

14 Stirling Way  
Moreton-in-Marsh  
GL56 0GS

Telephone 01608 653775  
Mobile 07435 446072

mike.robinson@ocplanning.co.uk  
www.ocplanning.co.uk

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**Planning Statement** to accompany an application for the approval of reserved matters (appearance, landscaping, layout and scale) pursuant to appeal decision APP/C3105/W/21/3278536 on

Land north of Station Road, Hook Norton, Oxfordshire

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**Prepared on behalf of:**

**Deanfield Homes Limited**



**Mike Robinson BA (Hons) DipTP MRTPI**

April 2024

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## 1.0 Introduction

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- 1.1 This Planning Statement has been prepared by Oxford & Country Planning (the Agent) on behalf of Deanfield Homes Limited (the Applicant) in support of an application submitted to Cherwell District Council (the Council) seeking approval of reserved matters pursuant to appeal decision APP/C3105/W/21/3278536 on land north of Station Road, Hook Norton, Oxfordshire (the Site).
- 1.2 The Applicant is an experienced and highly regarded housebuilder specialising in small to medium sized residential developments. Our client takes pride in building attractive looking homes that are sympathetic to their village environment and local architectural styles.
- 1.3 Approval is sought for the following reserved matters:
- Layout
  - Appearance
  - Landscaping and
  - Scale
- 1.4 Access was approved as part of the outline planning permission granted at appeal. Matters subject to conditions on the outline planning permission will be submitted for determination in separate applications to discharge conditions.
- 1.5 The purpose of this Statement is to set out the background to the proposal and the justification for the scheme in the context of relevant planning policy. The following details have been submitted in support of the planning application:
- Covering letter;
  - Completed application form;
  - Planning Statement, prepared by Oxford & Country Planning;
  - Design and Access Statement, prepared by BHPH Architects;
  - Soft Landscape Management and Maintenance Plan, prepared by ACD Environmental;
  - Soft Landscape Specification prepared by ACD Environmental; and

The following drawings prepared by BPH Architects:

- Site Location Plan – Drawing No. 3884.P.100 Rev A
- Site Plan – Drawing No. 3884.P.101 Rev B
- Parking Plan – Drawing No. 3884.P.102 Rev B
- Enclosures Plan – Drawing No. 3884.P.103 Rev B
- Refuse Plan – Drawing No. 3884.P104 Rev B
- Tenure Plan – Drawing No. 3884.P.105 Rev B
- Open Space Plan – Drawing No. 3884.P106 Rev B
- Colour Site Plan – Drawing No. 3884.P107
- Contextual Section A-A – Drawing No. 3888.P108 Rev A
- Contextual Sections B-B & C-C – Drawing No. 3888.P109 Rev A
- Contextual Section D-D – Drawing No. 3888.P.110 Rev A
- Materials Plan – Drawing No. 3884.P112 Rev B
- Plot 1 Plans & Elevations – Drawing No. 3884.P.150 Rev A
- Plot 2 Plans & Elevations – Drawing No. 3884.P.151 Rev A
- Plots 3-5 Plans & Elevations – Drawing No. 3884.P.152 Rev A
- Plot 6 Plans & Elevations – Drawing No. 3884.P.153 Rev A
- Plot 7 Plans & Elevations – Drawing No. 3884.P.154 Rev A
- Plots 8-9 Plans & Elevations – Drawing No. 3884.P.155
- Plot 10 Plans & Elevations – Drawing No. 3884.P.156
- Plot 11 Plans & Elevations – Drawing No. 3884.P.157
- Plots 12-20 Plans – Drawing No. 3884.P.158 Rev A
- Plots 12-20 Elevations – Drawing No. 3884.P.159 Rev A
- Plots 21-24 Plans & Elevations – Drawing No. 3884.P.160
- Plot 25-26 Plans & Elevations – Drawing No. 3884.P.161
- Plot 27-28 Plans & Elevations – Drawing No. 3884.P.162 Rev A
- Plot 29 Plans & Elevations – Drawing No. 3884.P.163 Rev A
- Plots 30-31 Plans & Elevations – Drawing No. 3884.P.164 Rev A
- Plot 32 Plans & Elevations – Drawing No. 3884.P.165 Rev A
- Plot 33 Plans & Elevations – Drawing No. 3884.P.166 Rev A
- Plot 34 Plans & Elevations – Drawing No. 3884.P.167 Rev A
- Plots 35-36 Plans & Elevations – Drawing No. 3884.P.168 Rev A
- Plot 37 Plans & Elevations – Drawing No. 3884.P.169

