

# PLANNING STATEMENT

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## LAND EAST OF CLAYDON ROAD, CROPREDY

Obsidian Strategic in partnership with  
Brasenose College (Oxford)

April 2023

Carter Jonas



**Date: April 2023**

**Client: Obsidian Strategic**

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## 1.0 INTRODUCTION

- 1.1 This Planning Statement has been prepared by Carter Jonas in support of an Outline Planning Application (with access in detail), submitted to Cherwell District Council on behalf of Obsidian Strategic (the 'Applicant'), in partnership with Brasenose College (Oxford), for up to 60 dwellings, a community facility and with public open space and associated works at land east of Claydon Road, Cropredy.
- 1.2 The Planning Statement sets out:
- The site's location and physical context;
  - The proposed development;
  - Planning Policy context for the proposals; and
  - Assessment of the proposed development against planning policy and justification

### The Application

- 1.3 The formal description of development sought through this application is for:

*“Outline Planning Application (except for access) for residential development of up to 60 dwellings (Use Class C3) including a community facility, new vehicular and pedestrian access off Claydon Road, public open space and associated landscaping, earthworks, parking, engineering works and infrastructure.”*

### The Applicant

- 1.4 The application is submitted by Obsidian Strategic (“Obsidian”). Obsidian is a strategic land, planning promotion and development company that focusses on the delivery of housing and mixed use developments across the south of England. Obsidian's role is to promote and develop land opportunities and the company has a substantial track record in bringing forward land for a variety of developments, working in partnership with local planning authorities and other stakeholders (such as local authorities, parish councils, providers of affordable housing and Homes England).

### Application Documentation

- 1.5 This Planning Statement sets out the detail of the scheme and the site in context. The Statement identifies relevant policies of the Development Plan, considers other material considerations such as the National Planning Policy Framework (NPPF), and comes to a conclusion as to the suitability of the scheme in the light of Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended).
- 1.6 This statement forms part of a suite of formal planning application documents, which assess the suitability of the site for the development proposed. The submitted documents include:
- Covering letter;
  - Application Form and Certificates;
  - Planning Statement (this document);

- Design and Access Statement;
  - Affordable Housing Statement;
  - Arboricultural Assessment;
  - Archaeological Desk Based Assessment;
  - Ecological Appraisal;
  - Energy Sustainability Assessment;
  - Geo tech Preliminary Risk Assessment;
  - Flood Risk Assessment (including Drainage Strategy);
  - Landscape and Visual Assessment;
  - Statement of Community Involvement;
  - Transport Statement;
  - Travel Plan Statement; and
  - Drawings as detailed below:
    - J0050867\_005\_Land at Cropredy Red Line Location Plan
    - J0050867\_006\_Land at Cropredy\_Concept Framework Plan
    - J0050867\_007\_Land at Cropredy\_Parameter Plan
    - J0050867\_008\_Land at Cropredy Illustrative Proving Layout
- 1.7 The supporting technical documents are summarised within this Statement so as to draw conclusions as to the compliance of the proposal with relevant policies. However, to fully understand the proposals all reports submitted as part of the planning application should be read together.
- 1.8 This Planning Statement demonstrates that there are no adverse impacts, as a result of the proposed development, that would not be outweighed by the benefits, including providing market and affordable housing, a community facility, public open space, a 10% biodiversity net gain and various economic benefits.
- 1.9 The Planning Statement is structured as follows:
- Section 2: "Site and Surrounds" describes the site and surrounds;
  - Section 3: "Planning History" outlines the key planning history of the site and surrounds;
  - Section 4: "The Proposed Development" outlines the key elements of the proposed scheme;
  - Section 5: "Planning Policy Context" outlines the key planning policy relevant to the proposals;
  - Section 6: "Planning Evaluation" assesses the proposals against the identified planning policy of relevance;
  - Section 7: "Planning Balance"; and
  - Section 8: "Conclusions"

## 2.0 SITE LOCATION AND SURROUNDS

2.1 The site is located at the north eastern edge of Cropredy, approximately 7.2 km north of Banbury. The precise location of the site is shown on the Site Location Plan. The map below (Figure 1) shows the site and immediate surrounding area.

Figure 1: Aerial Satellite Image of the Site



Source: Carter Jonas

## Site Description

- 2.2 The application site, which is located to the north of Cropredy, comprises 4.96 ha/12.25 acres of arable land to the east of Claydon Road. The site lies in Cropredy Parish and the Cropredy, Sibfords and Wroxton Ward of Cherwell District Council. The site is broadly rectangular in shape, consisting of two field parcels divided by a single hedgerow. The gardens of residential properties abut the southern boundary and there is agricultural land to the north. The recently developed Cropredy Marina and car park is located further to the north of the site with the Oxford Canal running along the eastern site boundary.
- 2.3 The land east of Claydon Road is currently used for agricultural purposes and is predominantly flat falling in an easterly direction from a highpoint in the south-western corner of around 110.00 m AOD to low points of around 100.00 m to the south-east of the site.
- 2.4 The land is classified as Grade 4 agricultural land, which is considered to be 'poor quality' by the Agricultural Land Classification of England and Wales.
- 2.5 The current site access is from a field gate to the south west of the site from Claydon Road. There are currently no public rights of way within the site.
- 2.6 The site is not subject to any statutory ecological, local planning policy, or landscape designations; nor is it located within the Green Belt or an AONB.
- 2.7 The site does not lie within a Conservation Area and there are no listed buildings present on the site. There are no Scheduled Monuments within the site or wider area.
- 2.8 The Grade I Listed Church of St Mary the Virgin and several Grade II Listed buildings, lie to the south of the site in the Cropredy Conservation Area, which abuts the southern boundary and extends along the length of the Oxford Canal to the east. Two Grade II Listed Buildings lie within the Oxford Canal Conservation Area and the Grade II Listed Building of Prescote Manor lies c.150m to the east of the site. The site of the Battle of Cropredy Bridge is located to the east of the application site on the other side of the canal.
- 2.9 The Environment Agency Flood Map shows that the site is mostly located in Flood Zone 1, which represents the lowest risk for river flooding. Small parts of the site are at risk from surface water flooding.

## Site Context

- 2.10 The site is located on the northern edge of Cropredy village, a Category A 'Service Centre' village according to the Cherwell Local Plan 2031 Part 1. The site is in close proximity to local facilities, namely:
  - Village Hall – 500 metres
  - Post Office – 500 metres
  - Cropredy CofE Primary School and Pre School – 980 metres
  - The Parish Church of St Mary the Virgin - 500metres
  - The Methodist Church – 175 metres
  - The Bridge Store village shop – 805 metres



- The Mulberry Café - 400 metres
  - The Brasenose Arms Public House – 500 metres
  - The Red Line Public House – 350 metres
  - Sports Pavilion – 500 metres
  - Doctors Surgery – 500 metres
- 2.11 There is currently one public transport route through the village. Stagecoach Service 277 bus route connects Cropredy with Banbury town centre and runs once per hour during on weekdays, starting at 6.56am and finishing at 18.35pm. The same service starts at 8.04am on Saturday and finishes at 18.35pm, with no service on a Sunday. The bus stops are situated on Station Road, which is approximately a 0.5 mile walk from the site (8 – 10 minute walk), close to the other village services.
- 2.12 Banbury, one of two major towns in the Cherwell District area, lies approximately 7.2 km south of the site. Banbury has a train station operated by Chiltern Railways on the Chiltern mainline which provides regular rail links to Oxford, London, Birmingham and other cities. Banbury provides key shopping facilities and healthcare services, in addition to employment opportunities.
- 2.13 Banbury is identified alongside Bicester as a suitable focus for development in the Cherwell Local Plan Part 1 to ensure a sustainable pattern of development.

### 3.0 PLANNING HISTORY

- 3.1 There is no planning history relating to the site recorded on Cherwell District Council's internet portal.
- 3.2 There have been a number of planning applications submitted in proximity of the site, primarily in relation to the recently established Cropredy Marina. The below table provides a summary.

Table 1: Planning History

Application Reference	Location	Proposal	Decision Date	Decision
The Site and Surrounding Area				
09/000006/SO	Land North of Cropredy and South East of Poplars Farm, Claydon Road, Cropredy	Screening Opinion – Proposed canal-side marina	18/12/2009	Screening Opinion not requesting EIA
11/01255/F	Land North of Cropredy and South East of Poplars Farm, Claydon Road, Cropredy	Proposed Marina with ancillary office, store, car parking, access and associate landscaping	16/01/2012	Permitted
15/01949/F	Cropredy Marina, Claydon Road, Cropredy, OX17 1JP	Creation of north basin to form extension to marina, including installation of pontoons for up to 100 boat moorings; extension to existing car park for 42 cars, installation of swing bridge, replacement of approved but unbuilt office and associated landscaping.	13/04/2016	Application Withdrawn
16/01119/F	Cropredy Marina, Claydon Road, Cropredy, OX17 1JP	Creation of north basin to form extension to marina including installation of pontoons for up to 100 boat moorings, extension to existing car park for 42 cars, installation of swing bridge, replacement of approved office and associated landscaping – re-submission of 15/01949/F	08/08/2017	Permitted
17/02395/F	Cropredy Marina, Claydon Road, Cropredy, OX17 1JP	Variation of Condition 11 (monitoring occupation) of 16/01119/F	16/03/2018	Permitted
17/00090/SO	Cropredy Marina, Claydon Road, Cropredy, OX17 1JP	Screening opinion to 17/02395/F – Variation to Condition 11 (monitoring occupation) of 16/01119/F	19/12/2017	Screening Opinion not requesting EIA

Source: Carter Jonas and Cherwell District Council

## 4.0 PROPOSED DEVELOPMENT

### Development Summary and Concept

- 4.1 The development concept is to create a high-quality residential development which is integrated with the village of Cropredy. A sensitive approach to existing landscape features will be taken along with carefully designed new landscape planting and green spaces, including wildflower meadow. Open spaces and community facilities for formal and informal recreation have been incorporated into the proposals including a LEAP, LAP and informal recreational routes.
- 4.2 This planning application seeks outline planning permission for residential development with all matters reserved except for access. A full description of development is provided below:  
*“The development of up to 60 dwellings (Use Class C3) including a community facility, new vehicular and pedestrian access off Claydon Road, public open space and associated infrastructure.”*
- 4.3 The proposal comprises the following elements:
- Erection of up to 60 dwellings (including a proportion of live/work dwellings) (use class C3);
  - Affordable housing (35%);
  - Access off Claydon Road;
  - Community Facility area 0.28ha (Use class F2);
  - Public open space;
  - Biodiversity net gain;
  - Recreational walking routes around the site;
  - Additional landscaping;
  - Sustainable urban drainage systems; and
  - Other supporting infrastructure
- 4.4 This application is made in outline therefore appearance, landscaping, layout and scale are to be considered through reserved matters applications. Access is proposed for consideration in detail at this stage. An illustrative masterplan has been produced to show how the site could be satisfactorily developed. However, this is not submitted for approval and is purely a visualisation of what could be possible. The outline application therefore seeks to establish if the principle of development is acceptable.
- 4.5 The accompanying Design and Access Statement provides further design and layout details.

### Housing including affordable

- 4.6 The developed proposed is for up to 60 dwellings, including 35% (21 units) of affordable housing. The market housing mix will be confirmed at the Reserved Matters stage, guided by the latest evidence contained in the Housing and Economic Needs Assessment December 2022 (HENA), produced for both Cherwell District and Oxford City Council. The current proposals illustrate that the following mix could be provided on the site:
- 1-bed (15%): 9
  - 2-bed (40%): 24
  - 3-bed (32.5%): 20

- 4-bed (12.5%): 7
- 4.7 The housing mix for the affordable housing element of the scheme will be agreed through the Section 106 process and will be discussed further with the Housing Officer at the application stage. It is expected that the housing mix will be guided by the most recently released evidence base, including the Housing and Economic Needs Assessment, December 2022 (HENA).
- 4.8 The 60 dwellings are provided at a net density of 30 dwellings per hectare reflecting the density of existing housing in the area and exceeding the minimum density for residential development set by Policy BSC2 of the adopted Cherwell Local Plan 2031 Part 1.
- 4.9 A variety and range of dwelling types is proposed to include a mixture of one, two and two and a half storey dwellings, including terraced, semi-detached and detached. A number of live/work dwellings are proposed which will combine residential and employment space, supporting home working in a designated area.

## Access and Parking

- 4.10 Access to the site will be taken from Claydon Road via a new access point (Drawing no: 8210439/6101 Rev B: Site Access Visibility Splays). A new primary street will provide access into the site and a clear street hierarchy will provide access across the site. On plot parking in accordance with the County Council's parking standards, with charging provision for electric vehicles, will be provided. Additional vehicle and secure cycle parking will be provided at the community facility.
- 4.11 A network of footpaths will maximise the potential for active movement as well as providing recreational routes across and around the site, connecting to the wider village and surrounding PROW network.

