

E D G A R S

Planning, Design and Access Statement

Location: The Stables, Main Street, Wendlebury, OX25 2PR
Proposal: Conversion and infill extension of stables to
residential dwelling
Prepared for: Mr and Mrs Lewis
Date: October 2022

Prepared by: Emma Wagland and Amy
Powell

Project Ref: 934/2940

Checked by: Paul Slater

Issue: Final

Authorised by: Mr James Lewis

LPA: Cherwell District Council





Contents

1	Introduction	4
2	Site and Surrounding Area.....	5
3	Planning History	9
4	Planning Policy.....	14
5	Proposed Development	17
6	Planning Considerations	21
7	Conclusions.....	28



Appendices

Appendix 1. Planning Policy Wording 31



1 Introduction

1.1 This Planning Statement has been prepared by Edgars on behalf of Mr and Mrs Lewis, hereafter known as the 'applicant'. It relates to a planning application for the *conversion and infill extension of equestrian stables to a create a single residential dwelling* at The Stables, Main Street, Wendlebury.

1.2 The document is structured as follows:

- Section 2 introduces the site context (in relation to the constraints and character of the site and its surroundings);
- Section 3 establishes the relevant planning history;
- Section 4 establishes the relevant planning policy;
- Section 5 describes the proposed development (and comprises the design and access element of this statement);
- Section 6 assesses the key planning considerations; and
- Section 7 concludes the statement and demonstrates how the proposal accords with the development plan and national policy.

1.3 The following documents are provided as part of this application:

- Existing Site Plan (LEWIS2021/ex)
- Existing Barn Elevation and Roof Plan (LEWIS2021/01)
- Existing Barn Elevation (LEWIS2021/02)
- Proposed Elevations (LEWIS2021/03)
- Proposed Elevation and Section (LEWIS2021/04)
- Proposed Floor Plan (LEWIS2021/05)
- Proposed Roof Plan (LEWIS2021/06)
- Proposed Site Plan (LEWIS2021/09)
- Existing Floor Plan (BREGS1A)
- Landscaping Drawing
- Planning, Design and Access Statement, prepared by Edgars
- Covering Letter



- 1.4 Having regard to the above sections, it is considered that the proposed development is in accordance with local and national planning policy.

2 Site and Surrounding Area

- 2.1 The application site is located in the south-eastern part of Wendlebury and is accessed via Wendlebury Road leading onto a private road located to the south of the dwellings: College Farm and The Stables. The site is outlined in red in **Figure 1** below.



Figure 1: Site Location Plan

Settlement Hierarchy:

- 2.2 Wendlebury is classified as a 'other village' (Category C) in Cherwell District Council's Local Plan Settlement Hierarchy, where development is supported for infilling and conversions (Policy Villages 1).
- 2.3 Wendlebury has some services and facilities including a village hall, a public house/restaurant, food delivery service, St Giles Church and a small number of facilities (retail shop, vehicle repair shop and pilates studio).



- 2.4 There is one bus stop on the outskirts of Wendlebury on the A41 dual carriageway with a footpath leading to and from Wendlebury, giving the village access to the S5 and NS5 bus to Oxford or Bicester. This bus stop is approximately 450m from the site.
- 2.5 **The Site:** The equine stables are located on land behind residential dwellings along Main Street in Wendlebury. The stable building comprises a square pitched roof building with a central courtyard. The building is flanked on the northern elevation by a cellular gravel driveway, and further to the north is an wood chipped area, grassed area and hardstanding, shown in **Figure 2** below. The site area is 0.2 hectares.





Figure 2: Site and Surroundings photographs

- 2.6 Residential dwellings and gardens are situated to the north and west of the site and agricultural fields to the east and south of the site.
- 2.7 **Landscape:** The site does not contain any land based statutory designations and therefore is not within the Oxford Green Belt or an Area of Outstanding Natural Beauty.
- 2.8 **Heritage:** The site is not within a Conservation Area, however a Grade II listed building, The Stables, is situated approximately 40m to the north-west of the stable building, shown in **Figure 3** below.



Figure 3: Historic England Map

2.9 **Flooding:** The site is located in Flood Zone 1 and thus is not at risk of flooding. However, part of the access track and land along Main Street are located within Flood Zones 2 & 3.



Figure 4: Environment Agency Flood Risk Map



3 Planning History

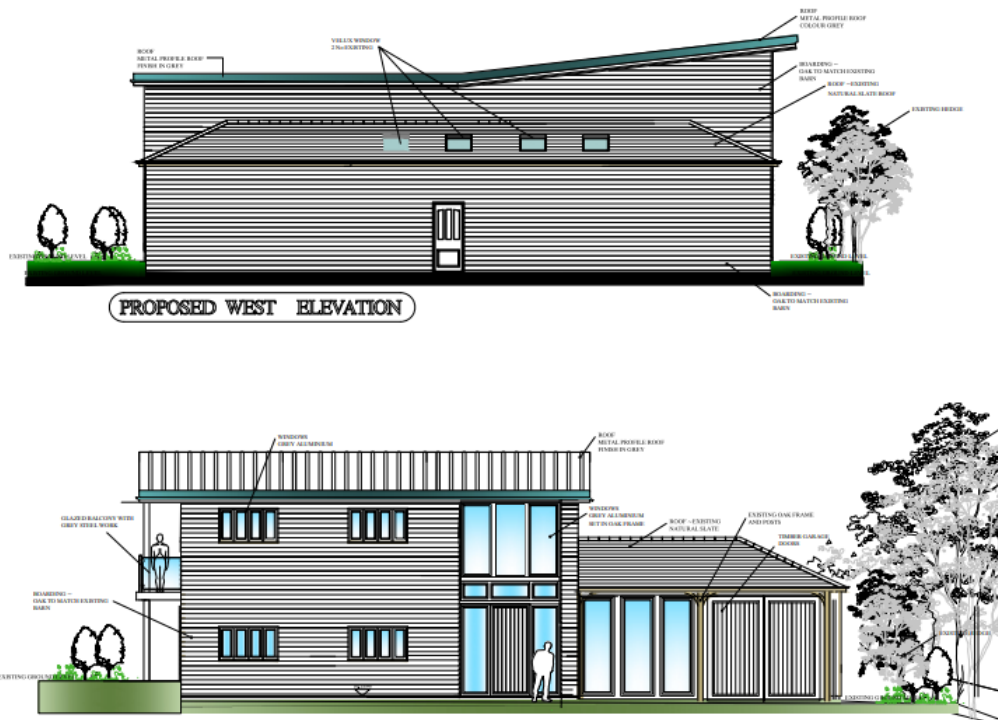
3.1 The relevant planning history for the site is listed in the table below.

