
Land West of Chesterton

Planning Statement
On behalf of Taylor Wimpey UK Ltd

September 2014

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**Planning Statement submitted on behalf of
Taylor Wimpey UK Ltd**

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APPENDICIES

- Appendix 1 - Site Location Plan
- Appendix 2 - Extract from Strategic Housing Land Availability Assessment Final Report 2013
- Appendix 3 - Illustrative Master Plan

1.0 INTRODUCTION

1.1 Barton Willmore LLP has been instructed by Taylor Wimpey UK Ltd (hereafter referred to as 'the Applicant') to prepare and submit an outline planning application to Cherwell District Council for the construction of up to 45 residential dwellings on land west of Chesterton (hereafter referred to as 'the Site'). All matters are to be reserved except for access.

1.2 For ease of reference, planning permission is sought for the following works:

Outline planning application with means of access for consideration (layout, scale, appearance and landscaping reserved for subsequent approval) for the erection of up to 45 dwellings served via a new vehicular and pedestrian access; public open space and associated earthworks to facilitate surface water drainage; and all other ancillary and enabling works.

1.3 In Chapter 2 of this statement (Site Description and Surroundings) the physical characteristics of the application site and its immediate surroundings are discussed.

1.4 Chapter 3 (Planning History) explains the history to the application site, detailing previous planning records and pre-application discussions with Cherwell District Council.

1.5 Chapter 4 (The Development Proposals) provides details of the proposal.

1.6 Chapter 5 (Relevant Planning Policies) makes reference to the relevant policies which directly relate to the proposed development.

1.7 Chapter 6 (Five Year Housing Land Supply) sets out Cherwell District Council's current Five Year Housing Land Supply position against the development plan and national guidance.

1.8 Chapter 7 (Planning Issues) provides a response to the Development Plan policies, which directly relate to the Site and the development proposal.

1.9 Chapter 8 (Conclusion) states that the application should be approved on the grounds that the development is in accordance with national and local planning policies.

2.0 SITE DESCRIPTION AND SURROUNDINGS

The Application Site

- 2.1 The application site consists of two separate fields, which are divided by a wooden fence and hedgerow. The Site forms a roughly rectangular parcel of land located to the west of Chesterton (**Appendix 1**). The southern section of the Site is in agricultural use whilst the northern parcel is used as pasture land. In accordance with this use, the northern parcel contains a row of sheds with a small tarmac area along the western boundary.
- 2.2 The Site is contained to the east and north by the existing built form of Chesterton, albeit allotments directly adjoin the Site to the north. The Site has an existing vehicular access into the northern parcel from the unnamed road which runs along the western boundary. Whilst there is no formal vehicular access into the southern parcel, a gap in the hedgerow has been utilised as an entrance. A separate parcel of agricultural land is located to the south of the Site, screened by existing trees and hedgerow. There are no footpaths or public rights of way within the application site.
- 2.3 Following a review of English Heritage's online register, it is noted that there are no listed buildings located within, or directly adjoining the Site. The top of the tower of the grade II* listed Church of St. Mary, approximately 250m to the east, is visible from the western part of the Site through an existing tree/hedge line. Views from the Chesterton Conservation Area and other listed buildings into the Site are screened by built development and, in the case of the western tip of the conservation area designation along the A4095, by hedgerows.
- 2.4 The Site is located within Flood Zone 1, an area which has the lowest possible risk from flooding (i.e. less than a 0.1% chance).
- 2.5 The Site is not subject to any environmental designations such as Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area (SPA) or Ramsar Site. Furthermore, the Site is located wholly outside of the Green Belt or an Area of Outstanding Natural Beauty (AONB).

Surrounding Area

- 2.6 Chesterton Church of England Primary School is located approximately 0.3km north of the Site, along Alchester Road. Bruern Abbey Independent School is roughly 0.3km to the south-east.

- 2.7 A Public House is located approximately 0.2km west of the Site. Bicester Hotel Golf and Spa resort is located immediately to the west of the Site, beyond the unnamed road.
- 2.8 In terms of transport connections, the nearest bus stops are located approximately 0.2km from the proposed access point from the Site, on Alchester Road called Chesterton Green. Future residents of the Site would need to access these bus stops via the unnamed road, which currently does not have a footway and the A4095 which benefits from footways on either side.
- 2.9 The 25/25A services serve the 'Chesterton Green' bus stops in the early hours of the morning on weekdays and for the rest of the day and on Saturdays serves the bus stops called 'Orchard Rise' (approximately 600 metres from the Site) and 'Red Cow' (located approximately 850 metres from the Site) also located on Alchester Road.
- 2.10 The above services serve bus stops on Manorsfield Road in the centre of Bicester town centre. Manorsfield Road is also served by bus services to Caversfield, Launton, Buckingham, Silverstone, Aylesbury and Oxford. Therefore, residents of the development could interchange to bus services serving destinations further afield.
- 2.11 The nearest railway stations to the Site are Bicester Town and Bicester North Rail Stations, both of which are located 4 kilometres from the Site. Services from Bicester Town serve Oxford. At the time of writing, the rail station is closed temporarily for works as part of the Evergreen3 project to provide a service from Oxford to London Marylebone via Bicester.
- 2.12 Frequent services from Bicester North serve London Marylebone, Banbury, Birmingham Snow Hill and Stratford-on-Avon.
- 2.13 The A4095, accessible immediately to the north of the Site, provides direct connections into the centre of Bicester (approximately 2.5km to the north). Junction 9 of the M40 is located approximately 2km south of the Site, providing connections to High Wycombe, Banbury and Royal Leamington Spa.

3.0 PLANNING HISTORY

Site History

- 3.1 An inspection of Cherwell District Council's online planning register highlights two planning applications which have been submitted in relation to the northern parcel of land. However, both of these applications relate to its current use for the keeping of livestock and are not considered to be relevant to the current proposals. There are no planning records in relation to the southern parcel of land.

Strategic Housing Land Availability Assessment Final Report 2013

- 3.2 It is noted that the Site has been submitted to the Council for consideration as part of the Strategic Housing Land Availability Assessment (SHLAA) Final Report 2013. The study provides an informed estimate of land availability for housing and forms part of the evidence base to the emerging Local Plan.
- 3.3 For clarity, the submission for the SHLAA Report included the application site and the agricultural field located immediately to the south. As such, the comments within the report refer to a larger site area than currently proposed. A copy of the assessment has been provided at **Appendix 2**, which refers to the Site's inclusion within the 'Sites Outside Settlements with Future Potential', and provides the following assessment:

"Suitability summary"

"The site is considered suitable in principle if the Council require additional development land outside the built up area of Chesterton. However, the potential for new links to the main built up part of the village needs further consideration. Development of the whole site would be out of scale with the size of the village and the level of services and facilities. Individual sections of the site may be appropriate to consider particularly to the north where pedestrian links could be achieved round the allotments to the village school. The allotments may provide a buffer to distinguish between existing and any new development. The south of the site feels very rural and remote in character, a result of the mature trees and hedges surrounding the crossroads in the south west corner of the site. Access may need to be considered carefully as adjoining road carries fast traffic and it eventually turns into the A4095 leading north to Bicester."

- 3.4 In accordance with the report, the site area has been reduced to include only the northern section. Whilst the proposals do not include any linkages through the

allotments, it is noted that the Applicant is willing to enter into discussions over such a provision as part of any subsequent S106 agreement. Indeed, the illustrative Masterplan includes the opportunity for a link to be provided to the north. For reference, an assessment of the constraints referred to within the SHLAA report is taken into consideration within the subsequent sections of this report.

- 3.5 The Council has since undertaken a review of the SHLAA, publishing an Update in August 2014. The Site was again taken into consideration as part of a wider land parcel and remains within the category of 'Sites outside Settlements with Future Potential'. The SHLAA Update 2014 provided a similar assessment of the Site as outlined above, as well as the following concluding remarks:

"This is considered to be a potentially developable site providing for 50 dwellings in the next five year period. The site is available and potentially suitable if the Council required sites at Chesterton. The site is potentially developable within the plan period subject to any proposal addressing the identified constraints, such as access, integration with the village and potential contamination land issues."

