

PLANNING STATEMENT

LAND AT STRATFIELD FARM, KIDLINGTON

In support of an outline planning application
and listed building consent application

Manor Oak Homes Limited

Carter Jonas

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1.0 INTRODUCTION AND PROPOSAL

- 1.1 This Planning Statement [the Statement] relates to two linked planning applications on land at Stratfield Farm, Kidlington [the Site] on behalf of Manor Oak Homes Limited [Manor Oak].
- 1.2 The two applications comprise (i) an outline planning application with all matters reserved, except for access, for a scheme of 118no. new dwellings, and (ii) a listed building consent application for the conversion of the listed farmhouse and outbuildings into 4no. new dwellings. The proposed areas of vehicular access to the Site, taken off Oxford Road, being common to both applications.
- 1.3 A suite of accompanying documents common across both applications, are submitted in support of these applications. They comprise:
- Statement of Community Involvement produced by Carter Jonas LLP;
 - Planning Statement by Carter Jonas LLP;
 - Design & Access Statement produced by RG&P Architects;
 - Arboricultural Impact Assessment by Aspect
 - Archaeological Evaluation by Thames Valley Services;
 - Heritage Impact Assessment by Asset Heritage Consulting;
 - Landscape & Visual Impact Assessment by Aspect Landscape Planning;
 - Flood Risk assessment by MAC Consulting;
 - Transport Assessment by MAC Consulting;
 - Framework Travel Plan by MAC Consulting;
 - Air Quality Assessment by Redmore Environmental;
 - Noise Impact Assessment by Professional Consult;
 - Sustainability and Energy Statement by Manor Oak Homes Limited;
 - Ecological Appraisal by Aspect.
- 1.4 This Statement sets out a reasoned justification as to why the application should be permitted by reference to the development in relation to its site context, the relevant site planning history, and the relevant planning policy framework, all of which combine positively to stand in support of the proposed development for the Site.

2.0 THE SITE CONTEXT

- 2.1 The Site sits contiguous with the edge of the existing developed area of Kidlington, and appears as a self-contained parcel of land, surrounded on all sides by a combination of existing housing, the Oxford Canal, formal open space to the local Stratfield Brake sports ground, and the main road into Kidlington, from which vehicular access into the Site already exists. If developed as proposed, the Site would come to read as a natural and logical next progression in the built development of the village.
- 2.2 The Site is plainly large enough in its extent to accommodate a reasonable and proportionate quantum of new housing development, while at the same time allowing opportunities to provide appropriate levels of public open space and landscaping, such that its development can assist to maintain a soft,

green edge to Kidlington as the land transitions to the south into the countryside and the open space beyond.

3.0 RELEVANT SITE PLANNING HISTORY

- 3.1 Indeed, the Site has long been considered and identified as a potential opportunity location for new development.
- 3.2 Manor Oak first submitted formal written representations towards the promotion of the Site for development in March 2016, as part of Cherwell District Council's [the Council] initial 'Call for Sites' public consultation process in respect of the Council's 'Cherwell Local Plan 2031 Partial Review: Oxford's Unmet Housing Needs' [Partial Review Plan] review.
- 3.3 Manor Oak then continued to formally promote the Site through various, subsequent stages of the Partial Review Plan process, when in July 2017 the Site was subsequently first identified by the Council itself for possible residential development purposes.
- 3.4 Once so identified, Manor Oak then first entered an ongoing series of meetings and correspondence with the Council (that have since continued on to date) and its appointed urban design advisers Baxters, in order to seek to arrive at and produce an agreed development strategy for the Site.
- 3.5 In 2019, a local plan inquiry was held with the ongoing emerging Partial Review Plan, at which Manor Oak appeared, in support of the Council's intention to identify and allocate the Site for residential development.
- 3.6 Then in September 2020 the Council finally resolved to formally adopt the Partial Plan Review, as a part of the Council's Statutory Development Plan. The Site was duly allocated and identified within the Partial Plan Review as Site PR7b and the Site given its own planning policy 'Policy PR7b – Land at Stratfield Farm' within the Partial Review Plan.
- 3.7 As stated above, Manor Oak have continued through the Partial Plan Review process to engage positively with the Council in respect of the development details of the Site. Indeed, a specific development brief for the Site has now been produced in joint discussion with the Council (and initially their urban design advisers Baxters too). The applications submitted herein are produced in compliance with the details of that brief.

