

**Case Officer:** George Smith

**Recommendation:** Refuse

**Applicant:** Mr & Mrs Purewal

**Proposal:** Erection of 4 No dwelling houses with associated garages, access and landscaping

**Expiry Date:** 21 November 2019

**Extension of Time:**

## **1. APPLICATION SITE AND LOCALITY**

- 1.1. The application site is located off Aunt Ems Lane, to the rear of a cluster of residential dwellings at Caversfield, with the site forming the vast garden land of The Old Vicarage. The host property is a dwelling which is located furthest south in this small cluster of 4 dwellings, which also includes (south to north); Aries, Prospect House and South Lodge which all front onto Fringford Road in a linear, ribbon pattern. Each dwelling in the cluster is detached with varying styles, footprints and forms. The Old Vicarage is the tallest of the dwellings at 2 ½ storey height and appears to be the oldest, constructed in stone under a tiled roof, but with some later additions that are clad in cream/light render.
- 1.2. The application site is not within any Conservation Area designation; however, the RAF Bicester Conservation Area is located approximately 40m to the east, covering a large area beginning the opposite side of Fringford Road and which includes Bicester Garden Quarter and Bicester Airfield.

## **2. DESCRIPTION OF PROPOSED DEVELOPMENT**

- 2.1. The proposal seeks planning consent for 4 residential dwellings, each being two-storey in height. The dwellings at Plots 1-2 would be 3 bedroom semi-detached, whilst Plots 3 and 4 would each feature a detached 4-bedroom dwelling.

### Plots 1 and 2

- 2.2. These semi-detached dwellings would have a ridge height of 9.5m and an eaves height of 5.5m. The dwellings would be externally faced predominantly in white render, but with stonework on the upper façade on each elevation, under a clay tiled roof with uPVC doors and windows. Each dwelling would feature an attached flat roof garage and be 55.8 sq m each in footprint.

### Plot 3

- 2.3. This detached dwelling would have a ridge height of 8.5m with an eaves height of 5.5m. The dwelling would be externally faced in white render under a clay tiled roof with uPVC windows and doors. The dwelling would feature an attached flat roof garage and be 72 sq m in footprint.

### Plot 4

- 2.4. This detached dwelling would have a ridge height of 8.5m with an eaves height of 5.5m. The dwelling would be externally faced in stonework under a clay tiled roof

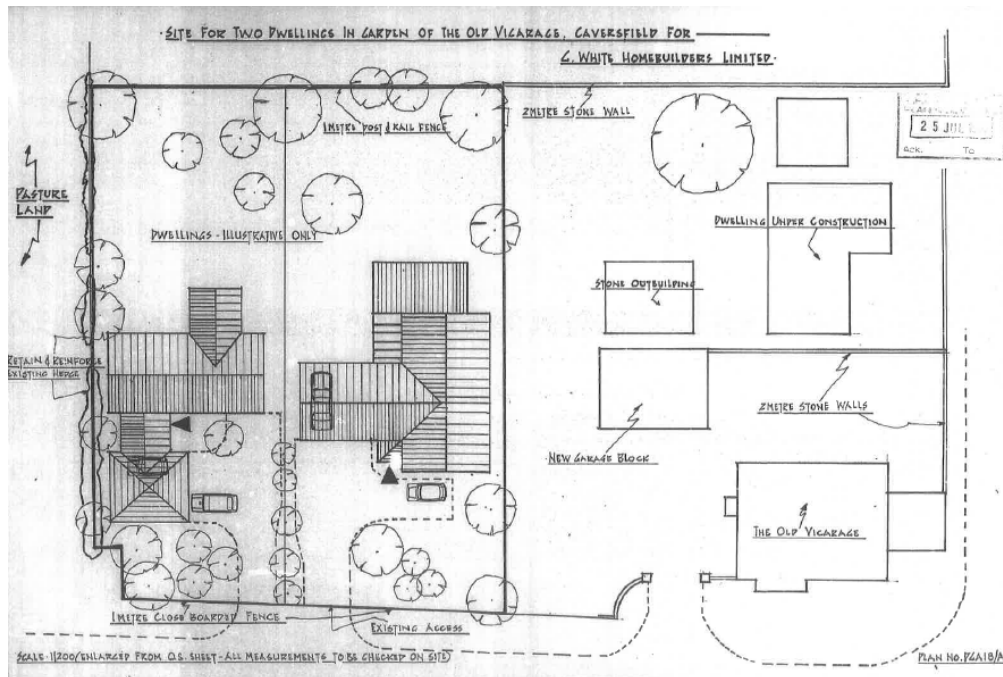
with uPVC windows and doors, with a footprint of 72 sq m. The dwelling would feature a detached, two-bay garage constructed in white render, located to the front.

