

Land at West Yarnton, Oxford

Draft Outline Framework Delivery Plan

December 2022

AFG/RJLD/JSID/G6492

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1 Introduction

- 1.1 Gerald Eve LLP have been instructed by Merton College Oxford to provide a Delivery plan in relation to the outline planning application (ref: 21/03522/OUT) at land west of Yarnton, Oxford ('the Site').
- 1.2 This report has been commissioned pursuant to the requirements of policy allocation PR9 of the Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need ('the Local Plan Part 1 Partial Review') . Paragraph 20 of the policy specifically requires that the planning application 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. The Delivery Plan is also required to include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how the site will contribute towards maintaining a five year supply of housing.
- 1.3 As the planning application is an outline planning application, there will inevitably be elements of detail that are further developed and evolved through later reserved matters submissions. As such, more detailed aspects of delivery will be further considered through reserved matters applications in due course should planning permission be granted for the proposed development.

Key Delivery Requirements

Policy PR9 of the LPPR sets out the policy requirements for the site, therefore, the proposed development seeks to provide the following key delivery requirements:

1. Construction of 540 dwellings (net) on approximately 25 hectares of land.
2. The provision of 50% of the homes as affordable housing as defined by the National Planning Policy Framework.
3. The 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 and amenity space.
4. 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. Dialogue with the Education Authority to agree this is yet to begin).
5. 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.
6. The creation of an area of community woodland within 7.8 hectares of land to the north-west of the developable area and to the east of Dolton Lane.
7. The retention of 39.2 hectares of land in agricultural use (as shown on the Framework Plan).

Site Description

- 1.4 As set out within the Environmental Statement and Planning Statement accompanying this planning application, the allocation area¹ is predominantly farmland lying to the west and north of Yarnton. The area of the Site which is proposed for housing development sits outside of the designated Green Belt land and is allocated for development under Policy PR9 of the Local Plan Part 1 Partial Review’.
- 1.5 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.
- 1.6 To the north, the edge of the allocation is formed by Begbroke Wood, 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 proposal.
- 1.7 In terms of topography, the site is located on an east and north-east facing slope where it abuts the western edge of Yarnton.

The Proposed Development

- 1.8 An application for outline planning permission (ref: 21/03522/OUT) was submitted on 14 October 2021 for the following development:

“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.”
- 1.9 The application is currently pending determination.
- 1.10 The outline planning application site can be divided into two broad areas, namely 1) a development area (c. 25 hectares which includes the new build uses – residential, elderly care and community work hub), and 2) land that is retained within the Green

¹ Allocation Area – incorporates the area included within the Cherwell Local Plan 2011-2031 (Part 1) Partial Review (LPPR) Policy PR9 Development Framework

Belt where environmental enhancements are proposed as part of the development.

1.11 The outline proposal comprises the following:

Development Area

- 540 dwellings (Use Class C3) on approximately 25 hectares split into seven development parcels. Average net density to be around 35 dwellings per hectare;
- Provision of a proportion of 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 C 2);
- 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 Practice itself proposed;
- Two Locally Equipped Areas for Play (LEAP); one Neighbourhood Equipped Area of Play (NEAP);
- Provision of 1.80 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. This will be secured in agreement with the Council and Applicant through condition or a s106 agreement;
- Two new footpaths: one connecting the centre of the site to Frogwelldown Lane and the second running south to the rear of the Care Home providing a connection to Cassington Road, adjacent to Hill Farm;
- Retention of the remainder of the site for agricultural purposes.

PR9 Outline Application Allocation Areas

Development Area	Hectares
Residential Area, Community Home Work Hub and Care Provision	15.90
William Fletcher School Expansion	1.80
Yarnton Medical Practice	0.30
Green Infrastructure / Public Open Space (including SuDS and grow zones)	9.70
Total Development Area	27.70
Green Belt Area (within Application Site boundary)	
Community Woodland	7.80
Meadow	19.30
Retained Agricultural Land	4.30
Further Green Open Space	0.20
Total Within Retained Green Belt	31.60
Green Belt Area (Outside Application Site boundary)	
Retained Agricultural Land	39.90
Total Site Area (PR9 allocation)	98.20

2 Implementation and Phasing of the Development

- 2.1 An indicative plan of the location of the proposed uses on the Site pursuant to the outline planning application can be found in Appendix 1

