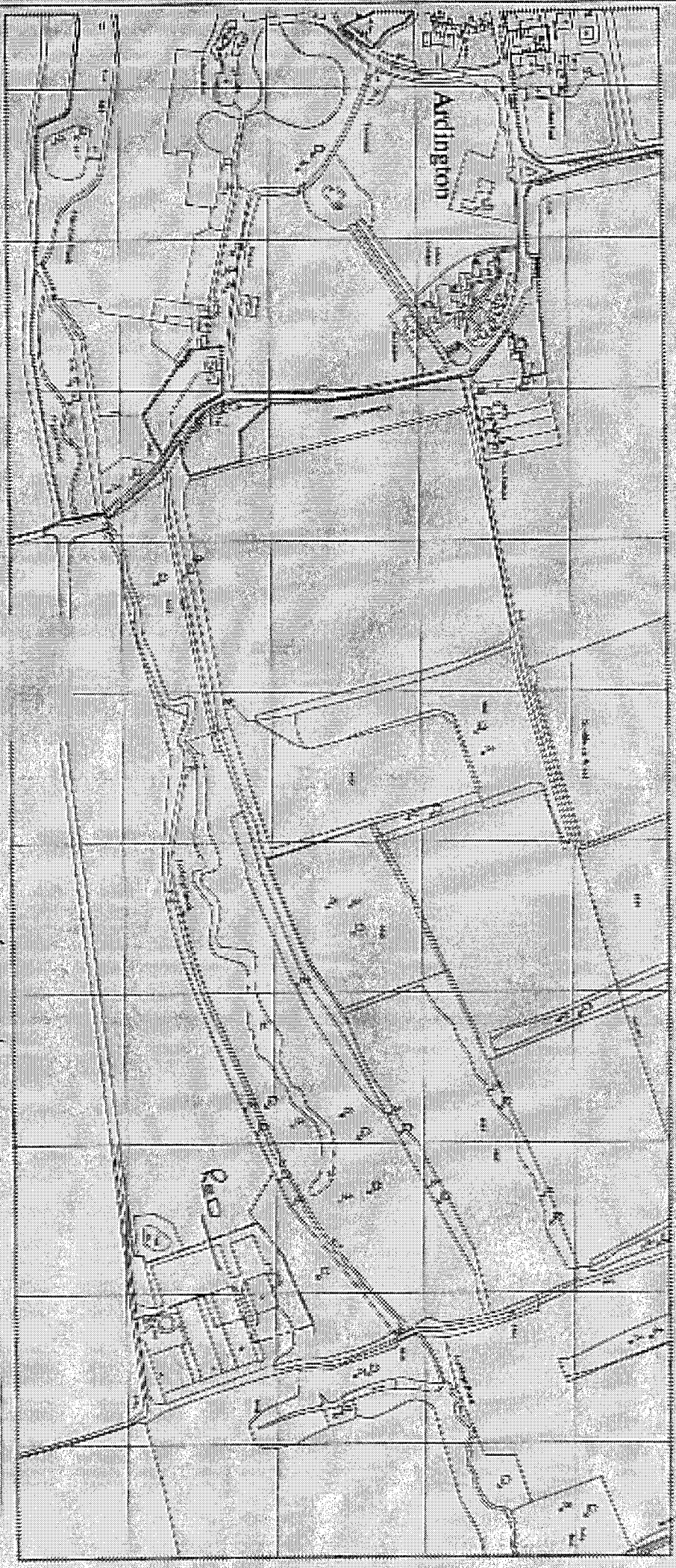


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 ARD / BOT / 1

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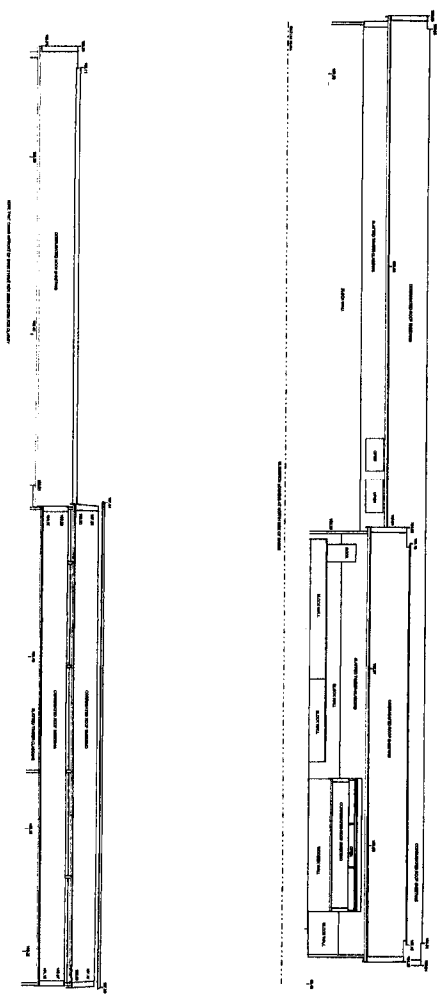
