

Planning Statement

Land at Hook Norton Road, Sibford Ferris

18 August 2021

Ref: P860/V1



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Validation

This Statement has been prepared by Optimis Consulting Limited in collaboration with the client and where necessary other professionals. This report is only considered acceptable for use once signed by the Project Director from Optimis Consulting Limited as follows, and at all other times shall be considered to be in draft only.


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1.0 Introduction

- 1.1 This Planning Statement has been prepared by Optimis Consulting on behalf of the applicant; Gade Homes, to support a Reserved Matters application for residential development on land at Hook Norton Road, Sibford Ferris.
- 1.2 The principle of development on the site has been established through an outline consent, with all matters reserved, for the development of up to 25 dwellings with associated parking, open space, community allotments and community orchard.
- 1.3 The application was allowed at Appeal (Appeal Ref: APP/C3105/W/19/3229631) in December 2019 following refusal of planning permission by Cherwell District Council in April 2019.
- 1.4 This application seeks approval of all reserved matters for the development, namely access, layout, scale, appearance and landscaping.
- 1.5 This statement demonstrates how the application proposal accords with both national and local policy requirements, delivering the objectives of the outline consent and positively responds to comments from both the outline Case Officer and the Appeal Inspector. This statement should be read in conjunction with the supporting documents submitted as part of the application.

2.0 Outline Permission (LPA Ref: 18/01894/OUT)

The Site

- 2.1 The site is approximately 3.7ha in size and is part of an agricultural field adjacent to the existing settlement of Sibford Ferris. The site is located to the western side of Hook Norton Road. The location of the site within the wider context of Sibford Ferris is shown within the location plan accompanying this submission.
- 2.2 The site benefits from a strong hedge line along its northern, eastern and western boundaries. The southern boundary of the site is currently open to the remainder of the agricultural field.

The Surrounding Area

- 2.3 The site is located towards the southern end of Sibford Ferris. Sibford Ferris is defined as a Category A Service Village; the most sustainable settlement classification outside of the District's primary towns of Bicester, Banbury and Kidlington.
- 2.4 There are a range of services and facilities available both in Sibford Ferris and the nearby settlements of Sibford Gower and Burdrop. Nearby residential dwellings are predominantly two storeys in height, with a variety of architectural designs present.
- 2.5 The Sibford Ferris Conservation Area is located approximately 70m to the north of the site, with the nearest Listed Building 175m north east. The Cotswold Area of Outstanding Natural Beauty (AONB) lies over 1.5km from the site to the West.

Outline Permission 18/01894/OUT

- 2.6 On 23rd December 2019, outline consent was allowed at appeal (Appeal Reference APP/C3105/W/19/3229631). The outline application proposed a development of up to 25 dwellings with associated open space, parking and sustainable drainage. Case Officer's favourably assessed the scheme and it went to Planning Committee with a recommendation for approval, before being overturned by Committee Members.
- 2.7 The Officer's Report for Committee identified the following topics of relevance for determining the application:
- Principle of Development;
 - Landscape Visual Impact and Local Character;
 - Impact on the Historic Environment;
 - Transport and Highways Impact;
 - Impact on Residential Amenity;
 - Ecology and Biodiversity;
 - Flooding Risk and Drainage;

- Impact on Local Infrastructure;
- Human Rights and Equalities.