### 3. RELEVANT PLANNING HISTORY

3.1. The following planning history is considered relevant to the current proposal:

3.2. CHS.646/88 – Erection of two detached dwellings & access (outline) – Application refused and dismissed at appeal (site plan and appeal summary below)

3.3.



3.4. Appeal ref: T/APP/C3105/A/89/112418/P3 – The Inspector found that the above application would not represent infilling, not filling a small gap in an otherwise built-up frontage and that the development would create a ribbon of development stretching out of the village. Whilst the inspector acknowledged that the site had a relatively suburban appearance due to recent development, this would only be reinforced on this site by the erection of dwellings. The Inspector maintained that the erection of dwellings would have detracted from the rural character of the immediate surroundings, due to the site retaining an open appearance which complimented the adjoining countryside.

3.5. The Inspector considered that the proposals were not in accordance with policy with no justifiable exception. The Inspector thereby dismissed the appeal.

3.6. CHS.452/93 - Two storey extension and conversion of existing double garage and carport to provide for boarding house accommodation (4 bedrooms). Application refused on the grounds on extending the built-up limits and being detrimental to the rural character and appearance of the approach into the village.

### 4. PRE-APPLICATION DISCUSSIONS

4.1. The following pre-application discussions have taken place with regard to this proposal:

4.2. 19/00124/PREAPP – Construction of four dwellings on land to the side of the existing property

- 4.3. Advice given by the LPA stated that a proposal of this nature could not be supported on this site. The pre-application enquiry proposal constituted unjustified unsustainable development beyond the built-up limits of the settlement, intruding into the open countryside and thus causing significant visual harm at this rural edge of village location. The proposal was also considered to provide an unacceptable level of residential amenity.

## **5. RESPONSE TO PUBLICITY**

- 5.1. This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was **11 November 2019**, although comments received after this date and before finalising this report have also been taken into account.

The comments raised by third parties are summarised as follows:

- Only infill or extension is allowed in Category C villages and the plans do not constitute either. The refused application (CHS.646/88) confirms that building on this site does not constitute infill, and this application runs contrary to paragraph C.264 of the CLP 2031.
  - No agricultural need or conversion of redundant buildings has been demonstrated
  - The development would result in a detrimental impact on the adjoining conservation area and surrounding houses. Would significantly impact on adjoining open countryside.
  - Plot No. 4 dwelling is located too close to boundary of Prospect House.
  - Guidance for 22m distance on back-to-back separation is unacceptable in a village with countryside views. Detrimental to resident enjoyment.
  - No access from front of property to rear. Pedestrian garden access would be required on boundary of Prospect House, leaving no space whilst also contributing light pollution onto this neighbour.
  - Would impact highway due to additional traffic on a narrow country lane.
  - Diverse wildlife at Caversfield.
  - Land is perceptible to flooding, impacts on foul sewage and surface water drainage.
  - Issues regarding waste collection and inconvenience/safety of such.
  - Concern regarding density and the development is not as envisioned in Policy BSC2.
- 5.2. The comments received can be viewed in full on the Council's website, via the online Planning Register.