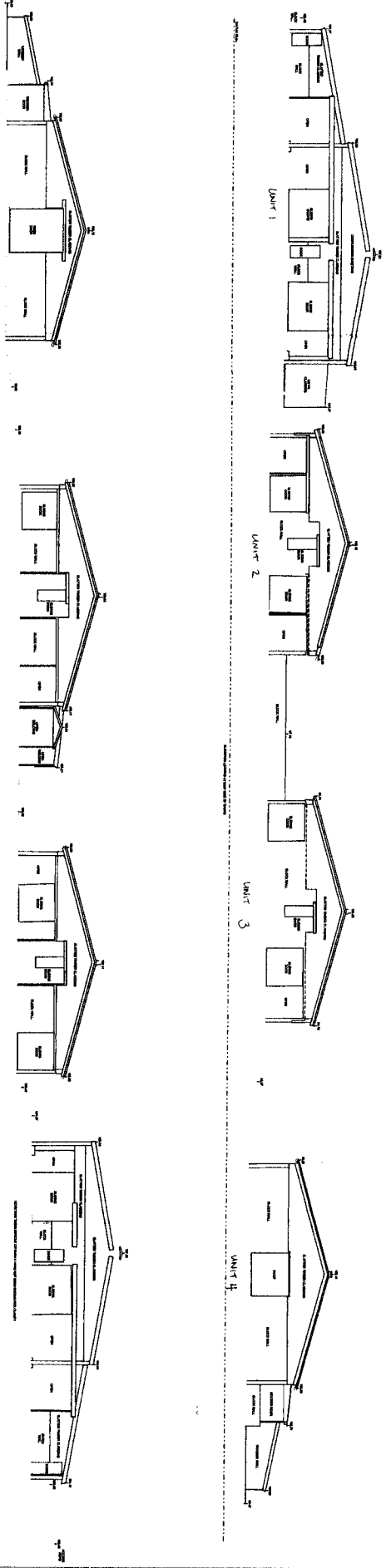
PLANNING AND DESIGN
 CONSULTING FIRM
 11111 J. A. BEECHER
 DALLAS, TEXAS 75243

11111 J. A. BEECHER
 DALLAS, TEXAS 75243

Westworldy APP
 08/01/19

DATE: 08/01/19
 TIME: 10:00 AM

BY: [Signature]