- Plot 38 Plans & Elevations – Drawing No. 3884.P.170 Rev A
- Plot 39 Plans & Elevations – Drawing No. 3884.P.171 Rev A
- Plot 40 Plans & Elevations – Drawing No. 3884.P.172 Rev A
- Plot 41 Plans & Elevations – Drawing No. 3884.P.173 Rev A
- Plot 42 Plans & Elevations – Drawing No. 3884.P.174 Rev A
- Single Garages Plans & Elevations – Drawing No. 3884.P.175 Rev A
- Double Garages Plans & Elevations – Drawing No. 3884.P.176
- Visual Public Open Space View 1 – Drawing No. 3884.V01 Rev A
- Visual Plots 29-31 – Drawing No. 3884.V03

The following drawings prepared by ACD Environmental:

- Landscape Proposals – Drawing No. DEAN24491 - Sheet 1 of 3
- Landscape Proposals – Drawing No. DEAN24491 - Sheet 2 of 3
- Landscape Proposals – Drawing No. DEAN24491 - Sheet 3 of 3

The following drawings prepared by MJA Consulting:

- Refuse Vehicle Swept Path Analysis – Drawing No. 7162-MJA-SW-XX-DR-C-500 Rev P2
- Fire Tender Swept Path Analysis – Drawing No. 7162-MJA-SW-XX-DR-C-501 Rev P2
- 4x4 Car Swept Path Analysis – Drawing No. 7162-MJA-SW-XX-DR-C-501 Rev P2

- 1.6 The applicant has engaged with the Council in developing this application for the approval of reserved matters, submitting a formal pre-application enquiry in October 2023. A meeting with the Council's Development Management Team Leader was held at the Council offices on 8<sup>th</sup> November 2023 to discuss the draft proposals. The draft layout was reviewed in detail at the meeting and a number of amendments to the scheme were made following suggestions by the officer. Discussions were also held with the Council's Housing Officer in relation to the mix and specification of the affordable housing units.
- 1.7 The agent wrote to the Parish Council (letter dated 12<sup>th</sup> April 2024, copied to the three District Ward Members) to provide advanced notice and a description of the proposal, including a copy of the site layout.

## 2.0 Site and surroundings

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- 2.1 The site is located at the eastern end of Hook Norton, on the northern side of Station Road, which is the main road from the village leading to Milcombe and Bloxham. It comprises an arable field which extends to approximately 2.26 hectares (5.5 acres).
- 2.2 The site is well screened from Station Road by an established hedgerow line and trees. It is a relatively flat site although sits slightly lower than the road. To the west the site is bounded by a treed embankment along the top of which runs an undesignated track. Beyond this are the back gardens of the properties in Ironstone Hollow.
- 2.3 A public footpath runs along the northern boundary (also framed by trees) but outside the application site. The site forms part of a larger field and is currently open on its eastern boundary. On the opposite side of Station Road are the relatively recent residential developments of The Grange, and The Sidings, which are adjacent to the older bungalows on Austin's Way.
- 2.4 The site is located outside the Hook Norton Conservation Area.
- 2.5 Hook Norton is situated in the northern part of the Cherwell District about five miles northeast of Chipping Norton and around nine miles south west of Banbury. According to the 2021 Census, the population of Hook Norton was just over 2,357. The village benefits from a number of facilities, including a primary school, village hall, shop, post office, library, surgery, dentist, public houses and sports facilities.