## Community Facilities

- 4.12 As detailed in the Statement of Community Involvement, the local community and key stakeholders were consulted widely on the application proposals, through the distribution of a publicity leaflet to all residents and businesses, the setting up of a website, a formal consultation event and presentation to the Parish Council.
- 4.13 An important approach, through the consultation process, came from Cropredy Surgery who explained that the local GP practice is currently too small to accommodate the existing and growing number of patients. A subsequent meeting was held with the practice, on a without prejudice basis, to understand their clinical/administration space needs and car parking requirements. This process has informed the master planning process with a community building included as part of the application proposal.
- 4.14 This will allow the surgery to replace their existing cramped facilities with a purpose built, modern medical centre with ample car parking. Following the grant of outline consent, the reserved matters will include the exact requirements of the surgery in collaboration with their partners and the NHS.
- 4.15 In addition, the Parish Survey also revealed local concerns regarding affordability and the need for affordable housing and the provision of smaller houses, that are suitable for young families and first time buyers, as well as the elderly and those downsizing.
- 4.16 The application proposals have been designed with housing to accommodate these essential needs creating a balanced housing offer.

## Landscaping, Green Infrastructure and Open Space

- 4.17 The proposed illustrative layout will provide accessible public open space, including children's play provision in a Local Equipped Area of Play (LEAP) and a Local Area of Play (LAP). A primary, tree lined street will punctuate the development to provide character and contribute to the site's overall biodiversity.
- 4.18 A wildflower meadow is proposed adjacent to the canal with a 10m buffer to the canal for maintenance and to ensure that the recreational impacts on the canal's wildlife are minimised.
- 4.19 Cherwell District Council's Outdoor Playing Space standards require 2.4 hectares of general green space per 1,000 population. For the proposed development of up to 60 dwellings, this equates to some 0.35 hectares of open space (using 2021 census average household size of 2.45 people). The proposed development includes public open space in excess of this standard at 2.77 ha incorporating a LEAP and a LAP, informal open space and wildflower meadow.
- 4.20 All of the proposed 60 dwellings will be within 400m, or a 5 minutes' walk from the proposed LEAP and LAP.
- 4.21 Whilst landscaping is a Reserved Matter, the Design and Access Statement includes principles to ensure the qualitative nature of the open space is appropriate for recreational, nature, amenity and drainage purposes. A Landscape and Visual Appraisal has also been submitted to demonstrate there is no harm to the surrounding landscape and to highlight the benefits associated with the green infrastructure and new planting proposed.
- 4.22 Appropriate drainage arrangements are required to manage surface water arising from the Site. Sustainable Drainage Systems (SuDS) would be implemented to reduce flood risk, minimise pollution and provide landscape and ecological benefit. SuDS will be accommodated in the proposed green infrastructure.

## Drainage

- 4.23 The planning application is supported by a Flood Risk Assessment which considers flood risk from all potential sources and outlines strategies for the disposal of foul and surface water from the development.
- 4.24 The report concludes that it is possible to ensure that a residential development of the size envisaged complies with relevant National and Local planning policies in respect of flood risk and drainage.
- 4.25 Given the underlying geological context of the site, infiltration drainage techniques are not considered feasible. A surface water drainage strategy has therefore been prepared which proposes the discharge of run off generated by the proposed development to an existing watercourse at a restricted rate with attenuation storage provided on site through multiple SuDS features. The proposed SuDS features have been sized to accommodate all flows up to the 1 in 100 year plus 40% climate change storm event without flooding from surface water. Appropriate pollution control and maintenance measures have also been proposed.
- 4.26 Foul water flows generated by the proposed development will discharge via an on site pumping station to the existing Thames Water network in Claydon Road. Thames Water is obliged to accept foul water flows generated by committed development and fund any network improvements that may be required to provide the necessary capacity, via infrastructure charges received from the developer.

## Phasing and Delivery

- 4.27 The proposed development can be delivered as a single phase of development either by a single housebuilder or by a housebuilder and registered provider working in tandem on site. There are no physical or technical constraints which would prevent a timely start on site subject to planning permission. Therefore, the proposed development can be delivered within 5 years and make a meaningful contribution to Cherwell District Council's five year housing land supply.

## 5.0 PLANNING POLICY CONTEXT

5.1 Section 38 (6) of the Planning and Compulsory Act 2004 (as amended) requires that development proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this context this section reviews the following documents:

### *The Development Plan*

- Cherwell Local Plan 2011-2031 (Part 1) (incorporating the re-adopted Policy Bicester 13) – July 2015 (re-adopted on 19<sup>th</sup> December 2016);
- Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need (adopted on 7<sup>th</sup> September 2020); and
- Saved policies of the adopted Cherwell Local Plan 1996 that have not been replaced – November 1996 (policies were saved from 27<sup>th</sup> September 2007).

### *Material Considerations*

- National Planning Policy Framework (2021) and Guidance
- Non-Statutory Cherwell Local Plan 2011
- Cherwell Local Plan Review 2040;
- Cherwell Residential Design Guide SPD (2018);
- Cherwell Developer Contributions SPD (2018);
- Cherwell Housing Strategy 2019 – 2024; and
- Cherwell HENA

5.2 There is no Neighbourhood Plan covering the site.

## Development Plan

### **Cherwell Local Plan 2011 – 2031 Part 1**

5.3 The Local Plan Part 1 was formally adopted on 20<sup>th</sup> July 2015. The addition of Policy Bicester 13 meant that the Plan was re-adopted on 19<sup>th</sup> December 2016. Part 1 of the Local Plan only allocated strategic sites, with Part 2 due to allocate smaller sites; however, Part 2 was not progressed and will be replaced by the emerging Local Plan 2040. The key policies that form Part 1 of the Local Plan, in relation to the proposed development, are discussed in more detail below.

### ***Policy PSD1: Presumption in Favour of Sustainable Development***

5.4 This policy requires that the Council applies the presumption in favour of sustainable development when considering planning applications, mirroring paragraph 11 of the NPPF. In terms of planning applications that are in accordance with the policies of the Development Plan, it requires that they be approved without delay, unless material considerations indicate otherwise.

5.5 In the event that there are no policies relevant to the application or relevant policies are out of date at the time of making the decision, the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

- Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
- Specific policies in the Framework indicate that development should be restricted.

**Policy BSC1: District Wide Housing Distribution**

5.6 The adopted policy details a requirement for 22,840 dwellings to be delivered between 1<sup>st</sup> April 2011 and 31<sup>st</sup> March 2031. The policy table indicates that the housing strategy for the district concentrates development at Bicester and Banbury. A proportion of the district’s housing is also anticipated to come forward across the rest of the district including at Category A Villages such as Cropredy.

**Policy BSC2: The Effective and Efficient Use of Land – Brownfield Land and Housing Density**

5.7 To encourage the effective and efficient use of land the policy requires that new housing should be provided on net developable areas at a density of at least **30 dwellings per hectare** unless there are justifiable planning reasons for lower density development.

**Policy BSC3: Affordable Housing**

5.8 The policy requires that in Banbury and Bicester all residential development of 11 or more dwellings provides at least 30% affordable housing on site. In Kidlington and the rest of the district development proposals are expected to provide at least **35%** affordable housing on site. Of this, 70% will be expected to be affordable / social rented and 30% intermediate affordable homes.

**Policy BSC4: Housing Mix**

5.9 This policy aims to ensure that residential development comprises a mix of sizes that meet the requirements of the community. Table 67 of the Oxfordshire Strategic Housing Market Assessment (SHMA 2014) states that the following mix of homes on a development would be appropriate to meet these needs:

Table 2: Oxfordshire SHMA (2014) estimated dwelling requirement by number of bedrooms in Cherwell

	<b>1 Bed</b>	<b>2 Bed</b>	<b>3 Bed</b>	<b>4 Bed</b>
<b>Market</b>	5%	25%	45%	25%
<b>Affordable</b>	25-30%	30-35%	30-35%	5-10%
<b>All Dwellings</b>	15%	30%	40%	15%

Source: Oxfordshire SHMA 2014

- 5.10 Paragraph B.123 of the Cherwell Local Plan 2015 (Part 1) notes that at an individual local authority level there is a greater need for 3 bed properties than in Oxfordshire.
- 5.11 Whilst the SHMA 2014 is referenced in the explanatory text accompanying the policy, the policy itself does not specify a specific source that must be used to inform the mix and states that *“The mix of housing will be negotiated having regard to the Council’s most up to date evidence on housing need and available evidence from developers on local market conditions”*.
- 5.12 Consequently, proposals that do not accord with the above mix can still be justified if it represents a sensible response to the market and affordable housing demand in that locality. Cherwell District Council’s 2022 HENA will therefore also be considered in this regard.

**Policy BSC9: Public Services and Utilities**

5.13 The policy confirms the Council’s support for proposals which involve new, or improvements to, public services and utilities if they are required to enable the successful delivery of sites, and where they



accord with the other relevant policies in the Plan. The policy expects that all new development will include provision for connection to Superfast Broadband.

***Policy BSC11: Local Standards of Provision – Outdoor Recreation***

- 5.14 The policy requires development proposals to accommodate a level of outdoor space proportionate to the quantum of housing proposed. Table 7 of the Local Plan Part 1: The Local Standards of Provision – Outdoor Recreation, is stated to be the generally accepted standard on the majority of sites. However, the policy is clear that, where it is not appropriate to meet the requirements on site, financial contributions to new or existing facilities off site can be made. The development proposals are assessed against these requirements in Section 6 below of this Planning Statement.

***Policy PSC12: Indoor Sport, Recreation and Community Facilities***

- 5.15 The policy seeks to ensure that development proposals contribute towards the provision of new or improved facilities where the development would generate a need for sport, recreation and community facilities which cannot be met by existing provision.

***Policy ESD1: Mitigating and adapting to Climate Change***

- 5.16 The policy requires that development proposals take measures to mitigate the impact of development on climate change through the incorporation of suitable adaptation measures in new development. This will include consideration of the known physical and environmental constraints when identifying the location for development, a climate change resilient design approach, sustainable drainage methods and the provision of green infrastructure.

***Policy ESD2: Energy Hierarchy and Allowable Solutions***

- 5.17 The policy sets out an energy hierarchy which the Council will promote to seek to achieve reductions in carbon emissions through reducing energy use; energy efficiency; use of renewable energy and solutions. The policy is further supported by the Cherwell Residential Design Guide Supplementary Planning Document, as addressed below.

***Policy ESD3: Sustainable Construction***

- 5.18 The policy expects that all new residential development will incorporate sustainable design and construction technology through a fabric of energy efficiency, carbon compliance and allowable solutions, in line with Government policy, to achieve zero carbon development. The policy seeks a higher level of water efficiency than is required by Building Regulations, achieving a limit of 110 litres per person per day.

***Policy ESD4: Decentralised Energy Systems***

- 5.19 The policy encourages the use of decentralised energy systems in all new developments and requires that a Feasibility Assessment for District Heating, or Combined Heat and Power, will be required for all residential developments in off-gas areas for 50 dwellings or more. The feasibility assessment should be informed by the renewable energy map and national mapping of head demand densities undertaken by the Department for Energy and Climate Change (DECC).

***Policy ESD5: Renewable Energy***

- 5.20 The policy requires that a Feasibility Assessment of the potential for significant on site renewable energy provision (above any provision required to meet national building standards) will be required for all residential developments in off-gas areas for 50 dwellings or more. Where feasibility assessments demonstrate that on site renewable energy provision is deliverable and viable, this will be required as part of the development unless an alternative solution would deliver the same or

increased benefit. This may include consideration of 'allowable solutions' as Government Policy evolves.

***Policy ESD6: Sustainable Flood Risk Management***

- 5.21 This policy requires that site specific flood risk assessments accompany development proposals of 1 hectare or more located in flood zone 1 and development sites located within 9m of any watercourses. The Flood Risk Assessment should assess all sources of flood risk and demonstrate that:
- There will be no increase in surface water discharge rates or volumes during storm events up to and including the 1 in 100 storm event, with an allowance for climate change (the design storm event)
  - Developments will not flood from surface water up to and including the design storm event or any surface water flooding beyond the 1 in 30 year storm event, up to and including the design storm event, will be safely contained on site
- 5.22 Development should be safe and remain operational (where necessary) and proposals should demonstrate that surface water will be managed effectively on site and that the development will not increase flood risk elsewhere, including sewer flooding.