Phasing/Delivery

Delivery Requirements 1 and 2

1. Construction of 540 dwellings (net) on approximately 25 hectares of land (the residential area as shown).

2. The provision of 50% of the homes as affordable housing as defined by the National Planning Policy Framework.

- 2.2 As noted within the details of the outline planning application set out above, the subject site proposes to deliver 540 residential dwellings, of which a large proportion will be affordable housing.
- 2.3 The subject site benefits from two access points, which include the A44 and from Rutland Lane. Development will begin on site from these two points simultaneously, implementing the required infrastructure to enable the development of the site.
- 2.4 Given the existing infrastructure's location surrounding the site i.e. access road position, the most suitable development strategy is to bring the development parcels forward from east to west with the capability to develop out of both site access points in the north and south of the site simultaneously. Details of the delivery of these parcels will be prepared as further reserved matters applications are submitted.
- 2.5 We have considered both the mix and typology of the affordable units proposed with the scheme and propose that they are developed as part of individual phases (it is envisaged that there will be two phases). This will provide continuity in style and type to the existing residential developments surrounding the A44 and Rutten Lane. There will be early engagement with Registered Providers in this regard to ensure that the policy requirement is met.
- 2.6 Development of the C2 uses and creation of space for elderly occupants will also be delivered alongside the other forms of new homes within the development. As shown within the Parameter Land Use Plan (DE234_14 Rev H) this parcel of the development is proposed to be located in the eastern portion of the subject site in close proximity to Yarnton Medical Practice.
- 2.7 A delivery and management plan for the affordable element of the scheme is yet to be finalised. This strategy will be put in place once a review of registered providers of affordable housing, house builders/developers/contractors has been completed. This will be secured when the reserved matters application containing affordable housing units is being prepared and submitted.
- 2.8 The market housing will be delivered across two phases of development, dependent

on market demand.

- 2.9 As noted with regard to the affordable housing, the delivery method for the market homes is yet to be decided. However, it will take one of several forms including delivery by the applicant, delivery by the Applicant in a joint venture with a development partner or sale of serviced land plots to a house builder/ developer once elements of the core infrastructure for the development is put in place.
- 2.10 We note that the method adopted will not affect the overall delivery timeline or the phasing of the development for the market housing but will be reviewed in order to assist with the delivery of the development.

Infrastructure Delivery

- 2.11 Construction access for all development phases and parcels is to be delivered during the initial phase of development. All development construction access will be from the east.
- 2.12 In order to deliver infrastructure and access for all areas of development within the Site, access agreements will be put in place to ensure right of access for all relevant parties for delivery of the later phases of development. These will be agreed and put in place as reserved matters applications are progressed.
- 2.13 Site utilities will be delivered and implemented as required (discussions will progress as reserved matters applications are developed) in the initial phase of development, and similarly for later phases of the development. We note that Thames Water are to provide both water and drainage elements of the proposal and will be responsible for the appropriate delivery strategies and identification through engagement.
- 2.14 There will be a requirement for drainage infrastructure to be put in place prior to the delivery of the school playing fields due to the requirement for site drainage to drain across to the south eastern side of the site, underneath the area outlined for the school playing fields. This will be incorporated into the site drainage and management strategies and agreed at the time of subsequent reserved matters applications being prepared and submitted.
- 2.15 On this basis, large elements of the wider site's infrastructure will be delivered prior to, or in parallel with, development of individual phases on site.

Delivery Requirements 3 and 4

3. The 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 and amenity space.

4. 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).

- 2.16 As identified on the Framework Plan (DE234_12 Rev R) and Parameter Land Use Plan (DE234_14 Rev H, the 1.80 ha of land to be used by the William Fletcher Primary School (including 0.13 ha for access) is to be located on the south eastern side of the development adjacent to the current school site. Delivery of infrastructure to this plot will occur during the initial development phase in which required infrastructure will be put in place to service the site. The provision of formal sports, as required by the policy requirements as well as the draft Development Brief for PR9, will be provided through a potential community use agreement regarding the new school pitches.
- 2.17 As previously noted, due to the requirement for certain services/infrastructure to run alongside at the same time as the school expansion (sports provision area), the delivery of these requirements will be carefully considered within the phasing of the proposed development.
- 2.18 Development/delivery of the areas set out in Delivery Requirements 3 and 4 will begin post finalisation of onsite drainage infrastructure and other utilities which utilise the area proposed for the sports pitches.
- 2.19 Food production will be integrated into the design of the amenity open space and semi-natural green space. The indicative location for the allotment areas are: a. to the north of the site south of the northerly community woodland, and b. to the south east of site, north of the 'Local Nature Reserve' as defined in the Green and Blue Infrastructure Plan (Figure 10 in the DAS).
- 2.20 Once all appropriate works have taken place in the immediate surrounding development site, the identified areas for the school expansion land will be handed over to the William Fletcher Primary School. Upon handover the areas will then be owned and controlled by them in perpetuity; although some access rights or requirements may be necessary for third parties in respect of utilities access.

