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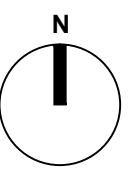
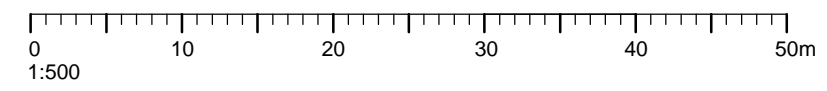


South and Vale GIS  
Printed on 15 September 2016  
at a scale of 1:2,500



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**WOODFIELD BRADY**  
a r c h i t e c t s

Client / Project  
Mr R Wells  
Durham Leys Farm

Project Address  
Durham Leys Farm  
Marsh Baldon  
OX44 9LP

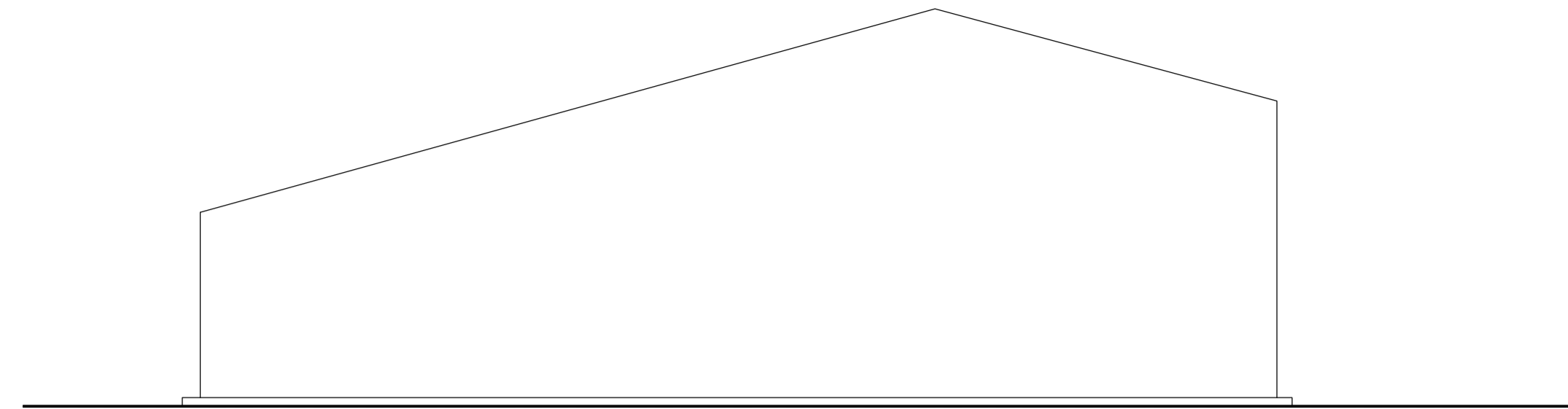
Drawing Title  
**Single Dwelling Proposal**  
**SITE PLAN**

Date	Drawn	Scale / Page	Drawing ref.	Rev.
JUNE '16	KJB	1:500 @ A3	960.01	

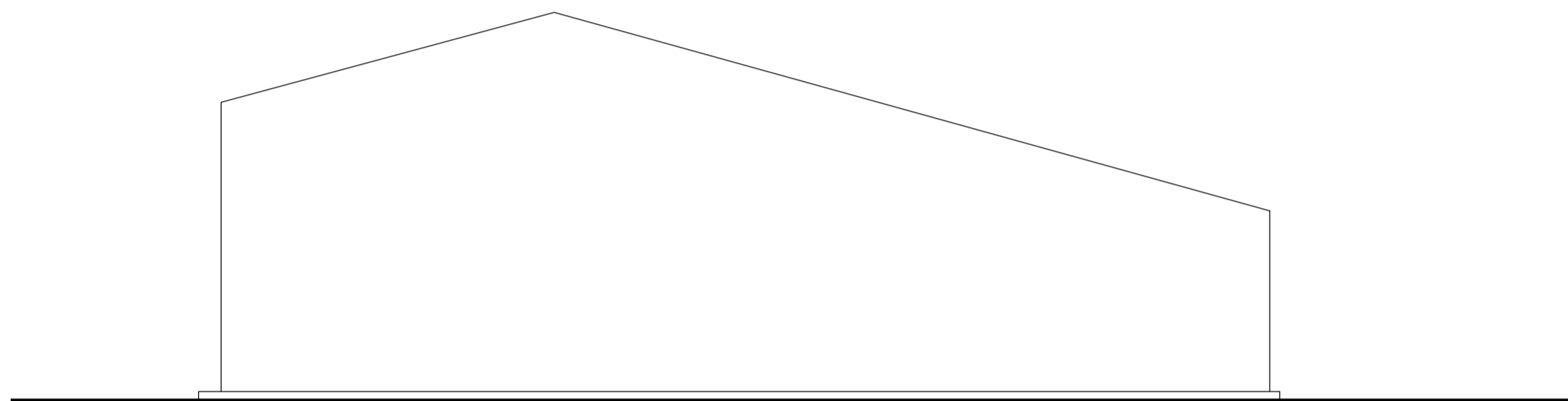
arlington house . curridge . west berkshire . rg18 9ef  
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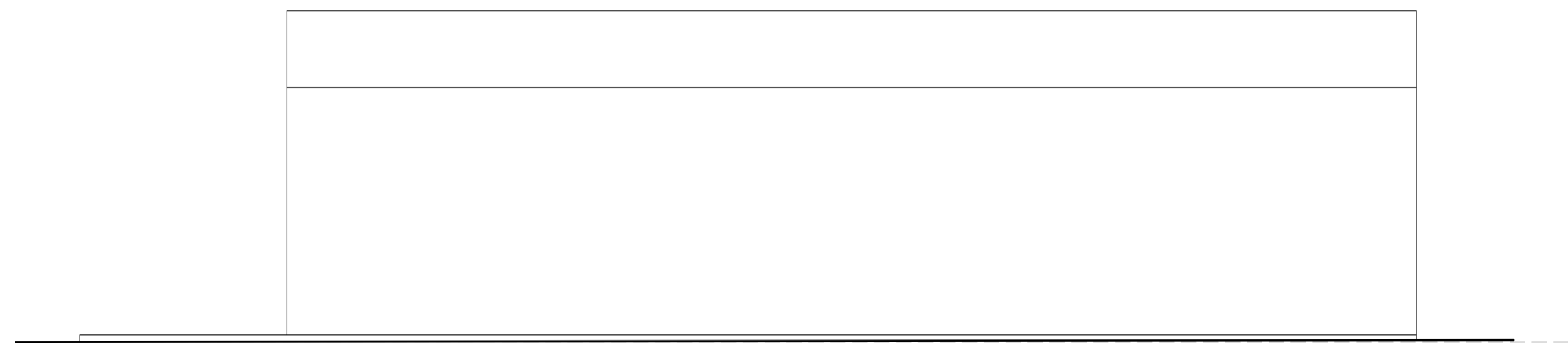
**BARN 1 - WEST ELEVATION**  
scale @ 1:100