## **6. RESPONSE TO CONSULTATION**

- 6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

#### PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

- 6.2. CAVERSFIELD PARISH COUNCIL: **Objects** – on principle, visual impact, neighbour impact, flood impact, drainage impact, loss of trees, potential loss of bus service and no affordable housing.

#### STATUTORY CONSULTEES

- 6.3. OCC HIGHWAYS: **Objects** – as no visibility splays have been demonstrated when considering views to the west, whereby cars travel into the village at speeds faster than the 40mph limit due to sites proximity to the change of this speed limit.

#### NON-STATUTORY CONSULTEES

- 6.4. CDC ARBORICULTURE: **Objects** – due to conflict caused through the siting of Plot 4 to the hedgerow on the northern boundary.
- 6.5. CDC ECOLOGY: **No objections** – as the ecological report submitted is acceptable in recommending enhancements for biodiversity. However, a landscape and ecological management plan could be required prior to determination, whilst the proposed landscaping is not acceptable i.e. hedging and

### **7. RELEVANT PLANNING POLICY AND GUIDANCE**

- 7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 7.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

#### CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031 Part 1)

- PSD1: Presumption in Favour of Sustainable Development
- Villages 1: Village Categorisation
- Villages 2: Distributing Growth Across the Rural Areas
- BSC 2: The Effective and Efficient Use of Land
- ESD 1: Mitigating and Adapting to Climate Change
- ESD 3: Sustainable Construction
- ESD 6: Sustainable Flood Risk Management
- ESD 7: Sustainable Drainage Systems (SuDS)
- ESD10: Protection and Enhancement of Biodiversity and the Natural Environment
- ESD 13: Local Landscape Protection and Enhancement
- ESD 15: The Character of the built and historic environment

#### CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C8: Sporadic development in the open countryside
- C28: Layout, design and external appearance of new development
- C30: Design of new residential development
- ENV1: Development likely to cause detrimental levels of pollution
- H18: New dwellings in the countryside

### 7.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Cherwell Residential Design Guide (2018)
- Cherwell Council Home Extensions and Alterations Design Guide (2007)

## 8. APPRAISAL

### 8.1. The key issues for consideration in this case are:

- Principle of development
- Design, and impact on the character of the area
- Residential amenity
- Highway safety
- Ecology

#### Principle of development

- 8.2. The National Planning Policy Framework (NPPF) explains that the purpose of the planning system is to contribute to the achievement of sustainable development. This is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 8.3. The general thrust of the NPPF is one of supporting the achievement of sustainable development through the planning system; recognising the need to secure gains in the overarching objectives (economic, social and environmental). In respect of new residential development there is a requirement for the provision of new housing of the right type in the right location at the right time, and that development should also contribute to protecting and enhancing our natural, built and historic environment, as well as fostering a well-designed and safe built environment (Para. 8). These aims are echoed within the policies of the CLP 2031 which looks to support sustainable development.
- 8.4. Cherwell District Council can demonstrate a five-year supply of deliverable housing sites. In addition to this, the Written Ministerial Statement of 12th September 2018 provides for a temporary change to housing land supply policies as they apply in Oxfordshire. Until the adoption of the Joint Statutory Spatial Plan, the Oxfordshire Authorities are required to demonstrate a 3-year supply of deliverable housing sites (as well as meeting their requirements in respect of the Housing Delivery Test). As such, policies for determining the application are only to be considered out of date (in accordance with paragraph 11d – footnote 7 of the NPPF) where a 3-year supply of deliverable sites cannot be demonstrated. The presumption in favour of sustainable development, as advised by the NPPF, will need to be applied in this context.
- 8.5. Policy Villages 1 of the CLP 2031 provides a framework for housing growth in the rural areas of the district and groups villages into three separate categories (A, B and C). Caversfield is recognised as a Category C village. Category C villages are the least sustainable settlements in the District's rural areas (which is highlighted by the village's lack of amenities) and as such new residential development will be

restricted to conversions and infilling within the built-up area of the settlement. Caversfield was identified in the Cherwell Village Characterisation Update (2014) as having no village service amenities or facilities, but for a recreation facility. The village did not have a nursery, primary school, retail shop/post office, public house, village hall or any other service.