***Policy ESD7: Sustainable Drainage Systems***

- 5.23 The policy requires that all development use sustainable drainage systems for the management of surface water run-off. Where site specific Flood Risk Assessments are required in association with development proposals, they should be used to determine how SUDS can be used on particular sites and to design appropriate systems.
- 5.24 The policy requires that, in considering SUDS solutions, the need to protect ground water quality must be taken into account, especially where infiltration techniques are proposed. Where possible, SUDS should seek to reduce flood risk, reduce pollution and provide landscape and wildlife benefits. SUDS will require the approval of Oxfordshire County Council as LLFA and SUDS Approval Body, and proposals must include an agreement on the future management, maintenance and replacement of the SUDS features.

***Policy ESD8: Water Resources***

- 5.25 The policy confirms that the Council will seek to maintain water quality, ensure adequate water resources and promote sustainability in water use. Water quality will be maintained and enhanced by avoiding the adverse effects of development on the water environment. Development proposals which would adversely affect the water quality of surface or underground water bodies, including rivers, canals, lakes and reservoirs, as a result of directly attributable factors, will not be permitted.
- 5.26 Development will only be permitted where adequate water resources exist or can be provided without detriment to existing uses. Where appropriate, phasing of development will be used to enable the relevant water infrastructure to be put in place in advance of development commencing.

***Policy ESD10: Protection and Enhancement of Biodiversity and the Natural Environment***

- 5.27 The policy requires the protection and enhancement of biodiversity and the natural environment and sets out a number of ways in which this could be achieved including seeking a net gain in biodiversity; the protection of trees; the reuse of soils; incorporating green infrastructure into developments and the use of mitigation and compensation in the event that significant harm cannot be avoided.

***Policy ESD13: Local Landscape Protection and Enhancement***

- 5.28 The policy seeks to secure the enhancement of the character and appearance of the landscape through the restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows. Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided.
- 5.29 The policy lists a number of situations where proposals will not be permitted and directs consideration to further guidance and studies. The policy requires development proposals to be accompanied by a landscape assessment where appropriate.

***Policy ESD15: The Character of the Built and Historic Environment***

- 5.30 The policy expects new development to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the District's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential. The policy lists a number of issues that new development should address and to be demonstrated in a Design and Access Statement that accompanies the planning application.

***Policy ESD16: The Oxford Canal***

- 5.31 The policy requires the protection of the Oxford Canal Conservation Area. Proposals which would be detrimental to its character or appearance will not be permitted. The Council will support proposals to promote transport, recreation, leisure and tourism related uses of the Canal where appropriate, as well as supporting the enhancement of the canal's active role in mixed use development in urban settings.

***Policy ESD17: Green Infrastructure***

- 5.32 The policy seeks to ensure that the District's green infrastructure network will be maintained and enhanced through a variety of measures listed in the policy which are cross referenced to other policies in the adopted Cherwell Local Plan Part 1. Measures of note include ensuring that green infrastructure network considerations are integral to the planning of new development and that all strategic development sites listed in Section C of the plan will be required to incorporate green infrastructure provision and include details for future management and maintenance.

***Policy Villages 1: Village Categorisation***

- 5.33 This policy identifies Cropredy as a Category A Service Village. Such villages are considered suitable for minor development in addition to infilling and conversions.

***Policy Villages 2: Distributing Growth across the Rural Areas***

- 5.34 The policy states that 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 permissions for 10 or more dwellings as at 31<sup>st</sup> March 2014.
- 5.35 The policy states that sites will be identified through the preparation of the Local Plan and through the preparation of Neighbourhood Plans where applicable, and through the determination of applications for planning permission. However, The Local Plan Part 2 has not been proceeded with, in order to allocate sites under 100 dwellings, and there is no neighbourhood plan in place for Cropredy.

## **Policy INF1: Infrastructure**

- 5.36 Developments will be required to demonstrate that their infrastructure requirements can be met. This may be within existing capacity, through a financial contribution to increase capacity, or providing that increased capacity directly.

## **Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need**

- 5.37 The Partial Review of the Cherwell Local Plan 2011-2031 (Part 1) is part of the statutory Development Plan for Cherwell District and should be considered alongside the existing Local Plan. This Partial Review was adopted on 7<sup>th</sup> September 2020.
- 5.38 Given the location of the site in relation to Oxford, this document is not considered relevant to this planning application.

## **Adopted Cherwell Local Plan 1996 – Saved Policies**

- 5.39 The following saved policies from the adopted Cherwell Local Plan 1996 are considered relevant to this planning application:
- Policy H18: New dwellings in the countryside
  - Policy C8: Sporadic development in the open countryside
  - Policy C14: Trees and Landscaping
  - Policy C15: Protection of coalescence of settlements
  - Policy C28: Layout, design and external appearance of new development
  - Policy C30: Design of residential development
  - Policy C31: Compatibility of Proposals in Residential Areas
  - Policy ENV12: Contaminated Land
  - Policy TR1: Transport funding
  - Policy TR7: Developments attracting traffic on minor roads

## **Material Considerations**

### National Planning Policy Framework

- 5.40 The National Planning Policy Framework (NPPF) was revised in July 2021. Paragraph 2 confirms it is a material consideration in planning decisions.
- 5.41 Paragraph 8 considers that there are three overarching objectives to achieving **sustainable development**: economic, social and environmental. Paragraph 11 states that a presumption in favour of sustainable development should apply to plan making and decision taking.
- 5.42 For decision-taking this means

*‘d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless...ii. 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.’*

- 5.43 Paragraph 85 of the NPPF states that the use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.
- 5.44 Section 8 of the NPPF relates to promoting **healthy and safe communities**. Paragraph 92 states planning policies and decisions should aim to achieve healthy, inclusive and safe places by promoting social interaction and designing safe and accessible places.
- 5.45 Section 9 of the NPPF relates to **sustainable transport**. Paragraph 104 requires appropriate opportunities to promote sustainable travel to be taken up in respect of the type of development proposed and its location.
- 5.46 Section 11 of the NPPF relates to making **effective use of land**. Paragraph 119 states *“Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.”*
- 5.47 Section 12 of the NPPF discusses the **importance of good design** and requires that developments contribute positively to making places better for people. The NPPF states that planning policies should aim to ensure that developments will function well and add to the overall quality of the area. The NPPF requires development to respond to local character and history and reflect local surroundings and materials; create safe and accessible environments and are visually attractive. Paragraph 134 states that *‘significant weight should be given to:*
- A) *Development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes; and / or]*
  - B) *Outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.’*
- 5.48 Section 14 of the NPPF relates to the challenge of **climate change and flooding**. It encourages development to reduce greenhouse gas emissions, encourage the reuse of existing resources, and supply renewable and low carbon energy.
- 5.49 Paragraph 162 looks to ensure new development is in areas with the **lowest risk of flooding** from any source. Paragraph 169 states that major developments should incorporate sustainable drainage systems unless there is clear evidence that this would be inappropriate.
- 5.50 Section 15 of the NPPF relates to **conserving and enhancing the natural environment**. Paragraph 174 seeks to ensure impacts on biodiversity are minimised and net gains are provided. It also seeks to ensure development does not give rise to unacceptable levels of soil, air, water or noise pollution.
- 5.51 Paragraph 16 relates to **conserving and enhancing the historic environment**. Paragraph 194 states that *“In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting.”* Paragraph 199 states that *“when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset’s conservation.”*
- 5.52 Paragraph 202 states that *“Where a development proposal will lead to less than substantial harm to the significance of the designated heritage asset this harm should be weighed against the public benefits of the proposals.”* Paragraph 203 states that *“The effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced*

*judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.”*

- 5.53 In March 2014, the Government’s Department for Communities and Local Government launched its Planning Practice Guidance (PPG) web-based resource. This guidance provides a variety of practice guidance in respect of planning considerations. A number of elements of the PPG are relevant to the determination of this application. In particular, the PPG provides advice on the key points to take into account in relation to design matters. It confirms the advice given by the NPPF, that good design is an integral part of sustainable development. Development is expected to promote character in townscape and landscape by responding to and reinforcing locally distinctive patterns of development, so that new development integrates with its surroundings. Form, scale and use of materials are all highlighted as important in considering good design.

#### Non-Statutory Cherwell Local Plan 2011

- 5.54 The Non-Statutory Cherwell Local Plan 2011 was intended to review and update the Local Plan adopted in 1996. Due to changes to the planning system introduced by the Government, work on this plan was discontinued prior to adoption. The Non-Statutory Cherwell Local Plan 2011 is not part of the statutory development plan but was approved as interim planning policy for development control purposes in December 2004.

#### Cherwell Local Plan Review 2040

- 5.55 A new district wide Local Plan to 2040 is being prepared to meet assessed development needs for employment, housing, leisure, community facilities and infrastructure and to provide a strategy for the pattern, scale and quality of development across the district.
- 5.56 As this plan is at the early stages of plan making, very limited weight is given to it in decision making. Paragraph 48 of the NPPF sets out that decision-takers may give weight to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies, and their degree of consistency with policies in the NPPF.

#### Cherwell Residential Design Guide SPD

- 5.57 The Cherwell Residential Design Guide Supplementary Planning Document (SPD) was adopted by the Council in July 2018 and seeks to inform the design of residential development proposals to ensure high quality design that protects the amenity of existing and new residents.
- 5.58 Whilst the Design Guide does not form part of the development plan, it is a significant material consideration in terms of the determination of planning applications for residential sites. However, it should be noted that given that the application is outline in nature, and therefore matters of detailed design are not for consideration at this time, the relevance of some aspects of the Design Guide is limited to this application at this stage.

#### Cherwell Developer Contributions SPD

- 5.59 The Cherwell Developer Contributions SPD was adopted in February 2018 and sets out the Council’s approach to ensuring that S.106 agreements can be used to address the impacts of developments sufficiently in the context of there being no CIL Charging Schedule in place in the district.
- 5.60 It is intended that the document will inform the type of contribution that can be made through a S.106 agreement. However, the tests set out in Paragraph 57 of the NPPF will still need to be met.

Cherwell Housing Strategy 2019 – 2024

- 5.61 The Housing Strategy 2019-2024 outlines the Council's aspirations in terms of the delivery of housing, particularly affordable housing, in this period. Key relevant priorities in terms of the application are as follows:
- Increase the supply and diversity of affordable housing to ensure the right types of housing are available in the right places; and
  - Enhance opportunities for residents to access suitable homes and have housing choices.

**Housing Requirements, Delivery and Five Year Housing Land Supply**

- 5.63 In December 2022 the Council published a Housing and Economic Needs Assessment (HENA 2022) jointly with Oxford City Council to inform their respective Local Plan processes. The HENA is now up to date evidence of housing need and provides an assessment of housing need which is materially different to that in the 2014 Strategic Housing Market Assessment (SHMA) of 2014, indicating that the SHMA is now out of date.
- 5.64 The implications of this have resulted in a review of planning policies under Regulation 10A of the Town and Country Planning (Local Planning) (England) Regulations 2012. The review concluded that the main housing policy from the adopted Local Plan affected by the publication of the HENA 2022, Policy BSC1: District Wide Housing Distribution, needed updating and that a process will be undertaken through work on the emerging Cherwell Local Plan Review.
- 5.65 The NPPF (paragraph 74) requires local planning authorities to:
- “identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement set out in adopted strategic policies<sup>38</sup>, or against their local housing need where the strategic policies are more than five years old<sup>39</sup>.”*
- 5.66 Footnote 39 explains that the housing requirement in adopted strategic policies may continue to be used if the policies have been reviewed and found not to require updating. The footnote states:
- “Unless these strategic policies have been reviewed and found not to require updating. Where local housing need is used as the basis for assessing whether a five-year supply of specific deliverable sites exist, it should be calculated using the standard method set out in national planning guidance.”*
- 5.67 Consequently, as the adopted policies are five years old and, in the absence of a review finding them to be up to date, Cherwell is using the Standard Method figure for housing land supply monitoring purposes. The district’s local housing need figure, as calculated by the Standard Method for the purpose of assessing housing land supply for Cherwell’s needs, is currently 742 dwellings per annum.
- 5.68 The latest published housing land supply calculation takes into account housing completion and permission data as at 31<sup>st</sup> March 2022 and a forward assessment of delivery thereafter for the period 2022-2027 based on the latest information available in December 2022. The review concludes that the district can demonstrate a 5.4 year housing land supply for the period 2022-27. This is an increase from the 3.5 years reported in the 2021 Annual Monitoring Report, largely due to applying the standard method housing need figure of 742 homes per year from 2022 rather than the Local Plan figure of 1,142 dwellings from 2011.
- 5.69 Academically therefore, using the Standard Method, Cherwell District Council can demonstrate a five year housing land supply and the ‘tilted balance’ exercise contained within the NPPF (triggered by

paragraph 11(d)) does not apply. However, whilst the housing need scenarios contained within the HENA still need to be tested through the Local Plan process, the HENA provides the most up to date evidence for assessing the district’s housing need. The HENA also contains evidence which demonstrates the housing needs up to 2040, for a strategy which continues to support economic growth.

