

Stone Farm/ Lidstone OX7 4HL/16/02695/FUL

Thank you for this opportunity to put my objections to the planning application submitted for Stone Farm/Lidstone to the committee.

I have been a resident of Lidstone for over 20 years.

1. I would like to draw the committee's attention to the fact that there are Two Aspects to this proposal

- a. The first is a large office complex.
- b. The second is a separate meeting/function pavilion capable of hosting 60 people.

Both are on a farm in open country side.

2. Inappropriate Location

To quote the applicant own website for the existing holiday cottages at Stone Farm.

"Lidstone is a tiny hamlet within the parish of Enstone, a small village two miles away"

Lidstone is a quiet, tiny rural hamlet, in unlit open country side, running north-south up the steep sides of the Glyme valley. The residential properties are either side of a narrow, twisting, steep, single track road that runs from the A44 to the Lidstone Road. There is no public transport provision other than a bus stop on the A44.

The scale, design and location of the proposed development is inappropriate for Lidstone which is neither a Main Town nor a Main Service Centre nor even a Rural Service Centre but is a tiny rural hamlet in open country.

Stone Farm is an inappropriate location for this proposed development.

3. Road Vehicle Traffic directed along Bridleway.

The amended road access for construction traffic, office and Function room/meeting Pavilion users, visitors and delivery lorries is now along a section of bridleway.

No consideration has been given to the safety aspects of mixing horses, often ridden by children, and vehicle traffic. The amended design of the junction is focused on road traffic leaving the proposed development and turning onto the Lidstone Road and meeting other vehicle traffic. It does not consider the impact of vehicle traffic leaving the Lidstone Road and encountering pedestrians and horses coming up the bridleway.

Allowing this development would significantly reduce the amenity value, safety and access of the long-established bridleway.

4. No Public Transport

The suggestion that cycling will be a significant and safe means of transport either along the busy, unlit A44 or the unlit and fast B4026 and Lidstone Road is not credible. Office staff, function room users, conference delegates, party goers, construction traffic and site delivery vehicles will drive to the site day and night.

Again, to quote the applicants own website.

“Please note a car is essential during your stay at Stone Farm.”

5. Increased Light Pollution

In addition to the already brightly lit office complex, car parks and function room/meeting pavilion, the requirement of Highways for a lit junction into the development would require substantially more lighting on the top of the valley,

This will both serve to draw traffic from the A44 through Lidstone and cause significant light pollution to the detriment of local residents and wildlife. From regularly walking and riding through the area, I know that there are a significant number of owls, bats and foraging animals in the immediate vicinity on Stone Farm and the adjacent SSI.

6. Traffic Generation

The proposed function/meeting pavilion is capable of hosting similar numbers as the office complex can accommodate and will generate its

own road traffic, from a wider catchment area over a greater number of hours, seven days a week. Much of that traffic could come along the A44 and are likely to be directed by their Satnavs either past the school in Enstone or through the hamlet of Lidstone.

7. No demonstrated sustainable need.

Office Development

The Emerging Local plan has identified a suitable site for office development within Chipping Norton.

Draft Policy E1 - Land For Employment

"Chipping Norton - 9 hectares of employment land to be provided as part of the Land East of Chipping Norton Strategic Development Area (SDA)."

The Draft Plan concludes that development of this site in Chipping Norton will be sufficient to meet the projected local needs over the time horizon of the plan.

Function room/meeting Pavilion

No evidence has been presented to support the need for a function room/meeting pavilion, open extended hours seven days a week, which would offer similar facilities to the only recently opened Enstone Parish Hall and the community run Glyme Hall in Chipping Norton.

8. Summary

In summary, I object to the proposed development of a substantial office complex and function room development on a farm next to a tiny rural hamlet, in open country side, with no public transport links, who's only access is along single track roads and down a bridleway, generating road traffic past the gates of Enstone Primary School and through tiny Lidstone.

On the grounds of

- Inappropriate design in an inappropriate location
- No public transport
- No demonstrated sustainable need
- Substantial Light pollution
- Adverse impact on the residents of Lidstone
- Effect on Public Right of Way.

Is in a is objected to by the residents of Lidstone, Enstone Parish Council, not supported by the council's officers and inconsistent with the Emerging Local plan. I would ask the committee to refuse planning permission.