- 8.6. The village is in reasonable proximity to the town of Bicester; however, pedestrians travelling from the application site itself cannot access Bicester directly via footpath, with the vehicle speed limit at national speed limit (60mph) and then 40mph coming into the village along Aunt Ems Lane). A footpath is then located further to the east on Fringford Road, giving pedestrian access to Bicester via an unlit road at national speed limit (60mph). Therefore, given this and the total distance, walking routes are undesirable to Bicester North Railway Station and any convenience store within the settlement of Bicester, thus encouraging the use of less sustainable travel options from the site.
- 8.7. The application site is garden land associated with the Old Vicarage, which is extensive, located to the rear of both the host property and Aries (north). The residential garden land of Prospect House (further north) also stretches back to follow the same rear boundary line as The Old Vicarage, which both back on to an agricultural field. Despite being residential garden, the site has a rural and verdant nature, providing a welcome transition to the rural land to the south and west.
- 8.8. The built limits are defined by the extent of the built form of the village. This extensive area of garden land, without any built form, is located to the rear of a small cluster of dwellings on the periphery of the village. Notwithstanding that the site forms land associated with the Old Vicarage, officers conclude that the site is also clearly not within the built-up limits of the village, and therefore cannot be assessed against the provisions of Policy Villages 1 of the CLP 2031.
- 8.9. For the avoidance of doubt, the application proposal would clearly not constitute infilling or a conversion, which are permissible within the built-up limits of Category C villages. There are no buildings to be converted to form any of the 4 dwellings proposed. Furthermore, Paragraph C.264 of the CLP 2031 defines infilling, which is *"the development of a small gap in an otherwise continuous built-up frontage"*. Given that the site is located to the rear of a run of 4 dwellings, with no built-form on either side of the development pattern proposed is clearly not infilling.
- 8.10. Given that the proposal cannot be assessed against the provisions of Policy Villages 1 of the CLP 2031, it stands to be assessed against Saved Policy H18 of the CLP 1996.
- 8.11. Policy H18 of the Cherwell Local Plan 1996 sets out that a new dwelling in the open countryside will only be granted planning permission where it is considered to be essential for agriculture or another existing undertaking or where it meets the criteria for the provision of affordable housing and in either case where it does not conflict with any other policy in the development plan.
- 8.12. No case has been made for consideration as a rural exception site for affordable housing or for an essential undertaking. As the proposal cannot be justified based on an identified essential need, the proposal clearly does not comply with policy criterion and it therefore represents a departure from the Development Plan.
- 8.13. As can be seen from the planning history of the site there have been previous refusals of applications, and the dismissal of a subsequent appeal against the refusal of CHS.646/88, for development of the site considered to be extending the built form westwards. The Inspector considered that this site was located outside the

built-up limits of the village. Whilst the policy context has changed since previous refusals at the site, proposals for new residential development at this location would find no greater support in the policy context of current Development Plan than has previously been the case. The context of the site and wider area has not changed significantly to the extent that would lead officers to a different view, whereby the site is located outside the built-up limits of the village. The site is not considered a sustainable location for unjustified, new residential development, and development of the site is likely to have a detrimental impact on the rural edge of village character.

- 8.14. The proposed development is therefore considered to be unacceptable in principle and would fail to comply with Policies PSD1 and ESD1 of the Cherwell Local Plan 2031 Part 1, saved Policy H18 of the Cherwell Local Plan 1996 and relevant paragraphs of the National Planning Policy Framework.