ce/poia/q/leau
A001307/1

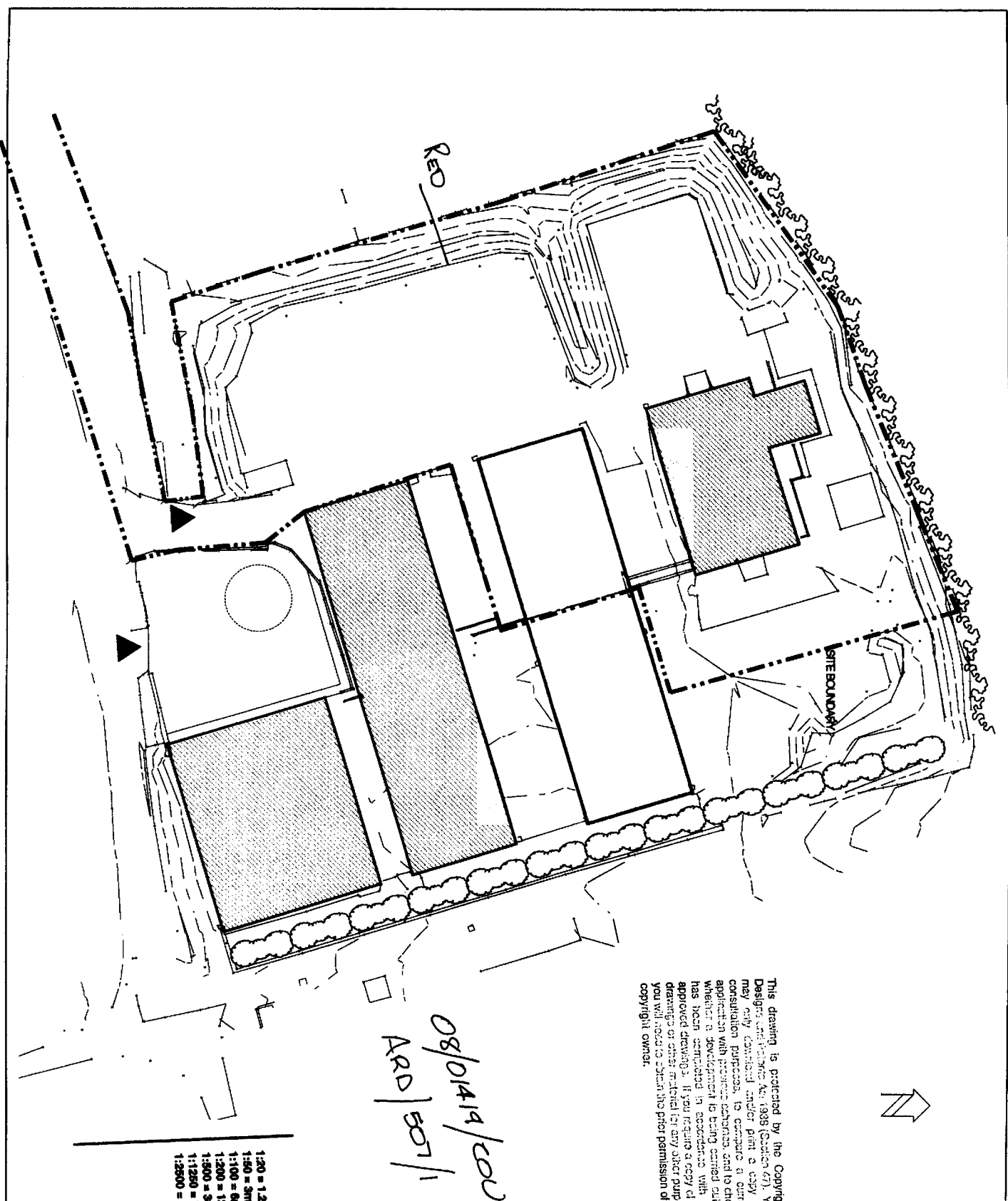
DATE: 11/11/2014

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DATE: 11/11/2014

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- 1:200 = 1.2m
- 1:50 = 5m
- 1:100 = 6m
- 1:200 = 12m
- 1:500 = 50m
- 1:1250 = 75m
- 1:2500 = 150m