Delivery Requirement 5 and 6

5. 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.

6. The 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.

- 2.21 As part of the proposed outline scheme a significant area of new publicly accessible land and planting of new woodland areas will be delivered. The delivery of this will be confirmed at subsequent reserved matters applications. This area will form a buffer between the proposed development and areas retained in the Green Belt.
- 2.22 Both the public access land and woodland will offer opportunities for people to get into the countryside whilst preserving local habitats. As part of this delivery the Applicant proposes to reinstate substantial hedgerows across the site to assist with biodiversity gain, as set out within the Design and Access Statement.

Delivery Requirement 7

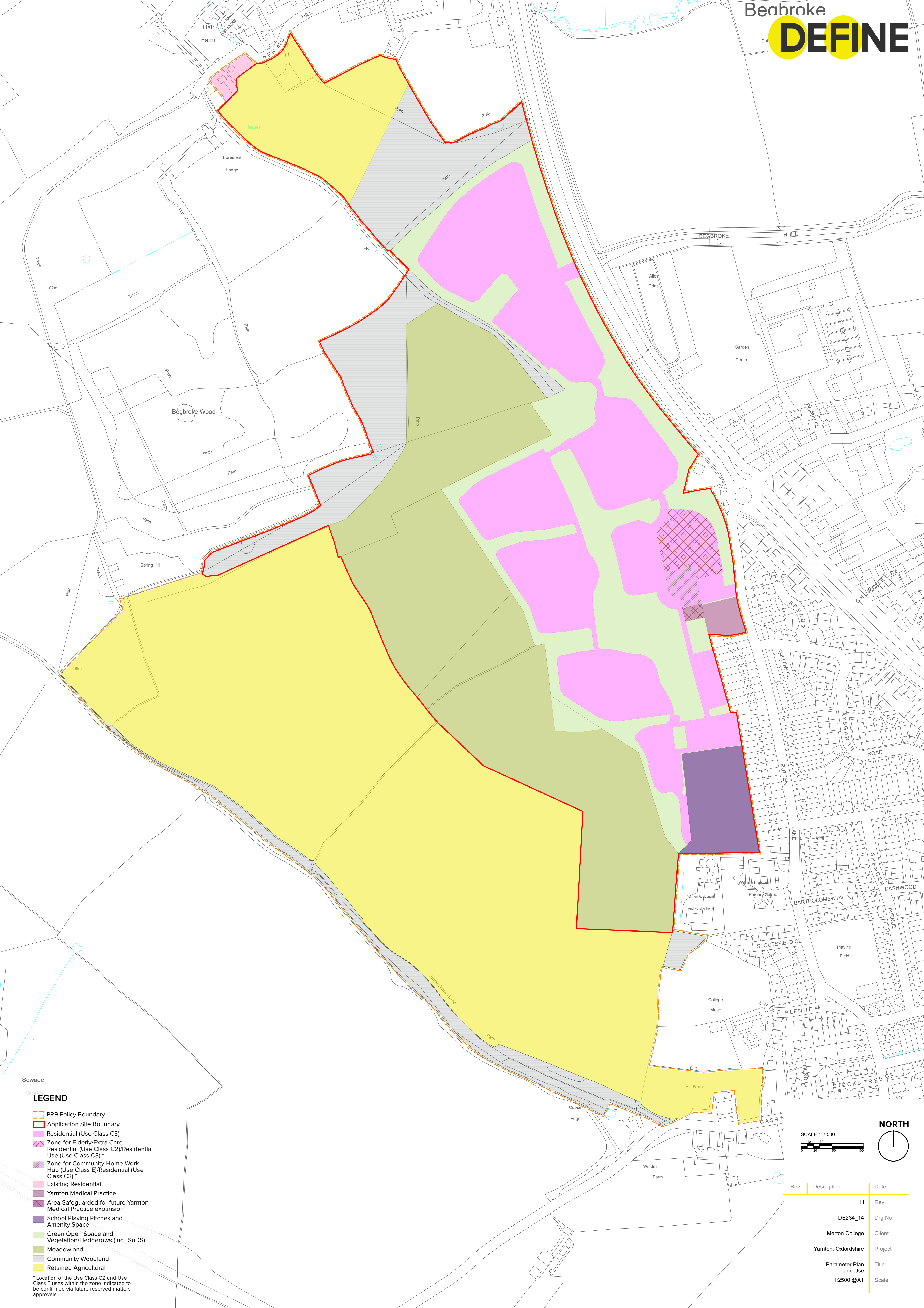
7. The retention of 39.2 hectares of land in agricultural use in the location shown.

