

Case Officer: Gemma Magnuson

Recommendation: Approve

Applicant: Mr Paul Miller

Proposal: Change of Use of land for a mobile home for a temporary period of three years - re-submission of 22/01443/F

Expiry Date: 27 October 2023

Extension of Time: 27 October 2023

1. APPLICATION SITE AND LOCALITY

1.1. The application relates to a site situated in the open countryside to the north of the village of Charlton-On-Otmoor. The site is adjacent to an existing straw and machinery shed, with two further cattle sheds positioned to the north-east. A railway line runs in close proximity to the north/north-west. The site lies within the Oxford Green Belt and the Otmoor Conservation Target Area. The Wendlebury Meads and Mansmoor Closes SSSI is adjacent to the site to the south, and protected species the great crested newt has been identified in the vicinity. Lowland meadows, a NERC Act S41 Habitat lies in close proximity. The land has been identified as potentially contaminated.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

2.1. The application seeks planning permission for the change of use of land for the siting of a mobile home for a temporary period of three years. The application follows the refusal of planning permission for a similar proposal during November 2022 under reference 22/01443/F.

2.2. The mobile home would provide living accommodation for an agricultural worker in connection with Merton Meads Farm, an existing farm business extending to 97 hectares. The farm currently runs 65 suckler cows, although the applicant is expanding this to 80 suckler cows. The applicant is also seeking to establish an autumn calving group within the herd, dividing the calving period between spring and autumn calving. The applicant intends to employ a full-time stockman to work at the farm.

2.3. The cattle would be housed within existing buildings at the farm.

2.4. The mobile home would be situated to the rear/south-east of an existing straw and machinery shed at the farm, and would be provided with a small garden area. Off-street parking would be provided to the front/north-west of the shed, with access to the mobile home being gained alongside the side/south-western facing elevation.

2.5. The proposed mobile home would have a footprint of 11.5m x 3.9m, with an eaves height of 3m. There would be three bedrooms within the home. No indication of construction material has been supplied with the application, although this application seeks planning permission for the change of use only, enabling the siting of a mobile home of any appearance to be installed here provided it fits the definition of a caravan in the Caravan Sites Act 1968.

2.6. The Caravan Sites Act 1968 defines a caravan as a structure designed or adapted for human habitation which is composed of not more than two sections separately constructed and designed to be assembled on a site by means of bolts, clamps or other devices and is, when assembled, physically capable of being moved by road from one place to another (whether being towed or by being transported on a motor vehicle or trailer). Further, the dimensions when assembled must not exceed any of the following limits:

- Length (exclusive of any drawbar) 20 metres;

- Width 6.8 metres;

- Overall height of living accommodation (measured internally from the floor at the lowest level to the ceiling at the highest level) 3.05 metres.

2.7. The term caravan is also defined in Section 29 (1) of the Caravan Sites and Control of Development Act 1960 as being any structure designed or adapted for human habitation which is capable of being moved from one place to another (whether being towed, or by being transported on motor vehicle or trailer) and any motor vehicle so designed or adapted, but does not include any railway rolling stock which is for the time being on rails forming part of a railway system, or any tent.

3. RELEVANT PLANNING HISTORY

3.1. The following planning history is considered relevant to the current proposal:

Application: 15/01932/F Permitted 11 January 2016

Erection of agricultural barn and associated access track; portable office/w.c. cabin, rainwater harvesting tank and cattle handling facility

Application: 20/00043/AGN Prior Approval Not Required 6 February 2020

Two general purpose agricultural buildings each measuring 36.57 metres x 12.20 metres, to comprise a total area of 892.31 square metres

Application: 22/01443/F Refused 18 November 2022

Change of Use of land for a mobile home for a temporary period of three years

3.2. Planning permission was previously sought for a mobile home/moveable log cabin to house a farm worker. Planning permission was refused on the following grounds:

1. *The proposed development would lead to the creation of an additional dwelling in a geographically unsustainable location within the open countryside. Inadequate justification has been provided to demonstrate that there is an essential need for a temporary dwelling to support an agricultural worker, and therefore the proposal does not represent a sustainable form of development or appropriate development within the Oxford Green Belt. The proposed development therefore fails to comply with saved Policy H18 of the Cherwell Local Plan 1996, Policies ESD1, ESD14 and Villages 1 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance in the National Planning Policy Framework.*

2. *By virtue of its siting, size and design, the proposed dwelling would result in an unjustified visual intrusion into the open countryside and harm the openness and*

permanence of the Oxford Green Belt, causing significant harm to the open and rural character and appearance of the area to the detriment of visual amenity, contrary to Policies ESD13, ESD14 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C8 and C28 of the Cherwell Local Plan 1996 and Government guidance in the National Planning Policy Framework.