4.0 PUBLIC CONSULTATION

- 4.1 Manor Oak are committed as a company to the planning processes involved in consulting on any given planning applications it is involved in.
- 4.2 In this case, Manor Oak have met with the local Kidlington Parish Council on more than one occasion in connection with the proposed development of the Site. It has held a local, public exhibition in Kidlington, where all of its consultation team were on hand on the day to meet with and answer any questions that members of the public attending the exhibition may have had.
- 4.3 The full details of Manor Oak's public consultation engagement are set out in the accompanying Statement of Community Involvement and the reader is referred there for full details.

5.0 RELEVANT PLANNING POLICY FRAMEWORK AND MAIN PLANNING CONSIDERATIONS

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires planning applications and appeals to be determined in accordance with the policies of the Development Plan unless material considerations dictate otherwise.
- 5.2 The Development Plan for the area comprises those contained within the Adopted Cherwell Local Plan 2011-2031 Part 1 Partial Review – Oxford’s Unmet Housing Need [Partial Review Plan], the Cherwell Local Plan 2011-2031 Part 1 [CLP31], and those saved policies of the Cherwell Local Plan 1996 [CLP96]. And I draw upon the relevant policies of that Plan in the consideration of this Statement. First though, a consideration of the relevant national level policies.

Government Planning Guidance

- 5.3 Government guidance as a material consideration relevant to the consideration of this application can be found in the National Planning Policy Framework (NPPF) July 2021.
- 5.4 At paragraph 1 the NPPF sets out the Government’s planning policies for England and how they are expected to be applied.

Achieving Sustainable Development

- 5.5 The NPPF at paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 continues by stating that there are three overarching objectives to sustainable development: economic, social and environmental, and that these objectives are interdependent and need to be pursued in mutually supportive ways, so that opportunities can be taken to secure net gains across each of the different objectives:
- a. **an economic objective** – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - b. **a social objective** – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
 - c. **an environmental objective** – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 5.6 It is clear that if the proposal is looked at across those 3 fronts that it complies with its salient tests. It will make a positive contribution to the local economy both during the construction phase in the short term and thereafter in the longer term by ensuring that new, high quality residential accommodation is provided on the Site and which will bring new residents into the area, thereby supporting local services, shops, businesses and amenities in the village. In a related vein it will perform a social role too, by bringing those new residents who will help to support the vitality of local services and facilities including schools and shops etc across Kidlington. Plus, the mix of housing involved will go positively

towards the requirement for a variety of dwellings that today's society requires. In environmental terms, the site is in the right place in so much that it relates directly to the existing developed area of Kidlington and makes an appropriate and proportionate use of a site, in this accessible, urban area location.

- 5.7 I therefore consider the cross economic, social and environmental benefits are clear and obvious and the proposal is therefore rightly to be defined as a sustainable form of development.
- 5.8 Paragraph 10 of the NPPF identifies that: "at the heart of the Framework is a presumption in favour of sustainable development. Councils are expected to take a positive approach in their consideration of applications that reflect the presumption in favour of such developments.

The Presumption in Favour of Sustainable Development

- 5.9 Acknowledging then as I say that at the heart of the NPPF is a presumption in favour of sustainable development, paragraph 11 of the NPPF echoes paragraph 10 and sets out that both plan-making and decision-taking should apply a presumption in favour of sustainable development.
- 5.10 It is submitted herein that the range of identified benefits that accrue from the proposal plainly represents a wholly positive and sustainable development opportunity overall for the local area and the city centre and Oxford as a whole, that should properly be supported.

Plan-Making

- 5.11 Paragraphs 13 and 14 of the NPPF make clear that the planning system should be genuinely plan-led and that succinct and up to date plans should provide a positive vision for the future of each area. They should include a framework for addressing housing needs and be prepared with the objective of contributing to the achievement of sustainable development. The Site in this case has been demonstrated to comprise of a sustainable form of development in itself and is also identified and allocated in an up-to-date plan [the Partial Review Plan] for residential development. The proposals at hand could not be more appropriate to the terms of the NPPF in these plan-making considerations.

