



A variety of property types and sizes with a varied front garden depths and boundary treatments- Tanners Lane



A brick detached property on Horn Hill Road



A variety of property types and sizes with a varied front garden depths and boundary treatments- Tanners Lane

Character Area 3 - The Lanes



Formality / Informality

This character area should consist of a mixture of minor routes that filter off the main central spine. These should be comparably narrow, shared surface informal routes where dwellings sit very close to the main thoroughfare. It is recommended that the setting out and typology of properties contrast with one another to reinforce an organic character. The alignment and width of the streets should fluctuate in response to the site conditions and accommodate movement desire lines and key views.

Enclosure / Openness

A mixture of semi-detached and terraced properties should be situated close to the shared surface lane and garages should be linked to properties where possible to create a built form with a strong sense of enclosure to the public realm.

The narrow nature of the public realm means that edging to the defensible space to properties should be limited to low level treatment such as planting/ grass, and random rubble stones to avoid an overly enclosed environment.

Landscape

This character area will be one of the most hard landscape areas due to the limited amount of space available for landscaping and therefore will have very little in the way of soft landscape features. Where opportunities for landscaping is available it should be low level landscaping to avoid infringing on views towards the church.

Whilst these areas provide limited amount of landscaping they will offer a connection with the wider surrounding landscape, particularly to the north, providing views towards the woodland surrounding Huron House and the River Cherwell, as well as towards the Grade 1 listed church spire.



Strong enclosure to the street framing view towards The Church of St Mary



Informal building character with a mixture building typologies and slightly varying set backs



Strong enclosure with properties sitting close to the street with limited amounts of low level landscaping

Character Area 4-Valley Edge



6.27 'Valley Edge'

Fronts/Backs

This character area should benefit from a dispersed building line with a strong relationship to the surrounding open space. The backs of properties should be clearly defined by building layout, perimeter wall and front garden boundaries.

Building Line & Rhythm

The building line should be varied and dispersed. Properties in this location should be larger and benefit from a large plot in general. Building facades should have a formal character which matches the stature and size of the property.

Parking

Parking in this location should be a combination of on plot garages with driveways parking to the rear and to the side of properties. Where garages are provided, they should be positioned with minimal set back to avoid 'bleeding' of the street scene.



Newer properties overlooking public open space - Sydenham Close

Public Realm

A strong defining character of this part of the scheme is the relationship with proposed open space to north and fields and woods . A winding path with a rural character should connect the properties to nearby streets and lanes as well as to footpaths linking to the public right of way.

Materials and Character

The informal nature of this character area affords the opportunity to use a mixture of build materials. Brick can be introduced as both a detail and as predominant building material.

Boundary Treatments

A mostly natural boundary such as a formal hedgerow should be utilised in this area. A relationship should be maintained with the surrounding open space but properties need to benefit from a clear boundary to define public from private.

Character Area 4-Valley Edge



Enclosure / Openness

This character area will achieve high levels of openness due to its location on the edge of the development and proximity to the scheme's primary open space.

Large detached properties and garages should be prioritized in this character area informally arranged and set back behind generous front gardens which will also contribute towards a more open character.

Boundary treatments should be restricted to low hedges, planting/grass, and random rubble stones in this character area to maintain the open feel and contrast to the rest of the scheme.

Landscape

Verges should continue from other character areas into this space in order to unify other character areas and aid legibility. Verges and open front gardens can provide seamless transitions between the open space to the north and development area of the site.

Formality / Informality

The Valley Edge character area should reflect the informality of the 'Former Farms' character areas of Adderbury which are often towards the fringes of the village and overlooking large open spaces. Properties should undulate slightly from one another and contrast in typology.

Large areas of open space will provide opportunities for new tree planting which will create a visually strong but soft edge to the development area from the north and aid the transition from green to urban.



Illustrative sketch of Valley Edge character area



Front garden with no boundary treatments creating strong sense of openness



Large corner turning detached property overlooking public open space

Landscaping

- 6.28 Landscaping will be considered at reserved matters stage, but it is recognised that existing green infrastructure will have a major influence on the form of development proposed at the site and a landscape and ecological led approach to masterplanning has been utilised in creating the Illustrative Masterplan. This is reflected in proposed landscape strategy and masterplan which shows that significant levels of public open space will be incorporated throughout the scheme to ensure an attractive development, which respects existing natural features, is sensitive to the character of the wider area, provides opportunities for recreation. and provides a positive transition to the surrounding open countryside. The layout provides opportunities for significant new tree planting.
- 6.29 In particular, the Illustrative Masterplan seeks to protect and enhance the existing boundary trees on the site and introduces new native hedgerow planting to both increase opportunities for biodiversity across the site, to secure the privacy of surrounding residents and maintain a setback to Berry Hill Road in keeping with existing development in the area.
- 6.30 The layout incorporates substantial areas of open space and landscaping along the northern and eastern boundaries of the site. This will integrate development into landscape setting and ensure the development respects its edge of centre location. These significant areas of open space also provide opportunities for informal recreation, with pathways proposed throughout. This comprises a significant material benefit of the scheme.
- 6.31 Consideration has been given to establish a positive relationship between the existing built form and ensuring a transition to the surrounding open countryside
- 6.32 Images on the next page are representative of how they open space to the north of the development could appear. The proposed play area should be well overlooked by surrounding properties and also orientated so that users can appreciate views to the surrounding countryside and towards St. Mary's Church.
- 6.33 The landscape should remain natural, rural and informal. There are opportunities for swathes of wildflower planting, informal tree planting and natural play scattered throughout. Paths connecting through to the PROW should be informal and natural.





New orchard with species rich grassland

Swales

Attenuation

Play

OPEN VIEWS TO CHURCH

Swales

Berry Hill Road

Public footpath 101 / 6

Public footpath 101 / 13

Access to village green via. public footpath 101/13

Existing hedgerow and trees managed and supplemented with new planting

New woodland planting

Landscape Strategy Drawing

7. Sustainability

7. Sustainability

The overriding objective of national and local planning policies is to promote and deliver sustainable forms of development. This aim is shared by the applicant and is reflected in the application proposals.

- 7.1 At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- 7.2 There are three dimensions to sustainable development: economic, social and environmental. The accompanying Planning Statement prepared by Nexus Planning demonstrates how the application proposals would make a contribution to all three dimensions.
- 7.3 Given the emphasis at the national and local level, it is important that sustainability is considered throughout the design process and carried through to completion. This maximises opportunities to integrate sustainable development principles and features into a scheme and reduce the risk of retrofitting measures in the future. A wide range of issues have therefore been considered in respect of these proposals. The most pertinent features are now described.

Land Use

- 7.4 Consideration of land use within the scheme and in neighbouring areas is essential to ensure that the proposed development makes a positive contribution to the existing and any future community.

- 7.5 Key land use consideration addressed by the proposals include:

- Development of an appropriate scale which will not only reduce the need to travel but will ensure that the needs of all existing future residents are met locally and accessibly;
- The Illustrative Masterplan has been designed sensitively in consideration of neighbouring land uses ensuring that no existing properties suffer unacceptable loss of amenity; and
- Key landscape features, including the existing trees along the borders and frontage of the site are to be integrated into the development wherever possible and have provided a framework for the future development of the site.

Movement and Access

- 7.6 The layout has been designed to ensure:

- A safe and usable access from Berry Hill Road
- Maximum permeability for pedestrians and cyclists without creating unacceptable security risks; and
- The inclusion of safe and usable footpaths within the site;
- An internal layout which ensures pedestrians are prioritized above vehicles.

Energy Efficiency

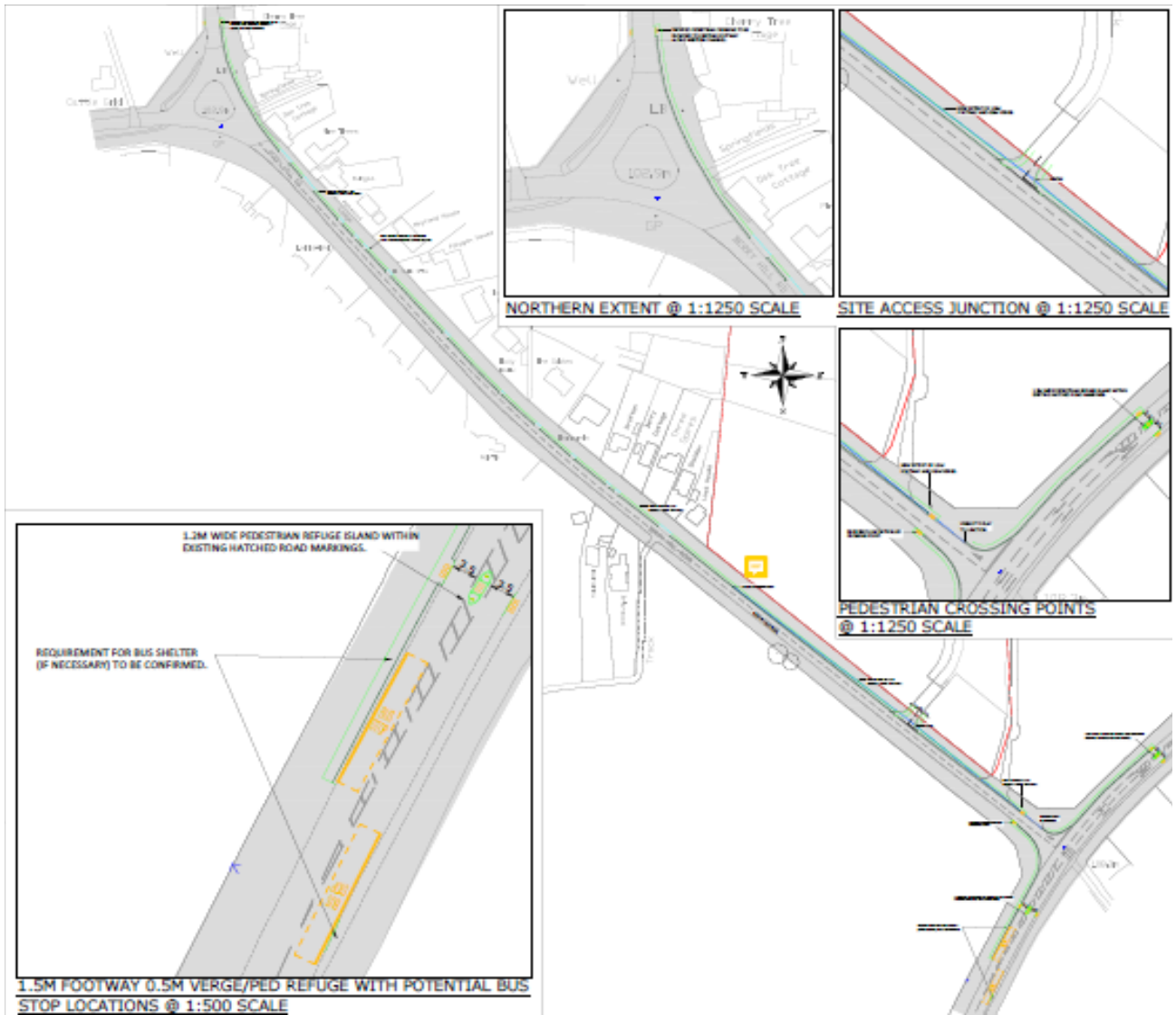
- 7.7 It is anticipated that the development will incorporate sustainable design and construction measures in order to achieve carbon emissions reductions.

8. Access

8. Access

Croft Transport Solutions have been commissioned by Hollins Strategic Land to provide transport and highways advice for the application proposals. This application is supported by a Transport Statement.

- 8.1 It is proposed that the access to the development will be formed via a new junction to Berry Hill Road, midway along the site frontage. The proposed junction will have a carriageway width of 5.5 metres and footways of 2 metres wide will be provided on both sides of the access to provide safe and efficient pedestrian access into the site. The Transport Statement demonstrates that acceptable visibility splays can be achieved in either direction. It is proposed that the existing 30 mph speed limit along Berry Hill Road will be extended to beyond the site access.
- 8.2 The proposals also provide for a new footway along the northern side of Berry Hill Road up to the junction of Berry Hill Road and Horn Hill Road and connect to the existing footway network. This will provide the local highway network with around 400m of additional footway to assist not only pedestrians travelling to and from the site but also existing residents. The new link will enhance the pedestrian connectivity in this part of the village and ensure a safe and usable route between the site and the local facilities in the village core. In addition, the footway will extend to Oxford Road where a new crossing point and pedestrian refuge will be provided.
- 8.3 The Transport Statement that accompanies the application demonstrates that given the low predicted trip rates as a result of the proposals, the additional traffic generated can be accommodated on the local highway network.
- 8.4 The internal site layout will be designed to accord with Manual for Streets and Local Guidance and car parking will be provided at a level to be agreed with the local highway authority as detailed proposals emerge. The internal road layout design will also be designed to allow for the collection of refuse from each property, with dedicated waste collection points accommodated on site, positioned to meet bin carry distance requirements and refuse wagon vehicle movements will be tracked at the detailed stage to ensure that they can move safely throughout the internal road layout.
- 8.5 The proposed development is accessible to a wide range of existing and proposed local facilities both on foot and via public transport.
- 8.6 Overall the supporting application document demonstrates that the proposals will provide a sustainable development and has adequately taken into account all matters relating to Access.



9. Conclusions

9. Conclusions

This Design and Access Statement has been prepared in accordance with national and local policy and guidance on design and demonstrates how the application site can accommodate the proposed development in a manner which reflects local character and will make a positive contribution to local housing need, green infrastructure and biodiversity.

- 9.1 This is a suitable location for housing as the site is within walking and cycling distance of local shops and services within Adderbury. The site is within easy walking distance of bus stops which provide frequent services to other key destinations including the 'Major Service Centre' of Banbury from where connections are available to major destinations further afield including Birmingham and London. The provision of a new footpath along Berry Hill Road will further increase the site connectivity.
- 9.2 The proposals will see the delivery of a high quality residential development in a demonstrably highly sustainable location.
- 9.3 It has been shown that up to 40 new homes could be provided in a mix that will respond to locally identified need and contribute towards national and local policy objectives to create mixed sustainable communities. This will include provision of affordable housing.
- 9.4 The delivery of up to 40 new dwellings on the site provides an opportunity to secure biodiversity enhancements which will improve habitat connectivity between the site and the existing green infrastructure network surrounding the site.
- 9.5 This statement, and the accompanying application documents demonstrate that the proposals constitute sustainable development, in an appropriate location to deliver new housing and that there are no adverse impacts arising from the development that would outweigh its benefits. As such, the application should be considered favourably by the Council and approved without delay in accordance with paragraph 11 of the NPPF 2019.

Land at Berry Hill Road, Adderbury Design and Access Statement

Appendix 6a

Relevant Correspondence - Email 07-01-20 - POS

Matthew Symons

From: Matthew Symons
Sent: 07 January 2020 10:12
To: Judith Ward
Subject: FW: Last House Adjoining And North Of Berry Hill Road, Adderbury

Hello Judith,

Following on from my below emails, would you be willing to give me a ring today/tomorrow. I'm keen to know your thoughts on the on-site POS provision.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Matthew Symons
Sent: 04 December 2019 13:03
To: Judith Ward <Judith.Ward@Cherwell-DC.gov.uk>
Subject: FW: Last House Adjoining And North Of Berry Hill Road, Adderbury

Hello Judith,

Following on from my below email, would you be willing to give me a ring when you are free this week to chat through the POS provision? As I say below, I'd like to understand whether you are happy with the POS typologies we are proposing.

For convenience, I have attached our illustrative scheme as well as our biodiversity calculator to give you an idea of landscaping and maintenance.

I am available on the mobile this afternoon and will be back in the office tomorrow and Friday.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Matthew Symons
Sent: 07 November 2019 09:53

To: Sharon Whiting <Sharon.Whiting@Cherwell-DC.gov.uk>; Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Judith Ward <Judith.Ward@Cherwell-DC.gov.uk>
Subject: RE: Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi both,

Sharon, thanks for giving me a ring yesterday and chatting things through with me, appreciate it.

I've had a look at the Open Space Update (OSU) (2011) this morning and note that it states the following:

- There is a shortfall of natural/semi-natural green space in the Rural North and the Action Plan is to negotiate public access agreements to privately owned natural/semi-natural provision in Adderbury (and other settlements) and to improve the quality of existing sites, especially access.
- There is a shortfall of amenity green space in the Rural North and the Action Plan is to develop 4.1ha of space with priority provision in Adderbury (and other settlements) and to improve the quality of existing space, especially access.
- There is a shortfall of children and young persons provision in the Rural North and the Action Plan is to provide a combination of new equipped play areas and additional play opportunities using other forms of green space and to improve the quality of existing play areas.

I hadn't included this OSU detail in my Planning Statement but it does reiterate the issues I picked up on from other evidence base documents.

We are looking to provide a large area of on-site POS as part of our development. It will be more than would be required for a 40 dwelling scheme and I am of the opinion that it will be an attractive addition to this part of the village, enhancing the Green Infrastructure Network. It will incorporate areas of grassland that will be rotationally managed for biodiversity gain (natural/semi-natural) as well as areas of amenity greenspace and a children's play area.

We are also looking to provide seating within the POS, facing northwards to create a space with views of the Church spire. Furthermore, we will be enhancing the PROW network through 106 contributions, making the on-site POS more accessible to existing residents but also improving access to existing POS elsewhere in the village. The provision of a footway along Berry Hill Road will also achieve this aim.

Given the Council's latest evidence base points to the on-site POS provision being a benefit of weight in the decision making process, I would welcome a discussion with Judith regarding its composition to see if what we are proposing does respond as positively as it can to the identified shortfall.

Judith, I will be in the office all day today and tomorrow if you are free for a chat. Alternatively, I am happy to travel to your offices to discuss POS with you and Caroline.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Sharon Whiting <Sharon.Whiting@Cherwell-DC.gov.uk>
Sent: 06 November 2019 15:43
To: Matthew Symons <matthew.symons@hsland.co.uk>

Cc: Judith Ward <Judith.Ward@Cherwell-DC.gov.uk>; Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: FW: Last House Adjoining And North Of Berry Hill Road, Adderbury

Dear Matthew,

Just to confirm our earlier conversation, document LEI02 Open Space Update September 2011 is the most up to date published evidence base for assessment of green space. Work on updating assessments is on-going and it is hoped that we will be in a position to publish an updated open space and play areas study in the next couple of months or so.

Judith Ward (e-mail details below) is the relevant contact for open space/play space if you wish to discuss the details of your greenspace proposals in more detail.

Kind regards,

Sharon Whiting
Principal Planning Policy Officer
Planning Policy, Conservation and Design
Place and Growth Directorate
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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 05 November 2019 13:38
To: Sharon Whiting <Sharon.Whiting@Cherwell-DC.gov.uk>
Cc: Yuen Wong <Yuen.Wong@Cherwell-DC.gov.uk>; Judith Ward <Judith.Ward@Cherwell-DC.gov.uk>
Subject: RE: Last House Adjoining And North Of Berry Hill Road, Adderbury

Thanks Sharon, yes, that will be good – his details are below.

Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
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From: Sharon Whiting <Sharon.Whiting@Cherwell-DC.gov.uk>
Sent: 05 November 2019 13:36
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Yuen Wong <Yuen.Wong@Cherwell-DC.gov.uk>; Judith Ward <Judith.Ward@Cherwell-DC.gov.uk>
Subject: RE: Last House Adjoining And North Of Berry Hill Road, Adderbury

It will be me Caroline. Do you want me to contact him direct?

Sharon Whiting
Principal Planning Policy Officer
Planning Policy, Conservation and Design
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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 05 November 2019 11:41
To: Judith Ward <Judith.Ward@Cherwell-DC.gov.uk>; Yuen Wong <Yuen.Wong@Cherwell-DC.gov.uk>; Sharon Whiting <Sharon.Whiting@Cherwell-DC.gov.uk>
Subject: FW: Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi All,

I have received the email below regarding the application site for 40 dwellings north of Berry Hill Road in Adderbury. There is a query regarding the Green Space deficit showing in the Council's evidence base for Adderbury and the Rural North and they would like to discuss this/ find out more. Who would be the best person to speak to?

Thanks
Caroline

Caroline Ford BA. (Hons) MA MRTPI
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 05 November 2019 10:53
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Would the Recreation and Leisure Team deal with Green Space provision in terms of supply deficits?

You'll have seen that our Planning Statement points to the Council's evidence base highlighting a shortage in Green Infrastructure provision in Adderbury and the Rural North. I'd like to find out more about this and was wondering who I should contact at the Council?

Thanks,

Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 04 November 2019 16:38

To: Matthew Symons <matthew.symons@hsland.co.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

In terms of the footway, I think this will be a matter that I will query with OCC – I understand where the Parish are coming from but if it is required to be adoptable then it may need to be provided to a certain standard and width. The other issue is one of accessibility for pushchairs and individuals with disabilities.

In terms of traffic calming along Berry Hill Road – I don't have any further information but the County Council might – again I will query that.

In terms of a contribution to a community facility, I don't appear to have had a response from my colleagues in the Recreation and Leisure Team so I think I need to chase this. In the previous refused scheme (17/02394/OUT), one of the listed Heads of Terms was for a contribution towards helping the local community hall accommodate an increase in capacity and our Planning Obligations SPD does state that new residential developments of 10 or more dwellings are to contribute towards the provision or expansion of new community facilities so I would say it is likely we would seek a contribution from the development towards community hall facilities. I will speak to our Recreation and Leisure Team to seek their view.

This advice is of course provided without prejudice, but I trust it is helpful nevertheless.

Kind regards
Caroline

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From: Matthew Symons <matthew.symons@hsland.co.uk>

Sent: 04 November 2019 14:46

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

I've had a look at the Parish Council's consultation response this afternoon.

I note that they welcome the provision of the footway along Berry Hill Road. The PC suggests it should be fairly narrow and in keeping with the area. Are you happy with the footway as proposed?

The PC also refers to a possible traffic calming scheme along Berry Hill Road. Do you have access to any further information on this?

What are your thoughts on the PC request for a contribution to the community facility off Milton Road?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 31 October 2019 11:50

To: Matthew Symons <matthew.symons@hsland.co.uk>

Cc: Alex Keen <Alex.Keen@Cherwell-DC.gov.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Thank you for your confirmation, I will update our records on this basis.

I have emailed Adam Littler this morning on the drainage issue to explain the situation so hopefully he will be in touch soon.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 31 October 2019 11:47
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Alex Keen <Alex.Keen@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Yes, I can confirm that we agree to an EoT until 31/12/2019.

To keep you updated on drainage, our consultant has confirmed this morning that he has not heard from OCC as yet.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 31 October 2019 10:12
To: Matthew Symons <matthew.symons@hsland.co.uk>
Cc: Alex Keen <Alex.Keen@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Thank you for your email and the attachments. I will review and put these all onto the file.

We have been discussing internally and we think it would be sensible to delay the consideration of the application until the December 2019 planning committee to give the Council time to consider the conclusions reached in the Tappers Farm, Bodicote decision particularly given the timing of the receipt of this decision and this will also give the opportunity to resolve the drainage issue potentially before we go to committee.

So, your agreement to a further extension of time would be appreciated – can you confirm by return that you agree an extension of time until the 31 December 2019?

At the moment, we are looking at when the December planning committee will be rearranged to (its scheduled date now being the date of the General Election – 12/12/2019!) so, once that has been formally rearranged, I will confirm when the committee will take place.

I trust this is of assistance. Please accept this advice does not prejudice any formal decision the Local Planning Authority may make.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 30 October 2019 15:55
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

In my email to you on Monday, I said that I would be able to get the illustrative layout amended so that the pedestrian link is obvious. I have attached the updated Illustrative Layout and Wider Context Plan.

You will see that I have taken the opportunity to also update the plans so that they show the preliminary drainage strategy. This in turn has allowed me to get our ecologist to update the Biodiversity Calculator. I know we said that would not be necessary, but you will see that it does confirm a net gain, so I thought it would be helpful.

The attached access plan simply shows more context. The access proposals have not changed but it just helps to make the proposals a little clearer which I thought may help.

As I mentioned in my email to you of 09/10/19, I was waiting for the Bodicote decision before finalising the Planning Statement. As you'll probably know, that was issued this morning, so I have spent today doing the Planning Statement for you. It is attached and I'd be happy to chat any aspects of it through with you.

To keep you updated on drainage, our consultant sent the attached email to the OCC Officer, but as yet, he has not had a response to my knowledge. I'm not sure if there is anything you can do to get them talking? Simon is trying to get it resolved for you this week, so you can hopefully confirm that drainage has been dealt with in your report.

Are you still intending to take the application to the November Committee? If it would help, particularly with drainage matters ongoing and the Bodicote decision only coming out today, we would be happy to agree to a further extension of time so that it could go to the December meeting?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 29 October 2019 09:34
To: Matthew Symons <matthew.symons@hsland.co.uk>
Cc: Simon Gough <simon.gough@ironsidefarrar.com>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Thanks Matthew,

The Drainage Officer at OCC is Adam Littler – I am afraid I don't have a phone number for him but his email address is adam.littler@oxfordshire.gov.uk

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
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Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 29 October 2019 09:21
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Simon Gough <simon.gough@ironsidefarrar.com>
Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning Caroline,

I've cc'd our drainage consultant, Simon Gough, who'd like to liaise directly with the OCC Officer. Please could you let Simon have the Officer's details so that he can get in touch with him/her asap?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Matthew Symons
Sent: 28 October 2019 10:25
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning Caroline,

Hopefully you got my out of office from Friday.

I've been through the OCC comments this morning and have sent them on to our drainage consultant. I've asked him to consider the comments and to let me know if he'd be happy to liaise with the LLFA officer directly. I imagine he will be.

On the highways comments, I'm obviously pleased that there are no objections and that they state that the new footway along Berry Hill Road "*will clearly be of benefit to residents of the existing properties along Berry Hill Road in reaching the village centre safely and directly*" and that they welcome the new ped refuge on the A4260.

There is no mention of the proposed bus stops on the A4260 and I wondered if you could ask them to comment on these? I assume they will be seen as a benefit too given the 106 request for money to pump prime services along the A4260.

I note the comments about the pedestrian connectivity from the western part of the site. We had shown a pedestrian link on the illustrative plan but I acknowledge that can be made clearer. I will get that done for you.

On the PROW, OCC confirm that this is also welcomed "*especially if the trigger can be advanced*". Do you know what they're thinking of and why an advanced trigger would be more beneficial?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 25 October 2019 16:51

To: Matthew Symons <matthew.symons@hsland.co.uk>

Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Importance: High

Hi Matthew,

I have received the attached response from Oxfordshire County Council. The main reason for forwarding is due to the continuing drainage objection. They have asked that the attached proforma be completed and returned – could that be actioned please? If it is easier for your Drainage consultant to speak to the Officer directly, then I'm happy to see if I can facilitate that.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Planning Consultations - E&E <PlanningConsultations@Oxfordshire.gov.uk>
Sent: 24 October 2019 15:38
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>; Planning <Planning@Cherwell-DC.gov.uk>
Cc: Planning Consultations - E&E <PlanningConsultations@Oxfordshire.gov.uk>; Cllr Arash Ali Fatemian <ArashAli.Fatemian@Oxfordshire.gov.uk>; David Flavin <david.flavin@oxfordshire.gov.uk>
Subject: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury
Importance: High

Dear Caroline

Please find attached Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

If you have any further queries please send an email to planningconsultations@oxfordshire.gov.uk and a member of Major Planning Applications Team will get back to you as soon as possible.

Thank you.

Regards

Dan

Daniel Tritton
Major Planning Applications Officer
Planning Process Team
Oxfordshire County Council
County Hall | Oxford | OX1 1ND
Tel: 07776 997045



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Appendix 6b

Relevant Correspondence - Email 07-11-19-POS evidence

Matthew Symons

From: Matthew Symons
Sent: 07 November 2019 09:53
To: Sharon Whiting; Caroline Ford
Cc: Judith Ward
Subject: RE: Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi both,

Sharon, thanks for giving me a ring yesterday and chatting things through with me, appreciate it.

I've had a look at the Open Space Update (OSU) (2011) this morning and note that it states the following:

- There is a shortfall of natural/semi-natural green space in the Rural North and the Action Plan is to negotiate public access agreements to privately owned natural/semi-natural provision in Adderbury (and other settlements) and to improve the quality of existing sites, especially access.
- There is a shortfall of amenity green space in the Rural North and the Action Plan is to develop 4.1ha of space with priority provision in Adderbury (and other settlements) and to improve the quality of existing space, especially access.
- There is a shortfall of children and young persons provision in the Rural North and the Action Plan is to provide a combination of new equipped play areas and additional play opportunities using other forms of green space and to improve the quality of existing play areas.

I hadn't included this OSU detail in my Planning Statement but it does reiterate the issues I picked up on from other evidence base documents.

We are looking to provide a large area of on-site POS as part of our development. It will be more than would be required for a 40 dwelling scheme and I am of the opinion that it will be an attractive addition to this part of the village, enhancing the Green Infrastructure Network. It will incorporate areas of grassland that will be rotationally managed for biodiversity gain (natural/semi-natural) as well as areas of amenity greenspace and a children's play area.

We are also looking to provide seating within the POS, facing northwards to create a space with views of the Church spire. Furthermore, we will be enhancing the PROW network through 106 contributions, making the on-site POS more accessible to existing residents but also improving access to existing POS elsewhere in the village. The provision of a footway along Berry Hill Road will also achieve this aim.

Given the Council's latest evidence base points to the on-site POS provision being a benefit of weight in the decision making process, I would welcome a discussion with Judith regarding its composition to see if what we are proposing does respond as positively as it can to the identified shortfall.

Judith, I will be in the office all day today and tomorrow if you are free for a chat. Alternatively, I am happy to travel to your offices to discuss POS with you and Caroline.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW

From: Sharon Whiting <Sharon.Whiting@Cherwell-DC.gov.uk>
Sent: 06 November 2019 15:43
To: Matthew Symons <matthew.symons@hsland.co.uk>
Cc: Judith Ward <Judith.Ward@Cherwell-DC.gov.uk>; Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: FW: Last House Adjoining And North Of Berry Hill Road, Adderbury

Dear Matthew,

Just to confirm our earlier conversation, document LEI02 Open Space Update September 2011 is the most up to date published evidence base for assessment of green space. Work on updating assessments is on-going and it is hoped that we will be in a position to publish an updated open space and play areas study in the next couple of months or so.

Judith Ward (e-mail details below) is the relevant contact for open space/play space if you wish to discuss the details of your greenspace proposals in more detail.

Kind regards,

Sharon Whiting
Principal Planning Policy Officer
Planning Policy, Conservation and Design
Place and Growth Directorate
Cherwell District Council
Direct Dial 01295 221848
sharon.whiting@cherwell-dc.gov.uk
www.cherwell.gov.uk
Facebook www.facebook.com/cherwelldistrictcouncil
Twitter @cherwellcouncil

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 05 November 2019 13:38
To: Sharon Whiting <Sharon.Whiting@Cherwell-DC.gov.uk>
Cc: Yuen Wong <Yuen.Wong@Cherwell-DC.gov.uk>; Judith Ward <Judith.Ward@Cherwell-DC.gov.uk>
Subject: RE: Last House Adjoining And North Of Berry Hill Road, Adderbury

Thanks Sharon, yes, that will be good – his details are below.

Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Sharon Whiting <Sharon.Whiting@Cherwell-DC.gov.uk>
Sent: 05 November 2019 13:36

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Yuen Wong <Yuen.Wong@Cherwell-DC.gov.uk>; Judith Ward <Judith.Ward@Cherwell-DC.gov.uk>
Subject: RE: Last House Adjoining And North Of Berry Hill Road, Adderbury

It will be me Caroline. Do you want me to contact him direct?

Sharon Whiting
Principal Planning Policy Officer
Planning Policy, Conservation and Design
Place and Growth Directorate
Cherwell District Council
Direct Dial 01295 221848
sharon.whiting@cherwell-dc.gov.uk
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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 05 November 2019 11:41
To: Judith Ward <Judith.Ward@Cherwell-DC.gov.uk>; Yuen Wong <Yuen.Wong@Cherwell-DC.gov.uk>; Sharon Whiting <Sharon.Whiting@Cherwell-DC.gov.uk>
Subject: FW: Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi All,

I have received the email below regarding the application site for 40 dwellings north of Berry Hill Road in Adderbury. There is a query regarding the Green Space deficit showing in the Council's evidence base for Adderbury and the Rural North and they would like to discuss this/ find out more. Who would be the best person to speak to?

Thanks
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 05 November 2019 10:53
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Would the Recreation and Leisure Team deal with Green Space provision in terms of supply deficits?

You'll have seen that our Planning Statement points to the Council's evidence base highlighting a shortage in Green Infrastructure provision in Adderbury and the Rural North. I'd like to find out more about this and was wondering who I should contact at the Council?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 04 November 2019 16:38
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

In terms of the footway, I think this will be a matter that I will query with OCC – I understand where the Parish are coming from but if it is required to be adoptable then it may need to be provided to a certain standard and width. The other issue is one of accessibility for pushchairs and individuals with disabilities.

In terms of traffic calming along Berry Hill Road – I don't have any further information but the County Council might – again I will query that.

In terms of a contribution to a community facility, I don't appear to have had a response from my colleagues in the Recreation and Leisure Team so I think I need to chase this. In the previous refused scheme (17/02394/OUT), one of the listed Heads of Terms was for a contribution towards helping the local community hall accommodate an increase in capacity and our Planning Obligations SPD does state that new residential developments of 10 or more dwellings are to contribute towards the provision or expansion of new community facilities so I would say it is likely we would seek a contribution from the development towards community hall facilities. I will speak to our Recreation and Leisure Team to seek their view.

This advice is of course provided without prejudice, but I trust it is helpful nevertheless.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 04 November 2019 14:46
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

I've had a look at the Parish Council's consultation response this afternoon.

I note that they welcome the provision of the footway along Berry Hill Road. The PC suggests it should be fairly narrow and in keeping with the area. Are you happy with the footway as proposed?

The PC also refers to a possible traffic calming scheme along Berry Hill Road. Do you have access to any further information on this?

What are your thoughts on the PC request for a contribution to the community facility off Milton Road?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 31 October 2019 11:50
To: Matthew Symons <matthew.symons@hsland.co.uk>
Cc: Alex Keen <Alex.Keen@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Thank you for your confirmation, I will update our records on this basis.

I have emailed Adam Littler this morning on the drainage issue to explain the situation so hopefully he will be in touch soon.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk

Web: www.cherwell.gov.uk

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From: Matthew Symons <matthew.symons@hsland.co.uk>

Sent: 31 October 2019 11:47

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Cc: Alex Keen <Alex.Keen@Cherwell-DC.gov.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Yes, I can confirm that we agree to an EoT until 31/12/2019.

To keep you updated on drainage, our consultant has confirmed this morning that he has not heard from OCC as yet.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 31 October 2019 10:12

To: Matthew Symons <matthew.symons@hsland.co.uk>

Cc: Alex Keen <Alex.Keen@Cherwell-DC.gov.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Thank you for your email and the attachments. I will review and put these all onto the file.

We have been discussing internally and we think it would be sensible to delay the consideration of the application until the December 2019 planning committee to give the Council time to consider the conclusions reached in the Tappers Farm, Bodicote decision particularly given the timing of the receipt of this decision and this will also give the opportunity to resolve the drainage issue potentially before we go to committee.

So, your agreement to a further extension of time would be appreciated – can you confirm by return that you agree an extension of time until the 31 December 2019?

At the moment, we are looking at when the December planning committee will be rearranged to (its scheduled date now being the date of the General Election – 12/12/2019!) so, once that has been formally rearranged, I will confirm when the committee will take place.

I trust this is of assistance. Please accept this advice does not prejudice any formal decision the Local Planning Authority may make.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 30 October 2019 15:55
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

In my email to you on Monday, I said that I would be able to get the illustrative layout amended so that the pedestrian link is obvious. I have attached the updated Illustrative Layout and Wider Context Plan.

You will see that I have taken the opportunity to also update the plans so that they show the preliminary drainage strategy. This in turn has allowed me to get our ecologist to update the Biodiversity Calculator. I know we said that would not be necessary, but you will see that it does confirm a net gain, so I thought it would be helpful.

The attached access plan simply shows more context. The access proposals have not changed but it just helps to make the proposals a little clearer which I thought may help.

As I mentioned in my email to you of 09/10/19, I was waiting for the Bodicote decision before finalising the Planning Statement. As you'll probably know, that was issued this morning, so I have spent today doing the Planning Statement for you. It is attached and I'd be happy to chat any aspects of it through with you.

To keep you updated on drainage, our consultant sent the attached email to the OCC Officer, but as yet, he has not had a response to my knowledge. I'm not sure if there is anything you can do to get them talking? Simon is trying to get it resolved for you this week, so you can hopefully confirm that drainage has been dealt with in your report.

Are you still intending to take the application to the November Committee? If it would help, particularly with drainage matters ongoing and the Bodicote decision only coming out today, we would be happy to agree to a further extension of time so that it could go to the December meeting?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 29 October 2019 09:34
To: Matthew Symons <matthew.symons@hsland.co.uk>
Cc: Simon Gough <simon.gough@ironsidefarrar.com>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Thanks Matthew,

The Drainage Officer at OCC is Adam Littler – I am afraid I don't have a phone number for him but his email address is adam.littler@oxfordshire.gov.uk

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 29 October 2019 09:21
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Simon Gough <simon.gough@ironsidefarrar.com>
Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning Caroline,

I've cc'd our drainage consultant, Simon Gough, who'd like to liaise directly with the OCC Officer. Please could you let Simon have the Officer's details so that he can get in touch with him/her asap?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager

From: Matthew Symons
Sent: 28 October 2019 10:25
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning Caroline,

Hopefully you got my out of office from Friday.

I've been through the OCC comments this morning and have sent them on to our drainage consultant. I've asked him to consider the comments and to let me know if he'd be happy to liaise with the LLFA officer directly. I imagine he will be.

On the highways comments, I'm obviously pleased that there are no objections and that they state that the new footway along Berry Hill Road "*will clearly be of benefit to residents of the existing properties along Berry Hill Road in reaching the village centre safely and directly*" and that they welcome the new ped refuge on the A4260.

There is no mention of the proposed bus stops on the A4260 and I wondered if you could ask them to comment on these? I assume they will be seen as a benefit too given the 106 request for money to pump prime services along the A4260.

I note the comments about the pedestrian connectivity from the western part of the site. We had shown a pedestrian link on the illustrative plan but I acknowledge that can be made clearer. I will get that done for you.

On the PROW, OCC confirm that this is also welcomed "*especially if the trigger can be advanced*". Do you know what they're thinking of and why an advanced trigger would be more beneficial?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 25 October 2019 16:51
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury
Importance: High

Hi Matthew,

I have received the attached response from Oxfordshire County Council. The main reason for forwarding is due to the continuing drainage objection. They have asked that the attached proforma be completed and returned – could that be actioned please? If it is easier for your Drainage consultant to speak to the Officer directly, then I'm happy to see if I can facilitate that.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Planning Consultations - E&E <PlanningConsultations@Oxfordshire.gov.uk>
Sent: 24 October 2019 15:38
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>; Planning <Planning@Cherwell-DC.gov.uk>
Cc: Planning Consultations - E&E <PlanningConsultations@Oxfordshire.gov.uk>; Cllr Arash Ali Fatemian <ArashAli.Fatemian@Oxfordshire.gov.uk>; David Flavin <david.flavin@oxfordshire.gov.uk>
Subject: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury
Importance: High

Dear Caroline

Please find attached Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

If you have any further queries please send an email to planningconsultations@oxfordshire.gov.uk and a member of Major Planning Applications Team will get back to you as soon as possible.

Thank you.

Regards

Dan

Daniel Tritton
Major Planning Applications Officer
Planning Process Team
Oxfordshire County Council
County Hall | Oxford | OX1 1ND
Tel: 07776 997045



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Appendix 6c

Relevant Correspondence - Email 07-11-20 - housing mix 01

Matthew Symons

From: Matthew Symons
Sent: 07 November 2019 16:24
To: 'Caroline Ford'
Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

For a scheme of 40 dwellings comprising of 26 market homes and 14 affordable homes, we're considering the following mix:

Market

- 6 x 4-bedroomed homes;
- 18 x 3-bedroomed homes; and,
- 2 x 2-bedroomed homes.

This mix is based on the Council's need for more moderately sized homes, as referred to in the Planning Statement, which would be more affordable to those on average incomes and would also result in downsizing homes coming up for sale.

Affordable

- 4 x 1-bedroomed units;
- 6 x 2-bedroomed units; and,
- 4 x 3-bedroomed units.

This affordables mix is as per the mix requested by Strategic Housing in its response dated 21/10/2019.

