



GERALDEVE

Planning Statement

Land West of Rutten Lane, Yarnton

On behalf of: Merton College Oxford

October 2021

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1 Introduction

- 1.1 This Planning Statement ('the Statement') is submitted in support of an outline planning application ('the Application') made on behalf of Merton College Oxford ('the Applicant') in respect of the site located off Rutten Lane ('the Site') which is proposed for development ('the Proposed Development').
- 1.2 This Statement sets out the planning case in support of the application. It explains the wider context within which the Proposed Development has been developed and sets out the justification for the Proposed Development having regard to relevant planning policies.
- 1.3 The proposals are described in greater detail in the Development Proposals section of this Statement. In summary, the Application seeks outline planning permission for ('the Proposed Development'):
- 1.4 **“The erection of up to 540 dwellings (Class C3), up to 9,000sqm GEA of elderly/extra care residential floorspace (Class C2), a Community Home Work Hub (up to 200sqm) (Class E), alongside the creation of two locally equipped areas for play, one NEAP, up to 1.8 hectares of playing pitches and amenity space for the William Fletcher Primary School, two vehicular access points, green infrastructure, areas of public open space, community woodland, a local nature reserve, footpaths, tree planting, restoration of historic hedgerow, and associated works”.**
- 1.5 All matters are reserved, save for the principal access points.
- 1.6 The statement is structured as follows:
- Section 2 – description of the site and surroundings;
 - Section 3 – details of the development proposals;
 - Section 4 – relevant planning policy framework;
 - Section 5 – consideration of the proposals;
 - Section 6 – summary and conclusions.

1.4 This Statement should be read in conjunction with the plans and drawings submitted, as well as the following documents which are submitted in support of this application (in addition to this statement):

- Environmental Statement that includes:
 - Non-Technical Summary;
 - Introduction;
 - Existing Land Use and Planning Policy;
 - Alternatives and Design Evolution;
 - Proposed Development and Scheme Definition;
 - Socio-Economic Assessment;
 - Transport and Movement (including Framework Travel Plan);
 - Ecology;
 - Ancient Woodland and Veteran Trees;
 - Geology, Hydrology and Contamination;
 - Flood Risk Assessment and Drainage Strategy;
 - Air Quality;
 - Noise and Acoustics;
 - Lighting;
 - Built Heritage;
 - Archaeology;
 - Landscape and Visual Impact;
 - Health Impact Assessment; and
 - Summary of Effects and Residual Effects.
- Transport Assessment and Public Right of Way Statement;
- Delivery Statement;
- Framework Draft Employment Skills and Training Plan;
- Design and Access Statement;
- Illustrative Plans and Drawings;
- Drawings for Determination;
- Landscape and Visual Impact Assessment and Green Belt Assessment;
- Statement of Community Engagement/Involvement;
- Draft S106 Heads of Terms;
- Education Strategy;
- Biodiversity Impact Assessment;
- Biodiversity Improvement and Management Plan;

- Flood Risk and Drainage Strategy;
- Geo-Environmental Desk Strategy;
- Utilities Statement; and
- Agricultural Land Classification Survey.

1.5 As set out within the Environmental Statement, Cherwell District Council determined that the Proposed Development would comprise development, when considering the wider context, adjacent to the PR8 allocation for 1,950 dwellings, that would be considered EIA development. Subsequently, an EIA Scoping Report was submitted and the scope of the Environmental Statement agreed with the District Council. This is set out in more detail within the Environmental Statement.

2 Site and Surrounding Area

The Site

- 2.1 The Site comprises one single parcel of land of approximately 59.3 hectares, with a proposed area for development within extending to approximately 25 hectares. The Site forms part of, and is contained completely within, land allocated for development by Policy PR9 of the adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review of the Cherwell Local Plan – Oxford’s Unmet Housing Needs. Site allocation PR9 comprises a single 99 hectare Site allocated for a village extension to Yarnton.
- 2.2 It is the Site, rather than the land benefiting from the allocation, which is the subject of this planning application.
- 2.3 The Site is predominantly arable farmland lying to the west and north of Yarnton. It includes the Yarnton Medical Practice and associated car park, although no changes to the Medical Practice itself are proposed.
- 2.4 The area proposed for development is outside the designated Green Belt land and is in accordance with the PR9 allocation in that the Proposed Development area of the Application aligns with the ‘Residential’ area under Policy PR9. Additionally, the proposals include a small portion of land (9,000 sqm (GEA)) for elderly care use (C2). This would not prohibit the 540 dwellings being delivered, rather it would sit alongside the PR9 requirement for the 540 dwellings.
- 2.5 The Site is within an area of historic agricultural land including historic field systems. There are existing hedgerows within the Site and trees along field boundaries.
- 2.6 The north-eastern edge of the Site is defined by the built-up edge of Rutten Lane and the A44. There is direct frontage to Rutten Lane, as well as the rear boundaries to the residential properties located along the south eastern part of the Site along Rutten Lane.
- 2.7 The boundary of the Site runs adjacent to the access road serving both William Fletcher School and Yarnton Residential and Nursing Home. It then runs adjacent to

College Mead and incorporates Hill Farm and some limited frontage to Cassington Road.

- 2.8 To the south west boundary is Frogwelldown Lane, an historic public footpath (ON-1454) which rises gently towards Hanborough from Cassington Road.
- 2.9 To the north, is Begbroke Wood, a designated ancient woodland. A further footpath (ON-1453) curves across this part of the site. The boundary is then defined by Dolton Lane bridleway (ON-959) before turning through open farmland back to the A44. A further footpath (ON-8973) clips the northern parcel close to Begbroke.
- 2.10 Public access is therefore possible, adjacent to, and across significant areas of the Site; notably Dolton Lane which runs NW to SE through part of the development area, and which will be extended as part of the proposals.
- 2.11 In terms of topography, the Site is located on an east and north-east facing slope; where it abuts the western edge of Yarnton, it is very shallow (less than 2%, 1 in 50) or shallow (less than 1 in 25). The steepness then increases moving westwards and to the south, with slopes of up to 1 in 14 or 1 in 12 around Hill Farm.
- 2.12 Regarding utility apparatus, the northern half of the Site is crossed by 33kV and 11kV HV overhead lines. To the south are two operational Thames Water rising mains for sludge and foul water. Together with the 33Kv line, these cross the A44, connecting into the adjacent PR8 allocation.

Surrounding Area

- 2.13 As set out above, the Site forms part of, and is contained completely within land allocated for development by Policy PR9 of the adopted Cherwell Local Plan. The Site allocation PR9 comprises a single 99 hectare site allocated for a village extension to Yarnton. Immediately surrounding The Site is the circa 40 hectares of land which comprises the remainder of the site allocation and consists predominantly of farmland which will remain unaltered by the proposals set out in this application.
- 2.14 Yarnton itself is some 2km west of Kidlington and 6.5 km north of Oxford. The A44 runs to Oxford in the south and northwards to Woodstock. The western edge of

Yarnton is served by Rutten Lane which accesses Cassington Road / Yarnton Road to the south and the A44 at its northern extent.

- 2.15 The Site is 4.5km from Oxford Parkway, on the Oxford to London Marylebone line. The station is accessible via a 20-minute cycle ride, while also benefitting from park and ride services.
- 2.16 Bus routes S3 and 7A run along the A44 and Rutten Lane. The S3 connects Chipping Norton and Oxford. The 7A connects Yarnton with Oxford via Oxford Parkway, although it is understood that this has recently ceased operation.
- 2.17 Yarnton, and the Site, is therefore well-connected to the employment opportunities of Oxford, as well as to a range of facilities in Kidlington, approximately 2km via Sandy Lane or Yarnton Lane.
- 2.18 There are seven state-funded primary schools within a two-mile radius of the Site and one, William Fletcher, is immediately adjacent. Four Primary Schools are located in Kidlington. There are two secondary schools within a three-mile radius.
- 2.19 Yarnton also has a small supermarket, post office, farm shop, hairdresser and two pubs. The Yarnton Medical Practice on Rutten Lane, is within the site allocation, but will not be altered by the proposed development.
- 2.20 The northern half of the Site lies opposite the allocated site 'PR8' on the eastern side of the A44; PR8 is allocated as a new urban neighbourhood on 190 hectares. The University of Oxford's Begbroke Science Park lies at the centre of this allocation.
- 2.21 The PR8 development will have a strong functional relationship with PR9 (and vice versa) as noted in the Screening Opinion; however, both sites are entirely separate in terms of ownership and delivery. PR9 has the ability to be delivered in isolation, with no impediments to delivery as a result of the neighbouring PR8 allocation, or indeed, any other allocation within the Local Plan. The Proposed Development for PR9 has been ongoing for a number of years, and as such, currently has the most advanced development proposals compared to other allocated sites in the Local Plan.

3 The Proposed Development

- 3.1 This section of the Statement sets out the key aspects of the Proposed Development. A further explanation of the Proposed Development is set out within the Design and Access Statement / illustrative master plan, and a range of parameter plans prepared by Define and an assessment of the key aspects of the proposals is covered later within this Statement.
- 3.2 The description of the Proposed Development is as follows:
- 3.3 **“The erection of up to 540 dwellings (Class C3), up to 9,000sqm GEA of elderly/extra care residential floorspace (Class C2), a Community Home Work Hub (up to 200sqm)(Class E), alongside the creation of two locally equipped areas for play, one NEAP, up to 1.8 hectares of playing pitches and amenity space for the William Fletcher Primary School, two vehicular access points, green infrastructure, areas of public open space, community woodland, a local nature reserve, footpaths, tree planting, restoration of historic hedgerow, and associated works”.**
- 3.4 The planning application for the Proposed Development is submitted as outline, with all matters reserved, save for the principle access points. This Application seeks to establish the principle of the Proposed Development on the Site. Specific details relating to the Proposed Development will be dealt with via reserved matters in due course.
- 3.5 In accordance with the PR9 site allocation within the adopted Cherwell Local Plan (Part 1) Partial Review, the Proposed Development can be divided into two broad elements or areas – namely (i) the development area (approximately 25 ha) (referred to as ‘Residential’ area in Policy PR9 and land which lies outside of the Green Belt); and (ii) land that is retained within the Green Belt where environmental enhancements are proposed as part of the development.
- 3.6 The key aspects of the Proposed Development can be summarised as follows:

Development Area

- Up to 540 dwellings (Use Class C3) on approximately 16 hectares split into seven development parcels. Average net density to be around 37.5 dwellings per net developable hectare;
- The provision of 50% of dwellings as affordable housing;
- Overall housing mix, tenure and size in line with the requirements of Policy PR2;
- Up to 9,000 sq. m GEA of elderly/extra care residential floorspace (Use Class C2);
- Provision of a Community Home Work Hub (up to 200 sq. m) (Use Class E);
- Retention and integration of Yarnton Medical Practice into the development, with no changes to the Centre itself proposed;
- Two Locally Equipped Areas for Play (LEAP), one Neighbourhood Equipped Area of Play (NEAP);
- Provision of 1.8 hectares for playing pitches and amenity space, enabling William Fletcher Primary School to expand within its existing site;
- Two vehicular access points, one to the north via the A44 and the second to the south, via Rutten Lane;
- Green infrastructure and areas of public open space based on the retention of veteran trees and provision of a network of swales and attenuation ponds. Incorporation of existing hedgerows into the layout, maintaining connectivity with retained and restored hedgerows passing through open habitat. New tree planting amongst strips of grassland to buffer retained habitats from development and reinforce the movement of wildlife.

