



2015

Land West of Chesterton

Planning Statement

On behalf of

**Taylor  
Wimpey**



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Sean Duggan
Ian Lapsley

Unit 2,  
Preston Lodge Court  
Preston Deanery  
Northampton  
NN7 2DS

Tel: 01604 871199  
Email: [info@lsdev.co.uk](mailto:info@lsdev.co.uk)  
W: [www.design.lsdev.co.uk](http://www.design.lsdev.co.uk)

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# 1. Introduction

- 1.1. Life Space Design Studio Ltd has been appointed by Taylor Wimpey UK Ltd, the 'applicant', to prepare, co-ordinate and submit a reserved matters planning application to Cherwell District Council for the construction 45 residential dwellings on the land west of Chesterton, the 'site'. The description of works for the application is to comprise of the following;

**Reserved Matters Application for the erection of 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.**

- 1.2. This Planning Statement addresses the reserved matters considerations yet to be determined by the outline application 14/01737/OUT. The considerations are as defined within *article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015*;

*Access - the accessibility to and within the site, for vehicles, cycles and pedestrians in terms of the positioning and treatment of access and circulation routes and how these fit into the surrounding access network.*

*Appearance - the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.*

*Landscaping - the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) Screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;*

*Layout - the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings spaces outside the development.*

*Scale - the height, width and length of each building proposed within the development in relation to its surroundings.*

As part of the RM application supplemental information and assessments will be submitted to discharge additional planning conditions to ensure that the details of the proposal are in accordance with national and local planning policy. This will allow stakeholders and decision makers to be fully informed and to ensure the sustainable credentials of the proposed development are clear.

- 1.3. These considerations will be viewed in association with the site's local context, planning history and relevant policies in order to assess that the development is in accordance with the national and local planning policies.

## 2. Site and Local Context

- 2.1. The site is located 500 metres from Chesterton village centre and 2.4 kilometres south-west of Bicester Town Centre. The location holds the benefit of being relatively within the countryside with all the cultural and retail amenities of the nearby cities.
- 2.2. The land in focus of this application is bordered by allotments to the north-east and by a road to the north-west, known as 'The Hale'. The site consists of two separate fields, which are divided by a low-height fence with hedgerow of low ecological value. The two fields are in use as agricultural and pasture land, and along the western boundary are a set of dilapidated animal shelters that are no longer required. The north-eastern boundary is adjacent to a series of private allotments and a parcel of informal open space that is in use by members of the public. These allotments are separated from the site by a boundary that varies in form from field to wire fencing with interspersed hedgerows.
- 2.3. The north-western boundary is adjacent to Bicester Golf and Country Club wherein the land extends to 2.8ha to the east. There is an existing vehicular access into the northern parcel of land from the road, it was proposed at outline to have the access to the site along this boundary given the existing precedent. The south-western boundary is adjoining a further body of agriculture land and is screen by existing trees and hedgerows. The south-eastern boundary is also comprised of established trees and hedgerows. Beyond are the residential plots off 'The Woodlands' and 'Fortescue Drive'.
- 2.4. The site is located within Flood Zone 1 and is deemed the lowest possible risk of 0.1% or 1 in 1000 years. Sustainable Urban Drainage Systems (SUDS), such as attenuation basins, are proposed to help maintain surface water run-off rates within the green field limits. The attenuation basins will limit the discharge rate of storm water from the development for events of similar frequency of occurrence at the same peak rate of runoff prior to development. This is in line with national planning policy requirements.
- 2.5. The application land is not subject to any protective designations and is within proximity to heritage assets. The site is located in an area of archaeological potential to the North of Akeman Street, the Roman Road from Alchester to Cirencester (PRN 8921). The Roman town of Alchester is located 1.5Km to the South West of the site (SAM OX18) and archaeological deposits related to the extra-mural settlement have been recorded to the North of the Roman Town (PRN 14292). A hoard of Roman coins was recorded 700m south west of the Site (PRN 16452). The site is likely to contain archaeological remains, albeit degraded by generations of arable activity. The geophysical survey results determined positive rectilinear anomalies and scattered discrete anomalies which could relate to the allotment gardens to the north-east of the site.
- 2.6. The nearest local transport option is the bus stop approximately 0.2km from the proposed access point of the site on Alchester Road at Chesterton Green. The proposed development is inclusive of a footpath that connects to the A4095 footways to improve the safety of pedestrian movement and help integrate the development to the surrounding infrastructure.