- 2.23 As noted above, the extent of the Outline Application is limited to 59.30 ha and much of this is proposed to be retained as green space, woodland, meadowland or agricultural land. The remaining land within the PR9 allocation does not form part of this outline application and no development is proposed for this area. Meeting the policy requirement of retaining circa 39 hectares of land in agricultural use.
- 2.24 This is also in line with the draft development brief for PR9 which Cherwell District Council consulted on last September.

3 Development Start Date and Compliance

- 3.1 It is anticipated that works associated with the construction phase of the proposed development will commence in 2023 and conclude in 2029.
- 3.2 We envisage that the overall development will take place at approx. 4 – 5 units per month starting in 2023 and completing in 2029, with an equivalent sales rate occurring from approximately month 10 of construction, depending on the detail of phasing and delivery which will be confirmed in due course. This will feed into the Council's supply of housing over the construction period of the development. A programme will be submitted alongside subsequent reserved matters applications.
- 3.3 Further reserved matters applications will be prepared and submitted, following the approval of this outline application, for each parcel and developed at a steady pace over a 6-year period to ensure there is sufficient demand in the market to absorb the new units, while also ensuring that the site will contribute to maintaining a 5-year housing land supply.
- 3.4 A more detailed breakdown of unit delivery, by year and parcel, will be provided in subsequent reserved matters applications.
- 3.5 Compliance with the delivery plan will be determined by the Council and will likely be via condition or s106 agreement.

Appendix 1 – Indicative Proposed Uses Site Plan



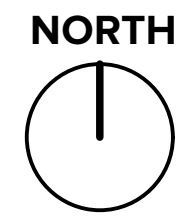
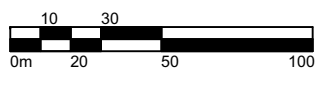
Sewage
Works

LEGEND

- PR9 Policy Boundary
- Application Site Boundary
- Residential (Use Class C3)
- Zone for Elderly/Extra Care Residential (Use Class C2)/Residential Use (Use Class C3) *
- Zone for Community Home Work Hub (Use Class E)/Residential (Use Class C3) *
- Existing Residential
- Yarnton Medical Practice
- Area Safeguarded for future Yarnton Medical Practice expansion
- School Playing Pitches and Amenity Space
- Green Open Space and Vegetation/Hedgerows (incl. SuDS)
- Meadowland
- Community Woodland
- Retained Agricultural

