

Cow Shed at Yew Tree Farm

Design & Access Statement

Project Name & Address: Cow Shed at Yew Tree Farm, Ascott-under-Wychwood, Oxfordshire, OX7 6AX.
Project Number: 012
Date: February 2021
Issue: F

Summary

This Design and Access Statement (DAS) covers the proposed development on the last remaining part of Yew Tree Farm in Ascott-under-Wychwood (see Figure 1). Pre-application advice from West Oxfordshire District Council confirms that the site comprises 'previously developed land' for the purposes of the West Oxfordshire Local Plan 2031 (the Local Plan). The proposal is for up to 7 dwellings on the footprint of the existing Cowshed building and concrete yard hardstanding, with a substantial reduction in built footprint (of approximately 44%) and hardstanding area (of approximately 18%) compared with the existing situation.

This DAS concludes:

- The application site is in a suitable location in a sustainable village, where Local Plan policy allows for a limited amount of development;
- The application responds to the village's existing linear form, although the detailed design of the dwellings is reserved for subsequent approval in relation to the scale, layout, appearance and landscaping. The illustrative proposals nevertheless reflect continuing organic growth in the village, including along the High Street, which, so far as Yew Tree Farm is concerned, has been going on since the 1980s (see Figure 3). Resolving the Cowshed will complete the redevelopment of Yew Tree Farm.



Fig 1. The start of Mill Lane with the proposed site on the right-hand side of the road.

- Replacing the deteriorating and operationally obsolete barns at the edge of the village has been assessed in the Landscape and Visual Impact Assessment by Cordle Design as having a positive impact on the AONB and, more generally, will improve the visual quality of the village.
- The application will improve safety through passive observation and reduce the risk of petty crime.
- The application has benefited from the considered input from the community through public engagement and several specialist consultants.

The DAS concludes that there is no reason why such a suitable, sustainable, and policy-compliant scheme should not be a welcome addition to the village.

Contents

Introduction - 4

Context - 5

Evaluation - 9

Design - 14

Access - 16

Conclusion - 17



Introduction

This DAS allows the Council and third parties to better understand the analysis underpinning the Outline application, and how the scheme would contribute to the quality, sustainability, and inclusiveness of the village. It therefore enables the local community, access groups and other stakeholders to review the design of the scheme and the access proposals in relation to their interests without having to interpret the other technical and specialist documents submitted with the application (whilst recognising that the DAS draws from these documents).

This statement:

- Demonstrates analysis of the development's context and appraises how the design should take this into account.
- Sets out how access has been provided and how any specific issues which might affect access to the development have been addressed.
- States what consultation has been undertaken by reference to a Statement of Community Involvement and how the scheme has responded to the outcomes of the consultation.

This DAS is divided into the following sections:

SITE CONTEXT: This section includes an assessment of the development's context, summarises further reports on site-specific matters, details the key findings of consultation and provides a summary evaluation.

DESIGN PRINCIPLES: This section describes the use, amount, layout, scale, landscaping and appearance of the illustrative proposals, setting out the underlying design principles, including a Regulating Plan.

ACCESS MATTERS: This section describes how pedestrian/cyclist, vehicular and access for mobility impaired groups is provided.

LOCAL LIST CHECK-LIST (Appendix 1): This Appendix confirms that the requirements of the local list have been addressed.

BACKGROUND DOCUMENTS (Appendix 2): Encloses documents on the current-use aspects of this last remaining part of Yew Tree Farm.



Fig 2. Location plan showing the grain of the village with the site outlined in red.

Context

PROPOSAL

It is proposed to develop up to 7 houses on 0.46ha on the eastern side of Ascott-under-Wychwood, Oxfordshire, OX7 6AX – see Figure 3: Location Plan, Figure 5: Regional Plan; and Figure 6: Settlement Plan. Ascott-under-Wychwood lies to the north-west of Oxford, just off the Burford to Chipping Norton Road (A361). It sits to the south of the railway line and River Evenlode.

LOCATION

Ascott-under-Wychwood emerged as an agricultural village after the Norman Invasion. The village has a range of facilities including a Church, Primary School, Shop, Community and Playground and Pub. It has a railway station and is connected to the rural bus network. The village is in West Oxfordshire in the Cotswolds Area of Outstanding Natural Beauty ((“AONB”) Wychwood Uplands). Its distinctive local characteristics are described in the WODC Design Guide 2016, which include Ascott-under-Wychwood in the broad central section of the District; labelled ‘Limestone Wolds’.

The West Oxfordshire Design Guide 2016 describes Ascott-under-Wychwood as having a ‘linear’ settlement pattern. The application will reflect this existing settlement pattern, which includes a number of gaps, such as that formed by the recreation ground further along the High Street, and remnants of historic orchards, as well as former farms and obsolete farm buildings that have been integrated within the village. There is also plenty of map evidence that confirms that the Cowshed is located within the built up area of the village and marks the eastern end of the High Street. The proposed redevelopment will therefore form a logical complement to the existing scale and pattern of development and the character of the area. Figure 4 below shows Ascott-under-Wychwood with the gaps indicated in red and compares it to the other villages described as ‘linear’ in the West Oxfordshire Design Guide 2016. There is nothing here to suggest that the Cowshed is in the open countryside or located in anything other than an accessible, built up part of the village, within walking distance of all the key amenities.

