



PLANNING AND AFFORDABLE HOUSING STATEMENT

LAND AT SOUTH NEWINGTON ROAD
BLOXHAM

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Table of Contents

EXECUTIVE SUMMARY	iii
Design Led Approach	iii
Benefits Arising from Development at this Location	iii
Accordance with the Development Plan	iv
Summary	v
1 Introduction	1
1.1 Scope of this Statement.....	1
1.2 The Development Plan	1
1.3 Scope of the Planning Application	2
1.4 The Proposal	3
1.5 EIA Screening	4
2 The National Housing Crisis	6
2.1 Introduction.....	6
2.2 National Delivery of Housing	6
2.3 The Local Authority Position	7
3 Site and Locational Sustainability	9
3.1 Site Location	9
3.2 Suitability of Location.....	9
3.3 Suitability of the Site	11
Design and Access Statement	12
Statement of Community Involvement.....	12
3.4 Sustainability Summary	15
4 The Development Plan.....	16
4.1 Introduction.....	16
4.2 The Development Plan: Weighting.....	16
4.3 Five-Year Housing Land Supply	17
4.4 The Cherwell Local Plan 2011-2031	18
4.5 Bloxham Neighbourhood Plan.....	23
4.6 Cherwell Local Plan 1996 Saved Policies	24
4.7 The Emerging Development Plan	25
4.8 Summary of the Development Plan	26
5 Sustainable Development: The National Planning Policy Framework	26

5.1	The Presumption in Favour of Sustainable Development.....	26
5.1	Building a Strong and Competitive Economy.....	27
5.2	Promoting Sustainable Transport	28
5.3	Delivering a Wide Choice of High Quality Homes	29
	The Need for Market and Affordable Housing.....	29
	Ensuring Choice in the Competition for Land.....	30
5.4	Achieving Well-Designed Places	30
	Conserving and Enhancing the Natural Environment.....	31
	Conserving and Enhancing the Historic environment	32
5.5	Meeting the Challenge of Climate Change.....	32
5.6	Summary.....	32
6	Planning Balance and Conclusions	33
6.1	Summary of Case and Identified Benefits and Harm.....	33
6.2	Benefits.....	34
6.3	Harm.....	35
6.4	Planning Balance and Conclusions.....	36

APPENDICES

Appendix 1

Draft S106 Heads of Terms

EXECUTIVE SUMMARY

- i. This Planning Statement supports an outline planning application made by Gladman Developments Limited for a Site at South Newington Road Bloxham. The proposed development comprises a total area of 6ha, of which 2.75ha is proposed residential development and the remaining 3.25ha comprises public open space and sustainable drainage system. Vehicular access will be achieved via a priority junction onto South Newington Road.
- ii. The application is made in outline, with all matters reserved except for access. The access details provide certainty that the site can be accessed acceptably and safely by vehicles, cyclists and pedestrians.
- iii. The application site is well located adjacent to the existing urban area and represents a suitable and sustainable location for housing.

Design Led Approach

- iv. The proposed development has been carefully considered to ensure that it will provide high quality sustainable development. The design-led approach, informed by consultation with the key stakeholders and the local community, responds sensitively to the site setting, respecting the grain of the surrounding landscape, both built and undeveloped.
- v. The design focuses residential development on the eastern area of the site, retaining significant areas of open space to the west and corridors to the north. The development edge has been set back from the Slade Nature reserve to the north west and retains an overall perception of openness and a suitable landscape edge. The approach enables the development to form a sustainable extension to Bloxham, whilst retaining 54% of the site as open space.

Benefits Arising from Development at this Location

- vi. The proposal offers the opportunity to deliver:
 - Local benefits, through investment in the local community;

- Improvements to biodiversity through on site mitigation strategies and enhancements including additional planting of native species and hedgerows;
- Sustainable Drainage System (SuDS) to improve the surface water flood risk on site;
- District wide benefits, in terms of making a strategically important contribution to housing supply and economic objectives;
- National objectives in boosting the supply of homes and delivering sustainable development.
- 3.25ha of public open space including landscaping and balancing pond providing habitat and community benefits.

Accordance with the Development Plan

- vii. Development proposals should be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- viii. The Cherwell Local Plan (part 1) makes provision for the development of 22,840 homes between 2011 and 2031. The main focus of growth will be directed towards the towns of Bicester and Banbury, with a further 5,392 dwellings distributed around the rest of Cherwell.
- ix. The proposals are located adjacent to the Bloxham built up boundary. The adopted Local Plan part 1, notably Policy Villages 2, is positively worded in encouraging development in sustainable locations within Villages. An appeal decision for a development at Blackthorn Road, Launton issued on the 18/09/2018¹ notes that Policy Villages 2 identifies a total of 750 homes to be delivered in Category A villages, but that there is no timeframe, direction or trajectory to facilitate delivery. The decision notes that 750 dwellings is not a ceiling and identifies that at the time of the decision (September 2018) there had been 103 completions for the purposes of Policy Villages 2, noted as being

¹ APP/C3105/W/17/3188671

“substantially below the 750 figure”. Further, the policy does not restrict the development to within the adopted settlement boundaries, affording flexibility to meet the housing need.

- x. On this basis it was concluded that the proposals within the appeal would accord with Policy Villages 2. Launton is identified as a Category A Service Village as is Bloxham within the adopted Local Plan (Policy Villages 1), as such it can be concluded that the proposals being put forward within this application would similarly accord with Policy Villages 1 and 2.
- xi. With reference to the partial Local Plan review, Cherwell District Council have acknowledged that the release of greenfield sites beyond settlement limits to accommodate growth arising from Oxford’s unmet need will be required. A post hearings note published on the 10th July 2019 confirms that Cherwell will be apportioned 4,400 dwellings to address Oxford’s unmet housing need and that the Inspector considers the process through which this figure is derived ‘robust’.
- xii. There is therefore a clear requirement in both adopted and emerging policy for sustainable development beyond the defined settlement boundaries in appropriate locations.

Summary

- xiii. An assessment against the up to date provisions of the Development Plan and the Framework where relevant, demonstrates the scheme comprises sustainable development:
 - The proposals will comprise a range of benefits, including making a significant contribution towards meeting the objectively assessed market and affordable housing needs of the District.
 - Benefits arising from development include significant provision of public open space and traffic calming measures along South Newington Road.

- There are no policies in the Framework that indicate permission should be restricted and the proposal is in overall accordance with the adopted Development Plan.

1 INTRODUCTION

1.1 Scope of this Statement

1.1.1 This Planning Statement has been prepared in support of an outline planning application for a residential development on land at South Newington Road, Bloxham.

1.1.2 The application is submitted by Gladman Developments Ltd. (herein referred to as Gladman).

1.1.3 The description of development is as follows:

“Outline planning application for the erection of up to 95 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from South Newington Road. All matters reserved except for means of access.”

1.2 The Development Plan

1.2.1 The starting point for the determination of this application is the Development Plan, comprising the Cherwell Local Plan Part 1 (2015), the Bloxham Neighbourhood Plan (2016) and the saved policies from the 1996 Local Plan. The Oxfordshire Minerals and Waste Local Plan 2017 also forms part of the development plan, however it is not pertinent to the determination of this application.