Table 1: Planning History			
Reference	Description	Decision	Date
21/02231/F	Proposed conversion of existing barn and stable block, to form new family house.	Withdrawn	September 2021
14/00411/DISC	Discharge of conditions 3, 9 and 12 of 14/00426/F.	Approved	December 2014
14/00426/F	Demolition of existing barn/stables and silo and erection of stable and storage building.	Approved	March 2014
99/02105/F	Change of use from farm workshop and paddock to DIY livery stabling and grazing	Approved	January 2000

21/02231/F

3.2 Comments made by the Case Officer when recommending the withdrawal of the application related to; the principle of development within a Category C village, and that it could not be considered as ‘limited infilling and conversions’; and that the development cannot be considered a conversion due to the level of change proposed.

Previously proposed under application 21/02231/F



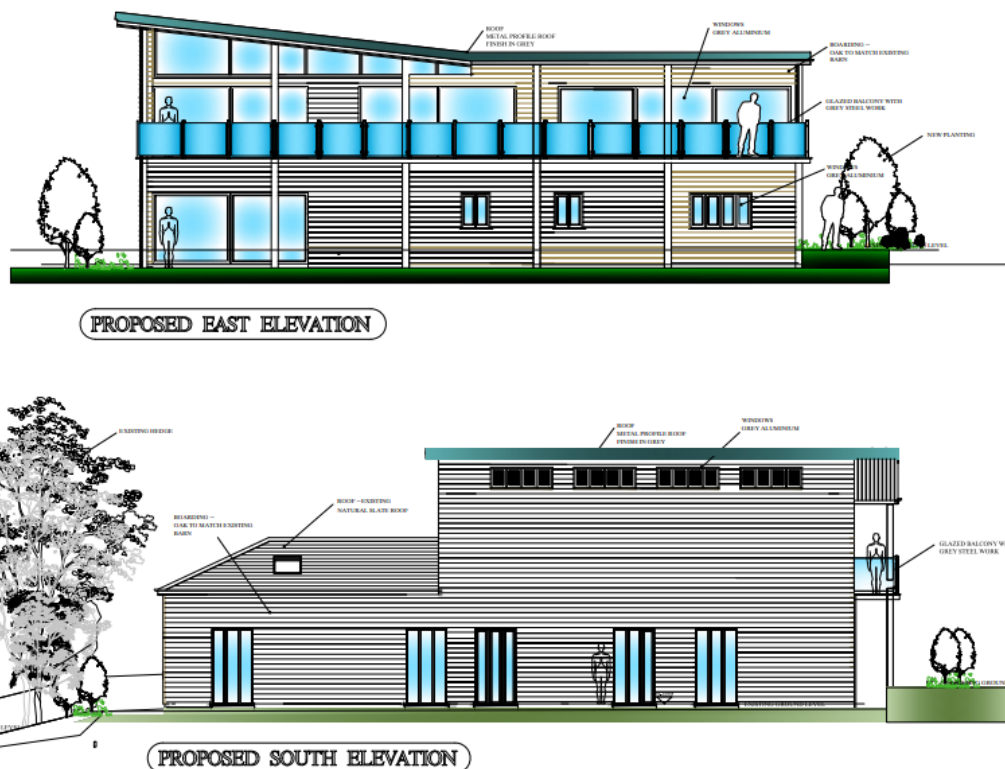


Figure 5: Proposed Elevations under 21/0223/F

3.3 As shown in **Figure 5**, the previous proposal was not in-keeping with the agricultural character and appearance, increased the height and scale of the original building and did not re-use the existing materials. As you can see from **Figures 9 and 10** in Section 5, the proposed dwelling is now much more in-keeping with the original stables with regards to scale, character and appearance, using the same materials as on the original stables. The design re-uses the existing openings and makes the proposal non-domesticated.

3.4 As part of this application, the relevant neighbour comments made under application 21/02231/F have been taken into consideration.

14/00426/F

3.5 This permission included conditions as followed:

6. *Prior to the first use of the development hereby approved, the hard standing areas shall be provided in accordance with the plan approved and shall be constructed from porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the site. Thereafter, the hard standing area shall be retained in accordance with this condition. a condition stipulating that the stables be retained for private use only with no commercial function.*
7. *The stables and land hereby permitted shall be used for private use only and no commercial use including riding lessons, tuition, livery or competitions shall take place at any time.*



- 3.6 The inclusion of Condition 6 identifies that the proposed development of the stable building and associated landscaping was acceptable in respect of drainage and flood risk, subject to porous materials being employed and subsequently infiltration was achieved within the site area.
- 3.7 The development has been implemented in accordance with this condition.
- 3.8 Other relevant planning history within the village:

Reference	Description	Location	Decision	Date
22/01772/PIP	Residential development of 2-3 dwellings	Land to rear of Bridge House Main Street Wendlebury OX25 2PW	Refused	26/07/2022
21/01664/F	New four bedroom house	Land at Dairy Cottage, Main Street, Wendlebury	Approved	18/08/2021
15/00147/F	Erection of two storey detached dwelling with car port and division of site for proposed development – resubmission of 14/01912/F and 14/00860/F	Land adjacent to 4 Barrets Road, Main Street, Wendlebury	Approved	29/07/2015

- 3.9 Application 22/01772/PIP was refused on the grounds that the development is in open countryside and is not an essential need. The officer report constitutes the proposal to be unjustified in an unsustainable form beyond the built-up limits of Wendlebury, so was not considered to be infilling.



Figure 6: 22/01772/PIP Site Plan

- 3.10 This application proposal is materially different because the proposal is to convert and infill an existing building which is within the built-up limits of the settlement, rather than within open countryside, and therefore is compliant with policy Villages 1. **Figure 6** below demonstrates the location of the site and how this is outside the built-up limits of Wendlebury.
- 3.11 Application 21/01664/F demonstrates that the principle of development of infilling is acceptable within the village. This site is accessed off the same road as this proposal (Wendlebury Road) and it is noted that no flood risk assessment was submitted or required as part of the application. To provide context, **Figure 7** below identifies the site.