Looking at it in percentage terms, as per the SHMA table in the preamble to BSC4, the proposed mix is as follows:

| | 1-bed | 2-bed | 3-bed | 4-bed |
|---------------|-------|-------|-------|-------|
| Market | 0% | 8% | 69% | 23% |
| Affordable | 29% | 43% | 28% | 0% |
| All dwellings | 10% | 20% | 55% | 15% |

This mix performs well against the SHMA table, which is extracted below:

| | 1-bed | 2-bed | 3-bed | 4-bed |
|---------------|--------|--------|--------|-------|
| Market | 5% | 25% | 45% | 25% |
| Affordable | 25-30% | 30-35% | 30-35% | 5-10% |
| All Dwellings | 15% | 30% | 40% | 15% |

I would welcome your comments on the proposed mix.

For me, it demonstrates a commitment to providing the mix of housing that is required in Cherwell, with an over provision of moderately sized family homes, and this represents a benefit that weighs heavily in favour of the application proposals.

I'd also be interested to know if the Council has undertaken an assessment of the mix of housing that has been delivered/has consent in the Category A villages and Adderbury? IS there a particular officer in the policy department that I can speak to about this?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Matthew Symons
Sent: 05 November 2019 16:58
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Ok, thanks Caroline, I'll come back to you on this during the week

Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 05 November 2019 15:25
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

All we really have to go on is policy BSC4 and the SHMA table in the pre-wording to this policy. This suggests a predominant mix of 2/3 bedrooms overall. I am happy for you to propose a mix taking this into account for wider discussion.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
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From: Matthew Symons <matthew.symons@hsland.co.uk>

Sent: 05 November 2019 12:06

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Ok, lucky you!

What sort of mix do you think might be welcomed? Do you want to consult policy and come back to me or do you want us to put a mix to you that you can discuss with policy. Which would work best for you?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 05 November 2019 11:49

To: Matthew Symons <matthew.symons@hsland.co.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

No, it would normally be a matter that I would deal with, probably in consultation with planning policy in regard to the market housing mix. Affordable housing is dealt with by a housing team which normally would specify a mix to meet that particular need.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 05 November 2019 11:06
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Does the Council have an Officer that deals with Housing Mix?

You'll have seen that our Planning Statement confirms that we would agree to a condition relating to housing mix, in compliance with policy BSC4.

We've obviously seen that there is an issue in terms of the locally widening gap in the ratio of housing prices to earnings and that the Council is looking for more moderately sized homes. Our illustrative layout shows we can do this, but I'd like to have a chat with the appropriate Officer about this, to see what sort of mix may be welcomed.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Matthew Symons
Sent: 05 November 2019 10:53
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Would the Recreation and Leisure Team deal with Green Space provision in terms of supply deficits?

You'll have seen that our Planning Statement points to the Council's evidence base highlighting a shortage in Green Infrastructure provision in Adderbury and the Rural North. I'd like to find out more about this and was wondering who I should contact at the Council?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 04 November 2019 16:38

To: Matthew Symons <matthew.symons@hsland.co.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

In terms of the footway, I think this will be a matter that I will query with OCC – I understand where the Parish are coming from but if it is required to be adoptable then it may need to be provided to a certain standard and width. The other issue is one of accessibility for pushchairs and individuals with disabilities.

In terms of traffic calming along Berry Hill Road – I don't have any further information but the County Council might – again I will query that.

In terms of a contribution to a community facility, I don't appear to have had a response from my colleagues in the Recreation and Leisure Team so I think I need to chase this. In the previous refused scheme (17/02394/OUT), one of the listed Heads of Terms was for a contribution towards helping the local community hall accommodate an increase in capacity and our Planning Obligations SPD does state that new residential developments of 10 or more dwellings are to contribute towards the provision or expansion of new community facilities so I would say it is likely we would seek a contribution from the development towards community hall facilities. I will speak to our Recreation and Leisure Team to seek their view.

This advice is of course provided without prejudice, but I trust it is helpful nevertheless.

Kind regards

Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Matthew Symons <matthew.symons@hsland.co.uk>

Sent: 04 November 2019 14:46

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

I've had a look at the Parish Council's consultation response this afternoon.

I note that they welcome the provision of the footway along Berry Hill Road. The PC suggests it should be fairly narrow and in keeping with the area. Are you happy with the footway as proposed?

The PC also refers to a possible traffic calming scheme along Berry Hill Road. Do you have access to any further information on this?

What are your thoughts on the PC request for a contribution to the community facility off Milton Road?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 31 October 2019 11:50
To: Matthew Symons <matthew.symons@hsland.co.uk>
Cc: Alex Keen <Alex.Keen@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Thank you for your confirmation, I will update our records on this basis.

I have emailed Adam Littler this morning on the drainage issue to explain the situation so hopefully he will be in touch soon.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 31 October 2019 11:47
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Alex Keen <Alex.Keen@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Yes, I can confirm that we agree to an EoT until 31/12/2019.

To keep you updated on drainage, our consultant has confirmed this morning that he has not heard from OCC as yet.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 31 October 2019 10:12

To: Matthew Symons <matthew.symons@hsland.co.uk>

Cc: Alex Keen <Alex.Keen@Cherwell-DC.gov.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Thank you for your email and the attachments. I will review and put these all onto the file.

We have been discussing internally and we think it would be sensible to delay the consideration of the application until the December 2019 planning committee to give the Council time to consider the conclusions reached in the Tappers Farm, Bodicote decision particularly given the timing of the receipt of this decision and this will also give the opportunity to resolve the drainage issue potentially before we go to committee.

So, your agreement to a further extension of time would be appreciated – can you confirm by return that you agree an extension of time until the 31 December 2019?

At the moment, we are looking at when the December planning committee will be rearranged to (its scheduled date now being the date of the General Election – 12/12/2019!) so, once that has been formally rearranged, I will confirm when the committee will take place.

I trust this is of assistance. Please accept this advice does not prejudice any formal decision the Local Planning Authority may make.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 30 October 2019 15:55
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

In my email to you on Monday, I said that I would be able to get the illustrative layout amended so that the pedestrian link is obvious. I have attached the updated Illustrative Layout and Wider Context Plan.

You will see that I have taken the opportunity to also update the plans so that they show the preliminary drainage strategy. This in turn has allowed me to get our ecologist to update the Biodiversity Calculator. I know we said that would not be necessary, but you will see that it does confirm a net gain, so I thought it would be helpful.

The attached access plan simply shows more context. The access proposals have not changed but it just helps to make the proposals a little clearer which I thought may help.

As I mentioned in my email to you of 09/10/19, I was waiting for the Bodicote decision before finalising the Planning Statement. As you'll probably know, that was issued this morning, so I have spent today doing the Planning Statement for you. It is attached and I'd be happy to chat any aspects of it through with you.

To keep you updated on drainage, our consultant sent the attached email to the OCC Officer, but as yet, he has not had a response to my knowledge. I'm not sure if there is anything you can do to get them talking? Simon is trying to get it resolved for you this week, so you can hopefully confirm that drainage has been dealt with in your report.

Are you still intending to take the application to the November Committee? If it would help, particularly with drainage matters ongoing and the Bodicote decision only coming out today, we would be happy to agree to a further extension of time so that it could go to the December meeting?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 29 October 2019 09:34
To: Matthew Symons <matthew.symons@hsland.co.uk>
Cc: Simon Gough <simon.gough@ironsidefarrar.com>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Thanks Matthew,

The Drainage Officer at OCC is Adam Littler – I am afraid I don't have a phone number for him but his email address is adam.littler@oxfordshire.gov.uk

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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Follow us on Twitter @Cherwellcouncil

From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 29 October 2019 09:21
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Simon Gough <simon.gough@ironsidefarrar.com>
Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning Caroline,

I've cc'd our drainage consultant, Simon Gough, who'd like to liaise directly with the OCC Officer. Please could you let Simon have the Officer's details so that he can get in touch with him/her asap?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Matthew Symons
Sent: 28 October 2019 10:25
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning Caroline,

Hopefully you got my out of office from Friday.

I've been through the OCC comments this morning and have sent them on to our drainage consultant. I've asked him to consider the comments and to let me know if he'd be happy to liaise with the LLFA officer directly. I imagine he will be.

On the highways comments, I'm obviously pleased that there are no objections and that they state that the new footway along Berry Hill Road "will clearly be of benefit to residents of the existing properties along Berry Hill Road in reaching the village centre safely and directly" and that they welcome the new ped refuge on the A4260.

There is no mention of the proposed bus stops on the A4260 and I wondered if you could ask them to comment on these? I assume they will be seen as a benefit too given the 106 request for money to pump prime services along the A4260.

I note the comments about the pedestrian connectivity from the western part of the site. We had shown a pedestrian link on the illustrative plan but I acknowledge that can be made clearer. I will get that done for you.

On the PROW, OCC confirm that this is also welcomed "especially if the trigger can be advanced". Do you know what they're thinking of and why an advanced trigger would be more beneficial?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 25 October 2019 16:51
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury
Importance: High

Hi Matthew,

I have received the attached response from Oxfordshire County Council. The main reason for forwarding is due to the continuing drainage objection. They have asked that the attached proforma be completed and returned – could that be actioned please? If it is easier for your Drainage consultant to speak to the Officer directly, then I'm happy to see if I can facilitate that.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Planning Consultations - E&E <PlanningConsultations@Oxfordshire.gov.uk>
Sent: 24 October 2019 15:38
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>; Planning <Planning@Cherwell-DC.gov.uk>
Cc: Planning Consultations - E&E <PlanningConsultations@Oxfordshire.gov.uk>; Cllr Arash Ali Fatemian <ArashAli.Fatemian@Oxfordshire.gov.uk>; David Flavin <david.flavin@oxfordshire.gov.uk>
Subject: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury
Importance: High

Dear Caroline

Please find attached Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

If you have any further queries please send an email to planningconsultations@oxfordshire.gov.uk and a member of Major Planning Applications Team will get back to you as soon as possible.

Thank you.

Regards

Dan

Daniel Tritton
Major Planning Applications Officer
Planning Process Team
Oxfordshire County Council
County Hall | Oxford | OX1 1ND
Tel: 07776 997045



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Appendix 6d

Relevant Correspondence - Email 08-01-20 - POS provision

Matthew Symons

From: Matthew Symons
Sent: 08 January 2020 09:17
To: Caroline Ford
Subject: FW: Berry Hill Rd, Adderbury

Hi Caroline,

I've spoken with Judith Ward this morning about the on-site public open space.

Judith confirmed that she is happy with the POS as shown, but she would rather see the Local Area for Play closer to the proposed dwellings, not separated from them by the attenuation pond. Judith did not suggest that the LAP has to be more central to the developable area.

As mentioned, we are happy that the LAP is appropriately located but I think it is something that can be agreed at RM stage.

I am conscious that our Parameters Plan shows it beyond the area identified for possible drainage solutions. Please note that the PP is primarily provided to show the developable area. Beyond that, there is certainly flexibility and the location of the LAP need not be exactly where it is shown on the PP.

Hope this helps.

Could you tell me how you intend to deal with ecology in your report? Our consultant has been looking at the net gain for us but I wanted to know if you'd be doing the same as before i.e. saying that an appropriate net gain is achievable? Or if you'd want more from us on that before the Committee?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Matthew Symons
Sent: 09 December 2019 12:32
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: Berry Hill Rd, Adderbury

Hi Caroline,

With Christmas and your Committee Report deadline fast approaching, I thought it might help if I set out what I see as the outstanding matters to hopefully inform our catch up chat this week:

Principle of development

- You were going to check the status of the Ambrosden challenge and come back to me on the Council's position on PV1, PV2 and H18.

Parameters plan

- Do you have any comments on the draft parameters plan?

Access

- We are waiting on OCC to comment on the revised footway proposals along Berry Hill Road, designed to respond positively to the Parish Council's comments.

Drainage

- We are waiting for OCC to provide comments in light of the additional information we submitted

On-site public open space

- Judith Ward is due to ring me to discuss the on-site POS provision, in terms of required typologies (in response to my email of 07/11).

Housing mix

- You will come back to me on the proposed housing mix (in response to my email of 07/11)
- The Council is due to come back to me on my email of 29/11 which set out the housing mix that has been achieved in Adderbury against the SHMA mix set out in local policy.

Historic England

- HE suggest that their only issue (the width of the new view from Berry Hill Rd) could be dealt with at RM stage.
- I will be able to submit some visuals to illustrate how the proposals would provide beneficial views of the Church. I am expecting the next revisions through later today and will be sending them on to you and HE asap.

Ecology

- We need to consider the recent ecology consultation response and the LPA is due to advise on the suggested 10% net gain, which I don't think was applied to recent appeal decisions?

I think that covers everything at the moment, but please do let me know if you think I've missed anything.

I'm happy to come down to your offices to chat through all of this if it would help. If you're happy to catch up over the phone, I should be in the office all day tomorrow, on my mobile on Wednesday and then back in the office on Thursday.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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Appendix 6e

Relevant Correspondence - Email 08-11-19 - SR units

Matthew Symons

From: Matthew Symons
Sent: 08 November 2019 09:37
To: Caroline Ford
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning Caroline,

I can confirm that we agree to the to the rental units being social rented units.

Yes, we can do a parameters plan, no problem with that. I'll ask our architects do one, it'll probably be next week now but I'll ask for it to be done asap.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 07 November 2019 16:40
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Thank you for this. I will come back to you on this separately.

Can I ask – are you prepared to agree to the delivery of the rental units as part of the affordable housing provision to be social rented units?

Also, just thinking about the plans we have available – would you be prepared to prepare a parameter plan to show where the land uses are proposed (i.e. residential development in the south of the site and open space to the north as indicated), to enable control over the type of development proposed? This request is of course made without prejudice to any formal decision the Local Planning Authority may make.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823

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From: Matthew Symons <matthew.symons@hsland.co.uk>

Sent: 07 November 2019 16:24

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

For a scheme of 40 dwellings comprising of 26 market homes and 14 affordable homes, we're considering the following mix:

Market

- 6 x 4-bedroomed homes;
- 18 x 3-bedroomed homes; and,
- 2 x 2-bedroomed homes.

This mix is based on the Council's need for more moderately sized homes, as referred to in the Planning Statement, which would be more affordable to those on average incomes and would also result in downsizing homes coming up for sale.

Affordable

- 4 x 1-bedroomed units;
- 6 x 2-bedroomed units; and,
- 4 x 3-bedroomed units.

This affordables mix is as per the mix requested by Strategic Housing in its response dated 21/10/2019.

Looking at it in percentage terms, as per the SHMA table in the preamble to BSC4, the proposed mix is as follows:

| | 1-bed | 2-bed | 3-bed | 4-bed |
|---------------|-------|-------|-------|-------|
| Market | 0% | 8% | 69% | 23% |
| Affordable | 29% | 43% | 28% | 0% |
| All dwellings | 10% | 20% | 55% | 15% |

This mix performs well against the SHMA table, which is extracted below:

| | 1-bed | 2-bed | 3-bed | 4-bed |
|---------------|--------|--------|--------|-------|
| Market | 5% | 25% | 45% | 25% |
| Affordable | 25-30% | 30-35% | 30-35% | 5-10% |
| All Dwellings | 15% | 30% | 40% | 15% |

I would welcome your comments on the proposed mix.

For me, it demonstrates a commitment to providing the mix of housing that is required in Cherwell, with an over provision of moderately sized family homes, and this represents a benefit that weighs heavily in favour of the application proposals.

I'd also be interested to know if the Council has undertaken an assessment of the mix of housing that has been delivered/has consent in the Category A villages and Adderbury? IS there a particular officer in the policy department that I can speak to about this?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Matthew Symons
Sent: 05 November 2019 16:58
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Ok, thanks Caroline, I'll come back to you on this during the week

Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 05 November 2019 15:25
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

All we really have to go on is policy BSC4 and the SHMA table in the pre-wording to this policy. This suggests a predominant mix of 2/3 bedrooms overall. I am happy for you to propose a mix taking this into account for wider discussion.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division

Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 05 November 2019 12:06
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Ok, lucky you!

What sort of mix do you think might be welcomed? Do you want to consult policy and come back to me or do you want us to put a mix to you that you can discuss with policy. Which would work best for you?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 05 November 2019 11:49
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

No, it would normally be a matter that I would deal with, probably in consultation with planning policy in regard to the market housing mix. Affordable housing is dealt with by a housing team which normally would specify a mix to meet that particular need.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823

Email: caroline.ford@cherwell-dc.gov.uk

Web: www.cherwell.gov.uk

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From: Matthew Symons <matthew.symons@hsland.co.uk>

Sent: 05 November 2019 11:06

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Does the Council have an Officer that deals with Housing Mix?

You'll have seen that our Planning Statement confirms that we would agree to a condition relating to housing mix, in compliance with policy BSC4.

We've obviously seen that there is an issue in terms of the locally widening gap in the ratio of housing prices to earnings and that the Council is looking for more moderately sized homes. Our illustrative layout shows we can do this, but I'd like to have a chat with the appropriate Officer about this, to see what sort of mix may be welcomed.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Matthew Symons

Sent: 05 November 2019 10:53

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Would the Recreation and Leisure Team deal with Green Space provision in terms of supply deficits?

You'll have seen that our Planning Statement points to the Council's evidence base highlighting a shortage in Green Infrastructure provision in Adderbury and the Rural North. I'd like to find out more about this and was wondering who I should contact at the Council?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 04 November 2019 16:38
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

In terms of the footway, I think this will be a matter that I will query with OCC – I understand where the Parish are coming from but if it is required to be adoptable then it may need to be provided to a certain standard and width. The other issue is one of accessibility for pushchairs and individuals with disabilities.

In terms of traffic calming along Berry Hill Road – I don't have any further information but the County Council might – again I will query that.

In terms of a contribution to a community facility, I don't appear to have had a response from my colleagues in the Recreation and Leisure Team so I think I need to chase this. In the previous refused scheme (17/02394/OUT), one of the listed Heads of Terms was for a contribution towards helping the local community hall accommodate an increase in capacity and our Planning Obligations SPD does state that new residential developments of 10 or more dwellings are to contribute towards the provision or expansion of new community facilities so I would say it is likely we would seek a contribution from the development towards community hall facilities. I will speak to our Recreation and Leisure Team to seek their view.

This advice is of course provided without prejudice, but I trust it is helpful nevertheless.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 04 November 2019 14:46
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

I've had a look at the Parish Council's consultation response this afternoon.

I note that they welcome the provision of the footway along Berry Hill Road. The PC suggests it should be fairly narrow and in keeping with the area. Are you happy with the footway as proposed?

The PC also refers to a possible traffic calming scheme along Berry Hill Road. Do you have access to any further information on this?

What are your thoughts on the PC request for a contribution to the community facility off Milton Road?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 31 October 2019 11:50
To: Matthew Symons <matthew.symons@hsland.co.uk>
Cc: Alex Keen <Alex.Keen@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Thank you for your confirmation, I will update our records on this basis.

I have emailed Adam Littler this morning on the drainage issue to explain the situation so hopefully he will be in touch soon.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
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Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 31 October 2019 11:47
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Cc: Alex Keen <Alex.Keen@Cherwell-DC.gov.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Yes, I can confirm that we agree to an EoT until 31/12/2019.

To keep you updated on drainage, our consultant has confirmed this morning that he has not heard from OCC as yet.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 31 October 2019 10:12

To: Matthew Symons <matthew.symons@hsland.co.uk>

Cc: Alex Keen <Alex.Keen@Cherwell-DC.gov.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Thank you for your email and the attachments. I will review and put these all onto the file.

We have been discussing internally and we think it would be sensible to delay the consideration of the application until the December 2019 planning committee to give the Council time to consider the conclusions reached in the Tappers Farm, Bodicote decision particularly given the timing of the receipt of this decision and this will also give the opportunity to resolve the drainage issue potentially before we go to committee.

So, your agreement to a further extension of time would be appreciated – can you confirm by return that you agree an extension of time until the 31 December 2019?

At the moment, we are looking at when the December planning committee will be rearranged to (its scheduled date now being the date of the General Election – 12/12/2019!) so, once that has been formally rearranged, I will confirm when the committee will take place.

I trust this is of assistance. Please accept this advice does not prejudice any formal decision the Local Planning Authority may make.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 30 October 2019 15:55
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

In my email to you on Monday, I said that I would be able to get the illustrative layout amended so that the pedestrian link is obvious. I have attached the updated Illustrative Layout and Wider Context Plan.

You will see that I have taken the opportunity to also update the plans so that they show the preliminary drainage strategy. This in turn has allowed me to get our ecologist to update the Biodiversity Calculator. I know we said that would not be necessary, but you will see that it does confirm a net gain, so I thought it would be helpful.

The attached access plan simply shows more context. The access proposals have not changed but it just helps to make the proposals a little clearer which I thought may help.

As I mentioned in my email to you of 09/10/19, I was waiting for the Bodicote decision before finalising the Planning Statement. As you'll probably know, that was issued this morning, so I have spent today doing the Planning Statement for you. It is attached and I'd be happy to chat any aspects of it through with you.

To keep you updated on drainage, our consultant sent the attached email to the OCC Officer, but as yet, he has not had a response to my knowledge. I'm not sure if there is anything you can do to get them talking? Simon is trying to get it resolved for you this week, so you can hopefully confirm that drainage has been dealt with in your report.

Are you still intending to take the application to the November Committee? If it would help, particularly with drainage matters ongoing and the Bodicote decision only coming out today, we would be happy to agree to a further extension of time so that it could go to the December meeting?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 29 October 2019 09:34
To: Matthew Symons <matthew.symons@hsland.co.uk>
Cc: Simon Gough <simon.gough@ironsidefarrar.com>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Thanks Matthew,

The Drainage Officer at OCC is Adam Littler – I am afraid I don't have a phone number for him but his email address is adam.littler@oxfordshire.gov.uk

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 29 October 2019 09:21
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Simon Gough <simon.gough@ironsidefarrar.com>
Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning Caroline,

I've cc'd our drainage consultant, Simon Gough, who'd like to liaise directly with the OCC Officer. Please could you let Simon have the Officer's details so that he can get in touch with him/her asap?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Matthew Symons
Sent: 28 October 2019 10:25
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning Caroline,

Hopefully you got my out of office from Friday.

I've been through the OCC comments this morning and have sent them on to our drainage consultant. I've asked him to consider the comments and to let me know if he'd be happy to liaise with the LLFA officer directly. I imagine he will be.

On the highways comments, I'm obviously pleased that there are no objections and that they state that the new footway along Berry Hill Road "*will clearly be of benefit to residents of the existing properties along Berry Hill Road in reaching the village centre safely and directly*" and that they welcome the new ped refuge on the A4260.

There is no mention of the proposed bus stops on the A4260 and I wondered if you could ask them to comment on these? I assume they will be seen as a benefit too given the 106 request for money to pump prime services along the A4260.

I note the comments about the pedestrian connectivity from the western part of the site. We had shown a pedestrian link on the illustrative plan but I acknowledge that can be made clearer. I will get that done for you.

On the PROW, OCC confirm that this is also welcomed "*especially if the trigger can be advanced*". Do you know what they're thinking of and why an advanced trigger would be more beneficial?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 25 October 2019 16:51
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury
Importance: High

Hi Matthew,

I have received the attached response from Oxfordshire County Council. The main reason for forwarding is due to the continuing drainage objection. They have asked that the attached proforma be completed and returned – could that be actioned please? If it is easier for your Drainage consultant to speak to the Officer directly, then I'm happy to see if I can facilitate that.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk

Web: www.cherwell.gov.uk

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From: Planning Consultations - E&E <PlanningConsultations@Oxfordshire.gov.uk>

Sent: 24 October 2019 15:38

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>; Planning <Planning@Cherwell-DC.gov.uk>

Cc: Planning Consultations - E&E <PlanningConsultations@Oxfordshire.gov.uk>; Cllr Arash Ali Fatemian <ArashAli.Fatemian@Oxfordshire.gov.uk>; David Flavin <david.flavin@oxfordshire.gov.uk>

Subject: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Importance: High

Dear Caroline

Please find attached Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

If you have any further queries please send an email to planningconsultations@oxfordshire.gov.uk and a member of Major Planning Applications Team will get back to you as soon as possible.

Thank you.

Regards

Dan

Daniel Tritton

Major Planning Applications Officer

Planning Process Team

Oxfordshire County Council

County Hall | Oxford | OX1 1ND

Tel: 07776 997045



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Appendix 6f

Relevant Correspondence - Email 09-10-19 - desc of dev

Matthew Symons

From: Matthew Symons
Sent: 09 October 2019 18:03
To: 'Caroline Ford'
Subject: RE: Berry Hill Rd, Adderbury
Attachments: Highways Note.pdf; Illustrative Layout.pdf; Wider Context Plan.pdf; Heritage Statement.pdf; QR006-1 - 80-195- L1 - 2 - Updated Preliminary Ecological Appraisal.pdf; 2713_Adderbury Revised Addendum Complete.pdf; FW: Land off Berry Hill Rd, Adderbury (30394)

Hi Caroline,

Following on from our discussion yesterday, I am writing to formally confirm that we would like you to amend the description of development to:

Resubmission of application 17/02394/OUT – Outline application for permission for up to 40 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road (all matters reserved other than access)

As we discussed when we met, the reduction of the amount of development is proposed so that we can respond positively to the reasons for refusal of 17/02394/OUT.

I have attached the following plans/documents to support the amended proposals:

1. Illustrative Layout;
2. Wider Context Plan;
3. Heritage Statement;
4. Highways Note;
5. Updated Ecological Appraisal; and,
6. Revised Landscape and Visual Appraisal Addendum.

Items 1 – 3 replace the previously submitted Layout, Context Plan and Heritage Statement. Items 4 – 6 supplement the previously submitted highways, ecology and landscape reports. Please note that the Highways Note includes a revised access plan which retains the access previously approved by OCC but does show that we can provide bus stops on Oxford Road; we this is as a benefit of the scheme as it will enhance the sustainability of Adderbury.

I have also attached the drainage information which I only received at 5pm. As you will see, we have done additional work in response to the previous reason for refusal and can propose a preliminary drainage scheme which shows sustainable drainage solutions.

As discussed, I can submit an amended Planning Statement and an amended Design and Access Statement. In my opinion, these are not necessary for reconsultation. It is my experience that schemes are regularly amended during the application process without the PS or DAS being amended. However, I do intend to provide you with updated versions in case they would be of assistance for your Report. When is your Report deadline?

As I mentioned yesterday, I drafted a lot of the revised Planning Statement last month but stopped at the Evaluation section because I wanted to refer to appeal decisions that were due out. I didn't think it would make sense to submit an updated PS only to have to amend again in light of the appeal decisions.

The decision on the Merton Road, Ambrosden site was published on 09/09/2019. I do of course appreciate that each appeal has to be judged on its merits but the Ambrosden decision is of relevance to our Adderbury proposals and will need to be referred to in our PS and the Committee Report. The Inspector considered Category A villages, the housing strategy and distribution of housing growth.

In addition to the Ambrosden decision, our PS and the Committee Report will need to refer to the Oxford Road, Bodicote appeal. The Hearing was held in early September and a decision is due out this month. That decision will

again take account of category A villages, the housing strategy and the distribution of growth. It will potentially be of further interest as it may include reference to the weight to be applied to the Oxfordshire Housing Land Supply Written Ministerial Statement (WMS). You will no doubt be aware of the slippage to the joint statutory spatial plan timetable and the expected scrapping of the South Oxfordshire emerging Local Plan.

Once the Bodicote decision has been published, I will look to complete the revised PS and get it over to you.

With regard the DAS, as discussed, I had not completed this as I wanted to refer to the drainage information and blue infrastructure. I will be able to do this and submit the DAS but I don't see it as being essential for reconsultation purposes. However, as promised, I can give you a note on the approach to design.

When we met, we pointed to the proposed reduction in the amount of development resulting in us having a significantly reduced developable area and this resulting in significantly more on-site public open space, which we see as a benefit.

You will see that the submitted Heritage Statement states that *"views of the listed church from the south will be improved, and the provision of public open space with a play area, will provide access to views of the church which are not currently accessible to members of the public"*. The revised Landscape Addendum also states that the revised proposals *"will result in important enhancements to the proposed development and its immediate context"*:

- Increased separation from the footpaths to the east and north and the countryside beyond;
- A closer relationship with the existing development pattern along Berry Hill Road, including the depth of development from the road frontage; and
- A reduction in development visible from the footpaths.

The layout, appearance and scale are all reserved matters and so I would not look to discuss these in great detail in the DAS. As the Ambrosden Inspector said, *"these are matters of limited relevance in respect of an outline application when they are reserved for subsequent approval"*. But I can confirm that the proposals can be designed to reflect the character of the surrounding area and the content of the Design Guide SPD. In particular, we note the section on Wider Views which states that *"significant views into the existing settlement, such as to a church steeple, should be preserved and enhanced by the new development and new views to gateways and landmarks established"*. You will see from the illustrative layout and wider context plan that we will enhance views to the church steeple and indeed, that they will be framed by built frontage, as encouraged by the SPD (figure 4.10).

I trust all of this information allows you to amend the description of development and commence reconsultation. If you do have any queries, please do give me a ring. I am out of the office at a Local Plan examination tomorrow, but will be able to respond to emails/ring you during the break as I did yesterday.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 07 October 2019 15:31
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Berry Hill Rd, Adderbury

Matthew,

I note no further information has yet been provided regarding the above.

I will need the additional information to be provided by the end of Wednesday this week (09/10/2019) so that I can make the necessary arrangements for the application to be reconsulted upon this week (and to make sure it is re-advertised in the local press next week). The consultation period, even then, will expire after my committee report will be due for the November committee date, but we can deal with that through updates.

I have spoken to my Team Leader and we are not prepared to accept any further delay beyond the November committee date and as such, the above date will need to be met, otherwise the application will be determined on the basis of the information submitted at the time of the submission of the application (i.e. the same information that was previously refused).

I look forward to hearing from you soon.

Kind regards

Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Caroline Ford
Sent: 26 September 2019 09:46
To: Matthew Symons <matthew.symons@hsland.co.uk>
Cc: Linda Griffiths <Linda.Griffiths@Cherwell-DC.gov.uk>
Subject: RE: Berry Hill Rd, Adderbury

Hi Matthew,

Thank you for the update – if you could send anything additional to me and copy it to my colleague Linda Griffiths (copied into this email). I will leave notes with Linda as to what needs to happen and so hopefully she can progress this whilst I am away.

Please note Linda works Monday to Thursday so if it is not received by Thursday 3rd October 2019, then it will await my return on Monday 7th October 2019.

Kind regards

Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823

Email: caroline.ford@cherwell-dc.gov.uk

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From: Matthew Symons <matthew.symons@hsland.co.uk>

Sent: 25 September 2019 17:16

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: RE: Berry Hill Rd, Adderbury

Hi Caroline,

I have today received the results of the drainage testing work. These have been passed on to our drainage/flood risk consultant, for him to produce his report. I'm afraid I won't have that for you tomorrow, but am still working to get things submitted as quickly as I can. I am sorry for these delays, I am chasing progress.

If I am able to get things submitted while you are off, who should I contact?

If we don't speak before you go, have a good holiday and no doubt we'll catch up when you're back.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 20 September 2019 16:30

To: Matthew Symons <matthew.symons@hsland.co.uk>

Subject: RE: Berry Hill Rd, Adderbury

Hi Matthew,

Thank you for the update.

In that case, I won't amend the application at this stage or re-consult as the resubmission is not complete and we can't consider it properly. I am on leave from the end of next Thursday 26/09/2019 returning on the 07/10/2019 and all additional information would be required before I go so that the re-consultation can happen whilst I am away – otherwise, it is going to be difficult to get to committee on the 14 November 2019 (unless the report is written subject to the end of the consultation period).

I look forward to hearing from you further.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 20 September 2019 16:07
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Berry Hill Rd, Adderbury

Hi Caroline,

Sorry for the delay in getting back to you, I've been wading through my inbox over the last couple of days since getting back from leave.

As you mentioned to David, you are due to receive an amended Planning Statement and DAS, as well as drainage information.

Unfortunately, we have not been able to get the drainage information yet. The site investigation work has been undertaken but I don't have a report. I am chasing it for you and asked for an update today – it's not come in yet but I will send it on when it does.

I wanted the DAS to make reference to the outline drainage proposals, so didn't complete that.

I started writing the Planning Statement a couple of weeks before going on leave, but stopped when I got to the evaluation section. I thought it would make more sense for me to just to wait for the Bodicote and Ambrosden appeal decisions. They do/will cover similar issues, and I would have only had to make amendments/write to you about them.

Please do give me a ring if it's easier to chat any of this through.

Have a good weekend,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 20 September 2019 09:58
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: FW: Berry Hill Rd, Adderbury

Good Morning Matthew,

Further to my correspondence with David on Wednesday, could you provide me with an update please on whether you are intending to submit any additional information or whether the information he sent through is the whole of your re-submission? I need to carry out a re-consultation and amend the application but will only do so once I know I have everything to avoid having to re-consult twice which may cause confusion.

If you intend to submit anything else, it is needed as soon as possible if we are to meet a committee date in November.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
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From: Caroline Ford
Sent: 18 September 2019 11:17
To: David Josephs <david.josephs@hsland.co.uk>
Cc: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Berry Hill Rd, Adderbury

Hi David,

Not to worry today – if Matthew is back tomorrow then I can pick it up with him then as one day won't make too much difference.

I'll await his return before progressing anything further.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
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Cherwell District Council
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Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: David Josephs <david.josephs@hsland.co.uk>
Sent: 18 September 2019 11:13
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Berry Hill Rd, Adderbury

Hi Caroline,

I'm afraid that this isn't my project, I just know that the documents were needed to be sent today so was forwarding them in Matthew's absence. Matthew is back in the office tomorrow so would he be able to deal with the matters you've raised when he returns?

I will follow up on the issues you have raised today and see if I can get an answer for you in the meantime.

Kind regards
David

David Josephs
Strategic Land Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 0798 110 0429 | david.josephs@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 18 September 2019 11:02
To: David Josephs <david.josephs@hsland.co.uk>
Cc: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Berry Hill Rd, Adderbury

David,

Many thanks, I can confirm receipt.

Can I just query whether this is everything? I thought Matthew was intending to submit an updated Design and Access Statement, planning statement and additional information on drainage (to overcome the drainage reason for refusal) – please see attached email correspondence.

If you could confirm as I would prefer to carry out one re-consultation only.

I look forward to hearing from you.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

From: David Josepchs <david.josepchs@hsland.co.uk>
Sent: 18 September 2019 09:23
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: Berry Hill Rd, Adderbury

Good morning Caroline,

Hope you are well.

As Matthew is on annual leave I am sending you the additional information required for the application at Berry Hill Road, Adderbury. If you could acknowledge receipt of this email that would be greatly appreciated.

Kind regards
David

David Josepchs
Strategic Land Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 0798 110 0429 | david.josepchs@hsland.co.uk | www.hsland.co.uk

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Appendix 6g

Relevant Correspondence - Email 11-11-19 - Sibford Ferris

Matthew Symons

From: Matthew Symons
Sent: 11 November 2019 10:28
To: 'Caroline Ford'
Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury
Attachments: Sibford Ferris.pdf

Hi Caroline,

I came across the attached appeal decision last week, which you're no doubt already aware of. It is the fourth policy PV2 appeal that has been allowed in quick succession and further supports our case, as set out in the Planning Statement.

As you'll know, the Inspector allowed the appeal finding that the development "*would not amount to a material exceedance in breach of policy PV2*" (para. 23). He also stated that he did "*not consider 'material exceedance' to be an issue for this appeal given the modest number of units proposed and the categorization and size of Sibfords*" (para. 16). I am of the opinion that the same can be said for our proposals.

There was also a debate about whether Sibford was actually a Cat A village. Adderbury is of course one of the most sustainable Cat A villages, as confirmed by the Council's evidence base, and has much better connections with Banbury as a result of the excellent public transport service (S4 Gold). Indeed, the links with Banbury are evident given the Council's request for a contribution towards the Spiceball Leisure Centre.

Furthermore, the Sibford Inspector states that the proposals were "*not in conflict with 'saved' policy H18 given the status of the village defined by PV1 and PV2*" (para. 23). The same must apply to our proposals for Berry Hill Rd.

I also note that the Inspector did not impose a housing mix condition. Presumably this is because the Council did not suggest it but the Council now potentially misses out on the mix it requires to provide more moderately sized homes. It further points to a lack of Cat A schemes delivering the housing mix required by the Local Plan (have you had an opportunity to find out if the Council holds any data on Cat A housing mix provision?). In turn, it suggests that our housing mix provision should be afforded further weight in the decision making process.

I would welcome your thoughts on the principle of the proposed development against PV1, PV2 and H18 in light of the recent appeal decisions. If it would help to meet to discuss this, along with other matters to be addressed in your committee report, I would be happy to come to your offices before you go on leave.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Matthew Symons
Sent: 07 November 2019 16:24
To: 'Caroline Ford' <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

For a scheme of 40 dwellings comprising of 26 market homes and 14 affordable homes, we're considering the following mix:

Market

- 6 x 4-bedroomed homes;
- 18 x 3-bedroomed homes; and,
- 2 x 2-bedroomed homes.

This mix is based on the Council's need for more moderately sized homes, as referred to in the Planning Statement, which would be more affordable to those on average incomes and would also result in downsizing homes coming up for sale.

Affordable

- 4 x 1-bedroomed units;
- 6 x 2-bedroomed units; and,
- 4 x 3-bedroomed units.

This affordables mix is as per the mix requested by Strategic Housing in its response dated 21/10/2019.

Looking at it in percentage terms, as per the SHMA table in the preamble to BSC4, the proposed mix is as follows:

| | 1-bed | 2-bed | 3-bed | 4-bed |
|---------------|-------|-------|-------|-------|
| Market | 0% | 8% | 69% | 23% |
| Affordable | 29% | 43% | 28% | 0% |
| All dwellings | 10% | 20% | 55% | 15% |

This mix performs well against the SHMA table, which is extracted below:

| | 1-bed | 2-bed | 3-bed | 4-bed |
|---------------|--------|--------|--------|-------|
| Market | 5% | 25% | 45% | 25% |
| Affordable | 25-30% | 30-35% | 30-35% | 5-10% |
| All Dwellings | 15% | 30% | 40% | 15% |

I would welcome your comments on the proposed mix.

For me, it demonstrates a commitment to providing the mix of housing that is required in Cherwell, with an over provision of moderately sized family homes, and this represents a benefit that weighs heavily in favour of the application proposals.

I'd also be interested to know if the Council has undertaken an assessment of the mix of housing that has been delivered/has consent in the Category A villages and Adderbury? IS there a particular officer in the policy department that I can speak to about this?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI

Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Matthew Symons

Sent: 05 November 2019 16:58

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Ok, thanks Caroline, I'll come back to you on this during the week

Matthew

Matthew Symons BA MPlan MRTPI

Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 05 November 2019 15:25

To: Matthew Symons <matthew.symons@hsland.co.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

All we really have to go on is policy BSC4 and the SHMA table in the pre-wording to this policy. This suggests a predominant mix of 2/3 bedrooms overall. I am happy for you to propose a mix taking this into account for wider discussion.

Kind regards

Caroline

Caroline Ford BA. (Hons) MA MRTPI

Principal Planning Officer – Major Projects Planning Team

Development Management Division

Place and Growth Directorate

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From: Matthew Symons <matthew.symons@hsland.co.uk>

Sent: 05 November 2019 12:06

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Ok, lucky you!

What sort of mix do you think might be welcomed? Do you want to consult policy and come back to me or do you want us to put a mix to you that you can discuss with policy. Which would work best for you?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 05 November 2019 11:49

To: Matthew Symons <matthew.symons@hsland.co.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

No, it would normally be a matter that I would deal with, probably in consultation with planning policy in regard to the market housing mix. Affordable housing is dealt with by a housing team which normally would specify a mix to meet that particular need.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
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From: Matthew Symons <matthew.symons@hsland.co.uk>

Sent: 05 November 2019 11:06

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Does the Council have an Officer that deals with Housing Mix?

You'll have seen that our Planning Statement confirms that we would agree to a condition relating to housing mix, in compliance with policy BSC4.

We've obviously seen that there is an issue in terms of the locally widening gap in the ratio of housing prices to earnings and that the Council is looking for more moderately sized homes. Our illustrative layout shows we can do this, but I'd like to have a chat with the appropriate Officer about this, to see what sort of mix may be welcomed.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Matthew Symons
Sent: 05 November 2019 10:53
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Would the Recreation and Leisure Team deal with Green Space provision in terms of supply deficits?

You'll have seen that our Planning Statement points to the Council's evidence base highlighting a shortage in Green Infrastructure provision in Adderbury and the Rural North. I'd like to find out more about this and was wondering who I should contact at the Council?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 04 November 2019 16:38
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

In terms of the footway, I think this will be a matter that I will query with OCC – I understand where the Parish are coming from but if it is required to be adoptable then it may need to be provided to a certain standard and width. The other issue is one of accessibility for pushchairs and individuals with disabilities.