1.2.2 It is considered that the proposals are in overall accordance with objectives of the Local Plan, Neighbourhood Plan and policies within both. An assessment against the up to date provisions of the Local Plan, Neighbourhood Plan and the Framework where relevant demonstrate the scheme comprises sustainable development.

1.2.3 The proposals will comprise a range of benefits, including making a significant contribution towards meeting the objectively assessed market and affordable

housing needs of the District and helping to deliver the Government objective of 'significantly boosting the supply of homes', as per paragraph 59 of the Framework.

1.2.4 There are no policies of the Framework which indicate permission should be restricted.

1.2.5 In summary, the identified harms arising as a result of the development would not be considered sufficient, either in combination or by themselves, to outweigh the benefits of delivering housing as proposed. It is respectfully requested that planning permission is granted.

1.3 Scope of the Planning Application

1.3.1 The outline planning application is seeking approval in principle for the development proposals. Together, the description of development, Design and Access Statement (DAS) and other supporting documents describe the nature and content of the development proposed.

1.3.2 Details of the parameters of the development for which outline planning permission is sought are included within the DAS, ensuring that an appropriate level of information is provided on the scale, nature and general arrangement of the development proposed at the outset.

1.3.3 The following documents have been submitted in support of the planning application:

- Planning and Affordable Housing Statement
- Socio-economic Sustainability Statement
- Statement of Community Involvement
- Design and Access Statement
- Transport Assessment
- Framework Travel Plan
- Air Quality Assessment
- Arboricultural Assessment
- Ecological Appraisal

- Soils and Agricultural quality of Land
- Flood Risk Assessment & Outline Drainage Strategy
- Preliminary Risk Assessment
- Landscape and Visual Impact Assessment
- Noise Assessment
- Built Heritage Assessment
- Archaeological Desk-Based Assessment

1.3.4 The information contained within the application documents are summarised in Section 5 and provide the framework for future detailed Reserved Matter submissions.

1.3.5 This Planning Statement explains why development is needed in this location and the significant social, environmental and economic benefits that the proposal will bring to the area. It also confirms, drawing on the supporting technical information, that no significant and demonstrable adverse impacts would arise as a consequence of the development, to outweigh these benefits.

1.3.6 The Statement further explains the policy context and how the proposed development complies with the Framework and why it is appropriate to bring forward development now at this site.

1.3.7 This Statement is one of a suite of documents submitted to support this application and comprehensively demonstrates the suitability and sustainability of the site for development, as proposed.

1.4 The Proposal

1.4.1 The drawings submitted as part of this outline planning application for approval are:

- Site location plan (drawing number: CSA/3114/110)
- Proposed site access layout (drawing number: 4995-00-02 A)

1.4.2 The application proposal includes the following:

- Up to 95 residential dwellings (including 35% affordable housing delivered in accordance with current adopted planning policy);
- Structural landscape planting and the retention and positive management of key landscape features;
- 3.25 ha of formal and informal open space (over 54% of the gross site outline application area);
- A sustainable urban drainage system to control surface water run;
- New access arrangements including a footway and traffic calming measures along South Newington Road.

1.4.3 It is proposed that the site will be accessed from South Newington Road, via a simple T junction. It has been confirmed that the required visibility splays can be achieved and that the site access junction will operate comfortably within capacity in both the morning and evening peak periods with the proposed development traffic as demonstrated by the Transport Assessment prepared by Stirling Maynard transportation consultants.

1.4.4 A range of densities and house types are proposed to meet local need. Up to 35% of the units would be affordable in order to meet the requirement of current adopted local planning policy. Affordable housing provision will be secured by a Section 106 Agreement.

1.4.5 The illustrative Development Framework Plan for the site demonstrates how the built development will be set within a framework of open space and green infrastructure. The proposal seeks to retain existing landscape features; the existing hedgerows are retained as far as possible and any loss will be mitigated elsewhere on site resulting in an overall net gain in planting. The illustrative Development Framework Plan incorporates these elements within a strategic landscape framework.

1.5 EIA Screening

1.5.1 As the application proposals are for urban development on a site of more than 0.5 hectares, the proposals fall under Schedule 2 of the Town and Country Planning

(Environmental Impact Assessment) (England and Wales) Regulations 2017. Such projects only require an EIA if the development is likely to have significant effects on the environment by virtue of factors such as its nature, size or location.

- 1.5.2 The development is for a residential development of up to 95 dwellings.
- 1.5.3 The location does not present any environmental constraints and nor is it in a sensitive area. As such, the applicant does not consider that an Environmental Statement is required.

2 THE NATIONAL HOUSING CRISIS

2.1 Introduction

2.1.1 This section of the Planning Statement will set out the context to the national imperative to boost significantly the supply of housing, the response required of Cherwell Authority and the observed effects on affordability in the District.

2.2 National Delivery of Housing

2.2.1 It is widely acknowledged at all levels that there is a housing crisis in this country, which has arisen as a direct consequence of too few houses being completed to keep pace with a growing population and household formation rates.

2.2.2 The solution to address this pressing national issue is a sum of the individual parts, i.e. every local authority must ensure that a five year supply of housing is achieved urgently against up to date, objective assessments of their needs.

2.2.3 The House of Lords Select Committee on Economic Affairs said:

To address the housing crisis at least 300,000 new homes are needed annually for the foreseeable future. One million homes by 2020 will not be enough.²

2.2.4 In recognition of the national housing crisis, the government responded in the 2017 Autumn budget with a commitment to deliver 300,000 new homes a year. Since the start of the financial crisis, delivery of new homes has not yet come close to delivering this nationally recognised need:

Year	Net Additional Dwellings³
2007/08	223,534
2008/09	182,767
2009/10	144,870

² House of Lords Select Committee on Economic Affairs 1st Report of Session 2016–17 HL Paper 20 Building more homes

³ Ministry of Housing Communities & Local Government *Table 122: housing supply; net additional dwellings, by local authority district, England 2001-02 to 2017-18* (Accessed January 2019)

2010/11	137,394
2011/12	134,896
2012/13	124,722
2013/14	136,605
2014/15	170,693
2015/16	189,645
2016/17	217,345
2017/18	222,194

- 2.2.5 Having regard to the evidence on past completions, it is self-evident that a significant step change is required in the delivery of new homes, in order to get anywhere close to meeting requirements and preventing the housing crisis from being exacerbated further.
- 2.2.6 In order to reach the government's targets, Kit Malthouse MP, Minister of State for Housing, Communities and Local Government recently said in The Times, "If we want to achieve 300,000 homes a year, we need to have one million homes in production and four to five million in planning."
- 2.2.7 In 2017 consultancy Lichfield also identified that in order to meet the 300,000 a year delivery target, a constant stock of between 600,000 and 1.1 million of implementable planning permissions would be required.
- 2.2.8 This application therefore responds to the national housing crisis and the need to grant additional planning permissions in order to meet the government's objectives. In addition, as will be explained later in this Planning Statement, this document responds to the local housing issues in Cherwell which are contributing to the problem overall.

