

**Case Officer:** Bob Neville

**Recommendation:** Refusal

**Applicant:** Crest Nicholson Operations Limited

**Proposal:** Discharge of Condition 4 (amended materials plan) of 18/01309/REM

**Expiry Date:** 11 February 2021

**Extension of Time:**

## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

- 1.1. The application relates to a residential development site formerly some 4.5ha of agricultural land to the south of Bodicote village. Cotefield Nurseries and Cotefield Business Park lie to the east of the site, between the site and the A4260. Cotefield House, a former country house now subdivided into flats, also lies to the east. There is single shared point of access off the A4260. A recent new residential development lies adjacent to the north of the field, with agricultural fields to the south and west. A mature (approximately 25 metre wide) tree belt screens the site along the southern and western boundaries of the field.
- 1.2. Outline planning permission was originally granted under 14/02156/OUT, for 95no homes on land South of Cotefield Business Park adjacent to Blossom Field Road Bodicote was approved subject to conditions on the 03.10.2016. Reserved matters applications 18/00193/REM (28.08.2018) (Phase 1) and 18/01309/REM (05.11.2018) (Phase 2) have also been subsequently approved, again subject to schedules of conditions. The residential development is at an advanced stage with properties in Phase 1 of the site already in occupation, whilst construction works continues on Phase 2 (condition 4 subject of this application); again, with some properties having been completed.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

### **2.1. Condition 4 (Materials Plan)**

*Notwithstanding the details submitted, and prior to the construction of any dwelling above slab level, an amended materials plan shall be submitted to and approved in writing by the Local Planning Authority, to show alternative roof materials for the development. Thereafter the development shall be implemented fully in accordance with the approved details and shall be retained as such thereafter.*

*Reason: To ensure the satisfactory appearance of the completed development and to comply with Policy ESD 15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.*

- 2.2. Covering letter (dated 15<sup>th</sup> December 2020) and materials plan P18-1568\_07 Rev. F (although revision not annotated on the drawing) are submitted in support of the application to discharge this condition.
- 2.3. It was noted that whilst the applicant's covering letter only referred to the changing of materials for plots 82, 83, 94 & 95, the submitted materials plan P18-1568\_07 also indicated plot 84 as being changed to brick; the agent subsequently confirmed that they were only proposing the semi-detached plots 82 and 83 on the north side of the road as brick (as well as plots 94 and 95 opposite) and not plot 84.

### **3. RELEVANT PLANNING HISTORY**

- 3.1. The following planning history is considered relevant to the current proposal:  
18/00502/DISC - Discharge of Conditions 4 (materials plan) and 8 (chimney schedule) of 18/01309/REM. Application permitted 14/02/2019.

### **4. RESPONSE TO CONSULTATION**

- 4.1. Whilst not directly consulted on the application Bodicote Parish Council commented on the application stating: *'Building with brick instead of stone would not be in keeping with the design of the village'*.

### **5. APPRAISAL**

- 5.1. The Government attaches great importance to the design of the built environment within the NPPF. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. In support of achieving well-designed places the Government has also produced a National Design Guide (amended January 2021) (NDG) which sets out the characteristics of well-designed places and demonstrates what good design means in practice.
- 5.2. These aims are echoed within Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, which looks to promote and support development of a high standard which contributes positively to an area's character and identity by creating or reinforcing local distinctiveness, stating that: "New development proposals should respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly designed active public frontages".
- 5.3. Saved Policy C28 of the Cherwell Local Plan 1996 ("CLP 1996") states that control will be exercised over all new development to ensure that standards of layout, design and external appearance are sympathetic to the character of the context of that development. Further, saved Policy C30 of CLP 1996 states control will be exercised to ensure that all new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity.
- 5.4. In support of the above Development Plan policy context, the Council has adopted design guidance in the form of The Cherwell Residential Design Guide SPD ("CRDG"). This seeks to ensure that new development across the district responds to particular characteristics of the district and context of each site; including reflecting and reinforcing local distinctiveness and the traditional settlement patterns, character and context of villages. This includes the use of appropriate building forms and detailing that respond to the local vernacular along principle routes and adjacent to areas of the public open space, and of particular relevance in this instance the use of traditional building materials.
- 5.5. The CRDG is considered consistent with the provisions and aims of the NDG, in looking to promote good design that is sympathetic to the context and results in development that creates a positive sense of place helping to foster a sense of belonging and contributing to well-being, inclusion and community cohesion.
- 5.6. Materials are considered an integral part of the character of streets and places and should be used to reinforce the character of different places. Natural local stone and slate will be expected in key and sensitive locations, for example, on prominent frontages, key entrances into the site and in areas adjacent to public rights of way and the open countryside. In rural village locations such as the current site the

CRDG advises that the Council expect 60% of any new development to be faced in natural stone.

- 5.7. Much discussion has previously taken place, both during the reserved matters application and relevant previously approved discharge of conditions application 18/00502/DISC, with the applicants in relation to an appropriate mix of stone and brick properties for the proposed development across the two phases of development. The Council has already accepted a mix slightly below the 60% stated within the CRDG (59%) but has looked to ensure that the stone is used on dwellings located prominently (particularly along the north-western boundary, along the green corridor into the site and around the central area public open space) to ensure that the rural village character is reflected in key areas. The applicants have an approved schedule of materials, development which is already under construction and there is no reason why the development could not be completed in line with details previously approved.
- 5.8. The NPPF (para. 130) states that: *'Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents'*. Further that: *'Local Planning Authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used)'*.
- 5.9. It is considered that the proposed greater proportion of brick built properties as set out within this application would materially diminish the quality of approved development, contrary to both national and local guidance detailed above. The proposed schedule of materials set out in this application would result in development that would fail to reflect and reinforce local distinctiveness and character, and would create an unsatisfactory appearance for the completed residential development in this edge of rural village location, and is not justified in this instance.
- 5.10. In light of the above assessment the application is therefore recommended for refusal as set out below.

## **6. RECOMMENDATION**

That Planning Conditions 4 of 18/01309/REM be refused for the following reasons:

### Condition 4:

The proposed materials plan does not demonstrate an appropriate mix of construction finish materials across the development as a whole to ensure that the proposals would reflect and reinforce local distinctiveness and character and create a satisfactory appearance for the residential development in this edge of rural village location. The proposals are considered contrary to the provisions and aims of saved Policies C28 and C30 of the Cherwell Local Plan 1996, Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and guidance within the NPPF in respect of Achieving well-designed places.

Case Officer: Bob Neville

DATE: 10 February 2021

Checked By: Nathanael Stock

DATE: 10.02.2021

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