### 3. Outline

- 3.1. The revised proposal is promoted by Taylor Wimpey UK Ltd who have interest in the application area, which together with existing highway, comprises all the land necessary for the implementation of the scheme.
- 3.2. The outline planning application (14/01737/OUT) received consent under committee as of 22<sup>nd</sup> January 2015 for up to 45 dwellings, with an indication of 35% affordable housing, and a new vehicular access onto 'The Hale' to the west of the site.
- 3.3. It was determined that the site lies outside the built up limits of the village and would extend development into the countryside. The primary consideration of the proposal was to satisfy the five year housing land supply as subject of paragraph 14 of the National Planning Policy Framework (NPPF).
- 3.4. At the time of the outline application the Council did not have a five year housing land supply it was considered that paragraph 49 of the NPPF was to taken into account wherein the supply of housing policies cannot be up to date if no strategy is in place.
- 3.5. The Housing officer commented the affordable housing provision to be set at a 35% requirement, amounting to 16 units. This tenure would be expected to split at 70/30 rented/shared ownership and the indicative provision would be as follows;
  - 4x 1b2pM
  - 9x 2b4pH
  - 3x 3b5pH
- 3.6. It was noted that there would be preference to two clusters of the affordable housing distributed on the site with 50% of the rented homes meeting Lifetime Homes standards. All of the affordable homes should be in accordance with the Homes & Communities Agency Design and Quality Standard and the HQI requirements.
- 3.7. The Landscape Officer commented that the proposal was acceptable in that the site is visually contained and can only be experienced by a limited number of viewpoints and vistas. All boundary hedgerows will be maintained in order to preserve this view. It was commented that in order to retain enclosure and screening from the road, the hedgerow would be maintained to a minimum of 3m above ground level.
- 3.8. To protect the amenity of the residential receptors to the northeast it was deemed favourable to integrate the development into the surroundings by means of Banks, Furlongs, tree planting and public open space. A further point of consideration was the south-eastern boundary by the protection of a 10m minimum buffer zone as a visual screen to the development for the benefit of adjacent residencies of 'The Woodlands'.

3.9. The Ecological Officer proposed the following conditions to protect the amenity of several ecological wildlife and values on site and to reduce the impact of the development;

- Mitigation strategy for Great Crested Newts
- Great Crested Newt Licence
- Reptile Translocation Strategy
- Restriction over Lighting
- Bats and Tree Removal
- Nesting Birds: no works between March and August unless agreed
- Refuse and Recycling Manager

3.10. The Highways Liaison Officer proposed the following conditions to reduce the impact upon the traffic and access arrangements;

- Access
- New Estate Roads
- Estate Accesses, Driveways and Turning Areas
- Parking and Maneuvering Areas
- Final Drainage design plan with full drainage calculation
- Travel Information Pack

3.11. Archaeological Officer proposed conditions in line with the Geophysical survey undertaken;

Prior to any demolition on the site, the commencement of the development and any archaeological investigation, a professional archaeological organization acceptable to the Local Planning Authority shall prepare a first stage archaeological Written Scheme of Investigation, relating to the application area, which shall be submitted to and approved in writing by the Local Planning Authority.

Prior to any demolition on the site and the commencement of the development and following the approval of the first stage Written Scheme of Investigation referred to in condition (a), a programme of archaeological evaluation, investigation and recording of the application area shall be carried out by the commissioned archaeological organization in accordance with the approved first stage Written Scheme of Investigation.

## 4. The Development Proposal

4.1. The proposed development seeks reserved matters permission for the construction of 45 residential dwellings served via a new vehicular and pedestrian access and public open space. All matters are to be addressed from the Outline Consent (14/01737/OUT).

4.2. As stated earlier in the document, the application is for the following works;

**Reserved Matters Application for the erection of 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. A detailed Master Plan has been submitted which includes 45 residential dwellings, the areas of public open space, local area of play and two attenuation basins. The dwellings have been orientated to overlook the areas of open space and the associated landscaping creates a soft development edge. The division of space is as follows;

Residential Development	57%
Green Infrastructure	22%
Play Space	1%
SUDS	6%
Road Infrastructure	14%

4.4. The application proposals have been informed by various discussions and consultation meetings with professionals, organizations, authorities and members of the public. The proposed scheme has incorporated comments from the Outline Approval to evolve the design to satisfy the reserved matters and facilitates best practice design principles.

4.5. The site is to be served by a single vehicular access from the road adjacent to the north-western boundary. This will form the main street into the development and act as the principal access route. The site access shall be accessible to pedestrians from the North through the formation of a new Pavement that connects to the footways of the A4095.