In terms of traffic calming along Berry Hill Road – I don't have any further information but the County Council might – again I will query that.

In terms of a contribution to a community facility, I don't appear to have had a response from my colleagues in the Recreation and Leisure Team so I think I need to chase this. In the previous refused scheme (17/02394/OUT), one of the listed Heads of Terms was for a contribution towards helping the local community hall accommodate an increase in capacity and our Planning Obligations SPD does state that new residential developments of 10 or more dwellings are to contribute towards the provision or expansion of new community facilities so I would say it is likely we would seek a contribution from the development towards community hall facilities. I will speak to our Recreation and Leisure Team to seek their view.

This advice is of course provided without prejudice, but I trust it is helpful nevertheless.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
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Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 04 November 2019 14:46
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

I've had a look at the Parish Council's consultation response this afternoon.

I note that they welcome the provision of the footway along Berry Hill Road. The PC suggests it should be fairly narrow and in keeping with the area. Are you happy with the footway as proposed?

The PC also refers to a possible traffic calming scheme along Berry Hill Road. Do you have access to any further information on this?

What are your thoughts on the PC request for a contribution to the community facility off Milton Road?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 31 October 2019 11:50
To: Matthew Symons <matthew.symons@hsland.co.uk>
Cc: Alex Keen <Alex.Keen@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Thank you for your confirmation, I will update our records on this basis.

I have emailed Adam Littler this morning on the drainage issue to explain the situation so hopefully he will be in touch soon.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 31 October 2019 11:47
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Alex Keen <Alex.Keen@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Yes, I can confirm that we agree to an EoT until 31/12/2019.

To keep you updated on drainage, our consultant has confirmed this morning that he has not heard from OCC as yet.

Thanks,

Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 31 October 2019 10:12
To: Matthew Symons <matthew.symons@hsland.co.uk>
Cc: Alex Keen <Alex.Keen@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Thank you for your email and the attachments. I will review and put these all onto the file.

We have been discussing internally and we think it would be sensible to delay the consideration of the application until the December 2019 planning committee to give the Council time to consider the conclusions reached in the Tappers Farm, Bodicote decision particularly given the timing of the receipt of this decision and this will also give the opportunity to resolve the drainage issue potentially before we go to committee.

So, your agreement to a further extension of time would be appreciated – can you confirm by return that you agree an extension of time until the 31 December 2019?

At the moment, we are looking at when the December planning committee will be rearranged to (its scheduled date now being the date of the General Election – 12/12/2019!) so, once that has been formally rearranged, I will confirm when the committee will take place.

I trust this is of assistance. Please accept this advice does not prejudice any formal decision the Local Planning Authority may make.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 30 October 2019 15:55
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

In my email to you on Monday, I said that I would be able to get the illustrative layout amended so that the pedestrian link is obvious. I have attached the updated Illustrative Layout and Wider Context Plan.

You will see that I have taken the opportunity to also update the plans so that they show the preliminary drainage strategy. This in turn has allowed me to get our ecologist to update the Biodiversity Calculator. I know we said that would not be necessary, but you will see that it does confirm a net gain, so I thought it would be helpful.

The attached access plan simply shows more context. The access proposals have not changed but it just helps to make the proposals a little clearer which I thought may help.

As I mentioned in my email to you of 09/10/19, I was waiting for the Bodicote decision before finalising the Planning Statement. As you'll probably know, that was issued this morning, so I have spent today doing the Planning Statement for you. It is attached and I'd be happy to chat any aspects of it through with you.

To keep you updated on drainage, our consultant sent the attached email to the OCC Officer, but as yet, he has not had a response to my knowledge. I'm not sure if there is anything you can do to get them talking? Simon is trying to get it resolved for you this week, so you can hopefully confirm that drainage has been dealt with in your report.

Are you still intending to take the application to the November Committee? If it would help, particularly with drainage matters ongoing and the Bodicote decision only coming out today, we would be happy to agree to a further extension of time so that it could go to the December meeting?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 29 October 2019 09:34

To: Matthew Symons <matthew.symons@hsland.co.uk>

Cc: Simon Gough <simon.gough@ironsidefarrar.com>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Thanks Matthew,

The Drainage Officer at OCC is Adam Littler – I am afraid I don't have a phone number for him but his email address is adam.littler@oxfordshire.gov.uk

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 29 October 2019 09:21
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Simon Gough <simon.gough@ironsidefarrar.com>
Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning Caroline,

I've cc'd our drainage consultant, Simon Gough, who'd like to liaise directly with the OCC Officer. Please could you let Simon have the Officer's details so that he can get in touch with him/her asap?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Matthew Symons
Sent: 28 October 2019 10:25
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning Caroline,

Hopefully you got my out of office from Friday.

I've been through the OCC comments this morning and have sent them on to our drainage consultant. I've asked him to consider the comments and to let me know if he'd be happy to liaise with the LLFA officer directly. I imagine he will be.

On the highways comments, I'm obviously pleased that there are no objections and that they state that the new footway along Berry Hill Road "will clearly be of benefit to residents of the existing properties along Berry Hill Road in reaching the village centre safely and directly" and that they welcome the new ped refuge on the A4260.

There is no mention of the proposed bus stops on the A4260 and I wondered if you could ask them to comment on these? I assume they will be seen as a benefit too given the 106 request for money to pump prime services along the A4260.

I note the comments about the pedestrian connectivity from the western part of the site. We had shown a pedestrian link on the illustrative plan but I acknowledge that can be made clearer. I will get that done for you.

On the PROW, OCC confirm that this is also welcomed “*especially if the trigger can be advanced*”. Do you know what they’re thinking of and why an advanced trigger would be more beneficial?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 25 October 2019 16:51
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: FW: Oxfordshire County Council’s response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury
Importance: High

Hi Matthew,

I have received the attached response from Oxfordshire County Council. The main reason for forwarding is due to the continuing drainage objection. They have asked that the attached proforma be completed and returned – could that be actioned please? If it is easier for your Drainage consultant to speak to the Officer directly, then I’m happy to see if I can facilitate that.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Planning Consultations - E&E <PlanningConsultations@Oxfordshire.gov.uk>
Sent: 24 October 2019 15:38
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>; Planning <Planning@Cherwell-DC.gov.uk>
Cc: Planning Consultations - E&E <PlanningConsultations@Oxfordshire.gov.uk>; Cllr Arash Ali Fatemian

<ArashAli.Fatemian@Oxfordshire.gov.uk>; DavidFlavin <david.flavin@oxfordshire.gov.uk>

Subject: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Importance: High

Dear Caroline

Please find attached Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

If you have any further queries please send an email to planningconsultations@oxfordshire.gov.uk and a member of Major Planning Applications Team will get back to you as soon as possible.

Thank you.

Regards

Dan

Daniel Tritton

Major Planning Applications Officer

Planning Process Team

Oxfordshire County Council

County Hall | Oxford | OX1 1ND

Tel: 07776 997045



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Appendix 6h

Relevant Correspondence - Email 29-11-19 - housing mix

Matthew Symons

From: Matthew Symons
Sent: 29 November 2019 12:47
To: 'Caroline Ford'
Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury
Attachments: Berry Hill Housing Mix Comparison Tables.docx

Hi Caroline,

Following on from our below exchange, we have done some work to look at whether approvals in Adderbury have responded to the SHMA mix.

I have attached a word document which provides you with two tables. They are bit busy, but are relatively straightforward to follow.

As you will see, the approvals in Adderbury have not responded positively to the identified SHMA mix. There has been:

- An under provision of 1-bed units (market and affordable);
- An under provision of 2-bed market units;
- An over-provision of 2-bed affordable units;
- An under-provision of 2-bed units overall (market and affordable);
- A significant under provision of 3-bed market units;
- A significant under provision of 3-bed affordable units;
- A significant under provision of 3-bed units overall;
- A significant over-provision of 4-bed market units;
- An adequate provision of 4-bed affordable units;
- A significant over-provision of 4-bed units overall; and,
- A significant over-provision of 5-bed market units.

As such, the dwellings that have been approved in Adderbury to date have failed to adequately address the Council's need for more moderately sized homes, as referred to in the Planning Statement, which would be more affordable to those on average incomes and would also result in downsizing homes coming up for sale.

For me, this demonstrates that further weight should be afforded to the benefit associated with the mix we are proposing.

We have not looked at the wider Category A villages as yet, but it would seem likely that the approved mix across all villages has not responded to the identified need.

I would welcome the LPAs thoughts on this matter. Perhaps we could have a chat when you are back? I am also happy to come to your offices to have a catch up meeting next month, in advance of your Report deadline, if that would help.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager

From: Matthew Symons

Sent: 08 November 2019 09:37

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning Caroline,

I can confirm that we agree to the to the rental units being social rented units.

Yes, we can do a parameters plan, no problem with that. I'll ask our architects do one, it'll probably be next week now but I'll ask for it to be done asap.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 07 November 2019 16:40

To: Matthew Symons <matthew.symons@hsland.co.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Thank you for this. I will come back to you on this separately.

Can I ask – are you prepared to agree to the delivery of the rental units as part of the affordable housing provision to be social rented units?

Also, just thinking about the plans we have available – would you be prepared to prepare a parameter plan to show where the land uses are proposed (i.e. residential development in the south of the site and open space to the north as indicated), to enable control over the type of development proposed? This request is of course made without prejudice to any formal decision the Local Planning Authority may make.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division

Place and Growth Directorate
Cherwell District Council
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Email: caroline.ford@cherwell-dc.gov.uk
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 07 November 2019 16:24
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

For a scheme of 40 dwellings comprising of 26 market homes and 14 affordable homes, we're considering the following mix:

Market

- 6 x 4-bedroomed homes;
- 18 x 3-bedroomed homes; and,
- 2 x 2-bedroomed homes.

This mix is based on the Council's need for more moderately sized homes, as referred to in the Planning Statement, which would be more affordable to those on average incomes and would also result in downsizing homes coming up for sale.

Affordable

- 4 x 1-bedroomed units;
- 6 x 2-bedroomed units; and,
- 4 x 3-bedroomed units.

This affordables mix is as per the mix requested by Strategic Housing in its response dated 21/10/2019.

Looking at it in percentage terms, as per the SHMA table in the preamble to BSC4, the proposed mix is as follows:

| | 1-bed | 2-bed | 3-bed | 4-bed |
|---------------|-------|-------|-------|-------|
| Market | 0% | 8% | 69% | 23% |
| Affordable | 29% | 43% | 28% | 0% |
| All dwellings | 10% | 20% | 55% | 15% |

This mix performs well against the SHMA table, which is extracted below:

| | 1-bed | 2-bed | 3-bed | 4-bed |
|---------------|--------|--------|--------|-------|
| Market | 5% | 25% | 45% | 25% |
| Affordable | 25-30% | 30-35% | 30-35% | 5-10% |
| All Dwellings | 15% | 30% | 40% | 15% |

I would welcome your comments on the proposed mix.

For me, it demonstrates a commitment to providing the mix of housing that is required in Cherwell, with an over provision of moderately sized family homes, and this represents a benefit that weighs heavily in favour of the application proposals.

I'd also be interested to know if the Council has undertaken an assessment of the mix of housing that has been delivered/has consent in the Category A villages and Adderbury? IS there a particular officer in the policy department that I can speak to about this?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Matthew Symons
Sent: 05 November 2019 16:58
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Ok, thanks Caroline, I'll come back to you on this during the week

Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 05 November 2019 15:25
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

All we really have to go on is policy BSC4 and the SHMA table in the pre-wording to this policy. This suggests a predominant mix of 2/3 bedrooms overall. I am happy for you to propose a mix taking this into account for wider discussion.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
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Cherwell District Council
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Web: www.cherwell.gov.uk

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 05 November 2019 12:06
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Ok, lucky you!

What sort of mix do you think might be welcomed? Do you want to consult policy and come back to me or do you want us to put a mix to you that you can discuss with policy. Which would work best for you?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 05 November 2019 11:49
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

No, it would normally be a matter that I would deal with, probably in consultation with planning policy in regard to the market housing mix. Affordable housing is dealt with by a housing team which normally would specify a mix to meet that particular need.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division

Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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Follow us on Twitter @Cherwellcouncil

From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 05 November 2019 11:06
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Does the Council have an Officer that deals with Housing Mix?

You'll have seen that our Planning Statement confirms that we would agree to a condition relating to housing mix, in compliance with policy BSC4.

We've obviously seen that there is an issue in terms of the locally widening gap in the ratio of housing prices to earnings and that the Council is looking for more moderately sized homes. Our illustrative layout shows we can do this, but I'd like to have a chat with the appropriate Officer about this, to see what sort of mix may be welcomed.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Matthew Symons
Sent: 05 November 2019 10:53
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Would the Recreation and Leisure Team deal with Green Space provision in terms of supply deficits?

You'll have seen that our Planning Statement points to the Council's evidence base highlighting a shortage in Green Infrastructure provision in Adderbury and the Rural North. I'd like to find out more about this and was wondering who I should contact at the Council?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 04 November 2019 16:38
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

In terms of the footway, I think this will be a matter that I will query with OCC – I understand where the Parish are coming from but if it is required to be adoptable then it may need to be provided to a certain standard and width. The other issue is one of accessibility for pushchairs and individuals with disabilities.

In terms of traffic calming along Berry Hill Road – I don't have any further information but the County Council might – again I will query that.

In terms of a contribution to a community facility, I don't appear to have had a response from my colleagues in the Recreation and Leisure Team so I think I need to chase this. In the previous refused scheme (17/02394/OUT), one of the listed Heads of Terms was for a contribution towards helping the local community hall accommodate an increase in capacity and our Planning Obligations SPD does state that new residential developments of 10 or more dwellings are to contribute towards the provision or expansion of new community facilities so I would say it is likely we would seek a contribution from the development towards community hall facilities. I will speak to our Recreation and Leisure Team to seek their view.

This advice is of course provided without prejudice, but I trust it is helpful nevertheless.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 04 November 2019 14:46
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

I've had a look at the Parish Council's consultation response this afternoon.

I note that they welcome the provision of the footway along Berry Hill Road. The PC suggests it should be fairly narrow and in keeping with the area. Are you happy with the footway as proposed?

The PC also refers to a possible traffic calming scheme along Berry Hill Road. Do you have access to any further information on this?

What are your thoughts on the PC request for a contribution to the community facility off Milton Road?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 31 October 2019 11:50

To: Matthew Symons <matthew.symons@hsland.co.uk>

Cc: Alex Keen <Alex.Keen@Cherwell-DC.gov.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Thank you for your confirmation, I will update our records on this basis.

I have emailed Adam Littler this morning on the drainage issue to explain the situation so hopefully he will be in touch soon.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 31 October 2019 11:47
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Alex Keen <Alex.Keen@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Yes, I can confirm that we agree to an EoT until 31/12/2019.

To keep you updated on drainage, our consultant has confirmed this morning that he has not heard from OCC as yet.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 31 October 2019 10:12
To: Matthew Symons <matthew.symons@hsland.co.uk>
Cc: Alex Keen <Alex.Keen@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Thank you for your email and the attachments. I will review and put these all onto the file.

We have been discussing internally and we think it would be sensible to delay the consideration of the application until the December 2019 planning committee to give the Council time to consider the conclusions reached in the Tappers Farm, Bodicote decision particularly given the timing of the receipt of this decision and this will also give the opportunity to resolve the drainage issue potentially before we go to committee.

So, your agreement to a further extension of time would be appreciated – can you confirm by return that you agree an extension of time until the 31 December 2019?

At the moment, we are looking at when the December planning committee will be rearranged to (its scheduled date now being the date of the General Election – 12/12/2019!) so, once that has been formally rearranged, I will confirm when the committee will take place.

I trust this is of assistance. Please accept this advice does not prejudice any formal decision the Local Planning Authority may make.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
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Email: caroline.ford@cherwell-dc.gov.uk
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 30 October 2019 15:55
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

In my email to you on Monday, I said that I would be able to get the illustrative layout amended so that the pedestrian link is obvious. I have attached the updated Illustrative Layout and Wider Context Plan.

You will see that I have taken the opportunity to also update the plans so that they show the preliminary drainage strategy. This in turn has allowed me to get our ecologist to update the Biodiversity Calculator. I know we said that would not be necessary, but you will see that it does confirm a net gain, so I thought it would be helpful.

The attached access plan simply shows more context. The access proposals have not changed but it just helps to make the proposals a little clearer which I thought may help.

As I mentioned in my email to you of 09/10/19, I was waiting for the Bodicote decision before finalising the Planning Statement. As you'll probably know, that was issued this morning, so I have spent today doing the Planning Statement for you. It is attached and I'd be happy to chat any aspects of it through with you.

To keep you updated on drainage, our consultant sent the attached email to the OCC Officer, but as yet, he has not had a response to my knowledge. I'm not sure if there is anything you can do to get them talking? Simon is trying to get it resolved for you this week, so you can hopefully confirm that drainage has been dealt with in your report.

Are you still intending to take the application to the November Committee? If it would help, particularly with drainage matters ongoing and the Bodicote decision only coming out today, we would be happy to agree to a further extension of time so that it could go to the December meeting?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 29 October 2019 09:34
To: Matthew Symons <matthew.symons@hsland.co.uk>
Cc: Simon Gough <simon.gough@ironsidefarrar.com>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Thanks Matthew,

The Drainage Officer at OCC is Adam Littler – I am afraid I don't have a phone number for him but his email address is adam.littler@oxfordshire.gov.uk

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 29 October 2019 09:21
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Simon Gough <simon.gough@ironsidefarrar.com>
Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning Caroline,

I've cc'd our drainage consultant, Simon Gough, who'd like to liaise directly with the OCC Officer. Please could you let Simon have the Officer's details so that he can get in touch with him/her asap?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Matthew Symons
Sent: 28 October 2019 10:25
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning Caroline,

Hopefully you got my out of office from Friday.

I've been through the OCC comments this morning and have sent them on to our drainage consultant. I've asked him to consider the comments and to let me know if he'd be happy to liaise with the LLFA officer directly. I imagine he will be.

On the highways comments, I'm obviously pleased that there are no objections and that they state that the new footway along Berry Hill Road "*will clearly be of benefit to residents of the existing properties along Berry Hill Road in reaching the village centre safely and directly*" and that they welcome the new ped refuge on the A4260.

There is no mention of the proposed bus stops on the A4260 and I wondered if you could ask them to comment on these? I assume they will be seen as a benefit too given the 106 request for money to pump prime services along the A4260.

I note the comments about the pedestrian connectivity from the western part of the site. We had shown a pedestrian link on the illustrative plan but I acknowledge that can be made clearer. I will get that done for you.

On the PROW, OCC confirm that this is also welcomed "*especially if the trigger can be advanced*". Do you know what they're thinking of and why an advanced trigger would be more beneficial?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 25 October 2019 16:51

To: Matthew Symons <matthew.symons@hsland.co.uk>

Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Importance: High

Hi Matthew,

I have received the attached response from Oxfordshire County Council. The main reason for forwarding is due to the continuing drainage objection. They have asked that the attached proforma be completed and returned – could that be actioned please? If it is easier for your Drainage consultant to speak to the Officer directly, then I'm happy to see if I can facilitate that.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Planning Consultations - E&E <PlanningConsultations@Oxfordshire.gov.uk>
Sent: 24 October 2019 15:38
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>; Planning <Planning@Cherwell-DC.gov.uk>
Cc: Planning Consultations - E&E <PlanningConsultations@Oxfordshire.gov.uk>; Cllr Arash Ali Fatemian <ArashAli.Fatemian@Oxfordshire.gov.uk>; David Flavin <david.flavin@oxfordshire.gov.uk>
Subject: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury
Importance: High

Dear Caroline

Please find attached Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

If you have any further queries please send an email to planningconsultations@oxfordshire.gov.uk and a member of Major Planning Applications Team will get back to you as soon as possible.

Thank you.

Regards

Dan

Daniel Tritton
Major Planning Applications Officer
Planning Process Team
Oxfordshire County Council
County Hall | Oxford | OX1 1ND
Tel: 07776 997045



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Appendix 6i

Relevant Correspondence - Email 06-01-20 - AMR 2019

Matthew Symons

From: Matthew Symons
Sent: 06 January 2020 16:52
To: Caroline Ford
Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

I've had a look through the 2019 AMR and appendices this afternoon.

Given your Report deadline is fast approaching, I thought it would be worth setting out points I consider to be of relevance to the application proposals as the 'Report of Assistant Director' confirms that "*upon approval, the information contained in the AMR will be used ... in decision making on planning applications*" (para. 2.4).

AMR 2019

Deliverable housing land supply

As you will know, the AMR states that the Council presently only has a 4.6 year supply for 2019-2024. The previous AMR expected a supply of 5.2 years for this period. The supply has fallen significantly from 5.4 years for 2017 – 2022. And that trend continues with the AMR 2019 stating that the supply reduces further to a 4.4 years for 2020 – 2025.

A 4.6 or 4.4 year supply would represent a serious and significant shortfall. The contribution that the site makes towards the provision of housing has subsequently gained further weight.

The 2019 AMR makes reference to the Written Ministerial Statement and this is a material consideration. You will recall that I referred to the potential for reduced weight to be applied to the WMS in my email of 09/10/2019. I appreciate that the Report on the AMR makes reference to two appeal decisions with regard the WMS, but 3200335 was issued in February 2019 and appeal 3188694 was issued in December 2018; this was in advance of the announcement regarding the slippage to the joint statutory spatial plan timetable.

Affordable Housing

The Planning Statement referred to a serious shortfall of affordable housing. The previous AMR confirmed that 1674 affordable homes had been provided between 2011/812 and 2017/18 against a requirement of 2849. The 2019 AMR states that 507 affordable homes were completed during 2018/19. There remains a serious shortfall.

Policy Villages 2

As you have previously told me, we will see how the LPA intends to deal with this policy when the Committee Report is published. It is of note that the AMR confirms that the 750 homes are yet to be delivered with only 271 completions as at March 2019. As we confirmed in our Planning Statement, the site off Berry Hill Road is deliverable and can make a valuable early contribution to the policy requirement without adversely impacting the wider Local Plan strategy.

Employment

In reading the AMR 2019, I noticed the reference to the Banbury Business Park (BBP) and I don't recall us discussing this previously. It is evidently a business park of some size, which is expected to grow as a result of the Local Plan allocation. The BBP is only 3km from the centre of the site. It is therefore easily accessible by cycle and this adds to the locational sustainability of the application site, as referred to in the Planning Statement.

To have two employment areas, BPP and Twyford Mill, within such close proximity of a site within the Rural Area, accessible by means other than the motor vehicle (walking/cycling), is an unusual occurrence which weighs in favour of the proposals.

Infrastructure Delivery Plan Update 2019

During the application process we have discussed the benefit of the on-site POS over-provision due to the existing deficiencies in the area. The IDP Update reconfirms these deficiencies. It refers to the requirement for 6.38ha of amenity open space in the Rural Area with priority in Adderbury, Bloxham and Bodicote, Cropredy and Sifford wards.

It also refers to the requirement for a football pitch off Milton Road and we have discussed the funding gap for this facility, which the application proposals can make a valuable contribution towards.

2019 Brownfield Land Register

During our discussions on the aforementioned funding gap, I highlighted the lack of developable sites in Adderbury which could contribute towards the Milton Road scheme. The BLR confirms that there are no BL sites within Adderbury, meaning the release of greenfield land is necessary in this regard.

The BLR also demonstrates that greenfield land will likely need to be released to respond to the locally widening gap in the ratio of house prices to earnings. This is particularly the case for Adderbury where there are no BL sites shown on the register and the recently developed sites have not had to provide a housing mix that complies with the Local Plan policy meaning there has been a lack of moderately sized homes.

I hope this summary of my thoughts on the 2019 AMR is helpful.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



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From: Matthew Symons
Sent: 06 January 2020 14:11
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Ok, thanks
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 06 January 2020 14:10
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Not at the moment. I have drafted the report and it is with Senior Officers for checking. I haven't heard anything yet but will do over the next day or so I would have thought. I will let you know if anything comes up following their review.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 06 January 2020 14:08
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Ok, thanks.

Are there any other loose ends that you'd like to tie up before you finalise your report?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 06 January 2020 10:47
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Thanks Matthew, I will put this onto the file and make sure my report refers to this.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 06 January 2020 09:25
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning Caroline,

How's this?

Thanks
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Matthew Symons
Sent: 03 January 2020 15:48
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Hope you had a good break.

Our architect is working on the PP for you and I'll get it to you asap. Is there anything else you need from me before the Report is published?

I have today seen the Agenda Pack Report for the draft AMR and note that the Council now does not have a 5-year supply of deliverable housing land. I will look at the draft AMR next week.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 23 December 2019 11:47
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

I have been reviewing the parameter plan whilst writing my report and looking again at Consultation responses and realised that it doesn't include anything relating to the listed building and the potential views that are described as being achievable. I think it ought to include that because that would be an important parameter that we would wish to achieve if the application were approved and we were discussing reserved matters.

Please could you consider and let me know your thoughts?

I look forward to hearing from you but must stress this advice does not prejudice any formal decision the Local Planning Authority may make.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 19 December 2019 15:13
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Yes please

Thanks
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 19 December 2019 15:10
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Yes, this was more along the lines of what I was thinking. Would you like me to accept this version of the plan?

I must stress this advice is, as ever, provided without prejudice to any formal decision the Local Planning Authority may make.

Thanks
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 19 December 2019 14:59
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

I've attached a revised PP. is this what you were looking for?

Thanks
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager

From: Matthew Symons
Sent: 17 December 2019 09:35
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Yeah, that works for me, speak then. I'll be on the mobile.

Thanks
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 17 December 2019 09:34
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Thanks Matthew, I have planning committee tomorrow afternoon at 4pm so how about first thing on Thursday morning? Say 9:30am?

Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
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Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 17 December 2019 09:33
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning,

Waiting until tomorrow is no problem, but I have a meeting at 11. It's in Wigan so will probably take up most of my morning. Would later in the afternoon be ok? Say, after 3?

Thanks

Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 17 December 2019 09:26
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

I have just looked at your email and there are a few things I need to look at before I speak to you – can you bear with me and I will call you tomorrow? Say around 11am?

Thanks
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 16 December 2019 12:47
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

No problem. Yes, those times should be fine.

Thanks
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 16 December 2019 12:08
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Yes, apologies I didn't come back to you last week – I am around to speak tomorrow between 9 and 10 and then 11 and 12 so can give you a call at some point if that works for you?

Hope you feel better soon!

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 16 December 2019 10:21
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning Caroline,

Thanks for this. I will discuss with our ecological consultant asap.

I was off sick Wed – Fri last week, so am playing catch up. I'm doing some work from home today so I don't spread germs around the office. I'm hoping to be back in tomorrow. Perhaps we could have a catch up then, when you're free?

Thanks
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 10 December 2019 17:25
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Apologies for the delay.

The Council's Executive have endorsed papers that were presented to them at their October meeting regarding guidance to be used around biodiversity net gain matters amongst others as well as their endorsement to seek a minimum of 10% biodiversity net gain through the planning process – this is the link to the Executive meeting papers and minutes: <http://svc-sql-modg-01:9070/ieListDocuments.aspx?Cid=115&Mid=3246> Where possible, we are seeking a meaningful net gain of a minimum of a 10% gain.

I will come back to you on your other email tomorrow or Friday (I am on election duty on Thursday).

Kind regards

Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 09 December 2019 11:46
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning Caroline,

I picked the attached response up last week and am due to go through it with our ecological consultant today/tomorrow. In the meantime, would you be able to confirm the Council's position on the suggested 10% gain?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI

Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
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From: Matthew Symons

Sent: 05 December 2019 14:48

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Yeah, no problem,

Thanks
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 05 December 2019 14:47

To: Matthew Symons <matthew.symons@hsland.co.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

I am working on a committee report which is a priority at the moment. I will come back to you next week on this if that is ok.

Many thanks,
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
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Email: caroline.ford@cherwell-dc.gov.uk
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From: Matthew Symons <matthew.symons@hsland.co.uk>

Sent: 05 December 2019 14:45

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Sorry to chase, and I appreciate you'll be catching up on things after your holiday. Have you had a chance to look at the draft Parameters plan?

Also, would you be able to come back to me on the below email this week? I'm keen to get the LPAs views on this point.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Matthew Symons

Sent: 29 November 2019 12:47

To: 'Caroline Ford' <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Following on from our below exchange, we have done some work to look at whether approvals in Adderbury have responded to the SHMA mix.

I have attached a word document which provides you with two tables. They are bit busy, but are relatively straightforward to follow.

As you will see, the approvals in Adderbury have not responded positively to the identified SHMA mix. There has been:

- An under provision of 1-bed units (market and affordable);
- An under provision of 2-bed market units;
- An over-provision of 2-bed affordable units;
- An under-provision of 2-bed units overall (market and affordable);
- A significant under provision of 3-bed market units;
- A significant under provision of 3-bed affordable units;
- A significant under provision of 3-bed units overall;
- A significant over-provision of 4-bed market units;
- An adequate provision of 4-bed affordable units;
- A significant over-provision of 4-bed units overall; and,
- A significant over-provision of 5-bed market units.

As such, the dwellings that have been approved in Adderbury to date have failed to adequately address the Council's need for more moderately sized homes, as referred to in the Planning Statement, which would be more affordable to those on average incomes and would also result in downsizing homes coming for sale.

For me, this demonstrates that further weight should be afforded to the benefit associated with the mix we are proposing.

We have not looked at the wider Category A villages as yet, but it would seem likely that the approved mix across all villages has not responded to the identified need.

I would welcome the LPAs thoughts on this matter. Perhaps we could have a chat when you are back? I am also happy to come to your offices to have a catch up meeting next month, in advance of your Report deadline, if that would help.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
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From: Matthew Symons
Sent: 08 November 2019 09:37
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning Caroline,

I can confirm that we agree to the to the rental units being social rented units.

Yes, we can do a parameters plan, no problem with that. I'll ask our architects do one, it'll probably be next week now but I'll ask for it to be done asap.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 07 November 2019 16:40
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Thank you for this. I will come back to you on this separately.

Can I ask – are you prepared to agree to the delivery of the rental units as part of the affordable housing provision to be social rented units?

Also, just thinking about the plans we have available – would you be prepared to prepare a parameter plan to show where the land uses are proposed (i.e. residential development in the south of the site and open space to the north as indicated), to enable control over the type of development proposed? This request is of course made without prejudice to any formal decision the Local Planning Authority may make.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
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Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 07 November 2019 16:24
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: FW: Oxfordshire County Council’s response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

For a scheme of 40 dwellings comprising of 26 market homes and 14 affordable homes, we’re considering the following mix:

Market

- 6 x 4-bedroomed homes;
- 18 x 3-bedroomed homes; and,
- 2 x 2-bedroomed homes.

This mix is based on the Council’s need for more moderately sized homes, as referred to in the Planning Statement, which would be more affordable to those on average incomes and would also result in downsizing homes coming up for sale.

Affordable

- 4 x 1-bedroomed units;
- 6 x 2-bedroomed units; and,
- 4 x 3-bedroomed units.

This affordables mix is as per the mix requested by Strategic Housing in its response dated 21/10/2019.

Looking at it in percentage terms, as per the SHMA table in the preamble to BSC4, the proposed mix is as follows:

| | | | | |
|--|-------|-------|-------|-------|
| | 1-bed | 2-bed | 3-bed | 4-bed |
|--|-------|-------|-------|-------|

| | | | | |
|---------------|-----|-----|-----|-----|
| Market | 0% | 8% | 69% | 23% |
| Affordable | 29% | 43% | 28% | 0% |
| All dwellings | 10% | 20% | 55% | 15% |

This mix performs well against the SHMA table, which is extracted below:

| | 1-bed | 2-bed | 3-bed | 4-bed |
|---------------|--------|--------|--------|-------|
| Market | 5% | 25% | 45% | 25% |
| Affordable | 25-30% | 30-35% | 30-35% | 5-10% |
| All Dwellings | 15% | 30% | 40% | 15% |

I would welcome your comments on the proposed mix.

For me, it demonstrates a commitment to providing the mix of housing that is required in Cherwell, with an over provision of moderately sized family homes, and this represents a benefit that weighs heavily in favour of the application proposals.

I'd also be interested to know if the Council has undertaken an assessment of the mix of housing that has been delivered/has consent in the Category A villages and Adderbury? IS there a particular officer in the policy department that I can speak to about this?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Matthew Symons

Sent: 05 November 2019 16:58

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Ok, thanks Caroline, I'll come back to you on this during the week

Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 05 November 2019 15:25
To: Matthew Symons <matthew.symons@hsland.co.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

All we really have to go on is policy BSC4 and the SHMA table in the pre-wording to this policy. This suggests a predominant mix of 2/3 bedrooms overall. I am happy for you to propose a mix taking this into account for wider discussion.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 05 November 2019 12:06
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Ok, lucky you!

What sort of mix do you think might be welcomed? Do you want to consult policy and come back to me or do you want us to put a mix to you that you can discuss with policy. Which would work best for you?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 05 November 2019 11:49

To: Matthew Symons <matthew.symons@hsland.co.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

No, it would normally be a matter that I would deal with, probably in consultation with planning policy in regard to the market housing mix. Affordable housing is dealt with by a housing team which normally would specify a mix to meet that particular need.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
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Email: caroline.ford@cherwell-dc.gov.uk
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From: Matthew Symons <matthew.symons@hsland.co.uk>

Sent: 05 November 2019 11:06

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Does the Council have an Officer that deals with Housing Mix?

You'll have seen that our Planning Statement confirms that we would agree to a condition relating to housing mix, in compliance with policy BSC4.

We've obviously seen that there is an issue in terms of the locally widening gap in the ratio of housing prices to earnings and that the Council is looking for more moderately sized homes. Our illustrative layout shows we can do this, but I'd like to have a chat with the appropriate Officer about this, to see what sort of mix may be welcomed.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Matthew Symons

Sent: 05 November 2019 10:53

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Would the Recreation and Leisure Team deal with Green Space provision in terms of supply deficits?

You'll have seen that our Planning Statement points to the Council's evidence base highlighting a shortage in Green Infrastructure provision in Adderbury and the Rural North. I'd like to find out more about this and was wondering who I should contact at the Council?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 04 November 2019 16:38

To: Matthew Symons <matthew.symons@hsland.co.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

In terms of the footway, I think this will be a matter that I will query with OCC – I understand where the Parish are coming from but if it is required to be adoptable then it may need to be provided to a certain standard and width. The other issue is one of accessibility for pushchairs and individuals with disabilities.

In terms of traffic calming along Berry Hill Road – I don't have any further information but the County Council might – again I will query that.

In terms of a contribution to a community facility, I don't appear to have had a response from my colleagues in the Recreation and Leisure Team so I think I need to chase this. In the previous refused scheme (17/02394/OUT), one of the listed Heads of Terms was for a contribution towards helping the local community hall accommodate an increase in capacity and our Planning Obligations SPD does state that new residential developments of 10 or more dwellings are to contribute towards the provision or expansion of new community facilities so I would say it is likely we would seek a contribution from the development towards community hall facilities. I will speak to our Recreation and Leisure Team to seek their view.

This advice is of course provided without prejudice, but I trust it is helpful nevertheless.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 04 November 2019 14:46
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

I've had a look at the Parish Council's consultation response this afternoon.

I note that they welcome the provision of the footway along Berry Hill Road. The PC suggests it should be fairly narrow and in keeping with the area. Are you happy with the footway as proposed?

The PC also refers to a possible traffic calming scheme along Berry Hill Road. Do you have access to any further information on this?

What are your thoughts on the PC request for a contribution to the community facility off Milton Road?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 31 October 2019 11:50
To: Matthew Symons <matthew.symons@hsland.co.uk>
Cc: Alex Keen <Alex.Keen@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Thank you for your confirmation, I will update our records on this basis.

I have emailed Adam Littler this morning on the drainage issue to explain the situation so hopefully he will be in touch soon.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
Tel: 01295 221823
Email: caroline.ford@cherwell-dc.gov.uk
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 31 October 2019 11:47
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Alex Keen <Alex.Keen@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

Yes, I can confirm that we agree to an EoT until 31/12/2019.

To keep you updated on drainage, our consultant has confirmed this morning that he has not heard from OCC as yet.

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 31 October 2019 10:12
To: Matthew Symons <matthew.symons@hsland.co.uk>
Cc: Alex Keen <Alex.Keen@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Matthew,

Thank you for your email and the attachments. I will review and put these all onto the file.

We have been discussing internally and we think it would be sensible to delay the consideration of the application until the December 2019 planning committee to give the Council time to consider the conclusions reached in the Tappers Farm, Bodicote decision particularly given the timing of the receipt of this decision and this will also give the opportunity to resolve the drainage issue potentially before we go to committee.

So, your agreement to a further extension of time would be appreciated – can you confirm by return that you agree an extension of time until the 31 December 2019?

At the moment, we are looking at when the December planning committee will be rearranged to (its scheduled date now being the date of the General Election – 12/12/2019!) so, once that has been formally rearranged, I will confirm when the committee will take place.

I trust this is of assistance. Please accept this advice does not prejudice any formal decision the Local Planning Authority may make.

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 30 October 2019 15:55
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Hi Caroline,

In my email to you on Monday, I said that I would be able to get the illustrative layout amended so that the pedestrian link is obvious. I have attached the updated Illustrative Layout and Wider Context Plan.

You will see that I have taken the opportunity to also update the plans so that they show the preliminary drainage strategy. This in turn has allowed me to get our ecologist to update the Biodiversity Calculator. I know we said that would not be necessary, but you will see that it does confirm a net gain, so I thought it would be helpful.

The attached access plan simply shows more context. The access proposals have not changed but it just helps to make the proposals a little clearer which I thought may help.

As I mentioned in my email to you of 09/10/19, I was waiting for the Bodicote decision before finalising the Planning Statement. As you'll probably know, that was issued this morning, so I have spent today doing the Planning Statement for you. It is attached and I'd be happy to chat any aspects of it through with you.

To keep you updated on drainage, our consultant sent the attached email to the OCC Officer, but as yet, he has not had a response to my knowledge. I'm not sure if there is anything you can do to get them talking? Simon is trying to get it resolved for you this week, so you can hopefully confirm that drainage has been dealt with in your report.

Are you still intending to take the application to the November Committee? If it would help, particularly with drainage matters ongoing and the Bodicote decision only coming out today, we would be happy to agree to a further extension of time so that it could go to the December meeting?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Sent: 29 October 2019 09:34
To: Matthew Symons <matthew.symons@hsland.co.uk>
Cc: Simon Gough <simon.gough@ironsidefarrar.com>
Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Thanks Matthew,

The Drainage Officer at OCC is Adam Littler – I am afraid I don't have a phone number for him but his email address is adam.littler@oxfordshire.gov.uk

Kind regards
Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
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From: Matthew Symons <matthew.symons@hsland.co.uk>
Sent: 29 October 2019 09:21
To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>
Cc: Simon Gough <simon.gough@ironsidefarrar.com>
Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning Caroline,

I've cc'd our drainage consultant, Simon Gough, who'd like to liaise directly with the OCC Officer. Please could you let Simon have the Officer's details so that he can get in touch with him/her asap?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
0161 300 6509 | 07827 669141 | matthew.symons@hsland.co.uk | www.hsland.co.uk

From: Matthew Symons

Sent: 28 October 2019 10:25

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Subject: RE: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Morning Caroline,

Hopefully you got my out of office from Friday.

I've been through the OCC comments this morning and have sent them on to our drainage consultant. I've asked him to consider the comments and to let me know if he'd be happy to liaise with the LLFA officer directly. I imagine he will be.

On the highways comments, I'm obviously pleased that there are no objections and that they state that the new footway along Berry Hill Road "*will clearly be of benefit to residents of the existing properties along Berry Hill Road in reaching the village centre safely and directly*" and that they welcome the new ped refuge on the A4260.

There is no mention of the proposed bus stops on the A4260 and I wondered if you could ask them to comment on these? I assume they will be seen as a benefit too given the 106 request for money to pump prime services along the A4260.

I note the comments about the pedestrian connectivity from the western part of the site. We had shown a pedestrian link on the illustrative plan but I acknowledge that can be made clearer. I will get that done for you.

On the PROW, OCC confirm that this is also welcomed "*especially if the trigger can be advanced*". Do you know what they're thinking of and why an advanced trigger would be more beneficial?

Thanks,
Matthew

Matthew Symons BA MPlan MRTPI
Planning Manager



On behalf of Hollins Strategic Land | Suite 4 | 1 King Street | Manchester | M2 6AW
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From: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>

Sent: 25 October 2019 16:51

To: Matthew Symons <matthew.symons@hsland.co.uk>

Subject: FW: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Importance: High

Hi Matthew,

I have received the attached response from Oxfordshire County Council. The main reason for forwarding is due to the continuing drainage objection. They have asked that the attached proforma be completed and returned – could that be actioned please? If it is easier for your Drainage consultant to speak to the Officer directly, then I'm happy to see if I can facilitate that.

