

# PLACE AND GROWTH INTERNAL MEMORANDUM

**From:** Planning Policy and Growth Strategy

**To:** Development Management (FAO Caroline Ford)

**Our Ref:** Application Response      **Your Ref:** 17/02394/OUT

**Ask for:** Lewis Bankes-Hughes      **Ext:** 1884      **Date:** 5 January 2018

## APPLICATION FOR PLANNING PERMISSION PLANNING POLICY CONSULTATION RESPONSE

This response raises the key planning policy issues only.  
All material planning policies and associated considerations will need to be taken into account.

<b>Planning Application No.</b>	17/02394/OUT
<b>Address / Location</b>	OS Parcel 9100 Adjoining and East of Last House Adjoining and North of Berry Hill Road, Adderbury
<b>Proposal</b>	Outline planning permission for up to 60 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.
<b>Key Policies / Guidance</b>	<p><u>Cherwell Local Plan 2011-2031 Part 1</u></p> <ul style="list-style-type: none"> <li>• Policy BSC 3: Affordable Housing</li> <li>• Policy BSC 4: Housing Mix</li> <li>• Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision</li> <li>• Policy BSC 11: Local Standards of Provision – Outdoor Recreation</li> <li>• Policy ESD 13: Local Landscape Protection and Enhancement</li> <li>• Policy ESD 15: The Character of the Built and Historic Environment</li> <li>• Policy Villages 1: Village Categorisation</li> <li>• Policy Villages 2: Distributing Growth Across the Rural Areas</li> <li>• Policy Villages 4: Meeting the Need for Open Space, Sport and Recreation</li> </ul> <p><u>Cherwell Local Plan 1996 (Saved Policies)</u></p> <ul style="list-style-type: none"> <li>• Policy H18: New dwellings in the countryside</li> <li>• Policy C8: Sporadic development in the open countryside</li> <li>• Policy C18: Development proposals affecting a listed building</li> <li>• Policy C28: Layout, design and external appearance of new development</li> </ul> <p><u>Other Considerations</u></p>

	<ul style="list-style-type: none"> <li>• Adderbury Neighbourhood Plan (Submission Plan)</li> </ul>
<p><b>Key Policy Observations</b></p>	<ul style="list-style-type: none"> <li>• Adderbury is a Category A village, one of the more sustainable villages in the District (Policy Villages 1).</li> <li>• Policy Villages 2 provides for a total of 750 homes to be delivered at the Category A villages on new sites of 10 or more dwellings ( in addition to the rural allowance for small site ‘windfalls’ and planning permissions as at 31 March 2014).</li> <li>• The proposal would assist in meeting overall Policy Villages 2 housing requirements and could contribute to the provision of affordable housing.</li> <li>• The 2017 AMR (December 2017) shows there are 86 dwellings, out of the 750 allocated for the rural areas, remaining to be identified. The AMR also demonstrates that the District presently has a 5.5 year housing supply for the period 2017-2022 (commencing 1 April 2017). However, this will increase to 5.7 for the period 2018 to 2023 (commencing April 2018).</li> <li>• For the period 2011 to 2017 there have been 144 recorded housing completions in the village.</li> <li>• For the period 1 April 2014 (the date from which the 750 dwelling allocation in Policy Villages 2 applies) to 31 March 2017 there were 94 recorded housing completions in Adderbury.</li> <li>• There is therefore no pressing need to release additional greenfield land at this time.</li> <li>• The consultation period for the Adderbury Neighbourhood Plan (Submission Plan) concluded on 24 November 2017 and Adderbury Parish Council is currently preparing a list of minor modifications prior to submitting the plan for examination. The application site is not allocated for development within the Neighbourhood Plan and the Neighbourhood Plan has limited weight as a material planning consideration prior to adoption.</li> <li>• The draft Housing and Economic Land Availability Assessment (HELAA) dated August 2017 identifies the application site as HELAA012 and concludes that this site would be unsuitable for development.</li> <li>• The draft HELAA states (Appendix 4, page 4), "<i>The site adjoins the built-up limits of the village however the site is remote from the services and facilities. The site is considered to be unsuitable and there is a low density and linear development form on the northern side of the road at this gateway to the village. More intensive development in this location would be detrimental to the character of the village and represent a significant intrusion into the countryside (harming its character and appearance). Development would harm the setting of the church. The topography of the north western part of the site also makes development challenging.</i>"</li> <li>• Although the application site is not located within the designated Adderbury Conservation Area, Adderbury is an historic village and development is required by Policy ESD 15 to complement and enhance the character of its context through sensitive siting, layout and high quality design and to respect traditional patterns of development. It also requires development to conserve, sustain and enhance heritage assets. The advice of the Design and Conservation team should therefore be sought.</li> <li>• In conclusion, Adderbury is a sustainable village and Policy Villages 2 does make provision for some development to take place in such settlements. However, the draft HELAA suggests</li> </ul>

	<p>that this is an unsuitable site for development. The merits of providing additional housing (including affordable homes) need to be considered alongside issues such as the loss of open countryside, the impact on the existing settlement pattern and the impact on heritage assets.</p>
<b>Policy Recommendation</b>	<ul style="list-style-type: none"><li>• Objection</li></ul>