2.3 The Local Authority Position

- 2.3.1 One effect of the national housing crisis is a profound effect on affordability. The following information, based on DCLG Live tables, demonstrates that the Council is failing to deliver the 1278 homes each year that it needs⁴. This has led to the

⁴ Figure based on 21,734 dwelling requirement over 2014-31 in table 3 of the Local Plan Part 1

increasing unaffordability of housing in the District since the start of the Local Plan period in 2011.

	2011	2012	2013	2014	2015	2016	2017	2018
Earnings Ratio	7.81	7.81	8.46	8.86	8.92	9.35	9.85	9.73

2.3.2 Mortgage lenders typically offer loan to income ratios from 3.25 annual salary up to a cap at around 4.5 times annual salary. More often than not this requires a deposit and loan to value (LTV) ratio of 95%. As can be seen from the data, house prices reduced during the recession to just above current national average ratios in 2009. Since then, house prices to lower quartile earnings have increased beyond even those of the peak of 2007.

2.3.3 It is also true that there has been a failure to deliver the 407 affordable houses required in the District each year as identified within the Oxfordshire SHMA 2014.

2.3.4 MHCLG Live Table 1011C provides a detailed breakdown of new build affordable housing completions by Local Authority for the previous 3 years. For Cherwell District delivery of the past 3 years has been as follows:

Year	Total Affordable Completions
2015/16	330
2016/17	312
2017/18	438

2.3.5 It is clear this delivery of 1,080 affordable dwellings in the past three years is short of the need identified in the SHMA of 1,221.

2.3.6 The reality is therefore that those most in need in District are unable to afford to buy their own homes.

3 SITE AND LOCATIONAL SUSTAINABILITY

3.1 Site Location

- 3.1.1 The site is approximately 6.0ha and lies adjacent to the existing residential development on the edge of Bloxham.
- 3.1.2 The settlement lies approximately 5km to the south west of Banbury, the nearest employment centre in addition to providing access to the rail network.
- 3.1.3 The site is in a sustainable location and will be able to make a valuable contribution to the supply of housing in Cherwell while in conformity with the adopted Local Plan.

3.2 Suitability of Location

- 3.2.1 The application site comprises fields in agricultural use. As outlined above it is well related to the settlement, with good pedestrian and cycle links and it is contained by physical features at its urban edge. The development represents a logical extension to Bloxham.
- 3.2.1 As a settlement, Bloxham is considered a suitable location for development. The 2013 Strategic Housing Land Availability Assessment (SHLAA) considered opportunities for development for the main towns of Cherwell but also the other settlements which may need new allocations within or outside built-up limits, of which Bloxham is one.
- 3.2.2 The adopted Local Plan Part 1 also identifies that Category A 'service villages' are able to support additional growth. Policy Villages 2 expressly identifies that 750 homes (as a minimum) will be provided within Category A villages, with no direction as to which settlements in that category are deemed appropriate. Paragraph 'Xxiii' of the adopted Local Plan does however identify that the provision:

"..will principally involve the identification of sites of 10 or more dwellings within or outside the built-up limits of those villages."

- 3.2.3 The site access is situated within approximately 1km of the centre of Bloxham and is close to existing shops, services and employment opportunities in the village allowing easy access by foot and bicycle. The site's proximity to key services and facilities is shown in Figure 3.9 of the Design and Access Statement (DAS) and details of facilities are shown within the Transport Assessment at figure 2.b which illustrates all amenities are within recommended guideline walking distances.
- 3.2.4 Growth at South Newington Road will both support, and be supported by a range of services and facilities that are within easy walking and cycling distance of the site. These include, but are not limited to: a primary school, secondary school, pharmacy, post office, newsagents, Co-op food store, three public houses, village hall, dentist and doctor's surgery, church, business park and a village hall.
- 3.2.5 Bloxham has good public transport links to larger employment centres, such as Banbury. The closest bus stop to the development site lies approximately 300m to the north of the site on South Newington Road. A bus shelter is located directly outside the petrol station 675m from the centre of the site, on South Newington Road. The number 488 is the most frequent service and travels along the edge of the site on its route from Chipping Norton to Banbury. The first bus arrives at 06:36 in the morning. Whilst the final bus arrives at 19:41 in the evening. In total there are 13 services per day from these stops.
- 3.2.6 The following is relevant in terms of the site's suitability and sustainability for development:
- The site is well contained within the landscape and important trees and other landscape features are retained;
 - The local highway network has capacity to accommodate the additional traffic associated with the development, without significant adverse impact;
 - The site comprises land in agricultural use, but its usefulness for agricultural purposes is limited and its loss would not be significant in Framework terms (Framework 170);

- The site has a low ecological value and on the basis of the evidence submitted with the application (Ecological Appraisal prepared by FPCR). The loss of habitat would therefore not be significant and mitigation and net biodiversity gains can be readily achieved;
- The proposed developable area lies entirely within Flood Risk Zone 1 (i.e. land assessed as having a less than 1 in 1,000 annual probability, or <0.1% chance of flooding), any areas within zones 2 or 3 do not contain any built form or infrastructure;
- There are no designated heritage assets within or immediately adjacent to the site, and the development is only considered to have a 'negligible impact' on any wider heritage assets within Bloxham.

3.2.7 The DAS prepared by CSA Environmental and submitted in support of the application sets out how the site can accommodate the quantum of development proposed in a manner which reflects the local landscape character and the edge of Bloxham.

3.2.8 In summary the application site presents an opportunity for the sustainable growth of Bloxham:

- The land to which the development proposals relate is not of high environmental value.
- The site is suitable for residential development in terms of its general location and characteristics.
- There are opportunities through development to improve the environmental conditions of the area.

3.3 Suitability of the Site

3.3.1 The site itself is also considered to be highly sustainable. A number of reports have been submitted with this application, the findings of which are summarised below.

Design and Access Statement

3.3.2 The Design and Access Statement (DAS) demonstrates how the scheme will deliver a high quality residential sustainable development. The proposals are based on sound design principles that have taken into account site constraints and opportunities presented by the site.

3.3.3 Whilst design is a matter reserved for future determination, the DAS demonstrates the site could accommodate a scheme that would be in scale and character with its surroundings and Bloxham through delivering dwellings of a suitable size and through utilising materials that reflect the local vernacular. It is demonstrated through the DAS and TA that the site would be accessible to people on foot, cycle and to those with disabilities. The illustrative masterplan seeks to create an attractive place that responds to the attributes of the site and the local context.

3.3.4 The development has been designed taking into account the recommendations of the Landscape and Visual Impact Assessment (LVIA). The green infrastructure within the built development will sit as an integral part of the framework and is key in creating an accessible, open and engaging place within which to live. The proposal provides a strong green framework comprising;

- The creation of 3.25ha of green infrastructure comprising a variety of potential habitats;
- Including an area of open space to the west of the scheme to feature a trim trail;
- Reinforcement of existing hedgerows around the site boundary to improve the quality and connectivity of habitat.