- 2.8 The Officer's Report identifies the Sibfords as one of the more sustainable Category A villages within the district, given the levels of services and facilities available. The proposals would have some minor conflict with the provision of Policy Villages 2 and would cause the loss of agricultural land, however on balance it was considered that the principle of development was acceptable.
- 2.9 The submission of additional concept layouts and parameter plans (as indicative drawings) provided clarity as to whether the proposals could be appropriately accommodated within the site. The Officer's Report notes that whilst design is a matter reserved, additional information submitted by the applicant has provided sufficient clarity that the proposals could be sympathetically designed in the context of the site's character and location at the settlement edge.
- 2.10 A LVIA, submitted alongside the application concluded the site is of limited landscape value given its settlement edge nature, and as such was considered to be of medium landscape value. The Council's Landscape Officer agreed with the assessment made in the LVIA, noting that the proposed landscaping works would integrate into the site and village setting, improving the visual appeal of the new urban edge.
- 2.11 In terms of the impact on the nearby Conservation Area, the Council's Conservation Officer raised no objections to the application. The Local Highways Authority raised no objection to the proposed development. The Officer's Report raises no concern with the proposals in respect of residential amenity, impact on local infrastructure biodiversity and flood risk & drainage.
- 2.12 Given the above, the Officer's Report concluded with a recommendation for approval. However, the application was refused at Committee on the following basis:
1. By reason of its scale and the relative sustainability of Sibford Ferris, and taking into account the number of dwellings already permitted across the Category A villages, and Cherwell District Council's ability to demonstrate a 5 year housing land supply, which exceeds the requirement for a 3 year housing land supply, the proposed development is considered to be unnecessary, disproportionate, undesirable and unsustainable development that would undermine the housing strategy in the Cherwell Local Plan Part 1 which seeks to distribute new housing to the most sustainable locations having regard to such matters as public services and facilities, transport and employment. This would be contrary to Policies ESD1, Villages 1 and Villages 2 of the Cherwell Local Plan 2011-2031 Part 1, Saved Policy H18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

2. By virtue of its extension beyond the built limits of the village on a greenfield site and in an area of Grade 2 (very good) agricultural land and its visual impact on the rural character and appearance of the locality, the proposed development would cause unacceptable harm to the character and appearance of the area, open rural countryside and rural edge of village setting, failing to reinforce local distinctiveness. The proposal is therefore contrary to Policies ESD13, ESD15 and Villages 2 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.
3. In the absence of the completion of a satisfactory Planning Obligation, the Local Planning Authority is not convinced that the necessary infrastructure directly required as a result of this development, in the interests of supporting the sustainability of the village and the development, and in the interests of safeguarding public infrastructure and securing on site future maintenance arrangements, will be provided. This would be contrary to Policies INF1, PSD1, BSC10 and BSC11 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

- 2.13 Following refusal of planning permission, the Applicant appealed the Council's decision. The Inspector's decision, dated 23rd December 2019 notes the following matters of relevance:
- 2.14 Material exceedance was not considered to be an issue for this site, given the modest scale of development and the categorisation of the Sibford's. The site was allocated in the Council's Housing and Economic Land Availability report for up to 10 houses and benefits from an extant permission for the site including the delivery of 6 affordable homes. As a result, the development was found to be in line with adopted housing policies and the NPPF.
- 2.15 The proposed landscape mitigation, combined with the relatively low density of dwellings ensure that the proposals can be adequately accommodated within the site's context, and would not cause unacceptable harm to the landscape setting of the AONB or Sibford Ferris.
- 2.16 The completed s106 agreement, submitted as part of the appeal ensured a policy compliant provision of affordable housing, along with other necessary contributions. Taking into account the above matters, the Inspector confirmed that the proposals were acceptable and the appeal was allowed.

3.0 Proposals

- 3.1 The proposed scheme is a reserved matters application for 25 residential dwellings, open space, community allotments, community orchard and children's play area. Biodiversity and landscape considerations featured as the two primary considerations in formulating the proposed layout.
- 3.2 The proposals include the provision of a range of house types, including 1, 2, 3, 4 and 5 bedroom dwellings. A policy compliant provision of affordable housing will be delivered as part of the proposals, comprising of both affordable rent and shared ownership units in line with the affordable requirements identified in the s106 agreement.

Layout

- 3.3 The indicative layout submitted as part of the outline application formed the starting point for the current proposals. The proposed development will be accessed from a single new access point on Hook Norton Road. Dwellings located on the eastern boundary of the site have been designed to provide an active frontage on Hook Norton Road, mirroring existing properties on the opposite side.
- 3.4 Within the development, dwellings have been designed to be loosely arranged around the central green, which functions as the focal point of development. As identified on the indicative masterplan submitted as part of the outline application, the proposed units are focused within the north-eastern corner of the site, closest to the position of existing development on Hook Norton Road.
- 3.5 A new permissive path will be delivered as part of the scheme, running through the open space from the allotment car parking to Woodway Road to the west of the site.