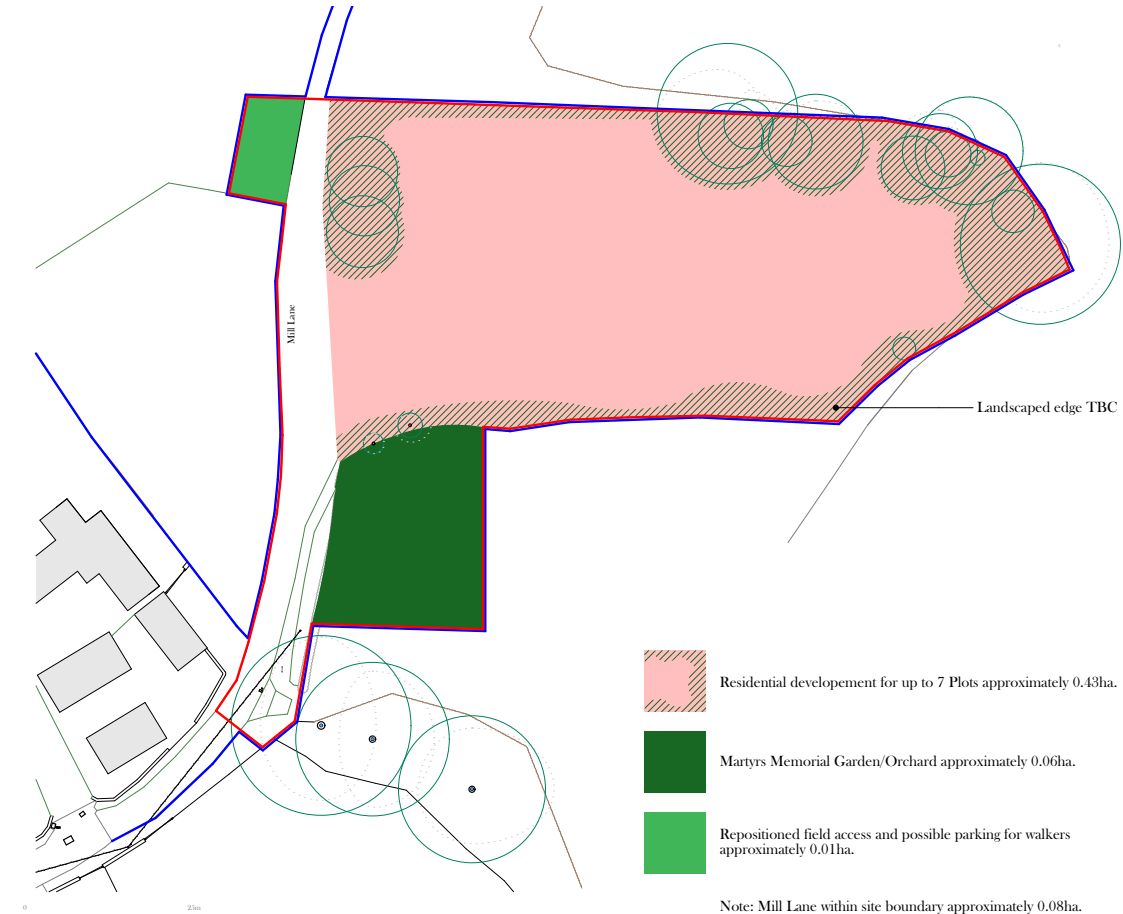


Fig 3. Regulatory Plan indicating the different areas of the site.



Fig 4. Linear village comparison with gaps and open land highlighted within their pattern.



Fig 5. Regional Plan. Wider context of the proposed site with Oxford to the bottom right.

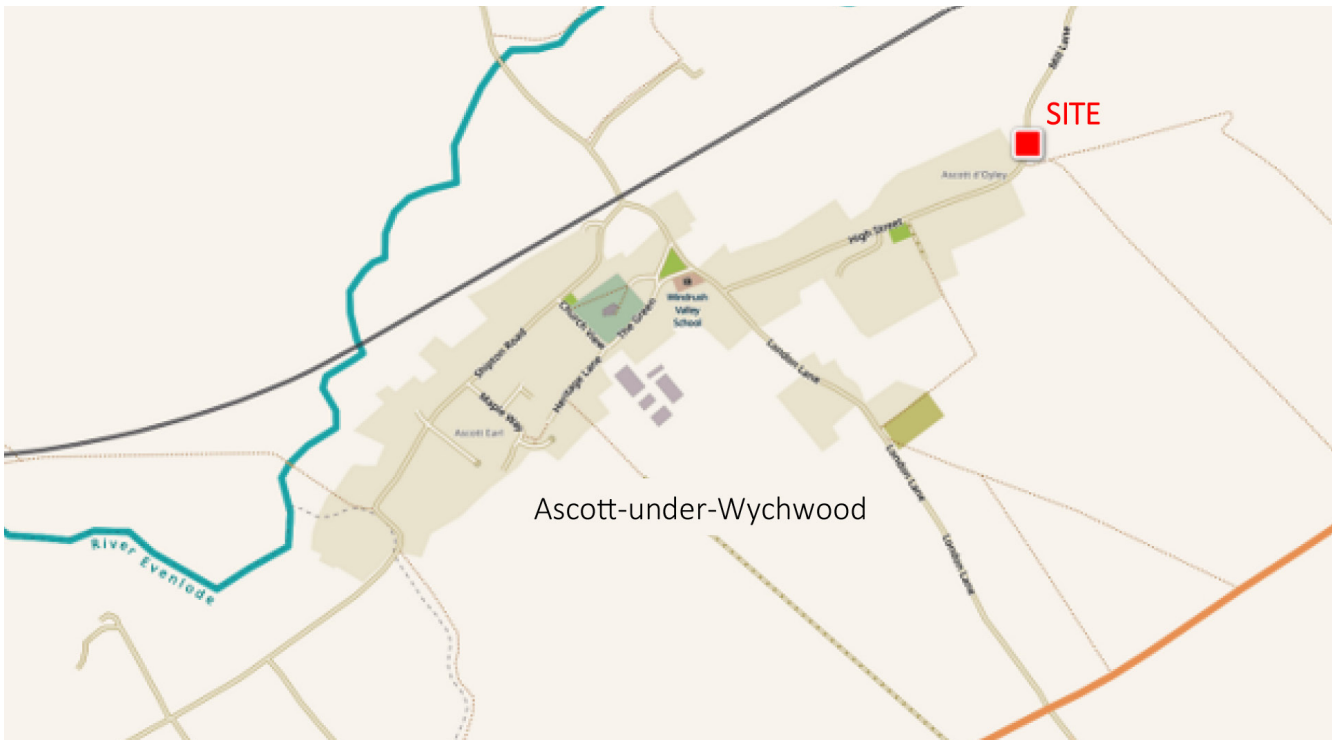


Fig 6. Village location plan.



Fig 7. 1881 OS map with 'gaps' (blue) and areas of planting (green) highlighted along the High Street. Particular of note is originally there was an orchard at the end of the High Street lost between 1955 and 1979.