- 5.70 Planning Policy Guidance makes it clear that “*the standard method for assessing local housing need provides a **minimum** starting point in determining the number of homes needed in an area*” and that “*there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates.*” The PPG goes on to consider that there may be situations where previous assessments of need (such as a recently produced Strategic Housing Market Assessment) are significantly greater than the outcome from the standard method. (PPG Ref 2a-010-20201216).
- 5.71 The recently released HENA indicates that the assessment of actual housing need – whether that is adjusted to consider the latest census figures, or uplifted to follow the extant economic strategy of the Cherwell Local Plan - is significantly greater than the standard method.
- 5.72 Table 7.10 of the HENA, as reproduced below, shows the true level of housing need in Cherwell District:

**Table 7.10: Distribution of District Housing Need by 2014 based Standard Method**

2014 Based Standard Method Distribution		Housing Need Scenario			
		Standard Method	Census Adjusted	CE Baseline	Econ. Dev't Led
<b>Oxfordshire / FEMA</b>	<b>100%</b>	<b>3388</b>	<b>4721</b>	<b>4406</b>	<b>5830</b>
<b>Cherwell</b>	21.9%	742	1034	965	1277
<b>Oxford City</b>	22.5%	762	1062	991	1311
<b>South Oxfordshire</b>	18.9%	641	893	834	1103
<b>Vale of White Horse</b>	19.5%	661	921	860	1137
<b>West Oxfordshire</b>	17.2%	582	811	757	1001

- 5.73 At this point, it is noteworthy that economically led development would require 1277 new homes a year, according to the HENA. This is 135 more homes per year, than the current housing requirement in the extant Local Plan. The annual requirement figure of 1142 in the extant plan (before any unmet needs from Oxford city are considered) emerged from the SHMA, as table 90 from that document demonstrates:



**Table 90: Conclusions regarding Overall Housing Need**

Housing Needed per Year (2011-31)	A. Demographic Base + Shortfall	B. To Support Committed Economic Growth	C. To Meet Affordable Housing Need in Full	D. Range: Housing Need per Year	E. Midpoint of Range
Cherwell	682	1142	1233	1090-1190	1140
Oxford	782	700	2058	1200 - 1600	1400
South Oxfordshire	552	749	965	725-825	775
Vale of White Horse	508	1028	683	1028	1028
West Oxfordshire	541	661	685	635-685	660
Oxfordshire	3064	4280	5624	4678 - 5328	5003

- 5.74 Comparing two figures, which are based on a similar starting point, is the figure of 1142 dwellings per annum from the SHMA, and 1277 from the HENA.
- 5.75 According to the Council’s own Regulation 10A assessment of its Local Plan, all the policies are up-to-date except BSC1: District Wide Housing Distribution. This is an illogical conclusion. The suggestion that a plan can remain up-to-date, save for a single matter, over looks how interrelated all the elements of a Local Plan must be. The housing requirement in the Cherwell Local Plan is a product of a decision, by the Council, to pursue an economic driven development, and spatial, strategy. Removing a small part of the overall strategy – such as the number of homes needed to support it – risks undermining the plan as a whole.
- 5.76 It is important to recognise at this stage that the housing requirement, and indeed the land supply calculation, is not simply an exercise in providing sufficient housing to meet an identified need. The land supply is an intrinsic part of the Local Plan monitoring framework to ensure that every element is performing as it should to deliver the overall aims and objectives of the Local Plan. If a Local Authority cannot demonstrate a sufficient housing land supply, it is often the spatial strategy which is first under threat, so the two are intrinsically linked. A Local Plan is not just an exercise in delivering numbers, and the numbers are not an isolated part of the strategy which can be treated as a ‘loose end’ to simply cut away without consequence.
- 5.77 The Council – through its section 10A review of the Local Plan, and the subsequent housing land supply paper – presented an argument that the HENA has not been “tested” through Local Plan examination, and thus, its numbers cannot be used to assess land supply. This statement is questioned in principle however, because evidence is not ‘tested’ at examination, it is the policy position taken in response to the evidence that is tested. Therefore, if the extant Local Plan was found to be up-to-date and acceptable in all other ways, the Council ought to take the most up-to-date and relevant evidence and use that to underpin the strategy. Moreover, the HENA is evidence which was presented to Cherwell Cabinet – commissioned by the Council itself – to support its emerging Local Plan earlier this year.
- 5.78 Whilst it is accepted that a policy decision to follow economic trends in the Local Plan has not been (re)tested, the extant plan chooses to follow economic trends, and the abandonment of this strategy must be justified, and is material ‘enough’ to require Local Plan examination, not simply a section 10 A review.
- 5.79 It is also noted that the Council drew parallels with the Vale of White Horse (VoWH), when making its Section 10A review of the Local Plan, and housing target. It may have been legitimate for the VoWH to argue that there was no up-to-date assessment of economic growth and associated housing need,

so there was no argument against taking the standard methodology minimum value. For Cherwell Council, however, there is the HENA and economic needs are known, and this is evidence which the Council has commissioned and begun to plan for (which should be celebrated) – not riled against like the Vale of White Horse.

- 5.80 If Cherwell Council is convinced that the SHMA identified housing needs are out of date, then these numbers should be replaced with something that is equivalent from the HENA, not just the minimum necessary from the standard methodology.
- 5.81 Notwithstanding the concerns highlighted above, the below table illustrates Cherwell District Council's Housing Land Supply over the next 5 years (2022 - 2027) using four scenarios. These scenarios are: (a) the extant Local Plan requirement; (b) the **minimum** Local Housing Need (LHN) figure which the Council calculated using 2022 available data; (c) the **minimum** LHN calculated using the 2023 as the start date for the 2014-based household projections, and the 2022 published affordability ratio; and finally, (d) the need which follows the strategy of the extant plan, but uses the most relevant up-to-date data (the HENA).

Table 3: Cherwell District Council Housing Land Supply (2022 – 2027)

		A. December 2022 position	B. February 2023 position using Standard Method	C. March 2023 position using the Standard Method, and update affordability ration	D. Position using the most relevant economic led figure from the HENA
A	Plan Requirement (2011-2031)	22,840			
A1	Local Housing Need (LHN)		742	750	
B	Annual Requirement (a / 20)	1,142			1,277
C	Requirement to date (b x years)	12,562			
D	Completions	10,924*	10,981	10,981	10,981
E	Shortfall at 31/3/21 (c - d)	1,638			
F	Base Requirement/LHN over next 5 years (b x 5)	5,710	3,710	3,750	6,385
G	Base Requirement/LHN over next 5 years plus shortfall (f + e)	7,348			
H	5 Year Requirement/LHN and shortfall plus 5% (g + 5%)	7,715	3,895.5	3,937.5	6,704
I	Revised Annual Requirement/LHN over next 5 years (h / 5)	1543.1	779.1	787.5	1340.8
J	Deliverable Supply over next 5 Years	5,460	4,244	4,244	4,244
K	Total years supply over next 5 years (j / i)	<b>3.5</b>	<b>5.4</b>	<b>5.39</b>	<b>3.17</b>
L	'Shortfall' (h – j)	2,255			2,460
M	'Surplus' (J – H)		349	306	

\*Projected completions of 1,118 for 2021/22 added to roll forward to 2022-2027

Source: Cherwell District Council

5.82 It is clear to see from the table above that the need for new homes continues to rise. Even using the Standard Method to calculate the LHN and doing nothing more than updating the 'baseline', reduces the five year housing land supply and the surplus to just of 300 homes. If one considers the economic led scenario of the HENA – a more closely related set of calculations to the extant plan (which we are told is up to date in all other ways) – then the Council is only able to demonstrate 3.17 years of housing land. It is illogical to argue that a Local Plan is up to date in every way, except for the housing needs which underpin it. The housing requirement in the extant plan is derived from a housing need which was calculated from a strategic economic plan for growth, that plan for growth remains valid, so therefore the housing requirements should keep pace, as the actual housing needs of real people are continuing to increase.

## Affordable Housing

- 5.83 Set within the context of the Cherwell Housing Strategy 2019 – 2024, in support of this planning application Tetlow King have produced an Affordable Housing Statement which demonstrates the severity of affordable housing provision within Cherwell and the importance of this planning application in providing much needed affordable housing.
- 5.84 One of the reasons that the LHN increases from the above scenario (b) to (c) is because the latest affordability ratios show that the median average house price is now 10.77 times the median average wage, rather than a ratio of 10.28 which was published in 2022. Affordability of housing is worsening in Cherwell with more people being priced out of the housing market; however, housing need continues to increase.
- 5.85 The 2014 SHMA set an estimated level of affordable housing need per annum for each of the Oxfordshire authorities. For Cherwell District Council the SHMA shows a net need for 407 affordable dwellings per annum, across the 18 year period from 2013/14 to 2030/31. The recently published 2022 HENA identifies a net need for 660 social/affordable rent products per annum and 193 affordable home ownership products per annum, giving a total net affordable housing need of 853 affordable dwellings per annum over the 20 year HENA period of 2020 to 2040. The affordable housing need identified in the 2022 HENA therefore represents a 110% increase on the need identified in the SHMA.
- 5.86 In addition, a comparative analysis of recorded affordable housing completions over the 9 year period between 2013/14 and 2021/22 demonstrate a shortfall in the delivery of affordable housing of some - 962 affordable homes against an identified need for 3,663 over the same period, as contained within the 2014 SHMA. Similarly, since the start of the 2022 HENA period in 2020/21 a shortfall of -1,171 affordable dwellings has arisen against an identified need for 1,706 affordable dwellings over the same period. Given the recognised shortfalls across Cherwell district, the application proposals will contribute significantly to addressing what is a significant problem.
- 5.87 In addition, other indicators identified in the Tetlow King report, further point to an affordability crisis in Cherwell district. In terms of housing need:
- As of 31<sup>st</sup> March 2022 there were 1,932 households on the Housing Register;
  - The wait to be housed in an affordable home within the area, ranges from 162 days for a 1 bed affordable home, through to 922 days for a 4 bed + affordable home.

- Between 1 April 2021 to 31 March 2022, there were an average of 23 bids per 2 bed affordable dwelling, with no 1,3 or 4 + bed affordable dwelling bids over the period in Cropredy Civil Parish.
- There was just 1 social housing letting in Cropredy Civil Parish over the 2021/22 monitoring period.
- The FOI response to Tetlow King shows that in the 12 months between 1 April 2021 and 31 March 2022, the Council accepted 555 households in need of homelessness prevention duty and a further 277 households in need of relief from the Council.
- The Help to Buy Register demonstrates that as of 14<sup>th</sup> February 2023, 1,149 households are seeking a shared ownership home in Cherwell District.

- 5.88 In terms of private rents, the average lower quartile monthly rent in Cherwell district in 2021/22 was £825 pcm, representing a 27% increase from 2013/14 where average lower quartile monthly rents stood at £650 pcm.
- 5.89 In relation to house prices, these continue to rise against established trends. In the 12 month period between March 2021 and March 2022 lower quartile house prices across Cherwill district, have decreased by – 1% whereas the lower quartile house prices across the Cropredy Civil Parish and the Cropredy, Sibfords and Wroxton Ward have increased by 7%.
- 5.90 As highlighted in the Tetlow King report, in Cherwell the average house price to average income ratio is 10.57 with mortgage lending typically offered on the basis of up to 4.5 times earnings. Here the affordability ratio is some 132% higher than that and rising. Boosting the supply of affordable homes will mean that households needing affordable housing will spend less time on the waiting list and in unsuitable accommodation.
- 5.91 All the above factors combine to create a challenging situation for anybody in need of affordable housing to buy or rent in Cropredy, and Cherwell district more generally. This planning application will help to address the problem. The demand for affordable housing is therefore a key material consideration in support of this scheme, regardless of the 5 year land supply position.

## Summary

- 5.92 The Development Plan for Cropredy currently comprises of a series of documents, some of which are now very dated. Policies BSC1 and Policy Villages 2 of the Cherwell Local Plan Part 1 are the key planning policies which set the spatial strategy for the district.
- 5.93 There is no adopted or emerging Neighbourhood Plan for Cropredy.
- 5.94 The emerging planning policy for Cropredy, the Cherwell Local Plan 2040, is at the early stages of preparation and therefore only attracts very limited weight at this stage.
- 5.95 Cherwell District Council has recently reviewed the strategic housing requirements which found that, due to the updated housing needs assessment, the local housing requirement is not relevant and the Standard Method should be used for the purposes of calculating a five year housing land supply.

