

Planning Statement

Land off Water Eaton Lane, Gosford

December 2022

Turley

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Client

Hill Residential Limited

Our reference
HILR3002

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1. Introduction

1.1 This Planning Statement has been prepared by Turley on behalf of our client, Hill Residential Ltd, in support of a full planning application to Cherwell District Council (CDC) relating to land off Water Eaton Lane, Gosford (hereafter referred to as the 'Site'). The site forms the northern part of the PR7a allocation of the Cherwell Local Plan (Part 1) Partial Review (2020).

1.2 The description of development is as follows:

“Development of dwellings (50% affordable housing), extension to Bicester Road Cemetery, with associated access (from Bicester Road), open space, landscaping, and infrastructure.”

1.3 Permission is sought for the construction of 96 dwellings.

Purpose and Format of the Planning Statement

1.4 This Planning Statement sets out a description of the site and surrounding area, summary of the planning history and the pre-application discussions undertaken with the Council. This Statement also provides a summary of the relevant planning policy context at both a national and local level, alongside an assessment of how the proposals comply to these policies. A conclusion is then drawn to demonstrate the planning justification as to why planning permission should be granted for the proposed development.

1.5 The Planning Statement is structured as follows:

- **Chapter 2** provides details of the application site and surrounding area.
- **Chapter 3** provides the planning history of the site, including details of the site allocation, the development brief and the pre-application engagement.
- **Chapter 4** provides details of the proposed development.
- **Chapter 5** outlines the relevant planning policies applicable to the proposed development when determining the application.
- **Chapter 6** outlines how the proposed development complies with the development brief.
- **Chapter 7** provides the Affordable Housing Statement
- **Chapter 8** provides an assessment of the technical considerations against the relevant planning policies.
- **Chapter 9** provides the draft heads of terms
- **Chapter 10** provides a summary and conclusion.

Accompanying Documentation

- 1.6 The material supporting the application comprises the following, which should be read in conjunction with this Planning Statement.

Document	Reference
Application Forms	
Covering Letter	
Travel Plan (November 2022)	1704-10/TP Rev B
Transport Statement (November 2022)	1704-10/TS Rev B
Ecological Assessment (November 2022)	9733.001 v.1.1
Biodiversity Net Gain Design Stage Report	9733.002
Arboricultural Impact Assessment (October 2022)	EAS-143v2
Noise Assessment (December 2022)	H3115 – NV – v3
Phase 1 Environmental Report	CRM.1027.052.GE.R.001.A Rev A
Written Scheme of Investigation for a Geophysical Survey (November 2022)	MSSP1470 V.01
Service Supply Statement	10869 SS01 Rv0
Energy Statement (December 2022)	PP2005/K/ES/202212-EC
Health Impact Assessment (November 2022)	-
Social Value Delivery Plan	T17045 Rev 1
Air Quality Assessment (December 2022)	H3115-AQ-V22
Flood Risk Assessment & Drainage Strategy	571 Rev C
Drainage Strategy	571-P-010 Rev A
Engineering Layout	571-P-100 Rev A
Landscape and Visual Baseline Appraisal (November 2022)	22027-GUA-DOC-L-001 Rev P05
Landscape Management and Maintenance Plan (November 2022)	2207-GUA-DOC-L-001 Rev P02
Illustrative Landscape Masterplan	GUA-DR-L-003 Rev P07
Outline Soft Landscape Proposals	GUA-DR-L-002 Rev P04
Outline Hard Landscape Proposals	GUA-DR-L-003 Rev P03
Illustrative Sections	GUA-DR-L-004 Rev P02
Outline Boundary Treatment Plan	GUA-DR-L-005 Rev P02

Plant Schedule and Outline Specification Notes	GUA-DR-L-006 Rev P01
Topographical Survey	A524/9991/1 Rev A
Design and Access Statement (November 2022)	
Statement of Community Involvement (November 2022)	
Site Location Plan	141-PS-110
Proposed Block Plan	141-PS-111 Rev B
Proposed Site Layout	141-PS-100 Rev B
House Types 2B4P-1	141-AC-2B4P-1-Semi-1
House Types 2B4P-1	141-AC-2B4P-1-Semi-2
House Types 2B4P-1	141-AC-2B4P-1-Terrace-1
House Types 2B4P-1	141-AC-2B4P-1-Terrace-2
House Type 3B6P-1	141-AC-3B6P-1-Det-1
House Type 3B6P-1	141-AC-3B6P-1-Det-2
House Type 3B6P-1	141-AC-3B6P-1-Semi-1
House Type 3B6P-1	141-AC-3B6P-1-Semi-2
House Type 4B8P-1	141-AC-4B8P-1-1
House Type 4B8P-1	141-AC-4B8P-1-2
House Type 4B8P-1 – Corner	141-AC-4B8P-1-Corner
House Type 2B4P-2	141-AFF-2B4P-2-Semi-1
House Type 2B4P-2	141-AFF-2B4P-2-Semi-2
Apartment 01	141-APT-01-E
Apartment 01	141-APT-01-P
Apartment 02	141-APT-02-E
Apartment 02	141-APT-02-P
Bin Store 01	141-Bin Store 01
Bin Store 02	141-Bin Store 02
House Type 3B-5P-1	141-BS-3B-5P-Det-Corner
House Type 3B-5P-1	141-BS-3B-5P-Det-Vista
House Type 3B-5P-1	141-BS-3B-5P-Semi-1
House Type 3B-5P-1	141-BS-3B-5P-Semi-2
House Type 3B-5P-1	141-BS-3B-5P-Semi-Vista

House Type 3B6P-1 – 1-4B7P-1	141-BS-AFF-3B6P-1-AFF-4B-7P-1
House Type 3B6P-1	141-BS-AFF-3B6P-1-C
House Type 3B6P-1-Semi	141-BS-AFF-3B6P-1-S
House Type 3B6P-1-Terrace	141-BS-AFF-3B6P-1-T
House Type-4B7P-1	141-BS-AFF-4B7P-1
Detached Double Garage	141-Double Garage
Electric Substation	141-Electric Substation
House Type 5B9P-1	141-MC-5B9P-1
House Type 5B9P-1	141-MC-5B9P-1-Vista
House Type 5B9P-1 – M4(3)	141-MC-5B9P1-M4(3)
Detached Single Garage	141-Single Garage
Detached Twin Single Garage	141-Twin Garage
3D View – Bicester Road	141-PS-601
3D View – Open Space	141-PS-602
3D View – SUDS Feature	141-PS-603
3D View – Cycle Route	141-PS-604
Street Scenes A-A	141-501
Street Scene B-B	141-502
Street Scenes C-C	141-503
View 01	22289
View 02	22289

2. Site and Surroundings

- 2.1 This section of the Planning Statement provides details of the setting and context of the site.

Site and Surrounding Area

- 2.2 The site is located to the southeast of Kidlington, between Water Eaton Lane and Bicester Road.
- 2.3 The site currently comprises vacant arable land which is approximately 4.3ha in size. The site forms the northern part of the PR7a allocation of the Cherwell Local Plan (Part 1) Partial Review (2020). The site was removed from the Green Belt through this process.
- 2.4 The boundaries of the site are defined by hedgerows, shrubs, and trees. Existing overhead cables span the site from south-west to north-east.
- 2.5 Bicester Road Cemetery abuts the southern boundary of the site.
- 2.6 Land directly to the south of the site currently comprises agricultural land. However, it forms part of the wider allocation under Policy PR7a.
- 2.7 To the east of the site, beyond the residential properties on Water Eaton Lane, is an expanse of fields.
- 2.8 An existing residential area (Beagles Close) abuts the northern boundary of the site.
- 2.9 To the west the site is bound by Bicester Road, beyond which is residential development.

Sustainability of the Site

- 2.10 The site is situated close to local centres, key employment sites and sites that have an important economic relationship with Oxford, forming part of Oxfordshire's 'Knowledge Spine'. These include Oxford Parkway Railway Station, London-Oxford Airport, Langford Lane commercial area in Kidlington and Begbroke Science Park. The sustainability of the site has been recognised by the Council through its allocation.
- 2.11 Oxford Parkway railway station is located approximately 20 minutes' walk/ 4 minutes' drive from Oxford Parkway Railway Station which provides regular services to Oxford and London. Oxford Parkway Park and Ride is also located adjacent to Oxford Parkway Railway Station and provides services to Woodstock, Chipping Norton, Oxford, Kidlington Airport, John Radcliffe Hospital, Nuffield and Summertown.
- 2.12 The closest bus stop is Lovelace Drive which is 7 minutes' walk (550m) to the north of the site and provides to Middle Barton, Woodstock, and Kidlington.
- 2.13 Oxford Airport is located 10 minutes' drive (4.5km) to the north of the site.

- 2.14 The centre of Kidlington is approximately 1.9km (23 minutes' walk) north-east of the site and includes a wide range of facilities such as a doctor's surgeries, pharmacy, supermarket, cafés, library, recreational ground, pubs, restaurants. There are several schools in Kidlington, some of which are within close proximity to the site. This includes 'Edward Field Primary School', located approximately 600m to the west of the site (8 minutes' walk) and 'Gosford Hill School, located 1.4km west of the site (17 minutes' walk).
- 2.15 Bicester Road and Water Eaton Lane provide access to the A34 which provides links to M40 and wider road network.
- 2.16 The Environment Agency Flood Maps confirms that the majority of the site is located within Flood Zone 1 (lowest probability of flooding). Parts of the northern and eastern boundaries are located within Flood Zones 2 and 3.
- 2.17 The site does not contain any listed buildings, nor are there any listed buildings within the immediate vicinity.

3. Planning History

Site Allocation

- 3.1 The 'Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need' (adopted in September 2020) allocates the site for development under Policy PR7a (Land South East of Kidlington). The site forms part of a wider strategic allocation for a 32ha extension to Kidlington on land to the east of Bicester Road.
- 3.2 The policy outlines a number of key delivery requirements. The full wording of the Policy is included at **Appendix 1** and a summary is provided below:
- Construction of 430 dwellings (net) on 21 hectares of land.
 - The provision of 50% affordable housing.
 - The provision of 0.7 hectares of land within the developable area for an extension to Kidlington Cemetery.
 - The provision of 11 hectares of land to provide formal sports facilities for the development and for the wider community and green infrastructure within the Green Belt.
 - Provision for required emergency services infrastructure.
 - The provision of facilities for play areas and allotments within the developable area.
 - Contributions to the provision of community facilities in accordance with the Council's adopted standards.
- 3.3 The policy also requires the application(s) to be supported by and prepared in accordance with, a comprehensive Development Brief for the entire site which should be jointly prepared (in consultation with Oxfordshire County Council and Oxford City Council) and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council.