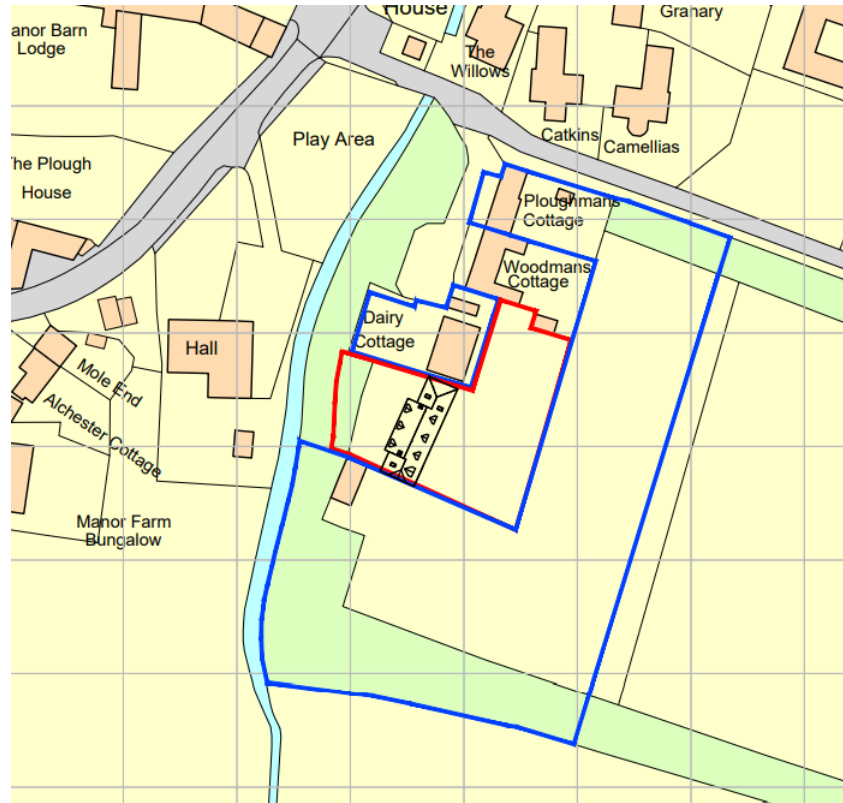


Figure 7: 21/01664/F Site Location Plan

3.12 Application 15/00147/F was considered to be as a suitable infill position due to the staggered nature of dwellings either side fronting the highway, demonstrating the principle of development for infilling in Wendlebury. **Figure 8** shows the site location plan below, demonstrating the proposed dwellings to be within the built-up limits of the settlement.



Figure 8: 15/00147/F Site Location Plan



4 Planning Policy

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise. This is echoed in paragraph 2 of the National Planning Policy Framework (NPPF), published in July 2021, which is itself a material consideration.
- 4.2 The development plan comprises the Cherwell Local Plan 2011 - 2031 (adopted in July 2015) and saved policies from Local Plan 1996 (saved in September 2007).
- 4.3 The Council is also preparing an emerging Local Plan – Cherwell Local Plan Review 2040. An options consultation (Reg 18) was undertaken between September and November 2021. According to the Local Development Scheme, there will be a consultation of a draft Plan in Summer 2022. It is anticipated the emerging Local Plan will be adopted in November 2023. Currently, this Plan and its policies do not carry much weight.
- 4.4 Also of relevance is the Cherwell Residential Design Guide SPD (2018).

National Planning Policy Framework

- 4.5 The relevant chapters and paragraph numbers are listed in the table below. Appendix 1 contains the full wording of the policies.

Table 3: NPPF policies	
Chapter	Paragraph Numbers
2. Achieving sustainable development	8, 10, 11
4. Decision-making	38
5. Delivering a sufficient supply of homes	69(c), 79
11. Making effective use of land	119, 120
12. Achieving well-designed places	130
15. Conserving and enhancing the natural environment	174, 179
16. Conserving and enhancing the historic environment	194, 197, 202

Cherwell Local Plan 2011 - 2031

- 4.6 The Local Plan policies relevant to this application are listed in the table below. Appendix 1 contains the full wording of the policies.



Table 4: Relevant Local Plan policies	
Policy Number	Policy Title
<i>Cherwell Local Plan 2011 – 2031</i>	
PSD1	Presumption in favour of sustainable development
BSC 2	Effective Use of Land and Housing Density
ESD 1	Mitigating and Adapting to Climate Change
ESD 3	Sustainable Construction
ESD 6	Sustainable Flood Risk Management
ESD 7	Sustainable Drainage Systems
ESD 10	Protection and Enhancement of Biodiversity and the Natural Environment
ESD 13	Local Landscape Protection and Enhancement
ESD 15	The Character of the Built and Historic Environment
Villages 1	Village Categorisation

- 4.7 The policies concerning the principle of development and the locational strategy for the district are included in the following policies:
- 4.8 **Policy Villages 1:** Village Categorisation states that proposals for residential development within the built-up limits of the villages will be considered having regard to the categorisation. Wendlebury is regarded as a 'Category C' village, the development types suitable in this location are infilling and conversions.
- 4.9 Supporting text C.261 states: 'the appropriate form of development will vary depending on the character of the village and development in the immediate locality'.
- 4.10 The Council can currently demonstrate only 3.5 years land supply. Therefore, the conversion of the stables to a residential dwelling should be considered appropriate because the site is within the built-up limits of the settlement and will assist in the Council's land supply position. The need for housing has been identified within the District. This proposal has the character and appearance of the existing stables, so is in-keeping with the character of the village and development in the immediate locality; is appropriate 'infilling' and is a conversion and so should be deemed acceptable. Therefore, policy Villages 1, should look positively at this application due to the land supply position.
- 4.11 **Policy ESD 15:** The Character of the Built and Historic Environment notes the considerations new development have to have regard to, to ensure the character of the District's built environment and countryside is preserved and enhanced.
- 4.12 Development proposals should be accompanied by an analysis of the context, together with an explanation and justification of the principles that have informed the design rationale.
- 4.13 Further policies are relevant in respect of design and technical considerations:
- Policy ESD 6: Sustainable Flood Risk Management
 - Policy ESD 7: Sustainable Drainage Systems (SuDS)
 - Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment



Cherwell Local Plan 1996 saved policies

Table 5: Relevant Local Plan policies	
Policy Number	Policy Title
<i>Cherwell Local Plan 1996 saved policies</i>	
H15	Residential development in category 3 settlements
H18	New dwellings in the open countryside
H21	Conversion of buildings within settlements
C28	Layout and design of new development

- 4.14 Cherwell’s saved local plan 1996 policies predate the NPPF, and while they form part of the development plan, they are considered outdated. The thrust of the saved policies noted below are mirrored in Policy Villages 1 and ESD15 and thus accord with the more up to date policies on the location of development in villages.
- 4.15 **Policy H14:** Category 2 Settlements states that development will be restricted to conversions which accord with policy H21, infilling and other small-scale developments which secure a significant environmental improvement within the settlement.
- 4.16 **Policy H21:** Conversion of Buildings Within Settlements states that within settlements the conversion of suitable buildings to dwellings will be favourably considered unless conversion to a residential use would be detrimental to the special character and interest of a building of architectural and historic significance.
- 4.17 **Policy C28:** Layout, design and external appearance of new development states that control will be exercised over all new development, including conversions and extensions, to ensure that the standards of layout, design and external appearance, including the choice of external-finish materials, are sympathetic to the character of the urban or rural context of that development.

Cherwell Residential Design Guide (2018)

- 4.18 The purpose of the Design Guide is to encourage a high standard of design; protect and enhance the special character of the District; respond to the site and it’s setting; establish spatial principles; and details the building proportions and materials. The Guide sets out the characteristics which make Cherwell unique and can be used to influence new design that reflects and enhances local character.