Statement of Community Involvement

3.3.5 The Statement of Community Involvement outlines the consultation process followed by Gladman Developments. Gladman have consulted the local community prior to the application being submitted. It is considered that the scope of the community consultation with has met with, and gone beyond, the recommendation of Local and National planning policies and legislation.

Landscape and Visual Impact Assessment

- 3.3.6 The LVIA identifies that neither the site nor the immediate landscape is covered by any statutory or non-statutory designations for landscape quality. The assessment identifies that the site is well related to existing residential development, with views being restricted to public vantage points and residential properties nearby. The Development Framework Plan shows how an appropriate scheme can be accommodated at the site which respects the existing landscape features, while providing a sensitive edge to the adjacent countryside. Houses will be set back from the northern boundary to respect the visual amenity of the existing housing and it is considered the proposals can be accommodated without significant landscape impacts.

Transport Assessment

- 3.3.7 The proposal complies with local and national planning policy and guidance with respect to sustainable accessibility, safety and impact on the highway network. The proposals will not result in any significant adverse impacts and the access can be accommodated to the required standards.

Ecology Appraisal

- 3.3.8 No statutory or non-statutory sites are located within the application area. The Slade Nature Reserve is located beyond the northern site boundary and comprises woodland, marshy grassland and a water course. The Slade Nature Reserve is not affected by any statutory designation, however it has been afforded consideration within the submitted Framework Plan through the provision of a green gap and structural planting between the proposed development and the reserve. Any notable species have been afforded appropriate consideration as part of the development.

Phase 1 Site Investigation

- 3.3.9 The site is considered to present an overall low contamination risk. As the contamination risks at the site are considered to be low, future investigation should

be able to be undertaken post-planning, under a suitable worded Planning Condition.

Foul Drainage Analysis

- 3.3.10 It is clear from the analysis of both legal and technical aspects relating to foul drainage, that this development can be effectually drained without causing detriment to the public sewerage network.

Air Quality Assessment

- 3.3.11 The assessment demonstrates that the Proposed Development will not lead to an unacceptable risk from air pollution, or to any breach in national objectives. Therefore, there are no material reasons in relation to air quality why the proposed scheme should not proceed, subject to appropriate planning conditions.

Built Heritage Statement

- 3.3.12 The Site does not lie within a conservation area, there are no designated or non-designated built heritage assets within it. The development will not result in any significant impacts on any designated heritage assets. It is identified that the proposals will result in a 'negligible' impact on the Grade I listed Church of St Mary, through the loss or reduction of views of the spire from the public right of way on site. These are not considered to be 'key views' and views of the spire are available from alternative public footpaths.

Archaeology Desk Based Assessment

- 3.3.13 The desk based assessment concludes that there are no prehistoric or roman finds or features recorded within the site or immediate vicinity. Within the wider area there is evidence of prehistoric activity and later roman activity, the closest evidence being found circa 390m south of the site. The site contains truncated ridge and furrow which should be considered in the context of a non-designated heritage asset, which under the guidance of the NPPF, does not preclude development.

3.4 Sustainability Summary

3.4.1 In summary, the application site presents an opportunity for the sustainable growth of Bloxham:

- The land to which the development proposals relate is not of high environmental value;
- The site is suitable for residential development in terms of its sustainable location and characteristics;
- There are opportunities through development to improve the environmental conditions of the area;
- There are no designated heritage assets within or immediately adjacent to the site, and the development is considered to have no more than a negligible impact on any heritage assets;
- The site has a low ecological value and as evidenced in the report submitted with the application (Ecological Appraisal prepared by FCPR). The loss of habitat would therefore not be significant and mitigation and net biodiversity gains can be readily achieved through new planting, landscaping and private back gardens;
- The site is well contained within the landscape and important landscape features such as hedgerows are retained and improved; and
- The local highway network has capacity to accommodate the additional traffic associated with the development, without significant adverse impacts.

4 THE DEVELOPMENT PLAN

4.1 Introduction

4.1.1 At the time of writing, the adopted Development Plan applicable to the site comprises:

- Cherwell Local Plan part 2011-2031 (Part 1); and
- Bloxham Neighbourhood Plan; and
- Saved Policies of Cherwell Local Plan 1996; and
- Oxfordshire Minerals and Waste Local Plan 2017 (not relevant to this application)

4.1.2 The proposed development is beyond the confines of the existing settlement boundary. However the adopted Local Plan part 1 allows sufficient flexibility within its policy (Villages 2) that development beyond the defined boundaries in Rural Areas and notably Category A villages, where demonstrably sustainable and contributing to a need for 750 dwellings, is considered in accordance with the Local Plan.

4.1.3 This section describes the adopted and emerging Development Plan for the site and considers the relevance and weight that should be attributed to the policies contained within it.

4.2 The Development Plan: Weighting

4.2.1 Section 38(6) of the Town and Country Planning and Compulsory Purchase Act 2004 places a statutory duty on local planning authorities to determine planning applications in accordance with the development plan unless material planning considerations indicate otherwise. Section 39 of the Act requires decision makers to exercise their functions with the objective of contributing to the achievement of sustainable development.

4.2.2 The Framework is a material planning consideration but does not change the statutory status of the Development Plan as the starting point for decision making. Paragraphs 2 and 12 of the Framework confirm:

- 2. Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.**

- 12. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.**

4.2.3 Further, in determining the weight to relevant policies the guidance at paragraph 213 of the Framework confirms:

“...existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).”

4.2.4 The planning application should be considered in this context.

4.3 Five-Year Housing Land Supply

4.3.1 The Framework requires local planning authorities (LPAs) ensure a continued supply of land to meet five years' worth of housing requirements, with a delivery buffer of either 5%, 10% or 20% (moved forward from later in the plan period) depending on past performance. Local authorities should also make every effort to redress previous underperformance within the immediate 5 year period (commonly referred to as the 'Sedgefield Approach') and the delivery buffer should be applied to both the requirement and the accrued backlog.

4.3.2 The Council currently claim a supply of 5.4 years.

- 4.3.3 Notwithstanding the above, regard is to be had to a recent Written Ministerial Statement setting out a government commitment, as part of the Oxfordshire Housing and Growth Deal, to permit planning flexibilities on housing land supply pending preparation of a Joint Statutory Spatial Plan. As a result of this statement, planning policy is amended for the purposes of decision-taking under paragraph 11(d) such that footnote 7 of the NPPF will only apply where the authorities in Oxfordshire cannot demonstrate a three year, rather than a five year, supply of deliverable housing sites.
- 4.3.4 The market and affordable homes proposed on a policy compliant application site, could make a significant contribution to housing supply in Bloxham and the LPA as a whole over the next three or five years of the plan period, therefore helping to address the immediate need for deliverable housing sites. The site would also provide homes beyond this period to assist the Council in maintaining a five year housing land supply.

4.4 The Cherwell Local Plan 2011-2031

- 4.4.1 The Local Plan was adopted to guide development in the District until 2031.
- 4.4.2 **Policy PSD1: Presumption in Favour of Sustainable Development** identifies that when considering development proposals, the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained within the Framework. It further states that applications that accord with the Local Plan will be approved without delay unless material considerations indicate otherwise.