- 3.6 As highlighted above, the site specific issues will be dealt with in a subsequent section, however the SHLAA Report 2013 and SHLAA Update 2014 clearly demonstrate the suitability of the Site for residential development.

Public Consultation

- 3.7 The submission of this outline planning application follows ongoing consultation with local residents and stakeholders. Details of the public consultation as well as the feedback received are contained within the submitted Statement of Community Engagement.

4.0 THE DEVELOPMENT PROPOSALS

4.1 The proposed development seeks outline permission for the construction of up to 45 residential dwellings served via a new vehicular and pedestrian access and public open space. All matters are to be reserved except for access.

4.2 For clarity, the application is for the following works:

Outline planning application with means of access for consideration (layout, scale, appearance and landscaping reserved for subsequent approval) for the erection of up to 45 dwellings served via a new vehicular and pedestrian access; public open space and associated earthworks to facilitate surface water drainage; and all other ancillary and enabling works.

4.3 An Illustrative Master Plan has been submitted alongside the application which demonstrates how 45 residential dwellings could be suitably accommodated within the Site (**Appendix 3**). This includes various areas of public open space, play area and two balancing ponds. The division of space is approximately as:

- Residential Development – 1.64 Ha
- Green Infrastructure – 0.86 Ha
- SuDS – 0.17 Ha
- Road Infrastructure – 0.11 Ha
- Play Space – 0.01 Ha

4.4 The Site is to be served by a single vehicular access from the unnamed road which runs along the western boundary of the Site. This will form the main street into the development and provide the principal access route. The site access shall be accessible to pedestrians from the north through the formation of a new pavement.

4.5 The proposed development will include a maximum building height of two-storey which is considered to be representative of the local area.

5.0 RELEVANT PLANNING POLICIES

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that where the development plan contains relevant policies, applications for development which are in accordance with the plans should be allowed unless material considerations indicate otherwise. At the time of writing, the Adopted Cherwell Local Plan 1996 comprises the Development Plan in terms of Section 38(6) of the Planning and Compulsory Act 2004.

National Planning Policy

National Planning Policy Framework (adopted March 2012)

5.2 The National Planning Policy Framework (NPPF) was adopted in March 2012 and replaced previous Planning Policy Statements (PPSs) and Planning Policy Guidance Notes (PPGs). It is a material consideration in determining planning applications.

5.3 At the heart of the NPPF is the presumption in favour of sustainable development. Paragraph 14 advises that the presumption in favour should be seen as the golden thread inherent in both plan-making and decision-taking.

5.4 In determining planning applications the NPPF states that the presumption means:

“approving development proposals that accord with the development plan without delay; and

where the development plan is absent, silent or relevant policies are out-of-date, granting planning permission unless:

- **any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or**
- **specific policies in this Framework indicate development should be restricted.”**

5.5 The NPPF includes a set of 12 core land-use planning principles (paragraph 17). The achievement of these principles and the delivery of sustainable development are explained in more detail through the topic-based policy guidance in the NPPF.

5.6 The NPPF states that the transport system needs to be balanced in favour of sustainable transport modes, giving people a real choice about how they travel. There

is however recognition that opportunities to maximise sustainable transport solutions will vary in different areas (paragraph 29).

- 5.7 All proposals for development that generate significant amounts of movement will need to be supported by a Transport Statement or Transport Assessment. Decisions should take into account whether opportunities for sustainable transport have been taken to reduce the need for major transport infrastructure; safe and suitable access to the Site can be achieved for all people; and improvements within the transport network can be undertaken to effectively limit the significant impacts of the development (paragraph 32).
- 5.8 Importantly, development should only be prevented or refused on transport grounds where the residential cumulative impacts of development are “severe” (paragraph 32).
- 5.9 Paragraph 47 states that in order to boost significantly the supply of housing, LPAs should use their evidence base to ensure their Local Plan meets the full, objectively assessed needs for housing, as far as can be achieved whilst being consistent with the policies set out in NPPF.
- 5.10 Furthermore, Council’s should identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a persistent under delivery of housing, local planning authorities should increase the buffer to 20%.
- 5.11 The NPPF states that planning applications for housing should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable sites (paragraph 49).
- 5.12 In facilitating the delivery of a wide choice of high quality homes, broadening opportunities for home ownership and creating sustainable, inclusive and mixed communities, LPAs should:
- plan for a mix of housing. This should be based on current and projected demographic change, market trends and the needs of different groups;

- identify the size, type, tenure and range of housing required in particular locations, reflecting local demand; and
- set policies for meeting the identified need for affordable housing. Such policies should be sufficiently flexible to respond to changing market conditions. (paragraph 50)

- 5.13 Paragraph 56 of the NPPF states that good design is a key aspect of sustainable development. It is “indivisible” from good planning and should contribute positively to making places better for people.
- 5.14 Importance is placed upon planning positively for the achievement of high quality and inclusive design for all development. This includes development of individual buildings, public and private spaces and “wider area development schemes” (paragraph 57).
- 5.15 In determining planning applications, paragraph 96 of the NPPF advises LPAs to expect new development to comply with “adopted Local Plan policies” for decentralised energy supply, unless the applicant can demonstrate this would not be feasible or viable; and to take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.
- 5.16 Paragraph 100 of the NPPF states that inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at most risk.
- 5.17 The NPPF states that planning should contribute to and enhance the natural and local environment. This includes protecting and enhancing valued landscaped, geological conservation interests and soils; recognition of the wider benefits of “ecosystem services”; limiting impacts upon and, where possible, providing net gains in biodiversity; and preventing new development from contributing to or being adversely affected by unacceptable risk from levels of soil, air water or noise pollution or land instability (paragraph 109).
- 5.18 When determining planning applications, LPAs should aim to conserve and enhance biodiversity.
- 5.19 Paragraph 186 of the NPPF states that:

“LPAs should approach decision-taking in a positive way to foster the delivery of sustainable development.”

5.20 Paragraph 187 adds:

“LPAs should look for solutions rather than problems, and decision-takers at every level should seek to approve applications for sustainable development where possible. LPAs should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area”.

5.21 Paragraph 197 states that when assessing and determining planning applications, LPAs should apply the presumption in favour of sustainable development.

5.22 Paragraph 214 of the NPPF explains that for 12 months from the date of publication, decision-takers may continue to give full weight to relevant policies adopted since 2004 even if there is a limited degree of conflict with the Framework. Following this period, paragraph 215 states that due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater weight may be given).

Planning Practice Guidance (adopted March 2014)

5.23 The DCLG published the Planning Practice Guidance (PPG), a web based resource to reflect and support the NPPF, on 6th March, 2014. It is noted that the PPG is separated into individual topics, which are discussed in greater detail below:

Design

5.24 The PPG states that good quality design is an integral part of sustainable development and that as a core planning principle, plan makers and decision takers should always seek to secure high quality design. Furthermore, achieving good design is about creating places, buildings or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations (paragraph 001 ref. ID: 26-001-20140306).

5.25 At paragraph 015 (ref. ID: 26-015-20140306), the PPG explains that well designed places are successful and valued. They exhibit qualities that benefit users and the wider area. Well designed places should:

- Be functional;
- Support mixed uses and tenures;

- Include successful public spaces;
- Be adaptable and resilient;
- Have a distinctive character;
- Be attractive; and
- Encourage ease of movement.

5.26 With regards to ease of movement, the PPG states that the ability to move safely, conveniently and efficiently to and within a place will have a great influence on how successful it is. Furthermore, a place should have an appropriate number of routes to and through it, not too many to make it anonymous but enough to allow easy legitimate movement.

Determining a planning application

5.27 Paragraph 010 (ref. ID: 21b-010-20140306) of the PPG explains that the NPPF represents up-to-date Government planning policy and must be taken into account where it is relevant to a planning application. If decision takers choose not to follow the NPPF, clear and convincing reasons for doing so are needed.