Within Retained Green Belt

- Restoration of historic hedgerows through the site;
- Provision of two areas of new community woodland separated by the wooded belt of Dolton Lane. To the west the new woodland would provide a physical buffer to Begbroke Wood, existing ancient woodland. East of Dolton Lane, new woodland would provide a substantial multi-structural vegetated feature currently demarcated by hedgerow;

- Use of part of the retained agricultural land, immediately west of the development area as meadow, a higher value habitat requiring sympathetic management to achieve its biodiversity potential. This would be achieved through rotational grazing, with the public permitted access to fields where livestock have previously grazed, or through partitioning fields with electric fencing;
- Provision of a Local Nature Reserve affording access to pupils of William Fletcher Primary School and the public on an agreed basis;
- Two new footpaths, one connecting the centre of the Site to Frogwelldown Lane, the second running south to the rear of the Care Home and providing a connection to Cassington Road, adjacent to Hill Farm;
- Retention of the remainder of the Site for agricultural purposes.

3.7 The current proposed disposition of uses is as follows:

| Table 1 | |
|--|--|
| Land Use | Comment |
| Residential (Class C3) | Provision of up to 540 residential dwellings on the eastern part of the Site (use class C3) |
| Extra Care/Elderly Care Provision (Class C2) | Located on the eastern part of the Site (use class C2) |
| Community Home Work Hub | A Community Home Work Hub (Use Class E) will provide a complementary use to the wider development. It will be a significant focal point, providing flexible internal and external areas capable of hosting a variety of functions including neighbourhood activities and working space |
| Primary School | Expansion of existing neighbouring William Fletcher Primary School through the provision of an optimised sports area |
| Public Open Space | Mix of informal landscaped open space, with more formal provision as appropriate. |
| Local Nature Reserve | Provision of a Local Nature Reserve |

| | |
|--|--|
| Woodland | Provision of two new woodland areas |
| Hedgerows | Restoration and re-instated hedgerows |
| Biodiversity Enhancement Area and other Green Infrastructure | Provision of an area for the enhancement of local biodiversity |

3.8 The proposed land use budget associated with the above is set out in detail in the Design and Access Statement, and summarised in the table below:

| Table 2 | |
|--|-----------------|
| | Hectares |
| Total Application Site Area | 59.3 |
| Development Area (Outside Green Belt) | 18 |
| Residential Area, Community Home Work Hub and Care Provision | 15.9 |
| William Fletcher Primary School Expansion | 1.8 |
| Existing Yarnton Medical Practice | 0.3 |
| | |
| Additional Area Outside Green Belt | 9.7 |
| Green Open Space | 9.1 |
| Additional Green Open Space | 0.6 |
| | |
| Within Retained Green Belt | 31.6 |
| Community Woodland | 7.8 |
| Meadow | 19.3 |
| Retained Agricultural Land | 4.3 |
| Further Green open Space | 0.2 |

3.9 The key aspects of the outline Proposed Development are as follows:

Sustainable Development

- 3.10 The Proposed Development will meet, and where possible, exceed the local and national standards for sustainable development. This includes mitigating and adapting to climate change, increasing local resource efficiency, promoting decentralised and renewable or low carbon energy, ensuring that the risk of flooding is not increased through a range of proposed sustainable drainage features, and minimising carbon emissions.
- 3.11 The proposed layout of the Site prioritises active and sustainable modes of movement by creating excellent pedestrian and cycle connectivity within the Site, and beyond to Yarnton and its local services and facilities including William Fletcher Primary School, to public transport routes on the A44, to Begbroke village, to neighbouring allocated site PR8 and the proposed community facilities, and towards Kidlington village centre. In doing so, and by connecting directly with the surrounding street network, the layout will encourage movement by walking and cycling, limiting unnecessary car trips, and in turn, minimising vehicular carbon emissions.
- 3.12 Sustainable construction considerations and measures will also be adopted during the development build.

Homes

- 3.13 The Proposed Development comprises up to 540 homes in accordance with the adopted site allocation, 50% of which will be provided as Affordable Housing. The homes will contribute to Oxford's unmet housing needs (as detailed further in Section 4 below), while providing a new community within Cherwell.
- 3.14 The PR9 allocation also incorporates some existing homes to the north of the Proposed Development, which are outside the Site boundary and the applicant's ownership. These homes will not be altered by the Proposed Development.

Extra Care/Elderly Care Provision

- 3.15 The proposed Care Home will be located on the eastern part of the Site and comprise up to 9,000sqm of Extra Care/Elderly Care Provision floorspace (Class C2), which will

meet an identified need for the surrounding area, particularly as there are no current care home proposals either within this part of Cherwell or within north Oxford close to this site.

- 3.16 The proposed Care Home will provide assisted living and dementia care for residents of Cherwell and Oxford.

School Expansion

- 3.17 The proposals include the delivery of a dedicated area to the south of the Site for use by the existing William Fletcher Primary School, comprising sports pitches/games areas. The provision of these areas will enable the expansion of the school and the erection of additional buildings on its existing site. The Applicant team are in continuing dialogue with the County Council and school regarding these proposals.
- 3.18 Discussions have taken place with the County at various stages in the evolution of the Development Proposal. Notably, during the Local Plan review process, and since, the Applicant has engaged with the County and the Council to ensure that the proposed school expansion land is suitably shaped and can meet technical requirements.
- 3.19 The result is a proposal for 1.8 ha school expansion land that reflects the discussions that have taken place. The Site area is in line with the 1.8 ha stated in policy, and is the result of detailed feasibility work that has included layout, gradients, access and drainage considerations.

Green Infrastructure

- 3.20 The proposals include the provision of green infrastructure and areas of public open space throughout the Site. This includes the retention and restoration of historic hedgerows, the retention of veteran trees and new tree planting, areas of productive landscape, the provision of a network of swales and attenuation ponds, retention of agricultural land and provision of meadowland. Further details of the green infrastructure are set out within the accompanying Design and Access Statement.

Countryside Access

- 3.21 As part of the proposals, new access routes are proposed within the Site, including connections to the centre of the Site from Frogwelldown Lane, and to the rear of the Care Home to Cassington Road, adjacent to Hill Farm.
- 3.22 A range of cycle paths and footways are proposed across the Site, improving new and existing linkages, particularly to the west, while also providing greater access to the countryside more generally. The full details of the proposed access and movement across the Site are set out in the accompanying Indicative Movement Parameter Plan, indicative at this stage given this is an Outline planning application.

Woodland

- 3.23 Within land that is retained within the Green Belt, a 7.8 hectare community woodland area will be provided across two separate locations within the Site; one to the north-west of the developable area and to the east of Dolton Lane, and one to the west of Dolton Lane.
- 3.24 The area to the north-west will provide a substantial multi-structural vegetated feature along a boundary which, at present is demarcated by a hedgerow, while the area to the east will provide an expansion to Begbroke Wood, providing a physical buffer or 'shield' between the ancient woodland and the development, and in the long-term providing an extension of the Priority Habitat deciduous woodland.
- 3.25 Although Policy PR9 designates one area to the north-west of the Site as a community woodland area, the outline proposals locate the woodland within more appropriate locations within the Site that people will use and enjoy, while also creating an appropriate buffer between the ancient woodland the Proposed Development.
- 3.26 The provision of the woodlands creates an enduring Green Belt edge to the Site and retains the land immediately to the north in productive agricultural use.

Vehicular Access Points and Transport Strategy

- 3.27 There will be two principle vehicular access points to the Site, one to the north via the A44 and the second to the south, via Rutten Lane. Full details of the Vehicular Access and Transport Strategy are set out in the accompanying Transport Statement.
- 3.28 The above proposals are considered further in Section 5 below.

Employment

- 3.29 The existing Yarnton Medical Centre is unaffected by the proposed development. A number of job opportunities are likely to be created by the development of the community work hub and elderly care provision within the Proposed Development.

4 Development Plan Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Statutory Development Plan unless material considerations indicate otherwise. Planning policy operates at national, regional and local levels.

National

National Guidance – The National Planning Policy Framework (NPPF), July 2021

- 4.2 At a national level, Central Government adopted a revised National Planning Policy Framework ('the NPPF') in July 2021.
- 4.3 The NPPF sets out the Government's economic, environmental and social planning policies for England. It summarises, in a single document, all previous national planning policy advice contained within Planning Practice Guidance ('PPG') and Planning Policy Statements ('PPS'). Taken together, these policies articulate the Government's vision of sustainable development, which should be interpreted and applied locally to meet local aspirations.
- 4.4 There is an overarching drive at a national level to ensure that a sufficient number and range of homes can be provided to meet the needs of current and future generations. This is demonstrated within the NPPF, which states (at paragraph 60), that in order to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- 4.5 Sections of NPPF policy which are particularly relevant to assessment of the Development Proposal are:
- Delivering a sufficient supply of homes
 - Promoting sustainable transport
 - Making effective use of land

- Achieving well-designed places
- Meeting the challenge of climate change, flooding and coastal change
- Conserving and enhancing the natural environment
- Conserving and enhancing the historic environment

Planning Practice Guidance (PPG) (March 2014)

4.6 In March 2014, the Department for Communities and Local Government ('DCLG') launched the web-based PPG resource. This aims to provide guidance which is useable in an up-to-date and accessible manner. With regards to decision taking, the PPG is a material consideration in the determination of planning applications.