Strategic Policies

- 5.12 Paragraphs 20-23 of the NPPF set out that local plans should contain strategic based planning policies, that set out an overall strategy for the pattern, scale and design quality of places, and make sufficient provision, for amongst other things, housing development. The Site is identified within a local plan, aimed directly at addressing the unmet housing needs of neighbouring Oxford, as part of a strategic housing policy directive, set up and aimed at meeting this housing need objective. Again, it could not be more appropriately considered within these stated NPPF terms.

Pre-Application Engagement and Front-Loading

- 5.13 At paragraphs 39 and 40, the NPPF makes clear that early engagement with the local planning authority and the local community, has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community. It has already been set out above that Manor Oak first began correspondence with the Council as long ago as 2016, and has continued, actively engaging with the Council, since that time. It has also engaged with the local community too as stated, through the ongoing process. Again, all as directed with and in compliance with the terms here of the NPPF.

Determining Applications

- 5.14 Paragraph 47 of the NPPF sets out that “planning law requires that applications for planning permission be determined in accordance with the Development Plan, unless material considerations indicate otherwise”. In this context I am not aware of any material considerations that arise here that would come to outweigh the clear presumption in favour of the proposal, which is a defined sustainable form of development of an allocated, identified, strategic housing site in an adopted local plan.

Delivering a Sufficient Supply of Homes

- 5.15 Paragraph 60 of the NPPF goes to the Government’s objective of significantly boosting the supply of homes, and importantly, that the right amount comes forward where it is needed. The Site here has been identified as one of a number of suitable sites directed at addressing the housing needs of Oxford and contributing towards the overall number of houses in the District that the Council have accepted as making up their apportioned share. So it can be seen herein that the Site acts as one which delivers an allocated share of the identified housing need, in the right location, as the NPPF directs.

Promoting Healthy and Safe Communities

- 5.16 Section 8 of the NPPF concerns itself with the achievement of healthy, inclusive and safe places, which can be created through planning policies and decisions. The proposed layout for the Site includes formal and informal children’s play space, large areas of general open space for recreation, and a network of footpaths and cycle ways through the Site, connecting out to the existing network of public paths, the canal towpath and the local, surrounding residential area outside of the Site. Moreover, on broadly the western third of the Site, that is set aside for general nature conservation and ecological purposes. Indeed, it is fair to say that the larger part of the site is left ‘green’ and undeveloped and provided specifically for non-residential development purposes. This produces a high-quality standard of environment for the Site and which goes positively to the general wellbeing of the would-be occupants of the Site and existing, other uses in the locality, precisely as this section of the NPPF contemplates in its promotion of healthy and safe places.

Making an Effective Use of Land

- 5.17 Paragraphs 119 and 120 of the NPPF make clear that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses too, while safeguarding and improving the environment and ensuring safe and healthy living conditions. It encourages multiple benefits from the use of available land, to provide not just housing but other uses too, such as recreation space, and environmental improvements. Once more, across all of these counts, the proposal at hand could not be more appropriate, with its range of both housing led benefits and site-wide recreation and environmental facilities provided, in the comprehensive development of the available site.

Achieving Well-Designed Places

- 5.18 Paragraph 126 of the NPPF provides that “good design is a key aspect of sustainable development, creates better places to live and work and helps make development acceptable to communities”. The submitted site layout and indicative elevational design appearance of the proposal, follows closely the design principles enshrined in the development brief for the Site, across all of its constituent elements.

It is sufficient to direct the reader herein to the accompanying Design and Access Statement for full consideration of the design rationale that sits behind this proposal.

- 5.19 The NPPF at paragraph 130 requires that planning policies and decisions should aim to ensure new developments deliver high quality schemes, judged across a range of fronts. Those cited below are deemed of relevance in the consideration of this application:
- a. will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b. are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c. are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d. establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to work, live and visit;
 - e. optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f. create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 5.20 The proposed scheme is carefully designed in its overall concept to accord with all of these aims it is submitted.