EXISTING PLOT

The application site lies at the eastern end of High Street, on Mill Lane. It consists largely of a Cowshed with its associated hardstanding/storage areas – see Figures 7 to 10; and Figure 3: Location Plan. The Cowshed is a wide-span, metal portal frame with the ridge oriented west-east. It is surrounded by hardstanding aprons and open-faced silos. The barn's open slurry pit lies to the north of the site. Opposite the site are two Dutch Barns which are subject to a recently approved Outline planning permission for two houses (20/01592/OUT). In between the Dutch Barns and the Cowshed sites is a hardstanding area over which vehicles from the High Street, such as the refuse vehicle, use to turn around, even though this includes private land. It is intended to formalise this access arrangement through the application, if necessary. There is no countryside gap between the consented Dutch Barns and the application site. There is no question that they present as part of the same farm, they were integrated operationally, and both are within the built up area of the village.

The site boundaries are either existing silo retaining walls, hedging or agricultural fencing.

Much of the site surface is concreted over, originally providing access for farming equipment, for livestock and livestock management. To the east of the Cowshed is a concrete silo structure with retaining walls.

The Cowshed has not been used for many years for housing livestock and is at the end of its productive agricultural life (see Appendix 2). The agricultural building and hardstanding on this site are the last undeveloped features of the much larger Yew Tree Farm complex of buildings. The rest of the farm buildings and land in the High Street were redeveloped for residential use in the 1980s and, with regard to the Dutch Barns opposite, this was granted planning permission in 2020.

With no farm or worker's cottage near the Dutch Barns and Cowshed building (due to the redevelopment of the rest of Yew Tree Farm) both the Dutch Barns and the Cowshed site have suffered from vandalism and are generally untidy, commensurate with the end of their productive agricultural life. It has been difficult to maintain the agricultural use and the Cornbury Estate's conclusion is that the Cowshed site is beyond economic use for agriculture. Adding to this, the now adjoining villagers (having less rural occupations) are likely to be less tolerant of a 24/7 access by heavy agricultural vehicles and lorries or for livestock occupation, including night time working (see Appendix 2 and the Statement of Community Engagement at Appendix 3).



Fig 8. View into the site from Mill Lane.



Fig 9. Southern aspect of the Cow Shed.



Fig 10. Northern aspect of the site and Cow Shed.



Fig 11. Eastern end of the Cow Shed and hard-standing.

Evaluation

GENERALLY

Challenge 1: The Cowshed site presents an opportunity to replace a large, deteriorating, obsolete agricultural building and its extensive surrounding hardstanding and silos with a high quality residential use. In landscape and visual terms a residential use has been assessed and evidenced as being a more sensitive addition to the AONB and the village, taking into account the two new dwellings approved on the Dutch Barns site opposite.

- **Action:** The development ought to be reasonably constrained to the existing ‘previously developed’ footprint of the existing Cowshed building and the existing concrete aprons whilst removing the existing concreted hardstanding and silos and replacing with gardens and open space.

Challenge 2: Completing the redevelopment of Yew Tree Farm offers various opportunities to improve this end of the High Street for the wider benefit of local residents and the wider village. For example, the existing area of hardstanding between the site and the Dutch Barns opposite is currently used as a turnaround area for vehicles using the High Street (albeit this currently uses private land without permission).

- **Action:** Include a formal turning circle in the application associated with the development, which can be delivered, should this be considered necessary, through a suitably worded planning condition.

The following studies have also contributed to the assessment of the proposals, including:

- Tree Survey
- Ecological Assessment
- Landscape and Visual Impact Assessment
- Heritage Assessment
- Sustainable Drainage Statement

These reports have been submitted with the application.

TREE SURVEY

This report assesses the quality of existing trees; including where trees should or can reasonably be removed. It also identifies the zones in which roots need to be protected during construction work when considering the layout of the proposals.

- **Action:** This application does see the need for very minor tree work but as discussed with the ecologist/ arboriculturist only poor or weak trees would be affected.
- **Action:** The existing trees are located at the periphery of the site and, as such, the detailed layout of the proposal will need to be designed to take account of Construction Exclusion Zones and the protection of trees in accordance with BS 5837.
- **Action:** Identify tree parameters on the indicative site layout.



Fig 12. Hard-standing at the eastern end of the site.



Fig 13. View looking back at Mill Lane from the site.

ECOLOGY

This Ecological Assessment of the land and buildings concludes: “The vast majority of the application site is of no intrinsic ecological value, comprising areas of built form and hardstanding. Moreover, the small areas of grassland, rural vegetation and scattered scrub are considered to be of negligible ecological value given their small extent and limited species range. No special mitigation will be required for the loss of these habitats. Where habitats of relatively higher value are present (hedgerows and trees), these are to be largely retained as part of the development proposals, with new small-scale landscaping to deliver enhancement over the existing situation.”

- **Action:** No significant design constraints.

- **Action:** Pursue opportunities to enhance ecology on site, if necessary through a suitably worded planning condition, similar to the one imposed on the Dutch Barns consent. (1) The landscape planting should seek to improve opportunities for common reptiles and invertebrates which may be present in the local area. (2) Five bat boxes should be installed on suitable trees within the site and a sensitive lighting scheme implemented to promote bat use of the site. (3) Enhancement of retained trees and hedgerows to ensure a net gain in foraging and nesting habitat. Install five bird boxes on trees within the site and three House Martin boxes on the buildings. (4) Any scrub and all tree removal should take place outside of the bird nesting season and any clearance of suitable reptile habitat is to be undertaken in accordance with a methodology agreed with the ecologist.

HERITAGE

The submitted Heritage Statement concludes: “There are no previously recorded heritage assets located within the proposed development site”. The assessment also concludes that, “although there is some potential for buried archaeology of prehistoric through Romano-British dates being present in the vicinity of the site, it is unlikely that significant remains will be present within the footprint of the proposed new development” and, “This assessment also indicates that there will be no harm to the significance of any designated heritage assets through any change within their setting.”

- **Action:** No significant design constraints.