The Planning White Paper

4.7 The Planning White Paper, which was published on 6 August 2020 for public consultation, sets out a package of proposals for "reform of the planning system in England to streamline and modernise the planning process, improve outcomes on design and sustainability, reform developer contributions and ensure more land is available for development where it is needed". A key driver of this proposed reform is to ensure that the planning system enables an increase in the supply of land available for new homes where it is needed to address affordability pressures, support economic growth and the renewal of towns and cities, and foster a more competitive housing market.

Regional

Oxfordshire Growth Board

4.8 In the Cherwell Local Plan 2015, Cherwell Council undertook to continue working with all other Oxfordshire authorities as part of the Duty to Cooperate to address the need for housing across the Housing Market Area ('HMA'). The Local Plan 2015 made clear that if joint work revealed that the Council, and other neighbouring authorities, needed to meet additional need for Oxford, then this would trigger a 'Partial Review' of the

Local Plan 2015 (which subsequently did occur and resulted in the adoption of the Cherwell Local Plan 2011-2031 (Part 1) Partial Review on 7 September 2020).

- 4.9 In March 2014, prior to the publication of the Strategic Housing Market Assessment ('the SHMA 2014'), the Oxfordshire Councils agreed a process, through a Statement of Cooperation, to address the SHMA's conclusions on housing need, anticipating that there would be unmet need arising from Oxford. Prior to that date, the Councils concerned had been working together as the Spatial Planning and Infrastructure Partnership. This became the Oxfordshire Growth Board ('OGB') – a joint committee of six Oxfordshire Councils alongside other bodies including Oxford Universities, the Environment Agency, Network Rail, and the Highways Agency. It facilitates and enables joint working on economic development, strategic planning and growth by overseeing the delivery of projects that the councils of Oxfordshire are seeking to deliver collaboratively.
- 4.10 In November 2014, the OGB agreed that there was limited capacity in Oxford to accommodate the homes required and the resulting shortfall would have to be provided for in neighbouring Districts. A joint work programme was agreed, through the OGB, for quantifying the level of that unmet housing need and how it should be apportioned between neighbouring authorities.
- 4.11 Oxford City's Strategic Housing Land Availability Assessment ('the SHLAA') set out the potential sources of supply in Oxford. After testing, the OGB agreed, in November 2015, that Oxford's overall need was 28,000 homes and that 13,000 could be provided within the confines of Oxford itself. That left an unmet housing need for Oxford of 15,000 homes.
- 4.12 The OGB then went on to consider how that figure of 15,000 should be apportioned. This was informed by, amongst other things, a review of the urban capacity of Oxford, a Green Belt Study to assess the performance of the Oxford Green Belt against Green Belt purposes, and sustainability testing of spatial options.
- 4.13 This led to a 'Memorandum of Co-operation between the local authorities in the Oxfordshire Housing Market Area', jointly signed in November 2016. The working assumption in the Memorandum is that the agreed level of unmet need between 2011

and 2031 is 15,000 homes. The apportionment agreed by the five signatories is as follows:

| | Proportion of unmet need apportioned |
|------------------------|---|
| Cherwell DC | 4,400 |
| Oxford City Council | 550 |
| South Oxfordshire DC | 4,950 |
| Vale of White Horse DC | 2,200 |
| West Oxfordshire DC | 2,750 |
| Total | 14,850 |

Local

Cherwell District Council

4.14 At a local level, the statutory development plan for the Site comprises:

- **The ‘Saved’ policies of the Adopted Cherwell Local Plan 1996, September 2007**

The saved policies are intended to ensure continuity in the plan-led system and a stable planning framework locally, and in particular, a continual supply of land for development¹

- **Cherwell Local Plan 2011-2031 (Part 1), adopted July 2015**

Sets out the vision and strategy for the development of the District through to 2031. It explains why, where and how Cherwell will grow over the coming years and contains policies to help deliver the Plan’s vision. As mentioned above, CDC Council subsequently committed to working with all other Oxfordshire local authorities to address the need for housing across the Oxfordshire SHMA area.

¹ See letter from the then Government Office of the South East accompanying Secretary of State’s Direction of 25th September 2007

- **Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, adopted September 2020;**

Submitted for formal examination in March 2018 and adopted in September 2020, this provides a vision and strategy to help meet Oxford's unmet housing need within Cherwell in a way that achieves sustainable development and includes policies for six strategic development sites. One of these is 'Land West of Yarnton', whose development is guided by Policy PR9 and its associated Policies Map.

In addition, there are various cross-cutting policies:

Policy PR1: Achieving Sustainable Development for Oxford's Needs;

Policy PR2: Housing Mix, Tenure and Size : ensuring that development delivers the types of homes (in particular affordable homes) required to support Oxford's unmet need; and is supported by the necessary infrastructure;

Policy PR3: The Oxford Green Belt : clarifies for the six strategic sites the extent of Green Belt to be removed (for Site PR9 this is the removal of 17.7 hectares as shown on the relevant policy map). The policy also emphasises the need for development proposals to contribute to improvements to the environmental quality and accessibility of land remaining in the Green Belt;

Policy PR4a: Sustainable Transport: requires the strategic sites to provide proportionate financial **contributions** related to the development in order to secure necessary improvements to, and mitigations for, the highway network and to deliver necessary improvements to infrastructure and public transport.

Policy PR5: Green Infrastructure: requires the strategic sites to protect and enhance green infrastructure and incorporate green assets and the water environment into the design approach, with provision expected to be made on site.

Policy PR9: Land West of Yarnton

- 4.15 Within the Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, Policy PR9 allocates a single parcel of land, within which 'the Site' sits, for a village extension, to include housing, amongst other development. The policy sets out that development proposals will be permitted at the Site if they meet the list of key delivery requirements.
- 4.16 The table below sets out a consolidated version of the key delivery requirements of Policy PR9 for the Site, and our response to these requirements within the outline scheme proposals. Further consideration of the outline scheme proposals is set out in Section 5 of this Statement.

| Policy PR9 | Outline Scheme Proposals |
|---|---|
| Construction of 540 dwellings on approximately 25 hectares of land (the residential area as shown on the PR9 policy map) as per Part 1 of Policy PR9. | Construction of 540 dwellings within the designated residential area. Addition of community hub, which will become a focal point for the development and help create a mixed and balanced community. Inclusion of a care home; which will also help achieve more social cohesion, providing an opportunity for community living and a better mix of housing within the residential area. This is proposed to be over 15.9 ha of land. |
| Provision of 50% of the homes as affordable housing as per Part 2 of Policy PR9. | 50% of the proposed homes to be provided as affordable housing. |
| Provision of 1.8 hectares of land for use by the existing William Fletcher Primary School to enable potential school expansion within the existing school site and the replacement of playing pitches | 1.8 hectares of land to be provided for William Fletcher Primary School for use as playing pitches and amenity space to enable expansion of the school. |

| | |
|--|---|
| <p>and amenity space as per Part 3 of Policy PR9.</p> | |
| <p>The provision of facilities for formal sports, play areas and allotments to adopted standards within the developable area (unless shared or part shared use with William Fletcher Primary School is agreed with the Education Authority) as per Part 4 of Policy PR9.</p> | <p>A number of different Equipped Areas for Play will be provided as part of the proposed development, as will areas of productive landscape and potentially formal sports areas</p> <p>In addition, food production will be integrated into the design of the amenity open space and semi-natural green space.</p> |
| <p>The provision of public open green space as informal parkland on 24.8 hectares of land to the west of the residential area and a new Local Nature Reserve accessible to William Fletcher Primary School as per Part 5 of Policy PR9.</p> | <p>The proposed meadowland will be provided in the retained green belt immediately west of the development area, areas of public open green space within the development of the residential area as well as a Local Nature Reserve (indicatively proposed within the southern portion of the site) providing access for pupils of William Fletcher Primary School and the public, on an agreed basis. Two new publicly accessible pedestrian and cycleway connection are also proposed to the west.</p> |
| <p>Creation of an area of a community woodland within 7.8 hectares of land to the north-west of the developable area and to the east of Dolton Lane as per Part 6 of Policy PR9.</p> | <p>A 7.8 hectare community woodland area will be provided, albeit it is proposed that the community woodland be separated into two areas, and also additional planting is</p> |

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| | <p>proposed to be provided through the development.</p> <p>To the north-west of the developable area and to the east of Dolton Lane (as designated), the community woodland is proposed to be narrower than indicated, providing a substantial multi-structural vegetated feature along a boundary which at present is demarcated by a hedgerow.</p> <p>A second community woodland area is proposed to the west of Dolton Lane, which would provide an expansion to Begbroke Wood, providing a physical buffer or `shield` between the ancient woodland and the development, and in the long-term providing an extension of the Priority Habitat deciduous woodland.</p> <p>The Applicant has engaged with Officers in respect of this approach, which is considered to provide greater overall benefits not only to the defensible Green Belt boundary to the north, but also delivering a wider and more effective provision of woodland for the benefit of the village as a whole through the enhanced disposition and arrangement of the proposed woodland.</p> |
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| <p>Retention of 39.2 hectares of land in agricultural use in the location shown as per Part 7 of Policy PR9.</p> | <p>Within the 59.3 hectare application Site, 4.3 hectares of land will be retained as agricultural land within the designated area. All of the remaining land which forms part of the 99 hectare allocation but which sits outside the application Site will be remain as agricultural land in accordance with the policy.</p> |
| <p>The application(s) shall be supported by, and prepared in accordance with a comprehensive Development Brief for the entire site to be jointly prepared and agreed in advance between the landowner(s) and Cherwell District Council, in consultation with Oxfordshire County Council and Oxford City Council, as per Part 8 of Policy PR9.</p> | <p>Merton College are committed to progressing with a high-quality development to meet the requirements of Policy PR9 of the adopted Cherwell Local Plan Review. The Development Proposals are submitted as outline to establish the principle of development at the Site.</p> <p>The Application seeks to establish the principles of development alongside the emerging Development Brief which was out for consultation between 11 August and 8 September. This emerging document is targeting formal adoption in October 2021 and will provide a framework for future reserved matters planning applications. Once approved, the brief will be key a consideration in the preparation of and determination of any future planning applications brought forward on the site. The Applicant has been collaborating with CDC on technical elements and queries relating to the Site that have</p> |