Housing Mix

- 3.6 A range of 1, 2, 3, 4 and 5 bedroom dwellings are proposed across all tenures. The proposals include flatted units, terraced, semi detached and detached dwellings. Affordable housing will be tenure blind in appearance. A tenure mix of 66% affordable rent and 33% shared ownership is proposed. Full details of the affordable housing proposals are provided in the Affordable Housing Scheme Report accompanying this submission.
- 3.7 The proposals include a range of house types, displaying a mix of formal and informal architectural detailing to respond to the individual character of the surrounding area. Further details on house types are provided in the accompanying technical drawing pack. The proposed housing mix will deliver a variety of house sizes, from larger detached dwellings located to the west and south, and pairs of semi-detached dwellings and two smaller flatted units located to the north-east of the site.

Materials

- 3.8 A range of materials are proposed across the development which reflect the appearance of existing properties within the Sibfords. Materials used include iron stone, brickwork, soft pink and off white render and further details are provided in the table below.

Dwelling Number	Materials
1 & 2 (Flats over garage)	Brickwork
3 – 12 (Terraced dwelling)	Off-white render
13-14 (Semi-detached dwelling)	Natural ironstone
15 (Detached dwelling)	Soft-pink render
16 – 19 (Detached dwelling)	Natural ironstone
20-21 (Semi-detached dwelling)	Off-white render and ironstone
22 (Detached dwelling)	Off-white render
23-24 (Detached dwelling)	Natural ironstone
25 (Detached dwelling)	Off-white render

- 3.9 All dwellings will have slate roofs and garages will be timber framed with corrugated metal roofing. Materials choice has been informed by the requirements of the Cherwell Design Guide.
- 3.10 Boundary treatments throughout the site differ, from low level hedging and estate railings on the site's frontage with Hook Norton Road, to more formalised hedging on the western most properties with gardens facing onto the open space. A number of properties throughout the development, including those near the main access road have low stone walls as boundary treatment.

Highways

- 3.11 The scheme proposes a range of parking arrangements, including courtyard parking, parking to the side/front of properties and parking within garages. Each plot will have electric charging points.
- 3.12 Secure cycle parking will be provided within private garages or enclosed private amenity areas. Cycle parking will also be provided within the central area of public open space.
- 3.13 Detailed highway drawings submitted as part of this application confirm the proposed highways arrangements are acceptable.

Drainage

- 3.14 The proposed sustainable drainage solutions are located outside of the developable area, within the area of the site designated for public open space. The Flood Risk and Drainage Strategy submitted as part of the outline application confirmed the site was at low risk from all sources of flooding with the exception of groundwater flooding, which was identified as being a possible risk to the site.

- 3.15 The proposals include the provision of a large attenuation pond within the area designated for public open space, along with individual soakaways. The attenuation pond is not required to assist with the drainage strategy of the site, but has been included to deliver both biodiversity and landscape enhancements.

Landscaping

- 3.16 The proposal includes a range of landscape features to ensure the development has an acceptable impact on the wider landscape setting. Where possible, existing hedgerows and trees within the site are retained within the proposed layout.
- 3.17 Existing vegetation on the northern and western boundaries of the site will be retained and reinforced where appropriate. The proposed dwellings have been designed to avoid impact on retained trees and vegetation located beyond the site boundary.
- 3.18 The proposals also include the introduction of a large community orchard including a variety of fruiting and trees to the north-west of the site, a strong native hedgerow boundary along the site's southern boundary, new trees within the village green and a range of native species planting within the significant area of public open space to the west of the site.
- 3.19 This area of open space incorporates a range of features as required by the approved parameters plan. Much of the open space will be a wildflower meadow mix, with a series of mown paths included to provide access and direct movement throughout the area. An area of inaccessible open space will be provided in the south-eastern corner of the site, planted with trees, scrub and meadow and fenced by timber post and rail fencing.
- 3.20 A combination of hedge and tree planting will be provided around the children's play area, which once established will provide a degree of shading for those using the space. The informal lawn proposed to the south of the play area will also benefit from hedge and tree planting, along with additional areas of seating.