Conserving and Enhancing the Historic Environment

- 5.21 Paragraphs 189-208 of the NPPF, between them, require that local planning authorities, in their determination of planning applications, should take account of, amongst other things, the desirability of new development making a positive contribution to local character and distinctiveness. These paragraphs are relevant since the proposals, in part, deal with the listed Stratfield Farmhouse, a designated heritage asset in these planning terms. The reader is directed here to the attendant Heritage Statement that details in full all of the relevant heritage-based considerations that underpin the proposal. Suffice to say that a clear opportunity has been taken to enhance the existing listed farmhouse and the surrounding associated outbuildings as a result of the carefully considered and well executed high quality scheme of sensitive restoration and redesign overall and which taken together make a clear and positive contribution to local character and distinctiveness, as required here by the NPPF.

Local Planning Policies

- 5.22 There are a raft of locally based policies between them in the Partial Review Plan, the CLP31 and CLP96 that work between them towards the proper consideration of these proposals. Those considered of relevance are set out below with a commentary to each.
- 5.23 Plainly of most relevance and of most importance is Policy PR7b from the Partial Review Plan. This is a site-specific policy which identifies and positively promotes for the development of the Site. It is a

comprehensive policy, with a number of points of detailed consideration to it, reasonably summarised in terms of its key delivery requirements, as follows:

- construction of 120 new homes, in a mix of property sizes, on 5ha of the overall 10.5ha site;
- provision of 50% of the homes as affordable homes;
- pedestrian and cycle routes through the site, linking the site to the existing residential area to the immediate north; providing access through to the Stratfield Brake sports ground to the south; main vehicular access into the site from Oxford Road; and facilitating access via a new accessible bridge over the oxford Canal to the west;
- retention of broadly half the site (predominantly to the west) for the creation of a nature conservation area, including the restoration and establishment of new green infrastructure and improvement to hedgerow habitats, to result in a net biodiversity gain across the site;
- the retention and renovation of the Grade II listed Stratfield Farmhouse on the site, including the suitable re-use of the existing outbuildings, along with the general protection and enhancement of the historic setting and the linked orchard too;
- provision on site for facilities for informal recreation space and formal play areas;
- an overall design approach to the development of the site that would deliver a sensitively executed scheme and one which should come to serve as a transitional development from the built-up edge of Kidlington, to the wider, surrounding green spaces beyond.

- 5.24 It can be readily seen from the submitted indicative site plan layout, that all of these fundamental design site delivery requirements are incorporated within the scheme. It is fair to point out too here that on two counts, firstly in terms of the overall number of dwellings being proposed, the scheme slightly exceeds the 120no. homes figure (which is not stated as a maximum figure anyway in the policy) by 2 units in total, as a consequence of delivering only 118no. units within the main outline application body of the Site, and by creating 4no. units out of the converted listed building and its attendant outbuildings. And secondly, that the Site is served by a single means of vehicular access from Oxford Road, rather than including a secondary vehicular access too from Croxford Gardens as suggested. This second point being predicated on two main considerations itself, one, the County Council as Highway Authority have accepted and agreed that the Site can properly be served by a single means of vehicular access off Oxford Road in all highway safety and traffic generation terms. And two, the public consultation exercise revealed that the majority of local residents and respondents to the consultation favoured a single vehicular access only off Oxford Road, and not a secondary such access via Croxford Gardens as that access was judged to lead to increased local rat-running by traffic and unacceptable traffic generation on the local estate roads. The submitted scheme is otherwise submitted in full compliance with the detailed terms of PR7b.
- 5.25 There are then other, more generic based policies in the Development Plan and which also themselves stand in support of the proposal.
- 5.26 Policy PSD1 of the CLP31 sets out that the Council will take a proactive approach to new development proposals and which reflects the presumption in favour of sustainable development contained in the NPPF. Planning applications that accord with the CLP31 will be approved without delay, unless material considerations indicate otherwise. In this case, it has already been established above that the proposal comprises a defined form of sustainable development and the principle of the scheme at least must be beyond any reasonable dispute in planning policy terms in the considered circumstances of this case, it is submitted that the Council should reasonably approve this planning application without any delay.