Development Brief

- 3.4 The Development Brief for Land South East of Kidlington was jointly prepared by Cherwell District Council, Oxfordshire County Council, landowners, and key stakeholders. This document was approved by planning committee in June 2022 but is yet to be formally published.
- 3.5 The Development Brief is guided by Policy PR7a of the Local Plan Partial Review and its associated Policies Map. The Development Brief provides comprehensive development principles addressing land use, character, layout, green infrastructure, movement, utilities, healthy place making and sustainable design.

- 3.6 The Development Brief includes a vision for Land South East of Kidlington, which is set out below:

“The development site will become an extension to Kidlington that will be fully integrated and connected with the surrounding built environment. It will provide an attractive residential neighbourhood, with high quality, publicly accessible and well-connected green infrastructure and a modern, highly functioning outdoor sports facility. The development will maximise opportunities for walking, cycling, and wheelchair use and will connect to sustainable movement routes towards Oxford Parkway Station, Kidlington, Oxford and Begbroke and existing footpaths.”

- 3.7 The Development Brief is a material consideration in the determination of this application. Chapter 6 of this Planning Statement provides further details of how the development proposal has been prepared in line with the requirements of the Development Brief.

EIA Screening

- 3.8 A screening direction was sought from the Secretary of State in August 2021 under Cherwell application reference 21/02864/SD. The screening direction related to the overall allocation site and proposed development of up to 500 residential dwellings, open space, sports facilities, and extension to Kidlington cemetery and allotments, associated vehicular access, infrastructure, engineering works and landscaping. The screening direction confirmed the project was not EIA development. Accordingly, this planning application is not accompanied by an Environmental Statement.

Pre-application Engagement with the Council

- 3.9 Prior to the submission of this planning application, three pre-applications meetings were held with CDC.
- 3.10 The purpose of the pre-application discussions has been to discuss the detail of the proposals including the proposed mix of dwellings.
- 3.11 The pre-application meetings that have been held are outlined below, alongside a high-level summary of the matters discussed.

11th August 2022

- 3.12 A Pre-Application Advice Request was issued to CDC on 24th June 2022 and a pre-application meeting was subsequently held with the Council on 11th August.
- 3.13 The meeting focused on the design evolution of the proposed development and discussed the following matters:
- Outstanding pre-app comments and timescales for receipt
 - Identification of key relationships with adjoining properties
 - Treatment of the cemetery boundary

- Housing mix and density
- Proposed approach to engagement.

3rd October 2022

3.14 Due to delays with consultation responses being received, this meeting was necessarily brief, and a further meeting was arranged. The focus of the meeting was on layout and landscape matters, in particular the proposed strategic cycle and pedestrian route and the location of the LAP. It was requested that the planning application material include justification where any deviations to the development brief are proposed.

13th October 2022

3.15 This follow-up meeting focused in greater detail on the proposed housing mix and design of the dwellings. It was agreed that CDC would engage with Oxford City regarding the housing mix requirements. Discussions also covered the approach to sustainability requirements, the potential for a car club space, that a LAP was required on site and the proposed programme for submission of the application.

3.16 Following the three meetings, the Council provided a formal written response to the pre-application enquiry. The table below provides a summary of the key points raised and explains how the final application submission has sought to positively respond and address these issues.

Council Pre-Application Comments	Response
Review point of crossing from one parcel to the other matches to ensure a joined-up development.	Hill have engaged with Barwood throughout the site promotion and development of the proposals. The proposed point of crossing is in accordance with the Development Brief. As the Hill application is in detail, whilst the Barwood application is in outline, it will be for subsequent reserved matters applications for the latter to ensure alignment.
Submission of scaled plans to demonstrate that shared surfaces widths are to a minimum of 6.0m plus a minimum of 800m maintenance margin.	The application is accompanied by appropriate plans to demonstrate compliance with this requirement.
Provision of block paved surface or similar for shared surfaces. Design pedestrian/cyclist facilities to give users priority across side roads and private drives.	A Design and Access Statement has been prepared which confirms that block paved surfaces will be provided for shared surfaces.
Ensure that landscaping within car park area is of a robust standard and well protected from resident's poor/opportunist parking.	The landscaping proposals have sought to ensure this requirement is met.

Provision of car parking in line with adopted OCC parking standards.	Transport Statement (ref. 1704-10-TS/01 Rev B) has been prepared by Transport Planning Associates which outlines that a total of 152 car parking spaces will be provided on-site. Of these, 136 car parking spaces will be allocated, on-plot spaces, provided as either a driveway, marked space or garage and 16 car parking spaces will be unallocated spaces, divided between formal and informal parking area. This accords with OCCs adopted parking standards.
Demonstrate how the point of exit onto Water Eaton Road will be maintained as open due to being located within an area of potential flooding	Further details are provided on this matter in the accompanying Flood Risk Assessment. Notwithstanding this, should be route be inaccessible alternative routes do exist to provide connections into the wider area.
Provision of evidence that car club approach is appropriate for the level of development.	A Travel Plan (ref. 1704-10/TP/01 Rev B) and Transport Statement (ref. 1704-10-TS/01 Rev B) have been prepared by Transport Planning Associates which provides details of car clubs and confirms that discussion with car club operators are being undertaken and the Travel Plan Coordinator will work with other local developers and the local community.
Investigate elevational treatment of blocks further, before submitting an application	Further detail on the elevational treatment of the flat blocks has been included in the Design and Access Statement and accompanying plans.
Undertake contextual analysis of design to meet the Brief requirement to include 'traditional materials of the local area' and to influence the proposed design.	A Design and Access Statement has been prepared which confirms that the proposals for external materials have been influenced by a study of the immediate surrounding area to set the context.
Consider the quality of the environment to ensure that dwellings to the west and south of the site which relate to a parking court area are sited appropriately.	The dwellings have private amenity space and use of communal spaces. All dwellings are surrounded by green space along the pedestrian/cycle route.
Re-orientate the dwellings close to the south of the site which front towards the route leading to the east to front the main route.	The proposals ensure an appropriate relationship between the dwellings and the main route including articulating buildings where they do not directly front onto the main route. The approach taken is in accordance with the Development Brief which seeks a 'near continuous building frontage

	which provides a strong frame to the street' to be provided.
Accord with the requirements in the Cherwell Residential Design Guide	The proposed development has been designed with full consideration to the Cherwell Residential Design Guide. Further details are provided in the accompanying Design and Access Statement.
Provide a plan showing distances with the existing tree belt to the rear of the properties in Cromwell Way	The application is accompanied by the requested plan.
Back-to-back distances between the new and existing dwellings to accord with the Residential Design Guide	A Design and Access Statement has been prepared which confirms that the scheme provides a variety of garden sizes and plot depths which vary the back-to-back and back-to-side distances between 18.8m back-to-back and 10.2m to 21.3m back-to-side. This creates individual spaces which reflect the character of the wider Gosford and Kidlington area whilst according with the Residential Design Guide. Further justification is provided in the accompanying Design and Access Statement.
Ensure that the SUDS have the capacity to deal with the surface water drainage.	A Flood Risk Assessment and Drainage Strategy (ref. 517 Rec C) has been prepared by Phoenix Design. It confirms that the proposed SuDS will ensure that flood risk resulting from pluvial events will be managed on-site and will not be increased elsewhere as a result of the development. The restricted surface water flows from attenuation ponds will discharge into the watercourse located adjacent to Water Eaton Lane, replicating the existing natural drainage pattern for the site.
Noise Report to be submitted	A Noise Assessment (ref. H3115-NV-v3) has been prepared by Hawkins Environmental which has considered external noise levels specified in BS8233:2014 and confirms that all habitable rooms within dwellings will achieve the noise levels specified in BS8233:2014.
Air Quality Assessment to be submitted	An Air Quality Assessment (ref. H3115-AQ-v2) has been prepared by Hawkins Environmental which notes Cherwell District Council's Air Quality Action Plan.

Review the site layout with a view to distributing the affordable properties more evenly.	The proposed approach to the distribution of affordable housing has sought to create a series of clusters. This has focused on considering how the development will be experienced once constructed rather than in an arbitrary plan form, with the affordable housing accessed from different locations. The proposed dwellings will be tenure blind in design.
Include a small number of Category 3: Wheelchair User dwellings	The proposed development seeks to provide 3 affordable houses as wheelchair compliant and 2 market houses as wheelchair adaptable. This complies with Part 4 (3) of the Building Regulation 2010 Access to and use of buildings.
Expected that all affordable properties meet NDSS dimensions	All dwellings will meet NDSS dimensions.
There is an over provision of 2-bed properties and under-provision of 3-bed. It is necessary to calculate the percentage requirements on the total mix and adjustments are required in order to comply with policy.	This matter is considered in Section Eight of this Statement and therefore is not considered further here.
Details of how the cemetery will be managed and by whom is required.	In accordance with the requirements of the allocation and Development Brief, an area for the expansion of the cemetery is proposed. The proposed landscape treatment to the expansion will be delivered by Hill. The transfer of the land will be secured through the Section 106 Agreement.
Show that LAP and green space are not isolated	Further details are provided in the accompanying Design and Access Statement to demonstrate how the spaces will be positively experienced.
Ensure that trees along main spine road and SUDS do not impact upon the public highway	The landscape proposals have been developed with input from the highway engineers.
The extents of Flood Zones 2 and 3 should be modelled by the Environment Agency	This has been undertaken and further details are provided in the Flood Risk Assessment.
Demonstrate that surface water from the whole of the site can drain with	Further details are provided in the Flood Risk Assessment.

entirely gravity-based discharge off-site.