4. PRE-APPLICATION DISCUSSIONS

- 4.1. No pre-application discussions have taken place with regard to this proposal.

5. RESPONSE TO PUBLICITY

- 5.1. This application has been publicised by way of a site notice displayed near the site, expiring **18 August 2023**. The overall final date for comments was **18 August 2023**. No comments have been raised by third parties.

6. RESPONSE TO CONSULTATION

- 6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

- 6.2. Wendlebury Parish Council – no objection to the application.

OTHER CONSULTEES

- 6.3. Agricultural Advisor – advises that there is agricultural support for the proposed siting of a mobile home for a temporary period of three years.

- 6.4. OCC Highway Authority – no objection and comment as follows:

The access to the site is via an existing point and is suitable to cope with the small amount of vehicle trips that are likely to arise from this application. As the proposed location of the dwelling is situated well away from the highway, it is unlikely that this proposal will contribute to any unsafe parking practises within the highway.

- 6.5. CDC Ecology – no comments received.

- 6.6. CDC Environmental Health – no comments to make.

- 6.7. CDC Land Drainage – no objection and comment as follows:

No objections. The site where the mobile home is to be located is not shown to be at risk of flooding from any source. However, the access road crosses an area of flood zone. If a culvert under the road is to be amended, a Land Drainage Act consent is also likely to be needed.

7. RELEVANT PLANNING POLICY AND GUIDANCE

- 7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

- 7.2. The Cherwell Local Plan 2011-2031 - Part 1 (CLP 2015) was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning

policy framework for the District to 2031. The CLP 2015 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District's statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2015)

- PSD1 - Presumption in Favour of Sustainable Development
- SLE 1 – Employment Development
- SLE 4 - Improved Transport and Connections
- ESD1 - Mitigating and Adapting to Climate Change
- ESD10 - Biodiversity and the Natural Environment
- ESD 11 – Conservation Target Area
- ESD13 - Landscape Character
- ESD14 - Oxford Green Belt
- ESD15 - The Character of the Built and Historic Environment
- Villages 1 - Village Categorisation

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- H18 - New dwellings in the countryside
- C8 – Sporadic development in the countryside
- C28 - Layout, design and external appearance of new development
- C30 - Design Control
- ENV 1 – Environmental pollution
- ENV 12 – Contaminated land

7.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Cherwell Residential Design Guide (2018)
- Planning Policy Statement 7 (PPS 7) – Annex A (now revoked)
- Caravan Sites and Control of Development Act 1960
- The Caravan Sites Act 1968

8. APPRAISAL

8.1. The key issues for consideration in this case are:

- Need for a dwelling
- Principle of development in the Oxford Green Belt
- Design, and impact on the character of the area
- Residential amenity
- Highway safety
- Ecology

Need for a dwelling

8.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any application for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the District comprises the CLP 2015 and the saved policies of the CLP 1996.

- 8.3. The proposed development would consist of the erection of a one temporary mobile home that would constitute a dwelling as it would provide living accommodation for an employee of the agricultural business. The guidance Annex A to PPS 7 must be borne in mind that explains that Local Planning Authorities (LPAs) should not normally give temporary permissions in locations where they would not permit a permanent dwelling.
- 8.4. With regard to residential development the NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development. This is defined as meeting the needs of the present without compromising the ability of future generations to meet their own needs.
- 8.5. The NPPF states that sustainable development is pursued in a positive way; at the heart of the Framework is a presumption in favour of sustainable development. It defines the presumption in favour of sustainable development as approving development proposals that accord with up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless: the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed, or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 8.6. The NPPF also advises that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not usually be granted.
- 8.7. Cherwell's position on five-year housing land supply is reported in the Council's 2022 Annual Monitoring Report (AMR). The 2022 AMR concludes that the District can demonstrate a 5.4-year supply. The Development Plan policies for housing provision are therefore to be considered up to date and afforded full weight.
- 8.8. Policy PSD1 contained within the CLP 2015 echoes the requirements of the NPPF relating to 'sustainable development' and states that planning applications that accord with the policies in the Local Plan (or other part of the statutory Development Plan) will be approved without delay unless material considerations indicate otherwise.
- 8.9. Policy ESD1 of the CLP 2015 states that measures will be taken to mitigate the impact of development on climate change and deliver the goals of sustainable development. This includes distributing housing growth to the most sustainable locations as defined in the Local Plan and delivering development which reduces the need to travel. The local plan has a strong urban focus with large amounts of housing planned at Bicester and Banbury. The policies relating to rural housing growth are therefore more restrained.
- 8.10. Policy Villages 1 of the CLP 2015 provides a categorisation of the villages in the District based on their relative sustainability. The amount and type of development that could be appropriate in sustainability terms within the built-up limits of a village depends on its categorisation under Policy Villages 1. However, as the site is considered to lie outside the built-up limits of a settlement, in the open countryside, saved Policy H18 of the CLP 1996 is relevant as opposed to Policy Villages 1 of the CLP 2015. Policy H18 restricts new dwellings beyond the built-up limits of settlements, in the open countryside, to those which are essential for agriculture, or