## 3.0 Development Proposals

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### Background

- 3.1 An outline planning application (with all matters reserved except access) for a development up to 43 new homes with access from Station Road and associated works was submitted by Greystoke Land in February 2021. The application (Ref. 21/00500/OUT) was refused by Cherwell District Council in June 2021.
- 3.2 The applicant lodged an appeal against the refusal under section 78 of the Town and Country Planning Act 1990. The appeal (Ref. APP/C3105/W/21/3278536) was allowed by an independent Planning Inspector via a decision issued on 18<sup>th</sup> August 2022:

#### *Decision*

*The appeal is allowed and outline planning permission is granted for the erection of up to 43 new homes, access from Station Road and associated works including attenuation pond at Land North of Station Road, Hook Norton Easting (x) 436204, Northing (y) 233632 in accordance with the terms of the application, Ref 21/00500/OUT, dated 12 February 2021, subject to the 22 conditions set out in the attached schedule.*

- 3.3 The decision was also subject to a completed Section 106 agreement. The S106 legal agreement includes provisions for the delivery and future maintenance of on-site open space including a Local Area for Play (LAP) and a sustainable urban drainage systems (SUDS), a community hall contribution to be used towards the delivery and/or enhancements at Hook Norton Memorial Hall, off-site indoor and outdoor sports facilities contributions, a public art and public realm contribution, a refuse contribution and a bus services contribution. The S106 also contains a requirement to provide 35% affordable housing on site.
- 3.4 Deanfield Homes subsequently acquired the site and have prepared this reserved matters submission for the development of 42 new dwellings (the reserved matters scheme is for one fewer dwelling than permitted at appeal).

## Reserved Matters Proposal

- 3.5 This submission provides details for a high quality development of 42 residential dwellings set within a strong landscape framework. Matters of layout, appearance, landscaping and scale are addressed in Section 5 of this Planning Statement.
- 3.6 The general arrangement is one of informal groupings of properties arranged around a cul-de-sac road with associated shared surface drives. The proposed dwellings will all be two storeys' in height, comprising a mixture of maisonettes, terraced, semi-detached and detached dwellings. The houses will reflect the scale, elevational treatments and materials of the local area.
- 3.7 The accommodation will include 27 open market and 15 affordable dwellings comprising of a range of one to four-bedroom properties:

### Open Market

1 x 2 bed dwelling  
9 x 3 bed dwellings  
17 x 4 bed dwellings

Total 27 dwellings

### Affordable

4 x 1 bed maisonettes  
1 x 2 bed maisonette ('FOG')  
4 x 2 bed dwellings  
4 x 3 bed dwellings  
2 x 4 bed dwellings

Total 15 dwellings

- 3.8 Affordable housing will be provided in compliance with policy at 35% (15 dwellings) and the requirements of the planning obligation. Again, in line with the requirement of the S106 legal agreement, 11 dwellings will be affordable rented units (at least 70%) with remaining four dwellings being shared ownership units.
- 3.9 The detailed proposals also incorporate various associated works which include the provision of areas of open space, a play area, landscaping (including a new substantial landscape buffer to the eastern boundary of the site), surface water attenuation features, car parking, internal access roads and footways.



## 4.0 Planning Policy Framework

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### Introduction

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that;  
*'If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'*
- 4.2 The Development Plan for the purposes of Section 38(6) of the Planning and Compulsory Purchase Act 2004 comprises the policies contained within the Cherwell Local Plan 2011 - 2031 Part 1 (CLP 2031), the saved policies of the Cherwell Local Plan 1996 and the Hook Norton Neighbourhood Plan 2014 - 2031 (HNNP 2031).

### Cherwell Local Plan 2011 – 2031 Part 1

- 4.3 The Cherwell District Local Plan was adopted in July 2015 and provides the strategic planning policy framework for the District in the period up to 2031. The following policies are considered relevant to this reserved matters application:
- 4.4 **PSD1: Presumption in Favour of Sustainable Development** states that when considering development proposals the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the NPPF.
- 4.5 **SLE4: Improved Transport and Connections** 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.
- 4.6 **BSC2: The Effective and Efficient Use of Land - Brownfield land and Housing Density** states that in general, new housing should be provided at a net density of at least 30 dwellings per hectare.