The ditch forming the southern boundary of the site should be provided with a 5m wide unobstructed maintenance strip	In accordance with the requirements of the Development Brief, a 3m wide unobstructed maintenance strip has been provided.
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Submit full landscaping details	Landscaping details are submitted in support of the planning application.
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Submit information to demonstrate proposals is not adversely affected by land contamination	A Phase 1 Environmental Report has been prepared by Enzygo in support of this application. The report considers that there are negligible risks associated with land quality and groundwater at the site.
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OCC Archaeologist seek pre-determination archaeological evaluation.	The application is accompanied by a Written Scheme of Investigation for a Geophysical Survey by Magnitude Surveys. Further details will be submitted during the application determination process.
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- 3.17 The proposal submitted with this application has sought to respond positively to the comments and recommendations received from the Council.

Public Consultation

- 3.18 The Applicant has engaged with local stakeholders prior to the submission of this application to provide opportunities to engage with and influence the proposals.
- 3.19 A public exhibition event was held in September 2022 which provided an overview of the application proposals and an opportunity to comment on the proposals prior to submission.
- 3.20 Engagement has also been undertaken with the local Parish Councils.
- 3.21 A detailed overview of the engagement is included within the supporting Statement of Community Engagement.

Wider PR7a Allocation

- 3.22 An outline planning application (22/00747/OUT) for the remainder of the PR7a allocation is currently pending determination by the Council. The application seeks permission for the following description of development:

“Outline planning application for the development of up to 370 homes, public open space (including play areas and woodland planting), sports pitches and pavilion,

drainage and engineering works, with all matters reserved (appearance, landscaping, layout and scale) except for vehicular and emergency accesses to Bicester Road.”

4. The Proposed Development

4.1 The proposal seeks consent to deliver 96 new dwellings, including 50% affordable housing, and an extension to Bicester Road Cemetery, with associated access from Bicester Road, open space, landscaping, and infrastructure.

4.2 The full wording of the proposed development is outlined below:

“Development of dwellings (50% affordable housing), extension to Bicester Road Cemetery, with associated access (from Bicester Road), open space, landscaping, and infrastructure.”

4.3 The key elements of the development proposal include:

- Development of 96 high quality new homes with an appropriate mix of housing.
- Provision of 48 affordable homes, in line with policy PR7a.
- Provision of public open space located at the north east of the site, which includes footpaths and cycleways.
- Provision of a Local Area of Play (LAP) located at the north of the site.
- Provision of 152 car parking spaces (comprising 136 allocated spaces and 16 unallocated spaces). An active Electric Vehicle charging point will be provided for all residential dwellings with on-plot parking. One communal metered Electric Vehicle charging point will be provided per flat parking court.
- Provision of 286 cycle parking spaces within garages, secure sheds within gardens and cycle stores.
- New priority junction onto Bicester Road to provide access to the site.
- Provision of SuDS at the north east corner of the site.
- Detailed landscaping scheme including provision of new tree planting
- On-site ecological enhancements including achieving a net gain in biodiversity.

Housing Mix

4.4 The proposed development will deliver a total of 96 residential dwellings comprising a mixture of detached units, semi-detached units, terraces, and apartments. The proposed mix of dwelling sizes is summarised below:

Bedrooms	Number of Units
1 Bedroom	14
2 Bedroom	31

3 Bedroom	36
4 Bedroom	11
5 Bedroom	4
Total	96

Landscaping and Open Space

- 4.5 The proposed development incorporates a range of hard and soft landscaping measures across the site. Soft landscaping features include retention and enhancement of trees, shrubs and hedgerows, wildflower meadows, and grassed gardens. Hard landscaping measures include benches, bollards, railings, fences and footpaths.
- 4.6 A large area of public open space has been incorporated into the northern portion of the site which also includes a Local Area for Play (LAP).
- 4.7 Further details of the landscape proposals are provided in the 'outline soft landscape proposal' plan (ref. GUA-DR-L-022) and 'hard landscape proposal' plan (ref. GUA-DR-L-003).

Access and Parking

- 4.8 The development will be accessed via a priority junction onto Bicester Road which runs parallel to the western boundary of the site. A ghost-island right-turn lane is also proposed for this junction, due to the speed and character of Bicester Road.
- 4.9 A north-south cycleway/footpath is included in the site which passes through the centre of the site and along the edge of the main public open space, where the footpath and cycleway converge to form one single route.
- 4.10 An access point from the application site is also provided to the southern parcel of the PR7a allocation.
- 4.11 A total of 152 car parking spaces will be provided on site. An active Electric Vehicle charging point will be provided for all residential dwellings with on-plot parking and one metered Electric Vehicle charging point will be provided per flat parking court.
- 4.12 In addition, a total of 286 cycle parking spaces will be provide. Of these, 242 will be allocated cycle parking space and 44 will be unallocated. A total of 22 Sheffield bike stands (44 parking spaces) will be provided outside the entrance to the flats and in a number of 'ad-hoc' locations throughout the site for use by visitors and residents at the development.

5. Planning Policy Context

- 5.1 This section outlines the key planning considerations at a national and local level. It provides a review of the key planning policies which are subjected to a more detailed assessment and analysis in the following sections of this statement.
- 5.2 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications are to be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 5.3 Whilst this application will assist with meeting Oxford City Council's identified housing need, the site is located within the jurisdiction of Cherwell District Council and therefore, the proposed development will primarily accord with the associated Development Plan.

Adopted Development Plan

- 5.4 The Statutory Development Plan for Cherwell District Council currently comprises:
- Cherwell Local Plan 2011-2031 (Part 1) (adopted July 2015)
 - Saved Policies from the Cherwell Local Plan 1996 (adopted November 1996)
 - Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need (adopted September 2020).

Cherwell Local Plan 2011-2031 (Part 1) (adopted July 2015)

- 5.5 The most relevant policies from the Local Plan Part 1 include:
- Policy PSD1: Presumption in Favour of Sustainable Development
 - Policy BSC 1: District Wide Housing Distribution
 - Policy BSC 2: The Effective and Efficient Use of Land – Brown Land and Housing Density
 - Policy BSC 3: Affordable Housing
 - Policy BSC 4: Housing Mix
 - Policy BSC 9: Public Services and Utilities
 - Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision
 - Policy BSC 11: Local Standards of Provision – Outdoor Recreation
 - Policy ESD 1: Mitigating and Adapting to Climate Change
 - Policy ESD 2: Energy Hierarchy and Allowable Solutions

- Policy ESD 3: Sustainable Construction
- Policy ESD 4: Decentralised Energy Systems
- Policy ESD 5: Renewable Energy
- Policy ESD 6: Sustainable Flood Risk Management
- Policy ESD 7: Sustainable Drainage Systems (SuDS)
- Policy ESD 8: Water Resources
- Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment
- Policy ESD 13: Local Landscape Protection and Enhancement
- Policy ESD 15: The Character of the Built and Historic Environment
- Policy ESD 17: Green Infrastructure
- Policy SLE 4: Improved Transport and Connections

Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need (adopted September 2020)

5.6 The most relevant policies from the Local Plan Part 1 Partial Review are:

- Policy PR1: Achieving Sustainable Development for Oxford’s Needs
- Policy PR2: Housing Mix, Tenure and Size
- Policy PR3: The Oxford Green Belt
- Policy PR4a: Sustainable Transport
- Policy PR5: Green Infrastructure
- Policy PR7a: Land South East of Kidlington
- Policy PR12a: Delivering Sites and Maintaining Housing Supply.

Saved Policies from the Cherwell Local Plan 1996 (adopted November 1996)

5.7 The most relevant policies from the saved Local Plan are:

- Policy C28: Layout, Design and External Appearance of New Development
- Policy C30: Design Control
- Policy C32: Provision of Facilities for Disabled People

Other Material Considerations

Development Brief

5.8 The Development Brief for Local Plan Partial Review Site PR7a – Land at South East Kidlington was approved in June 2022, after being recommended for approval at a Planning Committee on 16th June 2022.

5.9 As previously mentioned, the Development Brief provides comprehensive development principles addressing land use, character, layout, green infrastructure, movement, utilities, healthy place making and sustainable design. The Development Brief is considered in greater detail in Section 6 of this Statement.

Supplementary Planning Guidance

5.10 The following Supplementary Planning Documents (SPDs) are material considerations to the determination of this planning application:

- Cherwell Residential Design Guide SPD (July 2018)
- Kidlington Masterplan SPD (December 2016)
- Developer Contributions SPD (February 2018).

National Planning Policy Framework (2021)

5.11 The National Planning Policy Framework ('the Framework') was published in July 2021 and sets out the Government's economic, environmental, and social planning policies. The Framework covers a range of land issues including housing, transport, infrastructure, sustainable communities, climate change and the natural and historic environments.

5.12 The following paragraphs are considered to be of particular relevance to the determination of this application. It is not intended to be a replication of the documentation, rather a summary of those sections:

- **Paragraph 7** sets out the purpose of the planning system that is to contribute to the achievement of sustainable development.
- **Paragraph 8** emphasises that "*sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways.*" This includes:

(a) "An economic objective

(b) a social objective; and

(c) an environmental objective

- **Paragraph 10** states that sustainable development should be pursued in a positive way and that at the heart of national planning policy is the presumption in favour of sustainable development

- The presumption is set out in **Paragraph 11** and in terms of decision taking, means development proposals that accord with an up-to-date Development plan should be approved without delay.
- **Paragraph 38** of the Framework outlines that local planning authorities should approach decisions on proposed development in a positive and creative way 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.
- **Paragraph 47** states that planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period of time has been agreed.
- **Paragraph 60** reiterates that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed. Further to this, **Paragraph 62** confirms that a range of house sizes, types, and tenures are required to reflect different groups in the community. This will support increased opportunities for home ownership and inclusive, mixed communities.
- **Paragraph 92** outlines that planning policies and decision should aim to achieve healthy, inclusive and safe places which (a) promotes social interaction between people who would not otherwise come into contact with each other; (b) are safe and accessible so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion; and (c) enable and support healthy lifestyles.
- **Chapter 9** of the Framework guides the important role transport plays in achieving sustainable development. The underlying thread of the chapter is to therefore maximise sustainable transport solutions.
- **Chapter 11** indicates the importance of making effective use of land in meeting the need for homes and other uses, whilst safeguarding the environment and ensuring safe and healthy living conditions.
- **Paragraph 125** addresses how developments should make optimal use of land and the potential of each development site, noting the application of densities and minimum density standards.
- **Chapter 12** sets out the importance of design within the built environment.
- **Paragraph 126** explains that the creation of high-quality buildings is fundamental to what the planning and development process should achieve, with design being a key aspect to sustainable development.
- **Chapter 14** focuses on meeting the challenge of climate change, flooding and coastal change, including for climate change, flood risk and coastal change.