The proposals are in overall accordance with this policy, the objectives of the development plan and policies as a whole.

- 4.4.3 **Policy BSC 1: District Wide Housing Distribution** identifies the overall housing requirement for Cherwell over the 2011-2031 plan period. The requirement for 22,840 dwellings then further altered to 21,734 over the 2014-31 period.

The proposals will help the council meet their adopted housing target in an identified sustainable settlement, capable of supporting additional growth. The development is therefore in compliance with this policy.

- 4.4.4 **Policy BSC 3: Affordable Housing** identifies that at Kidlington and elsewhere, developments of 11 or more dwellings, or sites which are suitable for 11 or more dwellings, will be expected to provide at least 35% affordable housing.

There are no concerns over the viability of the provision of affordable housing proposed within the scheme, as such a policy compliant level of affordable housing will be provided.

- 4.4.5 **Policy BSC9: Public Services and Utilities** identifies that the council will support proposals which involve new or improved public services/utilities if they are required to enable the delivery of sites.

The proposals will not result in a negative impact on the function of local services and utilities and will provide capacity upgrades to ensure continued function where required. The proposals are in compliance with this policy.

- 4.4.6 **Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision** identifies the requirement to ensure the continued access to, provision and maintenance of sport and recreation provision. It will be provided through the protection and enhancement of existing sites and contribution to open space, sport and recreation from new development proposals.

The scheme provides approximately 54% of the site as public open space, significantly more than required by local policy. Gladman are prepared to make financial contributions to local sports facilities where required. The proposals are therefore in compliance with this policy.

- 4.4.7 **Policy BSC 11: Local Standards of Provision - Outdoor Recreation** states that development proposals will be required to contribute to the provision of open space, sport and recreation, together with secure arrangements for its management and maintenance.

The proposals provide up to 54% of the site as public open space, which will be maintained in perpetuity by a management company. Financial contributions can be made to any facilities required which cannot be facilitated on site. The proposals are in compliance with this policy.

- 4.4.8 **Policy ESD6: Sustainable Flood Risk Management** identifies the Councils preferred approach towards the reduction of flood risk and management of discharge on new developments. The accompanying flood risk assessment identifies how the proposals will utilise Sustainable urban Drainage Systems (SuDS) to ensure run off generated by the site is managed effectively. Further, any built development proposed is located within flood zone 1, the lowest category of risk.

The proposals are in compliance with this policy.

- 4.4.9 **Policy ESD 7: Sustainable Drainage Systems (SuDS)** identifies how it is expected that SuDS will be utilised for the management of surface run off on all new developments.

The submitted application identifies how SuDS form a key element of the surface water management, ensuring controlled run off and discharge rates. The scheme is in compliance with this policy.

- 4.4.10 **Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment** identifies how in new proposals, a net gain in biodiversity will be sought through the protection, management and enhancement by extending existing and the creation of new environmental resources. It goes on to state damage to or loss of sites of biodiversity or geological value of national importance will not be permitted unless the benefits of the development significantly outweigh the impacts.

The submitted Ecological Appraisal identifies how notable habitats and features such as trees and hedgerow will be retained as far as possible as part of the development, with any losses mitigated through extensive new structural planting and habitat creation. The proposals once completed will result in a net gain in available habitat and biodiversity on the site. Consideration has been afforded

within the design to provide the nearby Slade Nature Reserve an appropriate buffer. It should be noted that the reserve is not subject to a statutory or non-statutory designation. The proposals are in compliance with this policy.

- 4.4.11 **Policy ESD 13: Local Landscape Protection and Enhancement** states that new Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where harm to local landscape character cannot be avoided.

The proposals are accompanied by a Landscape and Visual Impact Assessment which identifies how the proposals have been designed to minimise impacts on the local landscape through careful design and provision of additional planting. The proposals will not result in a significant impact on the local landscape. The scheme is in accordance with this policy.

- 4.4.12 **Policy ESD15: The Character of the Built and Historic Environment** identifies that new development proposals should be of a high quality, creating a safe, durable and attractive living environment. They should also contribute to an areas character and conserve, sustain and enhance designated and non-designated heritage assets. Where the potential for archaeology exists, an appropriate desk based assessment should be undertaken.

The proposals are accompanied by both a Built Heritage and an Archaeology Assessment. There are no designated or non-designated heritage assets located on the site and proposals will only result in a negligible impact on heritage in the wider area. There is no evidence of prehistoric or Roman remains or features present on site. While some evidence of ridge and furrow earthworks likely of medieval origin are present, the NPPF identifies that remains of this nature do not preclude development. The proposals are in compliance with this policy.

- 4.4.13 **Policy Villages 1: Village Categorisation** divides the villages within Cherwell District via categories A through C. Bloxham is identified as a Category A village, acknowledged as being able to support Minor Development, infilling and conversions. Villages 1 closely links to Policy Villages 2 which further identifies

Category A Villages as being able to support a minimum of 750 additional dwellings over the plan period.

The proposals direct growth to a high tier, relatively unconstrained village, acknowledged by the Local Plan as being able to support additional growth. The proposals are therefore in compliance with this policy.

4.4.14 **Policy Villages 2: Distributing Growth across the Rural Areas** identifies in detail that Category A villages are to support 750 homes over the plan period. The policy does not restrict this development to infill within the settlement boundary, nor does it allocate it by specific settlements or provide timescales for delivery. Within the recent appeal at Land off Blackthorn Road, Launton⁵ (decision September 2018), policies Villages 1 and 2 are discussed in some detail by the Inspector. Similarly to Bloxham, the appeal site was located in a Category A village and it was found that, in accordance with government objective of significantly boosting the supply of housing, the figure of 750 dwellings allocated to Category A villages should not be considered an upper limit. Further, at the time of the appeal only 103 dwellings of the identified 750 had been completed and as such the proposals should be considered compliant with the objectives of policies Villages 1 and 2.

The proposals are materially similar to those outlined within the above appeal and should be considered in the same context. Therefore the scheme is demonstrably in compliance with this policy.

4.4.15 **Policy Villages 4: Meeting the Need for Open Space, Sport and Recreation** identifies the requirements for amenity open space in the in Rural North sub-area with priority provision in Adderbury, Bloxham and Bodicote, Cropredy and Sibford Wards.

The proposals provide 3.25ha of open space equating to 54% of the total site area. This is significantly in excess of the amount required by local policy. Any

⁵ APP/C3105/W/17/3188671

requirement for further provision for sports pitches or facilities will be met through a financial contribution. The scheme is therefore in compliance with this policy.

4.5 Bloxham Neighbourhood Plan

4.5.1 Cherwell District Council formally 'made' the Bloxham Neighbourhood plan on 19th of December 2016 following a positive referendum result. The most relevant policies in determining the application are outlined below.

4.5.2 **BL1 & BL2 Policies on Sustainable Housing Developments** Policy BL1 allocates land South of Milton Road, for development of approximately 85 dwellings. Policy BL2 applies to the rest of the Neighbourhood Plan Area, and states that the following will be 'permitted'; "conversion, infilling and minor development within the existing built up limits provided that such additional developments are small in scale, typically, but not exclusively five dwellings or fewer".