- 4.7 **BSC3: Affordable Housing** states that all new development comprising of 11 or more dwellings (gross) on sites outside of Banbury and Bicester should make provision for 35% affordable housing with 70% of the affordable housing to be affordable rent and 30% as intermediate homes such as shared ownership.
- 4.8 **BSC4: Housing Mix** requires new residential development to provide a mix of homes to meet current and expected future requirements in the interests of meeting housing need and creating socially mixed and inclusive communities.
- 4.9 **BSC10: Open Space, Outdoor Sport and Recreation Provision** looks to ensure that proposals for new development contribute to open space, sport and recreation provision commensurate to the need generated by the proposals.
- 4.10 **BSC11: Local Standards of Provision - Outdoor Recreation** requires development proposals to contribute to the provision of open space, sport and recreation, together with secure arrangements for its management and maintenance.
- 4.11 **ESD1: Mitigating and Adapting to Climate Change** states that measures will be taken to mitigate the impact of development within the District on climate change. The policy outlines suitable measures in new development to ensure that it is resilient to climate change impacts, which include minimising the risk of flooding and making use of sustainable drainage methods
- 4.12 **ESD3: Sustainable Construction** encourages the use of sustainable design and construction measures.
- 4.13 **ESD6: Sustainable Flood Risk Management** states that development proposals should demonstrate that surface water will be managed effectively on site and that development will not increase flood risk elsewhere, including sewer flooding.
- 4.14 **ESD7: Sustainable Drainage Systems (SuDs)** requires all development to use sustainable drainage systems for the management of surface water run-off.
- 4.15 **ESD10: Protection and Enhancement of Biodiversity and the Natural Environment** lists measures to ensure the protection and enhancement of biodiversity and the natural environment.

- 4.16 **ESD13: Local Landscape Protection and Enhancement** 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.
- 4.17 **ESD15: The Character of the Built and Historic Environment** expects all new 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.
- 4.18 **ESD17: Green infrastructure** states that the District's green infrastructure network will be maintained and enhanced through a variety of measures.

#### **Saved Policies of Cherwell Local Plan 1996**

- 4.19 The Cherwell Local Plan 2031 replaced a number of the 'saved' policies of the adopted Cherwell Local Plan 1996 although many of its policies are retained and remain part of the development plan. The following saved policies are considered to be the most relevant to this reserved matters application:
- 4.20 **C7: Landscape conservation** states that development will not normally be permitted if it would cause demonstrable harm to the topography and character of the landscape.
- 4.21 **C28: Layout, design and external appearance of new development** states that control will be exercised over all new development, to ensure that the standards of layout, design and external appearance are sympathetic to the character of the urban or rural context.
- 4.22 **C30: Design of new residential development** states that design control will be exercised to ensure that new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity.
- 4.23 **C31: Compatibility of proposals in residential areas** states that in existing and proposed residential areas any development which is not compatible with the residential character of the area, or would cause an unacceptable level of nuisance or visual intrusion will not normally be permitted.

### **Hook Norton Neighbourhood Plan**

- 4.24 A Neighbourhood Plan that has been approved at referendum also forms part of the statutory development plan for the area. In this case, the application site falls within the Hook Norton Neighbourhood Plan ('HNNP') which was made in October 2015.
- 4.25 The following policies of the Neighbourhood Plan are considered relevant:

Policy HN - CC 1: Protection and enhancement of local landscape and character of Hook Norton

Policy HN - CC 2: Design

Policy HN - CC 3: Local distinctiveness, variety, and cohesiveness

Policy HN - CC 4: Resource efficient design

Policy HN - CC 5: Lighting

Policy HN - COM 2: Public Rights of Way

Policy HN - H1: Sustainable housing growth

Policy HN - H2: Location of housing

Policy HN - H3: Housing density

Policy HN - H4: Types of housing

Policy HN - H5: Provision and retention of affordable housing

Policy HN - T1: Access and parking

Policy HN - T2: Non-car transport

### **Other Material Planning Considerations**

#### **National Planning Policy Framework (NPPF)**

- 4.26 The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. It is a material consideration in planning decisions.
- 4.27 The NPPF contains policies on various matters including the supply of new homes, the economy, transport, design, Green Belt land, flooding and conserving the natural and historic environments.

## **Cherwell Residential Design Guide 2018**

- 4.28 The Cherwell Residential Design Guide is a Supplementary Planning Document (SPD) which identifies the key design considerations for new development proposals. It covers issues such as local character, setting, streets and spaces, building arrangements and design. These considerations as well as a number of other factors have been considered throughout the design process for the proposal and are further detailed within the accompanying Design and Access Statement.