4.6. The proposed access point is fully compliant with the design guidance from Highways and the internal road network will has been assessed for the use of refuse vehicles and turning heads. The vehicular parking provision on site comprises of 9 visitor spaces and 86 dedicated spaces. The layout predominantly presents the parking to be contained on plot with garages although the street design is inclusive of on street parking.

4.7. Further information on the proposed access, existing highway capacity and internal road network is included in the accompanying Transport Assessment used at Outline.



- 4.8. The development comprises a range of dwelling types, sizes and tenure with up to 35% affordable provision on site. The affordable provision includes a mixture of 1 bedroom Maisonettes and 2, 3 bedroom houses. The accommodation schedule is detailed as under;

Ref	Description	Sqm	Sq Ft	Number	Total Sqm	Total sq ft
<b>Private</b>						
G	2 Bedroom House	81	866	2	162	1732
E	3 Bedroom House	114	1222	3	342	3666
K	3 Bedroom House	114	1222	1	114	1222
M	3 Bedroom House	109	1170	2	218	2340
S	4 Bedroom House	128	1378	2	256	2756
W	4 Bedroom House	161	1733	3	483	5199
R	4 Bedroom House	164	1765	8	1312	14120
L	5 Bedroom House	153	1646	4	612	6584
N	5 Bedroom House	219	2361	4	876	9444
<b>Sub Total</b>				<b>29</b>	<b>4360</b>	<b>46898</b>
<b>AFFORDABLE</b>						
1BM	1 Bedroom GF Maisonette	50	537	2	100	1074
1BM	1 Bedroom FF Maisonette	56	604	2	112	1208
SA22	2 Bedroom House	71	759	7	497	5313
AA25	2 Bedroom House	81	866	2	161	1732
AA32	3 Bedroom House	85	910	1	85	910
AA32	3 Bedroom House	85	910	2	170	1820
<b>Sub Total</b>				<b>16</b>	<b>1124</b>	<b>12070</b>
<b>Grand Total</b>				<b>45</b>	<b>5484</b>	<b>58968</b>

- 4.9. The density range is usually 30-35dph however this proposal has an overall density of 16 dph. The scale of the development is consistently two storey with the dwelling taking influence from the existing vernacular with varied road hierarchies and key focal buildings. The proposal has been designed to create a distinct development that reflects the main characteristics of Chesterton, whilst presenting its own identity.

- 4.10. The application proposals are accompanied by a Landscape Strategy and a maintenance strategy which seeks to;

- Establish lines of trees along the Main Distributer Road to create a strong landscape feature and primary streetscape.
- Reinforce existing hedgerows with new native infill planting along the boundary to provide natural enclosure to the north / northeast. Relax management of hedgerow to allow existing planting to form wide native hedgerows to provide screening.
- Public Open Space will incorporate new tree planting and shrubs to soften views from neighboring houses and to provide additional habitat for reptiles. Also to create informal wildflower meadows and to encourage grass sward for the benefit of species diversity

- The lanes will incorporate street landscaping with abundant shrub planting and ornamental hedgerows, trees and grass to soften the impact of the residential units and to provide an intimate residential character.
- The local play area will be a dedicated space in which children can play safely. Adult seating will be provided and the space will be enclosed with railings and gated access for safety.
- The SuDs depression creates a large imprint to allow additional overland drainage during peak conditions. The planting of isolated parkland trees and wetland style thickets will provide shade and demarcation.

## 5. Relevant Planning Policies

- 5.1. This section provides a summary of national and local planning policy relevant to the consideration of the proposal.

### National Planning Policy Framework

- 5.2. The National Planning Policy Framework (NPPF) outlines national policy guidance and the foreword explains that the purpose of planning is to help achieve sustainable development and that it should go ahead without delay.
- 5.3. The key principle of the NPPF as set out in paragraph 14 of the document is a presumption in favour of sustainable development and Local Planning Authorities (LPA) are directed to approve development proposals that accord with the development plan, or where the development plan is absent, silent or relevant policies are out of date.
- 5.4. A series of 12 'Core Planning Principles' are set out at paragraph 17 which require that planning proactively drive and support sustainable economic development to deliver homes, business and industrial units, infrastructure and local places that the country needs. The most specifically relevant Core principles to the application land are listed as under, these will be explored in the following sub-sections;

- 4 - Promoting sustainable transport
- 6 - Delivering a wide choice of high quality homes
- 7 - Requiring good design
- 8 - Promoting healthy communities
- 10 - Meeting the challenge of climate change and flooding
- 11 - Conserving and enhancing the natural environment