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| | fed into the drafting of the Development Brief. |
| The Development Brief shall include each of the key measures as set out in Part 9 of Policy PR9. | The Proposed Development has been developed in line with Policy PR9 and includes each of the key measures contained in the Development Brief. |
| The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric as per Part 10 of Policy PR9. | An appropriate BIA has been submitted in support of the Application, as required. |
| The application(s) shall be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) and shall include the measures set out within Part 11 of Policy PR9 | An appropriate BIMP has been submitted in support of the Application as a standalone document, as required. |
| The application(s) shall be supported by a phase 1 habitat survey including the survey information required as per Part 12 of Policy PR9 | An appropriate Phase 1 Habitat Survey has been submitted in support of the Application, as required. |
| The application(s) shall be supported by a Transport Assessment and Travel Plan including measures set out within Part 13 of Policy PR9 | An appropriate Transport Assessment and Travel Plan (appended to the Transport Assessment) have been submitted in support of the Application, as required. |
| The application shall be supported by a Flood Risk Assessment in line with the measures set out within Part 14 of Policy PR9. | An appropriate Flood Risk Assessment has been submitted as a standalone document in support of the Application, as required. |

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| <p>The application should demonstrate that Thames Water and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached in principle that foul drainage from the site will be accepted into the drainage network, as per Part 15 of Policy PR9.</p> | <p>A Utilities Assessment is submitted in support of the Application and as a standalone document, which confirms Thames Water will undertake appropriate measures that might be required off-site to deliver an appropriate level of sewer capacity.</p> |
| <p>The application shall be supported by a Heritage Impact Assessment which will identify measures to avoid or minimise conflict with identified heritage assets within or adjacent to the site, as per Part 16 of Policy PR9.</p> | <p>A Heritage Impact Assessment is submitted in support of the Application, as required.</p> |
| <p>The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures, as per Part 17 of Policy PR9.</p> | <p>A desk-based archaeological assessment is submitted in support of the Application, as required.</p> |
| <p>The application shall include a management plan for the appropriate re-use and improvement of soils, as per Part 18 of Policy PR9.</p> | <p>A site investigation will be undertaken as part of the Proposed Development to consider the potential contaminated land risks associated with soil, and its subsequent removal, improvement, and/or re-use.</p> |
| <p>The application(s) shall include proposals for securing the long-term use, management and maintenance of the formal sports provision and play area, as per Part 19 of Policy PR9.</p> | <p>A strategy for the long-term use, management and maintenance of the formal sports provision and play areas will be agreed as part of the Proposed Development.</p> |

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| <p>A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms. The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how individual development parcels, including the provision of supporting infrastructure, will be delivered. As per Part 20 of Policy PR9.</p> | <p>A comprehensive outline scheme is being submitted for the Site as a whole. The Application is supported by draft Heads of Terms and a Delivery Plan, which incorporates details of the implementation, phasing, construction and completion of the proposed development, as required. The Council will consider how best to ensure compliance with this.</p> |
| <p>The application shall include an Employment, Skills and Training Plan to be agreed with the Council, as per Part 21 of Policy PR9.</p> | <p>An Employment, Skills and Training Plan will be agreed with the Council as part of the Proposed Development. The Framework Draft has been submitted as part of the suite of planning application documentation.</p> |
| <p>Place shaping principles, as set out in Parts 22-27 of PR9.</p> | <p>The design of the Proposed Development has been developed in line with the place shaping principles set out in Policy PR9. Please refer to the Design and Access Statement for more detail on the design.</p> |

5 Consideration of the Proposals

5.1 This section of the Statement considers the key considerations affecting the Proposed Development. These include:

- Housing
- Care Home
- Transport and access
- Design
- Built heritage
- Archaeology and Historic Landscape
- Environment and green space
- Earthworks
- Noise
- Sustainability
- Air Quality
- Arboriculture
- Ecology
- Lighting
- Flood Risk

5.2 The Proposed Development is supported by strategic objectives at all levels of planning policy and guidance. The Proposed Development will create a village extension to Yarnton in a sustainable location and deliver much needed housing and affordable housing in line with the site allocation to help meet Cherwell's agreed apportionment of Oxford's unmet housing need.

5.3 Each of the planning considerations are addressed in the sections below, outlining how the Proposed Development is in accordance with specific planning policies, which contribute to the overall strategic planning aims.

Housing

5.4 Adopted Local Plan Policy PR1: 'Achieving Sustainable Development for Oxford's Needs' confirms that Cherwell District Council will work with Oxford City Council, Oxfordshire County Council, and the developers of allocated sites to deliver 4,400 homes to help meet Oxford's unmet housing needs and necessary supporting

infrastructure by 2031. Delivery of units on this site will be progressed in stages following the approval of this outline application and subsequent reserved matters applications. In achieving this target, development proposals to meet Oxford's needs will be supported if they:

- **“(1) Accord with the Vision, Objectives and Policies of this Partial Review,**
- **(2) Comply with other material Development Plan policies, and**
- **(3) If it is demonstrated that they will achieve sustainable development. For the purpose of the Partial Review, the definition of sustainable development includes development that meets Oxford's housing needs and does not cause harm to the delivery of the Cherwell Local Plan 2011-2031 (adopted July 2015).”**

5.5 In contributing towards meeting Oxford's unmet housing need, the Site is allocated in the adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review for 540 net additional dwellings. In accordance with the adopted allocation, the Proposed Development will include the construction of 540 dwellings. These dwellings are proposed within the 'residential area' of the allocated site.

5.6 The principle of housing at the Site is acceptable in planning terms.

5.7 It is clear there is a significant need to deliver Oxford's unmet housing need and providing enough housing is a priority. The Proposed Development will deliver 540 much needed new homes as part of the village extension to Yarnton, in a highly accessible and sustainable location, and in accordance with Cherwell's aspiration for the Site. The delivery of this Site to include 540 new dwellings will help meet Cherwell Districts Councils' apportioned target of 4,400 homes of Oxford's unmet need. It is anticipated that works associated with the construction phase of the Proposed Development will commence in 2022 and conclude in 2028.

5.8 As well as directly meeting the aspirations of the adopted Local Plan (September 2020), the Proposed Development will accord with the objectives of the NPPF (July 2021) where there is a presumption in favour of sustainable development, as set out in Paragraph 11. The paragraph goes on to state that planning applications should be approved without delay where they accord with an up-to-date development plan.

- 5.9 The Proposed Development will include the provision of 50% of the homes as affordable housing. This provision meets the set requirement of the site allocation as set out in Policy PR9 of the adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review. The provision of 50% of the 540 proposed new homes as affordable housing will positively contribute to Cherwell's need for affordable units and provide a significant public benefit for the District.
- 5.10 The Proposed Development is submitted as outline. The breakdown and design of the proposed housing will be detailed as part of reserved matters. It is however proposed that the overall housing mix, tenure and size will be in line with the requirements set out in Policy PR2 of the adopted Local Plan Review. Consideration has also been given to the draft Development Brief which sets out development guidelines.

Care Home

- 5.11 While not listed as a specific 'Key Delivery Requirement' within Policy PR9, the provision of a new Care Home (Land use Class C2) provides a complimentary use within the new village extension to Yarnton which will meet an identified need for extra care and elderly care provision in the surrounding area.
- 5.12 The proposed Care Home will be located on the eastern part of the Site and comprise up to 9,000sqm GEA of Extra Care/Elderly Care Provision floorspace (Class C2).
- 5.13 The NPPF sets out that achieving sustainable development includes the provision of accessible services that support communities' health, social and cultural well-being (Paragraph 8 part b).
- 5.14 Paragraph 92 of the NPPF establishes that planning decisions should enable and support healthy lifestyles; especially where this would address identified local health and well-being needs. Paragraph 93 part (b) supports this and states that planning decisions should "take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community."
- 5.15 Planning Practice Guidance sets out in clear terms:

"The need to provide housing for older people is critical. People are living longer lives and the proportion of older people in the population is

increasing. In mid-2016 there were 1.6 million people aged 85 and over; by mid-2041 this is projected to double to 3.2 million. Offering older people a better choice of accommodation to suit their changing needs can help them live independently for longer, feel more connected to their communities and help reduce costs to the social care and health systems.”

“Where there is an identified unmet need for specialist housing, local authorities should take a positive approach to schemes that propose to address this need.”

(Paragraph: 016 Reference ID: 63-016-20190626)

5.16 Policy BSC 4 of the adopted Cherwell Local Plan 2011-2031 (Part 1) establishes that:

“opportunities for the provision of extra care, specialist housing for older and/or disabled people and those with mental health needs and other supported housing for those with specific living needs will be encouraged in suitable locations close to services and facilities.”

5.17 The proposed Use Class C2 will deliver a new high-quality Care Home within the Development Area of the Site. The care facility will complement the surrounding residential uses. Detailed matters of this care home, how it will be operated and how quality will be controlled will come forward as a future reserved matters application.

5.18 The inclusion of a Care Home within the Proposed Development is coming forward in response to the growing number of elderly people in Cherwell, which is expected to grow further over the next twenty to thirty years as the Proposed Development establishes itself, and therefore the Proposed Development will make an important contribution to the standard and quantity to meet that demand in a location that is close to areas where the need will be arising.

5.19 The Proposed Development responds to the need to provide additional care homes for older people which is recognised and supported at all levels of planning policy. Furthermore, older people in need of care within Yarnton, Kidlington, Woodstock, other villages and north Oxford, are often people who will be moving out of larger sized family housing which is materially under-occupied. The release of larger, family sized housing will free up that accommodation for occupation by others, including

families. The cascade effect from the provision of appropriate older person provision is significant and a wider benefit from the delivery of much needed accommodation.