Housing and economic land availability assessment

5.28 At Paragraph: 035 (re. ID: 3-035-20140306), the PPG sets out clear guidance on how local authorities should deal with the past under supply of housing sites. The guidance states that:

“Local planning authorities should aim to deal with any undersupply within the first 5 years of the plan period where possible. Where this cannot be met in the first 5 years, local planning authorities will need to work with neighbouring authorities under the ‘Duty to Cooperate’.”
(Paragraph: 035 Reference ID: 3-035-20140306)

Travel plans, transport assessments and statements in decision-taking

5.26 Paragraph 009 (ref. ID: 42-009-20140306) of the PPG furthers the guidance set out within paragraph 39 of the NPPF regarding the types of development which will require a Travel Plan to be provided. When required, Travel Plans should identify the specific required outcomes, targets and measures, and set out clear future monitoring and management arrangements all of which should be proportionate. They should also

consider what additional measures may be required to offset unacceptable impacts if the targets should not be met.

- 5.27 At paragraph 015 (ref. ID: 42-015-20140306), the PPG sets out the scope and level of detail which will be need to be included within a Transport Statement.

Local Planning Policy

Cherwell Local Plan (adopted 1996 – Saved Policies)

- 5.28 Upon the enactment of the Planning and Compulsory Purchase Act 2004, the policies of the adopted Local Plan were automatically ‘Saved’ for a three year period under the terms of the Act. To ensure a continuing planning policy framework, the Secretary of State made provision for selected policies to be saved beyond this date until such time as they were replaced by policies within the Local Development Framework. Any policies which were not saved by the Secretary of State’s Direction have been deleted and no longer comprise part of the Development Plan. Any policies referred to below, therefore, have been saved.
- 5.29 Following a review of the Proposals Map which accompanies the Local Plan, it is noted that there are no site specific policy designations in relation to the Site. As such, the following Local Plan policies are considered to be most pertinent to the application.
- 5.30 At Policy H5 the Local Plan states that where there is a demonstrable lack of affordable housing to meet local needs, the district council will negotiate with developers to secure an element of affordable housing in substantial new residential development schemes.
- 5.31 It is noted that Chesterton has been identified as a ‘Category 1 Village’ within Policy H13 of the Local Plan; which states:

“The Category-1 Settlements

H13 Residential development within the villages of...Chesterton... will be restricted to:

- i. Infilling;**
- ii. Minor developments comprising small groups of dwellings on sites within the built-up area of the settlement;**
- iii. The Conversion of non-residential buildings in accordance with Policy H21.**

In each instance development proposals will be subject to the other policies in the Plan.

- 5.32 Furthermore, supporting paragraph 2.65 explains that category-1 settlements are so classified because their physical characteristics and the range of services within them enable them to accommodate some limited extra housing growth.
- 5.33 Policy H18 states that planning permission will only be granted for the construction of new dwellings beyond the built-up limits of settlements other than those identified under Policy H1 when:
- i. **“It is essential for agriculture or other existing undertakings, or**
 - ii. **The proposal meets the criteria set out in Policy H6; and**
 - iii. **The Proposal would not conflict with other policies in this Plan”**
- 5.34 In terms of open space requirements for residential developments, it is noted that Policy R12 states:
- “R12 The District Council will normally require in connection with all new housing developments the minimum provision of 2.43 hectares (6 acres) of public open space per 1,000 population.”**
- 5.35 Furthermore, paragraph 6.52 explains that this can be broken down as follows:
- i. **“Amenity open space: 0.4-0.5 ha (1-1.25 acres).**
 - ii. **Children’s play space: 0.2-0.3 ha (0.5-0.75 acres).**
 - iii. **Sports grounds: 1.6-1.8 ha (4-4.5 acres).”**
- 5.36 The Council will require the open space to be provided within the development area or through a financial contribution to off-site provision.
- 5.37 At Policy C2, the Local Plan outlines that development which would adversely affect any species protected by Schedule 1, Schedule 5 and Schedule 8 of the 1981 Wildlife and Countryside Act, and by the E.C. Habitats Directive 1992 will not normally be permitted.
- 5.38 Policy C7 of the Local plan states that development will not normally be permitted if it would cause demonstrable harm to the topography and character of the landscape. It is noted that Policy C8 explains that sporadic development in the open countryside including developments in the vicinity of motorway or major road junctions will generally be resisted. However, given that the Site is not located within the immediate vicinity of a motorway or major road junction, the requirements of Policy C8 are not of relevance to the development proposals.

5.39 Notwithstanding the above, it is noted that Policy C9 of the Local Plan outlines that:

“Beyond the existing and planned limits of the towns of Banbury and Bicester development of a type, size or scale that is incompatible with a rural location will normally be resisted.”

5.40 The supporting text to Policy C9 explains that the intention of the policy is to direct development to the country towns and limit the level of development elsewhere in order to protect the environment, character and agricultural resources of the rural areas.

5.41 Policy C27 of the Local Plan explains that development proposals in villages will be expected to respect their historic pattern. Furthermore, Policy C28 describes how all new developments will be required to demonstrate high levels of design.

5.42 Policy C30 provides further guidance on design stating that all new residential development will need to be compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity. Developments will also be required to provide acceptable standards of amenity and privacy.

Non-Statutory Cherwell Local Plan 2011 (December 2004)

5.43 The Non-Statutory Local Plan 2011 was intended to review and update the Local Plan adopted in 1996. However, following changes to the planning system introduced by the Government, it was discontinued prior to adoption. Whilst the Local Plan 2011 does not form part of the statutory development plan, it has been taken into consideration as part of the proposals.

Supplementary Planning Documents

5.44 Following a review of the adopted Supplementary Planning Documents, it is noted that none are relevant to the development proposals.

Emerging Planning Policy

Cherwell Local Plan (2006-2031)

5.45 The Cherwell Local Plan was submitted to the Secretary of State on 31st January 2014 for Independent Examination with a pre-hearing meeting taking place on 25th March 2014. However, the public Examination hearings into the Submission Local Plan were suspended on 4th June 2014 for six months. This was to enable the Council to put forward proposed modifications to the Plan involving increased housing delivery over

the plan period to meet the full, up to date, objectively assessed needs of the district, as required by the NPPF and based on the Oxfordshire Strategic Housing Market Assessment 2014 (SHMA). The Main Modifications were subsequently published on 22nd August 2014, with the consultation period running until 3rd October 2014.

- 5.46 In light of the above, it should be noted that the Core Strategy remains un-adopted with the Inspector yet to provide a detailed review on the robustness of its policies – including those relating to housing land supply. Whilst the Council has since published Main Modifications to the Local Plan, the Inspector has yet to provide any comment as to the robustness of the findings.
- 5.47 As such, it is considered that given the stage of the Plan's preparation coupled with the number of unresolved objections, the emerging Local Plan should be given limited weight in the determination of this application.
- 5.48 Notwithstanding the above, as currently drafted the Local Plan, and subsequent Main Modifications, outline the general thrust of the Council's approach to housing delivery over the emerging plan period.
- 5.49 Most notably, the Council's proposed Main Modifications to the Submission Local Plan includes a revised approach to housing delivery over the emerging plan period. The Main Modifications explain that between 2011 and 2014, 1,106 homes were completed in Cherwell including 365 at Bicester, 213 at Banbury and 528 elsewhere. This leaves 21,734 of the planned housing target yet to provide. This is proposed to be split between three sub-areas – 'Bicester', 'Banbury' and the 'Rest of Cherwell' (Table 1).

Table 1 – Draft housing target within Cherwell Local Plan – Main Modifications Consultation Document

Overall Distribution of Housing in the Local Plan		
	2011-2031	2014-2031
Bicester	10,129	9,764
Banbury	7,319	7,106
Rest of Cherwell	5,392	4,864
TOTAL	22,840	21,734

- 5.50 Whilst the majority of future housing growth will be focused towards the main urban areas of Bicester and Banbury, a proportion of growth has been ring-fenced towards the 'Rest of Cherwell'. Within this sub-area, the Council has provided a hierarchy of

settlements based on the level of services available - with Category A villages considered the most sustainable.

- 5.51 In terms of the Council's proposed approach to housing development within the rural villages, it is noted that Mod No. 139 states:

Policy Villages 1: Village Categorisation

Proposals for residential development within the built-up limits of villages (including Kidlington) will be considered having regard to the categorisation... Only Category A (Service Centres) and Category B (Satellite Villages) will be considered to be suitable for minor development in addition to infilling and conversions.
(Mod No. 139)

- 5.52 For reference, Chesterton has been designated within the emerging Local Plan as a Category A (Service Centre). In accordance with the settlement hierarchy, the emerging Plan proposes the following housing delivery:

"A total of 750 homes will be delivered at Category A villages. This will be in addition to the rural allowance for small site 'windfalls' and planning permission for 10 or more dwellings as at 31st March 2014.