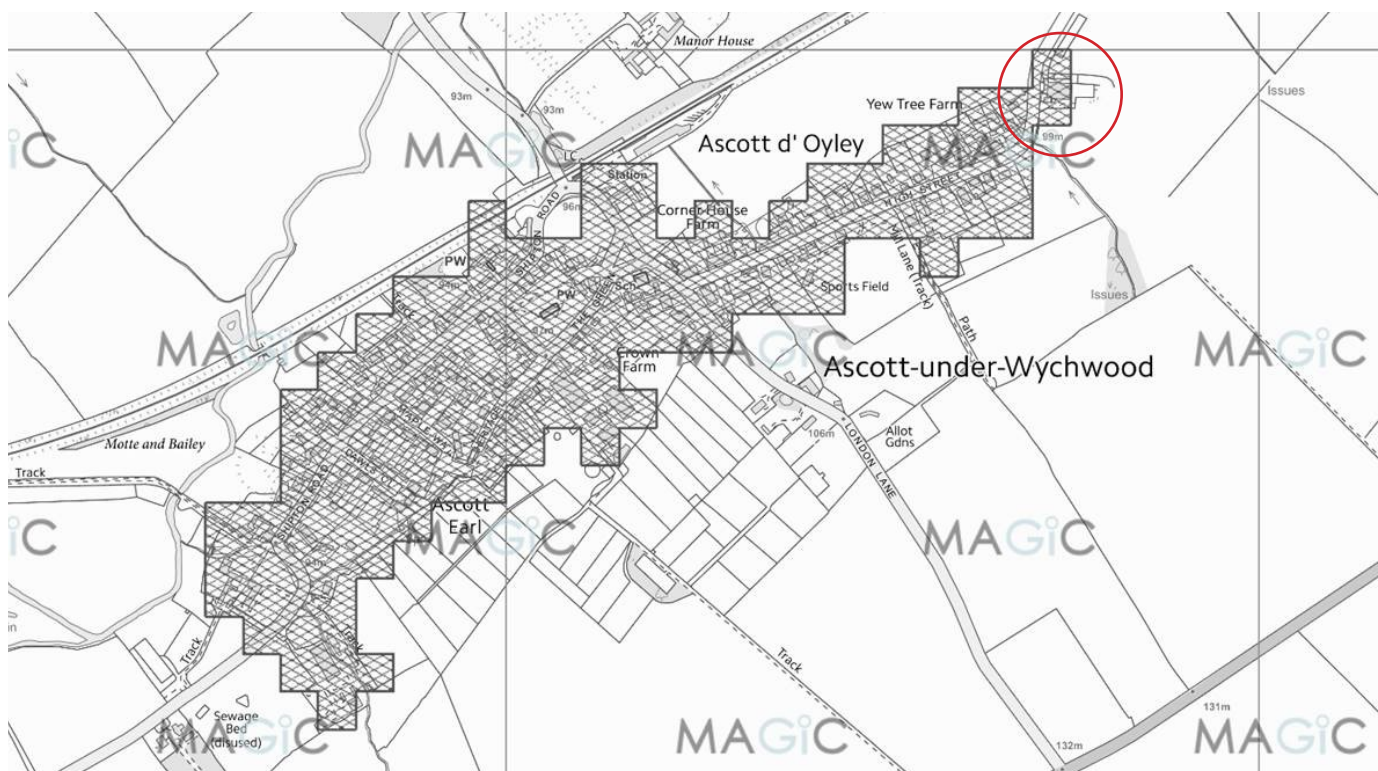


Fig 14. Government MAGIC plan indicating the built-up area of Ascott-under-Wychwood. Proposed site area circle in red.

LANDSCAPE AND VISUAL IMPACT ASSESSMENT

The submitted LVIA report concludes: “The proposed development site is visually enclosed both by local topography and permanent, established hedgerows and trees. As a result, the visual envelope for unconstrained or uninterrupted views towards the site is confined to a very small area in the immediate proximity of the site itself”

and,

“Due to the derelict condition of the existing main farm building and yards, together with the dominant scale of its roof and the inappropriate use of materials within the construction, there is a range of beneficial landscape effects associated with its re-development”

adding,

“This LVIA finds that there are no predicted significant adverse landscape or visual impacts arising from the proposed development. This assessment takes into account the sensitivity of the landscape and its high aesthetic value”.

- **Action:** No significant design constraints. The development would therefore comply with the need to ensure that landscape character, tranquility and special qualities of the AONB are conserved and where possible enhanced. This is particularly true given the small-scale nature of the scheme and reduction in footprint (approximately 44%) and hardstanding (approximately 18%) compared with the existing situation.

HIGHWAYS

Access rights have been exercised by the Cornbury Estate for many years over the unregistered Mill Lane. All necessary rights of access to the site from the High Street pass to Bloombridge LLP.

A highway engineer was commissioned to undertake vehicle tracking and analysis of the site; including devising a turning area suitable for general use by the village.

- **Action:** The access to the High Street delivers the highway engineer’s setting out dimensions for turning movements.

SUSTAINABLE DRAINAGE STATEMENT

Together with a utilities search, a drainage strategy for the site has been produced. This study reviews sustainable drainage and likely surface and foul water drainage solutions. To facilitate the study a percolation test was undertaken.

- **Action:** The study did not identify any relevant drainage constraints.
- **Action:** Provide for the Sustainable Drainage Statement.



Fig 15. View looking east from the edge of the site.



Fig 16. View looking south from the edge of the site.

COMMUNITY ENGAGEMENT

The scheme has benefitted from earlier involvement with the community on a previous application for a larger scheme, and more recently pre-application with the District Council for up to 7 dwellings and open space on the site. These engagement efforts include the following points relevant to this application:

- Strong support for the proposed small units (2 or 3 bed) in preference to the original 'large house' concept. The proposed small units aid affordability and serve two key needs in the village, comprising the young and the 'down-sizing' elderly.

- Enough car parking spaces (to prevent increased parking on the High Street).

- A desire to minimise large agricultural vehicles passing up and down High Street. Concern expressed about damage to cars, trees, mud on the road, damage to the surface, and large vehicles at unsociable hours.

- Concern to ensure the trees and woodland areas surrounding the barns are protected. A preference for these to be 'designed-in' as part of the overall landscape and management strategy.