- 5.96 Whereas previously, against the adopted local plan, the Council could only demonstrate a 3.5 year supply of housing for the period 2022-2027, against the Standard Method calculation the supply has increased to 5.4 years.
- 5.97 The Standard Methodology suggests that there is an annual local housing need of between 742-750 dwellings. The upper figure represents the fact that affordability is worsening in the district and more market houses are needed (Affordable Housing need has not been further assessed). Whilst it is accepted that planning policy guidance sets out that where Local Plan policies providing a housing requirement are more than 5 years old, and are assessed as being out-of-date, the LHN should be used, it is not accepted that the Council can simply take this element alone out of its Local Plan strategy.
- 5.98 If the Council wishes to maintain the economic strategies of its Local Plan (and has found them up-to-date through a Section 10A review) then it ought to maintain the appropriate housing requirement. The Council's own evidence in the HENA suggests that the appropriate annual requirement for housing need is 1,277 dwellings per year (a figure not that dissimilar to that which the Council was working with less than four months ago) and using this figure would suggest that the Council can only demonstrate a housing land supply sufficient for 3.17 years.
- 5.99 The application proposals would provide several benefits, including providing up to 60 dwellings, of which 21 would be affordable dwellings, helping to address the 962 dwelling shortfall, in a sustainable location to help meet the housing shortfall. The benefits of the proposal are discussed further in the following sections of the Planning Statement.
- 5.100 The affordable housing benefits of the planning application are therefore significant with the scheme providing:
- A policy compliant 35% (up to 21 dwellings) of the scheme provided as affordable housing;
  - A deliverable scheme which provides much needed affordable homes;
  - Affordable homes managed by a Registered Provider providing better quality affordable homes; and
  - Greater security of tenure than the private rented sector.

## 6.0 PLANNING EVALUATION

- 6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 (as amended) states that planning applications must be determined in accordance with a development plan unless material considerations dictate otherwise. This section of the Planning Statement provides a review of the proposed development in the context of the development plan for the area, as described at section 5 above and other material considerations including national policy.
- 6.2 As previously stated, this planning application is submitted in outline with all matters reserved except for access.
- 6.3 Illustrative plans are included to demonstrate how the site could deliver a high quality development on the edge of Cropredy.
- 6.4 This section considers the planning issues that underpin the determination of the application, including whether the principle of the development is acceptable and whether the proposal is acceptable in environmental and technical terms.
- 6.5 These issues will be considered in turn below. A subsequent section will consider the benefits of the proposal and conclude on the overall planning balance.

### Principle of Development

#### *Location of Residential Development*

- 6.6 The site is on the edge of Cropredy which is identified as a Category A Village / Service Village. Policy Villages 1 states that Category A villages will be considered to be suitable for minor development as the most sustainable villages. The policy text states that the appropriate form of development will vary depending on the character of the village and development in the immediate locality.
- 6.7 Policy Villages 2 continues this approach stating that a total of 750 homes will be delivered at Category A villages during the plan period. This is in addition to the rural allowance for small site 'windfalls' as set out in Policy BSC1 of the adopted Local Plan. Saved Policy H18 of the Cherwell Local Plan 1996 sought to restrict development beyond settlements' built-up limits to a limited number of exceptional scenarios.
- 6.8 As demonstrated by paragraph 2.11 above, Cropredy should be considered to be one of the most sustainable category A villages in the district in that it has a number of facilities that are within walking / cycling distance of the site and it is in close proximity to Banbury, one of the main towns in Cherwell District. Banbury is accessible by bus (an hourly service can be reached in a 10 minute walk) and by cycling. There are therefore opportunities for the proposed development to encourage sustainable travel options as is required by Policies ESD1 and SLE4.
- 6.9 Additionally, as acknowledged by the adopted Local Plan and Cherwell's Village Categorisation Update (October 2014), Cropredy is in a unique position in supporting other villages to the north of Banbury and acts as a service centre to a village cluster consisting of Claydon, Great Bourton, Mollington and Wardington.
- 6.10 The Cherwell Annual Monitoring Report (AMR) of 2021 reports that 749 dwellings were either completed or under construction on sites with planning permission in Category A Villages (Para 5.156). Between 1<sup>st</sup> April 2014 and 31<sup>st</sup> March 2021 there were a total of 503 new housing completions on the above sites, averaging 71 homes per annum.

- 6.11 Policy Villages 2 requires that sites for residential development will be identified through three routes:
- 1) preparation of a Local Plan Part 2;
  - 2) preparation of Neighbourhood Plans; and,
  - 3) the determination of applications for planning permission.
- 6.12 Policy Villages 2 is a permissive policy which sets a framework for residential development sites to come forward, either as allocations or planning permissions to meet the requirement that sites for an additional 750 units will be delivered in the Category A villages, in addition to the small site windfall allowance.
- 6.13 Numerous recent appeal decisions<sup>1</sup> in Cherwell District have confirmed that the 750 figure is not a cap, and the acceptability of development at these settlements is considered having regard to the criteria set out in the policy.
- 6.14 Cherwell District Council, as Local Planning Authority, has not progressed a Local Plan Part 2. The latest Local Development Scheme for Cherwell District, dated September 2021, only identifies the adoption of a new local plan entitled Cherwell Local Plan Review 2040, in November 2023. This relies on prior stages of plan development including consultation on a draft plan (Regulation 18) in June / July 2022, which has not taken place with the proposed consultation unanimously deferred by the Council's Executive committee in January 2023 to enable the evidence to be refined. An updated Local Development Scheme will no doubt be published in due course which will identify slippage in the projected period of time for a new local plan.
- 6.15 There is not a designated Neighbourhood Plan Area at Cropredy therefore an emerging Neighbourhood Plan is not anticipated. The only option under Policy Villages 2 is for the determination of planning applications in the absence of any Local Plan Part 2.
- 6.16 The latest development plan document adopted by the Council which allocated sites and village locations of this scale was the Cherwell Local Plan 1996, adopted in November 1996. If a 12 month slippage in the adoption of the Local Plan Review 2040 to November 2024 is likely (as anticipated) a period of some 28 years will have elapsed since the last adopted development plan allocated sites of this size at villages.

## Development Plan Policies

- 6.17 A review has been undertaken of the pertinent Development Plan policies and the proposed development is in accordance with those identified. The statement will now assess the planning, environmental and technical considerations, related to the development, providing a high level summary of the documents that accompany the planning application. For a fuller explanation please refer to the relevant technical report.

### Place Making and Design

- 6.18 The preparation of the illustrative masterplan is an iterative process resulting in the culmination of the various studies and reports which have been carried out to date, providing an illustrative depiction of how the development could be laid out on the site.

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<sup>1</sup> Appeal Refs 3301485 (Station Road, Launton); 3255419 (Berry Hill Road, Adderbury); 3188671 (Blackthorn Road, Launton); 3228169 (Merton Road, Ambrosden); 3222428 (Tappers Farm, Oxford Road, Bodicote); 3242236 and 3247698 (Clifton Road, Deddington); 2226552 (Sibford Road, Hook Norton); 3229631 (Shortlands and Highrock, Hook Norton Road, Sibford Ferris).

- 6.19 The accompanying Design and Access Statement (DAS) demonstrates that up to 60 new dwellings can be well designed and successfully accommodated on the site. The development will create a new village community which compliments the context of the wider village of Cropredy.
- 6.20 The DAS includes an analysis and assessment of local character, common design styles, material use and spatial characteristics. The development’s illustrative masterplan responds to the character of Claydon Road and the neighbouring development of Creampot Lane. The range and mix of homes proposed, which include 1 to 2.5 storey terraced, detached and semi-detached homes, is informed by this analysis and is in keeping with policy, the Design Guide SPD and recognised local needs.
- 6.21 The specific nature of the development’s design and appearance will be matters to be determined in a subsequent Reserved Matters application, however the DAS sets out principles to be followed which reflect the guidance set out in the Design Guide SPD responding to the surrounding character of Cropredy.
- 6.22 The proposal seeks to expand the PROW network by creating new informal recreational routes through and around the development site, linking the scheme to the wider countryside. A significant contribution to placemaking will be made through the provision of a LEAP and wildflower meadow adjacent the canal, retained as part of the green infrastructure strategy. Additional public open space in the form of a small green and LAP is provided at the proposed community facility at the entrance of the site, echoing similar spaces in villages across the county. The public open space provision for a development of this scale is considered to be generous and fully in accordance with Policy BSC11, benefitting both existing and future residents.
- 6.23 The Cherwell Local Plan Part 1 seeks to ensure that a sufficient number of new homes is provided in sustainable locations and sets a target of 22,800 homes up to 2031. Whilst the majority of these are allocated on sites in or adjoining Bicester and Banbury, provision is made for new homes in other settlements. Policy Villages 1 identifies Cropredy as a Category A settlement. Policy Villages 2 sets out a figure of 750 new homes to be delivered in Category A settlements.
- 6.24 Policy Villages 2 states that in identifying and considering sites, particular regard should be had to a set of criteria. The below table sets out the criteria and provides confirmation that the proposed development addresses each element of the policy.

Table 4: Policy Villages 2 Criteria

Policy Villages 2 Criteria	Proposed Development
Whether the land has been previously developed land or is of lesser environmental value	The site is greenfield and, as demonstrated, is poor quality agricultural land. Potential for contamination associated with the development of the marina and access road has been identified which will be subject to remediation work. Owing to agricultural practices on the site it is not of high environmental value. The existing trees and hedgerows are proposed to be retained and the development seeks to deliver environmental benefits on the site, including a recognisable biodiversity net gain.
Whether significant adverse impact on heritage or wildlife assets could be avoided	There will not be a significant adverse impact on heritage and wildlife owing to avoidance, mitigation and compensation measures discussed further below.



Policy Villages 2 Criteria	Proposed Development
Whether development would contribute to enhancing the built environment	The proposed development will be experienced in the context of the urban edge of Cropredy and will improve the interface with the existing settlement edge and the marina.
Whether best and most versatile agricultural land could be avoided	As previously stated, the greenfield site is poor quality agricultural land and is not categorised as being the best and most versatile agricultural land.
Whether significant adverse landscape impacts could be avoided	It is considered that the proposed development will not result in unacceptable effects on landscape and visual receptors as the development preserves the characteristic attributes of the landscape, such as hedgerows and enclosed views and responds positively to the local setting of Cropredy. The accompanying Landscape and Visual Impact Assessment expands on this and is discussed further below.
Whether satisfactory vehicular and pedestrian access / egress could be provided	Safe vehicular and pedestrian access can be provided from Claydon Road which connects to the surrounding road, cycle and pedestrian network. This is evidenced within the accompanying Transport Assessment. Furthermore, it is proposed to provide improvements to pedestrian routes into the village along Claydon Road.
Whether the site is well located to services and facilities	The site is within walking distance and cycling distance to services and facilities in Cropredy, including village shop, primary school, public houses and churches. Banbury also provides services and facilities in close proximity which is accessible by car and bus. There is currently a daily bus service available on Station Road, a 10-minute walk from the site.
Whether necessary infrastructure could be provided	Necessary infrastructure can be secured through a Section 106 agreement
Whether land considered for allocation is deliverable now or whether there is a reasonable prospect that it could be developed within the plan period	The land is not constrained and can be delivered quickly, certainly within the Plan period.
Whether land the subject of an application for planning permission could be delivered within the next five years	Housing could be delivered on the site within the next five years to contribute to the district's housing need.
Whether the development would have an adverse impact on flood risk	The site is within Flood Zone 1, the area with the lowest probability of flooding. Surface water will be managed through Sustainable Urban Drainage Systems and the development will not increase flood risk in the wider catchment area.

Policy Villages 2 Criteria	Proposed Development
	The accompanying Flood Risk Assessment provides further detail in this regard.