#### Design, and impact on the character of the area

- 8.15. Government guidance contained within the NPPF requiring good design states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Further, permission should be refused for development of poor design that fails to take the opportunities for improving the character and quality of an area and the way it functions.
- 8.16. Saved Policies C28 and C30 of the Cherwell Local Plan 1996 exercise control over all new developments to ensure that the standards of layout, design and external appearance are sympathetic to the character of the context. New housing development should be compatible with the appearance, character and scale of existing dwellings in the vicinity.
- 8.17. Policy ESD13 of the Cherwell Local Plan Part 1 states that development proposals will not be permitted if they would cause undue visual intrusion into open countryside or cause undue harm to important natural landscape features. Furthermore, development will be expected to respect and enhance local landscape character.
- 8.18. Policy ESD15 of the Cherwell Local Plan Part 1 states that new development will be expected 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.
- 8.19. Policy BSC2 has provision for housing density, which supports housing to be at a density of at least 30 dwellings per hectare. Paragraph C.102, the supporting text of this policy, states that; “...*the density of housing development will be expected to reflect the character and appearance of individual localities and development principles that are appropriate to the individual circumstances of sites.*”
- 8.20. The dwelling would be located outside of the built-up limits of the village. The small cluster of dwellings fronting onto Fringford Road are considered to constitute the limits of the village and following this the countryside opens to agricultural fields from the transition of vast residential gardens. It is considered that the proposed development on this site would have a detrimental impact on the local landscape and rural character of the area and the openness of the countryside and its setting to the village. The removal of several trees on the site to facilitate the development is considered harmful to the verdant appearance of the site.

- 8.21. Notwithstanding the general location of the 4 proposed dwelling as being unacceptable to the open and rural character of the site, the layout/density, volume and appearance of the dwellings proposed is considered to cause significant and demonstrable harm to the character and appearance of the area.
- 8.22. The existing cluster of properties located to the east of the site have accesses which front onto Fringford Road in a ribbon pattern. Whilst the vehicular access and orientation of the Old Vicarage is onto Aunt Ems Lane, there is a continuation of this ribbon pattern around the street corner. The current application seeks consent for a new cul-de-sac which would give individual vehicular access to each property. This development pattern is not a character of this immediate area and would contribute to an urbanisation of this area of land and thus impacting negatively on the rural character of the site wider area.
- 8.23. The existing cluster of dwellings to the east of the site are all moderate size and within generally spacious plots, with generous separation distances between each. This contributes to the semi-rural nature of this part of the village, aiding the transition towards the countryside to the south and west. The distance across the frontage of all these 4 existing residential properties is measured at approximately 100m, whilst the space afforded across the application site to accommodate 4 further dwellings is approximately 50m. The volume of housing on this site, and the housing density above that of the surrounding area is considered inappropriate in this location, failing provide a sympathetic layout to respect the existing pattern of development and failing to complement or enhance the character of the context.
- 8.24. The heights of the semi-detached dwellings at Plots 1-2 is considered particularly harmful to the character and appearance of the wider area, being 9.5m at ridge and thus above the height of the Old Vicarage being over-dominant in the context of the overall streetscene and in public views along Aunt Ems Lane.
- 8.25. The design rationale appears to be to mimic the different styles of dwelling in Caversfield, which has provided subtle differences in the general appearance of the dwellings and how they are read (including; scale, form and materials). However, the overall uniformity of the dwellings proposed, which is essentially guided by the limited space available on the site, displays an overengineered appearance. This is more akin to a suburban location, rather than the semi-rural pattern further to the east whereby the dwellings and their design, layout and form has developed over time.
- 8.26. The Old Vicarage does feature some rendered elements in later additions to the property, mainly on rear or subservient elements. However, the heavy use of render across this scheme, particularly the whole façade of Plot 3 and the lower 'half-and-half' façade of Plots 1-2, is considered poor design and to not respect the overall character of the wider area and thus is considered to be detrimental to the scheme as a whole.
- 8.27. The garages as submitted are considered to result in poor design in this rural context. In particular, the detached garage to serve Plot 4 is considered overly suburban, failing to respect the existing rural nature of the site and wider area. The flat roof garages to Plots 1-3 are considered a poor detail and, particularly where viewed from Aunt Ems Lane, would detract from the overall appearance of the site.
- 8.28. The Council's Arboricultural Officer has raised concerns regard the siting of Plot 4 and its poor relation to the existing vegetation along the northern boundary. The amount of shade offered by this boundary on future occupiers of this plot would create a conflict which could result in the hedgerow being cutback or removed.