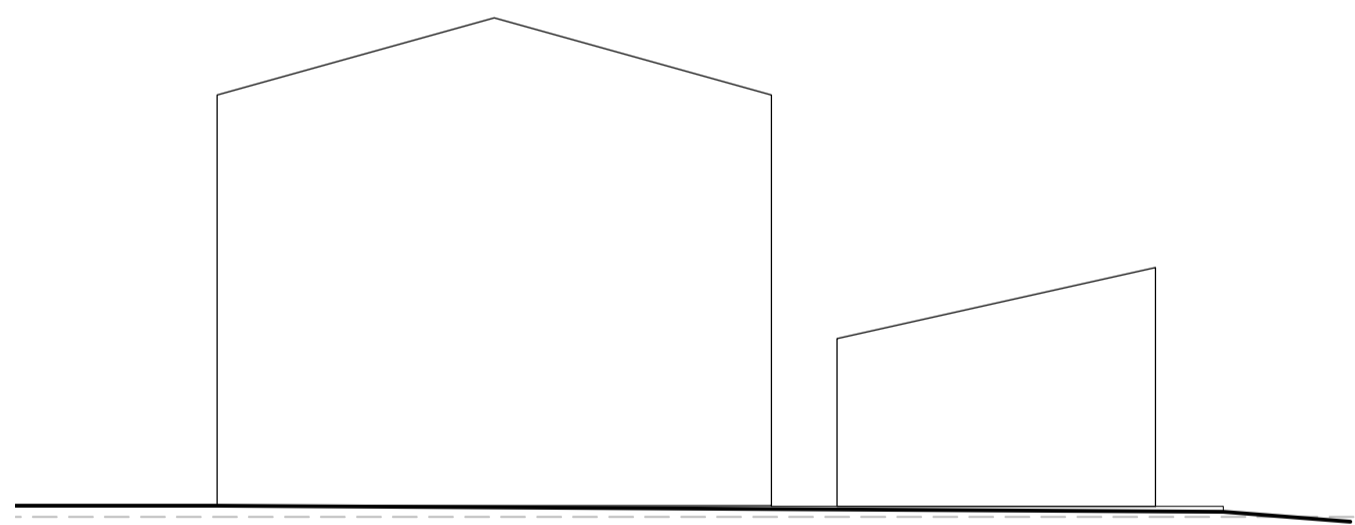
**BARN 1 - SOUTH ELEVATION**  
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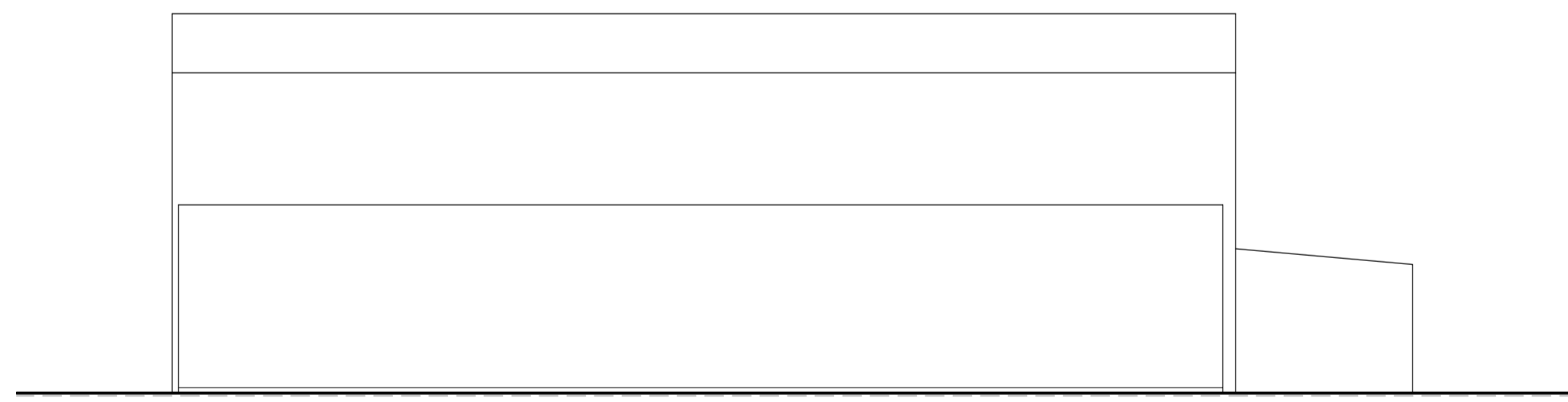
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