other existing undertakings, or where dwellings meet an identified and specific housing need that cannot be met elsewhere.

8.11. The NPPF states that planning policies and decisions should avoid the development of isolated homes in the countryside unless one or more of the following circumstances apply:

- there is an essential need for a rural worker, including those taking majority control of a farm business, to live permanently at or near their place of work in the countryside;
- the development would represent the optimal viable use of a heritage asset or would be appropriate enabling development to secure the future of heritage assets;
- the development would re-use redundant or disused buildings and enhance its immediate setting;
- the development would involve the subdivision of an existing residential dwelling; or
- the design is of exceptional quality, in that it:
 - is truly outstanding or innovative, reflecting the highest standards in architecture, and would help to raise standards of design more generally in rural areas; and
 - would significantly enhance its immediate setting and be sensitive to the defining characteristics of the local area.

8.12. The applicant has sought to demonstrate that there is an essential need for a rural worker to live permanently at or near their place of work in the countryside.

8.13. One of the reasons for the previous application being refused was the failure of the applicant to demonstrate the need for a full-time worker to live on site.

8.14. As part of the current application, the applicant has explained that they are seeking planning permission for the siting of a mobile home for a temporary period of three years. The farm is currently stocked with a herd of around 65 cows and 1 bull, together with the grazing of approximately 200 store lambs for a third party over the winter. The applicant proposed to increase the herd of cows to 80, with half to two thirds of the off-spring being finished on the farm, and the 200 store lambs would be purchased by the applicant as opposed to being grazed for a third party.

8.15. Due to the increase in the number of cows, the further increase proposed, and the intention to retain the majority of the calves to finished weight, it is considered that there is, or will be, an essential functional need for a rural worker to live at their place of work.

8.16. From the submitted accounts, it is considered that the business has been planned on a sound financial basis, especially with the proposed increase to the suckler cow herd.

8.17. In addition, there is no existing living accommodation on site to fulfil the need for the rural worker.

8.18. Based on this, it is considered that the proposed siting of a mobile home for a temporary period of three years would enable the business to expand and develop

to the proposed levels, and also provide the applicant with the opportunity to gather evidence that the business could sustain a permanent dwelling in the future.

- 8.19. Further, in this instance, and although not a turning factor, a temporary dwelling would enable a rural worker to provide security and supervision of the site and livestock housed within the existing buildings, particularly during the calving period.

Principle of development in the Oxford Green Belt

- 8.20. With regard to the Oxford Green Belt, Policy ESD14 of the CLP 2015 states that the Green Belt will be maintained in order to:

- Preserve the special character and landscape setting of Oxford;
- Check the growth of Oxford and prevent ribbon development and urban sprawl;
- Prevent the coalescence of settlements;
- Assist in safeguarding the countryside from encroachment;
- Assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

- 8.21. Policy ESD14 of the CLP 2015 states that development proposals within the Green Belt will be assessed in accordance with the NPPF and the PPG. Furthermore, it states development will only be permitted if it maintains the openness of the Green Belt and does not conflict with the purposes of the Green Belt or harm its visual amenities. The NPPF states that the fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence.

- 8.22. Further, the NPPF states the five purposes of the Green Belt. These are similar to those set out in Policy ESD14 of the CLP 2015. The five purposes are:

- To check the unrestricted sprawl of large built-up areas;
- To prevent neighbouring towns merging into one another;
- To assist in safeguarding the countryside from encroachment;
- To preserve the setting and special character of historic towns; and
- To assist in urban regeneration by encouraging the recycling of derelict and other urban land.

- 8.23. The NPPF states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances, and that when considering any planning application, local planning authorities should ensure that substantial weight is given to any harm to the Green Belt. 'Very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm resulting from the proposal, is clearly outweighed by other considerations.

- 8.24. The construction of new buildings should be regarded as inappropriate development in the Green Belt, apart from a number of exceptions. One of these exceptions is buildings for agriculture and forestry.