- Support for the proposed Martyrs Garden initiative. Suggestion that the garden could be planted with 16 trees, one for each Martyr.

- Questions around foul and surface water drainage.

- Approximate 50/50 support/objection in relation to the proposed parking for walkers, alongside concerns expressed about parking on verges, especially relating to the use of the sports field, and whether extra spaces would help or hinder this local issue.

- Need for a turning circle (with signage) at this end of the High Street (eg delivery vans and refuse vehicles).

- Commercial space not favoured.

- "It's an AONB village where no development should be allowed" contrasting with "if we have to have development anywhere in the AONB then why not here, close to the village and on previously developed land". Preference for Cotswold stone.

- "Thin end of the wedge", contrasting with "need to keep the village alive".



Fig 17. Village church - Holy Trinity.



Fig 18. Village shop.



Fig 19. Village railway station.



Fig 20. Windrush Village School.

Many of the items identified cover broad desires or actions that had already been discovered through the site evaluation.

Additional actions:

- **Action:** preference for some smaller 2-bed units noted.
- **Action:** desire to maintain (or enhance) perimeter landscape noted.
- **Action:** car parking for walkers included in the application.
- **Action:** opportunity to provide Martyrs Garden explored and included in the application.

SUMMARY

The following key points are noted:

CONSTRAINTS

- From an analysis of the site's context there are no significant constraints to the development.
- Several mature trees exist on the periphery of the site. The scheme will follow the advice given by the arboriculturalist.
- Site is located within the Cotswolds AONB, the scheme will conserve and enhance the established context.
- The scheme will respect its neighbours.

OPPORTUNITIES FOR THE SITE

- Remove the large, deteriorating Cowshed and extensive concreted hardstanding/silos (improving the visual amenity within AONB).
- Deliver a neighbourly scheme with passive observation (reducing crime).
- Bat and bird boxes provided and plants selected in the landscaping of the site (leading to ecological enhancement).
- Reverting existing developed hardstanding to soft landscaping, with sustainable drainage improvements.
- Provide housing in accordance with LP2031 Policies OS1, OS2 and H2 and in a mix that reflects the community engagement.

WIDER PUBLIC BENEFITS AS A RESULT OF THE DEVELOPMENT OF THE SITE

- Provide a formal turning head suitable for general use by traffic using the High Street.
- Enhanced AONB (reduced amenity harm).
- Decreased use of The High Street by large vehicles (reduced harm to amenity).
- Proposals for the Martyrs Memorial Garden/Orchard as a new open space and cultural benefit.



Fig 21. Concept sketch for Martyrs Memorial Garden.

Design

USE & AMOUNT

The scheme proposes a development of up to 7 dwellings and approximately 0.06ha of open space. As noted in drawing 03 Regulatory Plan the approximate site area is broken down as follows: Residential development = 0.43ha; Martyrs Memorial Garden (open space) = 0.06ha; Repositioned field access and possible parking for walkers = 0.01ha; Mill Lane within site boundary = 0.08ha; with a total site area = 0.58ha.

The indicative proposals would deliver:

- 4 x 2B Houses (2 parking spaces each, 1 in a shared carport and 1 open);
- 1 x 3B Houses (2 bay carport);
- 2 x 4B Houses (2 bay carport each);

Total: 7 dwellings, 14 parking places.

The provision of an open space relating to the Ascott Martyrs' has been discussed with the Ascott Martyrs Trust and will proceed with the completion of the Land Contract (following a planning permission); enabling the land to be conveyed from the applicant to the Trust if desired. A memorial for the Ascott Martyrs was raised at the community engagement event in November 2018 and this has led to a commitment from the applicant to deliver an open space, including commissioning the initial design concept. In the event that planning permission is granted for the Outline planning application, a detailed Reserved Matters application for the Martyrs Memorial Garden/ Orchard will follow (see the design brief accompanying the application).

LAYOUT

Layout is a Reserved Matter.

In addition, there have been several discussions with the Trust in providing a memorial garden. An approximate parcel of land of 0.06ha is identified as part of the application for this purpose.

SCALE (MASSING & FORM)

Scale is a Reserved Matter.

APPEARANCE

Appearance is a Reserved Matter.



Fig 22. View looking back at Ascott-under-Wychwood from Mill Lane with the Cow Shed visible left of centre.



Fig 23. View of the site in the landscape with the Cow Shed clearly present.

LANDSCAPE

Layout is a Reserved Matter.

The application balances the redevelopment of the Cowshed building and existing hardstanding with the conservation and enhancement of the AONB and views of the wider landscape. There is no evidence to suggest that the existing development on the site is valuable in the landscape. The Cowshed does not make an important or positive contribution to the setting of the village (on the contrary), nor to the wider landscape which provides the intrinsic setting to the village.

The principal landscape driver is the AONB. The scheme's relationship is fully assessed in the LVIA undertaken by Cordle Design.

The LVIA concludes:

“In conclusion, this LVIA finds that there are no predicted significant adverse landscape or visual impacts arising from the proposed development such that the proposals are consistent with the adopted Local Plan, notably Policies OS2 and H2. The development demonstrates a high degree of design quality and appropriate consideration for the local vernacular, settlement pattern and design guidance. Mitigation has been addressed “in design” in order to achieve a range of beneficial landscape and visual outcomes. As a result of this no additional mitigation is required.

Overall, this LVIA concludes that the re-development proposals would conserve and enhance the landscape and scenic beauty of the AONB, both in terms of what is removed from the existing visual and landscape baselines and what is brought to the landscape by the future re-development proposals. Replacing the deteriorating cow shed at the edge of the village will improve the visual quality of the village, safety, passive observation and risk of petty crime. It will also complete the redevelopment of Yew Tree Farm (started in 1980s).”



Fig 24. Illustrative proposed site plan with additions to Mill Lane to provide for a 11.6m turning circle for a refuse vehicle if necessary.

Access

Access covers accessibility to and within the buildings, as well as the way the site links up to other roads and pathways outside the site. As the application is made in Outline with only the means of access to be considered (the scale, layout, appearance and landscaping all being reserved for later approval by the District Council) accessibility to and within the buildings is for the Reserved Matters stage.