Red Barn at Arlington on behalf of the Lockinge Trust

Block Plan

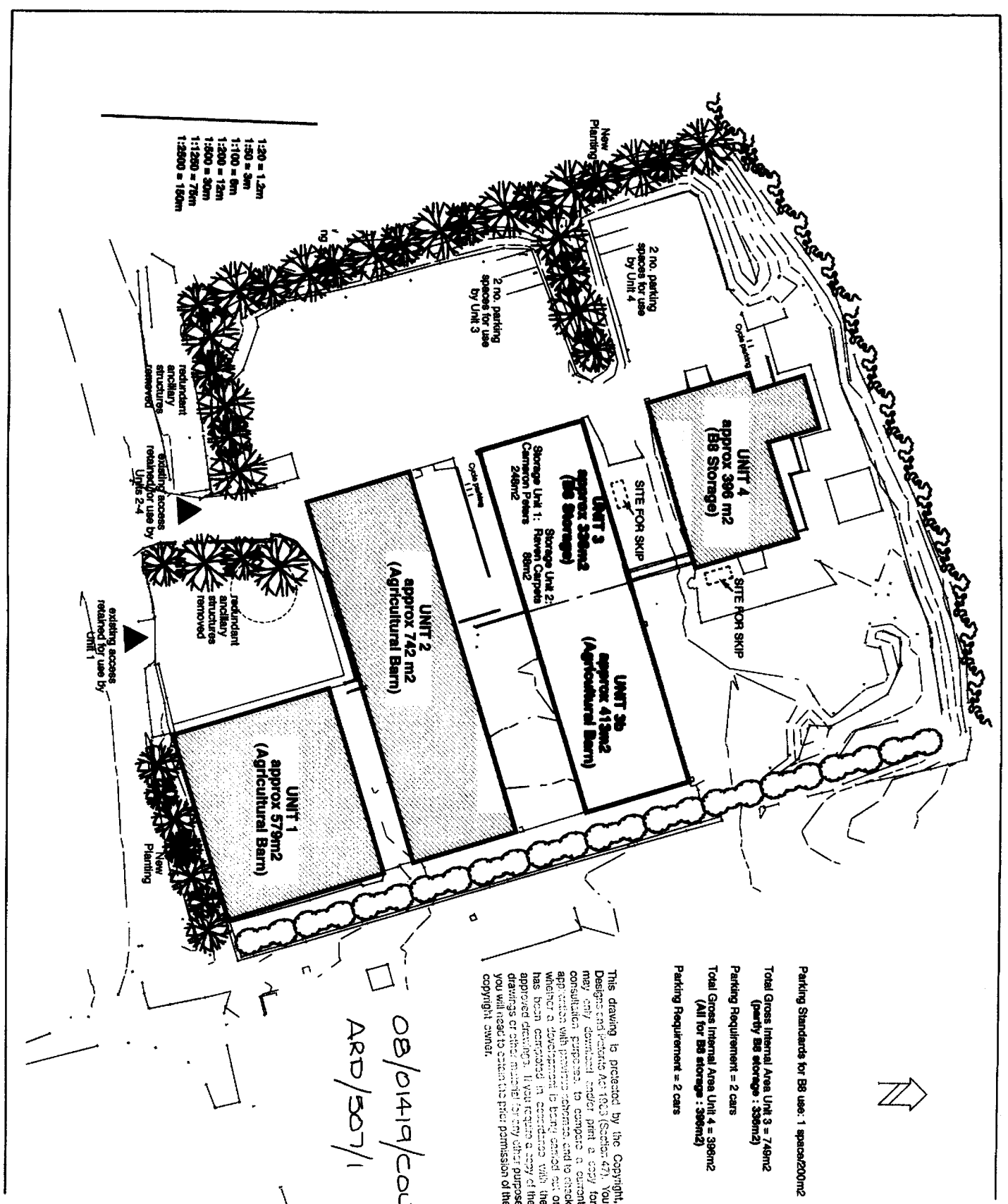
The Address:
 40 East of London Street, 1514 5th
 The Lockinge Trust
 1514 5th Street
 Architects and Town Planners

westwaddy ADP
 25 September 2008
 1:500 @ A3

Drawn	DB	checked
Scale	LTT	Comp No. PO1

VALE OF WHITEHOUSE DISTRICT COUNCIL
 REC'D 21 OCT 2008
 CORPORATE POSTAL SERVICES - 8

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Parking Standards for B8 use: 1 space/200m²
 Total Gross Internal Area Unit 3 = 749m²
 (predominantly B8 storage : 396m²)
 Parking Requirement = 2 cars
 Total Gross Internal Area Unit 4 = 396m²
 (All for B8 storage : 396m²)
 Parking Requirement = 2 cars

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08/01419/COU
 ARD/507/1

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A		2000000	
VALUATION DISTRICT COUNCIL			
RECD 21 OCT 2009			
CORPORATE POSTAL SERVICES - 3			
Subject to specific terms and conditions			
DB			

Feed Barn at Adlington on behalf of the Lockinge Trust

Site Plan

The Lockinge Trust
 20, The Lockinge Trust
 11, Lockinge Drive
 11, Lockinge Drive
 11, Lockinge Drive
 ARCHITECTS AND TOWN PLANNERS

west waddy ADP
 January 31 2006

Scale: 1:500 @ A3

Drawn	ACJ	Checked	
Rev	LT	Rev	REV A

Re-Use of Pig Units at Red Barn, Ardington

As referred to in the title to the applicant's policy statement the buildings are pig units not barns. The description of the buildings as barns which is frequently repeated in the supporting information is misleading as it indicates a different kind of structure to the low rise sheet clad pig units that are the subject of the application.