- 8.25. It is therefore my opinion that the erection of an agricultural workers dwelling in this location could constitute appropriate development within the Oxford Green Belt, provided that it is essential to meeting the needs of agriculture.

- 8.26. Given that the applicant has expanded the business, and indicated a desire to further expand, I consider that the erection of a temporary mobile home would constitute appropriate development in the Oxford Green Belt. I do not consider that the mobile home would conflict with the purposes of including land within the Oxford

Green Belt. I therefore consider the principle of the development to accord with the above Policies.

Design, and impact on the character of the area

- 8.27. Government guidance contained within the NPPF requires development to function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development. Development should be visually attractive, sympathetic to local character and history, and establish or maintain a strong sense of place. Permission should be refused for development of poor design that fails to take opportunities available for improving the character and quality of an area and the way it functions.
- 8.28. Policy ESD15 of the CLP 2015 requires development to complement and enhance the character of its context through sensitive siting, layout and high-quality design. All new development will be required to meet high design standards. Policy ESD13 of the CLP 2015 states that development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided. Proposals will not normally be permitted if they would cause undue visual intrusion into the open countryside, cause undue harm to important natural landscape features and topography, be inconsistent with local character, or impact on areas judged to have a high level of tranquillity.
- 8.29. Saved Policy C8 of the CLP 1996 states that sporadic development in the open countryside will generally be resisted. Saved Policies C28 and C30 of the CLP 1996 seek a standard of layout, design and external appearance, including the choice of external finish materials, that are sympathetic to the character of the context of the development.
- 8.30. The proposed mobile home, associated curtilage and anticipated domestic paraphernalia would undoubtedly result in some visual intrusion to what would otherwise be an undeveloped agricultural field. However, the requirement for a temporary mobile home has been demonstrated and this intrusion is therefore considered to be justified as opposed to sporadic development. The temporary mobile home would be sited adjacent to an existing agricultural building, that forms a part of cluster of similar buildings, and would therefore be viewed in this context. Due to the height, and modest floorspace and garden area, I consider that the mobile home would constitute a sympathetic addition to the site and wider landscape.
- 8.31. The construction materials for the mobile home have not been specified, although provided that the mobile home continues to meets the definition of a caravan I do not consider details to be necessary. Due to the temporary nature of the structure the removal of the mobile home once occupation has ceased and the restoration of the land can also be controlled via condition. It is for the above reasons that I consider the development to accord with the above Policies.

Residential amenity

- 8.32. Government guidance contained within the NPPF requires development to create places that are safe, inclusive and accessible, promoting health and well-being, and with a high standard of amenity for existing and future users. Policy ESD 15 of the CLP 2015 requires all development to consider the amenity of both existing and future development.
- 8.33. Saved Policy C30 of the CLP 1996 seeks standards of amenity and privacy acceptable to the Local Planning Authority. Saved Policy ENV1 of the CLP 1996

seeks to ensure that the amenities of the environment, and in particular the amenities of residential properties, are not unduly affected by development proposals which may cause environmental pollution, including that caused by traffic generation. Saved Policy ENV 12 of the CLP 1996 states that development on land which is known or suspected to be contaminated will only be permitted if adequate measures can be taken to remove any threat of contamination to future occupiers of the site or likely to result in contamination of surface or underground water resources.

8.34. Due to the isolated nature of the site the proposed mobile home would not result in any harm to neighbouring properties in terms of a loss of outlook or privacy. The mobile home would be occupied in connection with the farming business adjacent to the site where odour and disturbance experienced by future occupants would be anticipated and accepted. I have suggested a condition to require the mobile home to only be occupied by persons employed/last employed in agriculture, in order to ensure that this remains the case.

8.35. I note that the Council's Environmental Health Team is content with the proposed development in all respects, including contaminated land. It is for the above reasons that I consider the impact of the development in terms of residential amenity to be acceptable, in accordance with the above Policies.

Highway safety

8.36. Government guidance contained within the NPPF seeks to achieve safe and suitable access to sites for all users and requires development to be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

8.37. Policy ESD15 of the CLP 2015 states, amongst other matters, that new development proposals should be designed to deliver high quality safe places to live and work in. Policy SLE4 of the CLP 2015 requires all development, where reasonable to do so, to facilitate the use of sustainable modes of transport to make the fullest possible use of public transport, walking and cycling. Encouragement is also given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Development which is not suitable for the roads that serve the development, and which have a severe traffic impact will not be supported.