Kind regards

Caroline

Caroline Ford BA. (Hons) MA MRTPI
Principal Planning Officer – Major Projects Planning Team
Development Management Division
Place and Growth Directorate
Cherwell District Council
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Email: caroline.ford@cherwell-dc.gov.uk
Web: www.cherwell.gov.uk

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From: Planning Consultations - E&E <PlanningConsultations@Oxfordshire.gov.uk>

Sent: 24 October 2019 15:38

To: Caroline Ford <Caroline.Ford@Cherwell-DC.gov.uk>; Planning <Planning@Cherwell-DC.gov.uk>

Cc: Planning Consultations - E&E <PlanningConsultations@Oxfordshire.gov.uk>; Cllr Arash Ali Fatemian <ArashAli.Fatemian@Oxfordshire.gov.uk>; David Flavin <david.flavin@oxfordshire.gov.uk>

Subject: Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

Importance: High

Dear Caroline

Please find attached Oxfordshire County Council's response to 19/00963/OUT-2 Last House Adjoining And North Of Berry Hill Road, Adderbury

If you have any further queries please send an email to planningconsultations@oxfordshire.gov.uk and a member of Major Planning Applications Team will get back to you as soon as possible.

Thank you.

Regards

Dan

Daniel Tritton
Major Planning Applications Officer
Planning Process Team



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Appendix 7a

Illustrative - Annotated View Pedestrian link

Chimneys have been detailed to reflect the local character utilising brick masonry construction, rectangular form and located on the Ridgeline.

Outward views and filtered and framed.

Dormer windows are a common feature found in the surrounding context which has been utilised within the proposals. Dormers are detailed at or below half-way up the roof slope with the ridge of the dormer below the main ridge of the house.

The layout of the masterplan ensures the built form frames views towards the Church of St Mary the Virgin. Views into Adderbury towards the Church are reinforced where possible as per figure 4.10 of the design guide.

Many of the proposed secondary routes have no formal footways, with buildings directly abutting the highway and verges in place of footways. The lack of formal footways adds to the rural quality of many of these lanes.



Sydenham Close, Adderbury



Sydenham Close, Adderbury



Drawing Title: Secondary Street View
 Drawing Number: UG1697A - URB - UD - XX - XX - SK - (90) - 004
 Project: Berry Hill Road, Adderbury

Revision: A
 Scale: NTS
 Date: 08.01.2020



Appendix 7b

Illustrative - Annotated View Vehicular access

Landmark properties that punctuate key vistas have bespoke treatment through architectural detailing and ornamentation, slightly larger scale and distinctive architectural style or form.

Traditional building forms that are prominent in Adderbury have been used to inform the proposals. These forms have been grouped together to form a continuous street frontage accommodating a range of different building sizes to create an interesting street scape.



Sydenham Close, Adderbury



Adderbury Fields, Milton Road, Adderbury



The layout of the masterplan ensures the built form frames views towards the Church of St Mary the Virgin. Views into Adderbury towards the Church are reinforced where possible as per design guide.

Porch detailing is constant with what can be found in Adderbury, utilising flat and simple gabled porches in proportion with the building façade.

Boundary treatments provide key structural features which incorporate walls of varying heights to frame views and create a strong sense of enclosure. A mix of high and low stone walls are used around key focal properties and to define front gardens space along the main street.



Drawing Title: Entrance View
 Drawing Number: UG1697A - URB - UD - XX - XX - SK - (90) - 002
 Project: Berry Hill Road, Adderbury

Revision: A
 Scale: NTS
 Date: 08.01.2020

Appendix 8

Historic England consultation response



Ms Caroline Ford
Cherwell District Council
Planning, Housing & Economy
Bodicote House, Bodicote
Banbury
Oxfordshire
OX15 4AA

Direct Dial: 0207 973 3700

Our ref: P01080315

6 November 2019

Dear Ms Ford

**T&CP (Development Management Procedure) (England) Order 2015
& Planning (Listed Buildings & Conservation Areas) Regulations 1990**

**OS PARCEL 9100 ADJOINING AND EAST OF LAST HOUSE ADJOINING AND
NORTH OF BERRY, HILL ROAD, ADDERBURY
Application No. 19/00963/OUT**

Thank you for your letter of 11 June 2019 regarding the above application for planning permission. On the basis of the information available to date, we offer the following advice to assist your authority in determining the application.

Historic England Advice

As set out in our original comments, we consider that views of St Mary's church from surrounding public vantage points, including roads and footpaths, are an important part of the significance of the church. The church spire was designed to be seen from some distance in the landscape as well as at closer quarters. This visibility reflects the social importance of religion in the middle ages and the manner in which communities used the highly prominent architectural church spire to mark their presence in the landscape.

This proposal reduces the number of dwellings that outline permission is being sought for to 40.

As with earlier versions of this scheme, indicative layout and supporting information acknowledges and establishes the importance of views of the church from Berry Hill Road, which is welcomed and we also acknowledge that allowing public access to proposed green space in the north of the site would enable new, clear views of the church, which would allow for a better appreciation of this building within the landscape. However, the reduction in dwelling numbers and amended layout do not fully address our concerns regarding this application. The amended masterplan



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suggests 1 channelled view of the church from the access point to the western end of the proposed estate (pedestrian) and along the estate road but the separation gap between dwellings appears too close to ensure that these views are clear. Furthermore, the views are over landscaped areas or front gardens, which would potentially be planted with trees or filled with paraphernalia, and provides little certainty of views being maintained over the long term. Along the eastern side of the development, however, the indicative plan shows fewer houses and greater scope for maintained views towards St Mary's church, which is welcomed.

This proposal's indicative layout show adjustments which could result in improved views of the church from Berry Hill Road and that views from within the site could be enhanced through increased public accessibility. However, we recommend that in order to minimise the harm to the significance of the church the layout of the scheme could be further improved, to provide a sufficiently broad and permanent view from Berry Hill Road towards St Mary's at the western end of the development.

Any harm to a listed building must have clear and convincing justification as set out at paragraph 194 of the National Planning Policy Framework and paragraph 196 requires this harm to be weighed against the public benefits of the application. With further refinements needed to the layout of the scheme we remain of the opinion that the harm to St Mary's church and the historic landscape is not justified because this outline scheme does not provide definitive information on the key matter of building layout and landscaping. This may be a matter that the Council is content can be handled through reserved matters.

Recommendation

Historic England has concerns regarding the application on heritage grounds. We consider that the issues and safeguards outlined in our advice need to be addressed in order for the application to meet the requirements of paragraphs 194 and 196 of the NPPF.

In determining this application you should bear in mind the statutory duty of section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess.

Your authority should take these representations into account and seek amendments, safeguards or further information as set out in our advice. If there are any material changes to the proposals, or you would like further advice, please contact us.

Yours sincerely



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Historic England



Rachel Fletcher

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Historic England is subject to both the Freedom of Information Act (2000) and Environmental Information Regulations (2004). Any information held by the organisation can be requested for release under this legislation.

Appendix 9
Committee Report

Case Officer: Caroline Ford

Applicant: Hollins Strategic Land LLP

Proposal: Resubmission of application 17/02394/OUT – Outline application for permission for up to 40 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road (all matters reserved other than access)

Ward: Adderbury, Bloxham and Bodicote

Councillors: Councillor Bishop, Councillor Heath and Councillor McHugh

Reason for Referral: Major development

Expiry Date: 31 January 2020

Committee Date: 16 January 2020

EXECUTIVE SUMMARY OF PROPOSALS AND RECOMMENDATION

RECOMMENDATION: REFUSE PERMISSION

Proposal

The application seeks permission for a residential development of up to 40 dwellings. The application is made in outline with all matters reserved for later approval apart from access, permission for which is sought at this stage.

Consultations

The following consultees have raised **objections** to the application:

- Adderbury Parish Council, CDC Planning Policy, CDC Landscape

The following consultees have raised **no objections** to the application:

- OCC Highways, OCC Drainage, OCC Education, OCC Archaeology, Thames Water

The following consultees have raised comments/ concerns:

- CDC Ecology, CDC Arboriculture, CDC Waste and Recycling, CDC Building Control, CDC Housing, CDC Recreation and Leisure, CDC Environmental Protection, Historic England, Thames Valley Police

A total of 58 letters of objection have been received.

Planning Policy and Constraints

The site sits outside the Adderbury Settlement boundary as defined by Policy AD1 of the Adderbury Neighbourhood Plan and it has a number of recorded site constraints including that the land has some potential for naturally occurring contamination, ecology and archaeology and public rights of way run within and surrounding the site. In addition, there are heritage constraints including the Adderbury Conservation area to the north and views towards the Grade I listed Church of St Mary.

The application has also been assessed against the relevant policies in the NPPF, the adopted Local Plan (which includes the Adderbury Neighbourhood Plan 2014-2031) and

other relevant guidance as listed in detail at Section 8 of the report.

Conclusion

The key issues arising from the application details are:

- Planning History
- Principle of development
- Landscape and Visual Impact
- Design and layout
- Heritage impact
- Housing mix/ affordable housing
- Residential amenity
- Transport and sustainability of the site
- Flood risk and drainage
- Trees, landscaping and open space – cover benefit of open space provision
- Ecology impact
- Environmental matters
- Sustainability and energy efficiency
- Planning Obligations

The report looks into the key planning issues in detail, and Officers conclude that the proposal is unacceptable for the following reasons:

1. Unnecessary and unacceptable housing development beyond the built-up limits of the village where there is no need for further housing and which is therefore undesirable, unsustainable development. The site is also considered to be distant from local services and facilities such that future occupiers would be highly reliant on the private car for day to day needs.
2. The impact of the development due to its poorly integrated relationship with existing built development beyond the Adderbury Settlement Boundary as defined by the Adderbury Neighbourhood Plan 2014-2031 and its impact on the local landscape character which would cause harm to the rural setting of the village and the character and appearance of the area. The proposal would also cause less than substantial harm to the setting of the Church of St Mary and the harm would not be outweighed by public benefits.
3. The absence of the completion of a satisfactory S106 agreement to secure necessary infrastructure to mitigate the impacts of the development.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

- 1.1. The application site is to the south of the village of Adderbury to the north side of Berry Hill Road, close to the A4095 but separated from it by a field and a public right of way. The land extends to 4ha in area and is currently agricultural land surrounded by field hedgerows and trees. To the eastern side of the site is a stable and haybarn and part of the land is currently used for associated equestrian purposes. To the south and east of the site are agricultural fields, to the west is residential development in the form of a ribbon of detached houses set back from Berry Hill Road and to the north is further agricultural land with a sewerage treatment works close to the northern boundary of the site.

2. CONSTRAINTS

- 2.1. In terms of recorded site constraints, the site has some potential for naturally occurring contamination, there are ecological records nearby and a public right of way runs along the northern edge of the site (and to the eastern side but outside of the site). In terms of heritage assets, the Adderbury Conservation Area boundary is approximately 180m to the north of the site, there are views available from Berry Hill Road towards the Grade I listed Church of St Mary and the site has some potential for archaeological interest. Otherwise, there are naturally occurring constraints including the topography of the land, which slopes to the north and the field boundaries of hedgerows/ trees.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. The application seeks outline planning permission for a residential development of up to 40 dwellings (the scheme has been amended whilst the application has been with the Council, which will be explained in the appraisal section of the report). All matters are reserved for later approval apart from access, which requires consideration now. The application is accompanied by a range of information, including technical assessments and an indicative layout to demonstrate that the development applied for can be accommodated.

4. RELEVANT PLANNING HISTORY

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

| <u>Application Ref.</u> | <u>Proposal</u> | <u>Decision</u> |
|-------------------------|---|---|
| 02/01009/F | Erection of stable and hay barn and a manège and track to existing access | Application permitted |
| 05/01468/F | 1 no. bungalow with associated access and re-site existing stables | Application refused |
| 06/00712/OUT | OUTLINE application for 5 No. detached dwellings, two terraces of 6 No. dwellings for affordable housing. New access, screened parking and amenity area | Application Refused Appeal Dismissed |
| 17/02394/OUT | Outline planning permission for up to 55 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road | Application Refused Appeal Withdrawn |

- 4.2. Application 06/00712/OUT was the subject of a planning appeal which was subsequently dismissed. The reasons for the appeal being dismissed were predominantly due to the Inspector finding that the development would have a significant adverse impact on the character and appearance of the area and would conflict with policies which aim to control residential development within the countryside and that the proposed houses would be provided in an unsustainable location. More detailed reasoning from this appeal decision is referred to where relevant in the following appraisal.
- 4.3. An appeal was lodged against the refused application 17/02394/OUT which was due to be heard at a Public Inquiry. The Council had begun some early work to prepare

its case but the applicant withdrew the planning appeal and submitted this application. When it was originally submitted, it proposed the same development and was supported by the same information as the refused application 17/02394/OUT, but following discussion, the applicant indicated that they wished to amend the application to attempt to overcome the reasons for refusal of 17/02394/OUT. The appraisal for this scheme will assess whether the reasons for refusal have been overcome.

5. PRE-APPLICATION DISCUSSIONS

5.1. No pre-application discussions have taken place with regard to this proposal.

6. RESPONSE TO PUBLICITY

6.1. 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 **07/11/2019**, although comments received after this date and before finalising this report have also been taken into account.

6.2. A total of 58 letters have been received in objection to the proposal (this includes comments from households to both the original and amended proposal so multiple responses from the same household). A letter from West Adderbury Residents' Association has also been submitted. The comments raised by third parties are summarised as follows:

- Impact on character and appearance of area: The site is beyond the built-up limits of the settlement of Adderbury outside the residential settlement boundary as per the adopted Adderbury Neighbourhood Plan and would damage the landscape. The land is elevated overlooking the centre of the village. The proposal does not comply with Policy ESD13 of the Cherwell Local Plan.
- The village is struggling to maintain a sense of community taking into account other new developments. The village feels fragmented in terms of east and west. Green spaces within and between settlements are essential to retain the character of villages. Further urbanisation will destroy the villages rural atmosphere enjoyed by villages and visitors and would change the nature of West Adderbury. The development would be out of keeping with the character of Berry Hill Road and would affect the amenity of the adjoining properties.
- Previous developments have affected the character of the village and this is the last remaining uninterrupted view of the church and basin of the village.
- Principle of development: The site was rejected in the 2014 Strategic Housing Land Availability assessment and the 2017 Housing and Economic Land Availability Assessment. Cherwell District Council has a five-year housing land supply and so there is no justification for committing development on unallocated land.
- Historically planning permission has been refused on the site and dismissed at appeal.
- Sustainability: It is in an unsustainable location. It is divorced from the centre of the village and the facilities the village has to offer and residents will be

reliant on the car. The school is not in walking distance and is at capacity. Other facilities in the village are far from the site. The site has limited access to the village centre as the footpaths referred to are not well used and overgrown and are unsuitable for cycling or pushchairs.

- The village facilities have reduced with the closure of the village shop.
- Local bus services have reduced.
- Traffic & transport: There will be a significant increase in traffic including an increase in traffic movements exiting Berry Hill Road onto the A4260. There have been a number of accidents at this junction. Increased traffic would result in increased disturbance and pollution.
- Concerns over the conclusions of the transport statement compared to traffic surveys completed on behalf of the Parish Council.
- A new pathway is shown in a highly dangerous position taking into account traffic entering the village from both directions. The proposed crossing point in Horn Hill Road is close to the junction of three-way traffic and a blind corner.
- The footway at 2m wide would visually dominate and urbanise the well maintained lawns. The position of the crossing at the Horn Hill Road end of the village is in a dangerous place with limited visibility and this is in the conservation area and adjacent to listed buildings and would impact negatively.
- Heritage: Views are available towards the historic St Mary's Church and Conservation area and this should be preserved.
- Archaeology: The site has some archaeological potential and so field evaluations should be undertaken.

Other matters raised:

- Flats must be the answer to housing.
- Concerned about the noise and disturbance the building work would cause.
- The school has struggled with space and has inadequate parking.
- There is an increased risk of flooding.
- Development will be detrimental to local wildlife.
- How does this proposal respond to climate change matters?
- The land is identified as Grade 2 agricultural land and a gasometer was removed so some pollution may be expected.
- Concern regarding the potential for the increase in crime.

6.3. The comments received can be viewed in full on the Council's website, via the online Planning Register.

7. RESPONSE TO CONSULTATION

7.1. 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

7.2. ADDERBURY PARISH COUNCIL: **objects** on the following grounds:

- There is no requirement for further development in the rural areas such as Adderbury and CDC has a 5.6 year housing land supply.
- The site is outside the village built up area and is contrary to CDC policies and Policy AD1 of the Adderbury Neighbourhood Plan.
- The proposal is an overdevelopment of the site.
- Development would detract from important views of the Church and the original and historic centre of the village.
- It would be detrimental to the amenity value of a number of footpaths and bridleways which cross this part of the parish.
- The proposed design does not reflect the character of the linear layout of existing dwelling along Berry Hill Road (subject of Adderbury Neighbourhood Plan policy AD16).
- The application could set a precedent.
- If CDC is minded to approve the proposal, there should be provision for community benefit and a list of requests is made. However, the following specific points are made:
 - The new footpaths along Horn Hill Road are welcomed but residents should be consulted and it should be narrow and in keeping with the area.
 - The Parish Council has plans for traffic calming on Berry Hill Road and S106 funding for this would be welcomed.
 - S106 contributions towards the Parish Council project on the Milton Road is sought.

CONSULTEES

7.3. CDC PLANNING POLICY (two responses received, summarised as follows):
Objection:

- Adderbury is a category A village, one of the more sustainable villages in the District.
- Policy Villages 2 provides for a total of 750 homes to be delivered at the Category A village on new sites of 10 or more dwellings.
- The proposal would assist in meeting Policy Villages 2 housing requirements and could contribute to the provision of affordable housing.

- The Policy Team's initial comments were made in the context of the 2018 Annual Monitoring Report. The conclusions of the Policy Team's most recent monitoring work are now reported in the 2019 Annual Monitoring Report, approved by Members at their Executive meeting on the 06 January 2020, the main relevant conclusions of which are reported in the Officer's appraisal of this application.
- The Secretary of State for Ministry of Housing, Communities and Local Government issues a written statement on 12 September 2018 containing a temporary change to housing land supply policies as they apply in Oxfordshire. The Oxfordshire Authorities will only need to demonstrate a 3 year housing land supply and not 5 years so that the authorities can focus their efforts on the Joint Statutory Spatial Plan.
- The site was considered in the Housing and Economic Land Availability Assessment and was concluded as being unsuitable.
- Adderbury is a historic village and development is required by Policy ESD15 to complement and enhance the character of its context. The advice of the design and conservation team should be sought.
- The site falls within the Adderbury Neighbourhood Plan area. The Plan is now part of the statutory Development Plan and has been formally made by the Council in July 2018.
- The site lies outside of the settlement boundary. Policy AD1 does not support development outside the settlement boundary unless the proposals can demonstrate they can enhance or at least not harm local landscape character.
- Adderbury is a sustainable village and policy villages 2 does make provision for some development to take place in such settlements. However, the HELAA suggests that this is an unsuitable site for development. There is no pressing need for additional land to be released and the merits of providing additional housing needs 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 and landscape.

7.4. CDC LANDSCAPE (response to original scheme):

- Disappointed that the Design and Access Statement does not include principles that inform the detailed landscape design. The play area should be located within the development so that it is overlooked.
- Comments provided to the various viewpoints submitted, some of which are considered to under-estimate the effects.
- Whilst the development has limited visibility in the wider landscape, there are many other reasons why it is undesirable:
 - The site is surrounded by open countryside apart from one dwelling adjacent at one corner. Last House and the dwelling opposite mark the end of the built up area of Adderbury. As you turn off Oxford Road, it is not clear where the village of Adderbury starts. The site is an important green open space on the edge of the settlement that makes a significant contribution to the character and appearance of Adderbury.

- The proposed development is out on a limb visually and intrudes into open countryside.
 - The existing settlement pattern along Berry Hill Road is one of low density large detached houses with long drives and large gardens. This development does not follow that pattern and is out of character with it. The urban form will not integrate into the existing settlement pattern.
 - The site allows an attractive view of the church which would mostly be lost; it would only be available as a fleeting glimpse from Berry Hill Road.
 - The hedge along Berry Hill Road is a weak screen being thin at the base, gappy and leggy. It is like a line of weak trees which would require works that would make it less effective as a screen. Reinforcing this would be difficult as planting in the shade of other trees is not effective. Sections will be removed for visibility splays and provision of a footpath link. The remainder is likely to be reduced in height, weakening the screen.
 - The development would result in Adderbury village starting as soon as you turn off Oxford Road which would negatively affect the setting of the village.
- LAP and LEAP play areas required to be provided on site with detail provided as to their specification and the revenue cost of ongoing management and maintenance. Also required are commuted sum costs towards ongoing management of the public open space area and balancing ponds.

7.5. CDC LANDSCAPE (response to amended scheme):

- There is little evidence of the difference that the reduction in number of dwellings would make.
- The LVIA states that 'surrounding vegetation... provides substantial separation of the site from its context and in particular the village of Adderbury'. It is considered this is not desirable and does not support the application.
- There is not a substantial tree belt along Berry Hill Road. The evidence shows it is a gappy hedge.
- Not convinced that the slight possibility of the church spire being possibly more visible in the latest proposal is sufficient to reduce the effect of the development.

7.6. CDC ECOLOGY (response to amended scheme):

- The surveys carried out are fine, however should permission be granted, additional surveys would be required in certain conditions. These are mostly outlined in the Ecological Appraisal and can be conditioned with a note to ensure adherence to the recommendations in the Addendum Ecological note 2019. A mitigation strategy for swallows should also be put in place.

- The biodiversity impact assessment shows that approximately 4% net gain could be achieved on site with the current proposed layout, although there is a query regarding whether a moderate condition could be feasible where it is adjacent to the amenity grassland and publicly accessible. CDC has recently agreed to seek to achieve a minimum of 10% in biodiversity net gain. It is considered that more needs to be achieved in the final scheme for the level of net gain to be acceptable and there may be a need for offsetting.
 - Biodiversity enhancements should be included within a Biodiversity Enhancement Scheme or as part of a LEMP. At least 40 bat bricks or bird boxes and swift/ sparrow bricks should be included throughout the development (with regard to most appropriate locations/ clustering). In addition, other enhancements are suggested which would contribute to a net gain. A lighting strategy would be required.
- 7.7. CDC ARBORICULTURE: (response to original scheme): There are a number of trees around the edge of the site and a significant tree on adjacent land to the western boundary. The trees to the north and west are of high value, those to the south and east are of moderate value and those to the south and east form a screen to the proposed development. The trees should be retained and an Arboricultural Method Statement is required to show how the trees will be protected for the duration of the construction activity on site.
- 7.8. CDC ARBORICULTURE (response to amended scheme): The high category trees have been considered and are a suitable distance from the proposed development. The position of properties and associated hard standing should be considered in relation to the root protection areas and future conflict with buildings and gardens.
- 7.9. CDC RECREATION AND LEISURE: Contributions towards offsite outdoor sports and towards community halls are sought towards the Parish Council led project off Milton Road. A contribution is also sought towards offsite indoor sports towards the expansion of/ improvements to Spiceball Leisure Centre in Banbury.
- 7.10. CDC ENVIRONMENTAL PROTECTION (response to original scheme):
- Noise: A Construction Environment Management Plan would be required.
 - Contaminated Land: The phase 1 report submitted states that a further intrusive investigation is required. Conditions should be used to secure this.
 - Air Quality: A detailed air quality impact assessment should be submitted. In addition a condition to require ducting to allow for the future installation of electrical vehicle charging infrastructure should be included.
 - Odour and Light: No comments
- 7.11. CDC ENVIRONMENTAL PROTECTION (response to amended scheme):
- Same response as recorded above.
- 7.12. CDC STRATEGIC HOUSING (response to original scheme): There is a requirement for 35% affordable housing units, 70% for social/ affordable rent and the remainder for shared ownership. Guidance is provided regarding the design, clustering, building and space standards, car parking levels and the need for agreement to be reached regarding the Registered Provider who would take on the units.

- 7.13. CDC STRATEGIC HOUSING (response to amended scheme): As required by Policy BSC3, 35% affordable housing should be provided. These should be split between 70% social rent units and 30% shared ownership units. This would best meet local needs which includes a need for smaller units as well as for rented units to be delivered at social rent level. Guidance is also provided regarding the design, clustering, building and space standards, car parking levels and the need for agreement to be reached regarding the Registered Provider who would take on the units.
- 7.14. CDC BUILDING CONTROL (response to original scheme): A Building Regulations application will be required. A site investigation report should be submitted to determine foundation design and presence of ground contamination, drainage design etc. Consultation with the Fire and Rescue service is advised for access and facilities for fire fighting vehicles.
- 7.15. CDC BUILDING CONTROL (response to amended scheme): No comments.
- 7.16. CDC WASTE AND RECYCLING: The developer will need to refer to the CDC Planning and Waste Management Design Advice regarding the minimum size needed per dwelling for storage of waste and recycling.
- 7.17. OCC HIGHWAYS (response to original scheme): Objection on the basis that the previously agreed access arrangement has not been submitted with the application. S106 contributions were listed and conditions recommended. Concerns were also raised with regard to the consistency of the information contained within the TS regarding general access arrangements. Otherwise, the key points as reported in response to the amended scheme were provided.
- 7.18. OCC HIGHWAYS (response to amended scheme): No objection subject to conditions and S106 obligations. The key points can be summarised as:
- The primary means of vehicular access is acceptable but the suggested reduction in speed limit to 30mph to cover the entirety of Berry Hill Road to the junction with the A4260 Oxford Road is necessary (subject to a TRO).
 - The proposed footway along the northern side of Berry Hill Road will be of benefit to residents of the existing properties along Berry Hill Road and the new crossing point with a pedestrian refuge to cross the A4260 is welcomed.
 - A pedestrian link should be provided between the western side of the site to Berry Hill Road to improve accessibility.
 - The two new bus stops proposed along the A4260 Oxford Road will improve the accessibility of the site by non-car modes and this is welcomed.
 - The analysis of accidents is considered still in date despite the fact that there have been known more recent fatal accidents on the local network from the time the survey was undertaken. This recent accident has been given due consideration.
 - Improvements to the public right of way is sought via a S106 contribution. Also welcomed is the integration of the site with the surrounding/ connecting green infrastructure network.
 - A travel plan may be required

- S106 contributions sought and justification for each is provided (this is expanded upon in the Officer appraisal. A set of planning conditions are also recommended.
- 7.19. OCC DRAINAGE (response to original scheme): Objection on the basis that insufficient evidence was provided to enable full technical drainage/ flooding/ SUDs assessment.
- 7.20. OCC DRAINAGE (response to amended scheme): Objection as previous comments relating to the proposal have not been adequately addressed and there still exists a lack of drainage, flood risk, SUDs information to enable a full technical assessment and audit of the proposal.
- 7.21. OCC DRAINAGE (response to additional information provided): No objection subject to conditions. Full detailed design is required but this can be sought through the imposition of planning conditions.
- 7.22. OCC EDUCATION (response to original scheme): No objection subject to S106 contributions towards nursery and primary and secondary school education. Justification for the requested contributions is provided.
- 7.23. OCC EDUCATION (response to amended scheme): The application would need to contribute towards the need for additional nursery, primary and secondary school places. The amendment in the scale of the application reduces the number of dwellings, and hence pupil generation and would result in changes to the level of contributions required. Revised contributions are set out.
- 7.24. OCC ARCHAEOLOGY (response to original scheme): No objection subject to conditions due to the site being in an area of archaeological interest.
- 7.25. HISTORIC ENGLAND (response to original scheme): Original advice to 17/02394/OUT still stands.
- 7.26. HISTORIC ENGLAND (response to amended scheme): Concerns regarding the application on heritage grounds:
- As set out in original comments, views of St. Mary's Church from surrounding public vantage points including roads and footpaths are an important part of the significance of the church. The church spire was designed to be seen from some distance in the landscape as well as at closer quarters. This visibility reflects the social importance of religion in the middle ages and the manner in which communities used the highly prominent architectural church spire to mark their presence in the landscape.
 - The indicative layout and supporting information for the reduced scheme for up to 40 dwellings acknowledges and establishes the importance of views of the church from Berry Hill Road which is welcome and it is acknowledged that allowing public access to the proposed green space to the north of the site would enable new, clear views of the church which would enable better appreciation of the building within the landscape.
 - The reduction in dwelling number and the amended layout do not fully address concerns regarding the application. The amended masterplan suggests one channelled view of the church from the access point to the western end of the proposed estate and along the road but the separation gap between dwellings appears too close to ensure that the views are clear. In addition, views are over landscaped areas or front gardens which could be

planted or filled with paraphernalia and provides little certainty of views being maintained over the long term. The Eastern side of the site displays fewer houses and greater scope for maintained views towards the church which is welcomed.

- The indicative layout shows adjustments which could result in improved views of the church from Berry Hill Road and that views from within the site could be enhanced. However, to minimise the harm to the significance of the church, the layout could be further improved to provide a sufficiently broad and permanent view from Berry Hill Road towards the church at the western end of the development.
- As further refinements are required to the layout of the scheme, Historic England remain of the opinion that the harm to St Mary's Church and the historic landscape is not justified because the outline scheme does not provide definitive information on the key matter of building layout and landscaping. The Council may be content that this can be handled through reserved matters.

7.27. THAMES VALLEY POLICE (response to original scheme): consider that there are some significant aspects of the design and layout to be problematic in crime prevention design terms and the design and access statement does not address crime and disorder. The concerns related to the excessive permeability of the layout, the number of parking courts and in relation to the design of public open spaces and play areas including the use of planting that reduce the surveillance of the play area. Further guidance regarding what a future scheme would need to consider is also provided.

7.28. THAMES VALLEY POLICE (response to amended scheme): Pleased to see the original layout has been revised and that the parking courts have been removed which is a significant improvement. Some of the perimeter blocks shown in the new layout are rather small, which creates unnecessary permeability and means for boundary treatments to private rear gardens are expose to the public realm which makes them more vulnerable to burglary attempts. Previous advice provided regarding the number of paths leading to the public right of way have not been addressed.

7.29. THAMES WATER:

- No objection with regard to foul water sewerage network infrastructure capacity.
- No objection with regard to surface water as the application indicates that surface water will not be discharged to the public network. If this changes, then further consideration will be required.
- TW have identified an inability of the existing water network infrastructure to accommodate the needs of this development. A condition should be imposed relating to this matter.

8. RELEVANT PLANNING POLICY AND GUIDANCE

8.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

- 8.2. 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
- SLE4 – Improved Transport and Connections
- BSC1 – District Wide Housing Distribution
- BSC2 – The Effective and Efficient Use of Land
- BSC3 – Affordable Housing
- BSC4 – Housing Mix
- BSC8 – Securing Health and Wellbeing
- BSC9 – Public Services and Utilities
- BSC10 – Open Space, Outdoor Sport and Recreation Provision
- BSC11 – Local Standards of Provision – Outdoor Recreation
- BSC12 – Indoor Sport, Recreation and Community Facilities
- ESD1 – Mitigating and Adapting to Climate Change
- ESD2 – Energy Hierarchy and Allowable Solutions
- ESD3 – Sustainable Construction
- ESD5 – Renewable Energy
- ESD6 – Sustainable Flood Risk Management
- ESD7 – Sustainable Drainage Systems
- ESD10 – Protection and Enhancement of Biodiversity and the Natural Environment
- ESD13 – Local Landscape Protection and Enhancement
- ESD15 - The Character of the Built and Historic Environment
- ESD17 – Green Infrastructure
- Policy Villages 1 – Village Categorisation
- Policy Villages 2 – Distributing Growth across the Rural Areas
- INF1 - Infrastructure

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- H18 – New Dwellings in the Countryside
- C8 – Sporadic development in the open countryside
- C27 – Development in Villages to respect historic settlement pattern
- C28 – Layout, design and external appearance of new development
- C30 – Design control
- C33 – Protection of important gaps of undeveloped land

- 8.3. Under Section 38 of the Planning and Compulsory Purchase Act 2004, a Neighbourhood Plan that has been approved at referendum also forms part of the statutory development plan for the area. In this case, the application site falls within the Adderbury Neighbourhood Plan area and the following Policies of the Neighbourhood Plan are considered relevant:

- AD1 – Adderbury Settlement Boundary
- AD2 – Green Infrastructure
- AD16 – Managing Design in Berry Hill Road and St. Mary’s Road

- 8.4. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- The Planning (Listed Buildings and Conservation Areas) Act 1990
- Cherwell Residential Design Guide SPD (July 2018)
- Housing and Economic Land Availability Assessment (February 2018)
- EU Habitats Directive
- Natural Environment and Rural Communities Act 2006
- Conservation of Habitats and Species Regulations 2017
- Circular 06/2005 (Biodiversity and Geological Conservation)
- Human Rights Act 1998 (“HRA”)
- Equalities Act 2010 (“EA”)

9. APPRAISAL

9.1. The key issues for consideration in this case are:

- Planning History
- Principle of development
- Landscape and Visual Impact
- Design and layout
- Heritage impact
- Housing mix/ affordable housing
- Residential amenity
- Transport and sustainability of the site
- Flood risk and drainage
- Trees, landscaping and open space
- Ecology impact
- Environmental matters
- Sustainability and energy efficiency
- Planning Obligations

Planning History

9.2. Section 4 above considers the planning history of the site which, in brief demonstrates that the Local Planning Authority (“LPA”) has been consistent in its approach to the consideration of development on the site. The 2006 application was also dismissed at appeal and the conclusions of the Inspector will be referred to where relevant in this appraisal.

9.3. The 2017 application (17/02394/OUT) was refused for 5 reasons as follows:

- 1 The development proposed, by reason of its scale and siting beyond the built up limits of the village, in open countryside and taking into account the number of dwellings already permitted in Adderbury as well as Cherwell District Council's ability to demonstrate an up-to-date five year housing land supply, is considered to be unnecessary, undesirable and unsustainable development which would undermine the housing strategy and prejudice a more balanced distribution of rural housing growth planned for in the Cherwell Local Plan Part 1. The site itself is in an unsustainable location on the edge of the village, distant from local services and facilities and would result in a development where future occupiers would be highly reliant on the private car for day to day needs. The proposal is therefore unacceptable in principle and contrary to Policies ESD1, SLE4 and Villages 2 of the Cherwell Local Plan (2011-2031) Part 1, Saved Policy H18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.
- 2 The development proposed, by virtue of its poorly integrated relationship with existing built development, its extension beyond the built limits of the village (beyond the Adderbury Settlement Boundary as defined in the Draft Adderbury Neighbourhood Plan Referendum version - 2014 - 2031) causing significant urbanisation and its visual impact on the rural character and appearance of the locality, would cause unacceptable harm to the character and appearance of the area and the rural setting of the village and would fail to reinforce local distinctiveness. It would also result in 'less than substantial' harm to the setting of the Church of St Mary and the harm stemming from the proposals are not considered to be outweighed by any public benefits. The proposal is therefore contrary to Policies ESD13, ESD15 and Villages 2 of the Cherwell Local Plan (2011-2031) Part 1, Saved Policies C8, C27, C28 and C33 of the Cherwell Local Plan 1996, Policy AD1 of the Draft Adderbury Neighbourhood Plan Referendum version - 2014 - 2031 and Government guidance contained within the National Planning Policy Framework.
- 3 The Design and Access Statement and indicative layout submitted as part of the application fails to provide sufficient acceptable detail in respect of the design principles set as a basis for the future detailed consideration of the development proposed. The Local Planning Authority is therefore unable to determine whether the development proposed could be satisfactorily accommodated on the site in a manner that would respect its context, enhance the built environment and properly respond to local distinctiveness. The proposal therefore fails to accord with the requirements of Policy ESD15 of the Cherwell Local Plan (2011-2031) Part 1, Saved Policies C27, C28 and C30 of the Cherwell Local Plan 1996 and Government guidance within the National Planning Policy Framework.
- 4 The submitted Drainage Strategy does not provide sufficient certainty to demonstrate that a drainage strategy based on Sustainable Urban Drainage Systems can be appropriately accommodated to deal with the sustainable discharge of surface water. The proposal is therefore contrary to Policy ESD7 of the Cherwell Local Plan (2011-2031) Part 1 and Government guidance contained within the National Planning Policy Framework.

5 In the absence of the completion of a satisfactory Planning Obligation, the Local Planning Authority is not convinced that the necessary infrastructure directly required both on and off site as a result of this development, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements will be provided. This would be contrary to Policy INF1, PSD1, BSC2, BSC9, BSC11 and ESD7 of the adopted Cherwell Local Plan (2011-2031) Part 1 and the advice within the National Planning Policy Framework.

9.4. The applicant withdrew their appeal related to the application refused by the Council in 2018 and submitted this application at the same time which originally sought permission for the same development refused (i.e. for 55 dwellings). However, the applicant wished to attempt to narrow down/ overcome the reasons for refusal and in light of this, amended their application down to be a scheme for 40 dwellings. It is this that is now for consideration and it is the amended scheme that will be considered through this appraisal.

Principle of Development

9.5. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any application for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.

9.6. The Development Plan for Cherwell includes the Cherwell Local Plan 2011-2031 (adopted in July 2015), the saved policies of the Cherwell Local Plan 1996 and a number of adopted Neighbourhood Plans. Relevant to the consideration of this application is the Adderbury Neighbourhood Plan 2014-2031 (“ANP”), which was ‘made’ on the 16 July 2018 following a referendum held on the 21 June 2018. It therefore forms part of the Development Plan and is material in the consideration of planning applications in the Parish of Adderbury.

9.7. The site is not allocated for development in any adopted or emerging policy document forming part of the Development Plan and is not previously developed other than the current stables. The site sits outside the built-up limits of the village beyond the defined Adderbury Settlement Boundary as set out in the Adderbury Neighbourhood Plan 2014 – 2031.

Policy Context

The Development Plan

9.8. The Cherwell Local Plan 2011-2031 seeks to allocate sufficient land to meet District Wide Housing needs. The overall housing strategy is to focus housing growth at the towns of Banbury and Bicester and one strategic site (Heyford) outside of these towns. Policy ESD1 identifies that in mitigating the impact of development within the district on climate change, growth will be distributed to the most sustainable locations as defined in the Plan and to deliver development that seeks to reduce the need to travel and which encourages sustainable travel options including walking, cycling and public transport to reduce dependence on private cars.

9.9. The application site is outside the built up limits of Adderbury, and saved Policy H18 of the Cherwell Local Plan 1996 restricts development outside the built-up limits of settlements except in a number of circumstances; none of which are applicable to this current application. The proposals therefore conflict with Policy H18.

- 9.10. However, in recognising that there is a need within the rural areas to meet local and Cherwell wide housing needs, the Cherwell Local Plan 2011-2031 at Policy BSC1 allocates 2,350 homes for the 'Rest of the District'. Of these, 1,600 homes are allocated by Policy Villages 5 at Former RAF Upper Heyford leaving 750 homes identified for development elsewhere. Policy Villages 2 provides for these 750 homes to be delivered at Category A villages.
- 9.11. Category A villages are identified under Policy Villages 1 of the Cherwell Local Plan Part 1. Policy Villages 1 provides a categorisation of the District's villages to ensure that unplanned, small scale development within villages is directed towards those villages that are best able to accommodate limited growth. Category A villages are those identified as being the most sustainable in the hierarchy of villages in the District.
- 9.12. Adderbury is classified as a category A village by Policy Villages 1. The current proposal does not, however, comply with the type of development identified as being appropriate under Policy Villages 1 due to the site being outside the built up limits of the village (and outside the settlement boundary as defined by Policy AD1 of the ANP) and not representing minor development, being over 10 dwellings.
- 9.13. Policy Villages 2 identifies the Category A villages as being where planned development to meet District housing requirements to help meet local needs should be directed, subject to a detailed assessment as to the proportionate impact of development proposed upon the settlement in question (given the category A settlements vary in size and sustainability) and an assessment of the suitability of the specific site proposed. Policy Villages 2 is therefore the appropriate policy against which to assess this proposal.
- 9.14. The intention of this approach is to protect and enhance the services, facilities, landscapes and the natural and historic built environments of the villages and rural areas whilst recognising the need for some development. Policy Villages 2 advises that these sites would be identified through the preparation of the Local Plan Part 2, through the preparation of Neighbourhood Plans where applicable and through the determination of applications for planning permission. A number of criteria are listed and particular regard must be had to these criteria when considering sites, whether through plan making or the planning application process.
- 9.15. The ANP has been made since the previous application for development on this site was refused. It includes policies that are material to the consideration of this application forming part of the Development Plan. The key policy in respect to considering the principle of the development is Policy AD1, which allocates the Adderbury Settlement Boundary which is defined on the policies map. The policy states that *'development proposals will not be supported outside the Adderbury Settlement Boundary unless it is demonstrated they will enhance, or at least not harm, local landscape character. New isolated homes in the countryside will not be supported except in special circumstances described in paragraph 55 of the Framework. Proposals for the provision of affordable housing on rural exception sites immediately adjacent to the Adderbury Settlement Boundary will be supported where they meet an identified local need and relate well to the built form of the existing settlement'*.
- 9.16. There are no allocations for new housing sites through the ANP. In the supporting text to Policy AD1, reference is made to the scale of recently completed housing schemes and of the schemes that will be built out over the coming years and it explains that the District Council does not consider it desirable or necessary for any additional major contribution from Adderbury to meeting the needs of Local Plan Policy Villages 2 in the plan period by way of new greenfield development on the

edge of the village. The ANP does, however, confirm that in the event of the District's housing supply strategy having to change before the end of the plan period, then its implications will be considered by the Parish and District Councils and the ANP may be reviewed to plan for that eventuality.