VEHICLES

Vehicular access to the site is via the adopted High Street. The changing nature of agriculture, local aspirations, and the limitations of the High Street means it is no longer suitable for agricultural use. Currently, refuse vehicles unofficially use the private land including the Dutch Barns site to turn around. A formal arrangement is included in the application for the provision of turning for a refuse vehicle and fire appliance if necessary. However, if the existing refuse service is unwilling to continue to access beyond the adopted High Street, private refuse collection is proposed, with each dwelling intended to have sufficient frontage and/or rear garden space to accommodate refuse/recycling storage facilities.

All of the properties are intended to have private rear gardens that can accommodate secure cycle storage.

PEDESTRIAN ACCESS

Pedestrians will access the site from the adopted High Street, then Mill Lane which is also a public footpath. The made-up pavement stops west along the High Street. Beyond this point the existing lane acts as a 'shared surface', including access to existing properties around Yew Tree Farmhouse and to the wider footpath and bridleway network. This manner of access is not unusual in such villages. Beyond the site Mill Lane serves a single property. In accordance with the submitted Sustainable Drainage Statement it is intended that a porous hard surface material, suitable for those using a wheelchair, be used.

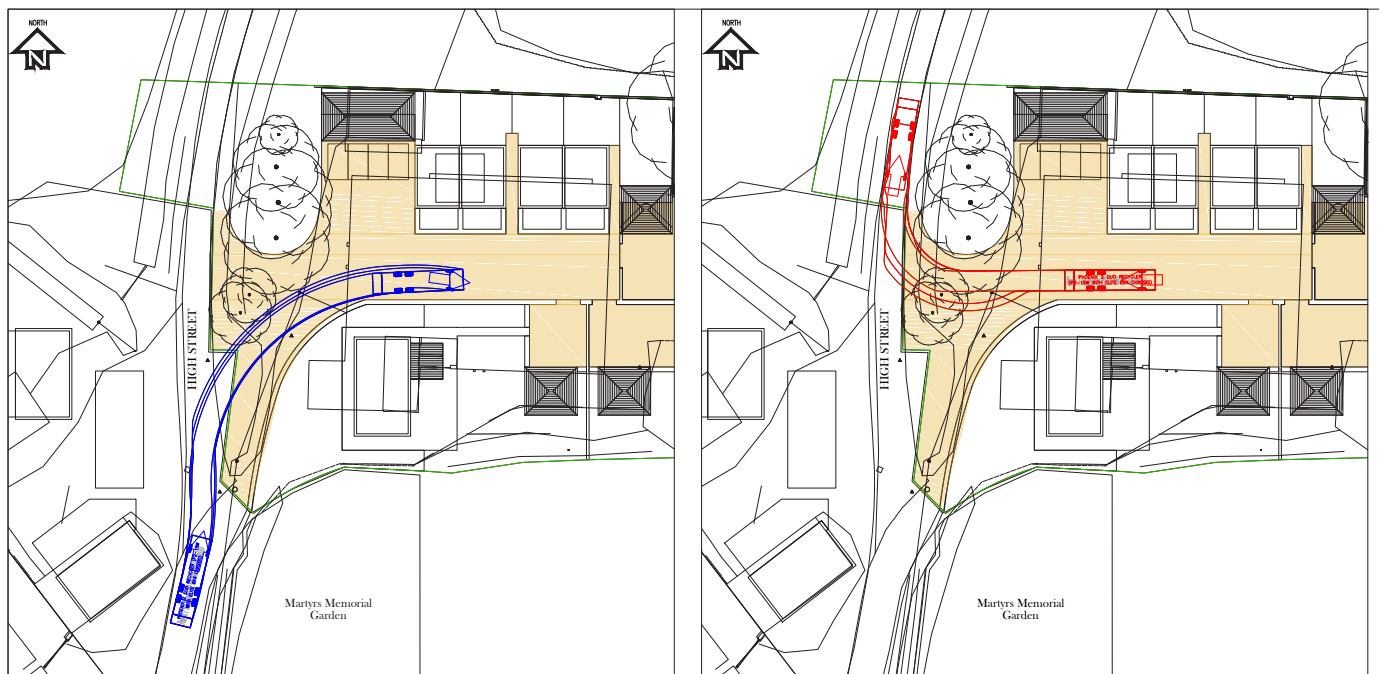


Fig 25. Vehicle tracking for a 11.6m refuse truck. On the left in blue is the vehicle driving into the site and on the right is it reversing back out up Mill Lane.

Conclusion

The National Planning Policy Framework acknowledges that a balance should be made in making the most efficient use of land and reflecting the prevailing character and appearance of an area. In this instance, a development of up to seven dwellings would be a proportionate and appropriate response, taking into consideration the enhancement of the AONB that would result, the character of this part of the village, and its immediate context. As evidenced in this DAS, there are no negative effects associated with the proposed development and, even on balance if negative effects were identified, no effects that are so significant as to support the refusal of planning permission. Great care has been taken by the whole professional team to produce an application that will deliver high quality, sustainable development that benefits the village – resolving, through the proposed redevelopment, the last, unsightly part of Yew Tree Farm.

The design approach in the Reserved Matters is intended to respond to Ascott-under-Wychwood's local distinctiveness, as is the case with the Dutch Barns site permitted opposite. It would do so in a way that would complement the limited growth allowed in the village. A high-quality design would make a positive contribution to the character and appearance of this part of the village within the AONB. The LVIA evidences that replacing the deteriorating Cowshed will improve the visual quality of this edge of the village. The application has benefited from the considered input from the local community, several specialist consultants and pre-application advice from the Council. This wide input has been welcomed and has improved the current application. Consequently, the proposed development of this previously developed site for a limited number of dwellings is considered to be in the right place, and is both sustainable and beneficial to the village.



Fig 26. The Cow Shed currently viewed within the landscape.

APPENDIX 1

This appendix includes a completed version of the Council's Application Criteria Form.



Validation Criteria for application for General and Commercial development - Types 4, 5, 6, 7, 8 and 9

If you are making a planning application which falls within application types 4, 5, 6, 7, 8 and 9 (General and Commercial i.e. non-householder or Outline applications) the following plans or information should be provided. Once you have completed this checklist, please send it or a copy to us, with your application.