8.38. The proposed mobile home would be served by the existing access to the farm buildings. The Local Highway Authority has raised no objection to the application, commenting that the site has an existing access that is suitable to cope with the small amount of vehicle trips likely to arise from the proposal. The distance from the highway is also likely to avoid unsafe parking on the highway, avoiding harm to highway safety or convenience. I have no reason to disagree with this advice and therefore consider the proposal to accord with the above Policies in terms of highway safety. I also acknowledge that there would be some reduction in the need to travel to and from the place of work for the occupant of the proposed dwelling.

Ecology

8.39. Government guidance contained within the NPPF requires the protection and enhancement of biodiversity. If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

- 8.40. Policy ESD10 of the CLP 2015 echoes Government guidance, requiring relevant habitat and species surveys to accompany applications which may affect a site, habitat or species of known or potential ecological value, seeking net gains in biodiversity, the protection of existing trees and the protection, management, enhancement and extension of existing resources along with the creation of new ones.
- 8.41. Policy ESD 11 of the CLP 2015 states that where a development is proposed within or adjacent to a Conservation Target Area biodiversity surveys and a report will be required to identify constraints and opportunities for biodiversity enhancement. Development which would prevent the aims of a Conservation Target Area being achieved will not be permitted. Where there is potential for development, biodiversity enhancement will be sought to help achieve the aims of the Conservation Target Area.
- 8.42. The mobile home would occupy an area of land that currently forms a part of the farm yard complex, surfaced with part grass/part rubble. Due to the existing site circumstances, and the temporary nature of the development, I did not consider it necessary to require the submission of an Ecology Survey as part of the assessment of the application. The applicant has confirmed that the mobile home would not be positioned within the SSSI.
- 8.43. The Council's Ecology Officer has not provided any comments on the scheme. Due to the temporary nature of the development, I do not consider it to be suitable for biodiversity enhancement measures. However, if an application for a permanent dwelling were to follow, biodiversity enhancement measures would need to be incorporated into the scheme (i.e. integral habitat boxes).
- 8.44. Overall, therefore, I do not consider that the development subject of this application would result in harm to protected species or their habitat, in accordance with the above Policies.

9. PLANNING BALANCE AND CONCLUSION

- 9.1. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 requires that the three dimensions to sustainable development (economic, social and environmental) are not undertaken in isolation, but are sought jointly and simultaneously.
- 9.2. The applicant has demonstrated that there is an essential functional need for the siting of a temporary mobile home to provide living accommodation for an employee on their land holding, thus resulting in the acceptance of the principle of the development in the open countryside and the Oxford Green Belt as justified development in connection with agriculture. The development would not result in harm to the visual amenities of the area, residential amenity, highway safety or ecology.
- 9.3. The development would result in some limited economic, social and environmental benefits through the initial installation of the mobile home and the provision of living accommodation in close proximity to a place of work. The proposal is therefore considered to constitute sustainable development and is recommended for approval.

10. RECOMMENDATION

That permission is granted, subject to the following conditions:

1. The development to which this permission relates shall be begun not later than

the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application form and the following plans and documents: Essential Needs Appraisal dated June 2023, Budget for Fully Established Enterprise dated April 2022, Drawing No's: KCC3174/01B 06/22ec, KCC3174/02A 04/22ec, KCC3174/02 03/22ec, KCC3174/04 04/22ec

Reason – For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and comply with Government guidance contained within the National Planning Policy Framework.

3. At the expiration of 3 years from the date of decision the temporary mobile home and associated garden hereby approved shall be permanently removed from site and the land shall be restored to its former condition on or before that date.

Reason - The temporary mobile home, because of its nature, is not suitable for permanent retention and to safeguard the character and appearance of the area and the local landscape and to ensure the proposal is sustainable development and to comply with saved Policies H18 and C28 of the Cherwell Local Plan 1996, Policies ESD 13 and ESD 15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

4. The mobile home shall be occupied only by a person solely or mainly employed, or last solely or mainly employed, in the locality in agriculture, as defined in Section 336(1) of the Town and Country Planning Act 1990, or in forestry, including any dependants of such a person residing with him or her or a widow or widower of such a person.

Reason - The site is in an area where permission for development unrelated to the essential needs of agriculture or forestry would not normally be granted, and this consent is only granted on the basis of there being demonstrated an essential and overriding need for residential accommodation in this location, in accordance with the Council's housing strategy and to ensure the proposal is sustainable development and in accordance with saved Policy H18 of the Cherwell Local Plan 1996, Policies ESD 13, ESD 14 and ESD 15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Case Officer: Gemma Magnuson

DATE: 26 October 2023

Checked By: Nathanael Stock

DATE: 26.10.2023