Therefore, the development is likely to cause a further impact on the green and verdant nature of the site.

- 8.29. The Arboricultural Officer has recommended a condition attached for landscaping details to be submitted, which would be conditioned to any application granted.
- 8.30. Whilst of a modern design the proposals are not considered outstanding or innovative, or which particularly promote high levels of sustainability. The proposals would introduce development where currently none exists and which would intrude into the open countryside, which is not considered sympathetic to the edge of rural village context, within which the site sits. Further, the proposals are not considered to reflect or reinforce local distinctiveness through siting or design and are therefore contrary to Policies ESD10, ESD13 and ESD15 of the Cherwell Local Plan 2031 Part 1, saved Policies C28 and C30 of the Cherwell Local Plan 1996 and relevant paragraphs within the National Planning Policy Framework.

#### Residential amenity

- 8.31. Policy C30 of the CLP 1996 requires that a development must provide standards of amenity and privacy acceptable to the Local Planning Authority. These provisions are echoed in Policy ESD15 of the CLP 2031 which states that: *'new development proposals should consider amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation and indoor and outdoor space'*.
- 8.32. Given the siting of the proposed dwellings, neighbours that are potentially impacted by way of the proposals are: The Old Vicarage, Aries, Prospect House.
- 8.33. The Cherwell Home Extension Guidance (2007) and the Cherwell Design Guide (2018) advises that where a new window is proposed in a back-to-back relationship, it should normally be at least 22 metres away from a window of a neighbour's habitable room to prevent loss of privacy.
- 8.34. The proposed dwellings are in a generally linear pattern in the back-to-back relationship, with The Old Vicarage being the most closely related property to any of the dwellings (Plots 1-2). The separation distance is measured at approximately 26m and thus considered sufficient to restrict detrimental overlooking. Similarly, and given the greater separation distances, no other neighbour would be materially impacted through a loss of privacy.
- 8.35. Overall, the proposed dwellings are considered to be reasonably sited as to prevent any overlooking, loss of light, outlook or give rise to an over-dominant impact on adjacent neighbours. The proposal is thus considered acceptable regarding residential amenity, compliant with Policy ESD15 of the Cherwell Local Plan 2031 Part 1 and relevant paragraphs of the National Planning Policy Framework.

#### Highway safety

- 8.36. Policy ESD15 of the CLP 2031 Part 1 states, amongst other matters, that new development proposals should: *be designed to deliver high quality safe...places to live and work in*. This is consistent with Paragraph 110 of the NPPF which states that: *"developments should create places that are safe, secure and attractive – which minimise the scope for conflicts between pedestrians, cyclists and vehicles."*
- 8.37. Paragraph 109 of the NPPF states that *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."*

- 8.38. The Local Highways Officer has objected to this application, on the basis that the submitted site layout plan does not show the full extent of the visibility splay to the west of the access, nor any dimensions and therefore it has not been demonstrated that the development achieves the required visibility splay within the highway boundary, which is required prior to the determination of an application.
- 8.39. Whilst there is an existing garden access gate into the application site, this is not the primary vehicular access for occupiers of The Old Vicarage, which is further to the east. In any case, the proposed access into the site is located further to the west than the existing site/garden access. Officers see no reason to disagree with this assessment and, in the absence of any plan or information which demonstrates an acceptable visibility splay, conclude that the proposal would result in an unacceptable impact on highway safety.
- 8.40. Whilst the proposal is acceptable on cycle and vehicular parking, for the reasons set out above it would fail to comply with Policy ESD15 of the Cherwell Local Plan 2031 Part 1 and relevant paragraphs of the National Planning Policy Framework.