Transport and Access

- 5.20 The Site benefits from access to a good network of pedestrian and cycle links, which connect the Site to the public transport network that serves the local area and a range of local facilities. On this basis, it is considered that the Proposed Development is ideally located to encourage people to travel to the Site by more sustainable modes of transport in accordance with paragraph 110 of the NPPF.
- 5.21 In accordance with the requirements of Policy PR9, the proposed site access strategy comprises the construction of two new junctions on the A44 and Rutten Lane and a connecting road in-between. The evidence presented in the supporting Transport Assessment demonstrates that the new junctions provide sufficient capacity to meet expected demands and will not introduce a road safety issue.
- 5.22 The Proposed Development also includes measures to reduce reliance upon the private car. For example, pedestrian and cycle links will be incorporated into the access strategy to ensure that residents are able to access a range of community facilities and employment opportunities in the local area.
- 5.23 In addition, a Residential Travel Plan will be developed. This document is intended to supplement, and promote, various off-site improvements to the existing sustainable transport networks that have been identified by OCC. These works, which have regard to the policy requirements of Policy PR4a, will be delivered via a combination of proportional financial contributions secured by a Section 106 Agreement and/or physical works secured by a Section 278 Agreement.
- 5.24 In the absence of the benefits of these measures being taken into account, the Transport Assessment demonstrates that the proposals are unlikely to have a material impact upon the local transport networks. The Transport Assessment evidences that the Proposed Development will not lead to any demonstrable harm from a highway capacity perspective in 2028, when the scheme is first expected to be fully operational. The works to be undertaken have been identified by OCC and have had regard to the policy requirements of Policy PR4a.
- 5.25 In summary, the Transport Assessment demonstrates the following:

- The location of the Site accords with the relevant national and local transport planning policies;
- The Site benefits from access to a sustainable transport network that provides alternatives to the private car;
- An analysis of personal injury accident data records has identified no significant issues associated with the local highway network that are detrimental to road safety levels;
- Appropriate provision can be made for access, parking and servicing in accordance with relevant guidance and standards;
- A package of measures that will enhance the accessibility of the Site by sustainable modes of transport have been identified (further details to be confirmed in Residential Travel Plan which will be developed as part of later applications);
- The impact of the Proposed Development will not exceed the 'severe' threshold referred to in the NPPF as the only legitimate reason to resist a development on transportation grounds;
- A Construction Traffic Management Plan will be developed to minimise disruption during the construction period (this will be submitted as a discharge of condition at a later stage); and,
- The operation of a Residential Travel Plan at the Proposed Development will ensure that the use of more sustainable modes of transport will be actively encouraged. Again this will be secured via condition.

5.26 The Proposed Development will accord with national and local transport related policies and can be accommodated without detriment to the operating capacity of the local transport network. As such, the Proposed Development represents a sustainable development from a transport perspective in the context of the NPPF.

Design

- 5.27 The Site is owned by Merton College who have a deep-rooted history, standing and long-term legacy in the area. As part of their long term stewardship, they are committed to delivering a high quality development which will enable the Local Authority to achieve their apportioned target of meeting Oxford's unmet housing need, whilst delivering a number of public benefits for the local area.
- 5.28 The Proposed Development seeks to engender the formation of a successful community by providing on-site functions and facilities that are easily accessible to future residents and that can be used to facilitate healthy and positive community activities (such as the community home work hub, public open spaces, community woodlands, etc.)
- 5.29 The Proposed Development seeks to make efficient, effective use of the land and offers a design which has been influenced by its location and the character of the surrounding context comprising up to 540 dwellings which equates to an average residential density of around 37.5 dwellings per net developable hectare
- 5.30 Whilst the detail and materiality of the Proposed Development will be developed in consultation with the Local Planning Authority and will be the subject of future detailed reserved matters applications and be designed in line with the Development Brief, the Design and Access Statement sets out the design principles of the Proposed Development. The Design and Access Statement does not seek to fix the exact location or configuration of all spatial elements of development, however, in order to secure a comprehensive and robust approach to the delivery, the location and general configuration of a number of fixed elements is included such as:
- A development that will be well connected, readily understood and easily navigated, supporting links to local facilities.
 - A permeable development with a pedestrian and cycle movement network that will encourage sustainable modes of travel and provide access to new streets and a range of public open spaces.
 - An integrated residential community that will be compatible with and complementary to surrounding uses.
 - A sustainable development, through siting, layout and design.
 - The provision of a mix of family house types, sizes and tenures, which will offer choice and create a balanced residential community.

- A development which will positively respond to local character through the provision of a range of building types, patterns and densities.
- The creation of a development that will have a distinctiveness, identity and character which positively harmonises with the vernacular of Yarnton.
- The creation of a green and blue infrastructure network which surpasses minimum open space requirements and provides recreation space and children's play.
- The retention of landscape features such as veteran trees and hedgerows to accommodate existing species and habitats and to maximise new opportunities for habitat enhancement, creation and management

5.31 The Proposed Development is underpinned by extensive consultation, design, environmental and technical work that ensure deliverability can be achieved. The vision for the Site is held to be consistent with the objectives for new residential development as set out in the NPPF and the leading fields of best practice.

Built Heritage

5.32 There are no designated or non-designated built heritage assets located within the site, and none will be directly affected by Proposed Development. A Built Heritage Chapter has been prepared by Oxford Archaeology to support the application, this includes a Historic Environment Desk Based Assessment in line with the requirements of Policy PR9.

5.33 The Site is not situated within a Conservation Area. The surrounding study area includes six Conservation Areas. Only Begbroke Conservation Area, which is located approximately 170m north of the site, is located within 1km of the site. However, despite the relative proximity of Begbroke Conservation Area to the site, there is no inter-visibility as a result of intervening vegetation and development.

5.34 There are no listed buildings within the site. Within the surrounding (2km) study area there are 76 listed buildings comprising a Grade I listed church, three Grade II* listed buildings and 72 Grade II listed buildings. Due to a lack of inter-visibility, the Site is not considered to contribute to the setting of the majority of the listed buildings within the study area. Two Grade II listed buildings, Hall Farmhouse and Spring Hill have

been identified as having the potential to receive effects from proposed development within the site.

- 5.35 We have had reference to S66 (1) of the Planning (Listed Building and Conservation Areas) Act 1990 which provides that 'in considering whether to grant permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.'
- 5.36 There are two Grade II listed buildings that are considered to have the potential to receive effects from the Proposed Development, due to their proximity, inter-visibility and/or historic connection. These include Hall Farmhouse, a two storey farmhouse situated approximately 270m to the north of the site, and Spring Hill, a two storey house located approximately 125m west of the site. The Site is considered to make a negligible to slight contribution to the heritage sensitivity of Hall Farmhouse, and a slight contribution to the heritage sensitivity of Spring Hill. It is not considered the Proposed Development will lead to substantial harm of these heritage assets.
- 5.37 The predicted effects to the setting of Hall Farmhouse and Spring Hill as a result of the Proposed Development have been assessed by Oxford Archaeology, who conclude that the development will not result in any more than a negligible, or at most, minor adverse effect upon these, or indeed any built heritage asset, within the study area – therefore the development will not lead to substantial harm to the setting of the listed assets; the public benefits of the Proposed Development are considered to outweigh any harm to the setting of the listed buildings. It is therefore not anticipated that any further mitigation above the proposed retention of historic hedgerow and planting/extension of woodland, will be required to minimise the effects of the Proposed Development.
- 5.38 It is anticipated that construction traffic will approach the Site's vehicular entrance points via the two access points off Woodstock Road (A44) and Rutten Lane, avoiding Yarnton village centre, notably Cassington Road. It is recommended that this route should be included within the Construction Environmental Management Plan to ensure that there are no unforeseen effects upon the various listed buildings situated along Cassington Road during the construction of the Proposed Development. More

detail on the effects of construction on these buildings will be included within the CEMP in future reserved matters applications.

5.39 Overall, there will be no significant harm on heritage assets resulting from the Proposed Development.

Archaeology and Historic Landscape

5.40 Extant ridge and furrow earthworks, with a reverse 'S' shape, are recorded within the Site. These remains are remnants of the former open field agricultural system which occupied the Site in the medieval and early post-medieval periods. Surviving ridge and furrow earthworks are a diminishing feature within the Oxfordshire landscape, and provide a visible link to a historic land management system within the site. As such, these remains are considered to be of medium (regional) sensitivity and should be afforded weight as an undesignated heritage asset as defined within the NPPF.

5.41 Except for the identified ridge and furrow earthworks, the Site contains no additional known archaeological features. However, the desk-based assessment carried out by Oxford Archaeology identified:

- a low potential for Palaeolithic and Mesolithic remains, considered to be of low (local) to medium (regional) heritage sensitivity;
- a moderate potential (in particular to the south-western part of the site) to contain features of Neolithic and Bronze Age activity, considered to be of low (local) or medium (regional) heritage sensitivity;
- a moderate potential (in particular to the southern part of the site) to contain evidence of previously unidentified Iron Age or Roman settlement activity, considered to be of low (local) or medium (regional) heritage sensitivity, if present;
- low potential to contain settlement remains dating to the medieval and post-medieval periods.

5.42 Overall the above analysis indicates that there are archaeological remains on the site which are limited and of low historic significance. The Proposed Development will undertake appropriate archaeological works during construction, however the desk based

assessment suggests the public benefits of the Proposed Development will outweigh any harm caused.

- 5.43 Preliminary results from a geophysical survey undertaken at the Site in October 2020 suggest that the survey did not identify any significant anomalies or features of archaeological significance, although it did identify evidence for buried and extant ridge and furrow earthworks, as identified above. The results of the geophysical survey would appear to substantially reduce the risk that the scheme area contains features of sufficient archaeological sensitivity to likely to contain deposits of sufficient significance to prevent or significantly constrain development of the Site or to significantly influence the final design.
- 5.44 It is anticipated that this survey will be followed by an archaeological trial trench evaluation to ground truth the results of the survey and clarify the current understanding that the Site does not contain significant archaeological deposits. These surveys will enhance the understanding of the archaeological potential of the Site and further reduce the risk of the Proposed Development impacting upon any, as yet unidentified, significant archaeological remains.
- 5.45 Two important hedgerows are situated within the site. These make a contribution to the historic character of the area and have the potential to contain well preserved archaeological boundary features such as banks and ditches. They also have historic interest as indicators of previous land use and ownership and would be considered natural heritage assets. Accordingly, these features are considered to be of medium (regional) sensitivity.
- 5.46 There are no scheduled monuments or registered park and gardens located within the Site. Those in the surrounding 2km study area are not considered to be affected by the Proposed Development.
- 5.47 The Historic Landscape Character (HLC) of the Site is recorded as a combination of Reorganised Enclosure, in the northern part of the Site and Prairie/Amalgamated Enclosure in the southern part of the Site. Both of these historic landscape character types are well represented within Oxfordshire and accordingly these HLC types are considered to be of low (local) sensitivity.
- 5.48 The potential impact of the predicted effects upon the archaeological resource within the Site and the historic landscape during the construction phase of the Proposed

Development have been assessed by Oxford Archaeology and can be summarised as follows:

- The planting of the woodland will have between a permanent slight to moderate impact upon the area of extant ridge and furrow earthworks, considered to be of medium sensitivity, located within the northern and central areas of the Site, resulting in a permanent minor or moderate adverse effect. It is considered the public benefits of this will outweigh any harm caused.
- Any earthworks within the footprint of the proposed residential infrastructure to the eastern part of the central area of ridge and furrow earthworks will be lost, resulting in a direct substantial impact, albeit only upon part of the overall area of ridge and furrow. This will result in a permanent moderate adverse effect. It is considered the public benefits of this will outweigh any harm caused.
- Any groundworks associated with construction activities of the proposed buildings and infrastructure have the potential to damage or remove as archaeological remains present, resulting in a direct substantial impact. Based on the assumption that any, as yet, unidentified archaeological remains would most likely be of between low and medium sensitivity, this would result (prior to any mitigation) in a permanent moderate or major adverse effect. In a worst-case scenario, archaeological remains could be of high sensitivity and construction activities will (before additional mitigation) result in a permanent major adverse effect upon any such remains. The true impacts of this will not be known until construction begins but substantial harm may be a result of the Proposed Development should remains of a regional or national significance be discovered.
- Given the retention of the important hedgerows (save for access points), the legibility of the hedgerow boundaries will be maintained. Accordingly, the Proposed Development will have a direct slight impact upon the hedgerows, resulting in a permanent minor adverse effect. It is considered the public benefits of this are substantial and no harm to the historic landscape is expected.
- The proposed partial loss of ridge and furrow earthworks will have a direct moderate impact but a permanent minor adverse effect upon the wider historic landscape. It is considered the public benefits of this will outweigh any harm caused.