#### 4 - Promoting Sustainable Transport

- 5.5. Sustainable transport is addressed in favour of transport modes to grant the public body a choice as to their means of travel. The Government recognises that different local policies and infrastructure networks are required in different communities to maximise sustainable transport. There is encouragement to present solutions which support reductions in greenhouse gas emissions and congestion.
- 5.6. Paragraph 35 states *Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods or people. Therefore, developments should be located and designed where practical to;*
- *Accommodate the efficient delivery of goods and supplies*
  - *Give priority of pedestrian and cycle movements, and have access to high quality public transport facilities*

- *Create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones*
- *Incorporate facilities for charging plug-in and other ultra-low emission vehicles, and*
- *Consider the needs of people with disabilities by all modes of transport.*

- 5.7. The proposal recognises and supports the implementation of a strategy to help integrate the application land in order to help future residents have a choice as to their means of travel. The footpath from the A4095 will be connected from the main site access along 'The Hale' to improve pedestrian permeability to this transport amenity and to Chesterton. A Transport Assessment and Statement accompanied the Outline Application and was considered acceptable.

## 6 - Delivering a wide choice of high quality homes

- 5.8. Paragraph 47 states *Local Planning Authorities should use their evidence base to ensure that their Local Plan meets the full needs for market and affordable housing in the housing market area, as far as is consistent with the policies...identifying key sites which are critical to the delivery of the housing strategy over the plan period.* And to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements.
- 5.9. Paragraph 49 details that Housing applications 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 housing sites.
- 5.10. Paragraph 50 explains that to deliver a *wide choice of high quality homes, opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should;*
- Plan for a mix of housing
  - Identify size, type, tenure and range that is reflective of local demand
  - Set policies for meeting affordable housing need, on or off site or a financial contribution
- 5.11. The reserved matters development plan details an accommodation schedule as presented earlier in this statement, which entails a mixture of housing in terms of size, type, tenure and range that is reflective of the local demand. There will also be an affordable housing provision of 16 units on site split into two areas as suggested at outline level which adopts the lifetime Homes standards to 50% of the rented stock.

## 7 - Requiring Good Design

- 5.12. Paragraph 56 outlines the need for good design is a key aspect of sustainable development. It is indivisible from good planning and contributes to the betterment of place making for the public body. The proposed elevations for the residential dwellings show an appearance

that is in keeping with the local aesthetic and materiality of Chesterton whilst also using high quality materials and rationalised design principles to generate quality architecture.

- 5.13. Paragraph 66 demonstrates that applicants will be expected to work closely with those directly affected by their proposals to evolve designs that take account of the views of the community. The Outline application underwent detailed community consultation. The development layout, scale, massing, footprint, street scape and appearance have evolved based on the comments and considerations from this consultation with the community, authorities, organisations and professionals.

## 8 - Promoting Healthy Communities

- 5.14. Promoting healthy communities is a prime consideration of a major development as it helps shape the existing urban / rural built environment in both the social and economic context. Paragraph 69 of the NPPF outlines that *The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see...should aim to achieve places which promote;*

- *Opportunities for meetings between members of the community who might not otherwise come into contact with each other, including through mixed-use developments, strong neighbourhood centres and active street frontages which bring together those who work, live and play in the vicinity*
- *Safety and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and*
- *Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.*

- 5.15. The proposed development creates open spaces and designated play areas to grant members of the public the opportunity to meet with each other. The implementation of active frontages throughout the development helps promote the engagement of neighbours through their individual activity. This also improves natural surveillance and becomes a deterrent for crime and disorder, and aids to the legibility of the street scene.

## 10 - Meeting the challenge of climate change and flooding

- 5.16. Paragraph 100 details the *inappropriate development risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere.* Planning application sites should contribute to and enhance the natural and local environment by means of protecting valued landscape, geological conservation interests and soils, biodiversity, air, water or noise pollution.
- 5.17. The proposal makes use of the attenuation basins to the north-east and southern aspects of the development plan for the event of excessive conditions in the water table as a result of flooding or development.

## 11 - Conserving and enhancing the natural environment

- 5.18. Paragraph 109 encourages the contribution and enhancement of the natural and local environment by;
- Protecting and enhancing valued landscapes, geological conservation interests and soils
  - Recognising the wider benefits of ecosystem services
  - Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to half the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures
  - Preventing both new and existing development from contributing to or being put at unacceptable risk from, or being adversely affected by unacceptable levels of soil, air, water, or noise pollution or land instability; and
  - Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.
- 5.19. The proposal seeks to incorporate landscaped areas throughout the development to maintain a strong presence of green infrastructure. The hedgerows and boundary aspects will be maintained and encouraged as stated earlier in the document to further biodiversity and net gains in wildlife and habitat.

