

# PLACE AND GROWTH INTERNAL MEMORANDUM

**From:** Planning Policy, Conservation and Design Team

**To:** Senior Manager – Development Management (FAO Bob Neville)

**Our Ref:** Application Response

**Your Ref:** 20/02083/OUT

**Ask for:** Heather Seale

**Ext:** 7026

**Date:** 15/09/2020

## APPLICATION FOR PLANNING PERMISSION PLANNING POLICY CONSULTATION RESPONSE

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

<b>Planning Application No.</b>	20/02083/OUT
<b>Address / Location</b>	Land north of Hempton Road and west of Wimbourn Close, Deddington
<b>Proposal</b>	Outline – Erection of 14 two-storey dwellings
<b>Key Policies / Guidance</b>	<p><u>Cherwell Local Plan 2011-2031 Part 1</u></p> <p>Policy PSD1: Presumption in Favour of Sustainable Development          Policy BSC1: District Wide Housing Distribution          Policy BSC2: The Effective and Efficient Use of Land – Brownfield Land and Housing Density          Policy BSC3: Affordable Housing          Policy BSC4: Housing Mix          Policy BSC10: Open Space, Outdoor Sport and Recreation Provision          Policy BSC11: Local Standards of Provision – Outdoor Recreation          Policy BSC12: Indoor Sport, Recreation and Community Facilities          Policy ESD1: Mitigating and Adapting to Climate Change          Policy ESD2: Energy Hierarchy and Allowable Solutions          Policy ESD3: Sustainable Construction          Policy ESD6: Sustainable Flood Risk Management          Policy ESD7: Sustainable Drainage Systems (SuDS)          Policy ESD10: Protection and Enhancement of Biodiversity and the Natural Environment          Policy ESD13: Local Landscape Protection and Enhancement          Policy ESD15: The Character of the Built and Historic Environment          Policy Villages 1: Village Categorisation          Policy Villages 2: Distribution Growth Across the Rural Areas</p> <p><u>Cherwell Local Plan 1996 (Saved Policies)</u></p> <p>Policy H18: New dwellings in the countryside          Policy C8: Sporadic development in the open countryside          Policy C28: Layout, design and external appearance of new development          Policy C30: Design control          Policy ENV1: Environmental pollution          Policy ENV12: Potentially contaminated land</p>

## Key Policy Observations

- The application seeks outline consent for a residential development of up to 14 dwellings including 35% affordable housing.
- The application site is an agricultural field located to the north of Hempton Road as it passes west towards Hempton, and west of Wimbourn Close to the west of Deddington. There are existing residential dwellings to the east of the site and the land immediately to the south of the application site has outline planning consent for a development of up to 21 dwellings (18/02147/OUT).
- Deddington is a sustainable village (Category A village) with services and facilities and Policy Villages 2 of the Cherwell Local Plan 2011-2031 Part 1 makes provision for some development to take place at Category A villages.
- The proposal would assist in meeting overall Policy Villages 2 housing requirements and could contribute to the provision of affordable housing.
- For the period 2011 to 2020 there have been 126 recorded housing completions in the village. At 1 April 2020 there were 10 dwellings with planning permission but not yet built.
- The 2019 AMR (December 2019) shows that since 1 April 2014 a total of 920 dwellings have been identified for meeting the Policy Villages 2 requirement of 750 dwellings. Of this there were a total of 271 dwellings completed and 311 dwellings under construction at 1 April 2019.
- The Secretary of State for Ministry of Housing, Communities and Local Government issued a written statement on 12 September 2018 containing a *'temporary change to housing land supply policies as they apply in Oxfordshire'*. It sets out that 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 2019 AMR demonstrates that the District presently has a 4.4 year housing land supply for the period 2020-2025, which is significantly over the three year ministerial flexibility provided as a result of the Growth Deal.
- The application site is included in the 2018 HELAA (site HELAA122) and it was considered to be suitable, available and achievable for up to 31 dwellings at a density of 20dph to reflect the surrounding areas.
- This application, along with the existing permission for 21 homes will result in 25 dph which is more or less than what the HELAA stated. In total the site would deliver 35 homes (21 plus 13). This density will need to be considered in relation to the surrounding properties and densities.
- The detailed advice of the Housing Strategy team will be needed on the precise housing mix and preferred tenure to meet local need.
- The site sits outside the built-up limits of the village given its physical and visual relationship to the existing built form. It is located approximately 800m from the village centre where numerous services and facilities exist. The bus stops are also located a similar distance away.

	<ul style="list-style-type: none"><li>• The merits of providing additional housing (including affordable homes) needs to be considered alongside issues such as biodiversity and local landscape character (Policies ESD10 and ESD13) and the requirement to meet high design standards (Policy ESD15). The relationship of the development to the existing settlement pattern and connectivity to existing services and facilities would also need to be considered.</li><li>• Technical matters including access and traffic will also require detailed consideration.</li></ul>
<b>Policy Recommendation</b>	No planning policy objection to the principle of residential development on this site. However, detailed consideration of design, layout and other technical matters is required.