Sites will be identified through the preparation of the Local Plan Part 2, through the preparation of Neighbourhood Plans where applicable, and through the determination of applications for planning permission."
(Mod No. 147)

- 5.53 It is noted that the Council does not propose an individual housing target for each individual settlement however, if it were to be split evenly, Chesterton would be expected to deliver approximately 47 units.
- 5.54 For clarity, we provide no comment on the robustness of the Council's proposed housing numbers as these will need to be examined by the Inspector. However, based on the Council's current approach, it is noted that small-scale developments within Chesterton will be critical in meeting the proposed housing requirement.

Neighbourhood Plan

5.55 It is understood that the Site does not form part of an adopted, or emerging, Neighbourhood Plan area.

6.0 FIVE YEAR HOUSING LAND SUPPLY

- 6.1 Cherwell District Council is required by national planning policy to identify a continuous five-year supply of deliverable housing sites and is a material consideration in the determination of planning applications for new housing. In the absence of a five year supply of housing, paragraph 49 of the NPPF requires applications for housing to be considered in the context of the presumption in favour of sustainable development.
- 6.2 With this in mind, the local authority has published a *'Housing Land Supply Update – June 2014'* which sets out the Council's latest land supply position.
- 6.3 The report explains that on 3rd and 4th June 2014, hearings were held for the Local Plan Examination at which the Local Plan's housing requirement were discussed in the context of the new Oxfordshire Strategic Housing Market (SHMA) 2014. The SHMA was published in April 2014 after Submission of the Local Plan in January.
- 6.4 As required by the Framework, the SHMA produces a new objective assessment of housing need. It concluded that Cherwell has a need for 1,140 homes per annum.
- 6.5 Whilst the SHMA requirement and any additional housing brought into the Local Plan will need to be tested having regard to the constraints and the process of Strategic Environment Assessment/Sustainability Appraisal, the report concedes that the existing housing requirement of the Submission Local Plan (January 2014) can no longer be relied upon for the purpose of calculating the five year housing land supply. Furthermore, until 'Main Modifications' are submitted to the Secretary of State, the Council considers that the objectively assessed need figure from the SHMA is considered to be the most robust and defensible basis for calculating the five year housing land supply.
- 6.6 As such, the report concludes that the five year supply of deliverable sites for 2014-19 is now 3.4 years. This includes the requirement for an additional 20% buffer and taking into account of the shortfall (2,314 homes) within the next five years. The projection for 2015-20 is 3.4 years.
- 6.7 In light of the above, Cherwell District Council cannot demonstrate a five year supply of housing land and therefore housing applications should be considered in the context of the presumption in favour of sustainable development. Furthermore, relevant policies for the supply of housing should not be considered up-to-date in accordance with paragraph 49 of the NPPF.

- 6.8 For clarity, the Council's five year housing land supply position is not disputed however the Applicant reserves the right to further interrogate the Council's claimed position if necessary and appropriate.

7.0 PLANNING ISSUES

7.1 This chapter considers the principal planning issues in the context of the relevant planning policies outlined in section 5.0.

Principle of Development

7.2 In accordance with the existing development plan, the application site is located outside the defined built-up limit of Chesterton and has not been allocated for development within the adopted Local Plan. As such, Policy H18 seeks to restrict development to uses which are essential for agriculture or other existing undertakings or is for a rural exception site.

7.3 Whilst the proposed development does not fall within the guidance of Policy H18, it is noted that the adopted Local Plan only sets out a housing strategy to 2001. As such, it is considered that the construction of residential dwellings beyond the existing settlement boundaries should be considered acceptable in principle in the absence of a five year housing land supply.

7.4 With this in mind, it is noted that the Council's latest published five year housing land supply note explains that the local authority can only demonstrate 3.4 years supply over the period 2014-2019. Furthermore, the note indicates that the Council's position will not have improved for the period 2015-2020 (3.4 years).

7.5 Therefore, in accordance with paragraph 49 of the NPPF, it is considered that the application for housing should be considered in the context of the presumption in favour of sustainable development.

7.6 In defining sustainable development, the Framework requires development proposals to be sustainable in terms of its economic, social and environmental roles. As such, Table 2 outlines how the proposals accord with the definition of 'sustainable development' as set out within paragraph 7 of the NPPF.

Table 2 – Key economic, social and environmental gains of the Proposed Development in response to paragraph 7 of the NPPF

SUSTAINABLE DEVELOPMENT	KEY ECONOMIC, SOCIAL AND ENVIRONMENTAL GAINS OF THE PROPOSED DEVELOPMENT
An economic role/ economic gains	<ul style="list-style-type: none"> • The construction of the Proposed Development would support construction jobs directly related to the development. • The provision of 45 dwellings will generate additional convenience, comparison and leisure services expenditure in the local area. • The Council will gain a direct contribution through the New Homes Bonus, provided by the Department for Communities and Local Government. • The proposed scheme will provide the local authority with increased revenue per annum through council tax payments.
A social role/ social gains	<ul style="list-style-type: none"> • The provision of 45 new homes will support the creation of strong, vibrant and healthy communities. • The provision of 30% affordable housing will increase the District's supply of affordable homes and help to reduce inequalities, amounting to 14 dwellings of the proposed 45 dwellings being delivered as affordable housing. • The development of the Site for residential uses would contribute towards the Council's shortfall in the five-year supply of deliverable housing land, in a sustainable location. • The Proposed Development incorporates formal and informal open spaces which are within easy walking distances of the new homes and will encourage the development of healthy communities as well as ensuring positive linkages with the existing community in Chesterton. • The Site is in an accessible location with connections to pedestrian routes, which link to the key services and facilities located within Chesterton.
An environmental role/ environmental gains	<ul style="list-style-type: none"> • The Proposed Development includes retention of existing ecological assets and the enhancement of biodiversity including the areas of planting and trees across the Application Site and the provision of new green infrastructure in accordance with the landscape strategy. • The Site is contained by existing vegetation and the built form of Chesterton ensuring that the impact on the surrounding landscape is minimised. • Provision of Sustainable Urban Drainage Systems (SUDs) including onsite attenuation ponds and no adverse impact on flood risk. • A commitment to sustainable waste management and construction during development and occupation.

- 7.7 Whilst the subsequent sections will detail how the proposed scheme accords with other development plan policies, it is considered that the Site is a suitable and sustainable location for residential development which will contribute towards addressing the current shortfall in housing.
- 7.8 Indeed, the Site was considered by the Council to be a suitable location for residential development within the SHLAA 2013 Final Report and SHLAA 2014 Update Report. Both reports explained that the Site could be suitably developed for up to 50 residential dwellings within the next 5 years. Whilst the reports considered that the proposals could potentially be 'out of scale' with the size of Chesterton, this referred to a larger site area which included the southern agricultural field.
- 7.9 Furthermore, whilst the emerging Local Plan remains in a draft stage, the Council proposes to ring-fence housing between Bicester, Banbury and the 'Rest of the District'. Chesterton forms a Category A village within the 'Rest of the District' sub-area, which are expected to deliver a total of 750 dwellings over the emerging plan period. Whilst the Local Plan Part 2 will identify how these sites will be split across the Category A villages, if split equally, Chesterton could be expected to deliver approximately 47 units. It is therefore evident that development beyond the existing settlement boundaries at Chesterton is inevitable, and that it is simply the location and number of dwellings which has yet to be determined.
- 7.10 However, given that the Council is currently unable to demonstrate a five year housing land supply, it is considered imperative to bring forward residential development within sustainable locations ahead of the emerging Local Plan.
- 7.11 Notwithstanding the above, even if the Council could demonstrate a five year housing land supply, the Site is a sustainable location to contribute towards the Council's housing requirement in the interim period until the emerging Local Plan is adopted. The Site has been identified within the SHLAA 2013 Final Report and SHLAA 2014 Update Report as a suitable location for development and would contribute towards achieving the Council's annual housing requirement.