5 Proposed Development

- 5.1 This application seeks planning permission for the 'conversion and infill extension of equestrian stables to a create a single residential dwelling' at The Stables, Main Street, Wendlebury. This section describes the design and access of the proposal.

Use and Amount

- 5.2 This proposal seeks to provide 1no. 5-bed dwelling. The existing stables are to be converted and infilled to provide the dwelling.
- 5.3 The dwelling will have approximately 361sqm floorspace, including the integrated car port.

Layout

- 5.4 Due to the nature of the proposal, the built form layout remains largely as existing, and the new dwelling will appear as a conversion of the existing stables. An infill extension in the centre of the existing stables is proposed to further enable residential use. The extension will be away from visibility points and is subservient to the main building structure.
- 5.5 There is also the introduction of a car port into the converted dwelling.
- 5.6 The existing vehicular access will be utilised, and a garden area is proposed opposite the stables which is currently covered by wood chippings.

Scale

- 5.7 The proposed dwelling utilises and maintains the scale and height of the existing stables building and as such will create a single storey dwelling.
- 5.8 This is in contrast to the previous withdrawn proposal 21/02231/F which included a two-storey extension to the existing stables.
- 5.9 The existing and proposed elevations of the current proposal are shown below and identify that the proposed new dwelling will appear as a conversion of the existing stables.



Existing Elevations

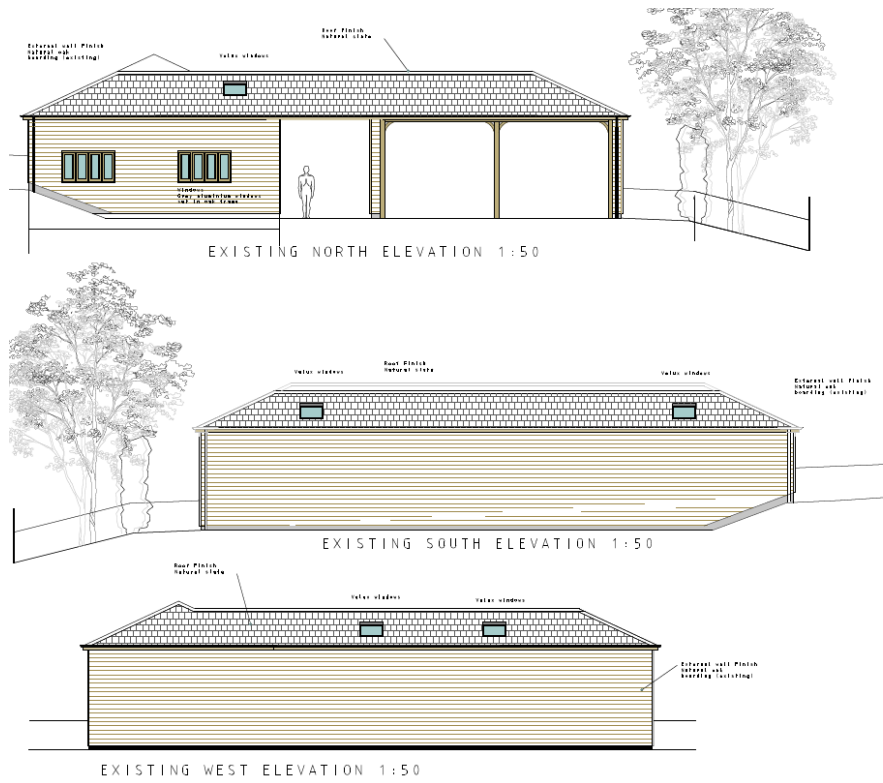


Figure 9: Existing Elevations

Current Proposal



Figure 10: Current Proposed Elevations



Character and Appearance

- 5.10 As can be seen from **Figure 10** above, the proposed dwelling has been designed to maintain the agricultural/equestrian appearance of the original stables. In broad terms, the design solution ensures the conversion is utilitarian and functional and re-uses the existing openings, making the proposal non-domesticated.
- 5.11 In the west elevation the existing windows are retained and the existing large openings in-filled with full height glazing as is typical for such openings in a conversion. A garage is also created using timber doors.
- 5.12 There are minimal changes to the west elevation with the insertion of two new roof lights and a close boarded door.
- 5.13 To the south elevation two new velux windows are proposed. In addition, four windows are proposed. Each has an area of natural timber boarding underneath to maintain an agricultural aesthetic by being reminiscent of stable doors and the existing use of the building.
- 5.14 To the east elevation the existing boarded openings are to be re-used to provide windows – again with sections of timber boarding below to reflect stable door openings. One new window is also included.
- 5.15 Overall, the proposed conversion and infill extension respects the architectural language of the existing building through the use of detailing and local materials. The proposed design maintains the rural aesthetic and appearance of the existing stable building, existing openings have been re-used and new openings are limited.
- 5.16 This is demonstrated in **Figure 10** which show how the proposed conversion reflects the character and appearance of the existing stables.
- 5.17 The proposal also now includes low-key design interventions, particularly when compared to the previous proposals under application 21/02231/F. For example, the roof form will appear the same as existing, the infill extension will have a flat roof with the addition of rooflights and will not be visible.
- 5.18 The proposed development also employs a contemporary and locally appropriate materials palette and the specific material types/samples can be secured by condition. The selected materials are indicated on the proposed elevations and include:
- External wall finish natural oak boarding (existing)
 - Roof finish natural slate (as existing)
 - Velux windows for roof
 - Grey aluminium windows set in oak frame (to match existing windows)
 - Timber-stained garage door

Landscaping

- 5.19 The existing hedges and trees along the western boundary and to the north of the stables are to be retained. An amenity area is proposed for the dwelling to the north. This area already includes an area of lawn/grassland, hedgerows and a wood chipped area.



5.20 A new laurel hedge will screen this amenity area from that of the existing dwelling/the stables, and there will be an extension of the existing hornbeam hedge.

5.21 Further landscaping and boundary details can be addressed by condition.

Access

5.22 The dwelling will be accessed via Wendlebury Road and the existing private road located to the south of the dwellings: College Farm and The Stables. No changes are proposed to this access.



6 Planning Considerations

6.1 Having regard to the established planning context and nature of the proposed development, the following key planning matters are of relevance to the consideration of the development:

- Principle of Development
- Design
- Historic Environment
- Flood Risk and Drainage
- Other matters; transport, ecology and trees

6.2 These matters are considered in turn below.

Principle of Development

6.3 The spatial strategy of Cherwell's Local Plan policies is to direct new housing development to sustainable locations within the district. As noted earlier, Wendlebury is categorised as a Category C village, and Local Plan policy 'Villages 1' identifies that acceptable development in these settlements includes 'infilling and conversions'.

6.4 Wendlebury has some services and facilities including a village hall, a public house/restaurant, food delivery service, St Giles Church and a small number of facilities (retail shop, vehicle repair shop and pilates studio).