- 5.27 Policy BSC1 of the CLP31 sets out that the Council will deliver a wide choice of high-quality homes, by providing for 22,840 additional dwellings across the District through to 2031. It states that of those 22,840 dwellings, that 5,392 of them will be provided outside of the Bicester and Banbury areas, in the 'Rest of the District', which includes Kidlington. The dwellings on the Site go positively towards those stated targets.
- 5.28 Policy BSC2 of the CLP31 expects for new development proposals to make an efficient use of land and best use of available site capacity, especially so in sustainable locations such as here in Kidlington. The proposal plainly goes directly to the heart of this policy and looks to make a best and most efficient use of the identified available development area site capacity in Policy PR7b terms.
- 5.29 Policy BSC4 of the CLP31 expects a mix of homes to be provided in new residential developments, in the interest of meeting housing need and creating mixed and inclusive communities. In this case, a mix and range of unit sizes is provided across the site.
- 5.30 Policy BSC3 of the CLP31 concerns itself with the provision of affordable housing in the District. In Kidlington, all new development proposals of 11+ dwellings are expected to provide at least 35% of those new dwellings as affordable homes on site. Straightforwardly and in full compliance with the required terms of this policy, the linked outline application proposal for the site comes forward on an affordable housing policy compliant basis wherein all of the required affordable housing provision will be delivered. None is of course derived from this listed building consent application as it concerns itself with less than 11no. units.
- 5.31 Policies C28 and C30 of the CLP96 can be read together in so far between them they seek a good standard of urban design in all new developments and which relate well to the character and appearance of the area and its context. In these terms, the proposal follows very closely the design parameters set out in the site development brief in all of the salient design-based considerations. Again, a full discussion of the design principles and merits of the scheme at hand is contained in the accompanying Design and Access Statement.
- 5.32 Policy SLE4 of the CLP31 seeks to ensure that all new development should facilitate the use of sustainable modes of transport to make the fullest possible use of public transport, walking and cycling. In general terms the Site could not be more suitably located in connection to Oxford Road where ready access exists to the full range of public transport options and where all facilities and services within the local area are available on foot in relation to the Site or by ready and easy cycle and bus access too. The site layout is also designed to link in an integral fashion with the local network of paths and connections that surround the Site. The Transport Assessment and Framework Travel Plan documents discuss all of these issues between them in further and full detail. The Transport Assessment in particular makes the important point that the proposed site development would have only a minimal impact on the surrounding highway network, with all the relevant road junctions continuing to operate within their set capacities and without harm to highway users.
- 5.33 Policy C30 of the CLP96 (referenced above) and Policy ESD15 of the CLP31 also deal with between them neighbour impact considerations and broadly set out that permission for new development will only be granted where the proposal provides reasonable privacy, daylight and sunlight for the occupants of both existing and new residential units. In this case, the proposed site layout is carefully designed to seek to ensure that no undue overlooking is caused to the nearest existing housing in Croxted Gardens as they border the site. Minimum building-to-building separation distances (existing to proposed) that comply with the Council's Design Guide requirements are met in the proposed site layout. Once more, full detail of this particular consideration is set out in the Design and Access Statement. It is submitted that the proposal is therefore not unneighbourly in any way.