- 9.17. In the Examiner's report of the Neighbourhood Plan, the Examiner, in respect of Policy AD1, concluded that the policy is in general conformity with the strategic Policies of the Adopted Cherwell Local Plan Part 1 and provides an additional level of detail or distinct local approach to that set out in the strategic policies. He also concluded that it seeks to shape and direct sustainable development to ensure that local people get the right type of development for their community. The Examiner did not require the Plan to allocate further sites for housing development and he also noted the number of new dwellings already permitted in Adderbury acknowledging that the contribution from these sites amounts to a significant boost to the supply of housing. He also noted that there was further potential for additional dwellings to be provided on infill plots or through the redevelopment of sites within the proposed settlement boundary as the Neighbourhood Plan does not place a limit on the number of homes that can be provided within the settlement boundary. On this issue, he concluded that Policy AD1 would not lead to the Neighbourhood Plan promoting less development than set out in the Local Plan.

National Policy

- 9.18. The National Planning Policy Framework confirms that there is a presumption in favour of sustainable development. For decision making this means approving proposals that accord with the development plan without delay. The Framework advises that there are three dimensions to Sustainable Development; economic, social and environmental. With regard to housing, the Framework supports the need to boost significantly the supply of housing to meet the full, objectively assessed need for housing. It requires LPAs to identify and update annually a supply of specific, deliverable sites sufficient to provide five years' worth of housing against the housing requirements, with an additional buffer of 5% to ensure choice and competition in the market for land. The Council's 2019 Annual Monitoring Report (AMR), which was approved by Members at the Executive meeting on the 6 January 2020 confirms that the District can demonstrate a 4.6 year housing land supply (for the current period 2019-2024) with a 5% buffer and a 4.4 year housing land supply for the next 5 year period (2020-2025).
- 9.19. In the circumstances that a LPA cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer), there is a presumption in favour of sustainable development and the circumstances at paragraph 11d of the NPPF are engaged. This sets out that the development plan's housing strategy policies must be considered to be out of date which means development should be granted unless the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework as a whole.
- 9.20. However, in respect of the Oxfordshire Authorities, there is a Written Ministerial Statement ("WMS") made in September 2018 concerning the Housing and Growth Deal which is a significant material consideration. The WMS grants the Oxfordshire Authorities flexibility on maintaining a five year housing land supply. This sets out the requirement for a three year supply of deliverable housing sites (with the appropriate buffer) from the date it was made (12/09/2018) until the adoption of the Joint Statutory Spatial Plan in each area, providing the timescales in the Housing and Growth Deal are adhered to.

9.21. In this case, it is clear that the tilted balance set out by Paragraph 11d is not engaged because the Housing Supply requirement for the District should be taken to be three years in accordance with the WMS (appeal decisions in South Oxfordshire have reached this conclusion). Any conflict with the ANP and whether it would significantly and demonstrably outweigh the benefits of the development will be considered through this appraisal, however it is clear that in this case, the three-year housing land supply position should be adopted.

Monitoring and recent appeal decisions

9.22. The Council's most recent AMR (December 2019) sets out that 953 dwellings have been identified for meeting the Policy Villages 2 requirement which are sites with either planning permission or a resolution to approve and are identified developable sites. This is made up of 582 dwellings either complete or under construction, 333 dwellings with planning permission and 38 dwellings that are considered developable (this 38 is made up of two sites – one with a resolution for approval and one for which the planning permission has lapsed).

9.23. Between 1 April 2014 and 31 March 2019, there were a total of 271 net housing completions. As reported above, there are a further 311 dwellings under construction, and it is reasonable to assume that these dwellings will be completed.

9.24. In recognition that not all sites will necessarily be developed or will not necessarily deliver the full number of dwellings granted, a 10% non-implementation rate has been applied to sites with permission but on which development has not yet started. This reduces the 333 dwellings reported in paragraph 9.16 to 300 dwellings. This would give the number of dwellings identified under Policy Villages 2 either complete, under construction, with planning permission or developable as 920 dwellings. There was also a further resolution for approval granted for a site at Fritwell at the December 2019 planning committee for 28 dwellings, which would also be additional to the 920 dwellings.

9.25. Five appeal decisions have been received over the past year which have considered the application of Policy Villages 2. These are for sites at Launton, Ambrosden, Bodicote, Sibford Ferris and Weston on the Green. The first four were allowed, and the numbers approved at those four sites are included within the figures reported in the December 2019. The key conclusions resulting from the Launton, Bodicote and Sibford Ferris appeals can be summarised as:

- The Policy Villages 2 number of 750 dwellings has not been 'delivered' yet.
- The number of 750 has development management significance in terms of the Local Plan strategy.
- Not all dwellings approved might be delivered (hence the Council's inclusion of a 10% non-implementation rate in the most recent AMR)
- The number of dwellings proposed must be considered as to whether that number would undermine the strategy of the Local Plan
- There is no spatial strategy to the distribution of the 750 houses allocated in the rural areas under Policy Villages 2 beyond distribution to the Category A villages.
- Assessment of the sustainability of the settlement in question is required, and indeed this has been a primary consideration in all of the appeals relating to major housing development at Category A villages, with appeals

at Finmere, Fringford and Weston on the Green having been dismissed, in each case the sustainability of the settlement being a key issue.

Assessment

- 9.26. Adderbury is one of the largest category A villages in the District in terms of size and it is one of the more sustainable in terms of the range of facilities it provides as well as the transport connections available. The village has been subject to a number of large developments approved since 31 March 2014 (3 sites for 120 dwellings); however, a further 65 dwellings were approved in January 2014 giving an overall total of 185 dwellings in the village either under construction or recently completed. The 120 dwellings approved under Policy Villages 2 (i.e. since 31 March 2014) represents 16% of the 750 dwellings and it is for this reason that the Adderbury Neighbourhood Plan does not allocate a further site for development at the village.
- 9.27. The 750 dwellings allocated by Policy Villages 2 have not yet been delivered, and it is acknowledged that in any event this number cannot be considered a ceiling. However, the number does have significance in terms of the spatial strategy of the Local Plan in directing the majority of growth to the towns of Banbury and Bicester whilst limiting growth in the rural areas. There will come a point at which harm will have been caused e.g. through a material exceedance of 750 dwellings delivered under Policy Villages 2, acknowledging that the pipeline of permissions as noted at para 9.24 will, in practice mean a significant exceedance. Whilst Inspectors have confirmed that Policy Villages 2 does not provide a spatial strategy for the distribution of the 750 dwellings allocated at Category A villages, the policy applies to all 24 villages identified by Policy Villages 1 and concentrating a large proportion of the number of new dwellings in a few larger villages would conflict with the spatial strategy of the Local Plan as a whole, which seeks to ensure a sustainable, planned and balanced approach to the distribution of housing in the rural areas.
- 9.28. As has been concluded, the Policies in the Neighbourhood Plan and the Development Plan for the supply of housing can be considered up to date. The provision of 40 additional dwellings in Adderbury would conflict with the spatial strategy for the provision of dwellings in the rural areas given that the village has already accommodated a large proportion of the overall 750 dwellings (16%) (albeit of the 920 dwellings reported in the AMR, the percentage would be 13%) and no further need for development in the village has been identified through the recently adopted Neighbourhood Plan.
- 9.29. Regardless of the conclusion reached in respect of the number of dwellings allocated by Policy Villages 2, Officers consider that the impact of a residential development on this site as will be assessed in detail in the later appraisal means that the site is unacceptable in principle.
- 9.30. It is now necessary to consider those wider impacts of the development against the relevant policies of the Adderbury Neighbourhood Plan and the eleven criteria of Policy Villages 2 and other relevant policies of the Cherwell Local Plan Part 1. The conclusions as to whether the site is suitable, sustainable and acceptable in terms of its wider impacts should be balanced against the need for such development in the circumstances that the District can currently demonstrate over a 3 year housing land supply, the level of development Adderbury has already accommodated and the weight to be attached to the relevant policies of the Development Plan.

Landscape and Visual Impact

Policy Context

- 9.31. Policy ESD13 of the Cherwell Local Plan advises that development will be expected to respect and enhance local landscape character and a number of criteria are highlighted including that development is expected not to cause visual intrusion into the open countryside, must be consistent with local character and must not harm the setting of settlements, buildings or structures. Policy Villages 2 requires that consideration be given to whether significant landscape impacts could be avoided and whether development would contribute in enhancing the built environment.
- 9.32. Saved Policy C28 of the Cherwell Local Plan 1996 exercises control over all new developments to ensure that the standards of layout, design and external appearance are sympathetic to the character of the context. Policy C8 seeks to limit sporadic development beyond the built limits of settlements. Policy C27 expects that development proposals in villages will respect their historic settlement pattern.
- 9.33. As referred to above, Policy AD1 of the Adderbury Neighbourhood Plan – 2014 – 2031 provides for a settlement boundary, outside of which development will not be supported unless it is demonstrated that it will enhance or at least not harm, local landscape character. The supporting statement to Policy AD1 confirms that in respect of proposals located outside the boundary, the policy is to operate alongside Local Plan Policy ESD13 to ensure that they are compatible with the objective of that policy of protecting and enhancing the local landscape.
- 9.34. The NPPF highlights that the protection and enhancement of the natural, built and historic environment is part of the environmental role of sustainable development and one of the core planning principles also refers to recognising the intrinsic character and beauty of the countryside. The NPPF also emphasises the importance of development responding to character and history with good design being a key aspect of sustainable development.
- 9.35. The site has been considered through the Council's Housing and Economic Land Availability Assessment (February 2018). This concluded that the site is not suitable for development as *'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'*.
- 9.36. In addition, and as referred to above, there has been a previous appeal on this site, which dismissed a scheme for residential development (06/00712/OUT). This was a smaller scheme, but the Appeal Inspector's conclusions in respect to the site and its character are material to the consideration of this application. In particular, the Inspector concluded that the appeal site represents a particularly pleasant part of the open countryside and which makes a significant contribution to the character and appearance of this part of Adderbury. It was also identified that the appeal site allows an attractive view of the village church. The development proposed was found to be harmful to the character and appearance of the area and would result in an unsustainable development.
- 9.37. The application sits within the Oxfordshire Landscape Type 'Upstanding Village Farmlands', which is characterised by its undulating landform, well defined geometric pattern of medium sized fields enclosed by prominent hedgerows and with a strong settlement pattern of compact, nucleated villages of varying sizes with little dispersal in the wider countryside.

Assessment

- 9.38. In its amended, reduced form, the area proposed for built development is a reduced area provided to the south of the site with the northern land retained as public open space. The buildings would also be retained to the west of the access route rather than on both sides. A revised addendum LVA is provided with the amended proposal scheme. The LVA addendum confirms that the conclusions of the original LVA addendum remain valid and that the significance of the landscape effects is not changed as not significant impacts overall other than to two viewpoints where a greater impact would be felt by users of public footpaths.
- 9.39. The LVA has been reviewed by the Council's Landscape Officer who continues to raise some concern regarding the landscape effects and continues to consider the development to be unsuitable. Nevertheless, it is agreed that the wider landscape impacts would be limited but that there would be localised impacts, which should be considered further.
- 9.40. The main core of Adderbury is to the north of the application site and, as explained in the Adderbury Conservation Area Appraisal, the historic character of the village has an east-west axis with a strong linear structure defined by strong building lines. It describes that the series of linear streets are linked by winding lanes. Berry Hill Road runs to the south of the application site, with residential properties fronting it and which sit directly to the west of the application site. The properties on either side of Berry Hill Road are predominately large detached units, set back from the roadside, with wide verges giving a low density, linear, ribbon form of development.
- 9.41. The site itself sits adjacent to 'Last House' at the eastern end of Berry Hill Road. The land is greenfield and other than a small area of stabling, it is open and retains a strong rural character. The site is visually part of the open countryside and is an important open space at the edge of the village in contributing to the rural setting of the village as was identified by the Inspector who dismissed the appeal in 2007 for development on the site. A number of public rights of way run within proximity of the site and clear views of the site can be gained by users who would appreciate the rural setting of the village.
- 9.42. The proposed development would involve a large-scale development on the land. The indicative layout demonstrates dwellings fronting towards Berry Hill Road (albeit set behind the existing hedgerow) with the remaining proposed dwellings arranged extending northwards on the site. The proposal is in a reduced form to that previously considered and refused but it remains a block of development resulting in a large cul de sac which is distinctly different to the prevailing pattern of development along Berry Hill Road. The northern most part of the site and a strip to the east of the proposed access road are proposed to remain open and be left undeveloped as public open space. The development would be accessed by a formal access road positioned at the existing access point which would loop round to provide access to all proposed dwellings. The supporting information suggests that the retention of the existing boundary hedgerows would allow the development to be accommodated without causing unacceptable impacts. The southern hedgerow is not substantial and allows views through onto the land and views towards the village beyond. It also finds that *'the surrounding vegetation on three sides as well as the woodland and hedgerows, including that along the elevated former railway, provide substantial separation of the site from its context, and in particular the village of Adderbury'*. The recognition in the LVA as to substantial separation is acknowledged and agreed; this emphasises Officer concerns as to the unsuitability of the site in terms of its impact upon the character of the locality.

9.43. The site is considered to be an important part of the open countryside and was acknowledged by the previous Planning Inspector in 2007. Development on the site would result in the loss of this rural character (which continues along Berry Hill Road given the low density of development and its spacious character) and change the setting of the village extending development towards the A4260. Any development on the site would intrude into the open countryside and be harmful to the rural setting of the village. Development would conflict with the settlement pattern in this part of Adderbury with this being a bolt on estate, which would conflict with the linear arrangement of dwellings along Berry Hill Road. In the previous appeal decision on the site (06/00712/OUT), which proposed a linear row of dwellings and then two rows of houses perpendicular to the road, the Inspector identified that the proposal would have an orientation unlike any other development within the area. It was concluded that such an arrangement would be at odds with the prevailing development pattern. The current proposal is a significantly more in-depth development than the 2007 appeal scheme. The urban form proposed would not therefore integrate into the existing settlement pattern and would represent a significant intrusion into the countryside. It would result in significant urbanisation and be prominent in views from Berry Hill Road and from nearby public rights of way. Whilst the Landscape Strategy in the LVIA identifies the retention and enhancement of the site boundaries, this would aid in screening development behind a tree belt. This is not considered to be sufficient to overcome unacceptable development and in itself, would further emphasise the difference between the application site and the rest of the development along Berry Hill Road, which is not set behind a screen.

Conclusion

9.44. The proposed development would result in a significant urbanisation of an important open rural field adjacent to the edge of Adderbury, visually intruding into the landscape and which would be harmful to the localised landscape, character and rural setting of the village. It would also conflict with the local prevailing settlement pattern. Given the conclusion reached, the proposed development would conflict with Policy AD1 of the Adderbury Neighbourhood Plan 2014 – 2031, Policies ESD13 and Villages 2 of the Cherwell Local Plan Part 1, Policies C8, C27 and C28 of the Cherwell Local Plan 1996 and advice in the NPPF which seeks to protect the intrinsic character of the countryside.

Design and Layout

Policy Context

9.45. Policy ESD15 provides guidance as to the assessment of development and its impact upon the character of the built and historic environment. It seeks to secure development that would complement and enhance the character of its context through sensitive siting, layout and high quality design meeting high design standards and complementing any nearby heritage assets. The National Planning Policy Framework is clear that good design is a key aspect of sustainable development.

Assessment

9.46. The application is in outline with all matters reserved except for access. The application is accompanied by an indicative layout and a design and access statement (DAS). It is expected that an indicative layout and DAS would demonstrate that the development proposed can be appropriately accommodated and which sets appropriate design principles so that future detailed proposals that meet high design standards can be achieved.

- 9.47. The submitted DAS is the same as that submitted pursuant to the originally refused scheme. In respect of that, Officers acknowledged that whilst the DAS sets some appropriate overarching principles, its basis for future proposals was to take reference from the nearby modern development. Concern was raised taking into account guidance in the Council's Residential Design Guide which seeks to ensure that new development responds to the traditional settlement pattern and character of a village. This includes the use of continuous building forms along principle routes and adjacent to areas of the public open space, the use of traditional building materials and detailing and form that respond to the local vernacular.
- 9.48. The submitted heritage assessment identifies that in the Adderbury Conservation Area, there is a limited palette of building materials, and the use of local ironstone for many buildings creates a sense of architectural and visual harmony within the conservation area. It also identifies the strong linear structure of the village.
- 9.49. The indicative layout has reduced the level of development proposed to 40 dwellings. This indicates a greater number of linked dwellings and has attempted to demonstrate some vernacular detailing; however, it does remain the case that the proposal represents a suburban form of development that appears as a bolt on cul de sac on the edge of the village which conflicts with the settlement pattern in this area of the village. This issue further demonstrates that the site is unsuitable for development of the form proposed in principle due to the impact upon local character and the setting of the village as it is difficult to see in what alternative form 40 dwellings could be accommodated on the site.
- 9.50. In relation to the previous proposal, Officers considered that the submitted information in the DAS and the indicative layout would not provide sufficient certainty or an acceptable basis to enable a future detailed scheme to be achieved. This led to a detailed reason for refusal being recommended, which related to this matter. Whilst there are some concerns still present including the position of the play area which is not incorporated into the development so that it is overlooked, the layout of roads that create short cul de sacs which reduce the legibility of the site and the indication of certain design features, it is considered that these matters are detailed matters which could be negotiated at a later stage if a reserved matters application were to be made (i.e. if the site benefitted from outline permission).
- 9.51. A parameter plan has been discussed with the applicant, which demonstrates vistas that would need to be created to enable views to the listed building (to be discussed below). It would be important for this plan to be conditioned approved should the application be considered acceptable to set a basis for the future negotiation of detailed proposals.
- 9.52. Access is a matter for approval as part of this application. The site access is proposed to the eastern side of the southern boundary of the site in the same position as the access to the current stable uses. Officers have some concern that this position is distant from the current edge of the village which further emphasises the impact of urbanisation by development being positioned on this land. It is also questioned whether an appropriate frontage to the development could be achieved taking into account the current indicative layout.

Conclusion

- 9.53. As explained, the nature of a development for 40 dwellings in this location is considered to be unacceptable in principle in respect to the impact upon settlement pattern and character of the village and its rural setting. Officers are not convinced that a future scheme of this scale could be appropriately accommodated that is both

locally distinctive and in keeping with the character of this area of the village or that would enhance the built environment. The indicative layout reinforces this view.

- 9.54. Nevertheless, this concern relates to the principle of a development of this scale in this particular location taking into account the localised impact and settlement pattern. If a development of this scale were accepted on this site in principle, then detailed concerns Officers hold in respect to specific matters such as house types and layout, road layouts and house type detailing could be matters that are negotiated through a reserved matters scheme. On this basis, Officers have not recommended that previous reason for refusal 3 be re-imposed as concerns relating to the principle of development on the site and its impact upon local character, landscape, the setting of the village and the local settlement pattern are covered by recommended reasons for refusal one and two.
- 9.55. Officers consider that the proposal conflicts with Policies ESD15 and Villages 2 of the Cherwell Local Plan Part 1, Saved Policies C27, C28 and C30 of the adopted Cherwell Local Plan 1996 and Government Guidance in the NPPF.

Heritage Impact

Legislative and Policy Context

- 9.56. Section 16 of the NPPF sets out Planning Guidance relating to the historic environment including archaeology. The development would be expected to preserve the significance of designated heritage assets within proximity. It is also provided at paragraph 192 that Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness. The NPPF sets out the tests to be applied where harm to heritage assets is identified.
- 9.57. Policy ESD15 of the Cherwell Local Plan 2011-2031 also refers to heritage assets expecting development to conserve, sustain and enhance designated and non-designated heritage assets. One of the criteria of Policy Villages 2 requires consideration as to whether development would avoid significant adverse impact on heritage. Policy C33 of the Cherwell Local Plan 1996 states that the Council will seek to retain any undeveloped gap of land which is important in preserving the character of a loose knit settlement structure or in maintaining the proper setting for a listed building or in preserving a view or feature of recognised amenity or historical value.
- 9.58. In addition, there is a legal requirement, under S66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 for a Local Planning Authority to have regard to the desirability of preserving a listed building or its setting. S72 of the same Act requires that within a conservation area, the development of land or buildings shall preserve or enhance the character and appearance of that area.

Assessment

- 9.59. The site is not within the conservation area and there are no heritage assets on the site itself. The Adderbury Conservation Area sits to the north and west of the site. Adderbury also has a number of listed buildings and most of these are too far away from the site to be impacted. However, the Grade I listed Church of St Mary is to the north of the site and there are views from the south towards the church both from the site and the surrounding road and footpath networks. In the previous appeal on the site (06/00712/OUT), the Inspector identified that the appeal site allows an

attractive view of the village church and it was concluded that the siting of the proposed dwellings would result in the loss of an important view towards the church.

- 9.60. The application is accompanied by a Heritage Statement which concludes that the site does not make a contribution to the significance of the listed church as the site has no historic or visual relationship with the asset and whilst there are views of the church spire, these are not clearly visible from Berry Hill Road as the substantial boundary distorts the view. Indeed, it is considered that the views of the church from the south would be improved as the provision of open space with a play area would provide access to views of the church and its spire which are not currently accessible to members of the public. With regard to the conservation area, the assessment does not identify any unacceptable impacts.
- 9.61. There are views available from Berry Hill Road towards the village and the spire of the Church of St Mary. Historic England continue to advise that views of the Church of St Mary from surrounding public vantage points, including roads and footpaths, are an important part of the significance of the church as a historic landscape feature. The church spire was designed to be seen from some distance in the landscape as well as at closer quarters. This visibility reflects the social importance of religion in the middle ages and the manner in which communities used the highly prominent architectural church spire to mark their presence in the landscape.
- 9.62. Development on the site would, by its nature, obscure and change the rural setting of views of the church from the south and Berry Hill Road. This would cause harm albeit less than substantial harm. The NPPF requires that where less than substantial harm is identified to the significance of a designated heritage asset, that this harm should be weighed against the public benefits of the proposal.
- 9.63. In addition to the Heritage Statement, a plan is provided demonstrating how long views to the Church of St Mary from Berry Hill Road could be provided as well as the achievement of new, publicly accessible views from the proposed area of open space. A parameter plan has also been discussed with the applicant which is provided, to ensure that the views proposed to be created would be a clear parameter should outline permission be granted. Whilst Historic England welcome the establishment of views of the church, they do raise concern regarding the likely separation gap between dwellings (which on the indicative plan appears too close to ensure that the views are clear) and that views over landscaped areas or front gardens could be planted with trees or filled with paraphernalia such that it is uncertain that views in the long term would be maintained. It is accepted by Historic England that the reduced scheme has lessened the impact to a degree, particularly due to the proposal not to include residential development to the east of the access road.
- 9.64. The detailed concerns of Historic England are based upon an indicative plan and therefore are matters that could be negotiated at the reserved matters stage (and they provide some recommendations that could also be taken into account such as the need for the layout to be improved to provide a sufficiently broad and permanent view towards the church at the western end of the development).
- 9.65. Whilst the negotiation of a detailed scheme could improve and allow for views through the development towards the church and provide open space for more publicly accessible views to be gained, this does not overcome the overriding concern that the rural setting of the church from the south would be interrupted and that the new views to be created would be funnelled through a housing development rather than across a rural field towards the village and the church. Given the concerns raised by Officers relating to the impact of the development upon the local landscape and character of the village as well as there not being an overriding need

for such a development, it is considered that there are not public benefits that would outweigh the harm to the setting of the listed building and that its setting would not therefore be preserved.

- 9.66. The application proposes to provide a footway west along Berry Hill Road to link into the village network close to the junction with Horn Hill Road. There has been some concern raised that this proposal would be harmful to the character of the conservation area in this location and to the setting of nearby listed buildings due to the urbanisation this would involve. An application from 2015 for development of 5 houses to the south of Little Shotover and East of Cherry Cottage on Horn Hill Road (15/01384/OUT), concluded in the Officer report that the change in order to access that site would have a detrimental urbanising impact on the rural character and appearance of this area of the village which is recognised as an important green space and as a gateway to the historic village in the conservation area appraisal. In dismissing a planning appeal for this scheme, the Inspector identified the change in the informal rural character of the access and its likely increased prominence which was found to be detrimental to the character and appearance of the conservation area at this important gateway. In this case, it is possible that should development have been concluded to be acceptable on this site, the position of the footway could have been negotiated in respect of its position and how it connects into the surrounding highway network or, if there were no alternative, whether there would be a more sympathetic finish available that could maintain character. As such, whilst the concern is noted and Officers agree that in its current form there would be some detrimental impact to this part of the conservation area, this matter does not warrant its own reason for refusal as it is a matter that could be negotiated as to an appropriate alternative.
- 9.67. The County Archaeologist has provided a response to this application which differs from that to the previous application. The advice now is that the site has archaeological potential and as such, conditions are recommended to require further archaeological work to be completed prior to development commencing. This changed response is due to new information that has been added to the Historic Environment Record. New aerial photographic survey data has identified a large circular enclosure within the proposed development area which is likely to be prehistoric in date and has only just become known about. As such, archaeology is now a constraint but it is a matter that could be dealt with via the imposition of conditions if the application were recommended for approval.

Conclusion

- 9.68. Based upon the assessment above, Officers consider that there would be harm to the setting of the grade I listed Church of St Mary as a heritage asset. Whilst the current scheme, compared to that previously refused has been reduced to a degree, there would still remain harm. This harm is less than substantial but would not be outweighed by a public benefit. The proposal would therefore not preserve or enhance the setting of the designated heritage asset and the land is an important undeveloped gap in maintaining the proper rural setting for the listed building. As such, the proposal would conflict with Policies ESD15 and Villages 2 of the Cherwell Local Plan Part 1, Saved Policy C33 of the Cherwell Local Plan 1996 and Government Guidance in the NPPF.

Housing Mix/ Affordable Housing

- 9.69. The NPPF advises that in order to create sustainable, inclusive and mixed communities, Local Planning Authorities should plan for a mix of housing, reflect local demand and set policies for meeting affordable housing need. Policy BSC4 of the Local Plan requires new residential development to provide a mix of homes in

the interests of meeting housing need and creating socially mixed and inclusive communities. Policy BSC3 requires development within locations such as at Adderbury to provide 35% affordable housing on site and provides detail on the mix that should be sought between affordable/ social rent and shared ownership.

- 9.70. The applicant has carried out some work through the processing of the application to propose a mix for the market dwellings. Their proposed mix has taken into account the Oxfordshire SHMA findings, reported in the preamble to Policy BSC3 with a predominant mix in favour of three bedroomed homes. This, they consider demonstrates a commitment to providing the mix of housing that is required in the District with an over-provision of moderately sized family homes representing a benefit that weighs heavily in favour of the development. They have then carried out further work to compare their proposed mix with other recent developments in the village. From this, it is concluded that other approvals in Adderbury have not responded positively to the identified SHMA mix and have therefore not adequately addressed the need for moderately sized homes, which should add further weight in favour of this proposal.
- 9.71. In respect to affordable housing, the applicant proposes 35% affordable housing in line with the requirements of Policy BSC3 and has proposed a mix. The Strategic Housing team usually specify a mix that they consider would best meet local need. In this case, the requested mix includes the required rental properties to be for social rent, for which there is a high need in the District due to reasons of affordability. The applicant has agreed to the rental units being social rented units.
- 9.72. The proposal to include market and affordable housing and to include a mix of unit sizes which respond positively to the required sizes of housing within the District, evidence for which is set out in the Oxfordshire SHMA is a benefit of the proposal. Affordable rent properties as social rented units is also a benefit that carries some weight in favour of the development as it contributes towards the socially sustainable nature of the site. However, that weight can only be attributed moderate weight in the planning balance because the proposal meets the requirements of planning policy. Whilst the scheme could provide a more appropriate mix than other developments have, this matter would have to be weighed in the overall planning balance against the identified harms.

Effect on Neighbour amenity

- 9.73. Policy ESD15 advises of the need for new development to consider the amenity of both existing and future development and this reflects the Core Principle of the Framework, which confirms the need for a good standard of amenity for all existing and future occupants of land and buildings to be secured.
- 9.74. Given the land adjoins only one dwelling (Last House) on Berry Hill Road, care would be required in the future design of a scheme in order to ensure that the residential amenity of this property would not be harmed. Given the size of the site, it is highly likely that a scheme could be accommodated without causing undue harm to the amenity of this property and any others that might be impacted.

Highway safety and sustainability of the site

Policy Context

- 9.75. The National Planning Policy Framework is clear that transport policies have an important role to play in facilitating sustainable development with encouragement provided to sustainable modes of transport to reduce reliance on the private car. It is also clear that applications should be accompanied by a Transport statement if it

would generate significant amounts of movement. This is reflected in Policy SLE4 of the Local Plan. Policy SLE4 and Villages 2, both emphasise the need for consideration to be given to whether safe and suitable access can be achieved.

Assessment

- 9.76. The application is accompanied by a Transport Statement and an addendum has been prepared to respond to the amended scheme of 40 dwellings. The Highway Authority have raised no objections to the proposed development on key matters such as the main access arrangements (vehicular and pedestrian/ cycle) and the proposal to include new bus stops on the A4260. No concerns are raised with regard to transport movements and their impact upon the local highway network.
- 9.77. Detailed matters raised by the Local Highway Authority (LHA) could be controlled and secured by planning condition/ S106 agreement as necessary. This includes the provision of a link at the western side of the southern boundary of the site (which is indicated on the provided parameter plan and the indicative masterplan) and the securing of footway links to the west and east along Berry Hill Road and highway improvements, including the provision of bus stops on the A4260 (the width of the proposed footway on Berry Hill Road is currently being queried as a narrower route is proposed to respond to the Parish Council's request but this has not yet been agreed by the LHA). In addition, requirements around the main point of access as well as the imposition of conditions and other S106 requirements (seeking contributions towards other matters such as improvements to rights of way which will be explained below), could also be secured.
- 9.78. The provision of new links would be important in encouraging the use of sustainable modes of transport. The site is relatively distant from the core of the village where the facilities and services are provided. The LHA has not raised any such concern of this nature but Officers agree with the Inspector for 06/00712/OUT that the site is poorly located and would therefore lead to an increase in car borne commuting even with the proposed transport improvements to increase pedestrian/ cycle accessibility. This would compromise the principles of sustainable development. The LHA has sought contributions towards transport improvements and these would have been pursued should this site have been recommended for approval.
- 9.79. There are a number of public rights of way that run within proximity and within the site. It is not expected that these would be adversely impacted providing they are protected during construction and the LHA has sought contributions for their improvement.

Conclusion

- 9.80. Whilst technical highway safety matters have been addressed such that the site can be safely accessed and its development would not result in a severe impact upon the highway network, the development site is not considered to be well-located to services and facilities. This would compromise the principles of sustainable development. There would therefore be conflict with Government guidance in the NPPF and Policies Villages 2 and SLE4 of the Cherwell Local Plan Part 1 in this regard.

Flood Risk and Drainage

- 9.81. A flood risk assessment and drainage management strategy is submitted with the application in line with the requirements of Policy ESD6 of the Local Plan and the Framework, given the site extends to over 1ha in area and is predominantly in Flood Zone 1. Policy ESD7 of the Local Plan requires the use of Sustainable Urban

Drainage Systems to manage surface water drainage systems. This is all with the aim to manage and reduce flood risk in the District.

- 9.82. Following the receipt of an objection to the original submission (which was unsurprising given the submitted information was the same as that received for the previously refused scheme for which an objection by OCC was made which resulted in reason for refusal 4), further discussion was undertaken directly between the applicant's Drainage Consultant and OCC resulting in an amended Drainage Strategy being submitted dated November 2019.
- 9.83. This has confirmed that infiltration testing has confirmed that the site is suitable for infiltration drainage techniques and that on this basis, the drainage layout will include soakaways for each house, permeable surfacing, and the inclusion of swales and a basin to intercept overland flows in extreme events. OCC have considered this and confirmed that they raise no objections subject to the imposition of conditions to ensure full detailed designs are provided.
- 9.84. On the basis that the FRA concludes that the site is unlikely to be affected by flood risk and that development could therefore be appropriately accommodated without raising the risk of flooding and that OCC are now satisfied that a suitable drainage solution can be achieved as testing has confirmed that infiltration drainage techniques are achievable, it is considered that there is no reason to re-impose reason for refusal 4. It is considered that the applicant has satisfactorily addressed this reason for refusal and that a suitable drainage arrangement could be achieved.

Trees, Landscaping and Open Space

- 9.85. Policy ESD10 of the Local Plan refers to the protection and enhancement of ecology and the natural environment. It requires the protection of trees amongst other ecological requirements. Policy ESD13 also encourages the protection of trees and retention of landscape features. Policy BSC11 sets out the Council's requirements for local outdoor space provision and play space.
- 9.86. In respect of the existing trees and hedgerows, these form the field boundaries of the site. An Arboricultural report has been submitted with the application and this concluded that no significant trees would require removal to facilitate the new access arrangement. Otherwise, the report suggests the need for management and enhancement of the southern hedgerow to improve the hedgerows quality and long term value. The report also identifies the root protection area of trees and has not identified any indirect negative impacts to trees by way of providing the development proposed. The report identifies the need for tree protection and an Arboricultural Method Statement.
- 9.87. The Arboricultural report also advises that the site provides an opportunity to undertake new tree planting throughout the site as part of a soft landscaping scheme. Landscaping is a matter reserved for later approval, however it is clear to see how this can be achieved as the whole of the northern part of the site is set aside as public open space. The incorporation of street trees within the built up area would need careful consideration given the need for views towards the listed church to be provided.
- 9.88. Policy BSC11 requires the provision of approximately 0.26ha of open space for a development of the scale proposed. The site provides a large area of open space to the north which would significantly exceed this requirement. The applicant has looked at the Council's Open Space studies and has noted that this demonstrates a shortfall in green spaces and play areas across the rural north of the District. It is their view that on this basis, the overprovision of green space on their site should

attract weight in favour of the development. This is particularly on the basis that it will enhance the green infrastructure network, would provide a children's play area, would provide seating facing north to create a space with views towards the Church and provide enhancements to the public right of way network. A discussion has been requested with the Landscape Officer regarding the composition of the open space to ensure that it responds as positively as it can to the identified shortfall.

- 9.89. The provision of a large area of open space is beneficial. Its contribution towards general green/ amenity space provision is noted, however in this case, the reason this area has been left aside rather than proposed for development is due to site constraints (i.e. topography) and the need to provide areas for sustainable drainage. The overprovision of open space, whilst carrying some weight in favour of the development is not considered to override the unacceptable impacts of the development in this case. The provision of open space is a normal requirement related to development and, whilst there are some benefits to this, this attracts minor weight in the planning balance.
- 9.90. Policy AD2 of the Adderbury Neighbourhood Plan provides for a Green Infrastructure Network around and within the village. This comprises a variety of green infrastructure assets including amongst others, footpaths and bridleways. The policies maps identify the public rights of way to the east and north of the site as sitting within the green infrastructure network. The policy requires that the value and integrity of the network is maintained and enhanced. It is accepted that this proposal would comply with Policy AD2 by maintaining the existing routes, contributing to their enhancement and by the provision of open space adjacent to (albeit changing that from farmland, which in itself is not harming those routes).
- 9.91. In respect of play space, the site is required to provide a Local Area of Play as required by Policy BSC11 now that the proposal is for only 40 dwellings. This is currently shown within the area of open space but the location has been raised as a concern by the Landscape Officer. As the layout provided is indicative only, the play facility can be changed in the future as it is not fixed (other than by way of the proposed parameter plan), albeit if it were moved into the area of the site shown for built development, then this may impact upon the number of units that could be provided.
- 9.92. The site does not exceed the threshold for the onsite provision of formal outdoor sports facilities or for allotments. There is a requirement for contributions towards offsite sports facilities.

Ecology Impact

Legislative context

- 9.93. The Conservation of Habitats and Species Regulations 2017 consolidate the Conservation of Habitats and Species Regulations 2010 with subsequent amendments. The Regulations transpose European Council Directive 92/43/EEC, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), into national law. They also transpose elements of the EU Wild Birds Directive in England and Wales. The Regulations provide for the designation and protection of 'European sites', the protection of 'European protected species', and the adaptation of planning and other controls for the protection of European Sites.
- 9.94. Under the Regulations, competent authorities i.e. any Minister, government department, public body, or person holding public office, have a general duty, in the exercise of any of their functions, to have regard to the EC Habitats Directive and Wild Birds Directive.

- 9.95. The Regulations provide for the control of potentially damaging operations, whereby consent from the country agency may only be granted once it has been shown through appropriate assessment that the proposed operation will not adversely affect the integrity of the site. In instances where damage could occur, the appropriate Minister may, if necessary, make special nature conservation orders, prohibiting any person from carrying out the operation. However, an operation may proceed where it is or forms part of a plan or project with no alternative solutions, which must be carried out for reasons of overriding public interest.
- 9.96. The Regulations make it an offence (subject to exceptions) to deliberately capture, kill, disturb, or trade in the animals listed in Schedule 2, or pick, collect, cut, uproot, destroy, or trade in the plants listed in Schedule 4. However, these actions can be made lawful through the granting of licenses by the appropriate authorities by meeting the requirements of the 3 strict legal derogation tests:
- (1) Is the development needed to preserve public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment?
 - (2) That there is no satisfactory alternative.
 - (3) That the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.
- 9.97. The Regulations require competent authorities to consider or review planning permission, applied for or granted, affecting a European site, and, subject to certain exceptions, restrict or revoke permission where the integrity of the site would be adversely affected. Equivalent consideration and review provisions are made with respects to highways and roads, electricity, pipe-lines, transport and works, and environmental controls (including discharge consents under water pollution legislation).

Policy Context

- 9.98. Paragraph 170 of the NPPF states that Planning policies and decisions should contribute to and enhance the natural and local environment by (amongst others): a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 9.99. Paragraph 175 states that when determining planning applications, local planning authorities should apply the following principles: a) if significant harm to biodiversity resulting from a development cannot be avoided, adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused; d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.
- 9.100. Paragraph 180 of the NPPF states that planning decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should (amongst

others) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

- 9.101. Policy ESD10 of the Cherwell Local Plan 2011-2031 lists measures to ensure the protection and enhancement of biodiversity and the natural environment, including a requirement for relevant habitat and species surveys and associated reports to accompany planning applications which may affect a site, habitat or species of known ecological value.
- 9.102. Policy ESD11 is concerned with Conservation Target Areas (CTAs), and requires all development proposals within or adjacent CTAs to be accompanied by a biodiversity survey and a report identifying constraints and opportunities for biodiversity enhancement.
- 9.103. These policies are both supported by national policy in the NPPF and also, under Regulation 43 of Conservation of Habitats & Species Regulations 2017, it is a criminal offence to damage or destroy a breeding site or resting place, unless a licence is in place.
- 9.104. The Planning Practice Guidance dated 2014 post dates the previous Government Circular on Biodiversity and Geological Conservation (ODPM Circular 06/2005), although this remains extant. The PPG states that Local Planning Authorities should only require ecological surveys where clearly justified, for example if there is a reasonable likelihood of a protected species being present and affected by development. Assessments should be proportionate to the nature and scale of development proposed and the likely impact on biodiversity.

Assessment

- 9.105. In this case, an Ecological Appraisal and Biodiversity Impact Assessment has been carried out, with an updated walkover of the site in 2019. The site comprises largely semi improved and improved grassland which will largely be lost under the proposals with a couple of additional habitats proposed to be created. The reports also identified that the site has some ecological value for amphibians, bats and birds and identifies mitigation requirements including the need for updated survey work.
- 9.106. The Council's Ecologist has confirmed that the surveys carried out to date are fine and should permission be granted; additional survey work would be required in certain conditions as set out in the Ecological Appraisal. This could be conditioned to ensure the necessary safeguards and mitigation measures are carried out.
- 9.107. The Biodiversity Impact Assessment has demonstrated that a net gain for biodiversity could be achieved of around 4% with the current proposed layout but this is reliant on some of the semi-improved grassland being fenced off to achieve a moderate condition. Other amenity grassland would not necessarily be fenced off and so its condition is queried. In any event, the Council's Ecologist considers that a greater level of net gain needs to be achieved including to seek a minimum of 10% in biodiversity net gain as has been agreed by the Council's Executive and that offsetting should not be ruled out. Either way, the achievement of net gain needs to be balanced against other matters, including the provision of useable open space. In this case it is not considered necessary to include a reason for refusal relating to the lack of achievement of a net gain for biodiversity because Policy ESD10 does not set a required level and the applicant has demonstrated that a net gain can be achieved. In addition, it is possible that a greater net gain than 4% could be achieved if a detailed scheme were being considered.