Please note: If the application is a ‘Major’ application i.e. an application for 10 dwellings or more; an outline application for residential on sites of 0.5 hectares or more; or an application for offices, general industrial, storage and distribution and shops where the floor space exceeds 1000sq m, you should not use this checklist. In those circumstances, **please see the Validation Checklist for ‘Major Applications’**.

- The following information must be submitted. If you think some information requested is not relevant to your application, please explain why not.
- **Failure to provide the information requested may invalidate your application and it will be returned to you as incomplete.**
- **One original plus one copy of each document & plan is required unless the application is submitted electronically.** However we reserve the right to ask for extra electronic or paper copies of plans or information we think is necessary to assess and publicise your application properly.

Requirement	Tick if provided		If ‘No’ explain why not
	Yes	No	
Completed Application Form (signed and dated)			
Design and access statement unless the proposal is for: <ul style="list-style-type: none"> ○ Change in the use of land or buildings, ○ engineering or mining applications, ○ development within the curtilage of a single dwelling house which is not within a Conservation Area or A.O.N.B. (Area of Outstanding Natural Beauty), S.S.S.I. or World Heritage Site. (To find out whether the dwelling is within a Conservation Area please consult ‘My West Oxfordshire’ at http://www.westoxon.gov.uk/ or contact us)			
Plans - All plans and drawings to indicate: paper size; key dimensions; scale bar indicating a minimum of 0 - 10 Metres			
Location Plan (at a scale of 1:2500 or 1:1250 as may be necessary to fulfil the criterion below).			
This should show the application site outlined in red, including access to the highway. Any other adjoining land owned or controlled by the applicant should be outlined in blue. Where possible plans should show at least two named roads and surrounding buildings. The properties shown should be numbered or named to ensure the exact location of the application site is clear.			

Requirement	Tick if provided		If 'No' explain why not
	Yes	No	
<p>Site plan/Block (at a scale of 1:200 or 1:500)</p> <p>This should accurately show:</p> <ul style="list-style-type: none"> a) the direction of North; b) the proposed development in relation to the site boundaries and other existing buildings on the site, with written dimensions including those to the boundaries; c) all the buildings, roads and footpaths on land adjoining the site including access arrangements; d) all public rights of way crossing or adjoining the site; e) the position of all trees on the site, and those on adjacent land that could influence or be affected by the development; f) the extent and type of any hard surfacing; and g) boundary treatment including walls or fencing where this is proposed. 			
<p>Existing and proposed elevations (at a scale of 1:50 or 1:100).</p> <p>These should show full elevations of the proposal from all aspects and show clearly the proposed works in relation to what is already there and where possible, the proposed building materials and the style, materials and finish of windows and doors.</p> <p>Blank elevations must also be included; if only to show that this is in fact the case.</p> <p>Where a proposed elevation adjoins another building or is in close proximity, the drawings should clearly show the relationship between the buildings, and detail the positions of the openings on each property. Existing elevations should be shown separately.</p> <p>The level of the ground floor and of the site should be shown in relation to the level of the adjoining street.</p>			
<p>Existing and proposed floor plans (at a scale of 1:50 or 1:100).</p> <p>These should show the existing and proposed layout of the building.</p> <p>All floors should be shown separately and indicate clearly the location of the proposed development and the various uses of the floorspace. Where existing and proposed works are shown on the same drawing, new work must be indicated.</p> <p>Where existing buildings or walls are to be demolished these should be clearly shown. New buildings should also be shown in context with adjacent buildings (including property numbers where applicable)</p>			

Requirement	Tick if provided		If 'No' explain why not
	Yes	No	
<p>Existing and proposed site sections and finished floor and site levels (at a scale of 1:50 or 1:100)</p> <p>Such plans should show a cross section(s) through the proposed building(s). In all cases where a proposal involves a change in ground levels, illustrative drawings should be submitted to show both existing and finished levels to include details of foundations and eaves and how encroachment onto adjoining land is to be avoided.</p> <p>Full information should also be submitted to demonstrate how proposed buildings relate to existing site levels and neighbouring development. Such plans should show existing site levels and finished floor levels (with levels related to a fixed datum point off site) and also show the proposals in relation to adjoining buildings.</p> <p>This will be required for all applications involving new buildings. Levels should also be taken into account in the formulation of design and access statements.</p>			
<p>Roof plans (e.g. at a scale of 1:50 or 1:100)</p> <p>A roof plan is used to show the shape of the roof and is typically drawn at a scale smaller than the scale used for the floor plans. Details such as the roofing material, vents and their location are typically specified on the roof plan.</p>			
<p>The appropriate fee</p>			

In addition to the information that **MUST** be submitted with your application, the following information may also be required, dependant on the particulars of your application (see **Validation Checklist Guidance Note**).

Requirement	Tick if provided		If 'No' explain why not
	Yes	No	
Supporting planning statement (Including one may assist Officers when considering your application)			
Transport assessment (See Guidance Note or seek advice before submitting your application)			
Daylight/Sunlight assessment In circumstances where there is a potential adverse impact upon the current levels of sunlight/daylight enjoyed by adjoining properties or building(s), including associated gardens or amenity space then applications may also need to be accompanied by a daylight/sunlight assessment. Further guidance is provided in the British Research Establishments guidelines on daylight assessments.			
Draft travel plan (See Guidance Note or seek advice before submitting your application)			
Planning Obligations (See Guidance Note or seek advice before submitting your application)			
Flood risk assessment (Applications in Environment Agency Flood Risk Zones) See http://www.pipernetworking.com/floodrisk/			
Development of areas between 1 and 5 hectares Where the application consists of development of land 1 to 5 hectares in area, the Environment Agency requires that a Flood Risk Assessment is completed. The Environment Agency FRA Guidance Note explains what is required of applicants. See http://www.westoxon.gov.uk/planning/LA/PForms.ctm for appropriate forms and guidance			
Impact Assessment (As required by the Council where new retail or leisure floorspace is provided, see Guidance Note or seek advice before submitting your application)			
Affordable housing statement (Required for applications 15 or more dwellings (or sites with an area of 0.5ha or more) in Witney, Carterton, Chipping Norton and Eynsham. Elsewhere, it will be sought on developments of two or more dwellings. Where redevelopment is involved, the threshold will relate to the increase in dwellings on the site.			
Open space (See Guidance Note or seek advice before submitting your application)			
Landscaping (See Guidance Note or seek advice before submitting your application)			
Tree survey/Arboricultural statement (Applications involving building works within 5 metres of a tree or works to trees)			
Historical, archaeological features and scheduled ancient monuments/Heritage Statement (Required for developments near or within a S.A.M., Historic Site or a listed building)			
Biodiversity Survey/Protected Species Report/geological conservation/landscape report			
Noise impact assessment (As required by the Council in line with the guidance set out in PPG24, see Guidance Note or seek advice before submitting your application)			

