

## Application 21/04289/OUT – Post Committee Reasons for Refusal

**From:** Katherine Daniels <[Katherine.Daniels@Cherwell-DC.gov.uk](mailto:Katherine.Daniels@Cherwell-DC.gov.uk)>

**Sent:** 31 March 2023 08:50

**To:** Paul Seckington <[Paul.Seckington@Cherwell-DC.gov.uk](mailto:Paul.Seckington@Cherwell-DC.gov.uk)>; Andy Bateson <[Andy.Bateson@cherwell-dc.gov.uk](mailto:Andy.Bateson@cherwell-dc.gov.uk)>

**Subject:** RE: Reasons for refusal for Heyford

Morning All,

I know Matthew is chasing up the reason for refusal and so is the agent.

The reasons should be the following:

1. The site is located on greenfield land outside the Policy Village 5 allocation, therefore within an area of open countryside separate from the built-up area of Heyford Park. As a result, the development would have a poor and incongruous relationship with the form and character of Heyford Park, by reason of the site's general openness. The site's relationship to the RAF Upper Heyford Conservation Area and the views into and out of the Conservation Area would cause harm to the setting of designated heritage assets. Such environmental harm is considered to be less than substantial, but the harm caused is not outweighed by the public social and economic benefits. In addition, the Council is able to demonstrate a 5.4-year housing land supply, and therefore the housing strategies in the Local Plan are up to date. It is considered that the development of this site would conflict with the adopted policies in the Local Plan to which substantial weight should be attached. The principle of this development is therefore unacceptable, as contrary to Policies PSD1, ESD1, ESD13, ESD15, and Policy Villages 5 of the Cherwell Local Plan 2011-2031, Policy PD4 of the Mid Cherwell Neighbourhood Plan, Saved Policies C8, C30, C33 and H18 of the Cherwell Local Plan 1996 and Government Guidance in the National Planning Policy Framework.
2. In the absence of a satisfactory unilateral undertaking or any other form of Section 106 legal agreement, the Local Planning Authority is not satisfied that the proposed development provides for appropriate infrastructure contributions or transport mitigation required as a result of the development and necessary to ensure modal shift to sustainable transport modes and make the impacts of the development acceptable in planning terms, to the detriment of both existing and proposed residents and workers and contrary to policy INF 1 of the Cherwell Local Plan 2015, CDC's Planning Obligations SPD 2018 and Government guidance within the National Planning Policy Framework.

Katherine

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**Subject:** RE: Reasons for refusal for Heyford

Agreed.

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**From:** Paul Seckington <[Paul.Seckington@Cherwell-DC.gov.uk](mailto:Paul.Seckington@Cherwell-DC.gov.uk)>  
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**Subject:** RE: Reasons for refusal for Heyford

Agreed.

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