Comments to West Oxfordshire District Council

3 January 2016

Planning Application - 16/02695/FUL

Stone Farm, Lidstone, Chipping Norton, Oxfordshire, OX7 4HL

Enstone Parish Council objects to the above application on the following grounds:

- The report from Rashid Bbosa, Transport Engineer, Oxfordshire County Council proposes six passing bays to be placed between the entrance to Stone Farm, along the Lidstone Road, up to the Charlbury Road junction. Our feeling is that this would create a new preferred route and shortcut and encourage even more traffic on this narrow country lane. There is also the increased likelihood of fly tipping.
- Mr Bbosa's report does not mention the increased housing in Chipping Norton with the Belway Development and a further proposed 1400 homes over the next 15 years - the Lidstone Road will be one of the main routes south and east for many commuters.
- The Lidstone Road is the prescribed bus route for Chipping Norton School - the sixth form is currently being expanded so creating a further increase in traffic along the Lidstone Road.
- The junction of Coxs Lane/Lidstone Road is already a very dangerous junction and this development will increase the severity of the problem. Many cars park at this junction during the daily school run and during rush hour, increased traffic would also become a danger to the school children. We have had to have this situation monitored by CPSO Chris Jones due to problems with people effectively blocking the junction at these times.
- It is entirely fanciful and inappropriate to expect people to cycle or walk to Stone Farm - the report from Rural Solutions suggests this but the road is far too dangerous and the site too remote.
- The proposed application is for the buildings to be used for events at weekends so creating a further increase in traffic and disruption to the residents of Lidstone.
- There is concern regarding the construction traffic and deliveries during the building of the proposed development - this rural location is totally unsuitable for business use.
- The amended plan is for a smaller building but still retains 40 parking places.

- If travelling from the north, a satnav will direct cars directly through Lidstone - this is such a narrow road where houses' entrances face straight onto the road.
- The revised access for the office and function room now takes all of the traffic along a bridleway, which is totally unsuitable.
- In addition to the concerns raised above, the issue regarding all the lighting that will be used will also greatly affect the residents of Lidstone.
- Enstone Parish Council unanimously objects to this planning application and is concerned that the County Council has not taken into consideration the effect of the increase in traffic with all the new homes being built in Chipping Norton and would appreciate if you could take this into serious consideration. Lidstone Road is already a very dangerous narrow route.
- Enstone Parsh Council is of the strong opinion that this application should be declined. However, should it be approved then we would like it clearly stipulated in the conditions that all matters related to the road, i.e. the access way and the passing places are in place AHEAD of any permitted development commencing.

Peter Butler
Councillor, Enstone Parish Council

Stone Farm (Ref: 16/02695/FUL)

Applicants presentation to the planning committee

03 January 2017

We are aware that the planning application for the development of office space at Stone Farm is not without controversy. To clarify one issue, the pavilion building will be for office use only, will not be available for hire and will not be a party room at weekends.

The principle objection raised by residents of Lidstone, Enstone parish council and the planning officer relates to transport. This was something we identified at the outset and all the professionals we have engaged in this process have been aware that every element of the design must to be minimise this impact. It is noteworthy that the highways officer has no objections to the proposal.

Contrary to statements made in various submissions, we have clearly stated that we have no intention of using or allowing the use of the eastern drive that exits into the village, as part of this development. Instead, we propose to use a new access parallel to the southern access which will encourage traffic to access the site from the Chipping Norton/Charlbury Road. There will be no shared access with the bridleway.

We have also provided a Green Transport Plan which seeks to alleviate concerns about the increase in traffic along the Enstone Road. The Parish Council has pointed out that the Emerging Plan for WODC contains the addition of 1,400 new homes at Tank Farm to the east of Chipping Norton. The council's Economic Development team has confirmed that there is a need for office space in the district and with the addition of these new homes, we believe that the development of a small office space at Stone Farm will help meet some of this demand as well as reduce pressure on the transport infrastructure, intercepting traffic that might otherwise pass through Enstone enroute to other employment areas.

The other main objection relates to scale, mass and design of the proposed office space. We had originally intended on a traditional building design with timber framed, stone clad, pitched roof, but our architects determined that this would require a building of 9m in height. Our landscape consultants advised that the visual impact of this height would be more significant than a lower domed roof appearance. Following this advice, we have submitted a design that is in keeping with the locality (we counted over 35 farms with Dutch barn style buildings within 5miles of Stone Farm). We have also consolidated the massing of the building so that the proposed design takes up a smaller ground area than the existing buildings. This, combined with a sympathetic landscaping plan, means we believe the overall impact will be an improvement on the appearance of the site.