Landscape

- 7.12 The Proposals Map which accompanies the adopted Local Plan does not include a site specific landscape designation, however Policy C7 explains that development will not normally be permitted if it would cause demonstrable harm to the topography and character of the landscape. As such, a Landscape and Visual Appraisal (LVA) has been submitted in support of the application which analyses the landscape character and

visual effects of the local area and assesses the ability of the landscape setting and visual environment to accommodate development.

- 7.13 The LVA explains that in terms of visibility, the Site is only visible from a small number of instances, being generally well contained by the almost flat and well vegetated surrounding landscape and by the existing mature vegetation at the majority of the Site boundaries. Furthermore, the Site is well related to the existing urban area of Chesterton and lies in close proximity to the village centre.
- 7.14 As such, subject to the adoption of the measures described on the indicative Landscape Strategy Plan (Appendix E of the Landscape and Visual Appraisal), the LVA concludes that the Site can be suitably developed without harm to the wider landscape, and in a manner consistent with the existing pattern of development at Chesterton. However, for clarity, the proposals are made in outline and it is envisaged that the exact details of the landscape strategy will be taken into consideration at the reserved matter stage.
- 7.15 The scheme is therefore considered to comply with the requirements of Policy C7 of the Local Plan. Furthermore, the development is considered to be of a size and scale that is compatible with the existing settlement of Chesterton – as required by Policy C9 of the Local Plan. Indeed, as highlighted above, the SHLAA 2013 Final Report and SHLAA 2014 Update Report considered development of the northern fields (i.e. the application site) would provide a development which was of an appropriate scale to Chesterton.

Transport

- 7.16 In accordance with paragraph 32 of the NPPF, a Transport Statement has been submitted in support of the development proposals.
- 7.17 The Statement explains that a new footway will be provided along the unnamed road of 2.0 metres in width to connect the Site with the existing footway provision on the A4095 to the north. The footway works will also enable local widening works to be undertaken to widen the carriageway to 4.8 metres between the Site and the A4095.
- 7.18 The new vehicular access will be take the form of a priority junction to the unnamed road and have a carriageway of 5.5 metres with a 2.0 metre footway on the southern side. The internal roads have been designed as shared surfaces.
- 7.19 Facilities within the village are within walking distance of the Site and the majority of Bicester town is within cycling distance. The bus services serving Chesterton provide links to Bicester providing the opportunity to interchange with buses to destinations

further afield. The rail stations in Bicester are also within cycling distance of the Site and serve strategic centres.

- 7.20 Personal Injury Accident (PIA) data demonstrates that there are no road safety issues within the vicinity of the Site that would be exacerbated as a result of the proposed development.
- 7.21 The development is expected to generate up to 29 two-way vehicular movements in the peak hours. This level of traffic is not likely to have a perceptible impact on the operation of the local highway network. Nevertheless, the development will undertake improvements to the unnamed road with local widening and provision of a footway.
- 7.22 In light of the above, it is considered that the proposed development meets the requirements of adopted national and local planning policy. In particular, the development would not have a 'severe' impact on the local highway and transport network as required by paragraph 32 of the Framework.

Ecology

- 7.23 Policy C2 of the adopted Local Plan explains that development which would adversely affect protected species will not normally be permitted. Further guidance is contained within paragraph 109 of the Framework in which planning should contribute to and enhance the natural and local environment.
- 7.24 With this in mind, an Ecological Appraisal and Protected Species Report have been submitted in support of the application to assess the potential for ecological features. The Appraisal explains that the Site does not occur within or adjacent to any statutory or non-statutory wildlife sites and no significant impacts to any such sites are anticipated as a result of the proposed development.
- 7.25 The Site is dominated by arable land and sheep-grazed pasture of low ecological value. Habitats of ecological value comprise native hedgerows with associated trees, long grassland margins and dry ditch. In accordance, with the findings of the report, the proposed development seeks to retain, protect and enhance these habitats wherever possible.
- 7.26 The loss of sections of the central hedgerow that divides the fields is required to facilitate development. However, the Appraisal explains that the hedgerow is of relatively low value and its loss is considered to be adequately mitigated through improvements to the northern boundary hedge.

- 7.27 In terms of protected species, the submitted report explains that no bat roosts are likely to occur on Site. However, should tree felling or reduction become required for any tree recorded as Category 2 (i.e. low bat potential), it is recommended that precautionary measures be implemented to check for bat roosts prior to felling.
- 7.28 A moderate diversity of bat species have been recorded foraging and commuting at the Site, all at low or very low levels of activity. The more mature and dense hedgerows along the eastern, southern and western site boundaries were used the most, and the majority of this habitat is retained alongside the development. The Protected Species report provides recommendations regarding lighting and new on-site planting to minimise the impact from the loss of hedgerow along the western boundary to form the access.
- 7.29 The development proposals will impact nesting and foraging habitat used by several bird species, including some declining species, through the loss of arable land and field margins and impacts to some hedgerows. The indicative Landscape Strategy includes new native shrub and tree planting and wildflower meadow areas that should provide compensatory nesting and foraging habitats for many of the bird species found at the Site. However, it is recommended that the clearance of vegetation at the Site should only occur outside of March to August (inclusive), unless it can be confirmed by an ecologist that no nesting birds are present immediately prior to clearance works.
- 7.30 A single slow worm was found on one occasion using the central hedgerow of the Site. As such, it is recommended that the very small number of reptiles likely to be present are caught and moved beyond the development footprint. The indicative landscape proposals allow for the creation of new long grass and native shrub habitats that will provide a net increase in suitable reptile habitat at the Site.
- 7.31 A large population of legally protected great crested newt breeds within the golf course ponds to the north-west of the Site, with the closest breeding pond at approximately 90m. Terrestrial habitats on-site are reasonably likely to be used by great crested newts therefore a mitigation strategy has been submitted in support of this application.
- 7.32 The specific details of mitigation to be implemented, such as layout of exclusion and drift fencing and timescales for implementation, should be based upon the detailed development design following the principles set out within the strategy. This information would be required to inform an application to Natural England for an EPS license to permit the impacts to great crested newts and their habitat.

7.33 In light of the above mitigation measures, from an ecological perspective, the proposed development is considered to have limited impact on wildlife or habitats. As such, the scheme is considered to comply with Policy C2 of the Local Plan and paragraph 109 of the NPPF.

Layout, Scale and Appearance of Residential units

7.34 Whilst matters of layout, scale and appearance are to be reserved as part of this outline application, the indicative Masterplan provides a variety of block densities to which includes detached and semi-detached properties, providing a mixture of different property sizes as required by national (paragraph 50 of the NPPF) and local planning policy (Policy C28 and C29 of the adopted Local Plan).

7.35 The accompanying Design and Access Statement outlines the proposed design principles for the development which takes into consideration adjoining residential dwellings. This design approach is considered to comply with the guidance set out within the adopted Local Plan of the Local Plan as it responds positively to the character and appearance of the surrounding area and ensures a high standard of design throughout the Site.

7.36 In particular, access will be provided off the highway to the west and will form the main street into the development. The Site access is accessible to pedestrians along an existing footpath – linking the development into the northern aspect of Chesterton.

7.37 Two green spaces act as buffer spaces within the development as well as potential attenuation basins. These green spaces have been designed in mind as areas for recreation and the nearby residential units have been situated to overlook these areas.

7.38 The Site will comprise of up to two storey dwellings to reduce any potential obstruction of views from the properties or invasive views into neighbouring properties. Setting a maximum of two-storey building heights across the Site is considered to be representative of dwellings within the local area.

7.39 The Oxfordshire County Council Parking Standards for new residential developments set out the principles of allocated and non-allocated spaces including space dimensions, parking layout and general street design issues. It is considered that the proposed development can suitably accommodate sufficient parking to adhere to these standards.

7.40 This is considered to be a suitable approach to the design, layout, scale and height of the proposed development given the guidance contained within national policy and C28 and C30 of the adopted Local Plan.

