

# PLACE AND GROWTH INTERNAL MEMORANDUM

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

**To:** Senior Manager – Development Management (FAO James Kirkham)

**Our Ref:** Application Response      **Your Ref:** 21/00922/OUT

**Ask for:** Yuen Wong      **Ext:** 1850      **Date:** 27/04/2021

## 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>	21/00922/OUT
<b>Address / Location</b>	Land West of Foxden Way, Great Bourton, OX17 1QY
<b>Proposal</b>	OUTLINE Planning Application for up to 9 entry-level affordable houses - all matters reserved save for access
<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 SLE4: Improved Transport and Connections  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 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 C8: Sporadic development in the open countryside  Policy C28: Layout, design and external appearance of new development  Policy C30: Design control</p>
<b>Key Policy Observations</b>	<ul style="list-style-type: none"> <li>• The application seeks outline consent for up to 9 entry-level affordable dwellings.</li> </ul>

- This is an outline application to seek the principle of the development on the site therefore the finer details such as the housing mix and tenure will be considered for the Reserved Matters application.
- The application site is an agricultural field located to the south of Great Bourton. There is a detached residential dwelling with a large garden to the north. To the north west lies an open field which the northern part has planning permission for 3 dwellings and the southern part remains undeveloped. Agricultural fields to the east, south and west of the site.
- A development of 43 dwellings (Garners Field) located to the west of the village was approved in May 2017 and has recently been completed. This development included 15 affordable dwellings.
- For the period 2011 to 2020 there have been 50 recorded housing completions in the village. At 1 April 2020 there were 7 dwellings with planning permission but not yet built.
- Great Bourton is a Category B, Satellite Village under Policy Villages 1. Category B settlements are considered to be suitable for minor residential development (typically but not exclusively for less than 10 dwellings) within the built-up limits of the village, in addition to infilling and conversions.
- Policy Villages 2 provides that a total of 750 dwellings will be delivered at the Category A villages on new sites of 10 or more dwellings (in addition to the rural allowance for small site 'windfalls' and planning permissions as at 31 March 2014). Policy Villages 2 makes no provision for additional development beyond the built-up limits of Great Bourton as it is a Category B village.
- The 2020 Annual Monitoring Report demonstrates that the District presently has a 4.7 year housing land supply for the period 2021-2026.
- The current proposal is for 9 dwellings on 0.9 hectare which leads to approximately 10 dwellings per hectare. Policy BSC2 states that new housing should be provided on net developable areas at a density of at least 30 dwellings per hectare unless there are justifiable planning reasons for lower density development. The density proposed by this application is therefore considerably lower than that set out in Policy BSC2.
- The application site is included in the 2018 Housing and Economic Land Availability Assessment (site HELAA102) and it was considered to be unsuitable for residential development as it would extend development into the countryside impacting on the rural approach to the village.
- The detailed advice of the Housing Strategy team will be needed on the precise housing mix and preferred tenure and to consider the need for entry-level affordable dwellings in general. This would assist in determining whether or not Paragraph 71 of the NPPF is met.
- The relationship of the development to the existing settlement pattern and connectivity to existing services and facilities would also need to be considered.

	<ul style="list-style-type: none"><li>• Technical matters including access and traffic will also require detailed consideration.</li></ul>
<b>Policy Recommendation</b>	No Planning Policy objection in principle subject to the requirements under paragraph 71 of the NPPF are met.