Other issues that have been raised relate to items such as lighting and hours of operation, but these can all be controlled by planning conditions which will ensure that residents are unaffected by the day to day operation of the offices.

Stone Farm is our home and we have no more desire to live in a commercial office space than anyone else. It has been suggested to me that we are opportunistic developers who will sell and move on if we get consent. This could not be further from the truth. My family has lived around the Charlbury/Chipping Norton area my entire life, and our children are settled at local schools. Stone Farm provides an ideal location for raising a family in an open and safe environment. Run down, redundant, derelict farm building may be a city dwellers idea of rural idyll, but we all know the reality is that diversification of existing farming operations can be a key component of a vibrant and successful rural economy, providing a future for our children and our children's children. This proposal is our attempt to make a positive contribution to that future rather than to sit by and watch the underutilised farm buildings crumble into a pile of breeze blocks and asbestos sheeting.

**LAND SOUTH OF MILTON ROAD, SHIPTON UNDER WYCHWOOD****PLANNING COMMITTEE PRESENTATION 3rd JAN 2017**

1. My name is Mrs Stevenson and I am a grateful of the opportunity to speak to you today.
2. I am the long term owner of the land south of Milton Road, Shipton under Wychwood and a resident of this District. Currently I use the land to graze my horses and take a cut of hay. I believe I have a good relationship with those neighbouring landowners and uses.
3. I wanted to ensure that any development on my land was appropriate to the site. Through the work of my consultant team the proposal before you has been discussed with representatives of the Wychwood Primary School, Parish Councils and local people and businesses including two public consultation events. This was undertaken over a 12 month period.
4. The design of the development has evolved to take account of these comments and the site constraints. I am pleased to be able to offer the land for a new car park for the school which will help address the traffic issues created by the school drop off along Milton Road. I also welcome the proposed allocation of the site in the Draft Local Plan to meet the housing needs of the area.
5. In arriving at the development before you, it has been necessary to find a balance between the provision of car parking for the school, and the integration of this within a residential development which is appropriate for the site.
6. I believe that through the consultation process and the work of my consultant team we have arrived at an attractive development solution which achieves the right balance for this site.

Application Ref 16/02851/OUT Committee Presentation

7. I understand that The Parish Council are also now content with the planning contribution package to be provided. This will provide funds towards a bus service between Witney and Shipton, recreation facilities at the school and village hall, the local library and public art.
8. The development of this site will be part of my legacy as a local resident and I pleased to present it to you.
9. I hope you can also appreciate the work that has gone into finding an appropriate development solution for this site and that you can now approve the application.

Appendix E

Alfred Groves is a family run business fully committed to its Milton-under-Wychwood site. This is demonstrated by its recent significant investment in the site including construction of the popular hardware store, which you will have seen on this morning's site visit. As a business, it needs to ensure that its buildings are fit for purpose and able to offer what the commercial market requires which necessitates ongoing investment and continual improvement. The Officer has acknowledged in her report that the buildings proposed for demolition are at the end of their useful life and that on balance the current proposals will provide benefit including improving the appearance of this part of the overall site. There is a tenant in one of the buildings proposed for demolition and the applicant is already in discussions with this occupier regarding relocation to a more suitable building within the Alfred Groves site. Should you be minded to approve this application today, these discussions will continue.

Your Officer's positive recommendation has been made following discussions between the applicant and the Planning Officer. The applicant has worked hard to build a relationship with residents living in close proximity to the site and at the request of the Planning Officer minor changes have been made to the scheme during the course of the application to overcome concerns that the Officer had regarding overlooking. The Architect also provided additional drawings showing the relationship between the proposed dwellings and the properties to the rear, Patience Cottage and Poppy Row and provided the owners with full detail regarding treatment of the shared boundaries. Following deferment of the application at the last meeting, the architect had a further meeting with the owner of Poppy Row to provide reassurance regarding removal of the building along the common boundary. Due care and attention will be taken when demolishing the existing buildings, boundaries will be made secure where necessary and although not a planning matter, I can confirm that all necessary party wall and boundary agreements will be entered in to.

The proposals represent an opportunity to provide much needed housing on a brownfield site within the village and you are therefore respectfully requested to follow your Officer's recommendation and approve this application.