PPS7 is referred to by the applicant in support of the application. The guidance divides rural settlements into two main types: larger villages which should be the focus for most new development and smaller villages where some limited small scale development should be allowed in or next to them that are remote from service centres. Ardington is classified as a smaller village with limited services in the adopted Local Plan and is only to be allowed low levels of housing development under H12. It is not a larger village which should be the focus of development but is the smaller type of settlement that PPS7 refers to as having limited development in or next to them. This site of the application is 1 km away from the village so it is not next to the village. Para 2.12 of the applicants statement therefore misinterprets PPS7 by referring to guidance for larger service centre villages which suggests that development near to them is appropriate.

PPG13 is referred to in relation to supporting employment generation in rural areas. The development proposed is B8 storage so, although it supports other businesses in the area, the use of the barns for storage will not generate employment. There is also reference to farm diversification but this should be dealt with in relation to policy E17 of the adopted Local Plan as set out below.

Regardless of the applicant's interpretation of national policy the policies in the Local Plan reflect the provisions of Government guidance and the structure plan, and have been found to be acceptable via an Inquiry. As stated in paragraph 8 of PPS1 "where the development plan contains relevant policies, applications for planning permission should be determined in line with the plan, unless material considerations indicate otherwise".

The applicant also makes reference to policy GS7 of the adopted Local Plan as being relevant to the application. The policy is directed at the conversion of vernacular buildings. The supporting text describes such buildings as being of traditional vernacular construction, in keeping with their surroundings, reflecting local building styles and making an important contribution to the landscape. Modern buildings constructed from such materials as concrete blocks and asbestos or corrugated iron sheeting are specifically excluded from consideration under this policy. Policy GS7 therefore does not apply on its own.

The applicant then refers to policy GS8 which contains stricter tests which relate to the modern buildings excluded from policy GS7, although the provisions of GS7 are referred to. Criteria ii) of the policy refers to a building being sustainably located for the scale and type of use proposed. The use proposed is one of Use Class B8 which is storage. Such activity generates trips by van or larger vehicles and the applicants supporting information refers to three locations and one of those listed deals with bulky items i.e. carpets. The information also refers to the units being able to serve other businesses both on the Estate and in the local area. This suggests goods, some bulky, being moved to and from the site from a range of locations. The site is 1km from the centre of Ardington and is in an isolated location from other development. It is not considered that such a location is sustainable for this type of use given these circumstances.

the application should therefore not be granted consent on the basis of the policies in the adopted development plan unless it is considered that other material considerations justify consent being granted.

From: planning.dc
Sent: 10 December 2008 10:31
To: planning.dc
Subject: PublicAccess for Planning - Application Comments (08/01419/COU)

PublicAccess for Planning - Application Comments (08/01419/COU)

"Liz Alexander" has used the PublicAccess for Planning website to submit their comments on a Planning Application. You have received this message because you are the Case Officer for this application or because this is a designated mailbox for PublicAccess comments submissions.

Comments were submitted at 10/12/2008 10:30:57 from IP 85.158.137.195.

Application Summary

Application Number:
08/01419/COU

Address:
Red Barn Farm
Ardington
Wantage
Oxon

Proposal:
Retrospective application for change of use of barns from agricultural to (B8) storage

Case Officer:
Miss Emma Parkes

Customer Details

Name:
Liz Alexander

Address:
North Wessex Downs AONB
Denford Manor
Lower Denford
Hungerford

Postcode:
Rg17 0UN

Email:
lizalexander@northwessexdowns.org.uk

Phone Number:
[REDACTED]

Comments

Submission Type:
Customer objects to the Planning Application.

Comments:
The application does not protect or enhance the natural beauty of the North Wessex Downs AONB - a protected landscape of national importance. The term 'natural beauty' is central to the designation. The Countryside and Rights of Way (CROW) Act 2000 significantly raised the profile of AONBs by placing new responsibilities on the local authorities who are responsible for their management, including a statutory duty to produce and regularly review AONB Management Plans for their areas, and a legal duty

on all 'relevant authorities' (including local planning authorities) to have "regard to" the purpose of conserving and enhancing natural beauty in all their decisions affecting AONBs.

Further planning policy guidance at the national level is given by Planning Policy Statement 7 which sets out the national policy context for AONBs. This confirms that AONBs are landscapes of national importance and have the highest status of protection in relation to landscape and scenic beauty. It states that "The conservation of the natural beauty of the landscape and countryside should therefore be given great weight in planning policies and development control decisions in these areas.

It is worth referring to the North Wessex Downs AONB Integrated landscape Character Assessment here - this gives more information on the characteristics of the landscape of the area, and would have been a useful document for the applicants to refer to. The site lies within the Hendred Plain character area, which has a very distinct character forming a transition between the high downs and the clay lowlands of the Vale of White Horse. One of the key characteristics of the area is its quiet rural character.