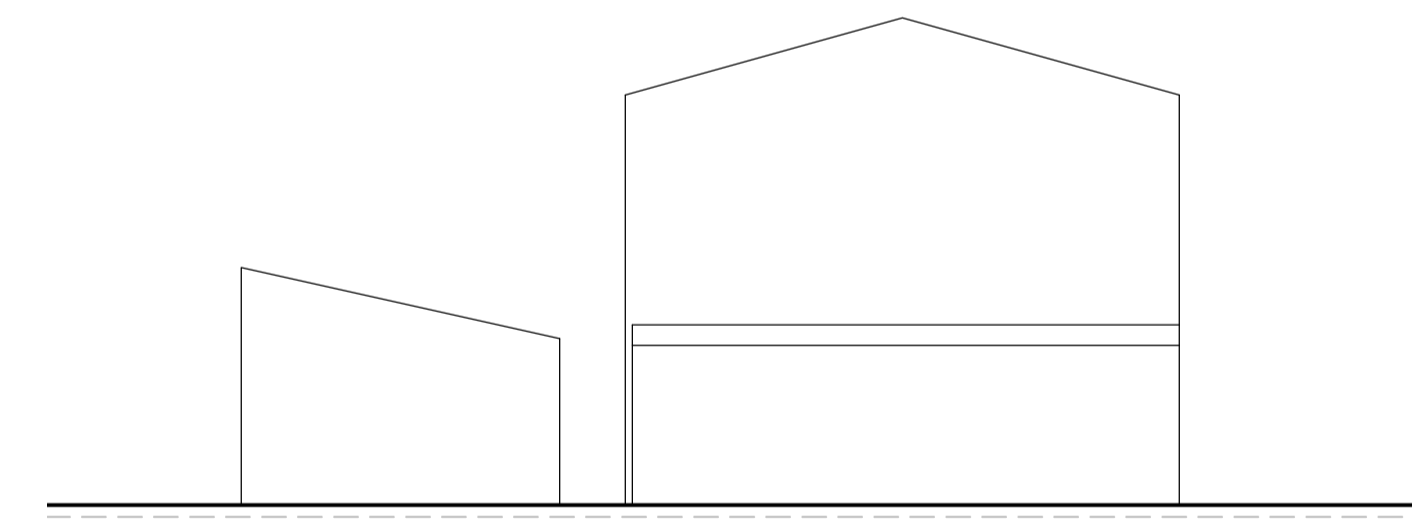
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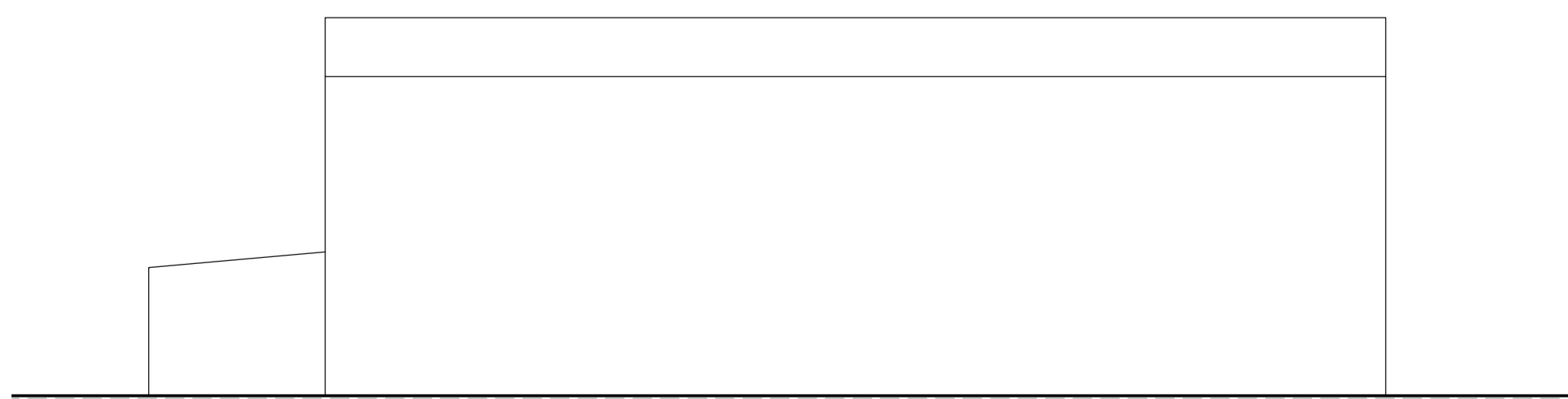
**BARN 2/STABLES - SOUTH ELEVATION**  
scale @ 1:100