6.5 There is one bus stop on the outskirts of Wendlebury on the A41 dual carriageway with a footpath leading to and from Wendlebury, giving the village access to the S5 and NS5 bus to Oxford or Bicester. This bus stop is approximately 450m from the site.

6.6 It follows therefore that Wendlebury is considered a sustainable location for some new development.

6.7 Local Plan policy BS2 also stipulates that housing development in the district should make effective and efficient use of land and encourage the re-use of previously developed land in sustainable locations. As an equine use, the existing stables is considered previously developed land.

6.8 It is further noted that the conditions associated with the permission for the stables in 2014 (ref: 14/000426/F) required that the stables be used only for private use and not for commercial operation, therefore local plan policies over the loss of employment generating uses are not applicable, as this site is not in commercial use.

6.9 The Local Plan does not define the built limits of the village, and this is identified on a case-by-case basis.

6.10 As an existing building within the village, it is considered that the existing stables are located within the built-up limits of the village.



- 6.11 Although Wendlebury is a largely linear village, there are developments such as Farriers Mead, St Giles Close and Rectory Close which extend the settlement envelope beyond the built-up frontage of Main Street. Indeed, Farriers Mead which immediately adjoins the site to the north extend the built-up part of the settlement much further east than the proposal site. Additionally, the stable is adjacent to residential gardens of existing dwellings to the west which means there is no gap of open land between the residential gardens of properties along Main Street and the stable, and between Farriers Mead and the stable. This is illustrated in **Figure 11** below.
- 6.12 To be a conversion, it is considered that a proposed development not significantly alter the overall form of an existing building. This is achieved by the proposal. The proposed dwelling maintains scale, footprint and roof form and overall external appearance of the existing stables building utilising existing openings, minimises new openings. In difference to the previous scheme the proposal has been redesigned and previous external extensions to the building have been removed. It is considered that the proposal comprises a conversion compliant with Policy Villages 1.
- 6.13 An infill extension is proposed internal to the existing building. By definition, this is also considered to comply with Policy Villages 1 as infilling within existing built form.
- 6.14 Significant changes have been made to the design which now identify that the proposal complies with Policy Villages 1 and is acceptable in principle.



Figure 11: Settlement boundary - Farriers Mead outlined in blue, and the site circled in red

- 6.15 Notwithstanding the above, Cherwell District Council are currently unable to provide a five-year housing land supply, with the supply position confirmed as 3.5 years in the Council's Annual Monitoring Report produced in December 2021.
- 6.16 In such circumstances, under paragraph 11d of the NPPF, it is considered that Policy Villages 1 is out of date and the presumption in favour of sustainable development applies. This requires granting planning permission unless:
- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole
- 6.17 The presumption in favour of sustainable development is considered further in the conclusion of this statement. It is relevant to note at this stage that the site is not subject to any designations as a protect area or assets which would indicate permission should be refused. The proposal makes more effective use of an undesignated existing building.



- 6.18 Further, it is considered that the site is in a sustainable location being within the village of Wendlebury which has a level of services and facilities which can support some additional development as confirmed by Policy Villages 1.
- 6.19 The conversion of the building to a dwelling will make a small but valuable contribution to the Council's housing land supply in a sustainable location and this attracts positive weight in the planning balance in line with policy PSD1.

Design

- 6.20 Policy ESD 15 expects development to complement and enhance the character of its context through sensitive siting, layout and high-quality design. All new development is to be required to meet high design standards and the policy outlines the criteria that development is expected to meet.
- 6.21 Saved Policy C28 requires the design of development (in terms of layout, scale and appearance) to be sympathetic to the character of its context.
- 6.22 Saved Policy C30 requires that new housing be compatible with the appearance, character, layout, scale and density of existing dwellings.
- 6.23 With respect to the proposal, this involves the conversion of existing stables to a dwelling. This involves sensitive design interventions which seek to utilise the existing openings, minimises new openings and maintains the overall scale and appearance of the existing building. The materials are contemporary and characteristic of the existing building and rural context. This is described in Section 5.
- 6.24 A private amenity area is proposed to the north of the stables building. This area is occupied by wood chippings. Existing dwellings and gardens at Farriers Mead adjoin to the north and extend considerably further beyond the site toward the countryside. In light of its siting and existing equine use it is not considered that the proposed amenity area will be harmful to the character of the area or countryside to the east.
- 6.25 In this respect, the proposal positively responds to and captures the essence of the site character and its wider context.
- 6.26 Collectively, the proposal complements and enhances the character and appearance of the existing built form, the immediate setting of the site and the wider area. Accordingly, the proposed development is compatible with its context and is of a suitably high standard. The proposed dwelling promotes a high-quality design approach and as such is appropriate for the rural location and respects the character of the area in accordance with Policy ESD15, Saved Policies C28 and C30 and NPPF section 12.
- 6.27 Policy ESD 3 (Sustainable Construction) requires new residential development to incorporate sustainable design and construction technology in line with Government policy (Building Regulations) and a water efficiency limit of limit of 110 litres/person/day. The proposal will achieve the current Building Regulations through detail design and a fabric first approach with high levels of insulation facilitated by the existing timber frame structure.



Natural Environment

- 6.28 Policy ESD13 requires development to respect and enhance local landscape character, securing appropriate mitigation as necessary. The policy supports the landscape restoration, management or enhancement that conserves and enhances the local landscape character.
- 6.29 The site is not visible from Wendlebury Road. There are no Public Right of Way footpaths within close proximity to the site. However, the site could be seen from a distance across the fields. As such, the receptors of the site and its landscape setting include the users of these routes and the surrounding residences that are able to view the site.
- 6.30 On the basis that the conversion of the stables has low-key design interventions, and the scale is staying the same, the landscape impact is considered to be negligible.
- 6.31 In terms of benefits, the scheme can achieve new landscaping planting the site to contribute towards biodiversity net gain.
- 6.32 Having regard to the above, the proposal provides the opportunity to achieve an overall landscape and biodiversity enhancement through new planting. The proposal actions a low-level landscape change in a manner that conserves the local landscape character and as such, accords with Policy ESD13 and NPPF section 15.

Neighbouring Amenity

- 6.33 Policy ESD 15 requires all proposals to consider the amenity of both existing and future development. Saved Policy C30 seeks acceptable standards of amenity and privacy. NPPF section 12 similarly requires that development achieves a high standard of amenity for existing and future users.
- 6.34 The proposed building to be converted is suitably sited away from any neighbouring dwellings. Furthermore, the building will remain single storey. Existing dwellings are located to the west of the existing building and are separate by an existing hedge and tree line which will remain. Furthermore, no new windows are proposed in the western elevation.
- 6.35 The proposed garden area will adjoin the existing garden area for the dwelling also known as the Stables. This dwelling is also in the applicant's ownership. Notwithstanding the respective garden areas will be screened and made private through the establishment of a dividing laurel hedgerow.
- 6.36 Accordingly, the re-use of the building will maintain adequate levels of outlook, natural lighting and privacy of neighbouring dwellings.
- 6.37 As such, it is considered that the proposed development would adequately safeguard the residential amenity of the neighbouring properties in accordance with Policy ESD 15, Saved Policy C30 and NPPF section 12.

