

Rachel Tibbetts

From: Andrew Thompson
Sent: 21 February 2023 10:11
To: DC Support
Subject: FW: 23/00173/OUT - Land south of Green Lane, Chesterton

Please put on def

Andrew Thompson

Principal Planning Officer – Major Developments South Planning Team
Development Management
Environment and Place Directorate
Cherwell District Council
E: andrew.thompson@cherwell-dc.gov.uk
T: +44 (0)1295 221831

Website address - www.cherwell.gov.uk

From: Green, Victoria - Oxfordshire County Council <Victoria.Green@Oxfordshire.gov.uk>
Sent: 20 February 2023 10:48
To: Andrew Thompson <Andrew.Thompson@Cherwell-DC.gov.uk>
Subject: RE: 23/00173/OUT - Land south of Green Lane, Chesterton

Dear Andrew,

Thank you for sending this through. The report has been accepted, and have outlined proposed conditions below.

The archaeological evaluation on the site recorded two foci of activity and a trackway in the western portion of the site. The north west focus comprised a ring ditch and a circular pit alignment which were both undated, and the south western focus consisted of two rectilinear enclosures, which are Roman in date. These features will need to be investigated through a programme of archaeological investigation prior to development of the site.

We would, therefore, recommend that, should planning permission be granted, the applicant should be responsible for ensuring the implementation of archaeological investigation to be maintained during the period of construction. This can be ensured through the attachment of a suitable negative condition along the lines of:

- 1 Prior to any demolition and the commencement of the development a professional archaeological organisation acceptable to the Local Planning Authority shall prepare an Archaeological Written Scheme of Investigation, relating to the application site area, which shall be submitted to and approved in writing by the Local Planning Authority.

Reason - To safeguard the recording of archaeological matters within the site in accordance with the NPPF (2021).

2. Following the approval of the Written Scheme of Investigation referred to in condition 1, and prior to any demolition on the site and the commencement of the development (other than in accordance with the agreed Written Scheme of Investigation), a programme of archaeological mitigation shall be carried out by the commissioned archaeological organisation in accordance with the approved Written Scheme of Investigation. The programme of work shall include all processing, research and analysis necessary to

produce an accessible and useable archive and a full report for publication which shall be submitted to the Local Planning Authority within two years of the completion of the archaeological fieldwork.

Reason – To safeguard the identification, recording, analysis and archiving of heritage assets before they are lost and to advance understanding of the heritage assets in their wider context through publication and dissemination of the evidence in accordance with the NPPF (2021).

Kind regards,

Victoria

Victoria Green BA (Hons.) MA PCIfA
Planning Archaeologist
Oxfordshire County Archaeological Services

Tel: 07922 848811
victoria.green@oxfordshire.gov.uk

From: Andrew Thompson <Andrew.Thompson@Cherwell-DC.gov.uk>
Sent: 16 February 2023 10:14
To: Green, Victoria - Oxfordshire County Council <Victoria.Green@Oxfordshire.gov.uk>
Subject: FW: 23/00173/OUT - Land south of Green Lane, Chesterton

Victoria,

Further to your comments to the above application, I have received the attached. I will place this online and on the file but if you wanted to review this in the meantime then it is attached for convenience.

Andrew Thompson

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From: Holly Becket <HollyBecket@boyerplanning.co.uk>
Sent: 16 February 2023 08:45
To: Andrew Thompson <Andrew.Thompson@Cherwell-DC.gov.uk>
Cc: Christopher Roberts <ChristopherRoberts@boyerplanning.co.uk>
Subject: RE: 23/00173/OUT - Land south of Green Lane, Chesterton

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Good Morning Andrew,

Thanks for your email below.

We are aware of the recent publication of the Regulation 10A Review and Housing Land Supply Statement, which has altered the Council's view of the 5YHLS position. We will look to provide an addendum responding to the new position as suggested.

Please see attached the Archaeological Report which the Archaeology Officer has requested, it would be greatly appreciated if you could forward it onto her. Please ignore reference to a Landscape Strategy and Open Space Assessment within the Covering Letter as the landscape strategy refers to the LVIA and the Open Space Assessment is an error.