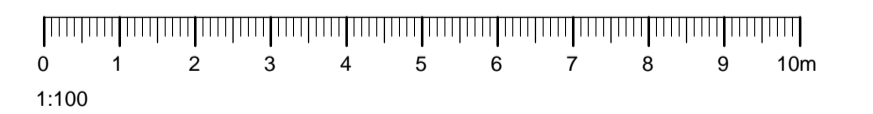
**BARN 2/STABLES - EAST ELEVATION**  
scale @ 1:100



**BARN 2/STABLES - NORTH ELEVATION**  
scale @ 1:100



**BARN 2/STABLES - EAST ELEVATION**  
scale @ 1:100



**WOODFIELD BRADY**  
a r c h i t e c t s

Client / Project  
Mr R Wells  
Durham Leys Farm

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Durham Leys Farm  
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OX44 9LP

Drawing Title  
**EXISTING ELEVATIONS - OUTLINE**

Date	Drawn	Scale / Page	Drawing ref.	Rev.
JUNE '16	KJB	1:100 @ A1	960.05	

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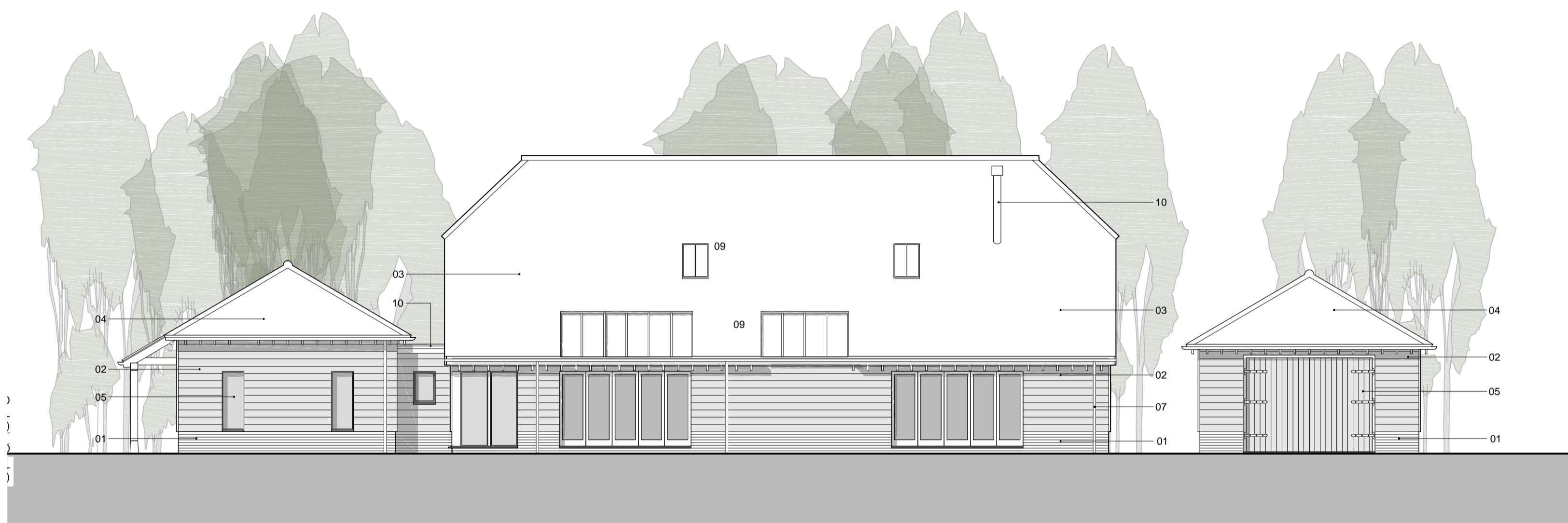
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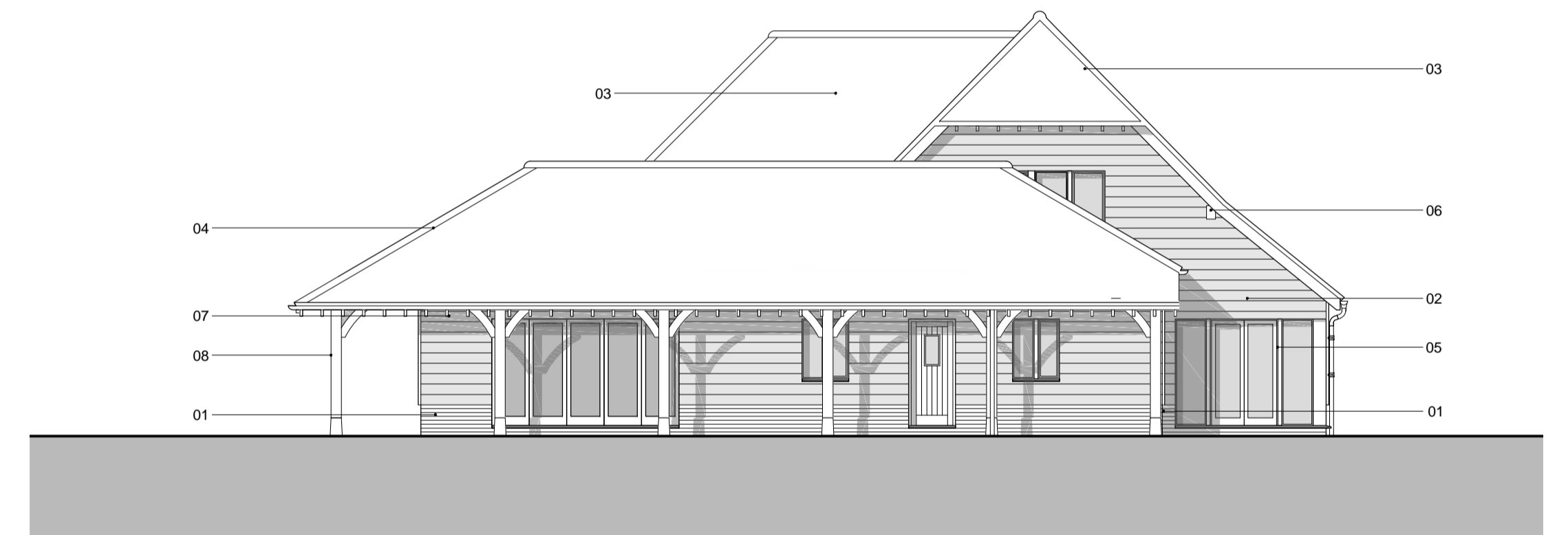
**SOUTH ELEVATION**  
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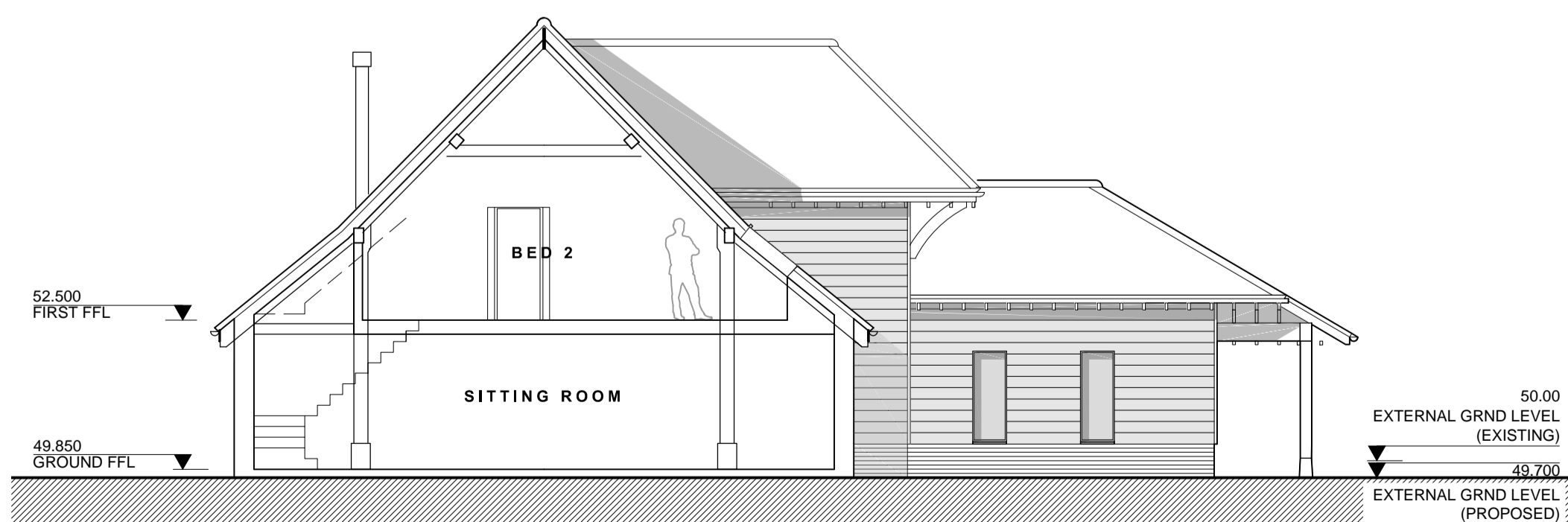
**WEST ELEVATION**  
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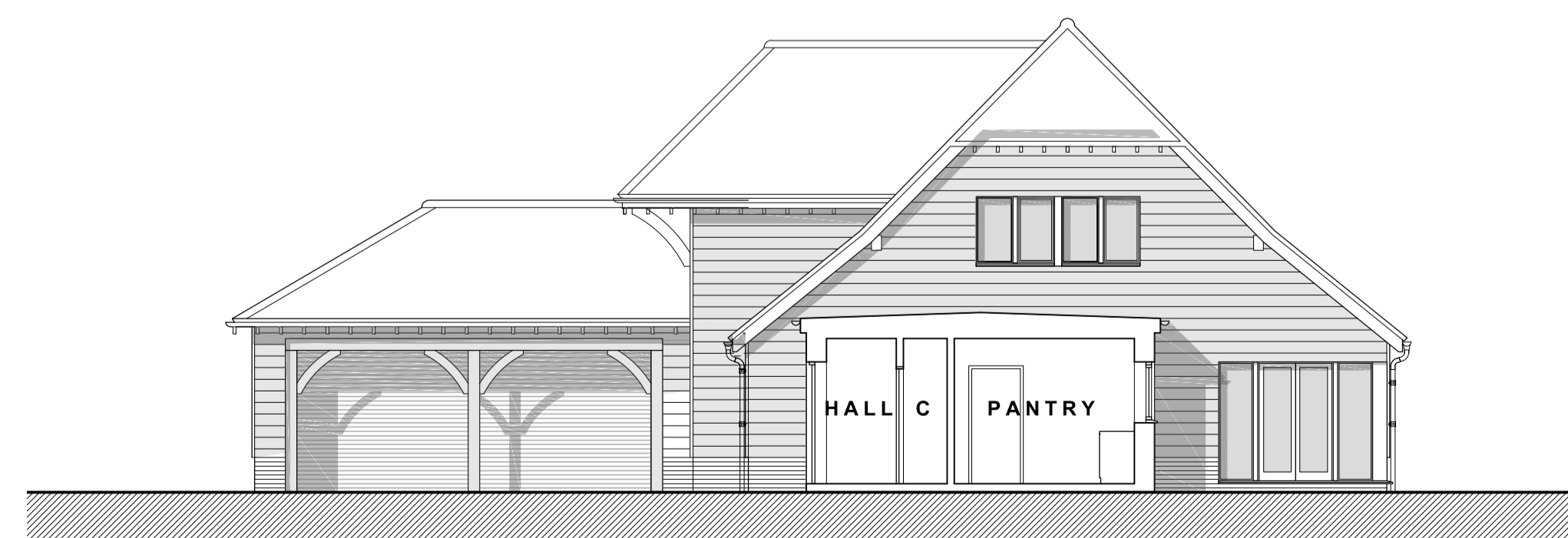
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**EAST ELEVATION**  
scale @ 1:100