Archaeology

- 7.41 The supporting Archaeological Assessment explains that the top of the tower of the grade II* listed Church of St. Mary, approximately 250m to the east, is visible from the western part of the Site through an existing tree/hedge line. However, views from the Chesterton Conservation Area and other listed buildings into the Site are otherwise screened by built development and, in the case of the western tip of the conservation area designation along the A4095, by hedgerows. It is therefore considered within the attached assessment that it is highly unlikely that low-rise residential development within the Site will result in any change to the significance of the conservation area or any listed buildings.
- 7.42 However, given the potential for the Site to contain buried archaeology of Roman date, the Archaeological Assessment recommends that a geophysical survey should be carried out to ascertain whether trial trenching would be required. In accordance with the findings of the Archaeological Assessment, a geophysical survey was undertaken with a Magnetometer Survey Report has been submitted alongside the application.
- 7.43 The results indicate the presence of cut features of archaeological potential in the form of a rectilinear enclosure and linear ditch. These extend across both survey areas, although the north eastern area contains widespread magnetic debris which may have obscured further weaker features. Several other linear and discrete anomalies have been located, and while these relate to cut, ditch-like and pit-like features they are weak, fragmented and indistinct.
- 7.44 In light of the above, subject to the granting of planning permission, it would be considered appropriate to undertake trial trenching prior to the commencement of development which could be secured through an appropriately worded condition.

Flooding

- 7.45 A Flood Risk Assessment (FRA) has been submitted in support of the development proposals which outlines the potential for the Site to be impacted by flooding, the impacts of the proposed development on flooding in the vicinity of the Site, and the proposed measures which could be incorporated into the development to mitigate the identified risk.
- 7.46 The FRA confirms that the Site is located within the Environment Agency's Flood Zone 1 and is therefore considered to have a low risk of flooding.

7.47 Furthermore, the conceptual foul and surface water drainage plan will maintain greenfield run-off rates for the Site through a series of gravity sewers. Attenuation is provided in the form of two attenuation basins before discharge into Woodlands to Thames Water sewers.

7.48 Overall, the FRA demonstrates that the development would be safe, without increasing flood risk elsewhere, and that a positive reduction in flood risk would be achieved through the proposed surface water management.

Planning Obligations

7.49 The proposed development will give rise to the need for planning contributions, made necessary by the development.

7.50 Whilst the application has been made in outline, with the housing mix reserved for later consideration, it is proposed that 30% of the units will be offered as affordable. The proposed development is therefore considered to provide a significant contribution to meeting the Council's annual affordable housing requirement.

7.51 All additional contributions which are sought by the Council will need to be justified in accordance with the three requirements of regulation 122(2) of the Community Infrastructure Levy (CIL) Regulations 2010 (reflected by paragraph 204 of the NPPF), being:

- Necessary to make the development acceptable in planning terms;
- Directly related to the development; and
- Fairly and reasonably related in scale and kind to the development.

7.52 With this in mind, the contents of any S106 agreement will be the subject of more detailed negotiation and discussion as part of the planning application process.

8.0 CONCLUSION

8.1 Barton Willmore LLP has been instructed by Taylor Wimpey UK Ltd to prepare and submit an outline planning application for the construction of 45 dwellings at Land West of Chesterton. All matters are to be reserved except for access.

8.2 Planning permission is sought for the following works:

Outline planning application with means of access for consideration (layout, scale, appearance and landscaping reserved for subsequent approval) for the erection of up to 45 dwellings served via a new vehicular and pedestrian access; public open space and associated earthworks to facilitate surface water drainage; and all other ancillary and enabling works.

8.3 The latest published *'Housing Land Supply Update – June 2014'* explains that Cherwell District Council can only demonstrate 3.4 years worth of housing land supply over the period 2014-2019 and 2015-2020. As such, in accordance with paragraph 49 of the NPPF, the proposals should be considered in the context of the presumption in favour of sustainable development.

8.4 With this in mind the Site is considered to be a suitable and sustainable location for residential development which will provide much needed market and affordable housing. Moreover, there are no environmental constraints which would preclude development and the scheme will seamlessly integrate into the existing built-form of Chesterton. The proposals are therefore considered to accord with the economic, social and environmental roles of sustainable development as set out within the NPPF.

8.5 Notwithstanding the above, Chesterton has been identified as a 'Category A' Village' within the emerging Local Plan as the Council consider the settlement to be one of the most sustainable locations for growth within the 'Rest of Cherwell' sub-area. As such, the emerging Plan allocates approximately 750 dwellings across all Category A Villages – equating to approximately 47 units within each settlement. Whilst the location of these units is to be taken into consideration as part of the Local Plan Part 2, it is noted that both the SHLAA 2013 Final Report and SHLAA 2014 Update Report consider the Site to be a suitable location for future development.

8.6 However, in light of the Council's shortfall in housing supply, it is considered imperative for sites to come forward for residential development in the intervening period until the Local Plan is formally adopted. Even in the event that the Council could demonstrate a

five year housing land supply, the Site accords with the strategic objectives of the Local Plan and would contribute to the Council's annual housing requirement.

- 8.7 It is concluded that the application should be approved on the grounds that the proposals for the Site accord with national planning policy and adopted and emerging local guidance. Planning permission should therefore be granted for this application, subject to the appropriate planning conditions.