- The Proposed Development will have a direct negligible impact upon the historic landscape character resulting in, at most, a permanent minor adverse effect. It is considered the public benefits of this will outweigh any harm caused.

5.49 With regard to mitigation, based on the results of the geographical survey undertaken in October 2020, it is anticipated that a subsequent trial trench evaluation will be conducted to investigate geophysical anomalies and/or test blank areas, this aligns with the requirements of NPPF paragraph 194. The results of these evaluative works will inform a mitigation strategy, if required, designed to remove or reduce any adverse impacts upon the archaeological resource arising from the construction of the Proposed Development. The need for, and scope, of archaeological works is in the process of being agreed with the Oxfordshire County Archaeologist, prior to the commencement of any works. The council will determine the most appropriate way to control and regulate these works.

5.50 As the Proposed Development will result in no more than a minor adverse effect upon any component of the historic landscape, it is not anticipated that further mitigation will be required to minimise the effects of the Proposed Development.

5.51 There will be no further impacts upon any archaeological remains during the operation phase of the Proposed Development. Any archaeological remains, if present, will have been affected or removed during the construction phase of the individual schemes / reserved matters applications.

5.52 Overall, there will be no significant effects on the archaeology of the Site or historic landscape resulting from the Proposed Development in line with Paragraph 180 and 202 of the NPPF.

Environment and Green Space

5.53 The Proposed Development, in accordance with Policy Allocation PR9 provides an opportunity to enhance the beneficial use of the Green Belt within the Site and to provide a multi-functional network of green infrastructure including areas for sports, play, food production and habitat enhancement including retention of veteran trees and hedgerows, drainage attenuation and footpath and cycle connections.

5.54 In achieving this, the Proposed Development seeks to:

- Improve the access to the countryside through a comprehensive network of attractive and direct pedestrian and cycle routes through the Development that allows for both access to facilities and interesting and varied routes for exercise and wellbeing.
- Provide significant ecological and biodiversity gains by enhancing and preserving the many defining features on the Site which are of great ecological importance such as veteran trees (with the loss of very few required to facilitate the scheme), hedgerows (the majority of which will be retained) and ancient woodland.
- Create a new Local Nature Reserve at the southern end of the Site with good access to the primary school and existing public rights of way.
- Create meadow land and community woodland areas on existing Green Belt land; which will be of superior ecological and biological value than the existing agricultural land.

5.55 The proposed green infrastructure will provide a well-connected movement network for pedestrians and cyclists linking the Proposed Development to Yarrnton and the outlying countryside, while also linking key spaces within the Site. There are several existing local public rights of way that the landscape strategy proposes to forge enhanced connections with, which, via the Proposed Development, will provide enhanced levels of access to existing Yarrnton residents. It is intended that the proposed network of pedestrian and cycle paths will promote sustainable movement and provide attractive green corridors.

5.56 Green Corridors running east-west down the slope of the Site will provide ecological and drainage routes as well as incorporating informal leisure paths connected to the wider footpath and cycle network. The Green Corridors will also incorporate existing hedgerows, veteran trees and field ditches as well as proposed swales. The open hilltops surrounding Oxford form an integral part of the local landscape character and the green corridors will reflect this with open views up and down the slope.

5.57 The Site's existing natural assets provide attractive landscape features, with a variety of different natural and semi-natural landscape character areas proposed to enhance the existing environment and offer opportunities for habitat creation, food growth,

education and biodiversity gain (provision of on-site allotments, community woodlands and public open space). The resulting landscape will be diverse and distinctive, with interest for all users. These features are noted in the description of development and form part of the outline application parameters.

- 5.58 Three formal play spaces (2 no. LEAPs and 1 no. NEAP) are proposed and each one will take a slightly different character in terms of equipment provided, the degree of enclosure and the landscape it overlooks in order to add variety and interest. These play areas are intended to be integrated into the wider landscape, with their design referencing surrounding spaces.
- 5.59 The retained green belt land west of the Proposed Development area has been identified as meadow as part of the Proposed Development and will provide a soft transition between development (and the more manicured open spaces associated with it) and the retained outlying agricultural land to the west, and will effectively provide occasionally-grazed wildflower and grassed areas with mown grass paths and occasional tree groupings planted at the edges of the space.
- 5.60 The community woodland areas will provide a new native woodland of approximately 7.8 hectares planted to increase ecological value and protect and preserve the existing Begbroke ancient woodland. The community woodland will provide a buffer to Begbroke and take on characteristics of the Begbroke Wood, using native trees and shrubs. A strong boundary, such as a 2m high wire mesh fence will be installed around Begbroke Wood to help preserve this important historical and ecological asset.
- 5.61 The proposed meadow land and community woodland areas are considered to be appropriate Green Belt development.
- 5.62 Overall, the landscape led approach taken in the design development of the Proposed Development has resulted in the delivery of an amount of open space significantly exceeding all typology requirements (with the exception of outdoor sports, which can be met offsite as agreed with CDC officers). As such, the Proposed Development will be in accordance with Policy PR5: Green Infrastructure.

Noise

- 5.63 The main acoustic features in the vicinity of the Site are Woodstock Road, a 50mph restricted dual-carriageway, adjacent to much of the eastern Site boundary; London

Oxford airport, approximately 1 km to the north of the site, with aircraft heading north-south on departure and when landing, passing approximately 400m to the west of the site; the Cotswold railway line which connects Oxford and Hereford, running approximately 1 km to the south west of the site; and William Fletcher Primary School to the south of the Site.

- 5.64 In order to ensure that the Proposed Development will provide good acoustic amenity for its residents and will not adversely affect the amenity of existing residents in the vicinity of the Site, Acoustical Control Consultants has been involved in the design process for the layout of the Proposed Development.
- 5.65 Analysis of the acoustic survey data shows that, in accordance with ProPG: Planning and Noise guidance, the Site is of medium-high risk so more detailed acoustic design has been undertaken for relevant aspects of the Proposed Development. This process will continue for more detailed development of the site layout as matters progress and will be secured by planning condition(s).
- 5.66 In identifying the potential risk level, the Proposed Development has responded and resulted in design moves to reduce the potential acoustic impacts. This has resulted in the dwellings closest to Woodstock Road being set significantly further back to provide distance attenuation and enhancing this by means of an acoustic barrier close to the road. These measures will significantly reduce the sound level at the closest residential facades to acceptable levels.
- 5.67 Designing these buildings appropriately to act as a 'barrier block' can then ensure good acoustic amenity for the other dwellings further from Woodstock Road.
- 5.68 For the façade directly exposed to Woodstock Road, a range of design measures such as the internal layout of the buildings, design of the external façade, use of appropriate glazing configuration, and attenuated ventilation can ensure good acoustic amenity for these residents. These details will be agreed and secured in subsequent reserved matters applications.
- 5.69 Depending upon the longer term effects of Covid-19 on the aviation industry (i.e. whether there will be an increase or decrease in flight movements to and from Oxford Airport), sound levels for the relatively small number of dwellings to the north-west corner of the Site may be slightly higher than desirable due to aircraft taking off from or landing at Oxford Airport. However, the excess is only marginal and can be

mitigated where appropriate by good design such as appropriate internal and external layout of these dwellings in order to achieve acceptable sound levels. These design measures will be secured in subsequent reserved matters applications.

- 5.70 The impact of sound from the sports field to the south will be minimal for residents in the adjacent gardens along Rutten Lane and will be mitigated by means of an acoustic fence along this boundary.
- 5.71 Sound at the nearest dwellings associated with use of the LEAP & NEAP play areas will be controlled and be consistent with appropriate design guidance. Details of these will be secured in subsequent reserved matters applications.
- 5.72 The principles of Good Acoustic Design are being adhered to in order to ensure that this Proposed Development will provide good acoustic conditions for residents of the new dwellings and of the existing neighbouring dwellings alike. These principles will continue to be applied through the more detailed design of the Proposed Development as it progresses.
- 5.73 In conclusion, the acoustic report demonstrates that any potential noise impacts can be mitigated, where appropriate, by good design such as appropriate internal and external layout of the proposed dwellings in order to achieve acceptable sound levels. The implementation and control of any good design features will be set out and agreed on in subsequent reserved matters applications.

Air Quality

- 5.74 As part of the Application a detailed air quality impact assessment for the Proposed Development on the Site has been undertaken by WSP.
- 5.75 With regards to the construction phase, the assessment concluded that, through good site practice and the implementation of suitable mitigation measures, the residual effects of construction activities due to the Proposed Development are considered to be negligible (mitigation measures include, inter alia, preparation of a Dust Management Plan).
- 5.76 The assessment has also considered the potential local air quality impacts associated with the operational phase of the Proposed Development.