Control of inappropriate and intrusive development is central to maintaining and enhancing the natural beauty of the North Wessex Downs AONB. I therefore wish to object to this application due to the negative visual impact that this proposal has on the North Wessex Downs AONB. This does detract from the character of the landscape in a sensitive location, impacts upon views and it is not a farm diversification proposal which might have wider benefits in terms of helping to support the economic viability of a farm. I cannot find a reason to support it in this location, as it does not conserve or enhance the natural beauty of the North Wessex Downs AONB.

PublicAccess for Planning. (c) CAPS Solutions Ltd.

APPENDIX 3



**OXFORDSHIRE
COUNTY COUNCIL**

www.oxfordshire.gov.uk

Location: Red Barn Farm, Ardington,
Wantage

Description: Retrospective application for
change of use of barns from agricultural to
(B8) storage

Case officer: Emma Parkes

Transport
Oxfordshire County Council
Environment & Economy
Speedwell House
Speedwell Street
Oxford OX1 1NE

Tel: 01865 815700
Fax: 01865 815085

Steve Howell
Head of Transport

11 December 2008

My ref: ARD/507/1 Your ref: ARD/507/1

Following further examination of the above site, and additional discussions with the District Council. The Highway Authority has the following comments;

The pig farm has not been operational since 2000. The Highway Authority does not consider that a vehicular trip comparison between the previous and the proposed use is a suitable means of assessing the sustainability of the site.

The TRICS data as described within the Transport Statement illustrates that 110 trips are likely to be made per week for the proposed use. Furthermore, the application states that the development will generate 24 additional employees. The proposed use will create a significant increase in vehicular trips to an unsustainable location.

This application seeks to change 732m² of the 2466m² floor space available. There is therefore the chance for future applications for similar developments within the site, which could further increase vehicular trip rates.

Summary of concerns

Sustainability

In respect of the sustainability issues I consider the application site to contravene a number of the County Council Structure Plan (2016) policies. General Policies G1 and G2 and Transport Policies T1 and T2 all support measure which encourage reduced dependence on private motorised transport and give greater priority to pedestrians,



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cyclists and public transport. The site in question cannot be accessed without recourse to using the private car, as it is not supported by any following:

- 1- The site has no footway links
- 2- The site has no cycle links.
- 3- The site is not served by public transport. There are no bus-stops and no bus lay-bys near to the vicinity of the site.
- 4- The road network leading to the site is narrow, winding and unsuitable for large numbers of vehicles.

The planning application is therefore contrary to Transport Policy T1, T2 as outlined above, as well as Transport Policy T8 in the Oxfordshire County Council Structure Plan. In addition, it contravenes the guidance set out in PPG13 on sustainability.

For the reasons set out above, the Highway Authority does not support the application, and recommends refusal.

Conclusion

- 4.1 This retrospective planning application is for the change of use of one and half barns, consisting of 732 square metres of floor area, from agricultural use to B8 storage use.
- 4.2 The barns are owned and managed by the Lockinge Estate who let the units to locally based businesses. The Lockinge Estate consists of three villages, Ardington, East Locking and Lockinge which are supported and managed sustainably by the Lockinge Trust. The operations of the Lockinge Estate and the sustainability of these communities constitute the unique circumstances which justify permitting the proposed development despite the fact it does not strictly accord with Local Plan Policy.
- 4.3 There is however generally support for the principle of the proposal within the Local Plan and contained in government planning advice. This includes:
- the re-use of appropriately located and suitably constructed rural buildings has an important role in meeting the needs of rural areas where this would meet sustainable development objectives.
 - Suitably located and designed development necessary to facilitate the economic and social well-being of these designated areas and their communities should be supported.
 - It is important to promote adequate employment opportunities in rural areas in order to reduce the need for long-distance out-commuting to jobs in urban areas.
 - local authorities should be realistic about the availability, or likely availability, of alternatives to access by car, and should not reject proposals where small-scale business development or its expansion would give rise to only modest additional daily vehicle movements, in comparison to other uses that are permitted on the site, and the impact on minor roads would not be significant.
 - In determining the appropriate strategy for employment in rural areas, it is important to consider the scale, impact and likely catchment area of developments.
- 4.4 The recently published Taylor Review of Rural Economy and Affordable Housing provides support for the application. It states:
- There is a need to make sure that there are better opportunities for the people who live in these small rural communities to find quality work, and build successful businesses. Otherwise we will see more and more villages turn into commuter dormitories, at the cost of fewer local jobs, declining local services, and the loss of genuine community life.
 - There is a requirement for the planning system to be more flexible with a real sense of vision that is based on recognising how our rural communities can be rather than writing them off as unsustainable.
 - The current system often results in consequences which make the countryside less, not more sustainable.
- 4.5 On balance the proposal is acceptable. It will not result in material harm to the local community, to the countryside or to the amenity of local residents. The scale, impact and operations resulting from the proposed development would be acceptable in the case of farm diversification. The Lockinge Estate needs to diversify, in the same way that a farm does, but more importantly it needs to do this in order to sustain the communities in the villages on its Estate. The proposal should therefore be considered by the local planning authority in its full context and granted permission.
- 4.6 The Estate has a proven track record in creating and maintaining a sustainable and vibrant rural community. Refusing this planning application will impact upon the ability of the Estate to continue this tradition.