APPENDIX 1

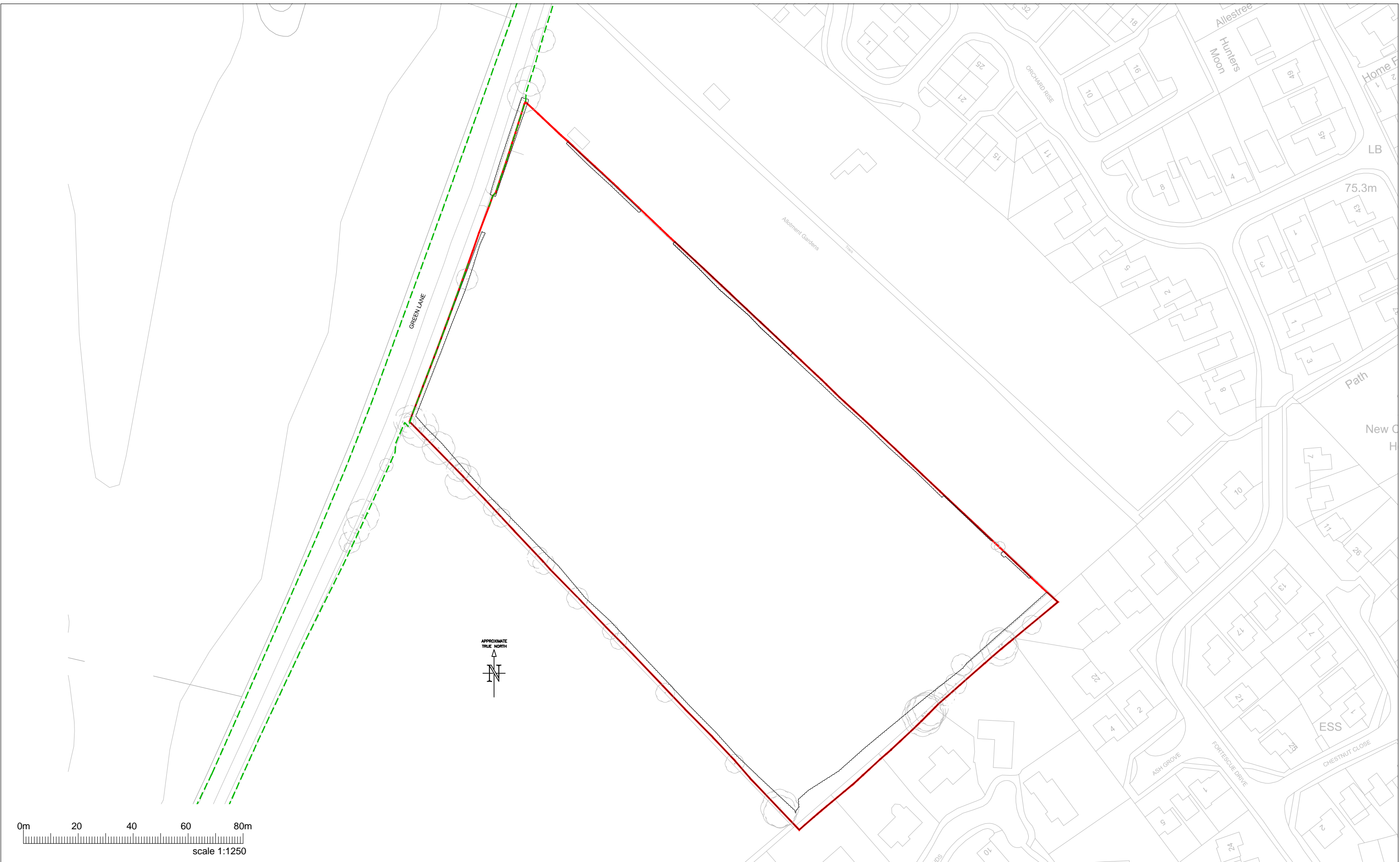
Site Location Plan

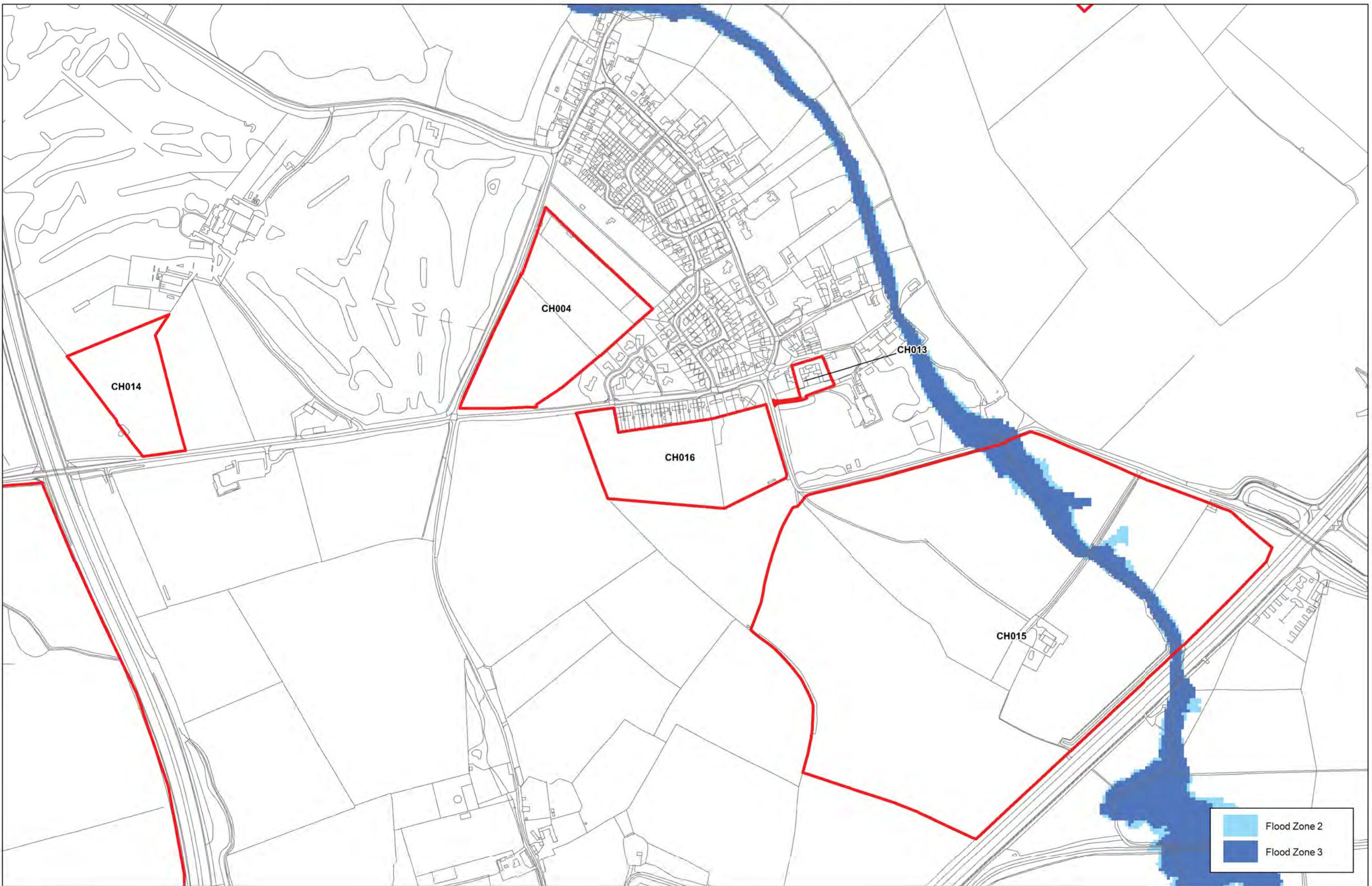
APPENDIX 2

Extract from Strategic Housing Land Availability Assessment Final Report 2013

APPENDIX 3

Illustrative Master Plan





Chesterton

1:6,000 @ A3

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Site ref	Settlement	Gross site area (ha)	
CH004	Chesterton	5.8	
Site address		Current/previous landuse	Type of site
South west of the Allotments		Greenfield land	Greenfield
Planning status	No planning status		
Description of site			
The site consists of a number of parcels of land—two separate fields planted with crops, and a paddock adjoining the allotments. The site is enclosed by dense hedgerows along Green Lane and the A4095.			
Planning history			
There is no relevant planning history.			
Policy context			
The site is outside built up limits and currently contravenes existing planning policy. The site is relatively unconstrained.			
Physical constraints			
There is a large site in relation to size of the village, detached by the allotments from main part of the village. There are potentially land contamination issues at the south of the site which may need remediation. Adjacent to the site there are a number of protected and notable species such as slow worms, common toads, common frogs and grass snakes. Harm to the nearby protected species should be avoided.			
Potential impacts			
The scale of development needs to be considered. Also need to integrate and connect with main part of village. The allotments are an important community facility and need to be protected. There are a small number of existing homes to the east of the site which are accessed from Station Road, including a small recent development (Cherry Fields). Station Road is a fairly wide road to the east of the site and has 30 mph speed limit with fair amount of traffic movements.			

Suitability summary

The site is considered suitable in principle if the Council require additional development land outside the built up area of Chesterton. However, the potential for new links to the main built up part of the village needs further consideration. Development of the whole site would be out of scale with the size of the village and the level of services and facilities. Individual sections of the site may be appropriate to consider particularly to the north where pedestrian links could be achieved round the allotments to the village school. The allotments may provide a buffer to distinguish between existing and any new development. The south of the site feels very rural and remote in character, a result of the mature trees and hedges surrounding the crossroads in the south west corner of the site. Access may need to be considered carefully as adjoining road carries fast traffic and it eventually turns into the A4095 leading north to Bicester.

Market appraisal

This site is in a location that developers find attractive to bring forward housing sites for development. Until mid-2007, the market for housing in this area was buoyant, and sales values relatively high. Land values reached between £1 million and £1.3 million per acre, which was high enough to ensure that any planning obligations, including affordable housing and other S.106 matters, as well as abnormal development costs, could be delivered without either threatening the viability of the scheme, or falling below any alternative use value. Because of the current economic downturn, land values have fallen by about 30%, and many schemes will be delayed until the market recovers. There have been signs of increased market activity in the last 6 months.

Availability summary

The site has been promoted for residential development and is therefore considered available.

Achievability summary

The site is available and potentially suitable if the Council required sites outside the built up area of Chesterton. The site is therefore developable and considered worthy of further consideration.