4.5.3 In seeking to restrict development to that within the existing built up limits, it is considered that Policy BL2 conflicts with Policy Villages 2 of the Cherwell Local Plan 2011-2031, which as stated above, does not seek to restrict development in this manner.

4.5.4 Policy BL2 is restrictive and to apply the policy in full rigour will prevent suitable sites such as this coming forward and assisting the Council meeting its minimum housing requirement. Furthermore, it is made clear at paragraph 30 of the NPPF, that only non-strategic policies within a local plan, can be superseded once a neighbourhood plan is brought into force. Given that Policy Villages 2 is considered to be a Strategic Policy, as confirmed at paragraph C.525 and D.20 of the adopted Local Plan, the restrictive approach taken in Policy BL2 to development within the confines of the built up boundary, does not supersede the permissive approach taken in Policy Villages 2.

4.5.5 Accordingly, Policy BL2 should only be afforded limited weight in the determination of this application.

- 4.5.6 **BL3 Policy on Connectivity** Requires that all development promote and improve sustainable modes of transport that connect to the village services. The site is well located to services in the village centre and sustainable modes of transport will be encouraged. The proposal is in compliance with this policy.
- 4.5.7 **BL6 and BL7 Policies on Adaption for Climate Change** requires that proposed developments do not increase flood risk. The accompanying flood risk assessment identifies how the proposals will utilise Sustainable urban Drainage Systems (SuDS) to ensure run off generated by the site is managed effectively. Further, any built development proposed is located within flood zone 1, the lowest category of risk. The proposals are in compliance with this policy.
- 4.5.8 **BL8 Policy on Housing that Adapts to Demographic Change** requires that wherever practicable all new housing developments should include market housing that are suited to the needs of an aging population. The application at present is in outline, with the exact housing mix to be agreed at a reserved matters stage.
- 4.5.9 **BL11 Policy on Contributing to the rural Character of the Village** sets out how the design of new development should respond to the local character and historic and natural assets of the area. The Design and Access Statement submitted in support of the application demonstrates how the development will respond to the context of Bloxham. The application is in conformance with this policy.

4.6 Cherwell Local Plan 1996 Saved Policies

- 4.6.1 There is a notable policy saved from the previous Local Plan which has not been superseded by the current Local Plan covering 2011-2031 and remains applicable to this application.
- 4.6.2 **Policy H18: New Dwellings in the Countryside** states that new dwellings will only be permitted beyond the defined settlement boundaries where it is essential for agriculture, not in conflict with a now superseded policy (H6), or in conflict with other policies in the Local Plan.

Policy H18 conflicts with objectives of the current Local Plan, notably policies Villages 1 and Villages 2 which expressly seek to allow flexibility to deliver housing in Category A settlements beyond the defined boundaries. H18 also does not meet the government's objective of significantly boosting the supply of housing and should be afforded limited weight owing to these conflicts.

4.7 The Emerging Development Plan

4.7.1 Cherwell District Council is currently working on a Partial Review of the Adopted Local Plan. The proposed submission draft of the plan was consulted on between July and October 2017 and presented to the council in February 2018 before being formally submitted for examination the following month.

4.7.2 A post hearings note published on the 10th July 2019 confirms that Cherwell will be apportioned 4,400 dwellings to address Oxford's unmet housing need and that the Inspector considers the process through which this figure is derived 'robust'.

4.7.3 'Annex A: Implementation' of the Framework, provides guidance on the weight to be attributed to adopted and emerging plans following the publication of the Framework. It allows decision makers to give weight to existing and emerging development plan policies according to their degree of consistency with the framework and in regard emerging policies, the stage of preparation and the extent of unresolved objection to it.

4.7.4 The partial review is considered to be at an advanced stage of preparation. In accordance with paragraph 48 of the Framework, because of the advanced stage of plan preparation, the partial review local plan can carry some weight.

4.7.5 Within the Local Plan Review Proposed Submission Plan, a number of sites are identified for development which fall outside of the settlement boundary, this shows the Councils acknowledgement that the new homes needed cannot be accommodated within the existing urban area, meaning that the majority of new residential development will have to take place on greenfield sites in the open countryside, requiring the settlement boundary to be reviewed.

4.7.6 The growth of service villages and changes to settlement boundaries is an inevitable consequence of meeting additional housing needs. There is nothing within planning policy or law that makes it wrong in principle to breach settlement boundaries to accommodate sustainable development.

4.8 Summary of the Development Plan

4.8.1 In the light of the above, it is clear that the development proposal accords with all parts of the Development Plan that are up to date in addition to the overall objectives pertaining to housing growth and the direction thereof.

4.8.2 Where a conflict arises (H18), the policy is out of date and in conflict with policies in the adopted Development Plan. As such the conflict should be accorded corresponding limited weight. A determination other than in accordance with H18 is therefore justified and other material considerations including the Framework and the presumption in favour of sustainable development are relevant. This is considered further in Chapter 4 of this Statement.

5 SUSTAINABLE DEVELOPMENT: THE NATIONAL PLANNING POLICY FRAMEWORK

5.1 The Presumption in Favour of Sustainable Development

5.1.1 At the heart of the Framework is the 'presumption in favour of sustainable development' (paragraph 10). For decision-taking this means approving development where it accords with an up-to-date development plan, or where there are no relevant development plan policies or where the policies which are most important for determining the application are out-of-date, granting permission unless adverse impacts would significantly and demonstrably outweigh the benefits, or policies in the Framework indicate development should be restricted (see paragraph 11).

5.1.2 The relevant technical reports that accompany this planning application demonstrate that there are no unacceptable adverse impacts that would significantly and demonstrably outweigh the benefits associated with the

proposals. Further, the application site is not the subject of any of the designations cited within footnote 6 of the Framework and therefore policies do not apply which indicate the presumption should be disapplied.

5.1.3 This section describes how the development proposals meet the relevant objectives of the Framework.

5.1 Building a Strong and Competitive Economy

5.1.1 The Framework is clear that the government is committed to delivering sustainable economic growth identifying that planning policies should, “positively and proactively encourage sustainable economic growth.” (paragraph 81).

5.1.2 Housing development is a key component of economic growth and this is fully recognised in Government policy and more recently the White Paper – Fixing our broken housing market (2017), which states on page 15:

“If we fail to build more homes, it will get ever harder for ordinary working people to afford a roof over their head, and the damage to the wider economy will get worse.”

5.1.3 Through the development of the site a significant amount of investment will be made to the area in terms of the construction value of the project and associated spend during the construction period. The construction industry and house building in particular make an important contribution to both the local and national economy in terms of job creation. The accompanying Socio-economic Sustainability Statement estimates the following key benefits arising from the proposal

- Construction Spend – £11.6 million
- GVA over the build period - £3.9million
- Resident annual expenditure - £3.3 million
- Council tax - £1.6 million over 10 years
- New Homes Bonus - £600,000 over a 4 year period

5.1.4 The provision of quality housing in Bloxham is central to the achievement of sustainable economic growth across Cherwell and is fully supported by the

requirements and advice of the Framework; indeed, paragraph 80 is clear that, “significant weight should be placed on the need to support economic growth through the planning system”.

