

# DEVELOPMENT INTERNAL MEMORANDUM

**From:** Head of Strategic Planning and the Economy

**To:** Head of Public Protection & Development Management (Alex Keen)

**Our Ref:** 3.2

**Your Ref:** 14/02156/OUT

**Ask for:** Yuen Wong

**Ext:** 1850

**Date:** 03/08/15

## APPLICATION FOR PLANNING PERMISSION PLANNING POLICY CONSULTATION RESPONSE

<b>Planning Application No.</b>	14/02156/OUT
<b>Address / Location</b>	Land South of Cotefield Business Park, Oxford Road, Bodicote
<b>Proposal</b>	Outline – 95 new homes
<b>Site Details</b>	The site is located to the south of the village of Bodicote. The site is bounded to the east by Cotefield Business Park, and to the south and west by agricultural land. To the north of the site is agricultural land which has permission for residential development (82 homes) (11/00617/OUT and 12/01802/REM).
<b>General Comments</b>	This is a greenfield site outside the built-up limits of the village.
<b>Main Development Plan Policies</b>	<p>On the 20 July 2015 the Council adopted the Local Plan 2011-2031 - Part 1. The Local Plan replaces a number of the saved policies of the 1996 adopted Cherwell Local Plan. These are set out in Appendix 7 of the Local Plan 2011-2031.</p> <p>The policies in the Local Plan 2011-2031 and the saved policies of the 1996 Local Plan most pertinent to this planning application are set out below.</p> <p><b>Local Plan 2011- 2031 - Part 1 (July 2015)</b></p> <p>Policy Villages 1: Village Categorisation  Policy Villages 2: Distributing Growth Across the Rural Areas  Policy BSC 1: District Wide Housing Distribution  Policy BSC 3: Affordable Housing  Policy BSC 4: Housing Mix  Policy ESD 13: Local Landscape Protection and Enhancement  Policy ESD 15: The Character of the Built and Historic Environment</p> <p><b>Local Plan 1996 - Saved Policies (policies not replaced by Local Plan 2011-2031)</b></p> <p>Policy H18: New dwellings in the countryside  Policy C8: Sporadic development in the open countryside</p>
<b>NPPF</b>	<p>The main paragraphs of the NPPF which apply are as follows:</p> <p>Paragraph 14 - Presumption in favour of sustainable development.</p>

	<p>Paragraph 17 - Core Planning Principles  Paragraph 28 - Supporting a prosperous rural economy  Paragraphs 29, 30, 32 and 34-36 - Promoting sustainable transport  Paragraphs 47-50 and 55 - Delivering a wide choice of high quality homes  Paragraph 56, 57, 59-64 - Requiring good design.  Paragraph 109 - Conserving and enhancing the natural environment.</p>
<b>PPG</b>	<p>The paragraphs of the PPG most pertinent to this application from a Local Plan perspective are:</p> <p>Paragraph: 001 Reference ID: 50-001-20140306 - Housing supply and affordability in rural areas, sustainability of villages and smaller settlements  Paragraph: 001 Reference ID: 8-001-20140306 - Natural environment  Paragraph: 014 Reference ID: 2a-014-20140306 - Housing needs  Paragraph: 022 Reference ID: 2a-022-20140306 - Affordable housing  Paragraph: 030 Reference ID: 3-030-20140306 - Five year housing supply</p>
<b>Non-Statutory Cherwell Local Plan 2011</b>	<p>Whilst some policies within the Non-Statutory Local Plan may remain material, others have in effect been superseded by those of the Local Plan 2011 – 2031 – Part 1. The Planning Policy Team should be contacted on 01295 227985 if advice is required on individual policies.</p> <p>The following are the main policies which apply for this application:</p> <p>Policy H19 New dwellings in the countryside  Policy EN30 Sporadic development in the countryside</p>
<b>Other Material Policy Considerations</b>	<p><b>Five year housing land supply</b></p> <p>The five year land supply was comprehensively reviewed for the 2014 Annual Monitoring Report which was published on 31 March 2015. The AMR concluded that the district has a 5.1 year supply of deliverable sites for the five year period 2015-2020 (commencing on 1 April 2015). This is based on the housing requirement of the adopted Local Plan 2011-2031 Part 1 which is 22,840 homes for the period 2011-2031 and is in accordance with the objectively assessed need for the same period contained in the 2014 SHMA (1,140 homes per annum of a total of 22,800). The five year land supply also includes a 5% buffer for the reasons explained at paragraph 6.28 of the AMR. The presumption in favour of sustainable development, as advised by the NPPF, will therefore need to be applied in this context.</p> <p><b>Strategic Housing Land Availability Assessment Update 2014 (SHLAA)</b></p> <p>The SHLAA is a technical document and is a key element of the evidence base for the emerging Cherwell Local Plan. It will help the Council to identify specific sites that may be suitable for allocation for housing development. The SHLAA is to inform plan making and does not in itself determine whether a site should be allocated for housing development.</p> <p>The site is included in the SHLAA Update 2014 (Aug 2014) with the site reference BO022. The site assessment stated that <i>“This site is potentially suitable for development subject to the full implementation of the approved development immediately north of the site and should the Council need to consider the release of additional greenfield sites on the edge of the most sustainable rural settlements.”</i> The assessment then concluded <i>“It is considered that this is a potentially developable site for 95 dwellings upon</i></p>

