

4 April 2023
Letter - 4 April 2023



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By email only to: Natasha.McCann@cherwell-dc.gov.uk

Dear Natasha,

Planning Application Reference: 22/02866/OUT

Land East of Ploughley Road, Ambrosden

Outline planning application for up to 120 dwellings, vehicular and pedestrian access off Ploughley Road, new pedestrian access to West Hawthorn Road, surface water drainage, foul water drainage, landscaping, public open space, biodiversity and associated infrastructure. Access off Ploughley Road is not reserved for future consideration

Planning Application Documents Submission

On behalf of Archstone Ambrosden Ltd, Bellway Homes Ltd and Rosemary May

I would be grateful if you could accept this submission under the above planning application and undertake appropriate re-consultation.

Introduction

This submission comprises the following documentation in addition to this letter:

- Framework Plan, drawing number: FP-01 revision A, prepared by Barton Willmore now Stantec
- Parameter Plan Access, drawing number: 9603 revision A, prepared by Barton Willmore now Stantec
- Design and Access Statement Addendum, prepared by Barton Willmore now Stantec
- Agricultural Land Classification and Considerations, report prepared by Kernon Countryside Consultants Limited.
- LVA Addendum, prepared by EDP
- Arboricultural Addendum Statement, prepared by EDP

Where relevant this documentation supersedes the versions currently in with this planning application as they are replacement documents.

Framework Plan, Parameter Plan Access and Design and Access Statement Addendum

These have been prepared to show a proposed positive change in the indicative location of the pedestrian link where it could join to the east boundary of the site.

The pedestrian link as currently proposed in this location would result in the partial loss of tree group G25 as pictured in the DAS Addendum.

In order to mitigate the impact of the pedestrian link on the existing boundary vegetation, it is proposed that the pedestrian access point (C) is relocated approximately 15 metres north, as shown in the DAS Addendum and on the updated Framework Plan and Parameter Plan Access. This is a relatively minor change but a positive one.

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Agricultural Land Classification and Considerations

The agricultural land classification and considerations report is a new submission under this planning application. The report finds that the existence of a band of Subgrade 3a across the site, which is not capable of practical exploitation in any event, should not prevent non-agricultural development of the site. The quantum of best and most versatile agricultural land is not significant, and limited weight should be given to the loss of such a small area.

In the context of the National Planning Policy Framework (July 2021), in particular paragraph 174 and footnote 58, this proposal does not comprise significant development of best and most versatile agricultural land. Therefore the development should be considered acceptable in planning terms in respect of agricultural land.

LVA Addendum

The landscape visual assessment addendum provides winter photography of views presented as part of the LVA and four additional viewpoint locations not presented in the LVA.

The photography presented in this addendum was undertaken to visualise a worst-case scenario during the winter months and add views on the approach to the site and within the wider landscape to the south of the site. They were provided to add to the evaluation of potential effects arising as a result of the proposed development.

This addendum provides additional views Photo viewpoints EDP A to D, to determine the visibility of the site in the context of the local landscape and potential effects on visual receptors as a result of the proposed development. These views were not requested by Cherwell District Council but have been provided to add to the existing visual appraisal.

The winter views confirm the likely effects that were predicted as part of the LVA. The photography shows the increased visibility that is possible during the winter months when trees are not in leaf. The additional views add to the assessment that was undertaken as part of the LVA. The provided additional photo viewpoints confirm the visual envelope of the site and its visibility across the local landscape.

Overall, the likely effects on views as a result of the proposed development are as per the LVA. The visibility of the site would be consistent during the summer and winter months. The anticipated effects for visual receptors are consistent with the LVA and the conclusions made in the LVA therefore do not change.

Arboricultural Addendum Statement

The arboricultural addendum statement has been prepared as an update to assess the enclosed updated framework plan. This updates the baseline arboricultural assessment and constraints information which is overlaid onto the updated framework plan.

The statement identifies that the revised Framework Plan results in the retention of one category B item (H13) and does not result in the loss of G25 compared with the previous proposals. Therefore the positive change to the pedestrian link to the east boundary of the site as described above results in an improved position in respect of tree retention.

Overall, adverse development effects on the retained trees are not expected and will be further avoided by; a) detailed design progressing in light of ongoing arboricultural advice; and b) tree protection measures being correctly implemented during the construction phase(s).



Conclusion

There are no consultee objections to the proposed development under this planning application on the grounds of agricultural land, landscape and visual impact and tree impact.

The enclosed documentation has been prepared and submitted to ensure the proposals under the planning application remain technically robust, being a platform for positive consideration by Cherwell District Council.

I would be grateful if you could accept this submission under the above planning application and undertake appropriate re-consultation.

Please do not hesitate to contact me regarding any aspect of this submission.

Yours sincerely,



David Bainbridge MRTPI
Planning Director

Encl. As listed above

Copy. Bellway Homes Ltd