## Development Plan Policy - Adopted Cherwell Local Plan

5.20. The Cherwell Local Plan is prepared by Cherwell District Council under the provisions of the Town & Country Planning Act 1990 as amended by the Planning & Compensation Act, 1991. The plan covers the period up to 2001 although there have been saved policies that are carried forward and still considered to be applicable.

5.21. The functions of the Plan are;

- To develop the policy and general proposals of the approved Oxfordshire Structure Plan and to relate them to precise areas of land
- To provide a detailed basis for development control throughout the District
- To provide a detailed basis for co-ordinating the development and other use of land in the District; and
- To bring local and detailed planning issues before the public.

5.22. The identified Saved Policies that are applicable to the development are noted as follows and will be explained to better demonstrate how the proposal meets each policy;

H13	Category 1 Settlements
H18	New dwellings in the countryside
C2	Protected species
C5	Creation of new habitats
C7	Harm to the topography and character of the landscape
C8	Sporadic development in the countryside
C27	Development in villages to respect historic settlement pattern
C28	Layout, design and external appearance of new development
C30	Design of new residential development
C33	Protection of important gaps of undeveloped land
R12	Public open space provision
ENV12	Contaminated Land
TR1	Transportation Funding

### H13 - Category 1 Settlements

5.23. *Residential development within the villages Chesterton and others are restricted to -*

- (i) Infilling*
- (ii) Minor development 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*

5.24. Chesterton is classed as a category 1 settlement due to the physical characteristics and the range of services within that enables the immediate area to accommodate limited extra housing growth. The interpretation of minor development will have regard to the size of the

- village, the general location of the site within the settlement structure, and the need to maintain a five-year supply of building land and to conform to the Structure Plan Policy RUR2.
- 5.25. As stated in earlier sections of the report, it was determined that the site lies outside the built up limits of the village. The primary consideration of the proposal was to satisfy the five year housing land supply as subject of paragraph 14 of the National Planning Policy Framework (NPPF).

#### **H18 - New dwellings in the countryside**

- 5.26. *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*
- 5.27. Policy H6 details that new dwellings beyond the built-up limits of settlements can be considered acceptable for small-scale housing to help meet a specific and identified local housing need. This is in relationship with the reasons for meeting Policy H13 - Category 1 Settlements. Furthermore the SHLAA identifies the site as part of a larger site ref CHOC4. The site assessment concluded that the 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. This is considered to be a potential development site providing for 50 dwellings in the next 5 years. The outline approval was granted as the application takes the SHLAA assessment into consideration.

#### **C2 - Protected Species & C5 - Creation of new Habitats**

- 5.28. *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.*
- 5.29. The developer has submitted and liaised with chartered ecologists to ensure that any loss of habitat or damage to wildlife, including protected species is mitigated within best practice. The implementation of local nature reserves have the benefit of providing recreational and educational potential as well as playing a protective role in enhancing biodiversity and habitat.

#### **C7 - Harm to the topography and character of the landscape**

- 5.30. *Development will not normally be permitted if it would cause demonstrable harm to the topography and character of the landscape.*
- 5.31. The proposed application land is of a reasonable gradient, the layout of the development will not require any mass excavations in order to erect the new residential dwellings. The



topography will be otherwise unchanged aside from the depressions of two attenuation basins as deemed suitable to mitigate flood and increase wildlife. The proposal also maintains much of the existing established planting around the perimeter of the site and bolsters it with new additional planting. Layout provides a setback in the built-form from the boundaries to further aid the proposals setting and improving the impact on the character of the area. Therefore the proposed site is largely visually contained.

#### **C8 - Sporadic development in the countryside**

- 5.32. *Sporadic development in the open countryside including developments in the vicinity of motorway or major road junctions will generally be resisted.*
- 5.33. As mentioned in 5.25, it was determined that the site lies outside the built up limits of the village. The primary consideration of the proposal was to satisfy the five year housing land supply as subject of paragraph 14 of the National Planning Policy Framework (NPPF).

