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**From:** David Wetherill <david@etplanning.co.uk>  
**Sent:** 02 August 2021 10:43  
**To:** West1  
**Cc:** Sam Peacock  
**Subject:** 'National Planning Policy Framework' APP/C3105/W/21/3270400: Land NE of Fringford Study Centre,, OX27 8DD  
**Attachments:** 211B - Case Officer - ET Planning Office - 26 Jul 2021.pdf; 20210727 Fringford NPPF 2021 Comments .pdf

Dear sir/madam,

Thank you for your letter dated 26 July 2021, where you ask us to consider the 20 July 2021 revision to the Framework and its relevance to appeal reference APP/C3105/W/21/3270400. Accordingly, we submit our comments on this matter in this Statement.

Kind Regards,

**David Wetherill**

Associate | ET Planning



**CIL | Enforcement | Land Promotion | Planning | Sequential Tests | Viability**

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**From:** "Office @ ET Planning" <office@etplanning.co.uk>

**Date:** Monday, 26 July 2021 at 15:26

**To:** David Wetherill <david@etplanning.co.uk>, Sam Peacock <sam@etplanning.co.uk>

**Subject:** FW: EXTERNAL Planning Inspectorate APP/C3105/W/21/3270400: Land NE of Fringford Study Centre,, OX27 8DD

Please see attached re: Fringford Study Centre, ETP210105.

Saved to job folder.

Kind Regards,

**Charley Sutton**

Administrative Assistant | ET Planning



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**From:** "noreply@planninginspectorate.gov.uk" <noreply@planninginspectorate.gov.uk>

**Reply to:** "west1@planninginspectorate.gov.uk" <west1@planninginspectorate.gov.uk>

**Date:** Monday, 26 July 2021 at 14:53

**To:** "Office @ ET Planning" <office@etplanning.co.uk>

**Subject:** EXTERNAL Planning Inspectorate APP/C3105/W/21/3270400: Land NE of Fringford Study Centre,, OX27 8DD

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DPC:76616c646f72





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RG45 6DS

Your Ref: ETP210105  
Our Ref: APP/C3105/W/21/3270400

26 July 2021

Dear Sir/Madam,

Town and Country Planning Act 1990  
Appeal by Mr A Bradbury  
Site Address: Land NE of Fringford Study Centre,, Rectory Lane, OX27 8DD,  
Fringford, OX27 8DD

I refer to the above appeal and the revised National Planning Policy Framework, which came into force on 20 July 2021. Information regarding the Framework can be found on GOV.UK:

- [www.gov.uk/government/publications/national-planning-policyframework--2](http://www.gov.uk/government/publications/national-planning-policyframework--2)

If you consider that the revision to the Framework has relevance to your case, please submit your comments on this matter only in a submission titled 'National Planning Policy Framework'.

The deadline for submission of your comments is within 7 DAYS from the date of this letter.

If you have nothing further to add, when you tell me this, can you please copy in the other party.

Yours sincerely,

**Pauline Dun**  
Pauline Dun

*Where applicable, you can use the internet to submit documents, to see information and to check the progress of cases through GOV.UK. The address of the search page is - <https://www.gov.uk/appeal-planning-inspectorate>*

**REVISED NPPF 2021  
COMMENTS ON BEHALF OF THE  
APPELLANT**

**Land NE of Fringford Study Centre  
Adjoining Rectory Lane, Fringford,  
OX27 8DD**

**Reference APP/C3105/W/21/3270400**

**Proposed erection of a 4 bedroom  
detached dwelling with garage and  
access**

**On Behalf of:** Mr A Bradbury

**Report Prepared By:** David Wetherill MRTPI Associate Planner

## **1. Appeal Comments – Revised NPPF 2021**

1.1 Thank you for your letter dated 26 July 2021, where you ask us to consider the 20 July 2021 revision to the Framework and its relevance to appeal reference APP/C3105/W/21/3270400. Accordingly, we submit our comments on this matter in this Statement.

1.2 In relation to the revised NPPF 2021, we only wish to comment on the design based revisions to this document, which among other changes introduce local design codes or guides as a new requirement for Councils.

1.3 NPPF 2021 paragraph 128 states that:

*To provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences.*

1.4 NPPF 2021 paragraph 129 goes onto state that:

*Design guides and codes can be prepared at an area-wide, neighbourhood or site-specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents*

1.5 We wish to point out to the Inspector that to date the Council has not produced any design guides or codes in respect of Fringford, the village in which the site is located. Instead, the Council's design based SPD's either take the form of borough wide guidance (i.e. the Cherwell Residential Design Guide Supplementary Planning Document, July 2018) or are specific to large housing allocations such as:

- Banbury Vision and Masterplan Supplementary Planning Document (SPD) (December 2016)

- Kidlington Masterplan Supplementary Planning Document (SPD) (December 2016)
- North West Bicester Supplementary Planning Document (SPD) (February 2016)

1.6 Notwithstanding this the applicant has produced a detailed appraisal of the surrounding character in the accompanying Design and Access Statement, submitted in support of the original application. In the absence of any detailed analysis from the LPA, the applicant has demonstrated how the scheme fits in with the overall form and layout of its surroundings, as required by NPPF paragraph 134.

1.7 As a final point, we wish to point out to the Inspector that in terms of references to the NPPF within the Statement of Case, some of the paragraph numbers may have changed due to the updates within the NPPF, but the emphasis of the planning arguments remain the same.

### **Summary**

1.8 It is maintained that the Council's reason for refusing the proposed development is unjustified, and it is respectfully requested that the appeal be allowed.