- 5.34 Policies ESD6 and ESD7 of the CLP31 deal between them on the linked issues of flood risk and sustainable drainage systems (SuDS), wherein these policies respectively seek to minimise flood risk and to secure SuDS from all new development in the District. A Flood Risk Assessment is submitted in support of the proposals her and which concludes in flood risk terms that with the site being located in a flood zone 1 area, that the flooding risk is low. Moreover, it also sets out a range of SuDS measures which are to be incorporated into the development and which include a detention basin, swales, rain water gardens, permeable paving and a piped network throughout, as policy here requires.
- 5.35 Policies ESD10 and ESD13 of the CLP31, between them, deal with biodiversity enhancements and new and existing landscaping as part of any development. In terms of the existing situation on site, an Arboricultural Impact Assessment has been undertaken and which makes clear that any trees to be lost are limited to those of low quality and areas of unremarkable scrub, where their loss can be mitigated with suitable replacement planting. Industry standard safeguards will be used to protect all the retained trees during construction and the Assessment makes clear that the proposed development is fully acceptable in these terms. An Ecological Appraisal also supports the application. It demonstrates how the proposals have sought to minimise any possible impacts and that subject to the implementation of recommended appropriate avoidance, mitigation and compensation measures, the scheme is considered unlikely to result in any significant harm to biodiversity. Indeed the report sets out that on the contrary, the opportunity exists through the proposals to provide a number of biodiversity net gains as part of the development. Then at the same time, the proposals are also supported by a Landscape and Visual Impact Assessment (LVIA). It concludes that in the main, views of the proposals will be highly localised, and that where they are available, the proposals will integrate successfully into the surrounding landscape when considering the existing built form, urbanising components and adjacent road corridors. Within the context then of views from the wide rural landscape, the development would be contained and glimpsed only and seen in the overall context of the wider built up area of Kidlington. Therefore overall, the LVIA concludes that the proposed development can be integrated without significant harm to the receiving visual environment.
- 5.36 Policies ESD2 and ESD3 of the CLP31, between them, deal with new development in relation to sustainable design construction principles in their production and energy saving features in all schemes. An accompanying Sustainability and Energy Statement deals with these matters and it sets out a full range of measures that will be embedded into the proposed development. As a company, it is important to make clear too that Manor Oak Homes is committed to the delivery of sustainable forms of development and will ensure that the homes delivered here are all sustainably constructed, energy efficient and mitigate and adapt to the long-term effects of climate change.
- 5.37 Policy ESD15 of the CLP deals with development in relation to the character and the built and historic environment and applies to new development concerning listed buildings. Stratfield Farmhouse is a Grade II listed building and the proposal for its refurbishment and the works to the conversion and extension of the outbuildings within its curtilage are covered by its own listed building consent application. The scheme for these buildings has been arrived at following a number of meetings and discussions with the Council's conservation officers and is considered in full in the Heritage Impact Appraisal that accompanies these proposals. It is sufficient to say herein that the report concludes that the proposed development of the site can be achieved without any significant impacts to the identified heritage assets or their settings.
- 5.38 Policy ESD15 also concerns itself with other historic environment considerations such as archaeology. In this matter, an Archaeological Evaluation of the site has been undertaken and it concludes very clearly that the site has only a low archaeological potential in these terms with no ready constraints to its development.

- 5.39 Policies BSC10, BSC11 and BSC12 of the CLP31 can be read together in so far, between them, they concern themselves with the contribution to open space and recreation that new proposals make. In this case the public open space provision (POS) is relatively substantial across the site and will include provision of a formal locally equipped area of play (LEAP), a more informal local area of play (LAP), surfaced footpaths/cycleways through the site, informal seating areas, SuDS attenuation basins to act as natural features within the POS areas, and extensive shrub, hedge and tree planting to enhance the general ambience and enjoyment of the site across its whole. A more than policy compliant of POS provision it is reasonable to say.

6.0 SUMMARY AND CONCLUSIONS

- 6.1 The proposals for the site represent the culmination of a long planning process and a cooperative pre-application working process between the Council and Manor Oak.
- 6.2 The Site now stands in benefit of a site-specific planning policy in an adopted local plan, and a detailed site development brief
- 6.3 The proposals for the Site now come forward in close compliance with the requirements of the site policy and the details of the development brief.
- 6.4 They would see the provision of 5no. units herein created out of a careful and sensitive scheme of historic building restoration, conversion and extension centred around the listed Stratfield Farmhouse.
- 6.5 A safe means of vehicular access would be created into the Site off Oxford Road to serve the whole development, that meets with the requirements of the Highway Authority and is favoured by the majority of local residents as a sole point of such access.
- 6.6 The majority of the Site is left undeveloped by new housing, would retain its green appearance, and will deliver a combination of recreation space, both formal and informal, along with a series of environmental and biodiversity enhancements.
- 6.7 The Site would be fully integrated and made permeable within and without, in terms of its pedestrian and cycle connectivity to the surrounding network of existing footpaths.
- 6.8 The proposals represent an entirely sustainable form of development overall, on an allocated strategic, housing site, that goes positively to meet an identified need for new housing in the area and is precisely the form of development a raft of planning policy at both national and local level is specifically designed to put for.
- 6.9 In the clear circumstances and planning context of the case, it is very much hoped that the proposals for the Site can be straightforwardly granted the permissions applied for.