5 SUMMARY AND CONCLUSIONS

- 5.1 This Transport Statement (TS) has been prepared in support of a change of use application on land at Red Barn, Ardington. The site consists of four barns which have previously been used in connection with pig farming. One of the barns and part of another is now being used for storage space for local businesses. Our client is therefore seeking a retrospective planning permission to formalise the change of use of the amount of floor space within the barns currently being used for storage (732m² out a total 2,466m²).
- 5.2 The TS has considered the transport, traffic and highway implications associated with the change of use proposals and its conclusions are as follows:
- ❖ The site offers access to the local highway network, benefiting from an existing vehicle access onto a privately owned road within the Lockinge Estate.
 - ❖ The proposed storage use will provide an ideal local facility for businesses based on the Lockinge Estate thereby eliminating the need for travel to storage premises further away and reducing vehicle mileage;
 - ❖ The proposed use will generate fewer trips than the previous pig farming use and will facilitate a substantial reduction in the number of articulated and rigid lorries travelling to and from the site. This is considered to have a positive impact upon highway safety; and
 - ❖ The proposed planning condition / legal agreement restricting the use of the barns for storage to businesses connected with the Lockinge Estate will serve to limit the number of trips attracted to the site and ensure that any trips to the site originate locally.
- 5.3 Having regard to all of the above, it is concluded that there are no highway or transportation reasons to refuse to grant planning permission for the proposed development.



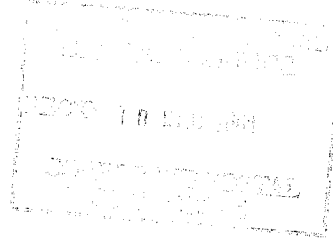
LTT06 vb
5th December 2008

ARCHITECTS AND TOWN PLANNERS

westwaddy ADP

Emma Parkes
Senior Planning Officer
Planning Department
Vale of White Horse District Council
The Abbey House
Abingdon
Oxon, OX14 3JN

ARCHITECTURE
TOWN PLANNING
DEVELOPMENT CONSULTANCY
PROJECT MANAGEMENT
INTERIOR DESIGN
URBAN DESIGN



Dear Emma

08/01419/COU - Red Barn, Ardington

Following the expiry of the consultation period of the above planning application I have now reviewed the representations received and would like to make the following comments in response.

The applicant feels there is a very strong case for permitting the use of the buildings for storage in support of existing local employers. The main grounds for supporting the change in use are the sustainability of the operations in relation to these existing businesses.

The buildings are and will be used solely in connection with local businesses that are either based on the Lockinge Estate, or that supply or provide services to the Estate. The use of these buildings is the most sustainable solution to meeting the storage requirements of these local businesses. Storage is not the prime element of these businesses. The use of the buildings for storage is ancillary to the main business use and it will not generate additional employment. The restriction of 500m² of floor space set out in policy GS8 aims to prevent development which would introduce a large amount of employment. There is effectively no new employment associated with this application.

Red Barn is the most accessible and only available suitable site for B8 storage for use by the Trust's business tenants within the Estate's boundaries. There is nowhere else within or close to the villages of Ardington and Lockinge to meet the storage requirements, which are critical to the businesses, which have been identified. Without these facilities frequent and lengthy journeys to places such as Milton Park and Steventon would be required. This is not economic for the businesses as it will take up valuable working time and also generate unnecessary mileage for employees to travel. Some goods are likely to be moved to and from the site from a range of locations. However, the significant point is that the amount of movement is limited because the businesses are already located elsewhere in Ardington and this is the principal reason why consent is requested.