9.108. Biodiversity enhancements are suggested for the site within the Ecological Appraisal and a planning condition could be used to secure a scheme for their provision in line with advice regarding the level of provision required. The requirement for a lighting strategy could also be the subject of a planning condition.

Conclusion

9.109. Officers are satisfied, on the basis of the advice from the Council's Ecologist that the welfare of any European Protected Species found to be present at the site and surrounding land will continue and be safeguarded notwithstanding the proposed development and that the Council's statutory obligations in relation to protected species and habitats under the Conservation of Habitats & Species Regulations 2017, have been met and discharged. Should the application have been recommended for approval, planning conditions would have been required to ensure the impacts were controlled.

Environmental Matters

9.110. The application is accompanied by a contaminated land desk study. This identifies that there is a low to moderate risk for ground gas and contamination across the site and that there may be a need for remedial action. Intrusive investigation is recommended to further assess potential risks. Given this conclusion, planning conditions could be recommended to require further contaminated land assessment and to secure appropriate mitigation if this application were to be recommended for approval and this is recommended by the Council's Environmental Protection Team.

9.111. The Environmental Protection Team have recommended a condition to request an air quality impact assessment and to ensure the provision of infrastructure to allow for the future installation of electric vehicle charging infrastructure. A Construction Environment Management Plan is also requested. Based on this, it is considered that any environmental risks can be adequately controlled through the provision of additional information that could be requested via planning conditions.

9.112. A Utility Statement has been submitted confirming that the utilities infrastructure within the vicinity of the site appears to be capable of supporting new mains and services to serve the proposed residential development. There is existing electric, gas, water and telecoms services immediately adjoining the site and these should have sufficient capacity to serve the development and the proposal should not place any undue stress on the delivery of these services to the wider community.

Sustainability and Energy Efficiency

9.113. The Cherwell Local Plan includes a number of energy policies in order to seek development which mitigates and adapts to the future predicted climate change. This relates to locating development in sustainable locations as well as seeking to reduce energy use, making use of renewable energy and sustainable construction techniques as well as achieving reductions in water use. Mitigating and adapting to climate change in order to move to a low carbon economy is a key part of the environmental role of sustainable development set out in the Framework.

9.114. The application is not accompanied by a Sustainability or Energy Statement but sustainability is important with regard to how development adapts to future climate change. This is a matter that it is considered could be addressed by the imposition of a planning condition if the application were to be recommended for approval.

Planning Obligations

9.115. Notwithstanding the Officer's recommendation of refusal, should Members resolve to approve the application, a S106 Legal agreement would be required to be entered into to secure mitigation resulting from the impact of the development both on and off site. This would ensure that the requirements of Policy INF1 of the Local Plan can be met, which seeks to ensure that the impacts of development upon infrastructure including transport, education, health, social and community facilities can be mitigated. This includes the provision of affordable housing. The Authority is also required to ensure that any contributions sought meet the following legislative tests, set out at Regulation 122 of the Community Infrastructure Regulations 2011 (as amended):

- Necessary to make the development acceptable in planning terms;
- Directly relate to the development; and
- Fairly and reasonable related in scale and kind to the development

9.116. The following are sought through this application but Officers have not entered into negotiations with the applicant in respect of these matters due to the recommendation:

- Affordable housing – 35% overall, with the split of 70% social rent and 30% intermediate together with arrangements for its provision
- Play provision in the form of a LAP and arrangements for its long term management and maintenance.
- Open space provisions to include the laying out and regulation of such areas and arrangements for the long term management and maintenance including the provision of commuted sums towards surface water drainage features, public open space and hedgerows.
- Contribution towards the enhancement of public transport services serving the site to pump prime bus services on the A4260.
- Contribution towards the provision of two sets of bus stop pole and premium route standard flags and a bus shelter, plus a commuted sum for long term maintenance.
- Contribution towards access mitigation measures on local public rights of way to the east and north of the site (Footpaths 13, 6, 5 and 24 and bridleway 9). This would fund surface improvement, signing and furniture along the routes.
- Administration costs towards a Traffic Regulation Order to enable the relocation of the existing 30mph speed signage from its current location to a point further east close to the junction with the A4260 to bring the entire Berry Hill Road to 30mph.
- An obligation to enter into a S278 Agreement prior to the commencement of the development.
- Contribution towards Nursery and Primary education to be used towards expanding nursery and primary provision at Christopher Rawlins CE (VA) Primary School.

- Contribution towards Secondary education to be used towards expanding secondary provision at The Warriner School.
- Contribution towards offsite outdoor sports towards the development of sports pitches and changing facilities off Milton Road in Adderbury
- Contribution towards off-site indoor sports towards the expansion of/ improvements at Spiceball Leisure Centre in Banbury (which will serve the new residents)
- Contribution towards the development of community hall facilities off Milton Rd in Adderbury
- Likely contribution towards the improvement of local primary medical care facilities. This matter will need to be checked with the CCG as they have not responded to this planning application but a request was made with respect to the previous application 17/02394/OUT.
- The requirement for an apprenticeship and skills training plan to secure apprenticeships.
- Contributions towards waste and recycling bins

Justification for the requested planning obligations and full details of contributions are available on the file.

9.117. Adderbury Parish Council has prepared a list of requests to secure community benefit. These matters would need to be considered against the statutory tests for the request of planning obligations as set out at paragraph 9.107.

9.118. The applicant has entered into some discussion with the Council's Recreation and Leisure Team regarding the requested contributions towards the new leisure facilities proposed on the Milton Road in Adderbury to gain an understanding of how this project is likely to be funded. As it stands the Parish Council intend to use S106 contributions and external grants to fund the project; however, they have not secured all of the contributions at this stage and so there is currently a funding gap. The applicant's view is that their contribution towards this project would be of significant benefit to the recreation scheme off Milton Road and therefore to the residents of Adderbury. Their view is that, if this scheme were approved, the leisure proposals would be more likely to come forward and therefore enhance the sustainability of the village.

9.119. The application's contributions to the leisure project on the Milton Road in Adderbury would contribute to the project but this would be a proportionate contribution based on the number of new dwellings and would not fill the funding gap. It can only therefore be attributed neutral weight in the planning balance as it is a contribution required to make the development acceptable. In any event, a planning obligation must meet the tests set out at paragraph 9.107 and whilst it must be sought to make the development acceptable in planning terms, this must be balanced against any other impacts of the development. In this case, it is not considered that the requested contributions would outweigh the unacceptable impacts identified.

9.120. Given that there is no legal agreement in place to secure the above referenced matters (notwithstanding the applicant may be prepared to enter into such an agreement), it is necessary for a refusal reason to be imposed as there is no

certainty that the infrastructure necessary to make the development acceptable in planning terms will be secured.

Human Rights and Equalities

9.121. The Human Rights Act 1998 (“HRA”) sets out fundamental freedoms which have been laid out by the European Convention on Human Rights (“ECHR”). In making any decisions, Cherwell District Council (“the Council”) should have due regard to and take into account any implications that may arise under the HRA. As a public authority, it is unlawful for the Council to act in a manner which is incompatible with the ECHR.

9.122. The rights under the ECHR which the Council views as being the most likely to affect planning matters are: Article 6 (the right to a fair trial); Article 8 (right to respect for private and family life); Article 14 (prohibition of discrimination); and Article 1 of the First Protocol (protection of property).

Article 6

9.123. Officers have considered these matters and have resolved that, whilst there are potential rights in play, these will not be affected by the application due to the application being publicised by way of neighbour letter, site notice and in the local press giving affected third parties the opportunity to comment on the application and their views taken into account when considering the application. In this case any comments/concerns raised by third parties are listed above and have been taken into account in assessing the application. In addition, third parties will be invited to the public meeting of the Planning Committee and have the opportunity to speak. Furthermore should a third party be concerned about the way the application was decided they could complain to the Local Government Ombudsman or if they question the lawfulness of a decision can appeal to the Courts for Judicial Review of the application.

Article 8 and Article 1 of the First Protocol

9.124. Officers have considered the duties under both Article 8 and Article 1 of the First Protocol and have resolved that the application does respect the private and family life of neighbours and does not fail to protect the neighbours’ property.

Duty under The Equalities Act 2010

9.125. S149 of the Equalities Act 2010 (“EA”) sets out what is known as the Public Sector Equality Duty (“PSED”). Under the PSED, the Council, as a public authority, must have due regard to the need to, inter alia, advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it and has to foster good relations between persons who share a relevant protected characteristic and persons who do not share it. The protected characteristics to which the PSED refers are: (a) age; (b) disability; (c) gender reassignment; (d) pregnancy and maternity; (e) race; (f) religion or belief; (g) sex; (h) sexual orientation.

9.126. Officers have considered the application and resolved that none of the protected characteristics is affected or potentially affected by the application.

10. PLANNING BALANCE AND CONCLUSION

10.1. The overall purpose of the Planning system is to seek to achieve sustainable development as set out within the Framework. The three dimensions of sustainable

development must be considered, in order to balance the benefits against the harm in order to come to a decision on the acceptability of a scheme.

- 10.2. The proposed development would be located adjacent to a Category A settlement, however the village has already accommodated a significant proportion of the rural housing allowance and no further requirement for housing is identified through the Adderbury Neighbourhood Plan 2014-2031. In addition, the Local Planning Authority can currently demonstrate above a three year housing land supply; therefore there is no pressing need for further development. The site itself is positioned some distance from the main services and facilities within the village and therefore future occupiers are likely to be reliant on the private car, which conflicts with Government Guidance in the NPPF and Policies ESD1, BSC1, Villages 1 and Villages 2, which seek to guide rural housing development to locations which reduce the need to travel and reduce the impact on climate change.
- 10.3. The proposal would result in significant environmental harm in proposing development on an important open site on the edge of the village, outside of the Adderbury Settlement Boundary as defined by Policy AD1 of the Adderbury Neighbourhood Plan 2014-2031, intruding into the open countryside, causing urbanisation and being harmful to the rural setting of the village. The development would have a poorly integrated relationship with the prevailing character of Berry Hill Road by virtue of its scale and suburban character and this, combined with harm to the rural character of this part of the village would fail to reinforce local distinctiveness. This would be contrary to Policies AD1 of the Neighbourhood Plan, Policies ESD13, 15 and Villages 2 of the Cherwell Local Plan 2011-2031 and saved policies C8, C27, C28 and C33 of the Cherwell Local Plan 1996.
- 10.4. The site affords positive views across the landscape towards the grade I listed Church of St Mary. The development of the site would change the rural setting of this part of the village and obscure views of the church. Whilst it is possible that some views could be achieved and negotiated through a reserved matters application, there would nevertheless be harm and there are not considered to be public benefits that would outweigh this less than substantial harm.
- 10.5. The development would however contribute affordable housing (including social rented units) and this as well as the construction of dwellings (of an appropriate mix in terms of dwelling size) would bring some economic and social benefits. The application site would also provide a large area of open space which could enable greater public views towards the listed church from the northern part of the site, which has some environmental benefits. The proposal could also make S106 contributions towards various local infrastructure albeit of a proportionate level arising to meet the needs of the development itself which could bring social benefits (however given there is no completed S106 in place there is no certainty of this at this point in time).
- 10.6. However, these benefits are not considered to outweigh the significant environmental harm identified. On this basis and combined with the reasons set out through this appraisal as well as the identified conflict with the policies of the Development Plan, Officers conclude that the proposal does not constitute sustainable development and recommend the application for refusal.

11. RECOMMENDATION

RECOMMENDATION - REFUSAL FOR THE REASONS SET OUT BELOW

- 1 The development proposed, by reason of its scale and siting beyond the built up limits of the village, in open countryside and taking into account the number of

dwellings already permitted in Adderbury, with no further development identified through the Adderbury Neighbourhood Plan 2014-2031, is considered to be unnecessary, undesirable and unsustainable development. The site itself is in an unsustainable location on the edge of the village, distant from local services and facilities and would result in a development where future occupiers would be highly reliant on the private car for day to day needs. The proposal is therefore unacceptable in principle and contrary to Policies ESD1, BSC1, SLE4 and Villages 2 of the Cherwell Local Plan (2011-2031) Part 1, Saved Policy H18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

- 2 The development proposed, by virtue of its poorly integrated relationship with existing built development, its extension beyond the built limits of the village (beyond the Adderbury Settlement Boundary as defined in the Adderbury Neighbourhood Plan 2014 - 2031) causing significant urbanisation and its visual impact on the rural character, appearance of the locality and local settlement pattern, would cause unacceptable harm to the character and appearance of the area and the rural setting of the village and would fail to reinforce local distinctiveness. It would also result in 'less than substantial' harm to the setting of the Church of St Mary and the harm stemming from the proposals is not considered to be outweighed by any public benefits. The proposal is therefore contrary to Policies ESD13, ESD15 and Villages 2 of the Cherwell Local Plan (2011-2031) Part 1, Saved Policies C8, C27, C28 and C33 of the Cherwell Local Plan 1996, Policy AD1 of the Adderbury Neighbourhood Plan - 2014 - 2031 and Government guidance contained within the National Planning Policy Framework.
- 3 In the absence of the completion of a satisfactory S106 Planning Agreement, the Local Planning Authority is not convinced that the necessary infrastructure directly required both on and off site as a result of this development, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements will be provided. This would be contrary to Policy INF1, PSD1, BSC2, BSC9, BSC11 and ESD7 of the adopted Cherwell Local Plan (2011-2031) Part 1 and the advice within the National Planning Policy Framework.

CASE OFFICER: Caroline Ford

TEL: 01295 221823

Appendix 10
Decision Notice

NOTICE OF DECISION
TOWN AND COUNTRY PLANNING ACT 1990
(AS AMENDED)

Name and Address of Agent/Applicant:

Hollins Strategic Land LLP
Mr Matthew Symons
Suite 4
1 King Street
Manchester
M2 6AW

Outline Planning Determination

Date Registered: 24th May 2019

Proposal: Resubmission of application 17/02394/OUT – Outline application for permission for up to 40 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road (all matters reserved other than access)

Location: OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of, Berry Hill Road, Adderbury

Parish(es): Adderbury

REFUSAL OF PERMISSION FOR DEVELOPMENT

The Cherwell District Council, as Local Planning Authority, hereby **REFUSES** to grant planning permission for the development described in the above-mentioned application, the accompanying plans and drawings and any clarifying or amending information. **THE REASONS FOR REFUSAL ARE SET OUT IN THE ATTACHED SCHEDULE.**

Cherwell District Council
Bodicote House
Bodicote
BANBURY
OX15 4AA



David Peckford
Assistant Director – Planning and
Development

Date of Decision: 20th January 2020

Checked by: Alex Keen

REASONS FOR REFUSAL

1. The development proposed, by reason of its scale and siting beyond the built up limits of the village, in open countryside and taking into account the number of dwellings already permitted in Adderbury, with no further development identified through the Adderbury Neighbourhood Plan 2014-2031, is considered to be unnecessary, undesirable and unsustainable development. The site itself is in an unsustainable location on the edge of the village, distant from local services and facilities and would result in a development where future occupiers would be highly reliant on the private car for day to day needs. The proposal is therefore unacceptable in principle and contrary to Policies ESD1, BSC1, SLE4 and Villages 2 of the Cherwell Local Plan (2011-2031) Part 1, Saved Policy H18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.
2. The development proposed, by virtue of its poorly integrated relationship with existing built development, its extension beyond the built limits of the village (beyond the Adderbury Settlement Boundary as defined in the Adderbury Neighbourhood Plan 2014 - 2031) causing significant urbanisation and its visual impact on the rural character, appearance of the locality and local settlement pattern, would cause unacceptable harm to the character and appearance of the area and the rural setting of the village and would fail to reinforce local distinctiveness. The proposal is therefore contrary to Policies ESD13, ESD15 and Villages 2 of the Cherwell Local Plan (2011-2031) Part 1, Saved Policies C8, C27, C28 and C33 of the Cherwell Local Plan 1996, Policy AD1 of the Adderbury Neighbourhood Plan - 2014 - 2031 and Government guidance contained within the National Planning Policy Framework.
3. In the absence of the completion of a satisfactory S106 Planning Agreement, the Local Planning Authority is not convinced that the necessary infrastructure directly required both on and off site as a result of this development, in the interests of safeguarding public infrastructure, mitigating highway safety concerns, delivering mixed and balanced communities by the provision of affordable housing and securing on site future maintenance arrangements will be provided. This would be contrary to Policy INF1, PSD1, BSC2, BSC9, BSC11 and ESD7 of the adopted Cherwell Local Plan (2011-2031) Part 1 and the advice within the National Planning Policy Framework.

STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) and paragraph 38 of the National Planning Policy Framework, Cherwell Council has given consideration to whether amendments or additional information would overcome its concerns with the application, but unfortunately it has concluded that it would not be possible to resolve those concerns within the scope and timescales of this application. Cherwell Council has resolved that the application proposals do not amount to sustainable development and consent must accordingly be refused.

The case officer's report and recommendation in respect of this application is available to view online at: <http://www.cherwell.gov.uk/viewplanningapp>. The agenda, minutes and webcast recording of the Planning Committee meeting at which this application was determined are also available to view online at: <http://modgov.cherwell.gov.uk/ieListMeetings.aspx?CId=117&Year=0>



NOTICE OF DECISION

TOWN AND COUNTRY PLANNING ACT 1990 (AS AMENDED)

NOTES TO THE APPLICANT

REFUSAL OF PERMISSION

The Local Planning Authority has refused consent for the reasons set out in the schedule forming part of this notice of refusal. A further explanation of the reasons for the decision can be found in the planning officer's report, which can be viewed in Public Access via the council's web site.

If you wish to examine any of the development plans which set out the Local Planning Authority's policies and proposals for the development and use of land in its area, these are available for inspection on our website, or at the District Council offices, Bodicote House, Bodicote, during normal office hours.

APPEALS TO THE SECRETARY OF STATE

If you are aggrieved by the decision of the Local Planning Authority to refuse the application, you can appeal to the First Secretary of State in accordance with Section 78(1) of the Town and Country Planning Act 1990.

If you wish to appeal, then you must do so within six months of the date of this notice. Forms can be obtained from the **Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN. Tel 0303 444 5000.**

The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted permission or approval for the proposed development, having regard to the statutory requirements, to the provisions of the development order and to any directions given under the order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based its decision on a direction given by him.

PURCHASE NOTICES

If either the Local Planning Authority or the First Secretary of State refuses planning permission or approval for the development of land, the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the District Council. This notice will require the Council to purchase his/her interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

COMPENSATION

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in the Town and Country Planning Act 1990 as amended by the Planning and Compensation Act 1991.

Appendix 11
Local Plan Part 1



Part 1 Adopted 20 July 2015

(incorporating Policy Bicester 13 re-adopted on 19 December 2016)

Explanatory Note

On 19 December 2016, Policy Bicester 13: Gavray Drive was re-adopted by Cherwell District Council. The re-adopted policy is identical to that originally adopted by the Council on 20 July 2015, other than the deletion of the words, 'That part of the site within the Conservation Target Area should be kept free from built development' from the third bullet point of the policy's key site specific design and place shaping principles.

Re-adoption of Policy Bicester 13 followed a Court Order dated 19 February 2016 which included the following requirements:

"1. Policy Bicester 13 adopted by the [Council] on 20th July 2015 be treated as not adopted and remitted to the [Secretary of State];

2. The [Secretary of State] appoint a planning inspector who recommends adoption of Policy Bicester 13 subject to a modification that deletes from the policy the words "That part of the site within the Conservation Target Area should be kept free from built development";

3. The [Council] adopt Policy Bicester 13 subject to the modification recommended by the planning inspector appointed by the [Secretary of State]..."

On 18 May 2016 an addendum to the Local Plan Inspector's report was received. The addendum stated, "Following the Order of the High Court of Justice No. CO/4622/2015, dated 19 February 2016, I recommend that, in relation to Policy Bicester 13 – Gavray Drive, Main Modification No. 91, page 130, the first sentence of the third bullet point under "Key Site Specific Design and Place Shaping Principles" which states – "That part of the site within the Conservation Target Area should be kept free of built development." be deleted in the interests of soundness, clarity and to facilitate implementation of the policy and allocation in the plan."

The Inspector stated "...I conclude that with the amendment to the schedule of main modifications recommended in this addendum report relating to Policy Bicester 13 the Cherwell Local Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the National Planning Policy Framework."

The Court Order and addendum to the Inspector's Report were considered by the Council on 19 December 2016. The amendment to Policy Bicester 13 has been incorporated in this re-published version of the Local Plan.

Foreword

This is the Local Plan for Cherwell District. A plan with a clear purpose.

This is a plan which looks to the future and sets out our proposals to support the local economy and our communities over the next few decades.

This is also an exciting and ambitious plan to help maintain our high standard of living whilst at the same time promoting Cherwell District as a place to work and live.

It is a plan with ambition and aspiration. From helping local companies to expand, supporting new education and jobs investment, and pursuing high technology innovation and investment; to creating dynamic town centres, promoting tourism and seeking improved connections on rail and road. It is a plan born in recession, but which makes provision for a successful prosperous future.

It is a plan that also seeks to provide opportunities in those few areas of social disadvantage that exist in the District; one that sets out to improve the quality of life for all.

It is a plan which seeks to ensure that growth is targeted in the most sustainable locations. Our strategy is to focus housing growth on Bicester and Banbury, to maximise the investment opportunities in our towns, and to ensure that the level of development at our villages respects the character and beauty of our rural areas while meeting local needs.

This is a plan which recognises the need for limits to housing growth while enabling growth in locations where integration with existing communities is possible.

We will ensure that what we approve for development, whether commercial premises or housing, is of the highest design and building standards.

This is a plan which demonstrates a respect for the past and which seeks to preserve and enhance what makes Cherwell District special; our dynamic market towns, the 60 Conservation Areas, our beautiful villages and wonderful landscape.

This is a balanced plan, a plan which provides a firm foundation for our future prosperity.

Councillor Barry Wood

Leader of the Council

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Executive Summary

i. This Local Plan is an important document for Cherwell District. Upon adoption it will set out broadly how the District will grow and change in the period up to 2031. The Local Plan must set out the long term spatial vision for the District and contain policies to help deliver that vision.



ii. This Executive Summary seeks to give an overview of the main policies in the Local Plan. It is important that the Plan is considered as a whole. There are three themes which link together; the economy we look to secure, the communities we build, and ensuring that the development required is sustainable. It is also crucial that the Plan's policies are read in detail to understand the strategy that the Council is putting forward.

iii. The Plan has been prepared following a detailed examination of the needs and challenges facing our towns, villages and rural areas. It provides a proactive, positive set of policies to help our places thrive, to deliver essential and longer term infrastructure and achieve development that will improve the quality of life in the District. It has a clear focus on addressing the difficulties of economic recession and building on Cherwell's strengths to achieve positive outcomes for both urban and rural areas.

iv. We are seeking to achieve sustainable economic growth. We wish to draw in investment tailored to the current and future needs of the District and to Cherwell's social and economic position in Oxfordshire and the south-east Midlands. We are aiming to create jobs; to significantly boost housing supply in targeted, sustainable locations; to mitigate and adapt to climate change; to secure sustainable design; and to achieve net gains in biodiversity.

Structure of the Local Plan

v. The Local Plan is structured so that it sets out our priorities and policies clearly and separately for the whole of Cherwell, for Bicester, Banbury and Kidlington, and for our rural areas. It has five sections:

- Section A – 'Strategy for Development in Cherwell' considers Cherwell District as a whole. It includes a vision for the District, a spatial strategy and a series of key objectives.
- Section B – 'Policies for Development in Cherwell' sets out planning policies grouped around three themes:
 - theme One: Developing a Sustainable Local Economy
 - theme Two: Building Sustainable Communities
 - theme Three: Ensuring Sustainable Development.
- Section C – 'Policies for Cherwell's Places' looks at different places within the District: Bicester, Banbury, Kidlington and our villages and rural areas. For each area it outlines how the three themes will be delivered and

proposes strategic development sites for housing, employment and open space.

- Section D (and Appendix 8) – ‘The Infrastructure Delivery Plan’ shows what new infrastructure and key facilities the Local Plan will secure.
- Section E – ‘Monitoring and Delivery of the Local Plan’ sets out how delivery of the three policy themes, the objectives and strategic development sites of the Local Plan will be monitored and reviewed.

Vision, Strategy and Objectives

vi. Underpinning the Local Plan is a vision and a spatial strategy for Cherwell District. Our spatial strategy for how we manage the growth of the District can be summarised as:

- Focusing the bulk of the proposed growth in and around Bicester and Banbury.
- Limiting growth in our rural areas and directing it towards larger and more sustainable villages.
- Aiming to strictly control development in open countryside.

vii. There are then fifteen strategic objectives (see Section A ‘Strategy for Development in Cherwell’) and the policies which follow seek to meet these objectives.

The Policies in the Local Plan

viii. The Local Plan contains a large number of policies that will be important in shaping the future development of the District. A few of the key policies are set out in this section.

Developing a Sustainable Local Economy

ix. Securing the economic future of the District is the main priority of this Plan.

x. This is a Development Plan that has been developed in a recession. The Plan recognises the challenges for achieving growth and employment generating development and the impact on local business. The Local Plan will be an important tool in assisting growth and in ensuring that the District is resilient and can weather the current storm.

xi. The Local Plan seeks to ensure that there is a supply of employment land to meet the needs of the District for the plan period. Policy SLE 1: ‘Employment Development’ (Section B ‘Policies for Development in Cherwell’) seeks, as a general principle, to protect existing employment land and buildings. The Local Plan identifies nine strategic employment areas to meet employment needs over the plan period. These are:

Table 1: Strategic Employment Sites

| Site | Employment Area (gross) (ha) | Policy no. | Section |
|---|------------------------------|-------------|------------------------------------|
| Bicester | | | |
| North West Bicester Eco-Town | 10 | Bicester 1 | C.2 'Bicester' |
| Graven Hill | 26 | Bicester 2 | C.2 'Bicester' |
| Bicester Business Park | 29.5 | Bicester 4 | C.2 'Bicester' |
| Bicester Gateway | 18 | Bicester 10 | C.2 'Bicester' |
| Employment Land at North East Bicester | 15 | Bicester 11 | C.2 'Bicester' |
| South East Bicester | 40 | Bicester 12 | C.2 'Bicester' |
| Banbury | | | |
| Employment Land West of M40 | 35 | Banbury 6 | C.3 'Banbury' |
| Employment Land North East of Junction 11 | 13 | Banbury 15 | C.3 'Banbury' |
| Rural Areas | | | |
| Former RAF Upper Heyford | Approx 120,000 sq.metres | Villages 5 | C.5 'Our Villages and Rural Areas' |

Dynamic Town Centres

xii. The Local Plan seeks to direct retail and other town centre appropriate development to the two town centres in the District

(‘Policy SLE 2: Securing Dynamic Town Centres’). It also seeks to strengthen Kidlington Village Centre. The Plan sets the boundaries for the centres (‘Policies Bicester 5, Banbury 7, Kidlington 2’) and identifies the following strategic allocations in Bicester and Banbury:

Table 2: Proposed Strategic Town Centre Allocations

| Site | Proposed Use | Area (ha) | Policy no. | Section |
|-----------------|--------------|-----------|------------|---------|
| Bicester | | | | |

| Site | Proposed Use | Area (ha) | Policy no. | Section |
|--|--|-----------------|------------|----------------|
| Bure Place Town Centre Redevelopment Phase 2 | Shopping, leisure | 4 (Phase 1 & 2) | Bicester 6 | C.2 'Bicester' |
| Banbury | | | | |
| Bolton Road Development Area | Retail/residential/mix | 2 | Banbury 8 | C.3 'Banbury' |
| Spiceball Development Area | Refurbished Arts Centre, new library, public spaces, car parking, retail/mix | 5 | Banbury 9 | C.3 'Banbury' |

xiii. The Plan also has proposals for supporting tourism, improving transport connections and addressing the challenge of High Speed Rail.

Building Sustainable Communities

xiv. The Plan seeks to boost significantly the supply of housing and meet the objectively assessed need for Cherwell identified in the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014 – some 1,140 dwellings per annum or a total of 22,800 from 2011 to 2031. Policy BSC 1 provides for 22,840 homes over the Plan period and sets the overall distribution of development across the District. Over the Plan period 10,129 homes are to be provided at Bicester, some 7,319 homes at Banbury and 5,392 homes in the rural areas including Kidlington. A further 2,707 homes are allocated at the North West Bicester Eco-Town (Bicester 1) but are not presently expected to be delivered until after 2031.

xv. Between 2011 and 2014, 1,106 homes were completed in Cherwell including 365 at Bicester, 213 at Banbury and 528 elsewhere. This leaves 21,734 of the planned housing requirement yet to provide.

xvi. The Local Plan’s housing strategy seeks to support the economic growth of the towns, meet housing needs across the District and further support the development of the approved, new settlement at Former RAF Upper Heyford. Growth at Bicester is aimed at supporting business investment and improving the range of services and facilities. It also responds to the under-delivery of housing at Bicester in recent years.

xvii. The Plan includes a housing trajectory (within Section E) showing when new and approved strategic sites are expected to be delivered and setting out allowances for non-strategic sites and small ‘windfall’ sites of less than 10 dwellings. The table below summarises the overall distribution of housing.

Table 3: Overall Distribution of Housing in the Local Plan

| | 2011-2031 | 2014-2031 |
|----------|-----------|-----------|
| Bicester | 10,129 | 9,764 |

| | | |
|------------------|---------------|---------------|
| Banbury | 7,319 | 7,106 |
| Rest of Cherwell | 5,392 | 4,864 |
| Total | 22,840 | 21,734 |

Locations for Community Growth:

Bicester and Banbury

xviii. Section C 'Policies for Cherwell's Places' of the Local Plan identifies the key strategic housing sites that will need to be developed to meet housing needs in addition to those already approved. The Plan includes strategic sites of 100 or more dwellings. It does not specifically identify all sites for new housing for the period up to 2031. Non-strategic sites will be identified through

the Local Plan Part 2, through the preparation of Neighbourhood Plans and through the determination of applications for planning permission.

xix. The strategic sites include an extensive eco-town development, the re-development of defence land, the bringing forward of smaller and larger scale greenfield urban extensions and town centre regeneration proposals.

xx. The Table below identifies the strategic sites included in the Plan. Additional approved sites are shown in the Housing Trajectory in Section E.

Table 4: Proposed Strategic Housing Allocations

| Site | Total Number of Homes 2014-2031 | Policy no. |
|--------------------------------|---------------------------------|-------------|
| Bicester | | |
| North West Bicester (Eco-Town) | 3,293 ⁽¹⁾ | Bicester 1 |
| Graven Hill | 2,100 | Bicester 2 |
| South West Bicester Phase 2 | 726 | Bicester 3 |
| South East Bicester | 1,500 | Bicester 12 |
| Gavray Drive | 300 | Bicester 13 |
| Banbury | | |
| Canalside | 700 | Banbury 1 |
| Southam Road | 600 | Banbury 2 |
| West of Bretch Hill | 400 | Banbury 3 |

| Site | Total Number of Homes 2014-2031 | Policy no. |
|--|---------------------------------|------------|
| Bankside Phase 2 | 600 | Banbury 4 |
| North of Hanwell Fields | 544 | Banbury 5 |
| Bolton Road | 200 | Banbury 8 |
| South of Salt Way - West | 150 | Banbury 16 |
| South of Salt Way - East | 1,345 | Banbury 17 |
| Drayton Lodge Farm | 250 | Banbury 18 |
| Higham Way | 150 | Banbury 19 |
| <p>⁽¹⁾ The total allocation for North West Bicester eco-development is 6,000. It is expected that 3,293 homes could be delivered by 2031.</p> | | |

The Villages and Rural Areas

xxi. Former RAF Upper Heyford is proposed as a strategic site for a new settlement in the rural areas. Elsewhere in the rural areas (including Kidlington) a substantial amount of housing has been completed or approved in recent years. However, some further development is required to help meet housing needs identified in the 2014 Strategic Housing Market Assessment (SHMA) and to assist the vitality of Cherwell’s many villages.

xxii. Policy Villages I identifies the most sustainable villages (Category A) and their 'satellite' villages where minor development within built-up limits will, in principle, be supported (typically a site of less than 10 dwellings). Development within less sustainable villages (Category C) will be restricted to infilling and conversions. The Housing Trajectory in Section E provides a small site 'windfall' allowance for such proposals.

xxiii. Policy Villages 2 provides for a further 750 homes to be provided at the Category A villages. This will principally involve the identification of sites of 10 or more dwellings within or outside the built-up limits of those villages. This is in addition to sites already approved across the rural areas as shown in the Housing Trajectory. Sites will be identified in the Local Plan Part 2, through the preparation of Neighbourhood Plans and through the determination of applications for planning permission. The policy is supported by the latest Strategic Housing Land Availability Assessment (SHLAA).

Affordable Housing

xxiv. Affordable housing is housing for affordable rent / social rent or 'intermediate' housing such as shared ownership. 'Policy BSC 3: Affordable Housing' (Section B 'Policies for Development in Cherwell') sets out the approach for meeting affordable housing requirements. It provides percentage requirements for different parts of the District and minimum thresholds at which affordable housing will be required.

Table 5: Affordable Housing Policy as set out in Policy BSC3

| | Requirement | Qualifying Threshold |
|----------------------|--------------------|-----------------------------|
| Banbury and Bicester | 30% | 11 homes |
| Kidlington | 35% | 11 homes |
| Rural Areas | 35% | 11 homes |

xxv. In meeting the need for affordable housing in rural areas, the Local Plan supports the use of 'rural exception sites' in appropriate cases. These are sites specifically identified for affordable housing in rural communities and which would not normally be permitted for housing. The Council's approach is set out in Policy Villages 3 in Section C.

Ensuring Sustainable Development

xxvi. The Local Plan contains a wide number of other strategic policies that will help build sustainable communities and ensure sustainable development. Some examples include:-

Table 6: Supporting Strategic Policies

| Subject | Policies | Section |
|---|-----------------|--|
| Climate Change, Energy, Sustainable Construction and Flooding | ESD 1 - ESD 7 | B.3 'Theme Three: Policies for Ensuring Sustainable Development' |
| Water Resources, Ecology and Biodiversity, Landscape | ESD 8 - ESD 13 | B.3 'Theme Three: Policies for Ensuring Sustainable Development' |
| Green Belt | ESD 14 | B.3 'Theme Three: Policies for Ensuring Sustainable Development' |
| The Built and Historic Environment | ESD 15 | B.3 'Theme Three: Policies for Ensuring Sustainable Development' |
| Green Infrastructure | ESD 17 | B.3 'Theme Three: Policies for Ensuring Sustainable Development' |
| Effective and Efficient Use of Land | BSC 2 | B.2 'Theme Two: Policies for Building Sustainable Communities' |
| The Mix of Housing | BSC 4 | B.2 'Theme Two: Policies for Building Sustainable Communities' |
| Travelling Communities | BSC 6 | B.2 'Theme Two: Policies for Building Sustainable Communities' |

| Subject | Policies | Section |
|--|------------------------|--|
| Meeting Education Needs | BSC 7 | B.2 'Theme Two: Policies for Building Sustainable Communities' |
| Providing Sport, Recreation and Community Facilities | BSC 10 - BSC 12 | B.2 'Theme Two: Policies for Building Sustainable Communities' |
| Meeting the Needs for Cemeteries in Bicester and Banbury | Bicester 9, Banbury 13 | C.2 'Bicester', C.3 'Banbury' |

Ensuring Delivery

xxvii. The Local Plan needs to be viable and deliverable and create the context for development management decisions to be taken in a positive way, for high quality development to be achieved on the ground and for enabling applications for sustainable development to be approved where possible.

xxviii. The Infrastructure Delivery Plan (IDP) provides confidence that critical infrastructure can be provided, that the Plan’s development strategy is deliverable, and that the necessary social, physical and green infrastructure can be secured to support the planned development. The Local Plan includes provision for a range of key infrastructure such as schools, strategic highway improvements, and ‘green’ infrastructure. The IDP identifies costs attributable to the proposed levels of growth, requirements of each type of growth, and consider how and when infrastructure should be provided having regard to the phasing of development and possible funding opportunities.

xxix. The Plan also includes a monitoring framework (Section E ‘Monitoring and Delivery of the Local Plan’) to ensure that Local Plan policies are being implemented and are achieving their aims.

Introduction to the Local Plan

1.1 This is the Local Plan for the Cherwell District.



1.2 The Local Plan is the key document which will guide the changing use of land in the District and define the purpose to which it is put in the future. It has three central **themes**:

- theme One: Policies for Developing a Sustainable Local Economy
- theme Two: Policies for Building Sustainable Communities
- theme Three: Policies for Ensuring Sustainable Development.

1.3 The Plan sets out the vision and strategy for the development of Cherwell through to 2031. It sets out why, where and how Cherwell will grow over the next 16 years.

1.4 It is a 'place shaping' document which defines where growth will occur and how our District will evolve, but which tightly focuses growth on our most sustainable locations.

1.5 It is a document that seeks to respond to a series of challenges which the District faces and to lock the key agencies into partnership for delivery over a long period of time.

1.6 The District faces some critical challenges over the next two decades including:

- remaining economically competitive
- ensuring housing growth only takes place in appropriate locations
- avoiding sprawl and ensuring growth avoids adverse environmental impacts
- ensuring the changing needs of the population are properly planned for
- reducing the high cost of energy use
- ensuring that infrastructure needs are met.

1.7 The Local Plan is not just a response to demand, but a powerful tool to meet those challenges, to shape growth in a planned way and so ensure a set of substantial gains over the long term for the benefit of the residents of the District.

1.8 By identifying key development areas for growth and change over the short, medium and long term, the Plan shows to residents and business the level and rate of growth and change likely in these areas over time. This will give business and residents certainty about the shape of their communities in the future.

1.9 The Plan centres on Bicester and Banbury as the most sustainable locations for growth. It is a plan which seeks to

strengthen the role of the towns as the centre of the local economy, set within a rural hinterland.

1.10 Maintaining and growing a successful economy requires growth as an inevitable outcome and brings with it many benefits, such as an increased labour force, economic development, increased investment, community development and infrastructure improvements.

1.11 Growth is a continuous process; an outcome of natural population increase (births and people living longer), patterns of migration, economic drivers and the changing needs of our community. District growth requires an effective strategy for its management, making the most of benefits and minimising potential negative outcomes.

1.12 Our Local Plan seeks to secure growth that is ‘balanced’ and ‘targeted’; growth that improves our places and the wider environment. In doing so, the Plan is clear on what we will support and what we will not.

1.13 The Plan is policy driven, with a number of transformational steps proposed to secure:

- a productive, high value economy
- an excellent transport system
- inclusive communities
- one community, not separate ones
- quality urban, rural and natural environments

- good quality design and masterplanning for new business and residential developments
- clear limits to growth for both Banbury and Bicester.

1.14 The Plan contains two sets of policies:

- policies for development, which apply across the entire District (Section B ‘Policies for Development in Cherwell’)
- policies for places, which focus development on a number of strategic locations (Section C ‘Policies for Cherwell’s Places’).

The Role of the Local Plan

1.15 The Local Plan is the document which sets the long term strategic ‘spatial vision’ for a local authority area. It contains the strategic spatial framework and policies to help deliver that vision.

1.16 The Local Plan was previously referred to as the ‘Core Strategy’, the central document of a ‘Local Development Framework’ containing other local planning policy documents and guidance.

1.17 New legislation (Localism Act 2011) and regulations enable Councils to reintroduce the term ‘Local Plan’ and have changed some of the plan-making procedures including the introduction of ‘Neighbourhood Planning’. A new ‘National Planning Policy Framework’ (NPPF) has also been produced sweeping away over 1,000 pages of guidance and allowing more scope for local interpretation of national policy. On the 6 March 2014 the Department of Communities

and Local Government (DCLG) launched the National Planning Practice Guidance (NPPG) web-based resource.

1.18 The Cherwell Local Plan takes into account these changes. It is a truly Local Plan which ensures that the NPPF's priorities are met but in a way that meets Cherwell's needs and challenges.

1.19 The Local Plan provides strategic planning policies and principles which support the wider economic priorities for Oxfordshire and the South East Midlands while also providing a foundation for local neighbourhoods to subsequently become involved in planning and shaping for their own areas should they so wish.

The Planning Context for the Local Plan

1.20 Although Cherwell District Council is the planning authority for Cherwell District, there is a framework of European and national legislation, national planning policy and guidance within which we must operate. The Local Plan is heavily influenced by this context.