- **Chapter 15** addresses the conservation and enhancement of the natural environment, whilst **Chapter 16** considers the historic environment.

6. Compliance with the Development Brief

- 6.1 In accordance with Policy PR7a, the proposed development has been prepared in line with the Cherwell District Council's PR7a Land South East of Kidlington Development Brief.
- 6.2 This section of the Planning Statement details how the proposed development accords with the requirements of the Development Brief. Compliance with the Development Plan including Policy PR7a is considered in Section 7 of this Statement and as such is not repeated here.

Design and Layout

- 6.3 The Development Brief divides the site into a number of character areas which contain guidance to influence the design of any proposed development. The proposed development has sought to respond to these proposed character areas as set out below.
- 6.4 The 'Bicester Road frontage character area' occupies the western portion of the site. It includes the central access road which connects the adjoining application to the south. The road width and footway and grass verges result in a wide route through the site with street trees lining the southern side of the road.
- 6.5 This area is primarily characterised by 2.5 storey dwellings which are generally semi-detached or terraced houses with linking garages or garden walls to tie the buildings together visually. The dwellings will feature a dark red brick and dark red roof tile which will provide uniformity to the buildings. The buildings in this area are also located 15m from the edge of Bicester Road.
- 6.6 This character area also includes a pair of gateway apartment buildings at the main access point. These buildings will be three storeys and will feature the same brick colour turning the corners into the site and a lighter red brick away from the access road.
- 6.7 The 'main street character area' occupies the central part of the site. The dwellings in this area are 2.5 storeys and remain closely positioned to create an urban appearance. This area also features grass verges and tree planting as part of the road design.
- 6.8 The dwellings feature dark red brick with a dark red pantile and plain tiles which gives a strong identity and visually links the buildings in this area with the 'gateway' buildings.
- 6.9 The 'northern character area' is located north of the 'main street character area'. The layout in this area is more spacious, with deeper front gardens overlooking extensive green open space and informal shared surface road layout. The buildings are two storeys and feature light red brick and tiles which is complementary to the character of the dwellings at Beagles Close to the north.
- 6.10 The 'southern character area' overlooks open spaces with swales and attenuation features. The buildings reduce in height away from the central spine road, as they

approach the site boundary. The dwellings feature a light buff brick and charcoal grey roof which are complementary to houses along Water Eaton Lane.

- 6.11 The use of contrasting materials on vista stop buildings ensures that they stand out. Buildings marking junctions use the same brick colour but with patterned brick detailing to create a subtle shadowing pattern.
- 6.12 The affordable housing units will be located in a series of clusters across the site. However, from the street scene, the affordable units will be indistinguishable from the market units. The clustering of the units will also provide benefits from management perspective.
- 6.13 The Development Brief includes a requirement to provide a pedestrian/cycle access to the north onto Beagles Close. Due to works undertaken by one of the properties on Beagles Close, it is no longer possible to deliver this access in the location envisaged. As a result, the proposed development seeks to provide the access in the north east corner of the site, which is deemed to be more suitable.
- 6.14 In light of the above, the design and layout of the proposed development is considered to fully accord the requirements of the Development Brief. The proposals been comprehensively prepared to align with the different character areas, accounting for the varying building heights, density, materials, access and roads, landscaping and amenity.

Landscape

- 6.15 The proposed development incorporates a range of hard and soft landscaping measures across the site. This accords with the Development Brief which requires the existing high-quality hedgerows and trees to be integrated into the overall layout, wherever appropriate, with green infrastructure corridors.
- 6.16 Within the 'central character area' the main street will be lined with trees which will create a neat habitat and attractive canopy. The gardens will provide a bed of structural planting. Low railings will be incorporated to further provide a clear definition between the public and private boundary.
- 6.17 Within the 'northern character area' and 'southern character area' block paving will be used for driveways, pavements and parking bay, with a mix of colours. Small and medium-sized trees will also be incorporated at key locations to provide variety. Tree and shrub planting will also be included within the parking areas in the 'southern character area'.
- 6.18 Further details of the landscape proposals are provided in the 'outline soft landscape proposal' plan (ref. GUA-DR-L-022) and 'hard landscape proposal' plan (ref. GUA-DR-L-003).
- 6.19 Overall, these landscape proposals are considered to fully accord with the requirements of the Development Brief. The scheme has evolved in line with the character areas and will provide high-quality, attractive landscaping throughout the site which sympathetically integrates with the existing surroundings.

Open Space and Play Area

- 6.20 The Development Brief requires the green space to be designed as publicly accessible, informal parkland crossed by footpath and cycleways. The parkland should include new woodland planting and provide space for informal recreation, kick-about areas, relaxation and natural play.
- 6.21 The proposed development incorporates play space (LAP) at the north east corner of the site, 5m from the northern boundary.
- 6.22 The play space is open to the footpath/cycleway and the rest of the open space. A 1.8m high green paladin fence is proposed to secure off the attenuation basin adjacent to the play space.
- 6.23 The main open space area is kept open to allow for flexibility of use, e.g. to use as a kick-about area. Picnic tables will also be incorporated into this space.
- 6.24 In respect of the above, the proposed open space and play area proposals are considered to align with the requirements of the Development Brief.

Housing Mix

- 6.25 The proposed development will provide a total of 96 dwellings, 50% of which will be delivered as affordable units. As such, this aspect of the proposed development fully accords with the requirements of the Development Brief.
- 6.26 In line with the requirement of the Development Brief, all dwellings, including affordable housing provision, within the proposal will meet the Nationally Described Space Standards.
- 6.27 The proposed development seeks to provide 3 affordable houses as wheelchair compliant and 2 market houses as wheelchair adaptable. This complies with Part 4 (3) of the Building Regulation 2010 Access to and use of buildings.
- 6.28 Overall, the proposed housing mix is considered to fully accord with the requirements in the Development Brief.

Kidlington Cemetery

- 6.29 The Development Brief indicates that land to the north of Kidlington Cemetery is to accommodate 0.7 ha of cemetery extension. In line with this requirement, the proposed development incorporates 0.7 ha of land in the south-west corner of the site for the cemetery extension which will be made available to Bicester Road Cemetery.

7. Affordable Housing Statement

- 7.1 The proposed development will provide 50% affordable housing, equivalent to 48 affordable homes. The proposed level of affordable housing is in accordance with the requirements of Policy PR7a which allocates the site.
- 7.2 The proposed mix and tenure split is shown in the table below.

	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom	Total
Market Houses	0	12	24	8	4	48
Social Rent	5	16	10	3	0	34
First Homes	9	3				12
Shared Ownership			2			2
						96

- 7.3 The proposed mix and tenure split has been informed by the policy requirements and evidence of both Cherwell District Council and Oxford City Council in light of the site's location within the former but having been allocated to meet the unmet needs of the latter. The approach has been informed by discussions through the pre-application advice process and is discussed further in Section Eight.

8. Planning Considerations

- 8.1 This section undertakes an analysis of the proposed development against relevant policies in the Development Plan, having regard to the form and type of the proposal, its location and other material considerations. It draws upon the technical information and evidence base contained in the key documents supporting the planning application. Where matters have already been discussed in respect of the Development Brief (such as design and layout), these are not repeated here.

Principle of Development

- 8.2 Section 54(a) of the Town and Country Planning Act (1990), as amended by Section 38(6) of the Planning and Compulsory Purchase Act 2004, states that Local Planning Authorities should determine planning applications in accordance with the Development Plan unless material considerations indicate otherwise.
- 8.3 The application site forms part of the residential allocation Policy PR7a (Land South East of Kidlington) within the adopted 'Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need'. Accordingly, the site is one of the specific sources of residential supply which facilitate the growth strategy and positively contribute towards meeting Oxford's unmet housing need.
- 8.4 The site allocation demonstrates that the Council already accepts the principle of residential development on this site. The site has been removed from the Green Belt through its allocation.
- 8.5 Policy PR7a sets out the criteria for allowing development to be delivered on the application site. As such, the policy is relevant to considering the acceptability of the principle of the proposed development.

Compliance with Policy PR7a (Land South East of Kidlington)

- 8.6 In light of the material discussed in this Planning Statement and other material which supports this application, the following commentary sets out the manner in which the proposed development responds to the requirements of Policy PR7a:

Policy Requirement	Planning Application Compliance
Construction of 430 dwellings (net) on 21 hectares of land	<p>This planning application seeks to provide 96 dwellings. This contributes towards the 430 dwellings identified by the allocation. The remaining units will be provided by subsequent planning application(s) on land to the south of the application site.</p> <p>It is noted that based on the current outline planning application for the southern portion of the allocation, the total quantum of development would exceed 430 dwellings. Importantly it should be noted that the southern application is in outline only and seeks permission for 'up to' the number of dwellings and therefore a lower quantum of development could</p>

	ultimately be brought forwards. Even if the full quantum were to be delivered, it is notable that the Council are currently unable to demonstrate a five year housing land supply and there remain significant affordability issues in the District. Similarly, Oxford City have recently consulted on their emerging Local Plan Review and have again identified they will be unable to meet their housing needs in full. As such, subject to all technical and design considerations being met it is considered that the delivery of a potentially greater quantum of development on the allocation site would be beneficial.
Provision of 50% of the homes as affordable housing as defined by the NPPF	The application will deliver 50% of dwellings as affordable housing, equivalent to 48 homes.
Provision of 0.7 ha of land within the developable area for an extension to Kidlington Cemetery	<p>The proposed development includes provision for 0.7 ha of land to be utilised for an extension to Kidlington Cemetery.</p> <p>This area of land is located in the south west of the application site, as shown on the submitted Layout Plan (ref.141-PA-100 Rev B). The landscaping proposals identify an appropriate boundary treatment to the new cemetery extension.</p>
Provision of 11ha of land to provide formal sports facilities for the development and for the wider community and green infrastructure within the Green Belt	The site to the south which forms part of the wider site allocation will deliver the formal sport facilities as required by Policy PR7a and in accordance with the Development Brief. As such no formal sports facilities are proposed on the application site.
Provision for required emergency services infrastructure	<p>Access for emergency vehicles has been carefully considered and is provided to the fronts of all houses and flats across the site.</p> <p>Fire service access will be provided in accordance with 9991:2015 guidance and BS9999:2017.</p>
Provision of facilities for play areas and allotments to adopt standards within the developable area	<p>The proposed development includes a LAP in the north east corner of the site, in accordance with the Development Brief. This caters for children aged 2-6 years old and includes an equipped activity zone of c. 100sqm.</p> <p>In accordance with the Development Brief, other play areas and allotments will be provided on the wider allocation site which do not form part of this application.</p>
Contributions to the provision of community facilities in accordance with the Council's adopted standards	Section 9 of this Planning Statement includes a Draft Heads of Terms for the S106 Agreement in relation to this site. The S106 will be prepared in line with the Council's Developer Contributions SPD and the relevant obligations will be agreed between the applicant, the