Requirement	Tick if provided		If 'No' explain why not
	Yes	No	
Air quality (See Guidance Note or seek advice before submitting your application)			
Sound insulation requirements (As required by the Council, eg near Brize Norton Air Base. Please see Guidance Note or seek advice before submitting your application)			
Assessment for the treatment of foul sewage (As required by the Council, see Guidance Note or seek advice before submitting your application)			
Ventilation/extraction details (Required for applications which include commercial extraction flues or that require special sound insulation measures such as those near Brize Norton Air Base)			
Structural survey (See Guidance Note or seek advice before submitting your application)			
Details of any lighting scheme, including a light pollution assessment (As required by the Council, see Guidance Note or seek advice before submitting your application)			
Land contamination assessment (Required for contaminated sites, sites previously used for industrial purposes or near a water course and major developments (10 or more residential units, 1,000 sq metres non-res floorspace) and those on or adjoining public open space)			
Statement of community involvement (See Guidance Note or seek advice before submitting your application)			
Environmental Impact Assessment (See Guidance Note or seek advice before submitting your application)			
Evidence to accompany applications for town centre uses An application should be accompanied by an assessment of the need for the proposal where this would be in an edge of centre or out of centre location, and where it is not in accordance with an up to date development plan document strategy. But it is not necessary to demonstrate the need for retail proposals within the primary shopping area or for other main town centre uses located within the town centre. Evidence should be provided to show that there are no sequentially preferable sites. Policy advice on the policy tests for town centre uses is provided in Planning Policy Statement 6: Planning for Town Centres (March 2005). Further local information can be found at: http://localplan.westoxon.gov.uk/document.aspx			

This Validation Checklist is a Direction made under section 62 of the Town and Country Planning Act 1990 and Regulation 4 of the Application Regulations 1988. Failure to submit the information required by the Direction may result in the application being treated as invalid under article 5(4) of the Town and Country Planning (General Development Procedure) Order 1995.

Should you require further guidance, please contact: Planning Services, Elmfield, New Yatt Road, Witney, Oxon, OX28 1PB.
 Tel: 01993 861420 Fax: 01993861451 Web: www.westoxon.gov.uk email: planning@westoxon.gov.uk

APPENDIX 2

This appendix includes documents on agricultural aspects of the barns on site.

Your ref: PRA/SEF
Our ref: 01865 797036
DD: paul.allen@bidwells.co.uk
E: 18/9/2019
Date:

Mr Richard Cutler
Bloombridge LLP
Fourth Floor, Venture House
27-29 Glasshouse Street
London
W1B 5BF

Dear Richard

**BARNs AT YEW TREE FARM, ASCOTT-UNDER-WYCHWOOD
SUITABILITY FOR LONG TERM AGRICULTURAL USE**

I write as managing agent for the Cornbury Park Estate. I confirm that we have been considering the future use for the remaining Yew Tree Farm buildings for several years. The rest of the farmyard was developed in the 1980s. You and I first spoke about possible options for the cow shed and Dutch barns in 2014. Historically, some fifty or so years ago, these were state of the art livestock buildings used for the Estate beef enterprise based around Ascott-under-Wychwood. This use ceased some years ago when the Estate gave up its beef enterprise as financially unviable and concentrated on arable farming instead.

Since then there has been limited use of the buildings for winter housing cattle but they have become quite dated and now need significant repair. We have also had issues with fire, including an arson incident in one of the straw barns.

Given the location of the buildings at the end of the High Street we don't believe this is a good long-term site for a livestock farm, or in fact any ongoing agricultural use. This is mainly for practical reasons given limitations of access along the High Street and that modern farm machinery is much larger than in the past. There are also vermin, noise and smell issues, as well as security exacerbated by the fact there is no farmhouse or farm workers house on site. For this reason the buildings are now largely redundant for agricultural use. The nature of the village has changed and the nature of farming has also changed. Ascott-under-Wychwood remains a rural community, but few people are now directly employed or even involved in agriculture. The long-term use of the barns at Yew Tree Farm is therefore anomalous.

We have considered alternative commercial uses and concluded that the buildings are unsuitable, owing to their age and state of repair, but the site might have some potential for industrial or storage uses. The Estate does not feel these uses are particularly neighbourly as it would likely generate significant traffic, particularly lorry and van movements along the High Street, where even the passage of modern agricultural vehicles has raised some concerns locally. From a planning point of view, large format industrial buildings would also raise issues in terms of landscape and visual impact. Ascott-under-Wychwood is not a major industrial location.

As a result, the Estate supports the proposed residential re-use of the site as the most appropriate long-term use given the buildings' location at the end of the High Street and within a rural village setting. The scheme proposed by Bloombridge completes the redevelopment of Yew Tree Farm.

Ascott-under-Wychwood Martyrs

You have made us aware of your proposed landscape memorial to the 1873 Ascott-under-Wychwood Martyrs; a point that came up as part of your local stakeholder engagement work, including at the Community Workshop held on 18 November 2018. We understand this will involve planting 16 trees, one for each of the 16 women imprisoned for their role in founding the National Union of Agricultural Workers. On behalf of the Estate I wanted to endorse our support of this and confirm the Estate is happy to commit to maintain the proposed area of trees as a permanent memorial.

Yours sincerely



Paul Allen
Partner, Head of Private Estates, Oxford