Historic Environment

- 6.38 Policy ESD15 requires development to conserve, sustain and enhance the significance and setting of designated and non-designated heritage assets. Applications are expected to provide a level of



information on heritage assets that is sufficient to assess the potential impact of the proposal on their significance and setting.

6.39 Saved Policy C21 supports the re-use of an unlisted building provided the proposed use is compatible with its character, architectural integrity and setting.

6.40 As set out in section 2, there is a Grade II listed building located 40m north-west of the site known as the Stables. The list description is identified as

Stable approx. 30m. to SE of College Farmhouse GV II Stable. C18. Limestone rubble with wooden lintels; Stonesfield-slate roof. Single range. One storey plus loft. Front has 2 stable doors, a window, and the remains of a stone external stair leading to a loft door. Interior not inspected. Included for group value.

6.41 This historic former stable has now been converted to residential use. Considering the sensitive nature of the proposed design approach which converts and reuses an existing building it is not considered that the proposal will have any material effect on the heritage significance of this asset or other assets in the village. As such, the proposal conserves and enhances the historic environment in accordance with Policy ESD15, Saved Policies C18, C21 and C23 and NPPF section 16.

Flood Risk and Drainage

6.42 The management of flood risk is outlined in Paragraph 167 and in Local Plan policy ESD6 and ESD7. The objective of these policies is to ensure that new development is not at risk of flooding, and that new development would not increase flood risk elsewhere. In respect of surface water management, Local Plan policy ESD7 requires the use of Sustainable Drainage Systems (SuDS) for the management of surface water runoff.

6.43 As is identified in **Figure 4** the existing stable building is located in Flood Zone 1 and is at low risk of flooding. The existing access crosses areas of high flood risk where it joins the Wendlebury Road. No alterations are proposed to this access such to alter or increase flood risk.

6.44 The existing building and hardstanding already employ sustainable methods of drainage, which were implemented through the consent for the building under 14/00426/F.

6.45 The infilling of the central courtyard with a flat roof will create a small area of additional impermeable surface. It is proposed that any further drainage details can be provided by condition as required.

6.46 Therefore, this proposal is in line with policy ESD 6.

Other Matters: Transport

6.47 Policy ESD15 states that development should be designed to deliver high quality safe places to live and work in; this includes in respect of highway safety.

6.48 Policy SLE 4 requires all development, where reasonable, to facilitate the use of sustainable modes of transport. Development which is not suitable for the roads that serve the development, and which have a severe traffic impact will not be supported.



- 6.49 These policies broadly echo NPPF section 9 which requires development to promote sustainable transport, provide safe and suitable access and have an acceptable impact upon the highway network.
- 6.50 In terms of sustainable transport, all the services and facilities of Wendlebury are within a walkable distance of the site (approximately 100-300m). Additionally, Bicester is within a cyclable distance of the site (approximately 3.3miles (18 minutes)). Beyond this it is likely that trips would be made by car.
- 6.51 In terms of access, the site already benefits from safe and suitable access via Wendlebury Road onto a private driveway which would serve this dwelling.
- 6.52 A proposed car port garage is providing a parking space for the dwelling.
- 6.53 In terms of impact to the highway network, the level of development proposed is small in scale. The new dwelling would only generate a low level of additional movements along Wendlebury Road.
- 6.54 Having regard to the above, it is considered that the proposals support sustainable movement to a reasonable degree, provide safe and suitable access and have an acceptable impact upon the local highway network in accordance with Policies ESD15 and SLE 4 and NPPF section 9.

Ecology

- 6.55 Policy ESD10 seeks the protection and enhancement of biodiversity and the natural environment. This broadly reflects the relevant provisions of NPPF section 15.
- 6.56 As identified at section 2, the site does not form part of, nor is in notable proximity of any statutory ecological designations or other priority habitats. The existing building is modern and well maintained having been constructed in 2014 (see photographs in **Figure 2**) and does not support any protected species. The remaining site area includes gravelled access track, lawn and wood chipped area which are of low ecological value. Therefore, it is considered that an ecology report is not required as part of this submission and the proposed development is in line with policy ESD 10 and NPPF paragraph 179. Ecological enhancement can be achieved through new landscape planting.

Trees

- 6.57 Planning policy generally seeks to protect trees, in particular those specimens of medium and high-quality and/or those that are considered to positively contribute towards the character of the area.
- 6.58 Given the proposal involves the conversion of existing stables, it is not anticipated that any trees would be impacted. The proposal is to retain all trees and hedges surrounding and on the site. Therefore, we are compliant with NPPF paragraph 174 and policy ESD 10.



7 Conclusions

- 7.1 This Planning Statement is submitted on behalf of Mr James Lewis in support of 'the conversion and infill extension of equestrian stables to create a single residential dwelling' at The Stables, Main Street, Wendlebury, OX25 2PR.
- 7.2 The equine stables are located on land behind residential dwellings along Main Street in Wendlebury.
- 7.3 The principle of development is considered acceptable because the proposal comprises both the conversion and infilling of an existing building to a dwelling within the built-up limits of Wendlebury in accordance with Policy Villages 1. Notwithstanding this, Cherwell District Council cannot demonstrate a five-year housing land supply, with only 3.5 years able to be demonstrated.
- 7.4 The site is not located in and does not materially affect any protected area or designated asset where policies identify that planning permission should be withheld.
- 7.5 In such circumstance the Presumption in Favour of Sustainable Development, the so-called tilted balance applies whereby planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits.
- 7.6 In this case the planning balance may be summarised as:
- The proposal will make more effective use of an existing building to provide a high-quality new dwelling. In the context of the Council's lack of housing land supply this attracts positive weight in the planning balance.
 - Wendlebury is a sustainable settlement for new dwellings having regard to its level of services as identified by existing Local Plan Policy Villages 1.
 - The proposal is considered to comply with Policy Villages 1 as the conversion and infilling of an existing building within the built-up area of the village.
 - The proposed design has been amended significantly since the previous proposal and now complements and enhances the character and appearance of the existing built form, the immediate setting of the site and the wider area. Accordingly, the proposed development is compatible with its context and is of a suitably high standard in accordance with Policy ESD15, Saved Policies C28 and C30 and NPPF section 12.
 - The proposed building is suitably sited away from any neighbouring dwellings and will provide a single storey dwelling. A private amenity area is achieved. Accordingly, the re-use of the building will maintain adequate levels of outlook, natural lighting and privacy of neighbouring dwellings, in accordance with policy ESD 15.
- 7.7 The proposed dwelling is sited within Flood Zone 1. The proposal will not result in increased flood risk and therefore, the proposal is compliant with policy ESD 6.
- 7.8 The proposal utilises an existing access and is safe and sustainable in this regard in accordance with Policies ESD15 and SLE 4.