#### **C27 - Development proposals in villages will be expected to respect their historic settlement pattern**

- 5.34. *The settlement pattern of a village can be as important to its character as the buildings. Proposals which would result in the obliteration of part of an historic plan form or fail to respect the traditional settlement pattern will be considered contrary to policy and will be resisted.*
- 5.35. The proposed urban extension of Chesterton is adjacent to the urban grain of the village. The dominant character of the village surrounds Alchester road and Green Lane, with 'The Hale' to the west enclosing the area. The application land, allotments to the north, and land south of the site are considered to be in keeping with the urban grain by infilling this area set by the surrounding infrastructure. The density of the area is respected and utilized within the site along with the layout of the proposal. In line with the rural setting, the proposed density is in line with the character of Chesterton.

#### **C28 - Layout, design and external appearance of new development**

- 5.36. *Control will be exercised over all new development, including conversions and extensions, to ensure that the standards of layout, design and external appearance, including the choice of external-finish materials, are sympathetic to the character of the urban or rural context of that development. In sensitive areas such as conservation areas, the area of outstanding natural beauty and areas of high landscape value, development will be required to be of a high standards and the use of traditional local building materials will normally be required.*
- 5.37. The material setting of Chesterton varies between stonework and brickwork as the dominant facing material. The historic core is primarily stone with a slate or concrete type tile roof

- with some exceptions of thatched variants. There is a presence of large glazed timber and UPVC fenestration in the area including skylights.
- 5.38. The proposed design for the scheme strongly relates to the existing settlement of Chesterton by way of layout, scale, amount, massing and appearance. A thorough assessment of the context of the site and surroundings has shaped the initial thought processes with regards to the impact on physical, social and economic context.
- 5.39. This then informed the next phase of consultation by seeking local community involvement in informing the design. Understanding the local communities' requirements and the way the design can be shaped to become a part of the community. Together with collating the input from the right professionals to identify further how the scheme should evolve.
- 5.40. Evaluating these constraints and opportunities instructs the thought processes by highlighting conflicts and ensuring a full understanding of the site. Guided by this information the design has evolved through a number of sketch evolutions to present an attractive, inclusive and well-designed scheme that fully understands the unique nature of the site.
- 5.41. The design demonstrates a welcoming of both opportunities and constraints of a range of tenures and requirements. Applying a high standard of design that goes beyond current standards to future proof dwellings. This fundamentally ensures the design is highly sustainable and creatively provides much needed homes and amenity that will enhance and improve Chesterton as a place to live for all existing and future occupants.

### C30 - Design of new residential development

- 5.42. Design control will be exercised to ensure:
- (i) *That new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity;*
  - (ii) *That any proposal to extend an existing dwelling (in cases where planning permission is required) is compatible with the scale of the existing dwelling. Its curtilage and the character of the street scene;*
  - (iii) *That new housing development or any proposal for the extension (in cases where planning permission is required) or conversion of an existing dwelling provides standards of amenity and privacy acceptable to the local planning authority.*
- 5.43. The design of the proposal aims to achieve environmental enhancement through new development by respecting and continuing the architectural language and built form of Chesterton. The layout provides a strong series of aspects of natural surveillance over the streetscapes and open areas of recreation to assist in designing out crime.
- 5.44. The appearance responds to the site and surrounding through understanding of the immediate site and then the wider surroundings of Chesterton. Understanding how the settlement has evolved over time and the vernacular that defines Chesterton's Character. Using the classic phrase 'the devil is in the detail' the design utilizes many key details and

forms in shaping the appearance. Particularly materials, fenestration, scale, massing, boundary treatments, and locally replicated detailing.

#### C33 - Protection of important gaps of undeveloped land

- 5.45. *The council will seek to retain any undeveloped gap of land which is important in preserving the character of a loose-knit settlement structure or in maintaining the proper setting for a listed building or in preserving a view or feature of recognized amenity or historical value.*
- 5.46. The application land is agricultural land identified as suitable for residential in the SHLAA. The layout is informed by the identified ecological, historical and visual character of Chesterton. At the North East flank of the site with the allotments, the layout uses this land for open space, ecology, landscaping, attenuation and local play. This also acts as a buffer with the allotments and residential receptors beyond.