1.21 Until 25 March 2013, the Local Plan was required to conform with a Regional Spatial Strategy (RSS) – the now revoked South East Plan. The RSS set a broad framework of policies for the whole South East region and, like the Local Plan, was prepared based on evidence, assessment of issues and options, public involvement and independent examination. Significantly, it identified how much new housing should be provided within each authority from 2006 to 2026. All Local Plans or Development Plan Documents within the South East region were required to conform to the RSS at the time of their preparation.

1.22 The South East Plan was therefore central to preparing the Local Plan up until the point of revocation. Conforming with the South East Plan's housing requirements was a key feature of both the Draft Core Strategy 2010 and the Proposed Submission Local Plan 2012 and the emerging South East Plan was important in shaping the Council's Options for Growth in 2008.

1.23 More recently it is the NPPF (published March 2012) and the NPPG (March 2014) that have guided completion of the Plan. The NPPF includes a presumption in favour of sustainable development, an emphasis on assessing needs locally, on working jointly with other authorities and on achieving economic growth. The Plan has been informed by the NPPF's twelve 'Core Planning Principles' including that planning be "...genuinely plan-led, empowering local people to shape their surroundings, with succinct local and neighbourhood plans setting out a positive vision for the future of the area...".

1.24 The influence of the NPPF and the revocation of the South East Plan can be seen in the Plan's clearer focus on delivering economic growth, in its more place specific objectives, in the identification of more strategic housing and employment sites to meet growth needs, and in the shaping of policies for a positive approach to development while protecting important local assets.

1.25 The priority for growth is at Bicester where there remains a need to maximise the benefits accruing from its location, including for high value and knowledge-based business; the Green Belt north of Oxford needs to be maintained; Banbury is a primary regional centre with an important role as a market town supporting its wider hinterland; and, there is a need to meet the local needs of our rural communities for small scale affordable housing, business and service

development having regard to the changes to the rural economy and the need to maintain services.

I.26 This Local Plan covers the period 1 April 2011 to 31 March 2031. This is to ensure that at least 15 years of housing supply can be provided post-adoption, as required by the National Planning Policy Framework, to provide flexibility in phasing the delivery of strategic development sites and to allow a longer period for infrastructure planning.

I.27 Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County's total housing need arising from the need assessed in the 2014 SHMA. This will include catering for the housing needs of Oxford City. A strategic Green Belt boundaries review is one of a number of options to consider in meeting the County's overall housing needs. All local authorities in Oxfordshire are working jointly to take forward the conclusions of the new Oxfordshire SHMA and the outcome of this joint work may lead to a strategic Green Belt review.

The Structure of the Local Plan

I.28 This Local Plan is structured as follows:

Section A 'Strategy for Development in Cherwell':

I.29 This section considers the District as a whole and sets the context for the rest of the document. It includes the following:

- a vision and spatial strategy for Cherwell District up to 2031
- a series of key objectives which will set out how this vision and strategy are to be realised.

Section B 'Policies for Development in Cherwell':

I.30 This section details a series of planning policies which stem from the objectives described in Section A grouped under three themes:

- developing a Sustainable Local Economy
- building Sustainable Communities
- ensuring Sustainable Development.

Section C 'Policies for Cherwell's Places':

I.31 This section looks in detail at different parts of the District and sets out objectives and policies for these areas. It includes allocations of sites that the Council considers to be of strategic importance to delivering our overall development strategy for the District. This section includes:

- C.1 Introduction
- C.2 Bicester
- C.3 Banbury
- C.4 Kidlington
- C.5 Our Villages and Rural Areas.

Section D 'The Infrastructure Delivery Plan':

I.32 This section considers how the Local Plan will be delivered. It shows the key infrastructure that will be needed to support our communities over the next few years and how we can ensure that the infrastructure needed to support new development will be properly provided.

Section E 'Monitoring and Delivery of the Local Plan':

1.33 We need to make sure that we have proper systems in place to measure our success in achieving the objectives we have set in the Local Plan. This section shows how we propose to monitor this.

How the Local Plan has been Prepared

1.34 Producing our Local Plan has involved various stages of preparation and consultation, beginning in 2005. A number of documents have been produced, and these, together with other technical and background reports, have been referenced in Appendix 3 'Evidence Base'.

1.35 The emerging strategic issues for the Local Plan to focus on, and the options regarding how to tackle them, were presented in an Issues and Options Paper published for consultation between February and April 2006.

1.36 Consultees listed in the Council's Statement of Community Involvement, and other respondents to preliminary Plan correspondence, were invited to comment on the document. Representations received during this consultation can be viewed online.

1.37 We supplemented this early consultation with regular workshops held with Parish Councils, other expert organisations, and agents/developers. The regular workshops with Parish Councils introduced Parishes to the Local Plan, and provided a forum to explore potential policy approaches (initially focusing on village policy and the settlement hierarchy, and then issues such as employment and tourism, affordable housing, design, and village boundaries). Stakeholder workshops were also undertaken to inform the Sustainability

Appraisal – to 'test' certain options, making use of the local knowledge of experts and organisations in environmental, social and economic fields. Workshops were also held specifically on the 'Directions of Growth' – identifying the locations for development. Separate workshops were held for Parish Councils, 'experts' and agents/developers.

1.38 The evidence gained through these consultation exercises was intended to inform the next 'Preferred Options' stage. However the Regulations guiding the production of the Plans were amended in June 2008 and a specific 'Preferred Options' stage was removed.

1.39 The new Regulations and accompanying guidance instead focused on more continuous consultation and evidence gathering throughout the generation and consideration of options, to ensure that options pursued in the Local Plan are capable of being delivered. The Local Plan should be based on evaluation of the 'reasonable alternatives' and should be the most appropriate plan when considered against these alternatives. The new guidance emphasised the collection of a robust evidence base, which should be relevant to local characteristics and as up to date as practical.

1.40 Recognising the need for a thorough evidence base, and the importance of up to date stakeholder involvement, in Autumn 2008 we undertook further consultation on what at that time was termed the 'Core Strategy' and potential 'Options for Growth' for the District (consulting on broad areas around Banbury and Bicester that we considered to be 'reasonable alternatives' for growth, suitable for further investigation).

1.41 After this 'Options for Growth' consultation, the focus turned to gathering further evidence on a range of issues. We

commissioned a number of in-depth technical studies to provide the evidence needed to ensure the Local Plan is 'justified'.

1.42 In April 2008, two locations in Cherwell were shortlisted for consideration as eco-towns – a site near Weston-on-the-Green (known as 'Weston Otmoor') and North West Bicester. In July 2009 we received confirmation that North West Bicester had been identified as a potential eco-town location, with around 5,000 new homes to be provided over the lifetime of that development.

1.43 The timescale for the Local Plan has also been influenced by the preparation and adoption (in 2009) of the now revoked South East Plan.

1.44 In February 2010 we published the Draft Core Strategy and consulted upon it. The results of that consultation were used to further develop the Local Plan.

1.45 Following the election of a new Government in May 2010 major reform to the Planning system was introduced, including the Localism Act (2011), the revocation of the RSS, and the introduction of simpler planning guidance through the National Planning Policy Framework (NPPF) which places a greater emphasis on securing sustainable growth. This plan responds to these reforms.

1.46 The Council consulted upon the Proposed Submission Local Plan in August 2012, Proposed Changes to the Proposed Submission Local Plan in March 2013 and proposed modifications in August 2014. The responses received have informed the Local Plan at all stages.

Sustainability Appraisal

1.47 Sustainability Appraisal (SA) is required to be undertaken in the preparation of all Development Plan Documents. An SA report was produced for public consultation to accompany the Local Plan. The purpose of SA is to ensure that the Local Plan proposes sustainable development. It has informed the objectives and policies of the Local Plan.

The Local Plan and the Sustainable Community Strategy

1.48 The Local Plan is not the only document that considers the issues facing communities in Cherwell District into the future. The 'Cherwell Sustainable Community Strategy' (SCS) has also been prepared as the top level guiding document for the Cherwell area. The SCS sets an overall strategic direction and long-term (until 2030) vision for the economic, social and environmental well-being of the area. It will influence future policies and plans and it will be used to influence future funding.

1.49 There are important differences between the Local Plan and the SCS.

1.50 Unlike the Local Plan, the SCS is not prepared by the District Council but by the Cherwell Local Strategic Partnership of which the Council is a member.

1.51 The SCS considers a wide range of issues of importance to the community, many of which are not related to land-use planning. It therefore has a wider scope than the Local Plan. But while the processes of preparing the two documents are different, public engagement is central to both.

1.52 We have sought to ensure that the two documents are complementary. The SCS recognises the growth and development that

will take place in the District and considers the implications of this for Cherwell's communities. The Local Plan seeks to address the wider needs and aspirations of communities as expressed in the SCS.

1.53 The Cherwell Local Strategic Partnership published the draft SCS in July 2009, and carried out a public consultation on this document until October 2009. In November 2009, the Council adopted a revised SCS "Our District, Our Future".

1.54 The Council has sought to ensure that there is a strong link between the two documents, which can be seen in several ways:

- Both the proposed spatial vision for the Local Plan and its objectives draw from those prepared for the SCS.
- The level of growth and development that is anticipated in the District is fully reflected in the SCS, in particular through the "Future Challenges" section of that document.
- The four key "ambitions" within the SCS reflect the challenges posed by this growth. Within each of these are contained objectives, many of which are reflected in the policies of the Local Plan.

Duty to Cooperate

1.55 The Council has a legal 'Duty to Co-operate' with other local planning authorities and other prescribed bodies when it undertakes certain activities, including the preparation of Development Plan Documents, activities that can reasonably be considered to prepare the way for such preparation and activities that support such preparation so far as they relate

to a strategic matter. The reason is to maximise the effectiveness of those activities. The Council is required "to engage constructively, actively and on an on-going basis" in respect of the activities that are subject to the Duty.

1.56 The NPPF makes clear that the Duty particularly relates to the strategic priorities of Local Plans:

- the homes and jobs needed in the area
- the provision of retail, leisure and other commercial development
- the provision of infrastructure for transport, telecommunications, waste management, water supply, wastewater, flood risk and coastal change management, and the provision of minerals and energy (including heat)
- the provision of health, security, community and cultural infrastructure and other local facilities
- climate change mitigation and adaptation, conservation and enhancement of the natural and historic environment, including landscape.

1.57 Local planning authorities should:

- work collaboratively with other bodies to ensure that strategic priorities across local boundaries are properly co-ordinated and clearly reflected in individual Local Plans
- undertake joint working on areas of common interest for the mutual benefit of neighbouring authorities

- work together to meet development requirements which cannot wholly be met within their own areas
- consider producing joint planning policies on strategic matters and informal strategies such as joint infrastructure and investment plans
- take account of different geographic areas, including travel-to-work areas, and ensure cooperation between County and District authorities on relevant issues
- work collaboratively to enable delivery of sustainable economic growth in consultation with Local Enterprise Partnerships and Local Nature Partnerships
- work collaboratively with private sector bodies, utility and infrastructure providers.

1.58 On-going and constructive engagement with neighbouring authorities and relevant organisations has taken place since work on the Local Plan began. The Council benefits from possessing a series of very well developed, interlocking relationships with neighbouring Councils and a particularly close engagement with Oxfordshire County Council and South Northamptonshire District Council. Through the various forums, regular debate and coordination takes place on strategic planning, growth strategies, transport and economic development issues facing the sub-region, County, and District, and in relation to its neighbours.

1.59 As the gateway to the Midlands, Cherwell looks beyond the County of Oxfordshire and has forged deep positive links with its neighbouring Councils of

Stratford-on-Avon, Aylesbury Vale and South Northamptonshire. The application of the Duty to Cooperate is leading to significant policy changes and agreements that are helping to locate the Cherwell Local Plan within its wider sub-regional context. This includes commitments to manage the growth impacts on the A41 with Aylesbury Vale District Council, cooperation on opportunities for securing coordinated investment in the High Performance Engineering Sector with Stratford-on-Avon Council and addressing congestion challenges on Junction 10 on the M40 with South Northamptonshire District Council. It also includes working with Oxfordshire County Council and Oxford City Council on the development of the Oxford Transport Strategy including improved connections to the A40 and A44 with West Oxfordshire Council and consideration of how best to address congestion and Air Quality on the A34 with South Oxfordshire and Vale of White Horse Councils.

1.60 The 'Duty to Cooperate Topic Paper' supports the Local Plan. Key areas of cooperation include:

- involvement in both the Oxfordshire Local Enterprise Partnership and the South East Midlands Local Enterprise Partnership
- joint working and collaboration through the Oxfordshire Spatial Planning and Infrastructure Partnership (SPIP) supported by the Oxfordshire Planning Policy Officers group (OPPO)
- involvement of the Local Strategic Partnership in developing the Local Plan
- development and maintenance of a county Local Investment Plan

- joint working and on-going liaison with Oxfordshire County Council on Local Plan issues and place-shaping
- joint working on Bicester and Banbury Masterplans, Kidlington Framework Masterplan, Gypsies and Traveller housing needs, flood risk and transport
- Parish and Town Council involvement in developing the Local Plan vision and aims
- close working with the Defence Infrastructure Organisation
- liaison with adjoining authorities and service providers
- liaison with Bicester Vision and Chambers of Commerce
- involvement in the Oxfordshire Green Infrastructure Strategy produced by the Oxfordshire Local Nature Partnership.

1.61 Such cooperation has helped shape the Local Plan, for example in understanding the growth needs of Bicester, the opportunities associated with strategic investment in the railways, the need for regeneration in central Banbury, strategic highway issues, the re-alignment of the national logistic needs of the military, and the environmental priorities for the future.

1.62 The Council will continue to work with neighbouring authorities and others on planning issues which cross administrative boundaries.

Other Policy Links and Additional Local Policy Guidance

1.63 The Local Plan draws on a number of other documents including:

- the Council's own strategies such as the Economic Development Strategy, Housing Strategy and Conservation and Urban Design Strategy
- specific evidence and studies commissioned for the preparation of the Local Plan
- an evolving Infrastructure Delivery Plan.

1.64 Together with the strategy, policies and guidance for strategic development areas in the Local Plan there will be other non-strategic policy and comprehensive guidance on the development that will be permitted in the District, what it should contain, how it should be designed, the matters that will need to be addressed and where it may be located.

1.65 The additional policy and guidance will include:

- A Local Plan Part 2 that consists of development management policies as well as identifying smaller (non-strategic) sites in the urban and rural areas and providing linkages to Neighbourhood Planning.
- Bolton Road Development Area SPD
- Banbury Canalside Development Area SPD
- Sustainable Buildings in Cherwell SPD
- Bicester Masterplan SPD

- Banbury Masterplan SPD
- Kidlington Masterplan SPD
- Developer Contributions SPD
- North West Bicester SPD.

What Does the Plan Do?

1.66 The detail of the Cherwell Local Plan is set out in the following sections. In summary, it:

- sets out clear ambitions for the District and the two towns in particular
- provides certainty for communities and developers as to what will /can be developed and where
- focuses growth at Bicester and to a lesser extent at Banbury
- seeks to strengthen Kidlington's economic role
- proposes sustainable levels of growth at the villages and has regard to the need to protect the character of our rural areas
- ensures that the main focus of the plan is strengthening the local economy, job creation, inward investment and company growth, as well as building cohesive communities
- creates a major platform to help deliver economic development in a recession
- strengthens the town centres at the heart of the District

- secures infrastructure such as new rail and road investment
- avoids the coalescence of towns and villages
- takes permissions and what has been constructed into account
- emphasises high environmental standards and design quality
- protects, enhances and realises the potential of the Oxford Canal
- promotes area renewal and regeneration in Banbury
- supports innovation such as Community Self Build
- addresses planning reforms.

1.67 We consider this to be a deliverable plan and one that will secure a sustainable economy for Cherwell over the next two decades.

Section A - Strategy for Development in Cherwell

A.1 A key role for the Local Plan is to set out the strategy for how Cherwell District will develop over the period to 2031. This strategy needs to be a “spatial strategy” – setting out how much the District will grow, broadly where this growth will take place and how the growth will be delivered.



A.2 Underpinning this strategy is a vision for our District. We need to understand what we want Cherwell District to be like in 2031. What values and principles will shape our planning decisions?

A.3 This vision should be distinctive to our local area, and it must be realistic and achievable. Importantly, it should relate to other vision statements made by Cherwell District Council and others. Local people need to be confident that the various public bodies responsible for planning the future growth of the District have the same overall vision for Cherwell District.

Cherwell in 2031

A.4 The purpose of a vision statement is to set out an image of the future that we are seeking to create. What type of place do we want Cherwell District to be in 2031? What values and principles should underpin our Local Plan?

A.5 In identifying these issues, we have reviewed national, regional and local strategies, policies, and priorities; we have examined information which helps us understand the 'health' of Cherwell's economy, its communities and its environment and which highlights its opportunities and constraints; and we have commissioned or produced new evidence on key topic areas such as flood risk, affordable housing and transport.

A.6 In defining our vision statement, we are mindful that other vision statements have already been prepared by other bodies and by the Council in earlier documents, and our statement must draw on these as appropriate. These include:

- the vision for Oxfordshire 2030, prepared by the Oxfordshire Partnership
- the vision for Cherwell District contained in the Sustainable Community Strategy and prepared by the Cherwell Local Strategic Partnership

- the draft vision for the LDF contained in the Issues & Options paper in 2006
- the draft vision for the Core Strategy in February 2010
- the draft vision for the Proposed Submission Local Plan August 2012 and Proposed Changes to the Proposed Submission Local Plan March 2013
- Oxfordshire Strategic Economic Plan
- South East Midlands Strategic Economic Plan.

A.7 In the light of these, our vision for Cherwell District is as follows:

Our Vision for Cherwell District

A.8 By 2031, Cherwell District will be an area where all residents enjoy a good quality of life. It will be more prosperous than it is today. Those who live and work here will be happier, healthier and feel safer.

A.9 For this to happen:

- We will develop a sustainable economy that is vibrant and diverse with good transport links and sound infrastructure, supported by excellent educational facilities. Our economy will grow to provide more diverse employment for our increasing population and reduce the need for our residents to travel outside the District for work.
- We will maintain and improve the vitality of our town centres as accessible economic, cultural and social hubs, offering improved leisure and shopping facilities as well as a diverse and vibrant evening economy.
- We will support a stronger, sustainable rural economy that is more diverse and not reliant entirely on agriculture. Our villages will be 'lived in' as well as 'slept in'.
- We will improve road, rail and public transport links and provide increased access to services and facilities to cater for the needs of the District. In particular, we will focus on measures aimed at managing road congestion, improving public transport and improving access to town centres and other shops and services.
- We will build sustainable communities by facing the challenges of a growing and an ageing population and ensuring that the settlements of Banbury, Bicester and Kidlington, along with the rural areas offer a high quality of life and meet the needs of all sections of the population.
- We will ensure that Cherwell can offer its communities a range and choice of good quality, market and affordable housing.
- We will ensure that by careful and timely investment in our social and physical infrastructure, people have convenient access to health, education, open space, sport and recreational activities when they need it. We will seek to address inequalities in health, and aim to maximise well-being. Poverty and social exclusion will be reduced.
- We will cherish protect and enhance our distinctive natural and built environment and our rich historic heritage. Cherwell will maintain its rural character where its landscapes, its vast

range of natural and built heritage and its market towns define its distinctiveness.

- We will protect our natural resources, embracing environmental technologies and adapting our behaviour to meet the global challenge of climate change. We will promote the use of alternative energy sources where appropriate and reduce the impact of development on the natural environment, including seeking to minimise flood risk.

The Spatial Strategy for Cherwell District

A.10 Implementing the vision for Cherwell District to 2031 will be through a spatial strategy which enables us to make decisions about the direction and nature of development.

A.11 Our spatial strategy for Cherwell District is as follows:

- Most of the growth in the District will be directed to locations within or immediately adjoining the main towns of Banbury and Bicester.
 - Bicester will continue to grow as the main location for development within the District within the context of wider drivers for growth.
 - Banbury will continue to grow, albeit to a lesser extent than Bicester, in accordance with its status as a market town with a rural hinterland.

- Away from the two towns, the major single location for growth will be at the former RAF Upper Heyford base which will deliver 2,361 homes.
- Kidlington's centre will be strengthened and its important economic role will be widened. Economic development will be supported close to the airport and nearby at Begbroke Science Park. There will be no strategic housing growth at Kidlington but other housing opportunities will be provided.
- Growth across the rest of the District will be much more limited and will focus on meeting local community and business needs. It will be directed towards the larger and more sustainable villages within the district which offer a wider range of services and are well connected to major urban areas, particularly by public transport.
- Development in the open countryside will be strictly controlled. In the south of the District, the Green Belt will be maintained, though a small scale local review of the Green Belt will be conducted to accommodate identified employment needs at Kidlington. In the north west of the District, the small area lying within the Cotswolds Area of Outstanding Natural Beauty will similarly be protected.

Getting There - Our Strategic Objectives

A.12 To achieve the vision we have set out to address the key issues that Cherwell faces, we have established a set of objectives for our themes of developing a sustainable local economy, building sustainable communities and ensuring sustainable development. These objectives steer our policy making for the

District as a whole. These have been formed through discussions with partners such as Oxfordshire County Council.

Challenges and Objectives for Developing a Sustainable Local Economy

A.13 Cherwell is a relatively prosperous area with some areas of deprivation. It has high levels of employment, high dependence on manufacturing, a relatively low skills and education base, and workplace earnings below the regional level. There remains a lack of diversity in the local economy. Between 1998 and 2008 the level of employment in manufacturing fell by 4% as growth in other sectors occurred, particularly in distribution, hotels and restaurants. High employment rates were maintained through this change but the recent economic downturn has been challenging.

A.14 Cherwell's key challenges to achieving a sustainable local economy are:

- the 'knowledge economy' needs to grow
- new employment sites are needed to meet modern business needs
- there is a need to make more efficient use of existing employment areas by prioritising the use of existing sites
- improving our urban centres and existing employment areas to retain and attract business
- there is a need to adapt to the changing rural economy and to provide more employment opportunities and potentially suitable employment sites in rural areas

- relatively large numbers of people in Cherwell are without qualifications and basic skills; the level of education and training needs to improve
- pockets of multiple deprivation in the District
- the average weekly wage is lower than the South East average
- the claimant count rose, particularly in Banbury, in 2009 as a result of the economic downturn. In 2012 it was about twice the level it was in 2008
- insufficient diversity in the local economy
- overdependence on a declining number of manufacturing jobs
- the need to respond to a growing and ageing population.

A.15 The central theme of our Economic Development Strategy (2011-2016) is the creation of 'economic resilience' by combining the resources of the private, social and public sector partners. The strategy seeks to continuously develop our local economy to ensure it remains internationally competitive, to enable the creation of jobs and prosperity now and for the future and to create a more diverse economy. It highlights the unique opportunity arising through the Bicester eco-town project and recognises that the development of 'green' infrastructure, skills and technology will allow Bicester and the wider District to become more attractive for innovative business investment and the creation of 'higher value' employment opportunities.

A.16 Leadership on developing a ‘Low Carbon’ economy will involve the development of ‘green technologies’ and ‘green knowledge’ around existing and new employers, sectors and clusters. The strategy seeks to support industry in developing alternative energy sources and maximising the opportunities within engineering and construction to develop practical solutions to mitigate the impact of climate change and secure competitive, green business practice. This includes increasing the capacity to design, build or upgrade existing infrastructure so that it does not contribute to climate change. It also means protecting the environment and enhancing bio-diversity which will help business investment and visitors.

A.17 The Sustainable Community Strategy emphasises the need to develop a diverse and resilient industrial base and an appropriately skilled workforce. It highlights the importance of supporting people in gaining the skills and flexibility to access local jobs and of attracting new businesses into the area which, in turn, will encourage our younger population to stay or return.

Our Strategic Objectives for Developing a Sustainable Local Economy

SO 1 To facilitate economic growth and employment and a more diverse local economy with an emphasis on attracting and developing higher technology industries.

SO 2 To support the diversification of Cherwell's rural economy.

SO 3 To help disadvantaged areas, support an increase in skills and innovation, improve the built environment and make Cherwell more attractive to business by supporting regeneration.

SO 4 To maintain and enhance the vitality, viability, distinctiveness and safety of Cherwell's urban centres.

SO 5 To encourage sustainable tourism.

Challenges and Objectives for Building Sustainable Communities

A.18 The Sustainable Community Strategy (SCS) states that communities within Cherwell are generally harmonious and healthy. People like where they live and have a strong allegiance to their town or village but are not necessarily attached to Cherwell as a whole. However, it emphasises that rapid population growth and development has diluted local identity and a sense of belonging.

A.19 The SCS highlights that support may particularly be needed by young people, older people, young families, people moving into the area from outside the UK and marginalised communities, for example people with disabilities or from black and minority ethnic backgrounds. It also points out that villages are being challenged by an erosion of the younger population, local employment and services. Housing is identified as a big concern for Cherwell, particularly the shortage of social / affordable housing. Concerns are also highlighted about secondary education, rural isolation and anti-social behaviour, especially in town centres.

A.20 Some of Cherwell's key economic issues are also wider community issues: the need to address multiple deprivation; relatively large numbers of people without qualifications and basic skills, and the need to respond to a growing and ageing population.

A.21 Cherwell's other key challenges to building sustainable communities are:

- the need to make market housing more affordable - Cherwell is the most affordable District for housing in Oxfordshire, but in 2009 median house prices were still over 78 times median earnings
- the need to provide more family housing for newly forming households in rural areas
- the Council has been successful in the prevention of homelessness but it remains important to ensure an adequate supply of new housing for vulnerable households
- the need to meet the requirements of a relatively young population, particularly those aged 0 to 15 in urban areas
- meeting the needs of an ageing population and those with special needs
- child well-being in Cherwell which is well below the other rural districts in Oxfordshire
- rates of claimants of health-related benefits in Cherwell are above the average for Oxfordshire but below the South East average with the exception of Attendance Allowance which is above the county and regional average.
- the need to improve educational attainment
- the level of adult obesity is above the levels in other Oxfordshire districts
- the percentage of Cherwell residents participating in sport and active recreation is below other rural Oxfordshire districts but above regional and national averages
- the need to consider the implications of low population growth (and potential depopulation) in Kidlington
- the need to protect and enhance the identity of Cherwell's towns and villages, to maintain or create a sense of belonging and improve social cohesion
- ensuring that the needs of a diverse Cherwell population are met, for example Cherwell has a relatively large Indian and Pakistani population compared to other rural districts in Oxfordshire
- a lack of affordable housing and the need to increase the proportion of the housing stock that comprises social housing.

A.22 The community priorities of the Sustainable Community Strategy include creating safe, strong and vibrant communities, reducing inequality and addressing deprivation and adapting to an ageing population. It aims for thriving communities where everyone, regardless of their personal circumstances, feels safe in their homes and welcome in their neighbourhoods, where older people are able to live independently and where younger people have skills, opportunities and high aspirations.

Our Strategic Objectives for Building Sustainable Communities

SO 6 To accommodate new development so that it maintains or enhances the local identity of Cherwell's settlements and the functions they perform.

SO 7 To meet the housing needs of all sections of Cherwell's communities, particularly the need to house an ageing

population and to meet the identified needs of Gypsies and Travellers and Travelling Showpeople, in a way that creates sustainable, inclusive and mixed communities.

SO 8 To improve the affordability of housing in Cherwell and to provide social rented and intermediate housing to meet identified needs whilst ensuring the viability of housing development and a reliable supply of new homes.

SO 9 To improve the availability of housing to newly forming households in rural areas.

SO 10 To provide sufficient accessible, good quality services, facilities and infrastructure including green infrastructure, to meet health, education, transport, open space, sport, recreation, cultural, social and other community needs, reducing social exclusion and poverty, addressing inequalities in health, and maximising well-being.

Challenges and Objectives for Ensuring Sustainable Development

A.23 Like many areas in the South East, Cherwell has seen rapid post-war development. In terms of population, Banbury is over twice the size it was in 1951. Bicester is seven times the size. The construction of the M40 motorway through the District in the early 1990s had an enormous impact on the economic attraction of Cherwell and on relieving traffic congestion, but has also brought negative change in terms of the amount of traffic that travels through the District and with regard to the impact on the landscape and on air quality.

A.24 A relatively high level of growth is expected to continue in Cherwell which places pressure on Cherwell's natural resources, on maintaining the quality of its

built and natural environment, on maintaining and enhancing its biodiversity, and on ensuring that Cherwell is an attractive place to live and work. Climate change and the need to manage resources such as water and waste more responsibly compound these long-standing existing environmental challenges and are creating new issues such as the need to reduce carbon dioxide emissions.

A.25 Cherwell's key challenges to ensuring sustainable development are:

- There is a need to maximise the opportunities to significantly cut carbon emissions. Although compared to other 'significant rural' districts, Cherwell has lower domestic carbon dioxide emissions per person, it has higher overall emissions per person due to more emissions from industrial and commercial activity.
- A need to consider the effects of development on air quality, including in relation to Air Quality Management Areas (AQMAs) in Cherwell, and how development proposals can contribute towards improvements.
- A need to ensure that contamination is addressed effectively on sites through re-development.
- There is a need to maximise opportunities for the use of renewable energy, efficient buildings and for using resources such as energy and water more efficiently.
- There is a need to reduce dependence on travel by car and to manage traffic congestion - between 1981 and 2001 the number of cars in Cherwell increased by over 34,700 (97%), over double the growth in households (46%);

residents in our rural areas are particularly dependent on their cars and congestion hotspots include Junction 9 of the M40, on the A34, in the centres of Banbury, Bicester and Kidlington at peak times and in villages with schools. Commuters in Cherwell travel relatively long distances to work.

- Maximise the opportunity to shift dependence from the car to sustainable modes of transport.
- Cherwell is ranked very poorly on a national measure of geographical accessibility of services.
- Water resources in Cherwell are limited and needs will continue to be met from outside the Cherwell catchment area.
- Cherwell's rivers have been consistently assessed as poorer in chemical quality than rivers in other districts in Oxfordshire.
- There is a need for a leap forward in sustainable design and construction in Cherwell.
- There is a need to improve the quality of our built up environments and urban areas, to ensure that new development maintains or increases their distinctiveness and to improve the functioning of our towns and villages.
- Cherwell's biodiversity needs to be protected and enhanced and measures need to be taken to ensure it is capable of adapting to a changing climate. There is need to support the management of existing woodlands and wildlife sites and to identify new wildlife sites. The reduction in nesting and roosting sites is a particular concern.
- A need to cherish, preserve and enhance our distinctive natural and built environment and our rich historic heritage including listed buildings and conservation areas. There is a need to improve the built up environments of our urban areas, to ensure that new development maintains or increases distinctiveness and improves the functioning of our town and villages.
- Cherwell households have the lowest access to natural green space across the whole of the South East; 72% of households meet none of the Accessible Green Space requirements - a reflection of the low number of country parks and areas of common land in the District.

A.26 Cherwell's Environmental Strategy for a Changing Climate (2008) highlights the common need to improve energy efficiency, reduce carbon emissions, encourage the take-up of low carbon and renewable energy technologies, and reduce the need to travel and provide good access to public and other sustainable modes of transport. It notes the need to conserve water, to minimise flood risk, and to be resilient to the impacts of climate change.

A.27 Minimising pollution, protecting and enhancing wildlife habitats, conserving cultural heritage and natural resources and minimising waste and maximising recycling are also highlighted as priority areas. These aims reflect the environmental objectives of the Sustainable Community Strategy.

Our Strategic Objectives for Ensuring Sustainable Development

SO 11 To incorporate the principles of sustainable development in mitigating and adapting to climate change impacts including

increasing local resource efficiency (particularly water efficiency), minimising carbon emissions, promoting decentralised and renewable or low carbon energy where appropriate and ensuring that the risk of flooding is not increased.

SO 12 To focus development in Cherwell's sustainable locations, making efficient and effective use of land, conserving and enhancing the countryside and landscape and the setting of its towns and villages.

SO 13 To reduce the dependency on the private car as a mode of travel, increase the attraction of and opportunities for travelling by public transport, cycle and on foot, and to ensure high standards of accessibility to services for people with impaired mobility.

SO 14 To create more sustainable communities by providing high quality, locally distinctive and well designed environments which increase the attractiveness of Cherwell's towns and villages as places to live and work and which contribute to the well-being of residents.

SO 15 To protect and enhance the historic and natural environment and Cherwell's core assets, including protecting and enhancing cultural heritage assets and archaeology, maximising opportunities for improving biodiversity and minimising pollution in urban and rural areas.

Presumption in Favour of Sustainable Development

A.28 The principles of 'sustainable development' are central to the planning system. The NPPF (paragraphs 11-16) sets out what is meant by the 'presumption in

favour of sustainable development' and recommends that Policies in the Local Plan should follow this presumption.

A.29 The Framework recognises that sustainable development is about change for the better. It is about positive growth, making economic, environmental and social progress for this and future generations. To achieve sustainable development, economic, social and environmental gains should be sought jointly. They are mutually dependent.

A.30 In line with Government policy advice, the Council has adopted a positive approach in seeking to meet the objectively assessed development needs of the District. The policies in the Local Plan provide a clear framework to guide development that creates positive, sustainable growth, therefore following the presumption in favour of sustainable development, enabling proposals that accord with the Plan objectives to be approved without delay. This policy is therefore at the heart of decision making when assessing planning applications.

A.31 There may be instances where the Plan is silent or in future years, policies become out of date. To enable the Council to continue to take a sustainably positive approach to decision making, the applicant will need to assist by submitting evidence to demonstrate how the benefits of the proposal outweigh any adverse impacts.

A.32 The challenge here is to reconcile the need to deliver sufficient jobs and homes, supported by appropriate infrastructure to meet Cherwell's needs, whilst conserving the natural and built environment, minimising the need to travel and addressing climate change.

Policy PSD 1: Presumption in Favour of Sustainable Development

When considering development proposals the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will always work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (or other part of the statutory Development Plan) will be approved without delay unless material considerations indicate otherwise.

Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then 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 National Planning Policy Framework taken as a whole; or**
- **specific policies in the Framework indicate that development should be restricted.**

Section B - Policies for Development in Cherwell

B.1 Theme One: Policies for Developing a Sustainable Local Economy

Introduction

B.1 This Plan aims to support sustainable economic growth in the District. Creating a broad ranging, diverse and resilient economy is also a key ambition of the Cherwell Sustainable Community Strategy.



B.2 Increasing the economic competitiveness of Cherwell District is fundamental to providing employment opportunities to reduce the level of out commuting as well as reducing traffic congestion in the District and in neighbouring Districts and so shifting to a more locally self sufficient, sustainable

economy. As the cost of travel continues to increase, making commuting less viable, it will be important to provide employment opportunities within the District. A broad balance will also need to be maintained between labour supply and jobs.

B.3 However, improving Cherwell's economic future requires more than providing land and infrastructure. It also requires consideration of how we manage and reduce the environmental impact of proposed development and to ensure it is of sufficient quality and in keeping with the landscape and existing urban character of the District.

B.4 Protecting the role and function of our existing town centres and employment areas, as well as enhancing our natural and built environment, will enable Cherwell to become as business-friendly as possible in support of jobs and prosperity. Improving our town centres will also encourage tourism.

B.5 By working with our private sector partners we will take advantage of the locational advantages the District enjoys, the high economic activity level, the skills available and the clusters of specialist activity such as advanced engineering. We will support jobs-led economic growth and commercial investment that helps move the District towards a globally-competitive, lower carbon/green economy.

B.6 As Bicester lies at the heart of the Oxford – Cambridge technology corridor, and as Banbury has a strong manufacturing base and close links to the Motorsport sector, we are looking to strengthen the District's profile with Performance Engineering and will support investment made in the District in premises for new technology innovation.

B.7 We will encourage investment in hi-tech industries at new sites in Bicester and support science and innovation at Kidlington to create a critical mass of high tech research investment in this part of the District. This will enable the resources of Oxford University's Begbroke Science Park to connect with local businesses, strengthening technology transfer to both nurture enterprise and draw investment into the District.

B.8 We will support limited new employment development in the rural areas to help strengthen the rural economy and increase employment opportunities throughout the District.

B.9 Our Economic Development Strategy (2011–2016) identified the following:

- levels of employment are relatively high but not everybody is benefiting
- we have increasingly relied upon public sector jobs which are set to reduce in number
- the skill base of the District needs to be widened
- there remain pockets of deprivation within our overall prosperity
- we have a diverse economy but often with 'lower value' activity similar to the south Midlands
- manufacturing is a particular strength but is often lower skilled locally
- the knowledge economy is growing, but not quickly enough.

B.10 Unemployment has increased in Cherwell, particularly in Banbury, since the start of the recession and employment in Cherwell grew more slowly than the national average in the same time period.

B.11 Even though unemployment is not high compared to other parts of the country, this needs to be addressed and is a focus of this Plan.

B.12 Cherwell has experienced lower growth than some surrounding areas including locations such as Milton Keynes and Warwick. This may be due to a shortage in skills in some areas. However nationally, in terms of competitiveness, it is ranked 62 out of 379 local authorities. Overall the levels of economic activity are high, with 82% of the working age population economically active.

B.13 41% of employment in the District is located in Banbury, 20% in Bicester, 14% in Kidlington and 25% in the rural areas. Upper Heyford is a former RAF base which has consent for over 1,000 dwellings (including the existing homes) but which also has just under 1,000 jobs already located within the existing buildings with more to come as part of the site's redevelopment. As such it is one of the larger employment locations within Cherwell and provides a good range of jobs and premises from engineering and scientific activities to specialist storage activities.

B.14 The population in Cherwell is highly skilled, however the levels of educational attainment are low in some areas. It will be important to ensure that the population is sufficiently skilled to attract companies and investment to Cherwell. We will support proposals to strengthen the skills base of the local economy through new facilities aiming to strengthen training and skills within the District. The planned investment in

education (e.g. the University Technology College at Bicester) and skills will drive business growth, enhance the economy and improve our quality of life in the long term. Projects such as Brighter Futures and the Bretch Hill Regeneration Area identified in this Plan (Policy Banbury 10) will assist in improving skills. There will also need to be: promotion of local training providers, an improvement of the relationships between companies and schools, colleges and the Universities and continuation of initiatives such as the Council's 'Job Club'. Existing partnerships such as Bicester Vision and the M40 Investment partnership should continue to make this their priority.

B.15 Cherwell has excellent transport links with the M40 and a number of railway lines running through the District, some of which have recently been upgraded or are the subject of planned investment. Bus services are also good in most areas of the District.

B.16 Cherwell has a high proportion of employment in industrial sectors, logistics and retail and these contribute towards the local economy; but in order to be globally competitive and create a lower carbon economy more jobs are needed in the knowledge based sector. Wages are also relatively low in Cherwell and despite living costs being lower than many places in the South East, this means that there is less disposable income available for spending in the local area. An increase in jobs in the knowledge based sector will help improve this. Jobs in manufacturing are also at greatest risk from overseas competition where operating costs are much lower.

B.17 Homeworking is increasing in the District but is slightly lower than the South East average. Superfast broadband provision will be sought as a standard item within new housing and commercial development to support home working and new enterprise

throughout the District, including in rural communities. We will support development proposals to enable working from home where appropriate. We will work with suppliers to encourage the provision of superfast broadband across the District. Home and flexible working reduces the need to travel, reducing travel impacts and congestion.

B.18 As with many similar areas, the age profile of Cherwell is projected to continue to become older. This is a trend that should be recognised as it may lead to a lack of labour supply. However a large proportion of the population is aged between 60 and 70. With the changes in retirement age, a reduction in pensions and the current economic climate it is likely that a significant proportion of people will continue to work into their late 60's and 70's. This group will need to be taken into account as a labour resource and it will be important that life long learning is provided so this group has the skills required to support the economic vision in this Plan.

B.19 Increasing labour supply could be achieved by allocating significantly more land for housing but this is likely to have significant and unacceptable environmental effects. Building the right type of housing, such as family housing, to maintain a working age population will however will be important.

B.20 Banbury is the most self contained settlement in Cherwell but there are over 3,000 more people leaving the District for work each day than entering it. The Council will attempt to 'reclaim' out-commuters and provide jobs for local people by providing opportunities in a wider range of employment sectors.

B.21 To assist in achieving growth Cherwell has to increase ‘capital in use’ and ‘total factor productivity’ collectively known as labour productivity. This means developing and growing its economy by improving skills to enable an increase in productive jobs with higher wages.

B.22 The provision of a sufficient number and variety of available employment sites and the formation of planning policies which allow employment generating development to come forward in sustainable locations is critical to enabling existing companies to grow and to provide for new company formation. Employment sites are also needed in order to respond to inward investment including the planned electrification of the railway, new routes and stations in the District.