Source: Carter Jonas

Housing Mix and Affordable Housing

- 6.25 Owing to the planning application being in outline, the housing mix is not proposed to be fixed at this time. The housing mix will be finalised during the reserved matters application. The Illustrative Masterplan demonstrates that the site can accommodate a housing mix that is in broad accordance with the Oxfordshire SHMA 2014 to accord with Policy BSC4 (Housing Mix) of the Local Plan Part 1. Owing to the dated nature of the SHMA and the more recently released, but as yet unexamined, Cherwell HENA 2023, it is reasoned that this flexible approach ensures the most up to date housing mix requirements of Cropredy village are addressed.
- 6.26 The proposed development includes a policy compliant 35% provision of affordable housing, equivalent to 21 affordable dwellings, in accordance with Policy BSC3 (Affordable Housing). An Affordable Housing Statement has been prepared and is included as Appendix A which provides further information.
- 6.27 As with the housing mix, the affordable housing tenure mix will be subject to discussion and negotiation with the Council to ensure that the current affordable housing tenure needs in Cropredy are met.
- 6.28 As detailed in section 5, and in the Tetlow King Affordable Housing Report, there is a severe affordability crisis within Cherwell District which shows very little sign of improving. The lower quartile house is more than ten times (10.57) the lower quartile annual earnings<sup>2</sup> which is significantly higher than for England as a whole (8.04). By way of context, mortgages are generally capped at 4.5 times annual salary. The affordability crisis is highlighted in the supporting text to Cherwell Local Plan Part 1 Policy BSC3 in which it is noted that Cherwell District has a high level of need for affordable housing.
- 6.29 There were 1,449 households on Cherwell’s housing register, as at 1<sup>st</sup> April 2021, which demonstrates a significant number of people are in real need requiring a positive and proactive approach to address this issue.
- 6.30 In relation to Cropredy, according to the Cropredy Parish Profile of 2021, there are 1,680 active applications on the Housing Register as of 7<sup>th</sup> July 2021 seeking the following mix:

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<sup>2</sup> Source: ONS 2023  
<https://www.ons.gov.uk/peoplepopulationandcommunity/housing/datasets/ratioofhousepricetoworkplacebasedearningslowerquartileandmedian>

**Active applications on the Housing Register: 1,680** (Source: CDC Housing Register, 7 July 2021)

Bedroom Needs	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed
No. of active applications	772	519	276	92	18	3
Preference of applications for Cropredy	62	37	15	13	2	0

- 6.31 The proposed development can make a meaningful contribution to the affordable housing needs of the district and Cropredy specifically. This benefit resulting from the proposed development, can be attributed nothing less than significant weight in line with the Inspectors recent findings at Launton<sup>3</sup>.
- 6.32 In addition to the affordable housing contribution that the development will make, it is proposed to provide bungalows, as part of the mix, to offer accessible homes suitable for the older population wishing to downsize.

Heritage and Archaeology

- 6.33 The site does not contain any designated heritage assets as defined in Annex 2 of the NPPF.
- 6.34 With regard to below ground heritage considerations the results of research from data held at the Oxfordshire HER, as well as other sources, suggest the site has a low potential for archaeological remains of prehistoric date and Romano British date, a moderate to high potential for archaeological remains related to agricultural practices of Anglo Saxon and medieval date (with remains of medieval date the more likely of the two) but low potential for remains related to settlement activity and a high potential for post medieval and modern remains related to agriculture, but low remains relating to the Battle for Cropredy Bridge.
- 6.35 The report concludes that it is unlikely that any archaeological remains (below ground non designated heritage assets) on the Site would be equivalent to the significance of a scheduled monument and therefore would be of lesser significance and would not preclude development of the site.
- 6.36 Development groundworks within the Site would have a direct impact on any archaeological remains present within the Site. Any impacts from groundworks associated with the proposed development could be mitigated through an agreed programme of archaeological works developed in conjunction with the Oxfordshire County Council Planning Archaeologist. Agreed archaeological mitigation works could then be undertaken prior to and/or during the construction phase.
- 6.37 The exact scope and extent of any mitigation will be agreed in discussions with Oxfordshire County Council as necessary. Any mitigation fieldwork would need to be undertaken in accordance with an approved Written Scheme of Investigation (WSI). All archaeological fieldwork would be monitored by the LPA’s archaeological advisor to ensure that the works comply with the agreed WSI. The LPA archaeological advisor would also review all reporting on the archaeological fieldwork.

<sup>3</sup> Land north west of Station Road, Launton Appeal Reference 3301485

- 6.38 In terms of built heritage considerations, relevant heritage assets within 1km of the Site boundary were scoped in and out of further assessment due to topography, existing built form and intervening vegetation which screen these heritage assets from the Site. In addition, no historical or functional connections were identified between the area of the proposed development and these assets. It was considered for all those scoped out that the land which constitutes the proposed development does not form part of the setting of these assets and therefore the development would have no impact on the setting of these assets and would cause no harm to their significance.
- 6.39 Four heritage assets were taken forward for further assessment. These were Cropredy Conservation Area, Oxford Canal Conservation Area, the Grade I Listed Church of St. Mary the Virgin and the Grade II listed Prescote Manor.
- 6.40 The assessment determined that the proposals would cause no direct impact on any of these heritage assets but may result in a minor adverse impact (at the very lowest level) upon the wider rural character and appearance of the Cropredy Conservation Area. The proposals will cause no harm to the character and appearance of the Oxford Canal Conservation Area and no harm to the setting and significance of the Church of St. Mary the Virgin or Prescote Manor.
- 6.41 The proposals therefore comply with relevant paragraphs of the NPPF, particularly paragraphs 202 and 203 in addition to Policy ESD15 of the Cherwell Local Plan 2011-2031.

#### Trees and Green Infrastructure

- 6.42 The application is supported by an Arboricultural Impact Assessment and a detailed Tree Survey has informed the development proposals for the site.
- 6.43 The survey and impact assessment includes the consideration of a total of 52 individual trees, 7 groups and 4 hedgerows within the survey schedule. The survey concluded that the site contains:
- 1 number Category A tree (High quality)
  - 18 number Category B trees and groups (Moderate quality)
  - 28 number Category C trees, 3 groups and 4 hedgerows (low quality)
  - 5 “U” category trees and groups
- 6.44 Trees assessed as category ‘U’ are of such condition that they cannot realistically be retained as living trees, in the context of the current land use, for longer than 10 years. In general trees within the site are of a mixed age and condition range. Species include Common Oak, Sycamore, Goat Willow, Ash, Hedge, Group, Weeping Willow, Hawthorn, Norway Maple, Common Lime, Atlantic Cedar, Swedish Whitebeam, Tulip tree, Hornbeam, Beech, Norway Spruce, Wild Cherry, White Poplar and Horse Chestnut.
- 6.45 The assessment details that principal features within the site are all located within the site hedgerows and all significant trees and groups form parts of the existing hedgerows within the site. These include trees T17 (Common Oak) and T40 (Poplar). Off-site principal arboricultural features are limited to roadside trees identified as trees G58 and G61.
- 6.46 Except for the southern boundary and the southern aspect of H18 all vegetation on site is located adjacent to irrigation ditches and canals and therefore there may be instances of distorted Root Protection Areas, however this is likely to be minimal due to the nature of the open landscape of the site.
- 6.47 The development proposals on the site have sought to retain trees and tree groups wherever possible. The trees have been successfully incorporated into the design of the development to integrate the benefits that tree cover provides to the built environment.

- 6.48 There will be a partial loss to enable vehicular and pedestrian access into the site. The assessment considers that all high quality trees will be retained. The loss will have a minimal impact on the amenity value and character of the surrounding area. Most the site's boundary hedgerows are proposed to be retained leaving them largely unchanged without negatively impacting their arboricultural value or landscape contribution.
- 6.49 The proposed development incorporates several areas of tree planting, including street trees to provide tree-lined streets as encouraged by NPPF paragraph 131. Consequently there will be net gains in the canopy across the site through the additional trees, providing a further benefit in biodiversity.
- 6.50 To ensure the successful retention of the trees retained on the site, an Arboricultural Method Statement can be provided through a planning condition to detail how the necessary tree and root protection will be implemented. An indicative draft Tree Protection Plan is provided within the Arboricultural Impact Assessment and a final version can be secured via planning condition.
- 6.51 The proposed tree planting will improve the age, species diversity, biodiversity value, and long-term resilience and quality of vegetation on the site and will serve to mitigate the very limited impact of any partial loss of hedgerow.
- 6.52 The proposed development will accord with Policies ESD10 (Protection and Enhancement of Biodiversity and the Natural Environment), ESD15 (The Character of the Built and Historic Environment) and ESD17 (Green Infrastructure) of the Local Plan Part 1 as well as NPPF paragraphs 131 and 174.

#### Landscape and Visual Impact

- 6.53 A Landscape and Visual Impact Assessment (LVIA) supports this planning application. The findings that emerged as part of the LVIA process and baseline studies have informed the layout of the scheme and the production of the parameter plans and landscape strategy.
- 6.54 Adopted policies relating to the enhancement of local landscape character (Policies ESD10 and ESD13) and the green infrastructure network (Policy ESD17), particularly in urban fringe locations, are applicable to the site. The site is not subject to any statutory landscape designations.
- 6.55 In summary, the Site is not presently developed but lies near to the settlement edge of Cropredy. It is adjacent to a canal and canal marina on its eastern side. The Site is afforded partial compartmentalisation due to some established treelines and hedgerows which characterise the north, west and eastern boundaries. The susceptibility of the Site, in landscape terms, is therefore considered to be medium. When considered in combination with an assessed medium landscape value, it is considered that the Site would typically be of medium landscape sensitivity.
- 6.56 The level of containment and limited intervisibility of the application site from the wider landscape establishes a relatively enclosed setting appropriate for residential development that limits visual sensitivity. Furthermore, the nature and setting of the Site, being within proximity to a harsh settlement edge to the south, illustrates a built-up landscape that has the potential to accommodate residential development. The siting of houses, in the way depicted on the submitted Master plan, would not be considered out of context within this location with the sensitive, landscape-led approach that has been proposed.
- 6.57 The proposed development retains and enhances existing landscape features; provides public open space; conserves key views; and respects the character of the adjacent village and canal conservation areas enabling a successful integration into the local landscape.

- 6.58 The parameter plans that accompany the application limit development to 2.5 storeys in height in order to reflect the scale and character of the existing residential edge of Cropredy around Creampot Lane. The layout has been developed so that it is consistent and complimentary to that in this part of the village.
- 6.59 The existing landscape framework will therefore be retained and enhanced through new native hedgerow and tree planting within amenity areas to maximise the green infrastructure and biodiversity benefits. This will connect the green network of the site to Cropredy in addition to the wider countryside. This design response is consistent with Policies ESD13 and ESD17 of the development plan.
- 6.60 As part of the LVIA, the overall landscape effects on the site have been assessed moderate adverse at Year 1 reducing to minor adverse at Year 15 for the resulting permanent development. The LVIA considers that the nature of the proposed development is not uncharacteristic within the receiving landscape given its relationship with the adjacent residential areas and its position on the edge of the settlement. The LVIA concluded that the development would not result in the loss of any rare or unique features and would affect only a very limited geographical area.
- 6.61 The LVIA considered that the proposed development would have moderate adverse effects on a very limited number of residential receptors situated to the south of the site during Year 1. Effects on other receptors will be either low adverse or negligible. The proposed development will be experienced in the context of the urban edge of Cropredy resulting in the minor extension of the existing built form northwards. An extensive landscape buffer and standoff from the existing residential edge further limits any effects on the village.
- 6.62 Overall, the LVIA concludes that the proposed development will not result in unacceptable effects on landscape and visual receptors as the development preserves the characteristic attributes of the landscape, such as hedgerows and enclosed views, and responds positively to the local setting of Cropredy.
- 6.63 The proposed development is therefore considered to accord with NPPF Paragraph 174 and Policies ESD10, ESD13 and ESD17 of the Cherwell Local Plan Part 1.

## Ecology

- 6.64 The outline planning application is supported by an Ecological Assessment.
- 6.65 The assessment finds that no impacts on statutory or non-statutory designated sites are considered likely as a result of the proposed development. The development will contribute towards the aims of the Local Plan and other relevant documents, namely through the establishment of species-rich grasslands, wildflower meadow, hedgerows and SUDs with reed beds.
- 6.66 Habitats that are being lost to the development are of negligible or local ecological importance. The habitats of local ecological importance that will be lost will be more than mitigated through proposed habitat creation and enhancement of retained habitats, such as the plantation woodland, hedgerows and retained / enhanced areas of grassland.
- 6.67 National and local policy expects development to minimise impacts on and provide net gains for biodiversity, therefore from the outset biodiversity has informed the design of the masterplan. The Ecological Appraisal includes an ecology strategy for the proposed development, in terms of inherent and recommended additional mitigation measures.
- 6.68 Policy ESD10 and NPPF Paragraph 174 require proposals to provide a net gain in biodiversity. A Biodiversity Impact Assessment metric has been carried out by Tyler Grange using the DEFRA Biodiversity Metric 3.0 to calculate biodiversity net gain. Through enhancements on the site and the

field to the north (outlined in blue on the site location plan), the metric shows an 33.40% gain for hedgerows and a 15.31% gain for habitat areas.