5.2 Promoting Sustainable Transport

5.2.1 At paragraph 29, the Framework requires:

“...The transport system to be balanced in favour of sustainable transport modes, giving people a real choice about how to travel.”

5.2.2 At paragraph 30, it directs local planning authorities to:

“...support a pattern of development which, where reasonable to do so, facilitates the use of sustainable modes of transport.”

5.2.3 Bloxham has a number of services and facilities which are within easy walking and cycling distance of the site, including: primary school, secondary school, pharmacy, post office, newsagents, Co-op food store, three public houses, village hall, dentist and doctors surgery, church, business park and a village hall.

5.2.4 Bloxham has good public transport links to larger employment centres, such as Banbury. The closest bus stop to the development site lies approximately 300m to the north of the site on South Newington Road. A bus shelter located directly outside the petrol station 675m from the centre of the site, on South Newington Road. The number 488 is the most frequent service and travels along the edge of the site on its route from Chipping Norton to Banbury. The first bus arrives at 06:36 in the morning. Whilst the final bus arrives at 19:41 in the evening. In total there are 13 services per day from these stops.

5.2.5 In accordance with paragraph 32 of the Framework a Transport Assessment (TA) has been undertaken which confirms that the site is well located in relation to sustainable transport options and is well positioned in relation to the local and strategic highway network.

5.2.6 Access will be achieved via a priority junction off South Newington Road. The TA sets out a number of proposals for off-site highway (including public transport) including:

- Dragons Teeth road marking.
- Extended pedestrian footway.

5.2.7 The proposals retains the existing public rights of way running across the north west and north of the site and informal footpaths that connect the site to the surrounding area. A range of improvements are proposed to enhance pedestrian access, details of which are contained in the TA. The TA confirms that the package of measures proposed offers accessibility enhancements to encourage more sustainable means of travel in the area and will mitigate any significant impacts on the highway.

5.3 Delivering a Wide Choice of High Quality Homes

The Need for Market and Affordable Housing

5.3.1 There is a wealth of evidence from figures at the highest levels of the Government, the Bank of England and internationally, within the European Commission and International Monetary Fund, which demonstrate that there is a consistent and pressing requirement to build more homes to meet the significant level of unmet need, particularly for homes that are affordable. In the foreword to the White Paper 'Fixing the Broken Housing Market', Prime Minister Theresa May stated:

"Our broken housing market is one of the greatest barriers to progress in Britain today. Whether buying or renting, the fact is that housing is increasingly unaffordable – particularly for ordinary working class people who are struggling to get by.

Today the average house costs almost eight times average earnings – an all-time record. As a result it is difficult to get on the housing ladder, and the proportion of people living in the private rented sector has doubled since 2000."

5.3.2 The government outlined its aim to build 300,000 homes per year in the Autumn Budget 2017. Delivery of this site will contribute to this delivering the housing the country needs.

5.3.3 In addition to a pressing need for new market homes in Cherwell District, there is a significant need for affordable housing, as outlined within the Oxfordshire Strategic Housing Market Assessment 2014 (SHMA).

5.3.4 The SHMA makes clear that an annual need of 407 affordable homes is required to help tackle Cherwell's affordability crisis however, the scale of under delivery in Cherwell is leading to a chronic shortage of much needed new homes.

5.3.5 The UK has a persistent problem with inadequate housing supply, which has led to low income and middle income families being priced out of the housing market. National Government recognise that house price inflation is getting to dangerous levels and that building new homes is necessary in order to address this issue. The delivery of 35% affordable homes should be given significant weight.

Ensuring Choice in the Competition for Land

5.3.6 The Framework sets out the Government's key housing objective, which is, "to boost significantly the supply of housing". Paragraph 73 sets out how LPAs should achieve this boost in the supply of housing, including a requirement to provide a delivery buffer of 5%, 10% or 20% to ensure choice and competition in the market for land.

5.3.7 The proposals entirely accord with this national policy objective in so far as the application will deliver new housing development which will assist the Council to contribute towards the central government objective of boosting significantly the supply of housing now.

5.4 Achieving Well-Designed Places

5.4.1 The DAS demonstrates how the scheme will deliver a high quality residential sustainable development. The proposals are based on sound design principles that have taken into account site constraints and opportunities presented by the site.

5.4.2 Whilst design is a matter reserved for future determination, the DAS demonstrates the site could accommodate a scheme that would be in scale and character with its surroundings and Bloxham through delivering dwellings of a suitable size and

through utilising materials that reflect the local vernacular. It is demonstrated through the DAS and TA that the site would be accessible to people on foot, cycle and to those with disabilities. The illustrative master plan seeks to create an attractive place that responds to the attributes of the site and the local context.

5.4.3 The development has been designed taking into account the recommendations of the Landscape and Visual Impact Assessment (LVIA). The green infrastructure within the built development will sit as an integral part of the framework and is key in creating an accessible, open and engaging place within which to live. The proposal provides a strong green framework comprising;

- The creation of a 3.25Ha of Green Infrastructure comprising a variety of potential habitats, SuDS system and open space; and
- Reinforcement of existing hedgerows around the site boundary to improve the quality and connectivity of habitat.

Conserving and Enhancing the Natural Environment

5.4.4 The site is not subject to any landscape quality designation and lies outside of the AONB. The site, nor the immediate landscape, contains any rare or unusual landscape features and so the LVIA prepared for the application concludes the site does not comprise a valued landscape.

5.4.5 Development will result in a permanent change to the character of the application site, however the proposals will aim to retain notable existing landscape features where evident such as boundary hedgerows, mature hedgerow trees and drainage ditches. Therefore, it is considered that the proposed development can be accommodated without giving rise to material landscape/townscape or visual effects.

5.4.6 The Ecological Assessment confirms that the proposal is unlikely to have any significant effect on any statutory or non-statutory designated sites. With the creation of an extensive area of Public Open Space to the west of the site providing a buffer to the Slade Nature Reserve. The development of the site will result in a net gain in and diversification of the current habitat types present on the site. The

Ecological Appraisal identifies a number of measures which provide opportunities for biodiversity enhancements.

Conserving and Enhancing the Historic environment

5.4.7 Section 16 of the Framework provides policy guidance for the conservation and investigation of heritage assets. The archaeological assessment has identified that there was some truncated remains of ridge and furrow earthworks on the site.

5.4.8 The Heritage Report noted that there are no designated heritage assets located within or immediately adjacent to the site. The harm resulting from the loss or reduction of non-key views from within the site or immediately to the west of the site of the Grade 1 Listed Church of St Mary were deemed to be negligible. It was concluded that the site will not result in additional adverse impact on the significance of the Bloxham conservation area as a whole.

5.5 Meeting the Challenge of Climate Change

5.5.1 Paragraph 148 of the Framework requires the planning system to “help to: shape places in ways that contribute to radical reductions in greenhouse gas emissions...” The application proposal meets these criteria as it will be delivered to the relevant Building Regulations or equivalent standard applicable at the time of permission.

