

This Planning Statement seeks approval under **section 73 of the Town and Country Planning Act 1990** for a limited number of amendments to the approved development 14/03493/FUL at Rixon Farm.

The amendments principally concern:

1. Resizing and Repositioning of approved carports and associated parking;
2. Relocation of the compensatory bat-roost provision;
3. Access road

The amendments are illustrated on drawings

RFD/NB2 2018 03A – Proposed Block Plan – Plots 4 and 5

RFD/NB 2018 04G - Site Plan - Plots 4 + 5

RFD/NB2 2018 05A - Plans - Plot 4 + 5

RFD/NB2 2018 06A - East Elevation

RFD/NB2 2018 07A - South Elevation

RFD/NB2 2018 08A - Sectional West Elevation

RFD/NB2 2018 09A – North Elevation

RFD/NB2 2018 10A- West Elevation

RFD/NB2 2018 11A- Sectional East Elevation

1. Planning history and the character of the original permission

Full planning permission [14/03493/FUL](#) established the comprehensive redevelopment of Rixon Farm.

The approved development included the demolition of agricultural buildings, erection of new dwellings with associated parking and landscaping, conversion of the historic barn to residential use, alterations associated with the existing residential accommodation and provision associated with Rixon Farmhouse.

Listed Building Consent [14/03672/LBC](#) was granted in parallel in respect of the works affecting the listed buildings only. This s 73 application concerns the Full Planning Permission of the New build houses, Plots 4 and 5. There is no change to Plot 3 parking, other than providing more visitors parking spaces.

This Section 73 application seeks permission to vary Condition Two attached to planning permission 14/03493/FUL, which states:

2. 'The development hereby permitted shall be carried out in accordance with the following approved plans

Drawing No. MFrixonTOPO: Topographical Survey;

Drawing No. MFrixonELSEC1RevA: Existing Stone barn Sections and Elevations (to supersede MFrixonELSEC1);

Drawing No. MFrixonGFF1: Existing floorplans - barns;

Drawing No. 130501/00: Site Location Plan;

Drawing No. 130501/07A: Barn 2 Proposed Floorplans (to supersede 130501/07);

Drawing No. 130501/08A: Barn 2 Proposed Elevations (to supersede 130501/08);

Drawing No. 130501/09A: Barn 3 Proposed Floorplans (to supersede 130501/09);

Drawing No. 130501/10A: Barn 3 Proposed Elevations 1 (to supersede 130501/10);

Drawing No. 130501/11A: Barn 3 Proposed Elevations 2 (to supersede 130501/11);

Drawing No. 130501/12: Farmhouse Existing Ground Floor Plan;

Drawing No. 130501/13A: Farmhouse Existing First Floor Plan (to supersede 130501/13);

Drawing No. 130501/14A: Farmhouse Existing North and South Elevations (to supersede

130501/14);
Drawing No. 130501/15: Farmhouse Existing Elevations 2;
Drawing No. 130501/16A: Farmhouse Proposed Ground Floor Plan;
Drawing No. 130501/17A: Farmhouse Proposed First Floor Plan (to supersede 130501/17);
Drawing No. 130501/18A: Farmhouse Proposed North and South Elevations (to supersede 130501/18);
Drawing No. 130501/19A: Farmhouse Proposed East and West Elevations (to supersede 130501/19);
Drawing No. 130501/20: Proposed Site Plan (to supersede 130501/02A);
Drawing No. 130501/21: Proposed Ground Floor Plan Plots 4 & 5 (to supersede 130501/03A);
Drawing No. 130501/22: Proposed First Floor Plan Plots 4 & 5 (to supersede 130501/04A); Drawing No. 130501/23: Proposed Plans and Elevations & Streetscene Plots 4 & 5 (to supersede 130501/05A & 06A); and
Schedule of Work dated 16.01.2015.
REASON:
For the avoidance of doubt and in the interests of proper planning'

The principle of the proposed development remains the same and the changes relate to the new carports only.

The original drawings listed below are to be replaced with the new plans

Relevant Plans Approved Under Application 14/03493/FUL Condition Two are;
Drawing No. 130501/20: Proposed Site Plan (to supersede 130501/02A)
Drawing No. 130501/21: Proposed Ground Floor Plan Plots 4 & 5 (to supersede 130501/03A)
Drawing No. 130501/22: Proposed First Floor Plan Plots 4 & 5 (to supersede 130501/04A)
Drawing No. 130501/23: Proposed Plans and Elevations & Street Scene Plots 4 & 5 (to supersede 130501/05A & 06A)

New Documents submitted are
RFD/NB2 2018 03A – Proposed Block Plan – Plots 4 and 5
RFD/NB 2018 04G - Site Plan - Plots 4 + 5
RFD/NB2 2018 05A - Plans - Plot 4 + 5
RFD/NB2 2018 06A - East Elevation
RFD/NB2 2018 07A - South Elevation
RFD/NB2 2018 08A - Sectional West Elevation
RFD/NB2 2018 09A – North Elevation
RFD/NB2 2018 10A- West Elevation
RFD/NB2 2018 11A- Sectional East Elevation

2. Introduction and Heritage context

Rixon Farm contains two important Grade II listed assets:

Rixon Farmhouse, Plot 1, a late eighteenth-century limestone rubble farmhouse; and **the Barn and Associated Farm Buildings at Rixon Farm**, Plots 2 + 3, a seventeenth/eighteenth-century agricultural range which includes the building now associated with Plot 3.

The historic significance of the site derives not merely from the architectural fabric of the individual buildings but also from their legibility as an historic farmstead.

That context has been expressly considered in formulating the amendments.

Rather than weakening the historic relationships within the farmstead, the revised arrangement preserves them and, in an important respect, improves them. It retains the Multi Yard layout

3. Carports and parking

The resizing of the carports for accommodating just two plots instead of three, and relocation of the carport for Plot 5 should be viewed in the context of the development as a whole. It allows an improvement to the Grade II Listed Threshing barn by giving it greater amenity space, and improves the residential relationship with Plot 5.

The carports remain subordinate ancillary structures serving the approved residential development.

Their function is unchanged and the overall parking requirement continues to be accommodated within the site. Indeed, the relocation of Plot 5 carport is a return to the original permission by locating it to the north of the development and provides a more secure relationship to the Plot 5 house.

The revised locations do not materially affect the appreciation or setting of the development and do not alter the historic hierarchy of the farmstead. It retains the distinction between the principal buildings and subordinate parking structures.

They are to be constructed in the same materials as approved.

Their relocation therefore has minor material planning or heritage consequence.

4. Compensatory bat roost

The compensatory bat-roost provision is retained.

Only its detailed position changes.

The ecological mitigation secured through the development is therefore not being abandoned or materially reduced.

Subject to confirmation that its revised position remains technically suitable for its intended ecological function, this represents a detailed implementation matter rather than a material alteration to the ecological basis of the permission.

The original permission has a great deal of flexibility over the nature and location of roosts requiring compensation and could be easily accommodated within the development as submitted. We propose relocating the roosts away from the domestic structure of Plot 2 to a garage roof void away from constant human activity.

5. Access

Rixon Farm is not served by a public footpath alongside Rixon Gate road to Ashton Keynes. Though the original permission shows a public footpath this is now corrected. As a consequence the footpath has been omitted from the entrance to the site, allowing a better relationship between boundary wall of the New build and Plot 3, the Grade II listed building. This mirrors the existing entrance to the Farmhouse and Plot 2. There remains sufficient turning circles for vehicles and emergency vehicles within the courtyard and pedestrian access remains unaltered.

CR 09/09/2026