	Council and any third parties, subject to demonstration of compliance with the CIL Regulations.
Supported by and prepared in accordance with a comprehensive Development Brief for the entire site	The proposed development has been prepared in accordance with the approved Development Brief, as outlined in Section 6 of this Statement.
Supported by the Biodiversity Impact Assessment based on the DEFRA biodiversity metric	A Biodiversity Net Gain Design Stage Report (ref. 9733.002) has been prepared by The Environment Partnership in support of this application. Further details of the assessment are provided in the section below.
Supported by a proposed Biodiversity Improvement and Management Plan (BIMP) informed by the findings of the BIA and habitat surveys and submitted Tree Survey and to be agreed before development commences.	The application is accompanied by an Ecological Assessment (ref. 9733.001) prepared by The Environment Partnership and a Biodiversity Net Gain Design Stage Report (ref. 9733.002). These will inform a future Biodiversity Improvement and Management Plan (BIMP) which it is assumed will be secured by planning condition.
A scheme for the provision of in-built bird and bat boxes, wildlife connectivity between gardens and for the viable provision of designated green walls and roofs.	The scheme will make appropriate provision to meet this requirement. It is assumed further detail will be secured through the Biodiversity Improvement and Management Plan (BIMP).
Supported by a Phase 1 Habitats Survey including habitat suitability index (HSI) survey for great crested newts, and protected and notable species surveys as appropriate	Ecological Surveys, including a Habitat Suitability Index Survey has been prepared by TEP in support of this application. Further details of the reports are provided in the section below.
A Flood Risk Assessment shall be submitted with the application(s).	A Flood Risk Assessment (ref. 571 Rev C) has been prepared by Phoenix Design to support this application. Further details of the conclusions of these reports are provided in the section below.
The application should demonstrate that Thames Water, Natural England and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached in principle that foul drainage from the site will be accepted into the drainage network.	A Flood Risk Assessment (ref. 571 Rev C) has been prepared by Phoenix Design to support this application and provides further details on these matters.
Supported by a Transport Assessment and Travel Plan	A Transport Statement (ref.1704-10/TS Rev B) and Travel Plan (ref. 1704-10/TP Rev B) have been prepared TPA to support this application. Further details of the conclusions of these reports are provided in the section below.
Supported by a desk-based archaeological investigation	The application is accompanied by a Written Scheme of Investigation for geophysical survey. Further details will be submitted during the application determination period.

Application shall include a management plan for the appropriate re-use and improvement of soils.	It is anticipated that this will be secured as part of the Construction Environment Management Plan.
The application(s) shall include proposals for securing the long-term use, management and maintenance of the formal sports provision and play areas.	<p>The management and maintenance of the LAP will be secured through the Section 106 Agreement. Section 9 of this Planning Statement includes the Draft Heads of Terms.</p> <p>The formal sports provision and other play areas do not form part of this application and would be addressed by planning obligations attached to separate applications for the wider site.</p>
A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement.	<p>Whilst a single application has not been prepared, the two developers have engaged throughout the development of their respective proposals. The Development Brief also helps to ensure a comprehensive scheme will be delivered. A full planning application has been progressed on this site to enable the early delivery of the site (and the delivery of the much needed housing), and subsequent detailed applications (or reserved matters) for the land to the south would need to tie in with these.</p> <p>Section 9 of this Planning Statement includes the Draft Heads of Terms.</p>
Application(s) shall be supported by a Delivery Plan	Hill are an award-winning 5 star housebuilder, creating a range of beautiful homes across London and the South East. Hill are committed to the early delivery of the site following the grant of planning approval.
The application shall include an Employment, Skills and Training Plan to be agreed with the Council	The application is accompanied by a Social Value Delivery Plan (ref. T17045 Rev. 1) prepared by Hill. Hill is committed to delivering outcomes that involve, upskilling, training and employment opportunities to the residents for Cherwell District Council and existing Kidlington residents. The Plan sets out Hill's proposed commitments.
A layout, design and appearance for an extension to Kidlington that seeks to improve the appearance of, and is fully integrated and connected with, the existing built environment, which maximises the opportunity for walking, cycling and wheelchair use, which provides for a modern, highly functioning outdoor sports facility, which provides high-quality, publicly accessible and well connected green infrastructure and which provides for well-designed connectivity and interface between the residential development and the sport facilities.	See section 6 above.

The establishment of a connecting pedestrian, cycle, and wheelchair route from the site across the Bicester Road and from the sports pitches and residential development to Water Eaton Lane and the public right of way along the eastern boundary of the site.

The proposals will deliver a cycle and pedestrian strategic through the scheme from north to south.

The provision and maintenance of enhanced native landscaping to help emphasise the Green Belt location of the outdoor sports facilities, to minimise the urbanising influence of the sports pitches, to maintain openness and to enhance the distinction between the site and land to the south of the A34.

This criterion is not relevant to this section of the site allocation.

Protection of the residential amenities of properties on Water Eaton Lane.

The proposed development seeks to provide a planting buffer between the existing residential dwellings on Water Eaton Lane and the new dwellings proposed as part of this application. This will ensure that there are no adverse effects to amenity of these existing properties. Through the consultation process, Hill have engaged with the adjoining properties to understand their preferences in respect of boundary treatments and planting and have sought to incorporate these wherever possible. The proposal will exceed the policy requirement of 22m for back-to-back distances.

Layout and design that encourages the sustainable and safe management of waste by individual households while minimising the visual and pollution impacts.

The waste management strategy is based on a simple collection method that eliminates the need for complex strategies. Bins will be located internally, either in communal bin stores or individual storage spaces and garages. This maximises the opportunities for an active public realm and mitigates the risk of potential improper waste storage

8.7 In light of the above, the principle of development on the application site is considered acceptable and in accordance with Policy PR7a.

Housing Mix

8.8 The proposed housing mix is set out in the table below.

	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom	Total
Market Houses	0	12	24	8	4	48
Social Rent	5	16	10	3	0	34
First Homes	9	3				12
Shared Ownership			2			2

8.9 The proposed housing mix has been informed by discussions with Cherwell District Council and feedback provided by Oxford City Council. Whilst the site falls within the administrative area of Cherwell District, the site is allocated to meet the unmet needs of Oxford City and as such the requirements of both areas have been considered. The feedback received in respect of the Barwood planning application has also been reviewed given the close relationship of the two sites.

8.10 The table below sets out a comparison of the proposed mix compared to these requirements.

	1 bedroom	2 bedroom	3 bedroom	4 bedroom	5 bedroom	Total
Proposed Market	0	25%	50%	17%	8%	100%
Oxford City Council recommendations (taken from Barwood response)	5%	25%	45%	22%	3%	
SHMA Mix, HMA Level	5%	25%	45%	25%		
Proposed Affordable	29%	40%	25%	6%	0	100%
LPPR Policy PR2 requirements	20-30%	30-40%	20-40%	8-15%		

8.11 As is clear from the above, other than very minor discrepancies around the proportion of 2 and 4 bedroom affordable properties, the mix is compliant with the requirements of Policy PR2. The proportion of 2 bedrooms has been driven by design considerations to ensure a logical floorplan for the proposed flat blocks and the Development Brief requirements around the scale of buildings in this location and to reflect the incorporation of the First Homes in the affordable mix. In accordance with best practice, the flat blocks are proposed as a single tenure for ease of management. It is noted that the Policy contains no requirement as to the proportion of flats as opposed to houses. Indeed, it is noted that the approved Development Brief would allow for a greater proportion of flats to be provided based on the guidance it contains and the locations it considers suitable for flats.

8.12 With respect to the proposed market mix, Hill have considered both the market demands of Oxford City and Cherwell in developing the proposals and consider the proposed mix to be an appropriate and positive response to this. As noted in the Council's pre-app advice, there will be very little demand for market 1 bedroom units

and as such none are proposed. This necessarily results in the reprovion of this element to larger dwellings. A greater proportion of 3 bedroom homes is provided compared to 4 bedrooms which reflects the requirements.

- 8.13 It is also important to note that based on the current proposed quantum of the Hill scheme and the Barwood scheme to the south, a greater number of homes could be delivered overall. As such, whilst the percentage splits may differ from the exact mix ideally sought, the number of homes of each type could be consistent with that originally envisaged at the time of allocation. Given the outline nature of the Barwood scheme it is not at this time possible to quantify the exact mix that would be delivered overall.
- 8.14 The proposals will also deliver all affordable dwellings and 15% of general market dwellings as Category M4(2) and 5% of wheelchair dwellings as affordable.
- 8.15 On the basis of the above considerations, it is considered that an appropriate mix of dwellings is proposed which has taken account of relevant considerations and seeks to make best use of this sustainable site in the context of the current five year housing land supply shortfall in the District.