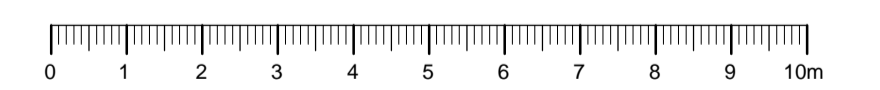


**TYPICAL SECTION**  
scale @ 1:100



**TYPICAL SECTION 2**  
scale @ 1:100

MATERIALS KEY	
01	facing brickwork plinth
02	stained timber weatherboarding
03	clay plain roofing tiles to main barn
04	natural slate roofing to low roofs
05	stained timber joinery
06	exposed purlin ends
07	metal rainwater goods
08	oak posts on stone bases
09	metal framed roof lights
10	mat black steel flue



**WOODFIELD BRADY**  
architects

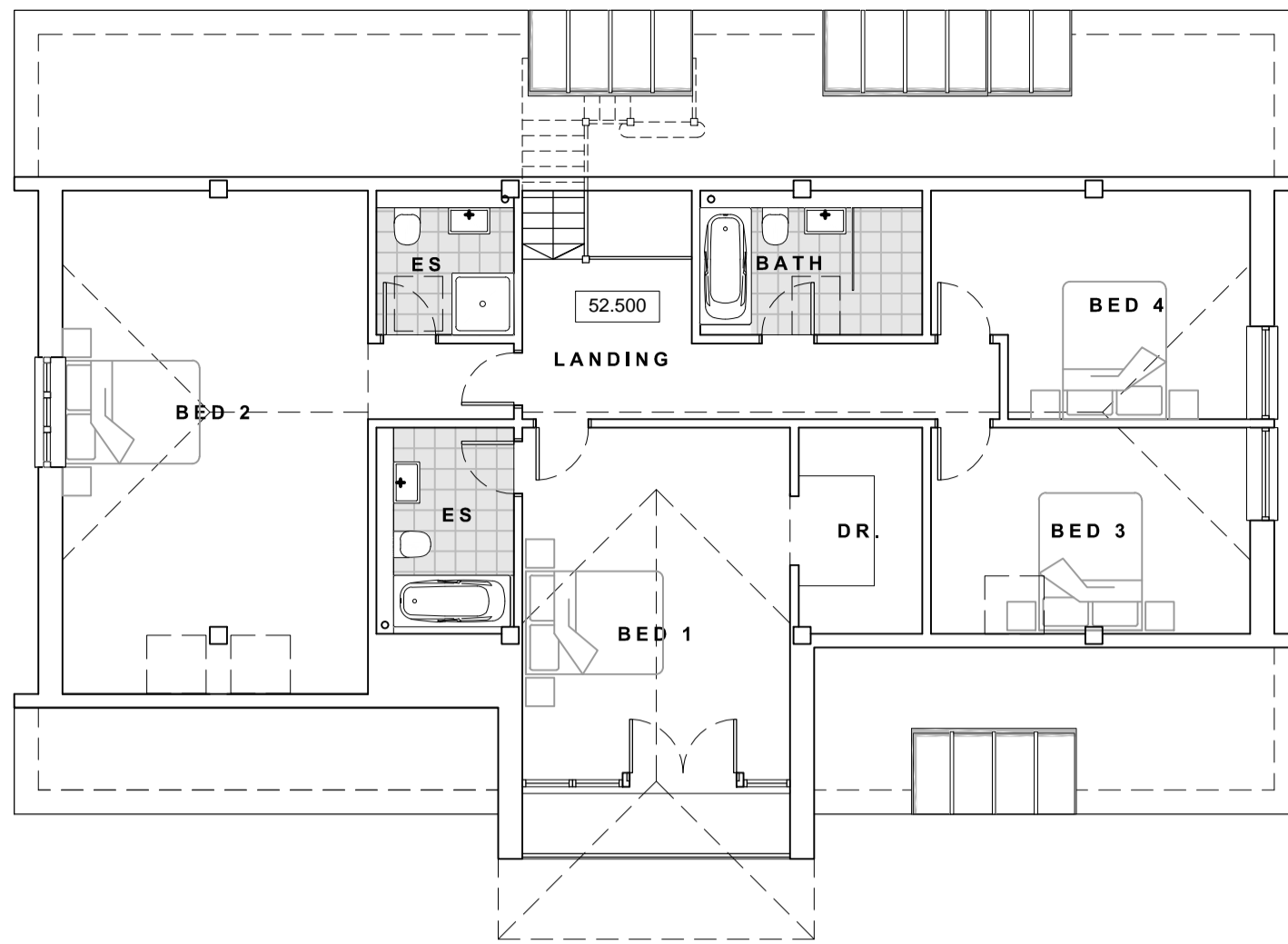
Client / Project: Mr R Wells  
Project Address: Durham Leys Farm, Marsh Baldon, OX44 9LP