B.23 The Council belongs to two Local Enterprise Partnerships (LEPs) (which are formed by local government and businesses) which will be important for securing funding and in the implementation of projects. In the Budget of 2011 the government announced it would create Enterprise Zones across the country which provide for tax incentives for businesses and ‘relaxed’ planning regulations. Enterprise Zones have been awarded to, and are being driven by, Local Enterprise Partnerships. There are currently no Enterprise Zones in the District but the Plan provides sufficient employment land and flexible policies to allow business to grow.

B.24 The NPPF (2012) promotes the role of planning in achieving sustainable economic growth, in building a strong, responsive and competitive economy, and by ensuring that sufficient land of the right type, and in the right places, is available to allow growth and innovation.

B.25 In 2006 the Council prepared an Employment Land Review (ELR). This study sought to assess the quantity, quality and viability of employment land across the District. It assessed employment land that was at that time currently available and the need for further employment land within the District over the period of the Local Plan.

B.26 The ELR concluded that the District had a stock of premises and land that provides a broad range of choice for investors. It recommended that some 89 hectares of available employment land be protected to provide a continuity of supply of sites.

B.27 The forecasting and scenario exercise in the 2012 ELR shows a net additional demand for between 52.6 and 87.2 hectares of employment land across Cherwell to 2026, with the medium growth scenario (seen as the most likely to occur) predicting a net additional demand of approximately 70 ha. Extending this to 2031 results in demand for approximately 85 hectares.

B.28 A further analysis of the economy of the District and the changes it is experiencing was conducted in 2012 (Cherwell Economic Analysis Study) and updated in 2014 in an addendum. Table 33 of the Oxfordshire SHMA sets out a projected growth in jobs of 1,155 per annum and 1,142 homes per annum under the ‘planned economic growth’ forecast. Table 34 shows a total of 23,091 jobs generated under this scenario. The SHMA Economic Forecasting report on page 40 considers the proportion of total jobs generated (including indirect jobs) that would require B use class employment land. It is estimated that only 12,700 jobs will be located on B Use class land in Cherwell (table 6.2). The Submission Local Plan (January 2014) identified land for approximately 15,000 jobs and the consultants show at paragraph 6.6 of the

SHMA Economic Forecasting Report that the forecast growth in the Economic Forecasting Report could be accommodated on land identified for development in Cherwell's Local Plan (January 2014). The addendum takes into account the new housing numbers for Cherwell set out in the Oxfordshire SHMA, on which this Plan is based, and the 'committed economic growth scenario' they relate to. It also reflects any other significant changes that have occurred since publication of the 2012 report and informs a consistent broad alignment of policies on jobs and housing for the Local Plan including in relation to sub-areas. The 2014 Economic Analysis Study addendum identifies a need for just over 100 hectares of employment land to 2031.

B.29 A number of the strategic objectives of this Local Plan focus on supporting the local economy and fostering economic growth. These include objectives to:

- facilitate economic growth and a more diverse economy with an emphasis on attracting higher technology industries
- support the diversification of Cherwell's rural economy
- help disadvantaged areas, improve the quality of the built environment and make Cherwell more attractive to business by supporting regeneration
- improve the local skills base.

B.30 The support for business and economic development that the Local Plan has adopted is based on a strategic direction that gives focus to our efforts. We are looking to secure:

- business-friendly and well-functioning towns

- an eco-innovation hub along the Oxford – Cambridge technology corridor
- internationally connected and export driven economic growth
- investment in people to grow skills and the local workforce
- vibrant, creative and attractive market towns
- family housing
- measures to reclaim commuters where possible
- measures to increase labour productivity.

B.31 In terms of the type of employment development the District wants to attract and we will concentrate on:

- advanced manufacturing/high performance engineering
- the Green Economy
- innovation, research and development
- retailing
- consumer services.

B.32 We will support the logistics sector, recognising the jobs it provides and the good transport links that attracts this sector. However a high quality design will be expected. The significant amount of house building planned for the District will also lead to potential construction jobs (including in associated sectors) for local people.

B.33 Significant employment growth at Bicester will be encouraged and we will:

- encourage green technology and the knowledge based sectors, exploiting its position in the Oxford/Cambridge Corridor
- exploit its transport connections
- utilise the Ex-MoD land and facilitate the establishment of a modern logistics hub for the MoD
- maintain and increase the motorsport industry and other performance engineering
- create new opportunities for additional retail, leisure and cultural activities in an extended town centre
- encourage retailers and visitors to Bicester Town Centre
- continue to promote and expand Bicester Village where complementary to improving the town centre
- encourage high tech companies
- encourage higher value distribution companies
- improve its utilities infrastructure
- improve its sustainability and self sufficiency.

B.34 There will be moderate employment growth at Banbury and we will:

- build on its manufacturing base ensuring 'high end' manufacturing is encouraged

- exploit its transport connections
- maintain and increase the motorsport industry and other performance engineering
- maintain its sustainability and self sufficiency
- expand the retail heart of the town
- encourage the tourism industry around the canal and historic town centre
- encourage green technology and the knowledge based sectors
- encourage high tech companies
- encourage higher value distribution companies
- support its strong food production sector.

B.35 There will be small scale employment growth at Kidlington and we will:

- exploit its position in the Oxford/Cambridge Corridor
- allow for appropriate growth plans at Begbroke Science Park and in the vicinity of Langford Lane Industrial Estate following a small scale Green Belt review
- connect with the Oxford economy

- create new opportunities for additional retail, leisure and cultural activities, and environmental improvements, in an extended Village Centre
- secure the growth potential from the presence of London-Oxford Airport.

B.36 Employment growth in the rural areas will be limited and will involve:

- farm diversification schemes
- small scale, appropriate employment sites
- sustainable growth in tourism including recreation based tourism
- improvement of existing employment sites and reuse of existing buildings and brownfield sites (reflecting their historic or cultural significance where appropriate)
- support for working from home.

B.37 More detail is provided in Section C 'Policies for Cherwell's Places'.

Policy SLE 1: Employment Development

B.38 The Council will, as a general principle, continue to protect existing employment land and buildings for employment (B class) uses. The Council will support existing businesses and will seek to ensure their operational activity is not compromised wherever possible. Inevitably, over the period of the Local Plan, businesses will relocate or close, leaving land and premises available for re-use or re-development.



B.39 Where existing employment sites have good transport links for commercial vehicles and the proposed use of these sites accords with the Local Plan we will encourage new development here to ensure the efficient use of land on these sites and in our towns, avoiding the need to use valuable countryside. This will not always meet the needs of some companies so new sites will be required.

B.40 We will create new employment sites for commerce and engineering/manufacturing to meet the needs of existing and new companies. We will also actively promote those sites for inward investment.

B.41 To promote growth we have allocated an increase in the amount of employment land in the District. This is focused more at Bicester in order to match the growth in housing and make the town more sustainable.

B.42 A flexible approach to employment development is set out in this Plan with a number of our strategic sites allocated for a mix of uses and many allowing for different types of employment. Employment development will be supported in a number of locations as long as it meets certain policy criteria. In all cases very careful consideration should be given to locating employment and housing in close proximity and unacceptable adverse effects on the

amenity of residential properties will not be permitted. Live/work units will be encouraged in locations such as Banbury Canalside.

B.43 This Local Plan identifies strategic sites for employment use in Banbury and Bicester (see 'Policy Bicester 1: North West Bicester', 'Policy Bicester 2: Graven Hill', 'Policy Bicester 4: Bicester Business Park', 'Policy Bicester 10: Bicester Gateway', 'Policy Bicester 11: Employment Land at North East Bicester', 'Policy Bicester 12: South East Bicester', 'Policy Banbury 6: Employment Land West of the M40' and 'Policy Banbury 15: Employment Land North East of Junction 11'). A number of these sites have recent planning permissions and are under construction. The former RAF Upper Heyford site will also provide for employment uses. The sites identified in the Employment Trajectory in the Local Plan cover 200 hectares (gross) and result in approximately 20,500 jobs generated on B Use class land. There may be a slight change in jobs on sites due to site constraints such as flood risk and differing B use class mixes, which will be determined at the master planning stage. Further jobs will be generated generally through other means such retail and home working. Policies seek different types of employment units to ensure a range of employment uses are provided. Land is allocated taking account of economic evidence base, matching growth in housing and to cater for company demand, particularly for logistics. The Council's assessment of and strategies for housing, employment and other uses are integrated, and take full account of relevant market and economic signals.

B.44 To ensure employment is located in sustainable locations, to avoid problems such as traffic on rural roads and commuting, employment development in the rural areas will be limited. This accords with the

Council's strategy for focusing new housing development at Banbury and Bicester, ensuring housing and employment are located in the same place.

B.45 The new strategic employment sites set out in Section C 'Policies for Cherwell's Places' have been allocated because they:

- are, or will be accessible to the existing and proposed labour supply
- have good access, or can be made to have good access, by public transport
- have good access and transport links for commercial vehicles
- have the least effect on the natural environment.

B.46 The new allocated employment sites in Banbury and Bicester along with existing employment sites are considered to ensure a sufficient employment land supply.

B.47 The Local Plan Part 2 will consider where further, smaller, allocations need to be made in the urban and rural areas to support the delivery of a flexible supply of employment land. Where new small sites are proposed we will consider the most appropriate use class for the location. Opportunities for developing small 'hubs' of activity to meet local needs will be explored. New employment uses will be supported where appropriate in residential areas, where they are proposed on existing employment sites. Employment development will be focused at the more sustainable villages. These villages are also considered to be the most appropriate for any further employment development.

B.48 Policy SLE 1 applies to B use class employment development. The provision or the loss of jobs in general terms will be a material consideration for determining proposals for any use classes. The policy applies to sites which have planning permission for employment uses. Where

any allocated or committed employment sites in the District remain undeveloped in the long term and there is no reasonable prospect of the site being used for that purpose other uses will be considered. Policy SLE 2 will apply for proposals for main town centre uses.

Policy SLE 1: Employment Development

Employment development on new sites allocated in this Plan will be the type of employment development specified within each site policy in Section C 'Policies for Cherwell's Places'. Other types of employment development (B Use class) will be considered in conjunction with the use(s) set out if it makes the site viable.

In cases where planning permission is required existing employment sites should be retained for employment use unless the following criteria are met:

- **the applicant can demonstrate that an employment use should not be retained, including showing the site has been marketed and has been vacant in the long term.**
- **the applicant can demonstrate that there are valid reasons why the use of the site for the existing or another employment use is not economically viable.**
- **the applicant can demonstrate that the proposal would not have the effect of limiting the amount of land available for employment.**

Regard will be had to whether the location and nature of the present employment activity has an unacceptable adverse impact upon adjacent residential uses.

Regard will be had to whether the applicant can demonstrate that there are other planning objectives that would outweigh the value of retaining the site in an employment use.

Employment development will be focused on existing employment sites. On existing operational or vacant employment sites at Banbury, Bicester, Kidlington and in the rural areas employment development, including intensification, will be permitted subject to compliance with other policies in the Plan and other material considerations. New dwellings will not be permitted within employment sites except where this is in accordance with specific site proposals set out in this Local Plan.

Employment proposals at Banbury, Bicester and Kidlington will be supported if they meet the following criteria:

- **Are within the built up limits of the settlement unless on an allocated site**
- **They will be outside of the Green Belt, unless very special circumstances can be demonstrated**
- **Make efficient use of previously-developed land wherever possible**
- **Make efficient use of existing and underused sites and premises increasing the intensity of use on sites**
- **Have good access, or can be made to have good access, by public transport and other sustainable modes**
- **Meet high design standards, using sustainable construction, are of an appropriate scale and respect the character of its surroundings**
- **Do not have an adverse effect on surrounding land uses, residents and the historic and natural environment.**

Unless exceptional circumstances are demonstrated, employment development in the rural areas should be located within or on the edge of those villages in Category A (see Policy Villages I).

New employment proposals within rural areas on non-allocated sites will be supported if they meet the following criteria:

- **They will be outside of the Green Belt, unless very special circumstances can be demonstrated.**
- **Sufficient justification is provided to demonstrate why the development should be located in the rural area on a non-allocated site.**
- **They will be designed to very high standards using sustainable construction, and be of an appropriate scale and respect the character of villages and the surroundings.**
- **They will be small scale unless it can be demonstrated that there will be no significant adverse impacts on the character of a village or surrounding environment.**
- **The proposal and any associated employment activities can be carried out without undue detriment to residential amenity, the highway network, village character and its setting, the appearance and character of the landscape and the environment generally including on any designated buildings or features (or on any non-designated buildings or features of local importance).**
- **The proposal will not give rise to excessive or inappropriate traffic and will wherever possible contribute to the general aim of reducing the need to travel by private car.**
- **There are no suitable available plots or premises within existing nearby employment sites in the rural areas.**

The Local Plan has an urban focus. With the potential for increased travel by private car by workers and other environmental impacts, justification for employment development on new sites in the rural areas will need to be provided. This should include an applicant demonstrating a need for and benefits of employment in the particular location proposed and explaining why the proposed development should not be located at the towns, close to the proposed labour supply.

Monitoring and review will be undertaken regularly.

Extensions to existing employment sites will be considered in the Local Plan Part 2.

Policy SLE 2: Securing Dynamic Town Centres

B.49 We are looking to ensure that Bicester and Banbury have a strengthened role in achieving economic growth, as a destination for visitors, and in serving their rural hinterlands.



B.50 We are determined to secure dynamic town centres as the focus for commercial, retail and cultural activity at the heart of our District. The renewal and strengthening of the town centres is critical if the towns are to expand, with the creation of new retail, commercial and other employment generation (such as leisure) that reduces the

overall level of out-commuting and maintains their role as the focal points of the District economy and their historic role as the heart of the community.

B.51 We envisage town centres that are:

- easy and pleasant to walk around
- attractive for shopping and going out
- easy to do business in
- have housing for all ages
- served by efficient public transport.

B.52 The increasing rationalisation of public assets (libraries, civic centres & public access points), is an opportunity to ensure multiple use of public sector buildings and so strengthen their role as a draw to secure additional footfall into the town centres.

B.53 In 2010 the Council commissioned an update to its 2006 PPS6 Retail Study. In 2012 a further study was commissioned which examines the capacity for comparison and convenience retail floorspace in the District. The study identified a need for comparison

and convenience floorspace in the District to 2031. The town centres of both Banbury and Bicester will therefore need to grow. Sites have been identified in Banbury to accommodate growth. New retail will form part of proposals for Bolton Road Development Area, Canalside and Spiceball Development Area and in Bicester towards the improved Bicester Village Railway Station and through an expanded Bicester Village, which will be integrated more fully into the town ('Policy Banbury 7: Strengthening Banbury Town Centre' and 'Policy Bicester 5: Strengthening Bicester Town Centre').

B.54 We will support businesses affected by the redevelopment of strategic development areas by assisting their relocation and ensuring alternative land is available locally elsewhere.

B.55 New retail development will continue to be focused in our town centres and all new development will also be required to be built to high design and building standards.

B.56 Town centre uses are considered to be the 'Main Town Centre Uses' defined by the NPPF including: retail, leisure, offices, arts, tourism, cultural and community uses. We will support the role that new restaurants and cafes have in the economy, of both towns in drawing people into the town centre. We will aim to attract new small businesses and to strengthen the draw of the town at the centre of its local hinterland. We will support uses which support the evening economy in appropriate locations.

B.57 The urban centres within the District offer an important focus for shopping, commerce and the provision of leisure and other services to meet the needs of local people and visitors. The main centres in the District are the town centres of Banbury and

Bicester and the village centre of Kidlington. There is also other significant shopping floorspace in the following locations:

- Banbury Cross Retail Park
- various other edge of centre & out-of-centre large stores including a number of major food stores
- at various local centres within Banbury and Bicester.

B.58 In addition to the more traditional retail parks, food stores and local centres, Bicester Village Outlet centre shopping centre is recognised as providing a specialist role which complements the town centre. As the District's most visited tourist destination, Bicester Village serves both national and international catchments and makes a significant contribution to the local economy. The Council supports the expansion of Bicester Village, to complement, and help to improve connectivity with, the existing town centre.

B.59 As well as serving the population of their immediate communities and more widely within Cherwell District, the retail centres serve a wider population and draw trade from towns such as Southam, Daventry, Towcester, Buckingham, Witney, Chipping Norton and Shipston-on-Stour.

B.60 Each of the main urban centres within the District is unique and faces different challenges and opportunities. More information, and specific policies for each of the centres, is included within Section C (Policies Bicester 5, Banbury 7 and Kidlington 2). A number of general comments can, however, be made:

- Both Banbury and Bicester town centres lie at the heart of towns which have grown significantly in recent years and, which through the period of this Local Plan, will continue to do so.
 - Banbury has seen significant retail growth since the mid 1990s with the expansion of the Castle Quay Shopping Centre and this has helped to meet its immediate shopping needs. There are opportunities to expand its retail role.
 - Bicester town centre has seen less growth. However, the re-development of the Bure Place car park has begun to provide a substantial increase in shopping within the town centre (see Policy Bicester 6). Away from the town centre, the Bicester Village Outlet Shopping Centre was opened in 1995 and extended in 2000 and 2008. Bicester Avenue opened in 2007. Further developments in the town centre will need to ensure that the town remains accessible by all forms of transport for residents and visitors. Further growth at Bicester Village will also ensure its role as a major national and international retail draw continues with all the employment gain this brings to the town. It must, however, be integrated into an improved town centre.
 - Parts of both Banbury and Bicester town centres lie within conservation areas which protect their historic core. Maintaining the quality of these areas is important and any development in these areas will need to preserve and enhance the character of these areas and historic environment.
 - Kidlington centre is considerably smaller than the two town centres, however it plays an important role in serving the local population. Additional shopping floorspace was opened in the centre in 2004 and there is capacity for further floorspace in the period up to 2031.
- B.61** The Council is committed to supporting its town centres and to maintaining and enhancing their vitality and viability and their associated infrastructure to create vibrant retail environments.

Policy SLE 2: Securing Dynamic Town Centres

Retail and other 'Main Town Centre Uses' will be directed towards the town centres of Banbury and Bicester and the village centre of Kidlington in accordance with Policies Bicester 5, Banbury 7 and Kidlington 2. The Council will apply the sequential test as set out in the NPPF as follows:

- **Proposals for retail and other Main Town Centre Uses not in these town centres should be in 'edge of centre' locations. Only if suitable sites are not available in edge of centre locations should out of centre sites be considered.**
- **When considering edge of centre and out of centre proposals, preference will be given to accessible sites that are well connected to the town centre.**

The Council will consider if the proposals satisfy the sequential test and if they are likely to have a significant adverse impact on one or more of the factors in the NPPF.

All proposals should comply with Policy SLE 4.

An impact assessment will also be required in accordance with requirements in the NPPF. The Council will require an impact assessment if the proposal is over 2000 sq. metres (gross) in Banbury, 1500sq. metres (gross) in Bicester and 350 sq. metres (gross) elsewhere.

Evidence in the Council's Retail Study will also be considered in determining applications if information is not provided by the applicant which is considered to supersede this evidence.

Proposals should comply with Policy ESD15.

The Council will support the provision of new local centres containing a small number of shops of a limited size within the strategic housing allocations on strategic sites set out in this Local Plan.

Policy SLE 3: Supporting Tourism Growth

B.62 Given the growing role that tourism has to play in the local economy, developments in this sector will be supported, especially new attractions and new hotels at the two towns to reinforce their central role as places to visit and stay. We will support new tourism provision that can demonstrate direct benefit for the local 'visitor' economy and which will sustain the rural economy.



B.63 We will support an increase in high quality accommodation available in our towns to meet the needs of visitors and to end the current under provision. Valuable expenditure associated with overnight stays is potentially being lost, meaning that tourism has scope to play a significant wealth-creating role for the District.

B.64 Tourism can help support local services and facilities, provide employment, promote regeneration and help preserve the natural and historic environment. It can include day visits by local people through to visits from overseas. Tourism is a vital component in the make-up of the national economy. Currently tourism is worth over £300 million in Cherwell District and makes a significant contribution towards the development of a sustainable local economy. 1.2 million people live within a 30 minute drive time of the District boundary.

B.65 A tourism study was completed for the District in August 2008 in order to assist the Council in gaining a broad understanding of tourist activity and trends in Cherwell District and nearby. It highlighted that tourism was not as great a part of the local economy as for some locations, but that initiatives to further encourage tourism could be considered. The following observations and issues were identified:

- the District will not attract the level of tourists who visit surrounding destinations but should make the most of its proximity to these destinations and its good transport links
- the 58km of Oxford Canal in Cherwell is a resource that is not used to its full potential and access should be improved to promote green and sustainable leisure opportunities – using the towpath for walking and cycling as well as the water for boating

- business tourism is important to Cherwell's economy
- Cherwell's villages are attractive and distinctive and many have places of interest
- Banbury's historic town centre is somewhere to visit and also to stay if visiting popular destinations nearby such as Oxford or Stratford. It also acts as one of the main retail destinations in the area
- Bicester Village is the District's most visited tourist destination
- that Former RAF Bicester and Former RAF Upper Heyford represent potential new tourism developments
- the opportunity for a Cold War Visitor Centre at Former RAF Upper Heyford
- there are mixed trends in terms of the occupancy of tourist accommodation which is often below average but hotels are also turning away guests on other occasions
- a large new hotel was completed in Banbury, near the M40, in 2008. A new hotel has been built near Bicester and further such investment is planned. Demand for hotel and other overnight accommodation continues.

B.66 Other policies in other sections of this Local Plan will contribute towards addressing these issues and encouraging sustainable tourism development; for example by:

- the regeneration of Banbury Canalside ('Policy Banbury I: Banbury Canalside')

- the development of the Spiceball Development Area in Banbury ('Policy Banbury 9: Spiceball Development Area')
- maintaining village services and facilities
- the preservation and enhancement of the historic environment in both towns and villages.

B.67 The Local Plan Part 2 will also support tourism by including policies encouraging new accommodation and the allocation of smaller sites for tourism related development.

B.68 There are other factors which are beyond the scope of the Local Plan which are important to drawing visitors to Cherwell's towns, villages and countryside. The Council, working with partners, already undertakes marketing, but to increase the number of visitors to Cherwell and to compete nationally, this will need to be maintained and enhanced.

Policy SLE 3: Supporting Tourism Growth

The Council will support proposals for new or improved tourist facilities in sustainable locations, where they accord with other policies in the plan, to increase overnight stays and visitor numbers within the District.

Policy SLE 4: Improved Transport and Connections

B.69 The District has excellent road and rail links. New investment has substantially reduced the travel time from Banbury and Bicester to central London and Birmingham, with regular high quality train services via the Chiltern line. New investment is due in the Plan period to open up frequent rail links between Oxford, Milton Keynes and Bedford reinforcing the role of Bicester. The M40 corridor provides links to the wider national motorway network and rail links help secure a central location for rail based freight movement.



B.70 The Local Plan promotes a series of proposals to support a modal shift away from an over reliance on the car to less energy intensive forms of transport. The strategy proposes more sustainable locations for housing and employment growth, whilst recognising the importance of the car in a rural District. The strategy seeks to avoid

increasing the function of the towns as dormitory centres by strengthening their employment base and transport connection to those sites.

B.71 Over the life of the Local Plan public transport will continue to improve and become more demand responsive. The partners to the plan anticipate that support will be provided for the extension of real time timetable information across the network, across the whole District.

B.72 New development in the District will be required to provide financial and/or in-kind contributions to mitigate the transport impacts of development. This will support delivery of the infrastructure and services needed to facilitate travel by sustainable modes, whilst also enabling improvements to be made to the local and strategic road and rail networks.

B.73 Over the life of the plan there will be investment in the highway network as well as contributions from development to strengthen the road infrastructure of the plan area. This will include the South West Bicester Perimeter Road (Vendee Drive, already completed) and new highway improvements, including a potential relief road on the south east and south of Bicester, works to the A34 south from Bicester and improvements to junctions 9 and 10 of the M40, of which Junction 9 is programmed for early delivery. There will also be improvements to the Windsor Street/Upper Cherwell Street Corridor in Banbury to Hennef Way junctions and to the Bridge Street/ Cherwell Street junction. The potential for a link road on the eastern side of the M40, to mitigate the impact of traffic on the approach to Junction 11 along Hennef Way will also be explored with the County Council and Highways England. Cherwell is working with Aylesbury Vale District Council

to ensure the impacts of growth at Bicester and Aylesbury on the A41 are fully addressed and appropriate mitigation considered.

B.74 Phase 1 Improvements to Junction 9 of the M40 motorway are complete and Phase 2 is being progressed with the Department for Transport, Highways England and Oxfordshire County Council. The proposals to improve the rail link between Bicester and Oxford are also supported as it will promote more sustainable modes of transport and reduce congestion on the A34 and M40 trunk roads. These improvements will enable additional development capacity to be provided within the two towns.

B.75 The Oxfordshire Local Transport Plan provides the strategic framework for transport in the County. It aims to support the local economy and the growth and competitiveness of the county; to make it easier to get around the county and improve access to jobs and services for all by offering real choice; to reduce the impact of transport on the environment and help tackle climate change; and to promote healthy, safe and sustainable travel. Our strategy for managing growth across the District is to locate development in sustainable locations and identify appropriate and deliverable measures to meet the transport needs of the District.

B.76 Integrated Transport and Land Use Studies for Banbury, Bicester and the Cherwell Rural Areas were completed on behalf of Oxfordshire County Council and Cherwell District Council and have informed the Local Plan. More recent Movement Strategies have been produced for Bicester and Banbury to support the preparation of Banbury and Bicester Masterplans. The Movement Strategies propose sustainable movement and access strategies.

B.77 Infrastructure will need to be provided which allows for more walking, cycling, the use of public transport and integration between modes. Cycling and walking in the two towns is a means to secure an effective integration between the established areas and new areas of development.

Consideration will be given to the implementation of walking and cycling improvements which connect to employment areas, the town centre and key services and that link urban routes with the rights of way network. We will also seek improved public access to the River Cherwell valley in support of our policies to increase tourism and public well-being.

B.78 New rail investment provides the opportunity to both strengthen the role of the two towns and their locations as places to live and work. The new East - West rail project will strengthen the location of Bicester through a vastly improved connection and service links to Oxford, Milton Keynes and Bedford. Rail investment, including electrification, reinforces the critical role that rail has to play as the centrepiece of wider town centre regeneration in Banbury associated with Canalside redevelopment (Policy Banbury 1); and in Bicester, associated with the town centre and through to Bicester Village from an upgraded Bicester Village Station. Due to the implementation of strategic development proposals in the Plan including East West Rail, the new station at Water Eaton and a growth in employment opportunities at Kidlington and Bicester the Council would expect demand for an increased role for London-Oxford airport. The Council will work with London-Oxford Airport operators, the County Council and the Civil Aviation authority and other stakeholders to consider any proposals.

B.79 We will support expansions to the existing railway stations at Banbury and Bicester and in the villages to provide improved access to the wider rail network. Proposals should accord with other policies in the Plan.

B.80 At Bicester, the Graven Hill site ('Policy Bicester 2: Graven Hill') has the major potential to capitalise on the Network Rail Freight Route Utilisation Strategy (2007) for upgrading the national freight network. This will assist removing freight travelling north from Southampton on the A34, past Oxford and onto the M40 and A43, with consequential gains for the environment with reduced emissions.

B.81 This development will confirm Bicester's location as a Rail Freight Interchange (RFI) and a distribution hub within the regional economy, which will help consolidate its economic growth.

B.82 A skilled workforce is available at Bicester, one of the locational factors necessary for the RFI to operate successfully, as stressed in the Strategic Rail Freight Interchange Policy Guide (DfT 2011). Recent studies from Cranfield and GVA Grimley show that logistics employment output is 30-40% greater than manufacturing. In addition, the range of jobs engaged in logistics has widened to include a higher proportion of elementary and process operatives skill levels employed compared with the manufacturing sector, and this proportion has been rising. Cranfield and GVA Grimley also revealed that wage levels are between 10 & 17% higher in the distribution sector than the manufacturing sector. At a time when UK manufacturing has declined, High Performance Engineering and Defence continue to grow, as does logistics. Bicester has a unique opportunity from the presence of all three sectors.

Policy SLE 4: Improved Transport and Connections

The Council will support the implementation of the proposals in the Movement Strategies and the Local Transport Plan to deliver key connections, to support modal shift and to support more sustainable locations for employment and housing growth.

We will support key transport proposals including:

- Transport Improvements at Banbury, Bicester and at the Former RAF Upper Heyford in accordance with the County Council's Local Transport Plan and Movement Strategies
- Projects associated with East-West rail including new stations at Bicester Town and Water Eaton
- Rail freight associated development at Graven Hill, Bicester
- Improvements to M40 junctions.

Consultation on options for new link and relief roads at Bicester and Banbury will be undertaken through the Local Transport Plan (LTP) review process. Routes identified following strategic options appraisal work for LTP4 will be confirmed by the County Council and will be incorporated in Local Plan Part 2.

New development in the District will be required to provide financial and/or in-kind contributions to mitigate the transport impacts of development.

All development where reasonable to do so, should facilitate the use of sustainable modes of transport to make the fullest possible use of public transport, walking and cycling. Encouragement will be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Development which is not suitable for the roads that serve the development and which have a severe traffic impact will not be supported.

Policy SLE 5: High Speed Rail 2 - London to Birmingham

B.83 In December 2010 the Government announced a preferred route option for the proposed High Speed Rail link between

London and Birmingham, known as High Speed 2 (HS2). The preferred route passes through Cherwell District, through Fringford ward to the north of Bicester and stands to have an impact on the environment and local communities in that area.

Policy SLE 5: High Speed Rail 2 - London to Birmingham

The design and construction of the High Speed 2 Rail Link must minimise adverse impacts on the environment, the local economy and local communities and maximise any benefits that arise from the proposal.

The implementation of HS2 will also be expected to:

- **Deliver high quality design to protect communities and the environment from noise and visual intrusion**
- **Manage the construction to minimise the impact on communities and the environment**
- **Adopt sustainable procurement and construction methods**
- **Minimise adverse social and economic impacts, by maintaining accessibility and avoiding the severance of communities and agricultural holdings**
- **Ensure that community and other benefits are fully realised.**

HS2 is a national infrastructure project. The line of the railway and associated works will be established and authorised by the way of primary legislation, requiring a Hybrid Bill to be introduced to Parliament which, if passed, will become an Act of Parliament. Cherwell District Council will work with High Speed 2 Ltd, with the aim of influencing the design and construction of the route through Oxfordshire. Recognising that the decision to authorise the railway and associated works will sit with Parliament, the Council's involvement will be focused on seeking the best outcome for the environment, local communities and businesses affected by the proposed railway scheme.

The Council will work with HS2 Ltd to:

- **Develop a route-wide planning regime to be included within the Hybrid Bill, which supports the Council's aspirations for a well designed, sustainably constructed railway.**
- **Support work necessary to ensure a robust Environmental Impact Assessment is carried out to determine significant environmental effects of the railway in Cherwell District.**
- **Support the development and implementation of a Code of Construction Practice to address the construction impacts of the scheme**
- **Achieve its sustainability objectives.**

B.2 Theme Two: Policies for Building Sustainable Communities

Introduction

B.84 In order to build sustainable communities, we will seek to provide an appropriate mix of housing within Cherwell, including housing to address the requirements of a growing and ageing population.



B.85 We will require a mix of housing types, size and tenures, built to high design standards. We will also aim to secure mixed tenure as well as enabling new forms of housing such as community self-build and other imaginative solutions to housing need in the District to ensure new development results in balanced, mixed communities that have taken the housing needs of the District fully into account.

B.86 We wish to ensure that new development fully integrates with existing settlements to forge one community, rather than separate communities (see 'Policy ESD 15: The Character of the Built and Historic Environment'). We will also require investment in a range of community infrastructure including education, health, leisure facilities and public open space

appropriate to the scale of proposed developments (see Section D 'The Infrastructure Delivery Plan').

B.87 Cherwell's countryside, landscape and green spaces are important natural resources. They form the setting of our towns and villages, contribute to their identity and the well-being of Cherwell's communities, and provide recreation opportunities. The countryside's intrinsic character and beauty is important to the quality of life in Cherwell and remains an economically important agricultural resource.

B.88 By focusing development in and around the towns of Bicester and Banbury we aim to ensure that the housing growth which the District needs only takes place in the locations that are most sustainable and most capable of absorbing this new growth (see Section C 'Policies for Cherwell's Places'). We support town centre locations for housing to create lively centres that are lived in and generate added footfall to support retail and commercial activities.

B.89 We aim to avoid development in inappropriate locations and coalescence with neighbouring settlements.

B.90 New housing needs to be provided in such a way that it minimises environmental impact, including through the elimination and control of pollution and the effective and efficient use of natural resources. It needs to be planned in a way that helps to reduce carbon emissions, reflects the functions of our settlements and protects or enhances the identity of our towns and villages and the sense of belonging of our residents (see Section B.3 'Policies for Ensuring Sustainable Development').

B.91 Where appropriate we will encourage area renewal to invest in the physical infrastructure, community facilities and to

improve the quality of the current housing stock, helping to secure better educational attainment, health and well-being and improved employment opportunities (see 'Policy BSC 5: Area Renewal').

B.92 In seeking to build sustainable communities the Council will support Town and Parish Councils and relevant Neighbourhood Forums in developing Neighbourhood Plans.

Policy BSC 1: District Wide Housing Distribution

B.93 The National Planning Policy Framework seeks to boost significantly the supply of housing and deliver a wide choice of high quality homes. It requires the Council to plan for at least 15 years of housing delivery, to meet the full, objectively assessed needs for market and affordable housing, and to maintain a five year supply of deliverable sites with a buffer to ensure choice and competition in the market for land.



B.94 The Council is committed to meeting housing needs and accelerating delivery. Cherwell's housing needs are identified in the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014. The SHMA identifies a need for 1,140 dwellings per annum equating to 22,800 dwellings from 2011 to 2031. The SHMA analysis includes an assessment of housing need based on demographic trends having regard to past

shortfalls in housing delivery to 2011, consideration of 'committed economic growth', modelling of the level of housing provision that might be required to meet affordable need in full and wider evidence of market signals. Paragraph 9.58 of the SHMA states "For Cherwell District the evidence indicates a need for 1,142 dwellings per annum

(2011-2031) to support the Strategic Economic Plan. This is based on supporting Committed Economic Growth...”

B.95 Cherwell District Council will continue to work under the ‘Duty to Co-operate’ with all other Oxfordshire Local Authorities on an on-going basis to address the objectively assessed need for housing across the Oxfordshire Housing Market Area and to meet joint commitments such as the Oxford and Oxfordshire City Deal (2014). As a first step Cherwell District Council has sought to accommodate the housing need for Cherwell District in full in the Cherwell Local Plan. Cherwell District Council recognises that Oxford may not be able to accommodate the whole of its new housing requirement for the 2011-2031 period within its administrative boundary. The urban capacity of Oxford is as yet unconfirmed. Cherwell District Council will continue to work jointly and proactively with the Oxfordshire local authorities and through the Oxfordshire Growth Board to assess all reasonable spatial options, including the release of brownfield land, the potential for a new settlement and a full strategic review of the boundaries of the Oxford Green Belt. These issues are not for Cherwell to consider in isolation. These options will need to be undertaken in accordance with national policy, national guidance, the Strategic Environmental Assessment (SEA) regulations, and the Habitats Regulations Assessment (HRA) to establish how and where any unmet need might best be accommodated within the Oxfordshire Housing Market Area. Joint work will need to comprehensively consider how spatial options could be supported by necessary infrastructure to ensure an integrated approach to the delivery of housing, jobs and services. Full public consultation will be central to a ‘sound’ process and outcome. If this joint work reveals that Cherwell and other Districts need to meet additional need

for Oxford, this will trigger a partial review of the Local Plan, to be completed within two years of adoption, and taking the form of the preparation of a separate Development Plan Document for that part of the unmet need to be accommodated in the Cherwell District. The Council will engage in joint working on supporting technical work such as countywide Sustainability Appraisal as required to support the identification of a sustainable approach to meeting agreed, unmet needs.

B.96 The Council is committed to meeting the District’s objectively assessed needs and, as described above, to working with partner authorities (including the Oxfordshire Growth Board) to determine how any other unmet needs arising from the SHMA can be sustainably accommodated within the Oxfordshire Housing Market Area. The housing strategy of this Local Plan seeks to deliver growth in accordance with the NPPF’s Core Planning Principles including:

- Providing a positive vision for the future of Cherwell: a strategic growth and investment approach to the towns; an enlarged settlement in the centre of the District, further development at the villages to sustain them.
- Proactively driving and supporting sustainable economic development by meeting the SHMA’s Committed Economic Growth scenario.
- Seeking to secure high quality design and a good standard of amenity by developing new neighbourhoods and achieving regeneration and redevelopment of key sites.
- Taking account of the different roles and character of Cherwell’s places by promoting the vitality of Bicester, Banbury and Kidlington and their ability

to serve their hinterlands, protecting the Oxford Green Belt and concentrating development in sustainable rural locations to protect the intrinsic character and beauty of the countryside and to support thriving rural communities.

- Encouraging the effective re-use of existing land and buildings and bring forward sites that contain land of lesser environmental value such as at Graven Hill (Bicester 2), Canalside (Banbury 1), Bolton Road Development Area (Banbury 8), Higham Way (Banbury 19) and at the Former RAF Upper Heyford (Villages 5).
- Promoting strategic, mixed use developments conserving heritage assets in a manner appropriate to their significance such as those of national importance at Former RAF Upper Heyford, actively encouraging wildlife potential such as at South East Bicester (Bicester 12) and Gavray Drive (Bicester 13), and making the fullest possible use of public transport, walking and cycling and supporting community well-being such as at the North West Bicester Eco-Town (Bicester 1).

B.97 In total, the Plan provides for five strategic development sites at Bicester in addition to the on-going construction of an urban extension at South West Bicester (Kingsmere) and a committed site at

Talisman Road. It provides for 10 strategic development sites at Banbury, also in addition to an on-going urban extension at Bankside and committed sites at West of Warwick Road and Southam Road. The Plan makes allowances for non-strategic urban and rural sites in sustainable locations and includes realistic and reliable windfall allowances for (previously developed) sites of less than 10 dwellings. Development at villages will be considered against Policy Villages 1: Village Categorisation, Policy Villages 2: Distributing Growth Across the Rural Areas and Policy Villages 3: Rural Exception Sites.

B.98 The Plan supports the objectives of the Council's Housing Strategy 2012-2017 to increase the supply of homes and to improve access to housing. It provides for new affordable homes for those in most housing need and seeks to ensure the opportunities for home ownership are widened. The Plan aims to extend choice, to provide high quality homes and development, and to secure a mix of house types, size and tenure that meets housing need. This includes meeting the requirements of an ageing population through the provision of extra care, supported and sheltered housing and providing new forms of access such as community self-build or self-finish housing.

B.99 Overall housing delivery from 2011 to 2031 will be as set out in the policy below. Further delivery will be seen at the North West Bicester site (Policy Bicester 1) beyond 2031 but the Plan does not preclude earlier or faster delivery.

Policy BSC I: District Wide Housing Distribution

Cherwell District will deliver a wide choice of high quality homes by providing for 22,840 additional dwellings between 1 April 2011 and 31 March 2031. 1,106 completions were recorded between 2011 and 2014 leaving 21,734 homes to be provided between 2014 and 2031. Housing will be delivered in accordance with the requirements set out below:

| | Bicester | Banbury | Rest of District | Totals |
|---------------------------|---------------|--------------|------------------|---------------|
| Completions | 365 | 213 | 528 | 1,106 |
| Permissions (10+) | 1,934 | 2,346 | 1,760 | 6,040 |
| Allocations | 7,726 | 4,344 | 2,350 | 14,420 |
| Windfalls (<10) | 104 | 416 | 754 | 1,274 |
| Totals | 10,129 | 7,319 | 5,392 | 22,840 |

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

B.100 Managing the use of previously developed land is important in maintaining the appearance of our towns and villages and to the well-being of our communities. It can also provide opportunities for enhancing biodiversity. This means ensuring that land and buildings earmarked for development are not underused and that we make the most of vacant and derelict land and buildings.

B.101 The Plan seeks to secure the redevelopment of a number of major previously developed sites comprising Banbury Canalside (Policy Banbury 1), Bolton Road and Spiceball in Banbury town centre (Policies Banbury 8 & 9), Higham Way near the railway station in Banbury (Policy

Banbury 19), the MOD site at Graven Hill, Bicester (Policy Bicester 2), a Phase 2 to Bicester town centre redevelopment (Policy Bicester 6) and the former RAF Upper Heyford airbase (Policy Villages 5). The plan also includes a windfall allowance for small previously developed sites. Therefore, although the Plan allocates large areas of greenfield land to meet the District's development needs, the Council will strive to ensure that these important 'brownfield' schemes are delivered.

B.102 It is also important to make efficient use of land. In general, new housing should be provided at a net density of at least 30 dwellings per hectare. However, 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.