## 5.0 Reserved Matters and Scheme Justification

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- 5.1 This section of the statement provides a justification for the proposal, having regards to the outline approval, relevant planning policy background, and the character of the local area.
- 5.2 The plans and reports accompanying this Planning Statement respond to the relevant policies and provisions of the Development Plan and provide details of the proposed scheme. These are referenced in following discussion of the reserved matters under the headings -
- Layout;
  - Appearance;
  - Landscaping; and
  - Scale

### **Layout**

- 5.3 The proposed layout shows a development of 42 dwellings (comprising 15 affordable dwellings and 27 open market dwellings) with a range of 1 to 4 bedroom detached, semi-detached, terraced houses and maisonettes:
- 4 x 1 bedroom maisonettes
  - 1 x 2 bedroom maisonette ('FOG')
  - 5 x 2 bedroom houses
  - 13 x 3 bedroom houses
  - 19 x 4 bedroom houses
- 5.4 The coloured layout has been prepared in response to the broad parameters set by the outline scheme, relevant Local Plan policy, the contents of the Cherwell Residential Design Guide and advice from Council officers at the pre-application stage.

- 5.5 The layout will retain (excepting the new access) and enhance the existing hedgerow and trees along Station Road so as to maintain the rural character of the edge of the settlement.
- 5.6 An area of open space is provided behind the site frontage to create a margin to the existing vegetation and provide a soft landscape frame to the site entrance.
- 5.7 A large area of open space is incorporated within the layout mirroring the open space which contributes to the setting and character of the adjacent Ironstone Hollow development. This will provide a strong natural appearance to development and help maintain the rural character when viewed from Station Road.
- 5.8 A criticism of the outline layout was that it suggested a significant number of dwellings would be positioned close to the eastern boundary of the site, all of which would have backed onto the eastern boundary facing the open countryside. The submitted scheme presents a significantly better relationship with this boundary with fewer houses and more spacing adjacent to the eastern planting buffer (see landscaping section below).
- 5.9 The layout has been carefully considered to ensure that residential amenity is maintained. Minimum separation distances of 22 metres principal to principal elevation and 14 metres for principal to flank elevation are achieved or exceeded across the layout. .
- 5.10 Further details of the approach to the layout and design are set out in the accompanying Design and Access Statement.

### **Appearance**

- 5.11 The Government attaches great importance to the design of the built environment within the NPPF. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- 5.12 These aims are also echoed within Policy ESD15 of the CLP 2015 which looks to promote and support development of a high standard which contributes positively to an area's character and identity by creating or reinforcing local distinctiveness,

- 5.13 The traditional proportions and details of the houses in Hook Norton have been reflected in the proposed dwellings, with the design language expanded at certain points in the scheme to provide focal buildings as nodes and vista stoppers. The proposed dwellings would be all two-storey comprising a mix of mainly detached semi-detached dwellings with some terraces.
- 5.14 The Design and Access Statement describes how materials have been chosen to be sympathetic to those found within the local area (with a predominance of ironstone) and will be selected to achieve a high quality finish. A materials plan is included within the submission.
- 5.15 The Design and Access Statement and accompanying plans (including coloured street scenes) also illustrate how the proposal will achieve a high quality and locally distinctive scheme.
- 5.16 As such it is considered that the proposal complies with the Council's Local Plan policies and Residential Design Guide in relation to design and development standards.

### **Landscaping**

- 5.17 A comprehensive landscaping scheme has been submitted in support of this reserved matters application.
- 5.18 A broad central open space is proposed along the western margin of the site to conserve the visual amenity of walkers using the adjoining footpath and establish a setting of strong natural appearance to the development. The open space is aligned with the proposed site access to maintain rural views when seen from Station Road. This extensive open space has potential to establish new wildlife habitat in association with an integrated SuDS scheme and new native planting
- 5.19 An extensive buffer of new green infrastructure (7.5 metre wide with trees in this location being planted to a height of not less than 3 metres) will be incorporated along the eastern boundary of the site. This provides space to establish a new native structure of trees and hedgerow to frame the development and screen views from the open countryside.



5.20 The new buffer planting will be linked to existing green infrastructure to enhance connectivity of potential habitats and to anchor the proposed landscape framework into the existing green infrastructure. The strong landscape buffer will, over time, replicate the existing landscape boundary along the edge of Ironstone Hollow.

### **Scale**

5.21 In regard to scale Policy ESD15 seeks to ensure that new development respects the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. It states that development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages.