Yield by year:

2012 - 2013	2013 - 2014	2014 - 2015	2015 - 2016	2016 - 2017	2017 - 2018
0	0	0	0	0	0
2018 - 2019	2019 - 2020	2020- 2021	2021- 2022	2022- 2023	2023- 2024
25	25	0	0	0	0
2024 - 2025	2025 - 2026	2026 - 2027	2027 - 2028	2028 - 2029	2029 - 2030
0	0	0	0	0	0
2030 - 2031	30 dph	40 dph	50 dph	Final density	Final suggested yield
0	174	232	291	9	50

Yield summary

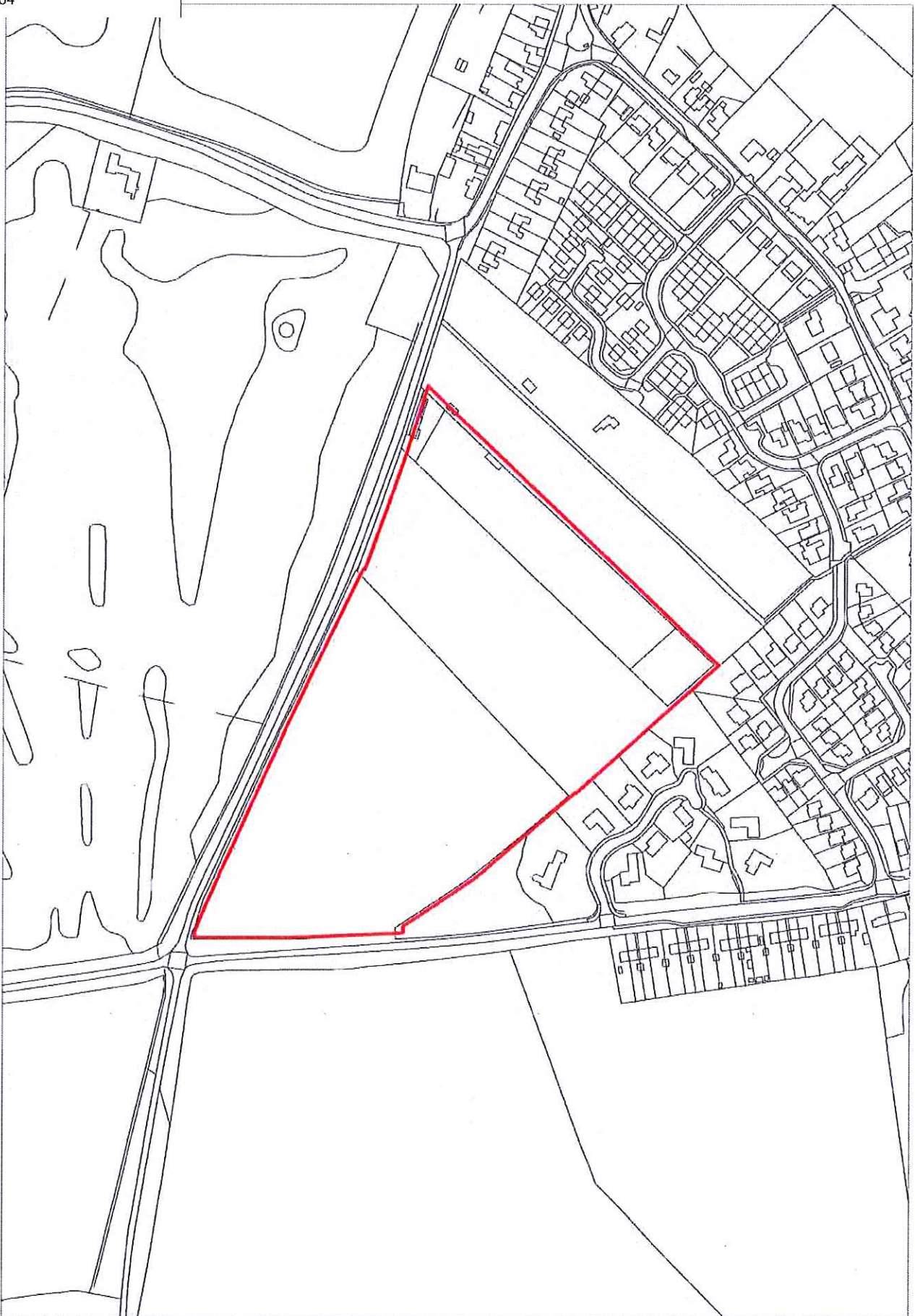
50 dwellings could be achieved on the northern part of the site at a density of approximately 20 dwellings per hectare.

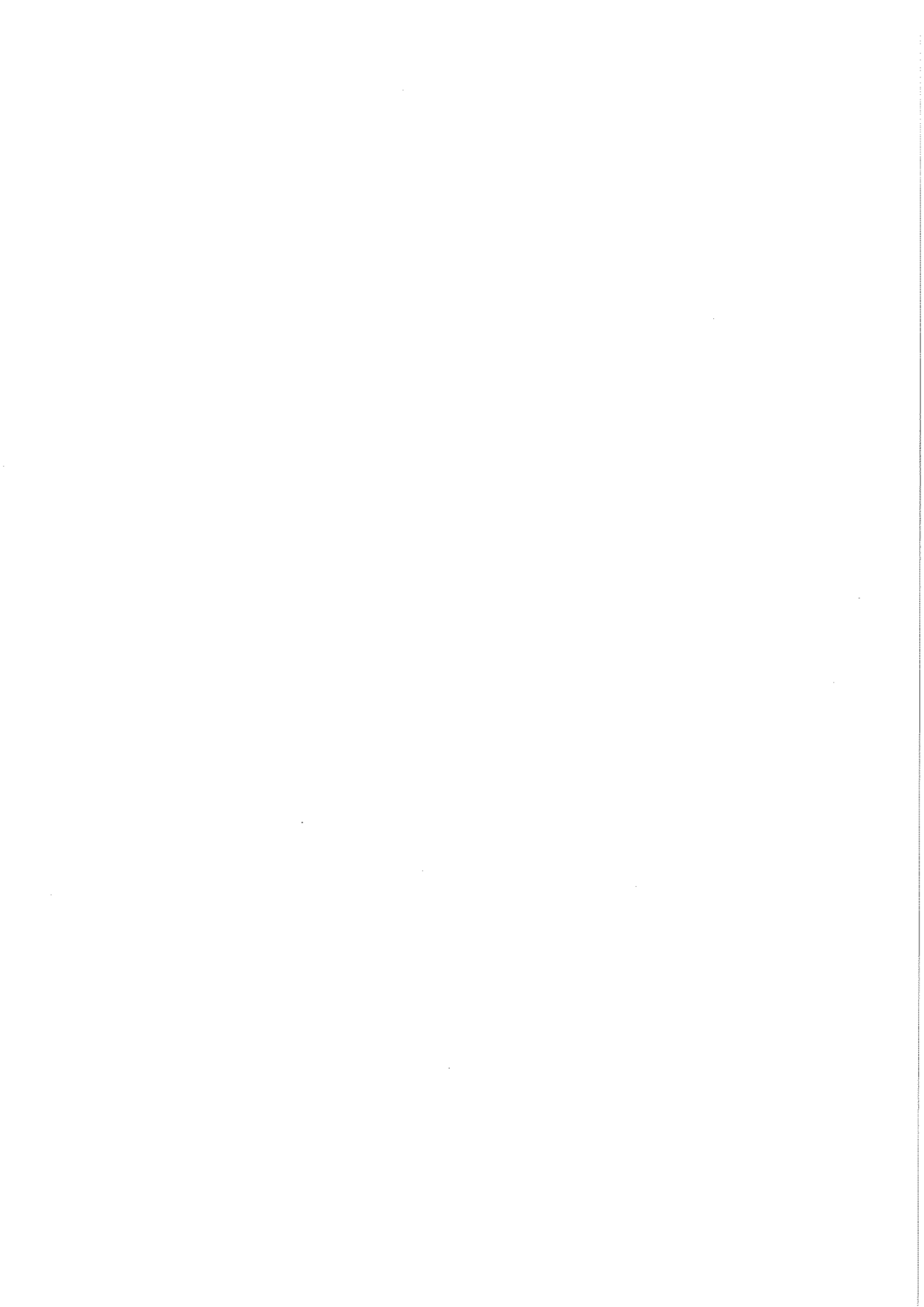
Conclusion

The site is available and potentially suitable if the Council required sites at Chesterton. The site is potentially developable within the plan period subject to any proposal addressing the identified constraints, such as access, integration with the village and potential contamination land issues.












Site ref

CH004







-  Proposed New Access
-  Proposed Footpath
-  Illustrative Paths
-  Existing Vegetation
-  Proposed Planting
-  Infrastructure
-  Development
-  Front Gardens / Footpaths
-  Buildings
-  Potential Location for Play Area
-  Water Balancing Facility

0m 20 40 60m
scale 1:1000

LAND AT CHESTERTON, OXFORDSHIRE - ILLUSTRATIVE MASTERPLAN - (1:1000 A3)

September 2014