- 7.9 The proposal through utilising and converting an existing building will not have any significant impact on the natural or historic environment and enhancement can be achieved through new planting compliant with Policies ESD 10, ESD 13, ESD15, Saved Policies C18, C21 and C23.
- 7.10 Overall, the proposed development accords with the Cherwell Local Plan and National Planning Policy and guidance. The proposal will provide a new dwelling which will make a modest but valuable contribution to the Council's housing land supply deficit, and which attracts positive weight in the planning balance. There are no identified adverse impacts which significantly and demonstrably outweigh the benefits and it is respectfully requested that planning permission is accordingly granted.

Appendices





Appendix 1. Planning Policy Wording

National Planning Policy Framework

Chapter 2 – Achieving Sustainable Development

Paragraph 8 - Achieving sustainable development means that the planning system has three overarching objectives, which 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.

Paragraph 10 - So that sustainable development is pursued in a positive way, at the heart of the Framework is a **presumption in favour of sustainable development** (paragraph 11).

Paragraph 11 - Plans and decisions should apply a presumption in favour of sustainable development.

For **plan-making** this means that:

- a) all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- b) strategic policies should, as a minimum, provide for objectively assessed needs for housing and other uses, as well as any needs that cannot be met within neighbouring areas, unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for restricting the overall scale, type or distribution of development in the plan area; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

For **decision-taking** this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or



- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

Chapter 4 – Decision-making

Paragraph 38 – Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Chapter 5 – Delivering a sufficient supply of homes

Paragraph 69 – Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly. To promote the development of a good mix of sites local planning authorities should:

- a) identify, through the development plan and brownfield registers, land to accommodate at least 10% of their housing requirement on sites no larger than one hectare; unless it can be shown, through the preparation of relevant plan policies, that there are strong reasons why this 10% target cannot be achieved;
- b) use tools such as area-wide design assessments and Local Development Orders to help bring small and medium sized sites forward;
- c) support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes; and
- d) work with developers to encourage the sub-division of large sites where this could help to speed up the delivery of homes.

Paragraph 79 – To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services. Where there are groups of smaller settlements, development in one village may support services in a village nearby.

Chapter 11 – Making effective use of land

Paragraph 119 – Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

Paragraph 120 – Planning policies and decisions should:

- a) encourage multiple benefits from both urban and rural land, including through mixed use schemes and taking opportunities to achieve net environmental gains – such as developments that would enable new habitat creation or improve public access to the countryside;



- b) recognise that some undeveloped land can perform many functions, such as for wildlife, recreation, flood risk mitigation, cooling/shading, carbon storage or food production;
- c) give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, and support appropriate opportunities to remediate despoiled, degraded, derelict, contaminated or unstable land;
- d) promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively (for example converting space above shops, and building on or above service yards, car parks, lock-ups and railway infrastructure); and
- e) support opportunities to use the airspace above existing residential and commercial premises for new homes. In particular, they should allow upward extensions where the development would be consistent with the prevailing height and form of neighbouring properties and the overall street scene, is well-designed (including complying with any local design policies and standards) and can maintain safe access and egress for occupiers.

Chapter 12 – Achieving well-designed places

Paragraph 130 – Planning policies and decisions should ensure that developments:

- 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 live, work 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.

Chapter 15 – Conserving and enhancing the natural environment

Paragraph 174 - Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);



- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Paragraph 179 - To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity

Chapter 16 – Conserving and enhancing the historic environment

Paragraph 194 – In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. As a minimum the relevant historic environment record should have been consulted and the heritage assets assessed using appropriate expertise where necessary. Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation.

Paragraph 197 – In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness.



Paragraph 202 – Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Cherwell District Council Local Plan 2011 – 2031 (Part 1)

Policy BSC 2 (Effective Use of Land and Housing Density) – Housing development in Cherwell will be expected to make effective and efficient use of land. The Council will encourage the re-use of previously developed land in sustainable locations. New housing should be provided on net developable areas at a density of at least 30 dwellings per hectare unless there are justifiable planning reasons for lower density development.

Policy ESD 1 (Mitigating and Adapting to Climate Change) – Measures will be taken to mitigate the impact of development within the District on climate change. At a strategic level, this will include:

- Distributing growth to the most sustainable locations as defined in this Local Plan
- Delivering development that seeks to reduce the need to travel and which encourages sustainable travel options including walking, cycling and public transport to reduce dependence on private cars
- Designing developments to reduce carbon emissions and use resources more efficiently, including water (see Policy ESD 3 Sustainable Construction)
- Promoting the use of decentralised and renewable or low carbon energy where appropriate (see Policies ESD 4 Decentralised Energy Systems and ESD 5 Renewable Energy).

The incorporation of suitable adaptation measures in new development to ensure that development is more resilient to climate change impacts will include consideration of the following:

- Taking into account the known physical and environmental constraints when identifying locations for development
- Demonstration of design approaches that are resilient to climate change impacts including the use of passive solar design for heating and cooling
- Minimising the risk of flooding and making use of sustainable drainage methods, and
- Reducing the effects of development on the microclimate (through the provision of green infrastructure including open space and water, planting, and green roofs).

Adaptation through design approaches will be considered in more locally specific detail in the Sustainable Buildings in Cherwell Supplementary Planning Document (SPD).

Policy ESD 3 (Sustainable Construction) – All new residential development will be expected to incorporate sustainable design and construction technology to achieve zero carbon development through a combination of fabric energy efficiency, carbon compliance and allowable solutions in line with Government policy.

Cherwell District is in an area of water stress and as such the Council will seek a higher level of water efficiency than required in the Building Regulations, with developments achieving a limit of 110 litres/person/day.

All new non-residential development will be expected to meet at least BREEAM 'Very Good' with immediate effect, subject to review over the plan period to ensure the target remains relevant. The demonstration of the achievement of this standard should be set out in the Energy Statement.

The strategic site allocations identified in this Local Plan are expected to provide contributions to carbon emissions reductions and to wider sustainability.



All development proposals will be encouraged to reflect high quality design and high environmental standards, demonstrating sustainable construction methods including but not limited to:

- Minimising both energy demands and energy loss
- Maximising passive solar lighting and natural ventilation
- Maximising resource efficiency
- Incorporating the use of recycled and energy efficient materials
- Incorporating the use of locally sourced building materials
- Reducing waste and pollution and making adequate provision for the recycling of waste
- Making use of sustainable drainage methods
- Reducing the impact on the external environment and maximising opportunities for cooling and shading (by the provision of open space and water, planting, and green roofs, for example); and
- Making use of the embodied energy within buildings wherever possible and re-using materials where proposals involve demolition or redevelopment.