I can also confirm that it is expected that the application will deliver s106 contributions and a policy compliant affordable housing provision.

Thank you for sending across the Highways holding response. I have been in contact with our Transport Consultant who will get the works scheduled in shortly.

Kind regards,
Holly

Holly Becket
Planner

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A banner with a laptop icon on the left showing a map. The text in the center says "Download our regional Local Plans and Housing Test updates – all available in a user friendly PDF format". On the right, there is a red button that says "Download now" with a download icon.

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From: Andrew Thompson <Andrew.Thompson@Cherwell-DC.gov.uk>
Sent: 13 February 2023 12:28
To: Holly Becket <HollyBecket@boyerplanning.co.uk>
Cc: Christopher Roberts <ChristopherRoberts@boyerplanning.co.uk>
Subject: [Filed 15 Feb 2023 15:59]

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Holly,

Further to our telephone call last week, please find below the aspects we discussed. I note you are monitoring the consultation response to the development and will continue to review these as to whether these raise any matters that require addressing. As per a meeting, I would suggest that this takes place towards the end of next month when hopefully consultation responses have been received.

Five year supply

I note that your planning statement highlights that the Council cannot demonstrate a five year housing land supply and places significant weight and emphasis on this matter.

The Council's latest position has been reported to the Council's Executive on the 6th February with an update on the current 5YHLS and has published a ' Planning Policy Review and Housing Land Supply Statement. This includes an update to the Housing Land Supply position using the standard methodology which will result in Local Planning Authority having a Housing Land Supply of circa 5.4 years. A copy of the report and webcast of the meeting is available to view on the Council's Website at

[Agenda for Executive on Monday 6 February 2023, 6.30 pm | Cherwell District Council](#)

This position means the LPA will need to understand the implications this may have on the consideration of current housing applications that are beyond settlement limits as is the case in your application. As your planning statement relies heavily on the Council not being able to demonstrate a five-year housing land supply, it would be prudent to invite you provide an addendum and position in relation to the Council's updated housing land supply position.

National Planning Policy Framework and other changes

The Government on 22 December 2022 published a revised draft to the National Planning Policy Framework. Whilst the Draft may carry limited weight due to its consultee nature, it does follow the Written Ministerial Statement on Planning (6/7 December 2022) which is also a material consideration. As such, your opinion as to the WMS and the Draft NPPF would be beneficial.

I also note that there have been further updates to the implementation of the Flood and Water Management Act and more recently the Biodiversity Net Gain (Environment Act) requirements. It would be prudent to ask for your comments to these updates and how you consider the updates to the legislation affect the consideration of your application.

Archaeology

OCC Archaeology Officers comment that "An archaeological evaluation has been carried out on this site which recorded Roman remains. The evaluation report has been approved by Oxfordshire County Archaeological Service and will need to be submitted with the application, so a decision on the further archaeological mitigation can be made." Please can you submit this as soon as practicable.

Landscape Strategy

I note Section 4.0 of the LVIA, however your covering letter indicates that there is a landscape strategy submitted. I cannot find such a strategy. Please can this be submitted as soon as practicable or confirm that this is an error in the covering letter.

Open Space Assessment

You also state in the covering letter that the Landscape Strategy includes an Open Space Needs Assessment in support of your application. I note that there is an assessment in the Planning Statement which Sport England have supported. However, I cannot see such an assessment in the submission. Please can this be submitted as soon as practicable or confirm that this is an error in the covering letter.

Environment Agency

The Environment Agency are experiencing significant delays in providing consultation responses. As such this may result in a delay in progressing your application to a resolution. At this stage whether the LPA can progress to a recommendation without a consultation response has not been evaluated. We will await responses from other drainage bodies before determining this matter.

S106 contributions

I note that no viability assessment or impact on viability has been suggested by you in the application submission. As such, it is expected that the application will deliver all s106 contributions and a policy compliant affordable housing provision. Please can you confirm that this is your understanding at this time.

Kind Regards,

Andrew Thompson

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