Highways

- 8.16 The Transport Statement, prepared by TPA, details the expected vehicle trips that would be generated by the proposed development. The report anticipates that the development would result in a trip generation of 41 vehicular movements during the AM peak hour (08:00-09:00) and 42 vehicular movements during the PM peak hour (17:00-18:00).
- 8.17 The proposed development will result in less than a 5% impact on all of the local roads, with the exception of Bicester Road (south) where the development will result in an increase of 7.47% impact on the southbound carriageway during the AM peak hour (08:00-09:00).
- 8.18 The Bicester Road/Water Eaton Lane signal junction operates within its design capacity in the baseline and development scenario. The junction operates within capacity and as such there is not considered to be a significant or severe impact as a result of the proposed development.
- 8.19 With regards to the Kidlington roundabout, the report states that there is minimal change in delay and queuing and the roundabout operates within the desired capacity. As such, it is concluded that there is a negligible impact to the Kidlington roundabout as a result of the proposed development.
- 8.20 The report also concludes that the number of trips is considered negligible and is unlikely to have a significant impact on the local highway network.
- 8.21 The accords with Policy PR7a which requires the application to be supported by a Transport Assessment and Travel Plan. Moreover, the proposal aligns with Policy SLE 4 (improved transport and connections) which states that development which is not

suitable for the roads that serve the development, and which have severe impact on traffic will not be supported.

Access

- 8.22 Pedestrian and cycle access is proposed along the site's frontages, connecting the site to the existing footways within the local area, including along Bicester Road and Water Eaton Lane.
- 8.23 The main pedestrian and cycle access is a 3m wide footpath/cycleway to the north of the site access priority junction and along the western boundary of the site. The footpath/cycleway will extend along the western boundary of the site and will provide a connection to new bus stops and a Toucan crossing being provided along Bicester Road.
- 8.24 In addition, pedestrian and cycle access will be provided along the site's boundary:
- At the north-eastern corner of the site a shared footpath/cycleway will connect to the existing footway on Water Eaton Lane;
 - A shared footway/cycleway from the southern part of the PR7a allocation site;
 - Multiple footways from the southern parcel of the PR7a allocation site.
- 8.25 Additional footways, footpaths and shared surface areas will be provided within the site to link the main access road with different areas of the development site.
- 8.26 Vehicular access is proposed via a priority junction onto Bicester Road. The access road will have a width of 5.5m in accordance with the requirements of a 'primary street' as outlined with Oxford City Council's Street Design Guide and in accordance with a 'general residential street' as outlined within the Cherwell Design Guide Supplementary Planning Document
- 8.27 A ghost-island right-turn lane is also proposed due to the scale of the development, vehicular trip generation and the speed and character of Bicester Road.
- 8.28 A vehicular access point is also proposed along the southern boundary of the site, which provides access between the northern and southern parcels of the PR7a allocation. This will connect to the spine road, provided as part of the southern parcel.
- 8.29 The Transport Statement makes reference to Personal Injury Accidents and indicates that there no recorded injury accidents within approximately 350m of the site along Bicester Road between the Bicester Road / A4260 / Oxford Road roundabout in the south and the Bicester Road / Water Eaton Lane signal junction in the north.
- 8.30 There were a total of 13 accidents over a 60 month period within the vicinity of Bicester Road/A4260/Oxford Road roundabout. Whilst the proposed development will likely result in an increase in cycle movements, the Local Plan includes a range of mitigation measures likely to make the junction safer. Overall, it is considered that there is no accident issue in the local area.

8.31 Emergency vehicle access to the site will be provided from Bicester Road.

Refuse

8.32 The proposed development will provide bin stores at each unit or in a communal location for the apartments. In some locations, residents will be required to move bins to a collection area located alongside the carriageway. These will be located within a 30m drag distance of the properties and within a 15m drag distance of refuse collection vehicle. This aligns with the Cherwell Residential Design Guide and therefore accords with the requirement in the Development Brief.

Parking

8.33 The Transport Statement outlines that a total of 152 car parking spaces will be provided on-site. Of these, 136 car parking spaces will be allocated, on-plot spaces, provided as either a driveway, marked space or garage and 16 car parking spaces will be unallocated spaces, divided between formal and informal parking area.

8.34 A total of 5 parking spaces for motorcycle/powered two-wheeler will be provided on-site.

8.35 Parking spaces allocated for the flats are proposed to be located in a parking court/communal style arrangement.

8.36 With regards to Electric Vehicle charging, an active Electric Vehicle charging point will be provided for all residential dwellings with on-plot parking. In addition, one communal metered Electric Vehicle charging point will be provided per flat parking court. This accords with requirements of the Development Brief, Cherwell Design Guide, and Parking Standards for New Developments document.

8.37 In terms of cycle parking, the provision of cycle parking in accordance with the '*Parking Standards for New Developments (2022)*' would result in a loss of amenity space and would require the provision of an additional or bespoke shed within the garden of each dwelling. Therefore, in a departure from the adopted standards, it is proposed to provide one cycle parking space per bedroom. The cycle parking provision will be same for flats/apartments and houses.

8.38 The proposed development will provide a total of 286 cycle parking spaces. Of these, 242 will be allocated cycle parking space and 44 will be unallocated. A total of 22 Sheffield bike stands (44 parking spaces) will be provided outside the entrance to the flats and in a number of 'ad-hoc' locations throughout the site for use by visitors and residents at the development.

Flood Risk and Drainage

8.39 In line with the requirement of Policy PR7a and ESD 6, a Flood Risk and Drainage Assessment has been prepared by Phoenix Design Partnership Limited to support this application.

- 8.40 A small portion of the site within the north-east corner lies within Flood Zones 2 and 3. However, all habitable built development will be located within Flood Zone 1, in accordance with the NPPF sequential approach.
- 8.41 The report confirms that flood risk from all other sources (pluvial, sewers, groundwater, and artificial) has been assessed and it is demonstrated that the proposed development will not be at risk from flooding from these sources.
- 8.42 The proposed SuDS will ensure that flood risk resulting from pluvial events will be managed on-site and that flood risk will not be increased elsewhere as a result of the development. The restricted surface water flows from attenuation ponds will discharge into the watercourse located adjacent to Water Eaton Lane, replicating the existing natural drainage pattern for the site.
- 8.43 A 40% allowance, in accordance with EA guidance for climate change, has been included in the SuDS design to take into account the predicted increase in rainfall intensity over the 100 year design life of the development.
- 8.44 The Assessment demonstrates that the site is suitable for development without flood risk and without causing an increase in flood risk to others, including allowances for climate change. It also demonstrates how SuDS will be used to manage surface water from the development, and to ensure that water quality is not adversely affected.

Ecology

- 8.45 In line with the requirement in Policy PR7a and ESD 10, an Ecological Assessment has been prepared by TEP to accompany this planning application.
- 8.46 The report confirms that the site does not benefit from any statutory nature conservation designation. There is also one statutory internationally designated site within 10km of the site. This is Oxford Meadows SAC, located approximately 3.2km to the southwest of the site, which is designated for its lowland hay and meadows.
- 8.47 The report concludes that there are no direct or indirect impacts on any statutory designated site as a result of the development due to their distance from the site, separation by urban development and lack of hydrological connection.

Proposed Recommendations

- 8.48 The report details a number of recommendations that should be incorporated within the proposed development to mitigate the loss of existing habitat. This aligns with Policy ESD 10 of the Local Plan which requires the protection and enhancement of biodiversity and the natural environment.
- 8.49 The report indicates that site clearance works must progress under a Reasonable Avoidance Measures Statement (RAMMS), to minimise the potential harm or injury to amphibian, if present on site during site clearance works.
- 8.50 A pre-construction check for badgers is required prior to works commencing to confirm that no setts have been excavated with, or immediately adjacent to the proposal. Standard precautionary working measures are required to ensure no harm or

disturbance to foraging or ranging badgers as a result of the development. Measures should be set out within a RAMMS.

- 8.51 It is recommended that the minor proposed loss of commuting and foraging habitat of value to bats is mitigated for by the detailed soft landscaping proposals. This is proposed through the incorporation of trees and hedgerow planting and/or the creation of wetland habitat. It is also recommended that a sensitive lighting strategy is implemented at the site, with an avoidance of light spill onto retained key commuting and foraging habitats for bats.
- 8.52 The report indicates that all vegetation clearance works should be undertaken outside of the bird breeding season, to avoid damage to nesting birds.
- 8.53 With regards to dormice, hedgehogs and polecat, precautionary working measures should be set out in a RAMMS to be implemented during hedgerow clearing.
- 8.54 The proposed development should maintain connectivity along the ditch for foraging and commuting otter. A highway connection will likely be necessary across the ditch, linking the development to the south.
- 8.55 Given the size of the site and limited extent of suitable reptile habitat to be cleared, reptile surveys are not recommended. However, site clearance should be conducted under a RAMMS to minimise the risk of harm or injury to reptiles, if present on site, during site clearance works. The requirement for a RAMMS can be secured through an appropriately worded planning condition.

Proposed Enhancements

- 8.56 The report identifies a series of proposed enhancements as detailed below which have informed the development of the proposals.
- 8.57 Incorporation of species rich meadow grassland into areas of public open space to encourage foraging opportunities.
- 8.58 Incorporation of hedgerow planting into the soft landscaping scheme to mitigate for hedgerow loss. Retained species-poor hedgerows should be enhanced to species-rich hedgerows through gap planting.
- 8.59 Any SuDS features proposed should be engineered to retain an area of standing water and planted with marginal plant species, appropriate to the ground conditions, with the view to increasing the botanical diversity of the site.
- 8.60 Bat boxes may be integrated into the walls of the residential properties, or may be installed on mature trees within hedgerows or along the woodland edge where permission allows. This will provide long-lasting opportunities for roosting bats that require minimal maintenance.
- 8.61 Bird boxes may be mounted on to suitable semi-mature to mature trees on site within hedgerows or along the woodland edge where permission allows. Boxes may also be installed on the exterior walls of the residential properties or may be integrated into the walls.

- 8.62 A small bug hotel could be secured to a tree with a hedgerow or along the woodland edge.
- 8.63 Log and brash piles could be created within the woodland adjacent to the site where permission allows. This will create refugia within the site for amphibians, reptiles, hedgehog and invertebrates. Any fencing that is to be installed should include gaps to allow for easy movement of hedgehogs.