	<p><i>full implementation of approved development to the north.”</i></p> <p>Currently the approved housing scheme (11/00617/OUT) at land immediately north of the site predominately remains as a field despite commencing in spring 2014.</p>
<p><b>Overall Policy Observations</b></p>	<p>The site lies outside the built-up limits of the village, would extend development into the countryside and as such is contrary to saved policies in the adopted Local Plan for protection of the countryside.</p> <p>The 2014 AMR shows that the Council can now demonstrate a five year housing land supply as well as meeting the Local Plan housing requirement of 22,840 dwellings by 2031 as set out in the 2014 Oxfordshire SHMA. The application site was included in the 2014 AMR Housing Delivery Monitor (Appendix 2) with 95 dwellings contributing to the Council’s five year housing land supply. The AMR also added as part of the site <i>“Included as a deliverable site without prejudice to the consideration of the current planning application”</i>.</p> <p>It is noted that the level of affordable housing proposed accords with emerging policy (BSC3) and the needs for affordable housing is of course high.</p> <p>In advance of the Local Plan Part 2 or a Neighbourhood Plan it will be necessary to consider the district’s current housing supply situation, to be mindful of emerging policy and the likely impact of proposed developments on a case by case basis.</p> <p>The site is in a sustainable location with a nursery, primary school, food shop, post office, public house, recreational facilities and a village/community hall. Although some development is expected outside the built-up limits within Category A settlements as set out in the Local Plan 2011-2031 Part 1 there is some concern that the site would be peripheral in relation to the village school and would be some distance from the shop/post office. The SHLAA identified this location as a potentially developable site for 95 dwellings upon full implementation of the approved development to the north. Although Bodicote has an extant permission for 82 dwellings immediately to the north and is affected by the on-going Bankside development, Policy Villages 2 relates additional development over and above that permitted to at 31 March 2014.</p> <p>The SHLAA emphasises that development of the site without the approved housing to the north would result in a pocket of development, poorly integrated with the existing built up area. However, subject to full implementation, the application site could be satisfactorily integrated with Bodicote village.</p>
<p><b>Policy Recommendation</b></p>	<p>No Planning Policy objection in principle to development on the application site, however, landscape and other impacts will need to be considered in detail, particularly the relationship with countryside to the south and west, implications from employment uses and storage buildings at Cotefield Farm and ensuring satisfactory integration with the existing built-up area.</p> <p>The site has been identified with future potential in the SHLAA Update 2014 however this is subject to the implementation of the development immediately north of the application site. Development of the site without the approved housing to the north would result in a pocket of development, poorly integrated with the existing built-up area.</p>

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