and Energy Statement by Manor Oak Homes Limited;  
Ecological Appraisal by Aspect.  
Stratfield Farmhouse - Method statement for Repairs by James MacKintosh Architects

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

**Construction and Environmental Management Plan (CEMP) (including a Construction Traffic Management Plan (CTMP))**

3. No development shall take place until a Construction and Environmental Management Plan (CEMP) (including a Construction Traffic Management Plan (CTMP)) has been submitted to and agreed in writing by the Local Planning Authority. The submitted details shall include:
  - i) Working hours and delivery times
  - ii) Materials storage and details of the construction compound, including any securing fencing or hoarding for the development, as appropriate.
  - iii) Construction access detail
  - iv) Details of site manager and any overseeing professionals (e.g. ecologist)
  - v) Recording and management of the historic fabric

The CEMP shall be implemented in accordance with the submitted details throughout the development process.

Reason - To manage the development and to ensure that the development is appropriately managed in terms of the access, construction traffic and management of the historic fabric and potential ecology on the site in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

**Drainage**

4. No development shall take place until details of foul and surface water drainage have been submitted to and agreed in writing by the Local Planning Authority. The details shall include a timescale for implementation of all drainage and long term management of any sustainable drainage systems used in the management of surface water including how the proposal aligns with the proposals for the wider PR7b site.

The agreed details shall be implemented in accordance with the approved details prior to the first occupation of the development.

Reason - To ensure satisfactory drainage of the application site and development in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

**Access**

5. No development shall take place until details of the permanent access including the implementation of visibility splays, surfacing and drainage detail have been

submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented in accordance with the approved details prior to the first occupation of the farmhouse.

Reason - To ensure satisfactory access to the site for future residents and users of the development in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

6. Units B/C, D, F/F1 and G hereby approved shall not be occupied until the access route serving the wider site (under planning permission 22/01611/OUT) has been provided and has been opened for vehicular traffic.

Reason - To ensure satisfactory access to the site and the provision of parking arrangements can be accessed for future residents and users of the development in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

#### **Materials**

7. No development above slab level shall take place until details of all external materials, with samples/ sample panels where appropriate, have been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason – To ensure that the development preserves and enhances the character and setting of the Listed Building and the historic fabric of the building in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

#### **Orchard and Landscaping**

8. The Orchard shown on drawing number 219-200 Rev B (Site Plan As Proposed) shall not form part of the residential curtilage of any property hereby approved. Prior to the first occupation of the development, details of all soft landscaping including details of ground preparation, planting species and density and long term management of the Orchard shall be submitted to and approved in writing by the Local Planning Authority. The planting shall be carried out in accordance with the approved details in the first available planting season. Any plant or tree that dies or becomes diseased within the first five years post implementation shall be replaced with a specimen of similar age and species and shall be implemented in the first available planting season.

Reason - To ensure that landscaping within the red line area of the site is carried out in a manner that respects the historic fabric, to ensure this would not harm the character and setting of the designated heritage asset and to ensure that the orchard does not take on a domestic character that would be harmful to the visual amenities of the area in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

#### **Ecology enhancement**

9. Prior to first occupation of the development the recommendations of the submitted Ecological Appraisal by Aspect (reference: 5176 EcoAp v1 ND/CL) shall be carried out. Details of enhancements detailed within the Report, including the location and detail of bat and bird boxes to achieve biodiversity net gain shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the agreed details.

Reason - To ensure that the identified mitigation measures and Biodiversity Net

Gain are carried out in a manner that minimise the risk of harm to protected species, with compensatory measures proposed, where appropriate and that respects the historic fabric and to ensure this would not harm the character and setting of the designated heritage asset in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

#### **Permitted Development Removal**

10. Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or succeeding and replacement legislation no works or additions under Schedule 2 Part 1 or Part 2 shall be carried out relating to any of the dwellings hereby approved or within their curtilage or relating to the existing orchard area without prior express consent of the Local Planning Authority.

Reason: To ensure that any future development, extensions or alterations to the listed building or the curtilage is carried out in a manner that respects the historic fabric and to ensure that there is not an inappropriate proliferation of ancillary buildings or features which would harm the character and setting of the designated heritage asset in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

#### **Parking and Turning areas**

11. All parking and manoeuvring areas identified on the approved plans set out in Condition 2 shall be implemented prior to the first occupation of the approved development. Once implemented all parking, turning areas and garages shall remain for use of parking and manoeuvring of vehicles and shall not be used for alternative uses.

Reason - To ensure satisfactory functioning of the application site and to ensure that the integrity and appearance of the historic environment is not undermined by unnecessary residential paraphernalia in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

#### **EV Charging Points**

12. No development above slab level shall take place until details of EV charging points have been submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented prior to the occupation of the relevant dwelling and shall be retained thereafter.

Reason - To ensure satisfactory access to the site for future residents and users of the development in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

#### **Lighting**

13. No development above slab level shall take place until details of all external lighting have been submitted to and agreed in writing by the Local Planning Authority. The agreed details shall be implemented prior to the occupation of the relevant dwelling and shall be retained thereafter. No further lighting shall be implemented without prior written approval of the Local Planning Authority.

Reason - To ensure lighting of the development is appropriate for future residents and users of the development, appropriate in terms of the setting and character of the designated heritage asset and respects protected species (e.g. bats) which may be affected by lighting in accordance with Development Plan Policies and guidance contained within the National Planning Policy Framework.

Framework.