Biodiversity Net Gain

- 8.64 The application is accompanied by a Biodiversity Net Gain Design Stage Report (ref. 9733.002) prepared by The Environment Partnership. The report concludes that in their current form the proposals in the Outline Soft Landscape Proposals would result in an overall net gain of 0.97 biodiversity habitat units and 1.01 biodiversity hedgerow units (12.36% and 68.77% gain respectively).

Landscape and Visual Impact

- 8.65 A Landscape and Visual Impact Assessment has been prepared by Guarda to support this application. The report confirms that there are no statutory designations within the site itself
- 8.66 The LVIA confirms that the site is enclosed by boundary vegetation with mature trees/tree belt to west, south, and east, and residential development to the north. This positively contributes to the landscape character of the site. The application is accompanied by detailed landscape proposals which will integrate the site with the wider area.

Arboriculture

- 8.67 An Arboricultural Impact Assessment (AIA) has been prepared by Enviroarb Solutions in support of this application. The report confirms that none of the trees surveyed are subject to statutory protection and that the hedgerows identified are not likely to be classified as 'important' within the Hedgerow Regulations.
- 8.68 The report also confirms that the majority of trees surveyed are of low quality and landscape value. A small number of individual trees are of moderate amenity value, located within the eastern and southern boundaries. Importantly, the report indicates that 7 trees (U category) should be felled regardless of the constraining development.
- 8.69 The report indicates that any trees felled as a result of the development proposal will be mitigated by the replacement planting to at least the same percentage canopy cover as that removed. Retained trees will be fully protected by at least sturdy tree protection fencing.
- 8.70 Overall, it is concluded that, subject to appropriate controls, the development can be implemented without undue impact on retained trees.

Utilities

- 8.71 A Service Supply Statement has been prepared by Brookbanks in support of this application. The report considers water supply, electricity supply, gas supply, and telecommunications. The report indicates that the proposed development has the potential to be supplied with normal network service supplies, potentially without prohibitive reinforcements to the existing network. It further outlines that some localised non-prohibitive reinforcements may be necessary together with protections or diversion where existing plant is affected by the proposals.

Air Quality

- 8.72 An Air Quality Assessment has been prepared by Hawkins Environmental Ltd in support of this application.
- 8.73 The report confirms that the proposed development will not result in a significant increase in pollutant concentrations and therefore mitigation is not seen to be necessary, other than those routinely used to control construction dust. Concentrations of all pollutants are below the National Air Quality Objectives at the development site and therefore it is not necessary to implement mitigation to reduce the exposure from NO₂ or any other pollutant to future occupiers of the proposed development.

Contaminated Land

- 8.74 A Phase 1 Environmental Report has been prepared by Enzygo in support of this application. The report considers that there are negligible risks associated with land quality and groundwater at the site. Any contamination is likely to be localised and easily addressed during development through the use of cover soils.
- 8.75 In addition, it is considered that any contamination encountered during development works can be addressed through a discovery strategy with any unforeseen contamination identified during construction works being addressed through source removal.
- 8.76 Based on the ground conditions, soakaway drainage is likely to be unsuitable given the cohesive nature of the underlying materials. Shallow groundwater may be expected in the northeast of the site should the Alluvium be more granular in nature.

Noise

- 8.77 A Noise Assessment has been prepared by Hawkins Environmental to accompany this planning application. The report concludes that due to the noise from surrounding roads and the wider environment, the site is considered a 'medium risk' site. However, it has been shown that the maximum internal noise levels for each room can be achieved through the provision of suitable glazing and ventilation.
- 8.78 Overall, the report states that the noise environment of the site should not be a constraint on the proposed residential development and that planning permission should be granted, subject to the inclusion of a suitable noise condition.

8.79 This accords with the requirements within Policy PR7a.

Archaeology

8.80 Following consultation between Pre-Construction Archaeology and Victoria Green, Planning Archaeologist at Oxfordshire County Council, a letter has been submitted which outlines the strategy for archaeological investigations.

8.81 The letter indicates that a concentration of Roman activity has been recorded in the site directly the south, and due to the confirmed presence of archaeology in the immediate vicinity, a further Desk Based Assessment for the current site has not been requested in this instance. The first phase of archaeological intervention required, at predetermination stage, is a geophysical survey of the site, the results of a similar survey of the site to the south having been considered relatively successful. Following the production of the geophysical survey report, and based on the results of that survey, a decision will then be made by the planning archaeologist on the requirements for trial trench evaluation of the site, and whether this is also required to be undertaken at the pre-determination stage, or whether it can be undertaken as a conditioned post-determination phase of investigation

Energy

8.82 An Energy Statement has been prepared by NRG Consulting in support of this application.

8.83 The report indicates that the following energy efficient measures will be incorporated into the proposed development:

- High levels of thermal insulation to achieve U-Values lower than the Part L 2021 national buildings schedule
- LED lighting with high luminous efficacy (75lm/W)
- Decentralised Mechanical Extract Ventilation (0.2SFP)
- Air Permeability target of 3 m³/(hms) 50 Pa

8.84 The report also confirms that Air Source Heat Pumps will be provided for the houses at the development for maximum efficiency and carbon savings. Hot Water Heat Pumps will provide the hot water needs for the apartments at the development.

8.85 Overall, the scheme will achieve a 58.10% reduction at Be Green over that of the Part 2021 baseline. As such, the proposal is considered to accord with Policy ESD1, ESD2 and ESD3.

Health Impact Assessment

8.86 A Health Impact Assessment has been prepared by Turley to assess the potential health and wellbeing impacts of the proposed development. Overall, the report found that the proposed development will not result in negative impacts on health of the existing

or future population of the immediate and local areas that cannot be effectively mitigated. The proposed development is assessed as making a number of positive contributions in terms of health and wellbeing, many of these having a particular impact in terms of identified potentially vulnerable groups.

9. Draft Heads of Terms

- 9.1 Paragraphs 55 to 58 of the NPPF (2021) confirm that planning obligations or conditions can be used to make otherwise unacceptable development acceptable in planning terms. Paragraph 54 confirms that *“planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.”*
- 9.2 Paragraph 56 outlines three tests which planning obligations must meet, these include:
- a) “necessary to make the development acceptable in planning terms;*
 - b) directly related to the development; and*
 - c) fairly and reasonably related in scale and kind to the development.”*
- 9.3 It is a local validation requirement that draft Heads of Terms accompany any application that requires a planning obligation, therefore this section sets these out.
- 9.4 The Developer Contributions SPD was adopted by the Council in February 2018 sets out the Council’s approach to seeking Section 106 planning obligations in the absence of a Community Infrastructure Levy (CIL) Charging Schedule within the District. In consultation with other public bodies, the Council will assess each application to determine if a planning obligation is needed and if so, what it should address.
- 9.5 The proposed development may be subject the following Section 106 Planning Obligations:
- 50% on-site Affordable Housing
 - Housing Mix
 - Apprenticeships and Skills Plan
 - Kidlington Cemetery expansion, land transfer and boundary treatment
 - Community Facilities contributions
 - Education contributions
 - Improvement and/or extension of existing primary medical care infrastructure
 - Biodiversity Enhancements
 - Commuted sums for maintenance of off-site open space or play facilities
 - Creation and/or enhancement of the public realm
 - Off-site Highways works.

9.6 All planning obligations are to be discussed and agreed with Cherwell District Council and relevant third parties and are subject to meeting the relevant tests.

10. Conclusion

- 10.1 This Planning Statement supports the submission of a full planning application which seeks planning permission for the development of 96 new dwellings, including 50% affordable housing, and an extension to Bicester Road Cemetery, with associated access from Bicester Road, open space, landscaping, and infrastructure, at the site land off Water Eaton Lane, Gosford.
- 10.2 The principle of residential development on the site has already been established through the site's allocation within the Local Plan (Part 1) Partial Review under Policy PR7a.
- 10.3 This application, along with the wider suite of application documents submitted to the Council, demonstrates that the proposal would deliver sustainable development in line with Paragraph 8 of the NPPF. The proposal provides a number of economic, social and environmental benefits, which include:
- The provision of new high-quality dwellings and related infrastructure in a sustainable location that will assist the District in meeting its housing needs.
 - On-site ecological enhancements
 - Provision of an extension to Kidlington Cemetery.
 - The proposals will deliver direct benefits in terms of job creation and investment from the construction phase.
 - Future occupiers increasing activity within the local economy through local spending and additional Council Tax revenues and New Homes Bonus receipts.
 - Hill Residential would provide swift delivery of the proposed development and would ensure dwellings are delivered early on in the plan period.
- 10.4 The proposal has been carefully designed to deliver a high-quality scheme in accordance with the adopted Development Brief and the Development Plan taken as a whole.
- 10.5 The application demonstrates that there are no adverse impacts which significantly and demonstrably outweigh the planning benefits. It is therefore concluded that for the reasons set out in this Planning Statement, there is a compelling case in favour of the grant of planning permission.

Appendix 1: Policy PR7a – Land South East of Kidlington

An extension to Kidlington will be developed on 32 hectares of land to the east of Bicester Road as shown on inset Policies Map PR7a. Development proposals will be permitted if they meet the following requirements:

Key delivery requirements

1. Construction of 430 dwellings (net) on 21 hectares of land (the residential area as shown).
2. The provision of 50% of the homes as affordable housing as defined by the National Planning Policy Framework.
3. The provision of 0.7 hectares of land within the developable area for an extension to Kidlington Cemetery.
4. The provision of 11 hectares of land to provide formal sports facilities for the development and for the wider community and green infrastructure within the Green Belt.
5. Provision for required emergency services infrastructure.
6. The provision of facilities for play areas and allotments to adopted standards within the developable area.
7. Contributions to the provision of community facilities in accordance with the Council's adopted standards.

Planning Application Requirements

8. The application(s) shall be supported by and prepared in accordance with, a comprehensive Development Brief for the entire site to be jointly prepared and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council. The Development Brief shall be prepared in consultation with Oxfordshire County Council and Oxford City Council.
9. The Development Brief shall include:
 - a) A comprehensive scheme and outline layout for delivery of the residential development, formal sports provision and associated infrastructure. Minor variations in the location of specific uses will be considered where evidence is available.
 - b) The site for the cemetery extension.
 - c) Points of vehicular access and egress from and to existing highways.
 - d) An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment of Kidlington, to Oxford Parkway Railway Station and Water Eaton Park and Ride, to enable the crossing of Bicester Road, to achieve public accessibility between the residential development and the land for formal sports, and to existing or new points of connection off-site and to existing or potential public transport services.