4.0 Planning Policy

4.1 This section of the report sets out the national and local planning policy context relevant to the proposals:

National Planning Policy Framework (NPPF; Updated July 2021)

4.2 The revised NPPF was updated on 20 July 2021. It holds considerable weight with regards to the development proposals. The most relevant information is as follows:

4.3 **Paragraph 8** of the NPPF covers the three dimensions to sustainable development: economic, social and environmental.

4.4 At the heart of the NPPF is a “presumption for sustainable development”. Paragraph 11 sets out the importance of the presumption in favour of sustainable development. This paragraph also sets out that development proposals that accord with an up-to-date development plan should be approved without delay.

4.5 **Paragraph 38** notes that “decision-makers at every level should seek to approve applications for sustainable development where possible”.

4.6 **Paragraph 60** encourages to significantly boost the supply of homes as *“it is important that a sufficient amount and variety of land can come forward where it is needed ... and that land with permission is developed without unnecessary delay”*.

4.7 **Paragraph 62** notes the importance of delivering housing to meet the need of different groups.

4.8 **Paragraph 64** sets out a requirement for affordable housing delivery on major developments, with **Paragraph 65** identifying a minimum delivery of affordable housing, from major developments, at 10% of the total number of homes.

4.9 **Paragraph 124** highlights that planning policies and decisions should support development that makes efficient use of land. This includes taking into account the availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use; the desirability of promoting regeneration and change; and the importance of securing well-designed, attractive and healthy places.

4.10 **Paragraph 126** states the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve.

4.11 **Paragraph 174** requires planning policies and decisions to contribute to an enhance the natural and local environment.

Cherwell Local Plan 2031 (Adopted July 2015)

4.12 The current development plan for Cherwell is the Cherwell Local Plan 2031, adopted in 2015. At the point of adoption, it was intended that the development plan would be supplemented by the Local Plan Part 2, however as a result of the Oxfordshire Growth Deal, it is understood that this will be replaced by the Oxfordshire Plan 2050.

4.13 **Policy PSD 1** sets out a presumption in favour of sustainable development in accordance with the NPPF.

4.14 **Policy BSC 1** identifies a district housing delivery over the Plan period of 22,840 dwellings, of which the majority will be delivered in Bicester and Banbury. Approximately 5,400 dwellings are to be delivered across the rest of the district over the Local Plan period.

4.15 **Policy BSC 2** seeks a minimum housing density of 30 dwellings per hectare on all future developments, unless a lower density can be justified.

4.16 **Policy BSC 3** states the affordable housing requirement for development outside of Bicester and Banbury will be 35% on developments of 11 or more dwellings. Where a policy requires part of an affordable home be provided, an equivalent financial contribution will be expected for that part only.

4.17 **Policy BSC 4** requires developments to deliver a housing mix in accordance with the Council's most up to date evidence on housing need.

4.18 **Policy BSC 10** states the Council will encourage the delivery of additional open space, sport and recreation facilities commensurate to the need generated by the development, particular where there are existing deficiencies.

4.19 **Policy ESD 6** highlights that the Council will manage flood risk in the District through the sequential approach to development. Flood Risk Assessments should assess all sources of flood risk and demonstrate there will be no increase in surface water discharge rates or volumes during storm events, and that developments will not flood from a 1 in 30 year storm event.

4.20 **Policy ESD 7** requires all development to use sustainable drainage systems for management of surface water run-off.

- 4.21 **Policy ESD 10** identifies an ambition for net gain in biodiversity on new development. Protection of biodiversity and the natural environment will be achieved through implementation of a range of measures, including the protection of trees, appropriate mitigation of harm and the inclusion of features within the development to encourage, retain and enhance biodiversity.
- 4.22 **Policy ESD 13** seeks opportunities to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations through the restoration, management and enhancement of existing landscapes, features and habitats which positively respond to the character of the area.
- 4.23 **Policy ESD 15** sets out a requirement for new development to complement and enhance the character of its context through high quality design.
- 4.24 **Policy Village 1** identifies Sibford Ferris as a Category A Service Village.
- 4.25 **Policy Village 2** states a total of 750 homes will be delivered within Category A villages, in addition to Windfall Development.
- Cherwell Design Guide (2017)**
- 4.26 The Cherwell Design Guide, adopted in 2017, sets out the following points of relevance to the proposed development
- 4.27 Development is to be informed by an understanding of the historic evolution of the District, creating places which fit well within the existing character of settlements, reinforcing local architectural details and materials and avoiding the creation of ‘anywhere places’
- 4.28 The land use mix should reflect local needs and promote a variety of house types and tenures. Integration of green spaces and squares provide an important feature of existing settlements which should be replicated in new developments.
- 4.29 The layout of the masterplan should consider how the settlement will be viewed from the wider landscape, so that significant views into existing settlements are preserved and enhanced.
- 4.30 Developments should be designed to achieve a density of at least 30 dwellings per hectare.