- 6.69 Through the enhancements on the site, together with enhancements to the field to the east of the site, in establishing species-rich grassland, the proposed development achieves an excess of 10% net gain in biodiversity. The habitat creation will improve the habitat diversity onsite and will establish a mosaic of habitats that will provide a range of nesting, foraging and commuting opportunities for species such as bats, birds, reptiles, amphibians and hedgehogs.
- 6.70 The habitats and protected notable species of interest within the site do not pose a constraint to development. The proposed mitigation and compensation measures include:
- Use of unlit linear features incorporated into soft landscaping to enhance foraging etc;
  - Ongoing management of habitats/abstain from use of pesticides/relax intensity of habitat management;
  - Use of bird boxes/bat boxes;
  - Provide a variety of invertebrate refugia such as “bug hotels” in soft landscaping.
- 6.71 Through the incorporation of the above mitigation and enhancement measures, the scheme is considered capable of being compliant with relevant planning policy for the conservation of the natural environment at all levels, including policy ESD10 from the adopted Cherwell Local Plan Part 1, NPPF paragraphs 179-180 and emerging policy requiring 10% net gain in biodiversity.

#### Site Access and Accessibility to Facilities and Services

- 6.72 The site is well located to local facilities that can be reached safely on foot or by bike. Active and sustainable travel modes will be promoted through a robust Travel Plan with measures including: footpath and footway provision, contributions towards public transport travel passes, electric vehicle charging provision at all dwellings and the community facility, and provision of travel plan packs detailing public transport provision for each household.
- 6.73 Car parking will be provided in accordance with Oxfordshire County Council’s Standards for New Developments. Cycle parking will be provided in accordance with Oxfordshire Cycle Design Standards.
- 6.74 The Transport Assessment demonstrates that the traffic generation of the site is minimal. A safe and suitable access can be provided to the site and off-site traffic impact on the local highway network has been demonstrated to be minimal.
- 6.75 In accordance with the NPPF, the additional traffic would not have a material impact on the safety or operation of the local road network and it can clearly be concluded that the impact of the development will not be severe. The location of the development allows future residents to use sustainable modes of transport to access local services and facilities.
- 6.76 The proposed development therefore accords with Policy SLE4 of the adopted Cherwell Local Plan Part 1 and NPPF paragraphs 111-113.

#### Flood Risk and Drainage

- 6.77 The application is supported by a Flood Risk Assessment.
- 6.78 The site is entirely located within Flood Zone 1 (Low probability of flooding). Surface water flood risk mapping demonstrates that there are areas of low to high risk flooding located to the centre of the site. There is an area of higher risk flooding adjacent the canal.

- 6.79 The Flood Risk Assessment highlights that the proposed surface water drainage strategy seeks to mimic the existing drainage regime as closely as possible. The existing ditch in the east of the site currently intercepts run off from the agricultural land and directs it via an outfall to the north of the application site to the Cropredy Marina. The proposed strategy will therefore retain the existing ditch in place and attenuate surface water run off and provide storage on site that will discharge at a restricted rate to the ditch.
- 6.80 The proposed strategy strives to utilise sustainable drainage techniques to accommodate run off from all rainfall events up to and including the 1 in 100 year event, with a 40% allowance for the future effects of climate change. Attenuation will be provided within ponds in the north and south east of the site, with a flow control restricting flows from the north eastern pond to the ditch down to the QMED value for the development area on site, which has been calculated at 14.8 l/s.
- 6.81 The community facility will provide attenuation on plot and will utilise permeable paving within car parking areas, with additional storage provided by geocellular crates. Discharge from the community facility to the wider surface water network will be via flow control at the QMED value for the catchment.
- 6.82 Micro drainage calculations provided within Appendix H of the FRA, show the proposed SUDS features have been sized to accommodate run off from all storms up to and including, the 1 in 100 + 40% climate change allowance storm event without flooding from surface water, with FEH rainfall data utilised to calculate storage volumes.
- 6.83 The developable areas designated for residential development have assumed an impermeable area of 60% with an additional allowance for urban creep of 10%. This is considered a suitably robust approach with exact contributing areas and catchments to be confirmed at the appropriate stage when an application is submitted for Reserved matters.
- 6.84 In accordance with NPPF requirements, and subject to the mitigation measures proposed, development could proceed without being subject to significant flood risk. The development will not increase flood risk to the wider catchment area subject to suitable management of surface water runoff discharging from the site.
- 6.85 Given the above it is clear that the proposals are in accordance with adopted Policies ESD6 (Sustainable Flood Risk Management), ESD7 (Sustainable Drainage Systems) and INF1 (Infrastructure) of the Cherwell Local Plan Part 1 and NPPF paragraph 167.

#### Air Quality

- 6.86 The Council's Validation Checklist sets out what minimum requirements applicants need to submit to enable the proper validation and determination of applications. The accompanying explanatory notes confirm that in relation to air:
- “an air quality assessment is required where the development is proposed inside, or adjacent to an air quality management area (AQMA), or where the development could in itself result in the designation of an AQMA or where the grant of planning permission would conflict with or render unworkable, elements of a local authority’s air quality action plan, applications should be supported by such information as is necessary to allow a full consideration of the impact of the proposal on the air quality of the area. Where AQMAs cover regeneration areas, developers should provide an air quality assessment as part of their planning application.”*
- 6.87 As the site is not inside or adjacent to an AQMA, and the proposed development will not in itself result in the designation of an AQMA, the planning application is not supported by an Air Quality Assessment (AQA).



- 6.88 With traffic generated by both committed and proposed development traffic, the absolute concentrations remain below the current air quality objectives and the level of change due to traffic generated by both committed and proposed development traffic is small, which would not have a significant impact upon local air quality. It is considered that the development's impact on local air quality will be negligible.
- 6.89 The proposed development is considered to be in accordance with national policy in terms of Air Quality as set out in NPPF Section 15 and adopted Policy ESD10 of the Cherwell Local Plan in terms of air quality.

#### Land Contamination

- 6.90 As demonstrated in the Preliminary risk Assessment produced by RSK, the environmental risk at the site is generally low to moderate with the principal risk drivers being the potential for contamination associated with the development of the marina to the north.
- 6.91 Based on existing information, and subject to further confirmation, it is not considered that significant remediation will be required for the proposed development although there may be a requirement for localised removal and / or capping of contaminated soils within the proposed garden areas.
- 6.92 Gas protection measures may be required and should be confirmed by a programme of monitoring and a detailed ground gas risk assessment. This can be completed at the planning condition stage.

#### Noise

- 6.93 The Council's Validation Checklist sets out what minimum requirements applicants need to submit to enable the proper validation and determination of applications. The accompanying explanatory notes confirm that in relation to noise:

*"Applications for developments that raise issues of disturbance by noise to the occupants of nearby existing buildings, and for developments that are considered to be noise sensitive and which are close to existing sources of noise should be supported by a noise impact assessment prepared by a suitably qualified acoustician".*

- 6.94 A noise assessment has consequently not been undertaken of the site as the site is not subjected to substantial noise generators, such as a railway line or motorway. However, it is anticipated that noise will be created during the course of the development's construction and that construction hours will be limited so that the short term impact on residential amenity during the course of construction is reduced.

#### Utilities

- 6.95 The proposed development will be serviced with key utility suppliers and a Utility Statement provided at the appropriate time. In terms of gas, owing to the significant distance of mains required to facilitate a connection, an alternate means of heating is recommended.
- 6.96 A substation is proposed onsite to serve the development in terms of electricity.
- 6.97 Broadband internet provision is available in the area.
- 6.98 In accordance with adopted Policy BSC9 (Public Services and Utilities) and ESD8 (Water Resources) utility provision will be further confirmed at the reserved matters application stage.

#### Sustainability

- 6.99 Sustainability is a theme running through the Local Plan and NPPF. Policy ESD1 identifies measures that will be taken to mitigate the impact of development within the District on climate change. In

accordance with these measures, the proposed development is in a sustainable location in that it is on the edge of a Category A village in close proximity to Banbury, which is one of the most sustainable settlements in the district. Services and facilities are available in Cropredy within an acceptable walking and cycling distance of the site, along with bus stops providing a service to Banbury. A Travel Plan accompanies the planning application which includes measures to encourage sustainable travel options.

- 6.100 Sustainable design and construction methods will be used to deliver energy efficient homes that will meet the Future Homes Standard through the best use of available technology.
- 6.101 The existing landscape features across the site will be retained and enhanced to create new habitats and ensure that a biodiversity net gain of 10% is achieved. Multifunctional spaces with areas for play and recreation routes that connect to the wider PROW and footpath network are proposed to benefit existing and future residents, helping to promote healthy lifestyles.
- 6.102 Through the integration and enhancement of the existing landscape water management and green infrastructure, climate resilience has been considered. Sustainable urban drainage is proposed in the form of attenuation basins as set out above. The dwellings and community facility will be provided with electric vehicle charging points and space for cycle parking, e-bikes and scooters.
- 6.103 A range of house types will support a balanced and inclusive community that meet the needs of different families. The houses will be designed for flexible living, will be adaptable and will be provided with broadband connectivity to allow for home working.
- 6.104 The subsequent reserved matters application will provide further detail on the sustainability and carbon reduction of the proposed dwellings. The principles set out above and within the DAS and supporting technical reports support the principles set out at Policies ESD1, ESD2 and ESD3 of the adopted Cherwell Local Plan Part 1.

#### Infrastructure and Community Facilities

- 6.105 Cherwell has not adopted a CIL Charging Schedule and so contributions towards infrastructure and facilities required to accommodate the development are to be provided through a S.106 Agreement to be agreed with the Councils (District and County) and other relevant parties.
- 6.106 Contributions are anticipated towards the following aspects which can be discussed with relevant consultees as part of the determination of the planning application and negotiation of the S.106 Agreement. It should be noted that this list is not exhaustive and represents an initial assessment.
  - Provision of up to 35% affordable housing together with 70/30 tenure split between social rented and shared ownership;
  - Offsite highways works directly relating to the provision of the development if required by the Highways Authority;
  - Provision of a community building and the potential for a GP surgery to cater for current and future needs;
  - Contributions towards education provision at all levels if a demonstrable need is required to increase capacity;
  - Contributions towards public transport provision in the locality;
  - On-site public open space provision and management arrangements;
  - On-site LEAP provision and management arrangements;
  - On-site LAP provision and management arrangements;
  - Monitoring fees;

- Provision and maintenance of flood protection and water management;
  - Provision of refuse / recycling bins for the development.
- 6.107 As required by paragraph 56 of the NPPF, planning obligations should only be sought where they meet the following tests set out within the NPPF.
- 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.
- 6.108 Pending the agreement of a S.106 Agreement to secure relevant contributions, the proposals will accord with Cherwell Local Plan Policy INV1, Policy SLE4 (Improved Transport Connections) insofar that it relates to contributions to offsite highway works, BSC 7 (Meeting Education Needs) and the provisions of the Cherwell Developer Contributions SPD.

Statement of Community Involvement

- 6.109 A Statement of Community Involvement accompanies this planning application. A public consultation event for the proposed development took place between December 2022 and January 2023 involving a manned public exhibition at St Mary’s Church, on Monday 12<sup>th</sup> December, followed by a meeting with the Parish Council that evening. A consultation website was also established which set out the proposals and provided the opportunity for online comments to be submitted.
- 6.110 The accompanying Statement of Community Involvement provides the detail in relation to notifying members of the public and stakeholders and the responses received. There was some support from the community to the proposals with the provision of affordable housing and starter homes welcomed.
- 6.111 In response to the comments received, a number of changes to the proposals have been made, including the provision of a wider landscape buffer to the south of the site and more starter homes.
- 6.112 In the absence of the preparation of a Neighbourhood Plan, Cropredy Parish Council recently consulted parishioners about priorities for the village over the next 20 years which has resulted in the production of a draft “Vision and Statement of Priorities”.
- 6.113 Respondents confirmed that Cropredy is a great place to live, with a strong sense of community and a good range of local facilities and services. The respondents acknowledged the community’s ageing population resulting in fewer parishioners contributing to community activities and the local economy, with an increasing demand for medical and related services. Parishioners also recognised that village facilities were under threat, with economic pressures from the internet and public transport availability decreasing through reduced usage.
- 6.114 The Parish Council respondents acknowledged that more affordable housing was needed to address the current problem in Cropredy and the wider area. Addressing the needs of an ageing population was also an issue and that a greater mix of housing would attract younger people. Respondents considered that new housing should be energy efficient, incorporating sustainable drainage and should have a positive effect on facilities and services including increased demand for the doctor’s surgery. Regarding the surgery, a separate approach had been made by the partners identifying the need for increased clinical/administrative space and car parking facilities. It was further explained that the current surgery facilities are under significant strain.
- 6.115 Respondents considered that public transport should be maintained and enhanced, electric vehicle charging should be promoted and that footpaths and cycleways should be developed and improved to promote cycling and walking.