- 5.77 A review of baseline air quality information and monitoring data (local authority and scheme specific) at and near to the Site concluded that there are not expected to be any exceedances of relevant pollutant objectives within 3 km of the Site.
- 5.78 A quantitative assessment of the potential impacts attributed to the operational phase of the Proposed Development was undertaken using ADMS-Roads to predict the changes in annual mean NO₂, PM₁₀ and PM_{2.5} concentrations that would occur due to the generation of additional vehicle trips associated with the Proposed Development.
- 5.79 The results show that the Proposed Development would cause negligible local air quality impacts at all identified existing sensitive receptors in the local area and would not cause any exceedances of the statutory air quality objectives. Pollutant concentrations predicted within the Site at proposed residential properties in the anticipated opening year are all well below the relevant air quality objectives. As such, the operation of the Proposed Development will have no significant effect on local air quality is considered suitable for its proposed land use.
- 5.80 Although no specific air quality mitigation is required for the operational phase, it would be beneficial to allocate a defined number of car parking spaces for the use of plug-in electric and plug-in hybrid vehicles, with reference to the 'principles of good practice' detailed in the Land Use Planning guidance. Furthermore, the provision of a detailed travel plan, which sets out measures to encourage sustainable means of transport, should be considered.
- 5.81 The Proposed Development complies with policies included in the National Planning Framework and Cherwell Local Plan.

Arboriculture

- 5.82 An assessment of the likely significant effects of the Proposed Development in terms of arboriculture has been prepared by Forbes-Laird Arboricultural Consultancy Ltd (FLAC).
- 5.83 The assessment concludes that Direct Impacts of Development Proposals upon Ancient Woodland are assessed to be of negligible magnitude with no adverse effect for both construction and operation phases. Indirect Impacts upon Ancient Woodland

are all also assessed to be of negligible magnitude with no adverse effect, again, for both construction and operation phases.

- 5.84 Direct Impacts on Veteran Trees are found to have one temporary adverse effect of negligible magnitude for a theoretical harm to biologically active space. Indirect Impacts on veteran trees comprise five minor adverse effects: three of which are of only temporary minor adverse effects by light pollution, dust pollution and disturbance to wildlife during the construction phase; one of semi-permanent minor adverse effect under disturbance to wildlife during the operation phase; and one permanent minor effect under light pollution during the operation phase.
- 5.85 In summary, no significant adverse impacts are expected to befall Irreplaceable Habitats comprising Ancient Woodland and Veteran Trees subject to the normal requirements for safeguarding relevant features, such as are securable via appropriate planning conditions.
- 5.86 While Begbroke Wood is somewhat remote from the Proposed Development and is not within the Developer's control, the assessment has shown that the formation of a conservation margin along the southerly aspect of the woodland would provide a significant enhancement to woodland edge habitat, with this ecotone being known to be the most biodiverse-rich woodland habitat. Moreover, the cessation of intensive agriculture adjacent to the woodland offers the significant benefit of a reduction in spray drift and eutrophication, both of which are probably frequent occurrences under the current land management regime. In addition, this historic woodland will be protected by a 2m high wire mesh fence to preserve the asset.
- 5.87 The planting of the new community woodland (split across two areas) adjacent to and contiguous with part of the eastern boundary of Begbroke Wood, substantially increases the overall size of the woodland block. Contiguous woodland size is known to correlate positively with woodland vitality, including floral and faunal species richness and carrying capacity. As such, the proposed creation of an additional 7.8ha of native broadleaved woodland, is an expansion of the contiguous woodland block of ca. 20%. This is considered to be a significant and long-term beneficial outcome of the Proposed Development for both construction and operation phases.
- 5.88 The Veteran Trees sit within a sub-optimal agricultural context that is likely to be deleterious to their health. This is expected to have an adverse effect on their ultimate

longevity, quite probably reducing this on a centennial scale. The change in land use within these trees' biologically active space encapsulated by the buffer zone from intensive agriculture to natural / unmanicured grassland is a substantial beneficial effect of the Proposed Development. It is wholly realistic to expect this to add at least a century to the trees' ultimate lifespans. Insofar as Veteran Trees are held to be Irreplaceable Habitat of *exceptional biodiversity value*, the substantial, additional forward perpetuation of this resource is an outcome of high significance.

Ecology

- 5.89 Aspect Ecology has prepared an assessment of the likely significant effects resulting from the Proposed Development in terms of Ecology and Nature Conservation.
- 5.90 The submitted Ecology assessment concludes the following in respect of the effects during the construction phase:
- The effects on ecological designations and other international, national and local statutory designations of nature conservation interest during the construction phase are considered to be negligible and would be non-significant (near certain).
 - Non-statutory Designations include Frogwelldown District Wildlife Site (DWS) located ~0.2km to the south of the Site and Begbroke Wood Local Wildlife Site (LWS) is located immediately adjacent to the north-western boundary of the Site. There is potential for the designations to be adversely affected from pollution events that may arise, such as dust deposition, and surface water run-off of contaminants or silt. Effects on these designations during the construction phase, prior to mitigation, are considered to be slight, adverse and medium-term, and could be significant at the district level (although uncertain).
 - Other non-statutory designations are well separated from the Site by existing development, with no direct connection through ecological pathways. The effects on other statutory designations of nature conservation interest during the construction phase are considered to be negligible and would be non-significant (near certain).
 - Begbroke Wood is the nearest area of ancient woodland to the site, located adjacent to the north-west boundary of the Site, but approximately 225m from the

construction zone at its closest point. Given the separation of the ancient woodland from the construction zone, effects on ancient woodland during the construction phase are considered to be negligible and would be non-significant (near certain).

- There is potential for veteran trees to be adversely affected from pollution events that may arise, such as dust deposition and surface water run-off of contaminants or silt. Effects on these features during the construction phase, prior to mitigation, are considered to be slight, adverse and medium-term, and could be significant at the district level (although uncertain).
- Prior to mitigation, construction effects on habitats could be slight, adverse and medium-term, and could be significant at the local-district level (although uncertain).
- Prior to mitigation, construction effects on roosting bats are considered to be slight, adverse and medium-term, and could be significant at the local level (although uncertain). Prior to mitigation, construction effects on foraging and commuting bats are considered to largely relate to temporary increases in lighting levels, and would be slight, adverse, short-term and non-significant (probable).
- Prior to mitigation, construction effects on birds are considered to be moderate, adverse and short-term, and could be significant (although uncertain) and the local level.
- Prior to mitigation, construction effects on Great Crested Newts are considered to be negligible and would be non-significant (near certain).
- Prior to mitigation, construction effects on reptiles are considered to be moderate, adverse and medium-term, and could be significant at the local level (probable).

5.91 The submitted Ecology assessment concludes the following in respect of the completed development effects:

- Prior to mitigation, operational effects on international level statutory designations are considered to be slight, adverse, permanent and non-significant (probable).

- Prior to mitigation operational effects on National Level Statutory Designations may be slight, adverse, permanent and non-significant (probable).
- Operational effects on non-statutory designations of nature conservation interest are considered to be slight, adverse and permanent, and non-significant (probable).
- The operational effects on non-statutory designations of nature conservation interest are considered to be slight, adverse and long-term, and non-significant (probable). However, in accordance with Policy PR9 a community woodland will be created within the Site composed of native species of local provenance, which reflect the adjacent woodland habitats and increase diversity of this habitat type within the Site. On this basis, prior to mitigation, operational effects are considered to be moderate, positive and permanent, and significant and the local level (probable).
- Prior to mitigation, operational effects on hedgerows are considered to be moderate, positive, permanent and significant and the local level (probable).
- Operational effects on veteran trees are considered to be moderate, positive, permanent, and significant at the district level (probable).
- Effects on roosting bats from the completed development prior to mitigation are considered to be slight, adverse and long-term, and would be significant at the local level (probable). Prior to mitigation, operational effects on foraging and commuting bats are considered to be moderate, positive and permanent, and significant at the local level (probable).
- Prior to mitigation, effects on farmland birds, such as Skylark and Yellowhammer, from the Proposed Development are considered to be neutral, and would be non-significant (near certain), such that measurable declines in the local populations of these species are considered unlikely to occur. Effects on other bird species from the completed development are considered to be slight, positive, permanent and non-significant (probable) at the local level.

- Effects on reptiles from the Proposed Development prior to mitigation are considered to be moderate, positive, permanent and significant (probable) and the local level.
- Effects on Great Crested Newts from the Proposed Development are considered to be slight, positive, permanent and significant (probable) at the local level.

5.92 The submitted Ecology Report outlines mitigation measures in respect of ecology. Following implementation of the mitigation outlined the report concludes that:

- Effects on all receptors, during the construction phase, are considered to be negligible and would be non-significant (probable).
- In relation to the Operational Phase, and again following implementation of the mitigation outlined within the Ecology Report, effects on designations of nature conservation interest, and roosting bats are considered to be negligible and would be non-significant (near certain).
- Effects on habitats of ecological importance (woodland, hedgerows and veteran trees), foraging/community bats, reptiles and birds are considered to be slight - moderate, positive, and significant at the local to district level (probable).

5.93 The above assessment is congruent with the results of a Biodiversity Impact Assessment for the site, which not only calculates a net gain in biodiversity in accordance with Policy PR9, but a 16.84% net gain; exceeding the 10% sought by Cherwell District Council and through emerging national legislation. The proposals achieve the net gain through the sensitive incorporation of important ecological features within the scheme and creation of high-quality habitats as part of the landscaping strategy. Further benefits will arise through the suite of enhancements, in particular for fauna, proposed within the Site, which are set out within the Biodiversity Improvement Management Plan. Compliance with these enhancements will be determined by the council.

5.94 Considering cumulative effects, it is considered that any impacts could be fully mitigated for, resulting in negligible/non-significant residual effects. It is considered the construction phase of the Proposed Development would not contribute to any cumulative construction effects arising from developments in the local area. With regard to the potential cumulative effects of the Proposed Development, the

potentially significant effects are limited to disturbance of roosting bats. However, it is considered that these effects could be fully mitigated for, such that adverse cumulative effects would not occur in combination with other proposed developments (mitigation measures include: retaining trees with bat roosting potential, temporary lighting to be minimised, permanent lighting to be spaced out). It is considered the operational phase of the Proposed Development would not contribute to any cumulative effects arising from developments in the local area. Any mitigation measures will be complied with in an appropriate way as deemed by the council.

- 5.95 The implementation of the proposed mitigation/compensation strategy would mitigate for any adverse effects on ecological receptors that would arise under the proposals, and in some cases provide an enhancement. Accordingly, based on the Ecology Assessment, it is considered neither the construction or operational phase of the Proposed Development would contribute to any cumulative adverse effects on ecological receptor.