Should the promoters of development consider that individual proposals would be unviable with the above requirements, 'open-book' financial analysis of proposed developments will be expected so that an independent economic viability assessment can be undertaken. Where it is agreed that an economic viability assessment is required, the cost shall be met by the promoter.

Policy ESD 6 (Sustainable Flood Risk Management) – The Council will manage and reduce flood risk in the District through using a sequential approach to development; locating vulnerable developments in areas at lower risk of flooding. Development proposals will be assessed according to the sequential approach and where necessary the exceptions test as set out in the NPPF and NPPG. Development will only be permitted in areas of flood risk when there are no reasonably available sites in areas of lower flood risk and the benefits of the development outweigh the risks from flooding.

Site specific flood risk assessments will be required to accompany development proposals in the following situations:

- All development proposals located in flood zones 2 or 3 Development proposals of 1 hectare or more located in flood zone 1
- Development sites located in an area known to have experienced flooding problems
- Development sites located within 9m of any watercourses.

Policy ESD 7 (Sustainable Drainage Systems) – All development will be required to use sustainable drainage systems (SuDS) for the management of surface water run-off.

Where site specific Flood Risk Assessments are required in association with development proposals, they should be used to determine how SuDS can be used on particular sites and to design appropriate systems.

In considering SuDS solutions, the need to protect ground water quality must be taken into account, especially where infiltration techniques are proposed. Where possible, SuDS should seek to reduce flood risk, reduce pollution and provide landscape and wildlife benefits. SuDS will require the approval of Oxfordshire County Council as LLFA and SuDS Approval Body, and proposals must include an agreement on the future management, maintenance and replacement of the SuDS features.

Policy ESD 10 (Protection and Enhancement of Biodiversity and the Natural Environment) – Protection and enhancement of biodiversity and the natural environment will be achieved by the following:



- In considering proposals for development, a net gain in biodiversity will be sought by protecting, managing, enhancing and extending existing resources, and by creating new resources
- The protection of trees will be encouraged, with an aim to increase the number of trees in the District
- The reuse of soils will be sought
- If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or as a last resort, compensated for, then development will not be permitted.
- Development which would result in damage to or loss of a site of international value will be subject to the Habitats Regulations Assessment process and will not be permitted unless it can be demonstrated that there will be no likely significant effects on the international site or that effects can be mitigated
- Development which would result in damage to or loss of a site of biodiversity or geological value of national importance will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site and the wider national network of SSSIs, and the loss can be mitigated to achieve a net gain in biodiversity/geodiversity
- Development which would result in damage to or loss of a site of biodiversity or geological value of regional or local importance including habitats of species of principal importance for biodiversity will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site, and the loss can be mitigated to achieve a net gain in biodiversity/geodiversity
- Development proposals will be expected to incorporate features to encourage biodiversity and retain and where possible enhance existing features of nature conservation value within the site. Existing ecological networks should be identified and maintained to avoid habitat fragmentation, and ecological corridors should form an essential component of green infrastructure provision in association with new development to ensure habitat connectivity
- Relevant habitat and species surveys and associated reports will be required to accompany planning applications which may affect a site, habitat or species of known or potential ecological value
- Air quality assessments will also be required for development proposals that would be likely to have a significantly adverse impact on biodiversity by generating an increase in air pollution
- Planning conditions/obligations will be used to secure net gains in biodiversity by helping to deliver Biodiversity Action Plan targets and/or meeting the aims of Conservation Target Areas. Developments for which these are the principal aims will be viewed favourably
- A monitoring and management plan will be required for biodiversity features on site to ensure their long-term suitable management.

Policy ESD 13 (Local Landscape Protection and Enhancement) – Opportunities will be sought to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations,



through the restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows.

Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided. 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
- Harm the setting of settlements, buildings, structures or other landmark features, or
- Harm the historic value of the landscape.

Development proposals should have regard to the information and advice contained in the Council's Countryside Design Summary Supplementary Planning Guidance, and the Oxfordshire Wildlife and Landscape Study (OWLS), and be accompanied by a landscape assessment where appropriate.

Policy ESD 15 (The Character of the Built and Historic Environment) – Successful design is founded upon an understanding and respect for an area's unique built, natural and cultural context. New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the District's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential.

New development proposals should:

- Be designed to deliver high quality safe, attractive, durable and healthy places to live and work in. Development of all scales should be designed to improve the quality and appearance of an area and the way it functions
- Deliver buildings, places and spaces that can adapt to changing social, technological, economic and environmental conditions
- Support the efficient use of land and infrastructure, through appropriate land uses, mix and density/development intensity
- Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting
- Conserve, sustain and enhance designated and non designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF and NPPG. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's At Risk Register, into appropriate use will be encouraged



- Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk based assessment and, where necessary, a field evaluation.
- Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages
- Reflect or, in a contemporary design response, re-interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials, mass, scale and colour palette
- Promote permeable, accessible and easily understandable places by creating spaces that connect with each other, are easy to move through and have recognisable landmark features
- Demonstrate a holistic approach to the design of the public realm to create high quality and multi-functional streets and places that promotes pedestrian movement and integrates different modes of transport, parking and servicing. The principles set out in The Manual for Streets should be followed
- Consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space
- Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation Be compatible with up to date urban design principles, including Building for Life, and achieve Secured by Design accreditation
- Consider sustainable design and layout at the masterplanning stage of design, where building orientation and the impact of microclimate can be considered within the layout Incorporate energy efficient design and sustainable construction techniques, whilst ensuring that the aesthetic implications of green technology are appropriate to the context (also see Policies ESD 1 - 5 on climate change and renewable energy)
- Integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD 17 Green Infrastructure). Well designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution and provide attractive places that improve people's health and sense of vitality
- Use locally sourced sustainable materials where possible.

The Council will provide more detailed design and historic environment policies in the Local Plan Part 2.

The design of all new development will need to be informed by an analysis of the context, together with an explanation and justification of the principles that have informed the design rationale. This should be demonstrated in the Design and Access Statement that accompanies the planning application. The Council expects all the issues within this policy to be positively addressed through the explanation and justification in the Design & Access Statement. Further guidance can be found on the Council's website.

The Council will require design to be addressed in the pre-application process on major developments and in connection with all heritage sites. For major sites/strategic sites and complex developments, Design Codes will need to be prepared in conjunction with the Council and local stakeholders to ensure



appropriate character and high quality design is delivered throughout. Design Codes will usually be prepared between outline and reserved matters stage to set out design principles for the development of the site. The level of prescription will vary according to the nature of the site.

Policy Villages 1 (Village Categorisation) – Proposals for residential development within the built-up limits of villages (including Kidlington) will be considered having regard to the categorisation below. Only Category A (Service Centres) and Category B (Satellite Villages) will be considered to be suitable for minor development in addition to infilling and conversions.

Wendlebury is a Category C village, which allows for infilling and conversions.