Drawing Title: **PROPOSED ELEVATIONS**

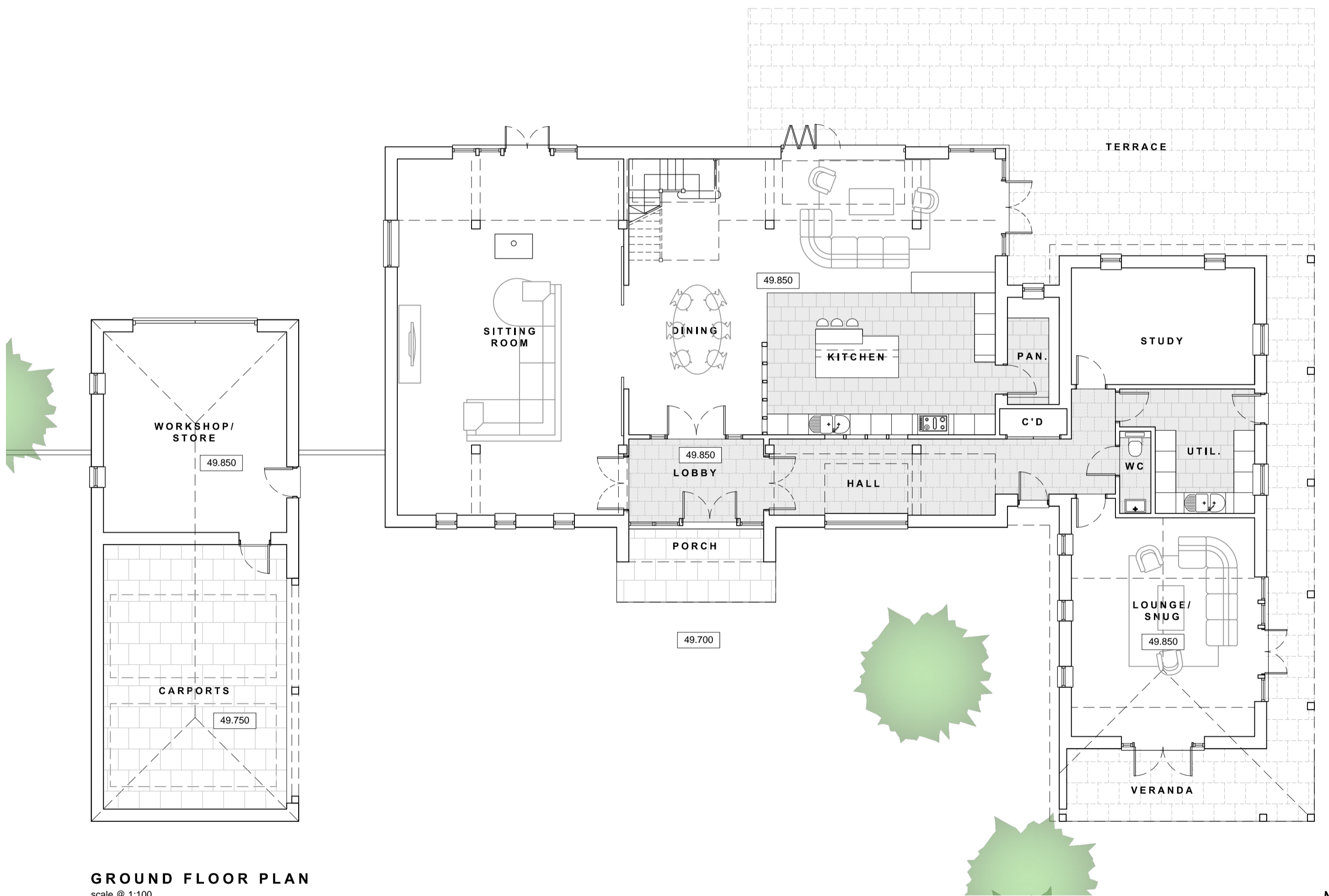
Date	Drawn	Scale / Page	Drawing ref.	Rev.
JUNE '16	KJB	1:100 @ A1	960.03	