Lighting

- 5.96 A baseline lighting survey has been undertaken by WSP which considers the likely effects upon the surrounding environment of exterior lighting associated with the Proposed Development.
- 5.97 The assessment has established that the Proposed Development is located within an area of rural and relatively dark suburban character, corresponding with Environmental Zone E2, as defined by Guidance Notes for the Reduction of Obtrusive Light GN01:2011. The construction of the Proposed Development is not considered to affect the future categorisation of the Environmental Zone.
- 5.98 Temporary construction lighting, where required, would be assessed in accordance with industry best practice, subject to review by a competent lighting professional and would adhere to the obtrusive light constraints imposed by the applicable Environmental Zone.
- 5.99 Permanent infrastructure lighting would be designed in accordance with the standards and guidance listed in the Lighting Report, be designed by a competent lighting professional and would adhere to the obtrusive light constraints imposed by the applicable Environmental Zone. Lighting equipment and operation would satisfy the requirements listed in the Lighting Report with regard to mitigation for bats and other

identified sensitive species, when known. This would be secured via condition, or any other method considered appropriate by the council and applicant.

- 5.100 Following the mitigation practices outlined in the Lighting Report, the residual effects of temporary construction lighting are anticipated to be negligible and medium term. The residual effects of permanent infrastructure lighting are anticipated to be negligible, direct and long-term.
- 5.101 Cumulative residual effects could be anticipated taking account of other developments in the area beyond the Proposed Development. Whilst this would alter the rural / developed landscape to a greater degree, it is likely that an increase in sky glow would be the most visible consequence. The mitigation measures presented in the Lighting Assessment would likely reduce the impact of further lighting to the lowest possible level. This would be secured via condition, or any other method considered appropriate by the council and applicant.

Flood Risk

- 5.102 As part of the outline planning application, WSP have assessed the likely significant effects of the Proposed Development in terms of water resources and flood risk in the context of the Site and surrounding area.
- 5.103 The likely significant effects on water resources and flood risk occurring during both the construction phase and completed development phases have been assessed. There are a number of key areas of likely potential significant effects, grouped under the following headings:
- Flood risk;
 - Surface water drainage;
 - Geomorphology;
 - Water quality; and
 - Groundwater.
- 5.104 The potential significant effects that may occur during the construction phase of the Proposed Development include impacts on flood risk (including works within the flood

plain), surface water drainage (including increased runoff), water quality (including increased sediment movement and the potential for increased contaminants entering the water environment), geomorphology (including installation of outfalls and sedimentation movement) and groundwater (including potential for increased interaction between the surface and groundwater).

- 5.105 The potential significant effects occurring during the operational phase of the Proposed Development include impacts on flood risk (the introduction of new development) surface water drainage (including altered response to rainfall events), water quality (including the potential for increased contaminants entering the water environment as a result of the first flush (First flush is the initial surface runoff of a rainstorm)) and groundwater (including potential for increased and altered interaction between the surface and groundwater).
- 5.106 The mitigation for the construction phase includes the preparation of a CEMP to ensure that best practice is employed, and the environment safeguarded. The CEMP would include method statements for the proposed works, details of materials to be taken from and to the Site, and a pollution control and contingency plan.
- 5.107 The mitigation for the completed development includes implementation of sustainable drainage features including attenuation basins, swales, cut-off features and infiltration blankets to manage surface water, thereby providing a positive impact in terms of ecology, landscape and surface water run-off. These will be secured via condition or by other means deemed appropriate by the council and applicant.
- 5.108 Following the adoption of the proposed mitigation measures, the majority of the potential effects are considered to be negligible, and are determined to be 'not significant' in the context of the EIA Regulations.
- 5.109 There are no identified cumulative effects on the water environment as the design of each schemes will need to be undertaken in accordance with Local and National Policy and therefore should not deplete water quality or exacerbate flood risk elsewhere.

6 Conclusions

6.1 In conclusion:

- Adopted Local Plan Policy PR1: 'Achieving Sustainable Development for Oxford's Needs' confirms that Cherwell District Council will work with Oxford City Council, Oxfordshire County Council, and the developers of allocated sites to deliver 4,400 homes to help meet Oxford's unmet housing needs and necessary supporting infrastructure by 2031. The delivery of homes to meet Oxford's unmet housing need is as such now a matter of adopted policy;
- It is clear there is a significant need to deliver Oxford's unmet housing need and providing enough housing is a priority of the adopted Local Plan;
- In contributing towards meeting Oxford's unmet housing need, the Site is allocated in the adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review for 540 net additional dwellings;
- The housing trajectory of the Local Plan Partial Review requires deliverable sites to make a prompt contribution to the delivery of housing;
- The Site comprises one single parcel of land of approximately 59.3 hectares, with the proposed area for development within the Site comprising approximately 25 hectares. In accordance with the adopted allocation, the Proposed Development includes the construction of 540 dwellings. These dwellings are proposed within the 'residential area' of the allocated site;
- The principle of housing at the Site is acceptable in planning terms;
- The Proposed Development will deliver 540 much needed new homes as part of the village extension to Yarnton, in a highly accessible and sustainable location, and in accordance with Cherwell's aspiration for the Site. The delivery of this Site to include 540 new dwellings will help meet Cherwell Districts Councils' apportioned target of 4,400 homes of Oxford's unmet need;
- The proposed residential accommodation will include a range of housing types catering for a range of ages, family sizes and tenures in line with the requirements of Policy PR2. The proposed mix of housing includes 50% private (for sale) and 50% affordable (social rent/ shared-ownership) accommodation (Use Class C3) in accordance with adopted Policy PR9;
- Up to 9,000 sq. m GEA of elderly/extra care residential floorspace (Use Class C2) is also proposed, as well as a Community Home Work Hub (up to 200 sq. m) (Use Class E);

- The proposed uses have been led by adopted Policy PR9 which sets out the specific requirements for the allocation. The exceptions are the Care Home (elderly/extra care residential floorspace - Use Class C2) and the Community Home Work Hub (Use Class E) but these are additional to, rather than instead of, the policy requirement of 540 dwellings which forms part of the Proposed Development. These uses seek to meet an identified need in the locality. Given the clear policy requirements, no other alternative uses have been considered;
- Yarnton Medical Practice is also retained and integrated into the Proposed Development. Although no changes are proposed to the centre itself, the Proposed Development incorporates a new access spur to the Centre from the proposed new Rutten Lane access;
- The Proposed Development would deliver expansion space for the William Fletcher Primary School in line with adopted Policy PR9;
- Significant green space and accessible areas are proposed alongside a Local Nature Reserve;
- The form and nature of the green space proposed will provide a variety of managed areas and will be sustained through a long-term management approach;
- The Site is in single ownership and control, and there are no impediments to delivery;
- The Application seeks to establish the principles of development alongside the emerging Development Brief which was out for consultation between 11 August and 8 September. This emerging document is targeting formal adoption in October 2021 and will provide a framework for future reserved matters planning applications. . Once approved, the brief will be key considerations in the preparation of and determination of any future
- planning applications brought forward on the site. The Applicant has been collaborating with CDC on Site-specific issues that have fed into the drafting of the Development Brief;
- The Proposed Development is in overall alignment and accordance with the adopted Development Plan;
- Significant engagement has been undertaken with the District Council, the local community and other stakeholders;

- While it is recognised that there remains some local apprehension about the principle of the Proposed Development, the Applicant has sought to acknowledge and recognise stakeholder comments as the design has been developed. Additionally, all stakeholders will be able to comment on the application during the 28 day determination process; and
- Overall there are significant benefits that arise from the Proposed Development which is in overall accordance with policy and accordingly ought to be granted planning permission in line with NPPF paragraph 11c.

Appendix A – Draft Heads of Terms (Planning Obligations)

PLANNING OBLIGATIONS

DRAFT HEADS OF TERMS

1. INTRODUCTION

- 1.1 This document is a draft document. It is not a binding legal contract and does not contain planning obligations for the purposes of Section 106 of the Act. The detailed drafting of the S106 agreement will be settled during negotiations.
- 1.2 It is proposed that the S106 will bind [all the land within the planning application redline boundary, being the site known as the Land West of Yarnton, Kidlington ("**Site**")] and that a plan of the Site will be attached to the S106 [together with a phasing plan identifying how the Development would be phased].
- 1.3 It is proposed that the S106 will be between (1) The Warden and Scholars of the House or Collage of Scholars of Merton in the University of Oxford (2) Cherwell District Council and (3) Oxfordshire County Council.

2. PROPOSED OBLIGATIONS

2.1 On-site Affordable Housing (50%)

2.2 Financial Contributions

- 2.2.1 Burial Site
- 2.2.2 Community Worker
- 2.2.3 Healthcare
- 2.2.4 Indoor Sports
- 2.2.5 Public Art
- 2.2.6 Police
- 2.2.7 Waste and Recycling
- 2.2.8 Education
 - (a) Primary
 - (b) Secondary
 - (c) Special Educational Needs
- 2.2.9 Transport
 - (a) Public Transport Service
 - (b) Public Transport Infrastructure
 - (c) Strategic Transport
 - (d) Travel Plan Monitoring

- 2.2.10 Management Entity
 - (a) Default Sum
 - (b) Forward Funding Sum
 - (c) Monitoring Payment
- 2.2.11 Commuted Sums (payable only if land transferred to third party e.g. Management Entity or LPA)
 - (a) Play Areas
 - (b) [Ecology Area]
 - (c) [Informal Open Space]
 - (d) [Landscape Buffers]
 - (e) SUDS
 - (f) Allotments
 - (g) [Sports Pitches]
 - (h) Community Hub

2.3 **School Land**

2.3.1 [XXX]

2.4 **On-Site Public Open Space**

2.4.1 Meadowland and Community Woodland

- (a) Longstop date for delivery to be agreed
- (b) Transfer of land to management entity at landowner discretion
- (c) Management committee to be set up (with provision for membership to evolve over time)

2.4.2 Play Areas

- (a) [LAP]
- (b) [NEAP/MUGA]

2.4.3 SUDS

2.4.4 [Informal Open Space]

2.4.5 [Landscape Buffer]

2.4.6 [Ecology Area]

2.4.7 Allotments

2.4.8 [Sports Pitches]

2.5 **Community Hub**

2.5.1 Transfer of land to management entity at landowner discretion

2.5.2 Management committee to be set up (with provision for membership to evolve over time)

2.6 **Apprenticeships**

2.6.1 Via Employment, Skills and Training Plan

2.6.2 Highways Works

(a) [XXX]