Raven Carpets is located in Wantage, however, much of their work is carried out in the Lockinge Estate and therefore storing their materials at Red Barn is the most sustainable option. Raven Carpets use part of one of the barns for storage of carpet. The company carries out at least 50% of its work within a 4 mile radius of Ardington, with the Estate contributing to at least 30% of its annual turnover in the. The Estate has spent in excess of £35,000 with Raven Carpets in the last 12 months, this is jobs such as re-carpeting properties before new tenants move in, new kitchen and bathroom finishes, and re-carpeting commercial properties on the Estate.

TEL: 01235 - 523139

FAX: 01235 - 521662

E-MAIL: enquiries@westwaddy-adp.co.uk

WEB: westwaddy-adp.co.uk



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THE MALHOUSE 60 EAST ST. HELEN STREET ABINGDON OXFORDSHIRE OX14 5EB

PARTNERS:

PHILIP D WADDY BA (HONS) DIPL ARCH (OXFORD) RIBA FRSA
JOHN ASHTON DIPL TP (OXFORD) MRTPI
STEPHEN SIMKINS BA (HONS) DIPL ARCH DIPL UD RIBA

ASSOCIATES:

ROBERT A'BEAR BA (HONS) DIPL ARCH (OXFORD) RIBA
MILES THOMPSON BA MA MRTPI

Building Sciences, another of the storage users, have their offices at Orpwood House in Ardington and Red Barn is the nearest location for their stores. Cameron Peters have three units at Home Farm and again Red Barn is not only the closest, but also the most convenient to access. There is therefore a very strong local link between the storage use and the businesses which are already in operation.

The Applicant is willing to sign a Section 106 Agreement to link the use of the storage to businesses connected to the Lockinge Trust. It would also be feasible for the Local Planning Authority to attach a condition to the planning permission which would enable them restrict the use of the storage, ensuring that no employment generation or material increase in traffic resulted. Personal consents will therefore overcome any potential objection as regards intensification of use and is a material consideration in the application. The following text is an example of a condition that could be attached to the permission.

That the buildings shall be occupied only by such firms, companies or organisations who shall be agreed in writing by the Local Planning Authority as appropriate, having regard to the access arrangements. Such authorisation shall be in writing, following receipt of all necessary and relevant details of traffic generation, and the Local Planning Authority shall only have regard to the traffic generation when considering such requests under the provisions of this condition.

Reason: In the interests of highway safety.

There is no longer an agricultural use for the barns. The barns would become derelict if they were not used for storage, and this would have an adverse affect on the character of the area. The Trust will implement the proposed landscaping work if consent is granted and has already undertaken some major works such as removal of the old grain store and feed bins which were previously located at Red Barn and could be seen from a long distance due to their height. The area of the old grain store has been levelled and planted to trees. From the outside the buildings at Red Barn continue to look like farm buildings, however, the overall appearance of the site will be significantly improved by the further removal of certain redundant ancillary structures proposed in connection with the application.

The traffic movements associated with the proposed use are less than those associated with the last use of the buildings. The Transport Statement provides evidence of this. The Highways Officer has raised no objection to the use of the buildings for storage and advises that refusing permission on the grounds of sustainability would be difficult to defend at appeal. It is also noted that the Parish Council do not object to the principle of the use of the buildings for storage and no objections have been received from local residents.

If the storage use of these buildings is rejected then the existing businesses in Ardington will have no option but to relocate their storage further afield resulting in greater traffic movements on the local road network. It is possible that they will relocate to similar sites on farms elsewhere in the District. The Local Planning Authority will I am sure be aware that most farms generate additional income by letting redundant buildings mostly without the benefit of planning permission. Lockinge Estate and Red Barn are unique in terms of the sustainability of their operations.

The unique circumstances of this application and of the Estate mean that the use of the buildings for storage in connection with local businesses is sustainable, and merits the grant of planning consent.

I would ask that you bring the contents of this letter to the attention of members of planning committee who will be assessing the application in January.

Yours sincerely



V Butterworth BSc(Hons) MSc MRTPI
On behalf of West Waddy ADP

v.butterworth@westwaddy-adp.co.uk

encs