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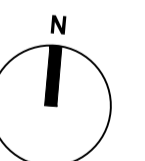
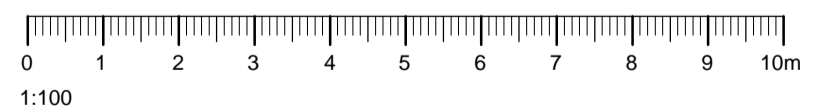
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**FIRST FLOOR PLAN**  
scale @ 1:100



**GROUND FLOOR PLAN**  
scale @ 1:100



**WOODFIELD BRADY**  
architects

Client / Project  
Mr R Wells  
Durham Leys Farm

Project Address  
Durham Leys Farm  
Marsh Baldon  
OX44 9LP

Drawing Title  
**PROPOSED FLOOR PLANS**

Date	Drawn	Scale / Page	Drawing ref.	Rev.
JUNE '16	KJB	1:100 @ A2	960.02	

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Baldons Parish Council  
Response to Planning application P16/S2040/Ful  
Durham Leys Farm

On balance this application should be refused on grounds of prematurity, scale and lack of information...but that the principle of development of this site subject to those matters may be acceptable following agreement to our Neighbourhood plan.

The community of Marsh Baldon is in the process of preparing a Neighbourhood Plan. following the initial public engagement the first draft of the plan itself has been prepared and is due for public consultation during the Summer of 2016 with the intention to confirm the final plan in Summer 2017. It is appropriate for the Planning Authority to take account of the fact that the Neighbourhood Plan is in preparation and its emerging findings in its consideration of this application.

The emerging Neighbourhood Plan indicates that the combined villages of Marsh and Toot Baldon could accommodate a minimum of 5 and a maximum of 15 new homes in the period between 2014 and 2024 . It is not proposed to identify specific sites for development, rather to set out criteria in terms of, for example, quality, visual impact, siting, access, size, scale and infrastructure impact that should be applied to determining any application for new development being submitted. In particular the emerging emphasis is on high quality development of smaller dwellings for local people, to provide opportunities for younger people and those looking to downsize, and with a proportion of social housing.

The initial consultation for the Neighbourhood Plan has indicated that almost all residents value the sense of community in the Baldons and the quiet rural nature of its setting. A critical principle of the emerging plan will be determination of the line of a Village Curtilage, beyond which new development should not encroach and the maintenance of the overall character of the village, including important long and short views out of and into the villages.

The current proposed line of the Village Curtilage in this area would include the majority of the application site within the village but exclude the land immediately to the south and west. This Curtilage Line and the principles and criteria associated with development have been drawn up in consultation with a steering group drawn from members of the community and are due to be the subject of public consultation starting in August 2016.

Whilst the current boundary of the conservation area excludes the application site, the Village Plan will propose alterations to the conservation area boundary and may seek to include this site. In any event, as the applicant acknowledges, there is a significant impact on the Conservation Area and this application should be considered as if it were de facto within the area.

Contrary to the applicants statement there has not previously been permanent development of accommodation on this site. The existing barns and buildings are agricultural and commercial in nature and generally of temporary or semi permanent construction: they are neither barns nor are they redundant . This is the first time that

permanent dwellings will have been on this site. Insufficient consideration has been given to the visual impact of the building on important views out of and into the village and further information is required in that respect before the application can be considered. The site also appears not to fit the criteria for infilling as it is not a narrow gap in an otherwise built up frontage .

The scale of the proposed development is over large and does not meet the housing need in the area, as indicated by the Housing Needs Survey conducted as part of the Neighbourhood Plan. This has indicated a requirement for smaller homes and some element of social housing. Consideration should therefore be given to amending the application better to meet the housing needs.

There are further questions about the lack of detail on the future of the stables and equestrian facility which is the main use of the farm land .

There is not much existing industry or commerce in Marsh Baldon and this application will appear to result in the loss of stabling and associated facilities. However Mr Wells has confirmed at a Parish Council meeting that the future of the stables is still to be determined by him. The fact that the ménage is shown as remaining suggests that there will be a subsequent planning application and proposals to relocate the stabling on the existing pasture land to the east or south of the application site Any such application would need to be treated on its merits, but the fact that it is in the Green Belt, outside the emerging Village Curtilage and would require separate access arrangements means that it will be sensitive and problematic for the village ,unless the existing farm entrance is used contrary to the statement on access in the application. The Applicant should therefore be required to indicate either that the proposals will result in the permanent loss of stabling and associated facilities leading to a large acreage of unused pasture or come forward with detailed proposals as to how those facilities will be retained within a comprehensive planning application for development that includes them.

The track access to the site along the south side of the Green is of poor quality and has been eroded by vehicles, including heavy goods vehicles visiting the farm itself. As part of any planning consent for developmnet of this site, whether as a single dwelling or comprehensively to include the replacement of stabling, the applicant should be require de to provide Community Benefit by repairing the track access and making provision for its ongoing maintenance and upkeep through a commuted sum.

In considering the application the Parish councillors has received a number of representations from villagers expressing concern at the proposals and raising questions about the scale of the proposed house , lack of detail in the application and seeking clarity on the future of the stables and land use which have been reflected in the Council response recommending refusal

D Tonge  
Chairman  
Baldon Parish Council  
160716

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