#### Ecology

- 8.41. NPPF – Conserving and enhancing the natural environment requires that planning decisions should look to protect and enhance valued landscapes, recognising the intrinsic character and beauty of the countryside and further minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures; contributing to the Government's commitment to halt the overall decline in biodiversity (Para 170); these aims are echoed in Policy ESD10 of the CLP 2031.
- 8.42. The Council's Ecologist has reviewed the application and has not raised any objections to the ecological report that was submitted, subject to conditions for this report to be adhered to. Further details are required relating to landscaping and ecological management, which can be conditioned to any consent given. Therefore, this proposal is acceptable on ecological grounds.

#### Other matters

- 8.43. Officers note the comments of third parties and the Parish in relation to flooding, however the site is identified on Environment Agency mapping as being located in Flood Zone 1, which is at the lowest risk of flooding.

### **9. PLANNING BALANCE AND CONCLUSION**

- 9.1. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 requires that the three dimensions to sustainable development (economic, social and environmental) are not undertaken in isolation, but are sought jointly and simultaneously.
- 9.2. In reaching an informed decision on planning applications there is a need for the Local Planning Authority to undertake a balancing exercise to examine whether the adverse impacts of a development would be outweighed by the benefits such that, notwithstanding the harm, it could be considered sustainable development within the meaning given in the NPPF. In carrying out the balancing exercise it is, therefore, necessary to take into account policies in the development plan as well as those in the NPPF. It is also necessary to recognise that Section 38 of the 1990 Act continues to require decisions to be made in accordance with the development plan and the NPPF highlights the importance of the plan led system.

- 9.3. The proposal would avoid harm to residential amenity and is acceptable in ecology terms. The proposed would provide four additional houses, thereby making a minor contribution to the district's housing land supply albeit in an unsustainable location, and would provide temporary economic benefits in terms of construction, jobs, etc. The proposal would not have any benefit in terms of affordable housing provision.
- 9.4. Given the above assessment in the light of current guiding national and local policy context, it is considered that by virtue of their, siting, scale and design the proposals would represent unjustified residential development beyond the built-up limits which would cause harm to the intrinsic character and appearance of the site and its edge of village setting within the open rural landscape; and further would insufficient information has been submitted to show that the development can accommodate an acceptable level of safety for users of the site.
- 9.5. It is therefore considered that any potential benefits of providing the proposed development would not outweigh the significant harm to the environment identified above. The proposals are therefore considered contrary to the above-mentioned Development Plan policies; as such the application is therefore recommended for refusal for the reasons set out below.

## **10. RECOMMENDATION**

That permission is refused, for the following reasons:

1. By virtue of their location, siting, scale, layout, design and overall appearance, the proposals would constitute unjustified development beyond the built-up limits of Caversfield, failing to relate well to existing built development, and which would intrude into open countryside causing significant and demonstrable visual harm to the valued rural landscape. In addition, the proposed development would be sited in an unsustainable location that would be contrary to the district's housing strategy without the demonstration of an essential need, resulting in future occupiers having no realistic choice of travel means other than the private car. This harm would significantly and demonstrably outweigh the limited public benefits arising from this proposal. The proposal is therefore in direct conflict with the provisions and aims of Saved Policies C28, C30 and H18 of the Cherwell Local Plan 1996, Policies ESD1, ESD10, ESD13, ESD15 and Villages 1 of the Cherwell Local Plan 2011-2031 Part 1 and guidance contained within the National Planning Policy Framework and is unacceptable in principle.
2. By virtue of insufficient information being submitted, it has not been successfully demonstrated that the development can accommodate an acceptable level of safety for road users when egressing from the site. The proposal is therefore in direct conflict with the provisions and aims of Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and government guidance contained within the National Planning Policy Framework.

Case Officer: George Smith

DATE: 21/11/2019

Checked By: Nathanael Stock

DATE: 25.11.2019

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