

PLACE AND GROWTH INTERNAL MEMORANDUM

From: Planning Policy, Conservation and Design Team

To: Senior Manager – Development Management (FAO David Lowin)

Our Ref: Application Response

Your Ref: 22/01340/OUT

Ask for: Anthony Whitaker

Ext: -

Date:

11/10/2022

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.

Planning Application No.	22/01340/OUT
Address / Location	Os Parcel 6124 East Of Baynards Green Farm Street To Horwell Farm Baynards Green
Proposal	Application for outline planning permission (all matters reserved except means of access (not internal roads) from B4100) for the erection of buildings comprising logistics (use class B8) and ancillary offices (use class e(g)(i)) floorspace; energy centre, HGV parking, construction of new site access from the B4100; creation of internal roads and access routes; hard and soft landscaping; the construction of parking and servicing areas; substations and other associated infrastructure.
Key Policies / Guidance	<p>Cherwell Local Plan 2011 - 2031 Policy SLE1 - Employment Development Policy SLE4 - Improved Transport and Connections Policy ESD1 - Mitigating an Adapting to Climate Change Policy ESD2 - Energy Hierarchy and Allowable Solutions Policy ESD3 - Sustainable Construction Policy ESD4 - Decentralised Energy Systems Policy ESD5 - Renewable Energy Policy ESD6 - Sustainable Flood Risk Management Policy ESD7 - Sustainable Drainage Systems Policy ESD10 - Protection and Enhancement of Biodiversity and the Natural Environment Policy ESD13 - Landscape Protection Policy ESD15 - The Character of Built and Historic Environment</p> <p>Adopted Cherwell Local Plan 1996 Policy TR1 - Transport Policy TR10 - Heavy Goods Vehicles Policy C8 - Sporadic Development in the Countryside</p>
Key Policy Observations	<ul style="list-style-type: none"> • The application site is located on agricultural, greenfield land and comprises two parcels of land located to the north east and south east of of the roundabout with the A43 and B4100, north east of Junction 10 of the M40. • Nearby by villages include Ardley and Stoke Lyne and a Motorway service station is located to south.

- A small service station is located immediately to the east of the western site.
- The proposals seek outline planning permission (all matters reserved except means of access) for the erection of buildings comprising logistics (Use Class B8) and ancillary office (Use Class E(g)(i)) floorspace and the construction of associated parking, servicing, hard and soft landscaping and a new access from the B4100. The outline application seeks approval for up to 300,000 sqm GEA of floor space.
- The 2015 Local Plan focuses strategic growth at the District's main settlements. Policy SLE1 helps to deliver the Plan's strategy to locate strategic employment proposals at Banbury, Bicester and Kidlington. The Local Plan allocates strategic sites for employment development at Banbury and Bicester. The application is inconsistent with, and a departure from, the Local Plan. Paragraph B.44 states that to ensure employment development is located in sustainable locations, to avoid problems such as traffic on rural roads and commuting, employment development in the rural areas will be limited.
- The site is located in the rural area including in the context of Policy SLE1 and therefore the third part of Policy SLE1 applies. The Policy states that unless exceptional circumstances are demonstrated, employment development should be located within or on the edge of those villages in Category A. The policy explains that new employment proposals on non-allocated sites will be supported if the policy criteria are met including the applicant demonstrating why the development should be located in the rural on a non-allocated site. The policy explains that proposals will be small scale unless it can be demonstrated that there will be no significant adverse impacts on the character of a village or surrounding area.
- It is noted that the Council's most recently published evidence on employment floorspace needs is the Lambert Smith Hampton Economic Needs Assessment (2021) which when coupled with the latest AMR shows there is no local need for the development.
- Policy SLE 4 seeks to deliver key transport connections, supports a modal shift towards more sustainable modes of transport and supports employment growth in more sustainable locations. The views of the highway authority should be sought for compliance with this policy.
- Policies ESD 1-5 provide a suite of policies related to sustainable construction and sustainable energy. The application includes a detailed sustainability statement, and this should be assessed to ensure that the requirements of the local plan policies are met.
- Saved policy Policy C8 of the 1996 Local Plan seeks to resist sporadic development in the open countryside including in the vicinity of motorway or major road junctions. The application is therefore contrary to this policy.
- In conclusion, this proposal in the rural area is not considered to be in accordance with Policy SLE1 unless it is determined that exceptional circumstances exist to support the development in the rural area and all of the criteria in SLE1 are met. Consultation should take place with the Council's Economic Development team to assist in determining if exceptional circumstances exist and the criteria are met.

Policy Recommendation	Objection, subject to consultation with Economic Development.