4.31 Parking provision is to be provided in accordance with Table A6.B1 of the Oxfordshire County Council Residential Street Design Guide (2015).

Table A6.B1 Car parking provision in new developments for urban areas in Cherwell						
Number of bedrooms per dwelling	Number of allocated spaces	Number of spaces when 2 allocated spaces per dwelling are provided		Number of spaces when 1 allocated spaces per dwelling are provided		Number of unallocated spaces when no allocated spaces are provided
		Allocated spaces	Unallocated spaces	Allocated spaces	Unallocated spaces	
1	1	N/A	N/A	1	0.4	1.2
2	2	2	0.3	1	0.6	1.4
2/3	2	2	0.3	1	0.7	1.5
3	2	2	0.3	1	0.8	1.7
3/4	2	2	0.4	1	1.0	1.9
4+	2	2	0.5	1	1.3	2.2

Note 1: The rows in the table for 2/3 bedrooms and 3/4 bedrooms can be used when there are additional rooms in the dwelling which are not shown as bedrooms but where there is a high chance that they could be used as bedrooms.

Note 2: The Council will consider North West Bicester Ecotown as a special case provided that certain minimum criteria are met. If there is a full range of every day services provided within easy walking or cycling distance of the dwelling and convenient access to an efficient public transport system accessing a wider range of services including employment, one allocated car parking space per dwelling will be required, regardless of dwelling size or tenure. This may be on plot or off plot. Off plot provision may be grouped in a parking court provided the courts are small, close by, secure and conveniently accessed. Additional unallocated off plot car parking may also be provided according to the principles of this document up to a maximum of one space per dwelling. A lower standard of parking may be acceptable dependent upon the layout and accessibility to services and to other modes of transport in agreement with the Highway Authority.

5.0 Justification

5.1 This section considers how the proposed development complies with national and local planning policies, providing a clear justification as to why the proposed development is appropriate in this context.

Layout

5.2 The proposal comprises a well-integrated network for movement, set around a central village green. The layout has been carefully designed to integrate with the existing built form and improve the setting of Sibford Ferris. Given the site's edge of settlement location, assistance from chartered landscape consultants has been integral to the evolution of the proposals, to ensure minimal impact on the wider landscape. The layout proposed as part of this reserved matters application demonstrate a broad compliance with the indicative masterplan submitted as part of the outline application.

5.3 The proposed layout will integrate with Sibford Ferris to the north via the proposed footpath running alongside the site's eastern boundary. The proposed layout also connects to Woodway Road to the west of the site, via the inclusion of a public footpath within the proposals.

5.4 Active street frontages are proposed along Hook Norton Road, mirroring the character and appearance of existing properties to the east of the road. Within the development itself, the proposed dwellings front onto the highways maintaining an active street scene, loosely formed around the proposed village green. There is a predominantly consistent building line, helping to distinguish between public and private spaces.

5.5 The inclusion of terraced dwellings to the north-eastern corner of the site, fronting on to Hook Norton Road provides a consistent built form, without appearing overly dominant. The row of terraced units is set behind the existing hedge line to reduce dominance, retain existing landscape features and mirror the setback of existing buildings on the far side of Hook Norton Road. To the south-eastern corner of the site, the proposed detached dwellings soften the perception of development when entering Sibford Ferris from the south.

5.6 Within the development, the proposed layout incorporates both detached and semi-detached dwellings with sufficient separation between dwellings to reflect the character and appearance of the site's village location.