#### R12 - Public open space provision

- 5.47. *The District Council will normally require in connection with all new housing developments the minimum provision of 2.43ha (6acres) of public open space per 1,000 population.*
- 5.48. The application site includes a series of open spaces and recreational areas to help promote a sense of play. The population of Chesterton is being increased by 45 dwellings, likely 103-115 persons. The amenity space proposed within the application is as under;
- |      |                        |                   |
|------|------------------------|-------------------|
| (i)  | Amenity open space:    | 0.61Ha            |
| (ii) | Children's play space: | 100m <sup>2</sup> |

#### ENV12 - Contaminated land

- 5.49. *Development on land which is known or suspected to be contaminated will only be permitted if:*
- (i) Adequate measures can be taken to remove any threat of contamination to future occupiers of the site*
  - (ii) The development is not likely to result in contamination or surface or underground water resources*
  - (iii) The proposed use does not conflict with the other policies in the plan*
- 5.50. The application land has an agricultural use with a prominence for crop rotations and supplying the local area. The likelihood of contamination is minimal although a soil investigation and remediation statement should be provided prior to start of construction to ensure the safety of future occupiers of the site. Any contamination identified within the report shall be remediated in line with the contractor's recommendations and shall notify the council once completed. The development is residential in nature and will not likely result in contamination due to minimal interventions into the substrate. No desktop study has been requested or conditioned.

### TR1 - Transportation funding

- 5.51. *Before proposals for development are permitted the council will require to be satisfied that new highways, highway-improvement works, traffic-management measures, additional public transport facilities or other transport measures that would be required as a consequence of allowing the development to proceed will be provided.*
- 5.52. The Outline application included a transport assessment detailing the impact on the surrounding transport infrastructure and deemed it a minimal increase. The improvements to the local network are to include a footway to the A4095 and to improve the access junction into the application land. These will be carried out in accordance with Highways Agency standards and in line with the supplementary sections as deemed by the Highways Act 1980.

### Local Plan 2006-2031

- 5.53. The proposed Local Plan was submitted to the Secretary of State on 31<sup>st</sup> January 2014 for Examination. There are outstanding matters to be resolved before the document is enacted. The examination continued on 9<sup>th</sup> December 2014. The main policies relevant to the proposal are listed as under;
- (i) Policy Villages 1: Chesterton is identified as a village where infilling, minor development and conversions will be permitted
  - (ii) Policy Villages 2: Distributing growth across the rural areas
  - (iii) Policy BSC3: Provision of affordable housing. In rural settlements proposals for residential development of 3 or more dwellings will be expected to provide at least 35% affordable homes on site
  - (iv) Policy ESD3: Sustainable construction. All new homes are expected to meet at least Code Level 4 of the Code for Sustainable Homes
  - (v) Policy ESD7: Sustainable drainage. All development will be required to use SUDS for the management of surface water run-off
  - (vi) Policy ESD13: Local landscape protection and enhancement expects developments to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided
  - (vii) Policy ESD16: The character of the built and historic environment should be protected and where development is allowed it should respect the local character context.

## 6. Planning Analysis

- 6.1. This section of the report sets out an assessment of the proposed development against the relevant planning policies.
- 6.2. The key issues for consideration for this application are listed as under;
- (i) Planning Policy and the Five Year Housing Land Supply
  - (ii) Landscape and Ecology Impact
  - (iii) Flooding and Drainage
  - (iv) Standard of Design and Housing Mix
  - (v) Transport Access

### Planning Policy and the Five Year Housing Land Supply

- 6.3. The application site was recorded in the Strategic Housing Land Area Assessment (SHLAA) Update 2014 as part of a larger site. This included the agricultural field to the south of the application land, however the whole site was deemed as under;
- “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...This is considered to be a potentially developable site providing for 50 dwellings in the next five year period.”*
- 6.4. Section 6 of the NPPF ‘delivering a wide choice of high quality homes’ requires local planning authorities to significantly boost the supply of housing by identifying key sites for allocation within the local plan to meet the delivery of housing within the plan period and to be updated annually.
- 6.5. The Oxfordshire Strategic Marketing Assessment (SHMA) 2014 was commissioned by West Oxfordshire District Council, Oxford City Council, South Oxfordshire District Council, Vale of White Horse District Council and Cherwell District Council. This provides a measure of housing required within the area and the results concluded Cherwell has a need between 1,090 and 1,190 dwellings per annum.
- 6.6. Housing Land Supply Update of June 2014 details the District has a 3.4 year housing land supply which includes an additional 20% requirement as required by the NPPF where there has been a continuing record of under-delivery. The District does not have a five year housing land supply and under NPPF paragraph 14 - planning permission should be granted unless *‘adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole’*.