- e) The protection of the existing public right of way on the eastern boundary of the site and an outline scheme for pedestrian and cycle access to the surrounding countryside.
 - f) Design principles which seek to deliver a connected and integrated extension to Kidlington while being sensitive to the historic development pattern of Water Eaton Lane.
 - g) Outline measures for securing net biodiversity gains informed by a Biodiversity Impact Assessment in accordance with (10) below.
 - h) An enhanced area of woodland along the south-eastern boundary of the site and the establishment of a new area of woodland planting.
 - i) The maintenance and enhancement of the tree lines and hedgerows.
 - j) An outline scheme for vehicular access by the emergency services.
10. The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology), to be agreed with Cherwell District Council.
11. The application(s) shall be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) informed by the findings of the BIA and habitat surveys and submitted Tree Survey and to be agreed before development commences. The BIMP shall include:
- a) Measures for securing net biodiversity gain within the site and within the residential area and for the protection of wildlife during construction.
 - b) Measures for retaining and conserving protected/notable species (identified within baseline surveys) within the development.
 - c) Demonstration that designated environmental assets will not be harmed, including no detrimental impacts down-river in the Cherwell Valley through hydrological, hydro-chemical or sedimentation impacts.
 - d) Measures for the protection and enhancement of existing wildlife corridors.
 - e) The creation of a green infrastructure network with connected wildlife corridors, including within the residential area, and the improvement of the existing network including through the protection/enhancement of the existing hedgerow network and the protection of mature trees.
 - f) Measures to minimise light spillage and noise levels on habitats especially along wildlife corridors.
 - g) The protection of the water environment.
 - h) Farmland bird compensation.
 - i) Proposals for long-term wildlife management and maintenance.
 - j) A scheme for the provision of in-built bird and bat boxes, wildlife connectivity between gardens and for the viable provision of designated green walls and roofs.
12. The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, and protected and notable species surveys as appropriate, including great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of water bodies.
13. A Flood Risk Assessment shall be submitted with the application(s). The application shall be supported by a Flood Risk Assessment, informed by a suitable ground investigation and having regard to guidance contained within the Council's Level 2

SFRA. A surface water management framework shall be prepared to maintain run off rates to greenfield run off rates and volumes, with use of Sustainable Drainage Systems in accordance with adopted Policy ESD7, taking into account recommendations contained in the Council's Level 1 and Level 2 SFRAs. Residential development should be located outside the modelled Flood Zone 2 and 3 envelope which extends into the north eastern corner of the site.

14. The application should demonstrate that Thames Water, Natural England and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached in principle that foul drainage from the site will be accepted into the drainage network.
15. The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on new residents and existing communities, and actions for updating the Travel Plan during construction of the development.
16. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.
17. The application shall include a management plan for the appropriate re-use and improvement of soils.
18. The application(s) shall include proposals for securing the long-term use, management and maintenance of the formal sports provision and play areas.
19. A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement.
20. The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how individual development parcels, including the provision of supporting infrastructure, will be delivered. The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how the site will contribute towards maintaining a five year supply of housing.
21. The application shall include an Employment, Skills and Training Plan to be agreed with the Council. Place Shaping Principles
22. A layout, design and appearance for an extension to Kidlington that seeks to improve the appearance of, and is fully integrated and connected with, the existing built environment, which maximises the opportunity for walking, cycling and wheelchair use, which provides for a modern, highly functioning outdoor sports facility, which provides high-quality, publicly accessible and well connected green infrastructure and which provides for well-designed connectivity and interface between the residential development and the sport facilities.
23. The establishment of a connecting pedestrian, cycle and wheelchair route from the site across the Bicester Road and from the sports pitches and residential development to Water Eaton Lane and the public right of way along the eastern boundary of the site.
24. The provision and maintenance of enhanced native landscaping to help emphasise the Green Belt location of the outdoor sports facilities, to minimise the urbanising influence of the sports pitches, to maintain openness and to enhance the distinction between the site and land to the south of the A34.

25. Protection of the residential amenities of properties on Water Eaton Lane.
26. Layout and design that encourages the sustainable and safe management of waste by individual households while minimising the visual and pollution impacts.

Appendix 2: Response to Local Plan 2011-2031 (Part 1) Policies

Policy	Response
Policy PSD1: Presumption in Favour of Sustainable Development	The Applicant considers that the scheme should be determined in accordance with the NPPF presumption in favour of sustainable development.
Policy BSC 1: District Wide Housing Distribution	The proposed development will deliver 96 net new dwellings which will contribute towards district wide housing target.
Policy BSC 2: The Effective and Efficient Use of Land – Brown Land and Housing Density	The site is allocated for development through Policy PR7a and is therefore an efficient and effective use of land.
Policy BSC 3: Affordable Housing	The proposed development will provide 50% affordable housing, equivalent to 48 homes. This is above the policy requirement of 35% affordable provision.
Policy BSC 4: Housing Mix	The proposed development will provide market and affordable homes/apartments, ranging between 1 and 5 bedrooms. This meets current and expected future requirements.
Policy BSC 9: Public Services and Utilities	The application is supported by a Services and Utilities Statement. The proposed development includes provision for connection to Superfast Broadband.
Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision	<p>The proposed development incorporates a significant area of public open green space, including a LAP.</p> <p>To the south of the site (within the PR7a allocation), the Development Brief includes provision for further public open green spaces, play areas, a sports pavilion and space for formal sports facilities.</p>
Policy BSC 11: Local Standards of Provision – Outdoor Recreation	The development proposal includes areas of public open space, LAP which align with the requirements of the Development Brief.
Policy ESD 1: Mitigating and Adapting to Climate Change	The application site forms part of the PR7a allocation and is therefore considered a sustainable location. The proposed

	development incorporates climate change adaptation measures in line with the policy.
Policy ESD 2: Energy Hierarchy and Allowable Solutions	The application is supported by an Energy Statement (ref. PP2005/K/ES/202212-EC) which provides details for achieving carbon emission reductions.
Policy ESD 3: Sustainable Construction	
Policy ESD 4: Decentralised Energy Systems	The application is supported by an Energy Statement (ref. PP2005/K/ES/202212-EC) which contains details for the use of decentralised energy systems.
Policy ESD 5: Renewable Energy	The application is supported by an Energy Statement (ref. PP2005/K/ES/202212-EC) which details the proposal for renewable energy provision.
Policy ESD 6: Sustainable Flood Risk Management	The application is supported by a Flood Risk Assessment in line with policy requirements.
Policy ESD 7: Sustainable Drainage Systems (SuDS)	The proposal includes the provision of SuDS at the north-east corner of the site to manage surface water run-off. The application is supported by a Flood Risk and Drainage Assessment.
Policy ESD 8: Water Resources	The proposed development will not adversely affect water resources.
Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment	The application is supported by an Ecological Assessment. The proposals have been informed by assessment of the ecological value of the site and shown to result in a Biodiversity Net Gain.
Policy ESD 13: Local Landscape Protection and Enhancement	The application is supported by a Landscape and Visual Appraisal. This seeks to retain features of value.
Policy ESD 15: The Character of the Built and Historic Environment	The application is supported by a Design and Access Statement which confirms that the proposed development will complement and enhance the character of its built, natural and cultural context, and will meet high design standards.
Policy ESD 17: Green Infrastructure	The proposed development includes an area of publicly accessible open space.

Policy SLE 4: Improved Transport and Connections

The proposed development is sustainably located and facilitates the use of sustainable modes of transport. Walking and cycling routes have been incorporated across the site which link to the existing network. Please refer to the supporting Travel Assessment and Travel Plan.

Appendix 3: Response to Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need Policies

Policy	Response
Policy PR1: Achieving Sustainable Development for Oxford’s Needs	<p>The application site forms part of the wider allocation within PR7a. The proposal will provide 96 dwellings which will contribute towards the target of delivering 4,400 homes to help meet Oxford’s unmet housing needs and necessary infrastructure.</p> <p>The proposed development accords with the requirements of Policy PR7a, the Development Brief, and other material Development Plan policies.</p>
Policy PR2: Housing Mix, Tenure and Size	<p>The proposed development will provide dwellings as use class C3. The proposal seeks to deliver 50% of dwellings as affordable, equivalent to 48 dwellings. This mix has been informed by the policy requirements and discussions through the pre-application advice process.</p>
Policy PR3: The Oxford Green Belt	<p>The wider allocation area to the south of the application site retains Green Belt Land, including sports pitches. The proposed development provides access from the application site to this retained Green Belt Land.</p>
Policy PR4a: Sustainable Transport	<p>The application is supported by a Transport Assessment and Travel Plan which provides details of the sustainable transport proposal.</p>
Policy PR5: Green Infrastructure	<p>The application is supported by a Design and Access Statement, and Soft and Hard Landscaping plan which outline the proposals for retaining and enhancing green infrastructure on the site.</p>
Policy PR7a: Land South East of Kidlington	<p>The proposal has been developed in line with the requirements of this policy.</p>
Policy PR12a: Delivering Sites and Maintaining Housing Supply	<p>The application site forms part of the wider PR7a allocation. The proposed development will deliver 96 dwellings which will contribute to delivering a 5-year housing land supply.</p>

Appendix 4: Response to Local Plan 1996 Policies

Policy	Response
Policy C28: Layout, Design and External Appearance of New Development	The application is supported by a Design and Access Statement which details how the layout, design, external appearance, and materials are sympathetic to the surrounding context of the site.
Policy C30: Design Control	The application is supported by a Design and Access Statement which confirms that the proposed development is compatible with the appearance, character, layout, scale and density of surrounding area.
Policy C32: Provision of Facilities for Disabled People	<p>The proposed development seeks to provide 3 affordable houses as wheelchair compliant and 2 market houses as wheelchair adaptable, in compliance with Part 4 (3) of the Building Regulation 2010 Access to and Use of Buildings.</p> <p>The application is also supported by a high-quality landscaping scheme which seeks to retain and enhance existing hedgerows, trees and planting as well as incorporating hard landscaping features.</p>

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