## 7.0 PLANNING BALANCE

- 7.1 The Development Plan for Cropredy comprises of a series of documents, some of which are now very dated. Policies BSC1 and Policy Villages 2 of the Cherwell Local Plan Part 1 are the key planning policies which set the spatial strategy for the district. There is no adopted or emerging Neighbourhood Plan for Cropredy and the Cherwell Local Plan 2040, is at an early stage of preparation and therefore currently only attracts very limited weight.
- 7.2 Cherwell District Council has recently reviewed its strategic housing requirement and found that, due to the updated housing needs assessment, the local housing requirement is not relevant and the Standard Method should be used for the purposes of calculating a five year housing land supply. Whereas previously, against the adopted Local Plan, the Council could only demonstrate a 3.5 year supply of housing for the period 2022-2027, against the Standard Method calculation the supply has increased to 5.4 years. The Standard Methodology suggests that there is an annual local housing need of between 742-750 dwellings. The upper figure represents the fact that affordability is worsening in the district and more market houses are needed.
- 7.3 At face value, therefore, using the Standard Method, Cherwell District Council can demonstrate a five year housing land supply and the 'tilted balance' exercise contained within the NPPF (triggered by paragraph 11(d)) does not apply. However, whilst the housing need scenarios contained within the HENA still need to be tested through the Local Plan process, the HENA provides the most up to date evidence for assessing the district's housing need. The HENA also contains evidence which demonstrates the housing needs up to 2040, for a strategy which continues to support economic growth.
- 7.4 Planning Policy Guidance makes it clear that *"the standard method for assessing local housing need provides a minimum starting point in determining the number of homes needed in an area"* and that *"there will be circumstances where it is appropriate to consider whether actual housing need is higher than the standard method indicates."* The PPG goes on to consider that there may be situations where previous assessments of need (such as a recently produced Strategic Housing Market Assessment) are significantly greater than the outcome from the standard method. (PPG Ref 2a-010-20201216).
- 7.5 The recently released HENA indicates that the assessment of actual housing need – whether that is adjusted to consider the latest census figures, or uplifted to follow the extant economic strategy of the Cherwell Local Plan - is significantly greater than the standard method. Indeed, this has been reinforced through our discussions with the Parish who have strongly identified the need for more housing and the current issues associated with long housing waiting lists and increased levels of homelessness, as identified in the Tetlow King report.
- 7.6 Whilst it is accepted that planning policy guidance sets out that where Local Plan policies, providing a housing requirement, are more than 5 years old, and are assessed as being out-of-date, the Local Housing Need figure should be used, it is not accepted that the Council can simply consider this element alone in the context of its Local Plan strategy. If the Council wishes to maintain the economic growth strategies of its Local Plan (and has found them up-to-date through a Section 10A review) then it ought to maintain the appropriate housing requirement. The Council's own evidence in the HENA suggests that the appropriate annual requirement for housing need is 1,277 dwellings per year (a figure not that dissimilar to that which the Council was working with less than four months ago). Using

this figure would suggest that the Council can only demonstrate a housing land supply sufficient for 3.17 years.

- 7.7 Set within this context the application proposals would provide several benefits, including providing up to 60 dwellings, of which 21 would be affordable, located within a sustainable environment to help meet the housing shortfall. Of particular importance, the application proposals will help to address the chronic affordability issue that currently exists in Cropredy and the wider Cherwell District.
- 7.8 The definition of sustainable development is set out in NPPF paragraph 8 which notes that there are three dimensions to sustainable development, namely:
- Economic – contributing to building a strong, responsive and competitive economy;
  - Social – supporting strong, vibrant and healthy communities;
  - Environmental – contributing to protecting and enhancing the natural, built and historic environment.
- 7.9 NPPF paragraph 11 states that where policies, which are most important for determining the planning application are out-of-date, planning permission should be granted, unless:
- *“The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
  - *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.”*
- 7.10 These statements are weighed up below in the context of sustainable development.
- “The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed”*
- *The policies referred to relate to habitat sites, Sites of Special Scientific Interest, Green Belt, Local Green Space, Areas of outstanding Natural Beauty, National Parks, Heritage Coast, irreplaceable habitats, designated heritage assets, areas at risk of flooding or coastal change. None of these designations apply to the site and therefore they provide no reason for restricting development in this location.*
- “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”*
- *The proposal is supported by Policy Villages 2 which permits a limited level of housing at Category A Service Villages such as Cropredy. There will be a level of impact in terms of the location of the site, however the traffic impact on the local highway network has been demonstrated to be minimal and there is the opportunity to promote sustainable modes of travel to access services and facilities in both Cropredy (walking and cycling) and Banbury.*
  - *It is acknowledged that the loss of agricultural land will cause some harm; however, the land is of poor quality and is not the best and most versatile agricultural land.*
  - *In terms of heritage, the Heritage Assessment determined that the proposals would cause no direct impact on any heritage assets but may result in a minor adverse impact (at the very lowest level) upon the wider rural character and appearance of the Cropredy Conservation Area. The proposals will cause no harm to the character and appearance of the Oxford Canal Conservation Area and no harm to the setting and significance of the Church of St. Mary the Virgin or Prescote Manor.*
  - *There is also a level of harm identified in terms of landscape; however, overall, the LVIA concludes that the proposed development will not result in unacceptable effects on landscape and visual*

*receptors as the development preserves the characteristic attributes of the landscape, such as hedgerows and enclosed views, responds positively to the local setting of Cropredy and enhances the green infrastructure network across the site.*

- 7.11 Of note, the benefits proposed by the development will more than offset any envisaged harm. The benefits are outlined below against the three objectives of sustainable development.

### ***The Economic Dimension***

- 7.12 The proposed development would create jobs both directly and indirectly. Ensuring an adequate supply of new homes assists with achieving a flexible labour supply, ensuring that the workforce is able to find somewhere to live near to where job opportunities exist. A shortage in new homes leads to constraints in the local labour supply, which is damaging to the competitiveness of the local economy and the economy of the UK. In the instance of Cherwell, and Cropredy, residential development would help meet the requirement for homes necessary for the country to fulfil its economic objectives.
- 7.13 The increased population will assist in supporting the village shops and facilities through the introduction of new expenditure to the local economy.
- 7.14 Public Sector Revenues, including Council Tax receipts, Section 106 contributions, Cumulative Public Sector Revenues and New Homes Bonus Payments, will be uplifted as a result of the development which will aid the Council to maintain existing services, and in providing new ones, within the district. The proposed development scheme will also contribute to the Gross Value Added (GVA) per annum, both to the economy and from the creation of new jobs at the construction and operation stages.
- 7.15 The proposed development will include live-work units which provide people with a designated office space supporting a more sustainable way of living. This creates the benefits of saving time, money and reduced travel.
- 7.16 It is considered that, overall, the proposed development will provide moderate economic benefits to the local area.

### ***The Social Dimension***

- 7.17 As identified in the Tetlow King Affordable Housing Report, the proposed development will address the basic need for accommodation in the village and District which is a significant social benefit, particularly when the current average value of homes in this area of the district remains well above the national average, as does the average house price in the wider district. The provision of 60 new homes, of which 21 will be affordable, is a significant benefit of the development in the context of the district and local area, especially when there is a significant need for affordable housing in the district as demonstrated by the number of households on Cherwell's housing register. The development will help to meet the objectives of the Cherwell Housing Strategy 2019-2024, which aims to increase the supply and diversity of affordable housing.
- 7.18 Additionally, the development provides new publicly accessible open space for the community which was historically private, including public open space, a LEAP and a LAP. The development proposes a circular walk around and through the site, linking into a network of informal recreational routes, including the opportunity for a new pedestrian bridge across the canal. This provision helps to increase opportunities for healthy lifestyles.
- 7.19 Furthermore, the proposals include the opportunity for a community facility to augment, and compliment, the existing facilities within the village. This could take the form of a relocated and expanded doctors' surgery or an additional meeting facility, to enable existing clubs to develop and meet more regularly.

- 7.20 Overall, the proposal has significant social benefits associated with it including the provision of community infrastructure, affordable housing and public open space.

***The Environmental Dimension***

- 7.21 The site is not located within any landscape or environmental designations and technical studies have shown that the proposed development will not result in unacceptable effects on landscape and visual receptors owing to the development preserving the characteristic attributes of the landscape, such as hedgerows and enclosed views. The application proposal will respond positively to the local setting of Cropredy.
- 7.22 The retention and enhancement of vegetation on the site and the provision of biodiversity gain, in the field to the east by the canal, will ensure the proposed development achieves a 10% biodiversity net gain, which goes beyond the policy requirement and is a significant benefit of the proposal.
- 7.23 The location of the site provides residents with a choice in terms of modes of transport and facilities in the village of Cropredy.
- 7.24 The impact of the proposed development on traffic levels and highway safety have been assessed as part of the submitted Transport Statement. The report concludes that the development would not result in any significant adverse impacts in terms of traffic or highway safety.
- 7.25 Policies protecting areas or assets of importance, and adverse impacts, do not significantly or demonstrably outweigh the public benefits of the proposal. It has therefore been demonstrated that the proposed development is compliant with relevant policies and saved policies from development plan documents and within the NPPF. Planning permission should therefore be granted, through the presumption in favour of sustainable development.

## 8.0 CONCLUSION

- 8.1 This Planning Statement supports an application to Cherwell District Council for outline planning permission for the erection of up to 60 dwellings (Use Class C3), a community facility, new vehicular and pedestrian access off Claydon Road, public open space and associated infrastructure.
- 8.2 The development of up to 60 dwellings would significantly contribute to the supply of housing, including affordable housing, and any potential adverse effects can be satisfactorily mitigated through planning conditions and planning obligations.
- 8.3 A planning policy review has been undertaken which concludes the proposed development is in accordance with the pertinent policies identified in the adopted Development Plan.
- 8.4 This Planning Statement and associated technical reports demonstrate that there will be a minor adverse impact, as a result of the proposed development, in relation to landscape and heritage. However, these impacts are clearly outweighed by the benefits of the scheme. The site provides much needed residential development including 35% affordable housing in a sustainable location. This will help to address the significant affordability issues as identified in the submitted Tetlow King Affordable Housing Report, including the 962 affordable housing unit shortfall. The development will provide numerous economic, social and environmental benefits, including providing a 10% net gain in biodiversity and the relocation (and expansion) of the doctors surgery following their direct approach to the applicant in the context of this planning application.
- 8.5 The proposal contributes to the three overarching objectives of sustainable development by contributing positively to the economic, social and environmental dimensions, through the benefits provided by the proposed development. These benefits include the provision of market housing and affordable housing to meet the identified need.
- 8.6 Owing to the delay in the progression of the Cherwell Local Plan Review, it is evident that the Development Plan will not significantly boost housing for some time and sustainable development at Category A villages, in locations that are acceptable in principle having regard to Policy Villages 2, will need to be granted planning permission in the short term. This proposal will help to ensure housing is delivered rather than relying on delivery from the new emerging Local Plan, followed by the grant of planning permission, to address the shortage in housing land in the District.
- 8.7 Therefore, considering the above, outline planning permission should be granted without delay.



## APPENDICES

### A Affordable Housing Statement

- A.1 Policy BSC3 of the Cherwell Local plan 2011-2031 Part 1 (adopted 2015) requires 35% of the total number of new units to be affordable on sites suitable for 11 or more dwellings (gross). Policy BSC3 requires all qualifying development will be expected to provide 70% of the affordable housing as affordable / social rented dwellings and 35% as other forms of intermediate affordable homes.
- A.2 In addition to Policy BSC3, a series of 'Parish profiles' were published as part of the Community Involvement 2 consultation of the Cherwell Local Plan Review 2040 in 2021. With regards to local housing need the Cropredy Parish Profile outlined the following active applications on the Housing Register.

**Active applications on the Housing Register: 1,680** (Source: CDC Housing Register, 7 July 2021)

Bedroom Needs	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed
No. of active applications	772	519	276	92	18	3
Preference of applications for Cropredy	62	37	15	13	2	0

- A.3 Consideration has been given to Cherwell District Council's recently published HENA (December 2022).
- A.4 If the averages were taken from the range, the proposed development of 60 dwellings could consist of:

Table 5: Housing Mix

	Total	Market	Affordable
1-bed (15%)	9	6	3
2-bed (40%)	24	16	8
3-bed (32.5%)	20	13	7
4-bed (12.5%)	7	4	3

Source: Carter Jonas

- A.5 The proposed development would deliver an affordable housing tenure mix as follows:
- 15 affordable / social rented dwellings (circa 70%)
  - 6 other forms of intermediate affordable homes (circa 30%)
- A.6 The final size of the affordable housing will be determined during the Reserved Matters application stage. However, the final mix will respond to the local need of the village of Cropredy.
- A.7 In summary, the proposed development delivers a policy compliant 21 new affordable homes on a sustainable greenfield site, which is a significant benefit which weighs in favour of the proposed development.

