

Lynne Baldwin

From: James Kirkham
Sent: 24 August 2022 10:43
To: DC Support
Subject: FW: 22/01682/F - Land North of Manor Farm, Noke

For DEF – Policy comments

From: Christina Cherry <Christina.Cherry@Cherwell-DC.gov.uk>
Sent: 08 August 2022 11:38
To: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Cc: Heather Seale <Heather.Seale@cherwell-dc.gov.uk>
Subject: 22/01682/F - Land North of Manor Farm, Noke

Hi James

Here is a very brief Policy response on this application, which highlights the main issues to consider from a Policy perspective. If you would like any further clarification then do please come back to me.

Adopted Cherwell Local Plan

The most relevant policies to consider are:

Policy ESD: Renewable Energy
Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment
Policy ESD 11: Conservation Target Areas
Policy ESD 13: Local Landscape Protection and Enhancement
Policy ESD 14: Green Belt

Renewable Energy

Policy ESD 5 supports renewable and low carbon energy provision wherever any adverse impacts can be addressed satisfactorily. Issues of particular local significance are listed in the policy and include:

- Landscape and biodiversity including designations, protected habitats and species, and Conservation Target Areas;
- Visual impacts on local landscapes
- The Green Belt, particularly visual impacts on openness;
- Highway and access issues.

Oxford Green Belt

The site is within the Oxford Green Belt. Policy ESD 14 states that proposals within the Green Belt will be assessed in accordance with the NPPF and NPPG.

The most relevant extracts from the NPPF are:

147. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

148. When considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

151. When located in the Green Belt, elements of many renewable energy projects will comprise inappropriate development. In such cases developers will need to demonstrate very special circumstances if projects are to proceed. Such very special circumstances may include the wider environmental benefits associated with increased production of energy from renewable sources.

The proposal is deemed to be inappropriate development in the Green Belt, therefore there is a need to demonstrate very special circumstances before it can be considered for approval.

Landscape

Policy ESD 13: Local Landscape Protection and Enhancement states, inter alia, that proposals will not be permitted if they would

- Cause undue visual intrusion into the open countryside
- Cause undue harm to important natural landscape features and topography
- Be inconsistent with local character
- Impact on areas judged to have a high level of tranquillity.

In support of this policy, paragraph B.252 of the adopted plan identifies a number of key landform and landscape features. These include Otmoor and the River Ray floodplains, which will potentially be directly impacted by this proposal.

The views of the Council's Landscape Team should therefore be sought on this application.

Biodiversity

The site is within a Conservation Target Area and there are national and local ecological designations in the vicinity. The views of the Council's ecology officer should therefore be sought.

Conclusions

In principle objection as the proposal is inappropriate development in the Green Belt.

Kind regards
Chris Cherry

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