5.22 The scale and density of proposed development is reflective of the area and the wider village. Recent developments at The Sidings and The Grange provide good examples of what is considered appropriate in terms of new development on the edge of the established settlement.

5.23 The proposed dwellings would be all two storey, including the maisonettes, with single storey garages throughout the development. As such in terms of scale the proposals would be in keeping with the surrounding area and comply with Policy ESD15.

### **Access and Parking**

5.24 Site access will be taken from Station Road in the south west corner of the site. The access, approved at outline stage, would take the form of a priority 'T' junction Station Road. Visibility splays of 120 metres can be achieved in both directions from the set-back distance of 2.4 metres. A 4.8 metre wide carriageway is proposed at the site entrance (widening to 5.5m within the site) with 2 metre wide footways.

5.25 Parking will be provided in accordance with the Oxfordshire County Council's adopted parking standards. Every property will have its own on plot parking or allocated space as well as provision for visitor parking. Further details are contained within the Design and Access Statement.

## **Waste Collection and Recycling**

- 5.26 Plans provided by MJA illustrate that the road layout provides sufficient space for refuse vehicles to manoeuvre and turn safely within the site. Waste and recycling storage for all properties will be accommodated on plot with convenient access to collection points in the street.

## **Ecology**

- 5.27 Policy ESD10 of the CLP 2015 lists measures to ensure the protection and enhancement of biodiversity and the natural environment. The outline application was accompanied by a Preliminary Ecological Appraisal (PEA) of the site with an Extended Phase 1 Habitat Survey of the site undertaken by a suitably experienced ecologist. The results of the PEA showed that the majority of the site is comprised of arable land with low ecological value.
- 5.28 The new landscape buffer to the eastern boundary, together with new tree planting across the site will deliver nature conservation enhancements across the site.
- 5.29 As set out in Government planning practice guidance, the approval of reserved matters for outline planning permissions is not subject to biodiversity gain (as it is not a grant of planning permission).
- 5.30 Condition 17 of the outline consent requires the submission of a Landscape and Ecology Management Plan (LEMP) which takes account of the mitigation, enhancement and monitoring requirements set out in the PEA.

## **Surface and foul water drainage**

- 5.31 A detailed surface and foul water drainage scheme will be devised once the layout of the development has been approved by the Council. Nevertheless, we can confirm that foul drainage will be dealt with via the existing mains sewer and surface water drainage will be dealt with in accordance with sustainable drainage principles.
- 5.32 A detailed drainage scheme will be submitted separately in accordance with conditions 8 and 9 attached to the outline consent.

## 6.0 Conclusion

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- 6.1 This Planning Statement has been prepared in support of a reserved matters planning application pursuant to appeal decision APP/C3105/W/21/3278536 on land north of Station Road, Hook Norton, Oxfordshire. The Statement has been prepared by Oxford & Country Planning on behalf of the Applicant, Deanfield Homes.
- 6.2 The principle of residential development on the site has already been established by the outline planning permission leaving only the reserved matters of appearance, landscaping, layout and scale for consideration. The point of vehicular access off Station Road was approved at outline stage.
- 6.3 It is considered that the proposal will provide a number of benefits, namely:
- The delivery of much needed high-quality housing, of a scale, design and layout that responds positively to the site's context and the wider village of Hook Norton;
  - The provision of 15 affordable dwellings of a mix, size and tenure that meets local needs and has been agreed with the Council's Housing Services;
  - The provision of areas of public open space including a Local Area for Play for the whole community;
  - Provision of a high-quality landscape setting to the development through the creation of a robust landscape infrastructure, provision of open space throughout the site and the retention of existing mature trees and hedgerows.
  - Through the planning obligation, a number of financial contributions towards local services and facilities including enhancements to Hook Norton Memorial Hall, sports facilities and bus services.
- 6.4 The submission demonstrates that the open space, landscape, access and design requirements (alongside other technical considerations have been complied with in accordance with the relevant policies and provisions of the Development Plan.

- 6.5 Deanfield Homes are keen to progress the scheme at the earliest opportunity in order to deliver high quality homes as part of an attractive development which will make a positive addition to the village of Hook Norton.
- 6.6 On the basis of the above, it is submitted that reserved matters approval should be granted for the proposed development.