5.6 Summary

5.6.1 From the above, it is clear that the application proposal complies with relevant provisions of the Framework. Accordingly, it can reasonably be concluded that the proposal is also in compliance with the broad planning objectives of the Framework.

5.6.2 The assessment against the relevant policies does not indicate any circumstances under which permission should be restricted which might result in the disapplication of the presumption in favour of sustainable development.

6 Planning Balance and Conclusions

6.1 Summary of Case and Identified Benefits and Harm

- 6.1.1 The outline planning application is made in the context of the government's requirement to boost housing land supply, the presumption in favour of sustainable development and compliance with the adopted Local Plan. The proposal provide a significant contribution to the 5 year housing land supply in Cherwell, helping deliver the governments objective at paragraph 59 of the Framework to significantly boost the supply of homes, doing so while in accordance with the adopted Local Plan.
- 6.1.2 This proposal would be deliverable in the short term and increase the supply and choice of housing in Bloxham. It would contribute towards economic growth and have wider social benefits to the local community, meeting a range of housing requirements, including affordable housing. The principles outlined within the DAS would secure a high quality scheme.
- 6.1.3 The supporting material, assessments and reports demonstrate that there are no technical or environmental constraints that would preclude the development of this site, subject to planning conditions and/or obligations. Gladman is willing to enter into constructive dialogue with the Council to agree a list of conditions and Section 106 Heads of Terms that are necessary to make the development acceptable in planning terms. In order to commence this process, a list of suggested Heads of Terms for a Section 106 Agreement is enclosed at Appendix 1.
- 6.1.4 As with any greenfield site, the development will introduce changes to the area and some urbanising effects. Care has been taken to ensure that the perceived impact on Bloxham is minimised and acceptable, through careful design and siting, and the provision of extensive open space and green infrastructure to the east to ensure built form does not extend beyond the existing settlement edge.

6.1.5 The development of the site, as proposed, would be both suitable and sustainable, and there is justification to grant planning permission in accordance with the presumption in favour of sustainable development.

6.1.6 The relevant material considerations in this case are:

- The development proposals are in overall accordance with the adopted Local Plan, directing growth to a tier of settlement expressly identified as able to accept additional development.
- The proposals will contribute to the 5 year housing land supply and the overall government objective to significantly boost the supply of housing.
- The site is suitable for residential development in terms of location and characteristics and it is not of high environmental value;
- The provision of affordable housing, without subsidy, is a significant benefit in circumstances where the Council is not delivering sufficient affordable homes to meet pressing needs.

6.2 Benefits

6.2.1 The table below highlights some of the key benefits arising in respect of the application proposal:

Market Housing	It will help to deliver much needed new, quality, family homes, in a community where people wish to live, in a suitable and sustainable location close to existing public transport, shops, employment opportunities and community services.
Affordable Housing	It will provide a wide range of homes including a policy-compliant provision of affordable housing (35% or up to 33 units) in an area where there is an existing unmet need unlikely to be delivered through alternative means.
Jobs and the Economy	<p>Immediate Impacts</p> <p>The build cost for the development is expected to be around £11.6m. Calculations suggest that this construction expenditure would support around 73 Full Time Equivalent (FTE) construction jobs over the period of the build.</p>

	<p>The development of new homes in the proposed development could help to address local unemployment in the industry and provide apprenticeship and training opportunities for young unemployed people.</p> <p>Over the four years following the completion of the development, Cherwell District will benefit from circa £600,000 via the New Homes Bonus.</p> <p>Lasting Impacts</p> <p>It is anticipated that 228 of residents from the new development will of working age and in employment.</p> <p>Household expenditure from the 95 new homes would be circa £3.3million per year.</p> <p>The scheme will supply new affordable rented and intermediate housing, helping to address substantial local affordable housing needs by providing opportunities for lower income households to own their own home or to secure rented accommodation.</p>
<p>Protecting and enhancing Vitality and Viability</p>	<p>The new residents will increase demand for and use of local services and businesses and increased spending will help to protect, maintain and enhance the services available and accessible within the town and surrounding area.</p> <p>There is no associated negative impact on the town centre from the local centre proposed on site.</p>
<p>Public Open Space and Recreation</p>	<p>It will provide formal and informal public open space and green infrastructure and secure its long-term management for use by the new and existing community.</p> <p>It will improve connectivity and access to public rights of way.</p>
<p>Environmental Benefits</p>	<p>Biodiversity of the site will be protected, diversified and improved through new hedgerow and tree planting and delivery of new garden spaces and formal and informal green spaces. Overall, the proposal will achieve a net gain in biodiversity.</p>

6.3 Harm

6.3.1 The supporting material, assessments and reports demonstrate that there are no unacceptable adverse impacts associated with the scheme.

6.3.2 As with any greenfield site, the development will introduce changes to the area and some urbanising effects and it will involve the loss of some agricultural land however, this is to be expected and the LVIA demonstrates the scheme can be delivered without unacceptable wider landscape and visual impacts.

6.3.3 Despite these changes, significant and demonstrable harm will not arise through development overall as proposed.

6.4 Planning Balance and Conclusions

6.4.1 The Framework policies on the delivery of sustainable housing development carry significant weight, and the delivery of the proposed development would support housing and economic development objectives and meet the aims and objectives of sustainable development, securing net gains across all three strands of sustainable development (economic, social and environmental).

6.4.2 There are no technical or environmental impacts that would significantly or demonstrably outweigh the substantial benefits of the proposal and specific policies of the Framework and Development Plan do not indicate that development should be restricted.

6.4.3 In accordance with paragraph 11 of the Framework, the development proposal clearly constitutes 'sustainable development', while being in accordance with the adopted Local Plan.

6.4.4 Accordingly, it is clear there are significant material considerations supporting alongside its compliance with the Local Plan and the planning application should therefore be approved without delay.

APPENDIX 1: SECTION 106 DRAFT HEADS OF TERMS

Gladman will seek to enter into constructive dialogue with Cherwell to agree Section 106 obligations for any obligations which, in accordance with the CIL Regulations 2010 (as amended) are necessary, directly related to the development and fairly related in scale and kind to the development.

The following Heads of Terms are suggested:

AFFORDABLE HOUSING

- i. The Agreement will provide for 35% affordable housing with a tenure split to be agreed with the Local Authority.

OPEN SPACE

- i. The Agreement will require the Developer to provide onsite informal open space.
- ii. Appropriate phasing requirements will be specified together with the requirement to agree with the Council an appropriate scheme for the long term maintenance and management of these areas, including any off-site commuted sums as applicable.
- iii. The Agreement will require the Developer to provide, as necessary, an offsite sports provision.

HIGHWAYS AND PUBLIC TRANSPORT

- i. The Agreement will require the Developer to provide, as necessary, the improvements identified to improve the public highway, sustainable and public transport provision within the vicinity of the site.

OTHER

- i. Other contributions may be identified through the planning consultation process, and subject to meeting the appropriate tests of necessity and reasonableness, consideration will be given to their inclusion.



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