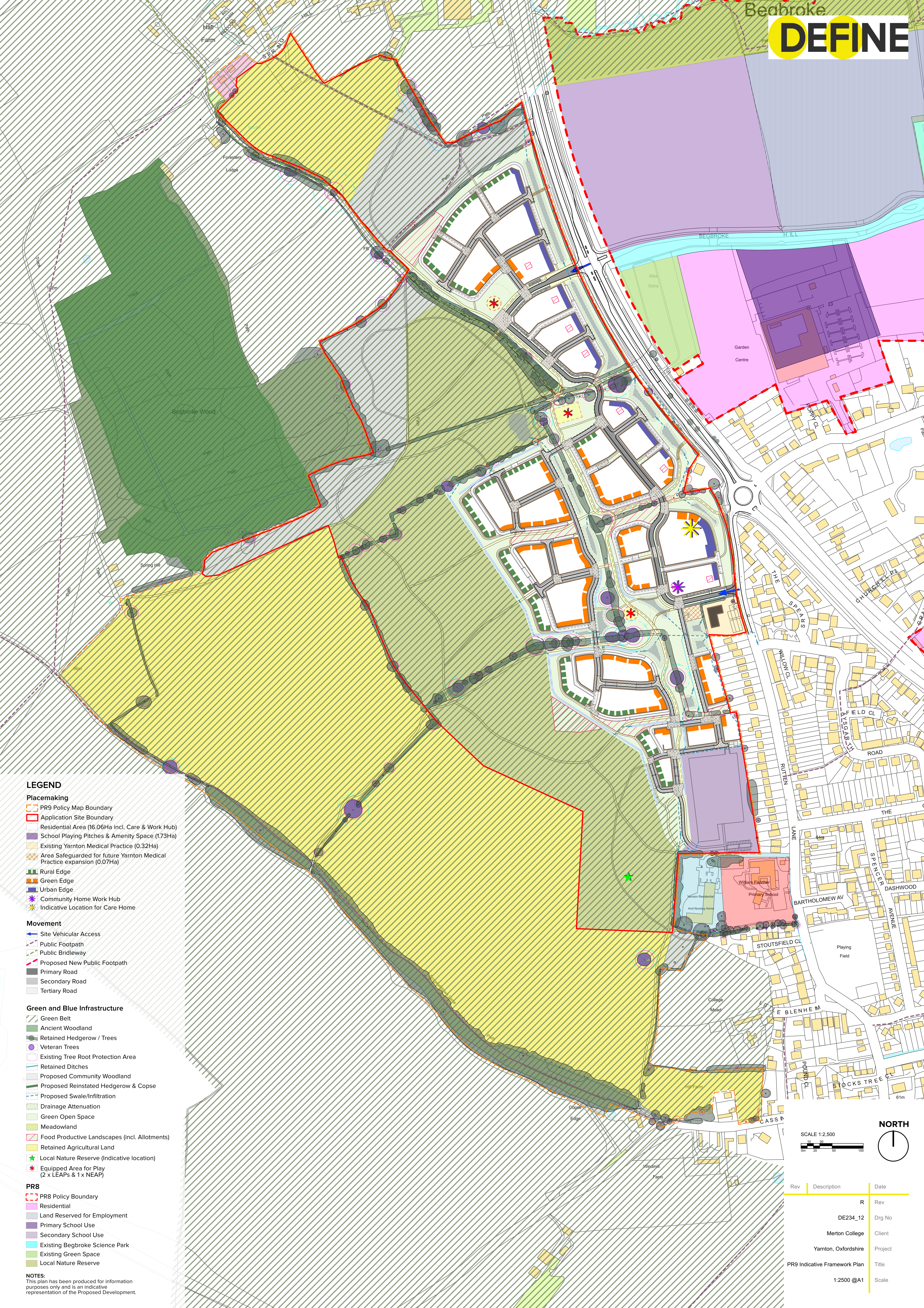
* Location of the Use Class C2 and Use Class E uses within the zone indicated to be confirmed via future reserved matters approvals

SCALE 1:2,500



Rev	Description	Date
	H	Rev
	DE234_14	Drq No
	Merton College	Client
	Yarnton, Oxfordshire	Project
	Parameter Plan - Land Use	Title
	1:2500 @A1	Scale

Appendix 2 – Framework Plan



LEGEND

Placemaking

- PR9 Policy Map Boundary
- Application Site Boundary
- Residential Area (16.06Ha incl. Care & Work Hub)
- School Playing Pitches & Amenity Space (1.73Ha)
- Existing Yarnton Medical Practice (0.32Ha)
- Area Safeguarded for future Yarnton Medical Practice expansion (0.07Ha)
- Rural Edge
- Green Edge
- Urban Edge
- Community Home Work Hub
- Indicative Location for Care Home

Movement

- Site Vehicular Access
- Public Footpath
- Public Bridleway
- Proposed New Public Footpath
- Primary Road
- Secondary Road
- Tertiary Road

Green and Blue Infrastructure

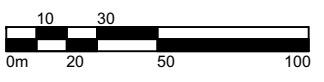
- Green Belt
- Ancient Woodland
- Retained Hedgerow / Trees
- Veteran Trees
- Existing Tree Root Protection Area
- Retained Ditches
- Proposed Community Woodland
- Proposed Reinstated Hedgerow & Copse
- Proposed Swale/Infiltration
- Drainage Attenuation
- Green Open Space
- Meadowland
- Food Productive Landscapes (incl. Allotments)
- Retained Agricultural Land
- Local Nature Reserve (Indicative location)
- Equipped Area for Play (2 x LEAPs & 1 x NEAP)

PR8

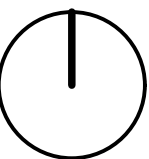
- PR8 Policy Boundary
- Residential
- Land Reserved for Employment
- Primary School Use
- Secondary School Use
- Existing Beabroke Science Park
- Existing Green Space
- Local Nature Reserve

NOTES:
This plan has been produced for information purposes only and is an indicative representation of the Proposed Development.

SCALE 1:2,500



NORTH



Rev	Description	Date
R		Rev
DE234_12		Drg No
Merton College		Client
Yarnton, Oxfordshire		Project
PR9 Indicative Framework Plan		Title
1:2500 @A1		Scale