5.7 The proposed density of 7 dwellings per hectare across the entire site is considered appropriate for the site's edge of settlement setting. Looking at the developable area of 1.4 ha, the proposed density of 18 is more closely aligned to the requirements of Policy BSC2.

5.8 Whilst it is noted that overall, the proposals fall short of the requirements of 30 dwellings per hectare, Policy BSC2 permits lower density development where appropriately justified. The site's edge of settlement location, combined with proximity to the AONB and landscape sensitivity, are considered to be sufficient justification to warrant a reduced density in this instance. In determining the outline application, the Case Officer and the Council's technical consultants raised no issue with a lower density on this site.

- 5.9 Building heights throughout the development range from 1 – 2 storeys. The proposed scale of development accords with the building heights proposed on indicative plans as part of the outline consent.
- 5.10 Whilst it is recognised that there is an increase in 2 storey development towards the western edge of development, the eastern side of development has been decreased in size from the 2.5 storeys illustrated within the indicative proposals submitted as part of the outline application. As a result, the minor changes in height of the proposed dwellings is not considered to have a negative impact on the development as is confirmed in the Landscape and visual effects note submitted as part of this Reserved Matters application.
- 5.11 The affordable housing units provided as part of this development are primarily located in the north-eastern corner of the site, fronting onto Hook Norton Road. The s106 agreement dealt with as part of the outline application required the provision of affordable dwellings as smaller properties, which to make the most effective use of the site are predominantly located in the north-eastern corner.
- 5.12 Given the above, it is considered the proposed development meets the requirements of Local Plan policies BSC10, ESD13 and the aspirations of the Cherwell Design Guide.

Housing Mix

- 5.13 The proposed scheme provides a total of 25 dwellings, ranging from 1-bed to 5-bed units. The scheme provides a policy compliant provision of affordable housing, with a total of 9 affordable units. The development will provide a suitable mix of dwelling types and sizes, as outlined in the accompanying Accommodation Schedule.
- 5.14 Policy BSC 4 of the adopted Local Plan requires developments to provide a mix of homes to meet current and future housing needs, creating socially mixed and inclusive communities. At the time the Plan was adopted, the latest market evidence was the Oxfordshire SHMA (2014) which identified the greatest need for two and three bedroom dwellings.
- 5.15 Having reviewed the LPA's website, no updated SHMA has been published and the proposals are therefore assessed against the Oxfordshire 2014 SHMA, showing a broad compliance with the required split of smaller and larger dwellings.

Design

- 5.16 The proposed affordable dwellings will be physically and visually indistinguishable from market housing, and well related to the market dwellings to ensure inclusive communities and tenure blindness. Selection of materials has been directly informed by the Cherwell Design Guide, which categorises this area of the District as the Ironstone Downs. The careful and collaborative approach to the design rationale demonstrates a clear compliance with the requirements of Policy ESD 15.
- 5.17 All dwellings have been designed to meet the applicable minimum internal space standards, as prescribed by the Technical Housing Standards – nationally described space standard document (March 2015).
- 5.18 The proposed design comprises of predominantly two storey dwellings, with single storey ancillary buildings. Mirroring the surrounding development, the layout is intended to be

inward facing. Varied elevational treatment, along with the dispersal of house types creates subtle hierarchies in scale and appearance, whilst also reflecting the site's natural topography.

- 5.19 A range of house types and sizes, along with a flexible design rational adds visual interest to the proposals contributing to the existing diversity in the housing stock. The new homes have been designed to reflect modern family and lifestyle expectations, including the delivery of considerable open space, suiting the needs of working arrangements post COVID-19, whilst also positively contributing to the existing character of Sibford Ferris.
- 5.20 The siting of dwellings throughout the development provides a sense of security, within a well defined street scene. Properties backing on to the open space benefit from uninterrupted views of the wider landscape. The proposed design of dwellings accords with Policy ESD 13 of the adopted Local Plan.

Materials

- 5.21 A range of materials are proposed for the development, including ironstone, brick and a selection of render. All dwellings will benefit from slate roofing and garages will be formed of timber and corrugated metal.
- 5.22 The proposed materials have been drawn from the local character and appearance of the surrounding built form and are in line with the proposals made in the Design & Access Statement submitted as part of the outline application. It is therefore considered the proposals accord with Policy ESD15 and the Cherwell Design Guide.