## Landscape and Ecology Impact

- 6.7. The application at Outline was accompanied by a Landscape and Visual Appraisal which has been prepared by CSa Environmental Planning on behalf of the applicant. Comments from the Landscape Officer at the Council have indicated the findings of the appraisal to be acceptable due to the site's visual containment. The application site has no designations or features that require enhancement or retention aside from the open countryside attribute.
- 6.8. Five recommendations were put forward;
- (i) Landscaping mitigation in the public open space
  - (ii) Landscaping mitigation in the access road
  - (iii) Buffer zones along Boundaries
  - (iv) Retention of surrounding hedges
  - (v) Relocation of LAP to a more central location near the site access
- 6.9. The proposal intends to introduce buffer zones along the boundaries and retain the surrounding hedges to mitigate habitat and encourage biodiversity. The recommendation to move the LAP to a more central location near the site access has been assessed and considered unsuitable due to the proximity of a 60mph road. The LAP has been placed within an open space with strong natural surveillance, fair proximity to all dwellings in the development and minimal risk from surrounding hazards such as transport movement.
- 6.10. The Ecological appraisal put forward at Outline confirms that the site is not within or adjacent to any statutory or non-statutory wildlife sites and that the proposed development would not cause any significant impacts to such sites. The report puts forward recommendations to mitigate any undue harm or impact from the development;
- (i) Whilst no trees are proposed to be felled, ivy should be stripped from the trees prior to felling to check that no cracks, splits or holes are present that could support bats
  - (ii) The relatively young hedge that divides the two fields is proposed to be removed. The removal of this hedgerow is unlikely to have any significant impact upon bats
  - (iii) Any new lighting for the site entrance is designed to avoid unnecessary light spill onto adjacent, off-site vegetation
  - (iv) The minor losses of bat foraging habitats through the removal of sections of hedge and long grassland field margins should be compensated for by the provision of new diverse semi-natural habitats
  - (v) New roosting opportunities for bats to be provided through the provision of integral roost units within the new houses and erection of bat boxes on retained trees
  - (vi) Compensation for loss of existing habitats used by birds would be provided through new native tree and shrub planting and enhancement of the existing boundaries through the introduction of low intensity wildlife-friendly management
  - (vii) Establishment of species-rich grassland areas
  - (viii) Range of bird nest boxes be installed within new buildings
  - (ix) Any wood/brush generated from management or clearance works are used to create log piles within retained hedge bases to provide additional cover for reptiles

- (x) A translocation exercise for reptiles can be undertaken in conjunction with the great crested newt mitigation that will be required for the site
- 6.11. The Council's Ecologist has commented that the appraisal document submitted at Outline is appropriate in scale and depth and accords with the NPPF and C2, C5 of the adopted Cherwell Local Plan and Policy ESD10 of the Submitted Local Plan 2014.

### **Flooding and Drainage**

- 6.12. The Environment Agency have not raised concern with the proposed layout as the application site is not within a high risk area. As such the site is deemed not at risk of flooding and that adequate provision can be made to reduce the impact the development would have on the surrounding built environment. This has been incorporated into the scheme by means of two attenuation basins on site, as well as to maintain Greenfield run-off rates. A foul drainage scheme accompanies this reserved matters application and details both the foul and storm drainage strategies.

## 7. Conclusion

- 7.1. The proposed development at Land West of Chesterton, is the result of an approved Outline consent from extensive consultation with the Local Planning Authority, Local Parish, several Agencies, organisations and professionals. The scheme has evolved during this time since initial pre-application and has benefited from the inputs from all of those involved. The scheme put forward for Reserved Matters, reflects these points and is a development that carefully respects the local character, landscape, ecology and transport infrastructure whilst presenting a new chapter for Chesterton.
- 7.2. This document is to be read in conjunction with the documentation submitted for reserved matters, listed as under;
- 7.3. Cherwell District Council has an increasing housing requirement and a decreasing level of identified Housing Land Supply of 3.4 years. The District does not have a five year housing land supply and in the absence of an up-to-date local planning position, The National Planning Policy Framework is in favour of sustainable schemes. Furthermore the application land has been identified as part of a site that is suitable for residential purposes.
- 7.4. The application represents an all-inclusive development proposal which meets the reserved matters as set in the Outline 14/01737/OUT. The development provides for a sustainable development which has a positive socio-economic benefit to the local area. The layout provides much needed housing for local people, affordable and private, and landscape amenities including a local area of play. Furthermore the development does not present a harmful impact upon the local ecology and actively enhances the natural landscape. And lastly does not have a harmful impact on existing highways and drainage by means of two attenuation basins.
- 7.5. In summation, this application for reserved matters approval for the land West of Chesterton accords with the Government's strategic priorities of delivering much needed housing / residential development within a sustainable development framework. The approval of this scheme will demonstrate that the local Council is meeting its aim - to deliver on the needed housing requirement as well as supply social, environmental and economic benefits to the local community.





