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Cherwell District Council
Bodicote House
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7 October 2021

Our ref: AFG/RJLD/CKE/JSID/G6492

Your ref: PP-10263402

Dear Sirs

Land West of Rutten Lane, Yarnton: Outline Planning Application

On behalf of our client Merton College we submit an outline planning application for the development of Land West of Yarnton in accordance with the adopted Local Plan 2011-2031 Part 1 Partial Review site allocation PR9.

Outline planning permission is sought for:

“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, two community woodland areas, a local nature reserve, footpaths, tree planting, restoration of historic hedgerow, and associated works”.

All matters are reserved, save for the principal access points.

The Site

This outline planning application comprises a red line boundary of 59.29 hectares. The site consists of 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. The PR9 allocated site forms part of one single parcel of land totalling approximately 99 hectares, with the proposed area for development within the site comprising approximately 25 hectares.

The PR9 allocated area is predominantly farmland lying to the west and north of Yarnton. The allocated area proposed for housing development is outside the designated Green Belt land.

The north-eastern edge of the allocated area 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. Yarnton Medical Practice and associated car park lies within the allocation, although no changes to the Medical Practice itself are proposed. Beyond that, the boundary 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.

The south west boundary is formed by Frogwelldown Lane, an historic public footpath (ON-1454) which rises gently towards Hanborough from Cassington Road.

To the north, the edge of the allocation is formed by 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.

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.

The site is within an area of historic agricultural land including historic field systems. There are 30 hedgerows within the site, and the total hedgerow length is recorded at 6,535 metres. The hedgerows beyond the Frogwelldown Lane and Dolton Lane are found principally in the site's northern half, although they vary in their visual and physical landscape strength.

The site is characterised by trees along field boundaries, with pedunculate oak being the most frequent species. The tree survey has recorded 137 individual trees, 55 tree groups (comprising a further 485 trees) and two woodlands. A total of 16 trees are classed as Veteran.

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.

The PR8 development will have a strong functional relationship with PR9 (and vice versa), however, both sites are entirely separate in terms of 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 development of the scheme proposals 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.

The Development Proposal

In accordance with the PR9 site allocation within the adopted Cherwell Local Plan (Part 1) Partial Review, the proposal for the Site can be divided into two broad elements or areas – namely (i) a development area (approximately 25 ha) (referred to as 'Residential' area in Policy PR9); and (ii) land that is retained within the Green Belt where environmental enhancements are proposed as part of the development.

The planning application for the Proposed Development is submitted as outline, with all matters reserved, save for the principal access points. This planning 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.

The key aspects of the proposal 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 hectare;
- The provision of 50% of dwellings as affordable;
- 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 Local Equipped Areas for Play (LEAP) and one Neighbourhood Equipped Area for 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, it 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 providing 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.

Justification for the Proposal

- 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 Application 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 Application Site comprises one single parcel of land of approximately 99 hectares, with the proposed area for development within the site comprising approximately 25 hectares. In accordance with the adopted allocation, the Development Proposal includes the construction of 540 dwellings, 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 District Council's aspiration for the Site, and to help meet the Council's 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);
- Yarnton Medical Practice is also retained and integrated into the 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 development would provide facilities to enable the expansion 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 planning 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;
- The proposal 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;
- The proposal has evolved after careful consideration of the key local issues, and Merton College is committed to maintaining its dialogue with local stakeholders once the application is submitted 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.

Full details of the development proposals are set out in the Planning Statement and other application documents which have been submitted as part of this planning application.

Application Documentation

In accordance with the requirements of Cherwell District Council, the application comprises the following documents:

- Application Forms and Certificate (submitted via the Portal, reference PP-09193928);
- CIL Form;
- Covering Letter, prepared by Gerald Eve LLP;
- Planning Statement, prepared by Gerald Eve LLP;

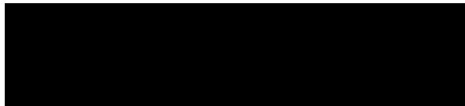
- Environmental Statement that includes:
 - Non-Technical Summary;
 - Introduction;
 - Existing Land Use and Planning Policy;
 - Alternatives and Design Evolution;
 - Proposed Development and Scheme Definition;
 - Socio-Economic Assessment;
 - Transport and Movement (including Framework Travel Plan);
 - 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.

The fee has been calculated on the basis of the site area (59.29ha) and has therefore been calculated at **£89,816** and has been paid directly to the Planning Portal (reference: PP-10263402). The calculation for this is provided below and in line with the guidance on the planning portal (£11,432 + £138 for each additional 0.1 hectare in excess of 2.5 hectares):

1 hectare = £1,380	59.29 – 2.5 = 56.79 hectares
	£1,380 x 56 = £77,280
	£1,380 x 0.8 = £1,104
	= £78,384
	£78,384 + £11,432
	= £89,816

Should you require further information, please do not hesitate to contact either Robert Davies of this office.

Yours sincerely,



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