Highways

- 5.23 The layout has been tracked to confirm suitable access/egress and circulation generally for motor vehicles and refuse trucks.
- 5.24 The proposed number of allocated and unallocated parking spaces are in accordance with the Council's adopted parking standards, as is the provision of cycle parking spaces. The proposed central parking area is overlooked by dwellings and provides natural surveillance ensuring the development meets all relevance Secured by Design guidance. The proposed allotments benefit from a separate parking area, which has been designed by the Landscape Architect to blend into the wider open space area through the use of grass-crete.
- 5.25 The proposed development generates a parking requirement of 48 spaces. The proposed parking arrangements include 37 designated on street parking spaces, excluding garages. In addition to the designated parking, all dwellings have access to garages or car ports. As a result, the proposals significantly exceed the minimum parking requirements for new development.

Landscape

- 5.26 In determining the outline application, the Council's Landscape Officer raised no objection to the proposed development. The proposed landscape plans have drawn from the information previously submitted and will deliver significant landscape and biodiversity improvements to the development.

- 5.27 The Landscape and visual effects note submitted as part of the Reserved Matters application sets out the following strategy for delivering a sustainable landscape and green infrastructure network:
- Retention and enhancement of existing on-site vegetation and contribution to wider green infrastructure network.
 - Creation of high quality, high value multifunctional green space through a community focused development
 - Provide a central focused children’s play area
 - Optimise opportunities for walking within the site and the wider area
 - Create a green street scene for residential properties
 - Provide for and enhance biodiversity on site.
 - Integrate sustainable drainage features into the open spaces.
- 5.28 Substantial landscape buffers are proposed throughout the site, most notably on the site’s southern and western boundaries where there is a significant amount of public open space, separating the extent of built development from the boundaries of the site.
- 5.29 Hard landscaping features to be delivered as part of the development include the use of timber street furniture, grasscrete, textured paving, timber framed fencing and permeable block paving.
- 5.30 The proposals also include the provision of a community orchard to the north-west and community allotments to the south-west of the site, visually softening the site’s peripheries and providing additional screening for the proposed dwellings. The landscape buffers proposed will enhance the existing ecological network and provide opportunity for enhance biodiversity connectivity, in accordance with policies ESD 10 and ESD 13.
- 5.31 Within the built area of the site the proposals also include the planting of new trees, focused on the central village green. Native species planning will form the rear boundaries of the properties bordering the proposed public open space.
- 5.32 The considerable range of landscaping features included within the development, as evidenced in the Landscape Strategy Report, including both hard and soft landscaping fully meet the expectations of ESD10 and 13, whilst also exceeding the expectations of landscaping requirements as identified in the outline approval. The site has been carefully considered to minimise any impact on the wider landscape and this has been confirmed by both the Planning Inspector and the applicant’s landscape consultant team. As a result, the landscape proposals are considered to be entirely appropriate in this instance.

6.0 Conclusion

- 6.1 The application was granted outline consent at appeal, in line with Officer's recommendation, in December 2019 (Appeal Ref: APP/C3105/W/19/3229631) for the erection of 25 dwellings and open space. This application seeks the approved of Reserved Matters relating to access, layout, scale, design, appearance and landscaping for this site.
- 6.2 The proposals have been informed by the parameters identified during the determination of the outline planning application, and in particular the indicative masterplan. The key objectives this development seeks to deliver include:
- A well connected movement network throughout the site and into the adjoining settlement.
 - A well designed development incorporating positive aspects of the surrounding built form.
 - A substantial area of public open space, available for both future residents and the wider community, which includes the planting of a community orchard and the delivery of community allotments.
 - Significant landscaping plans have been proposed to preserve and enhance existing vegetation, whilst introducing further landscape buffers.
 - Strong frontages along Hook Norton Road and within the site to clearly define the public realm, promote and active street scene and positively respond to the prevailing character of adjoining development.
- 6.3 As demonstrated throughout this statement and within the wider submission, the proposed development accords with both national and local policies and Supplementary Planning Documents. On this basis, it is considered that the Reserved Matters should be granted for the site.