

DEVELOPMENT INTERNAL MEMORANDUM

From: Head of Strategic Planning and the Economy

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

Our Ref: 3.2

Your Ref: 14/02156/OUT

Ask for: Yuen Wong

Ext: 1850

Date: 25 February 2015

APPLICATION FOR PLANNING PERMISSION PLANNING POLICY CONSULTATION RESPONSE

Planning Application No.	14/02156/OUT
Address / Location	Land South of Cotefield Business Park, Oxford Road, Bodicote
Proposal	Outline – 95 new homes
Site Details	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).
General Comments	This is a greenfield site outside the built-up limits of the village.
Main Development Plan Policies	<p>The saved policies of the adopted Cherwell Local Plan should be considered. The main policies relevant to this proposals are:</p> <p>Policy H13: The Category 1 Settlements Bodicote is a Category 1 Settlement where new residential development will be restricted to infilling, conversions, and minor development comprising small groups of dwellings on sites within the built-up area of the settlement.</p> <p>Policy H18: New dwellings in the countryside Policy H18 sets out the criteria for allowing new dwellings in the countryside. It is intended to ensure that the countryside is protected from sporadic development.</p> <p>Policy C7: Harm to the topography and character of the landscape In preparing any detailed proposals, consideration should be given as to whether development would cause demonstrable harm to the topography and character of the landscape.</p> <p>Policy C8: Sporadic development in the open countryside Policy C8 applies to all new development proposals beyond the built-up limits of settlements. The Council will resist such pressures and will where practicable direct development to suitable sites at Banbury and Bicester.</p> <p>Policy C9: Beyond the existing and planned limits of the towns of Banbury and Bicester Policy C9 aims to limit the level of development elsewhere in order to protect the</p>

	environment, character and agricultural resources of the rural areas.
NPPF	<p>The paragraphs of the NPPF most pertinent to this application from a Local Plan perspective are:</p> <p>Paragraph 17 sets out the core planning principles that should underpin plan-making and decision-taking, including that planning should:</p> <ul style="list-style-type: none"> • “Every effort should be made objectively to identify and then meet the housing, business and other development needs of an area, and respond positively to wider opportunities for growth. • Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings; • Recognise the intrinsic character and beauty of the countryside • Contribute to conserving and enhancing the natural environment and reducing pollution • Conserve heritage assets in a manner appropriate to their significance • Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling.” <p>Paragraph 28 on Supporting a prosperous rural economy</p> <p>Paragraphs 29, 30, 32 and 34-36 on Promoting sustainable transport</p> <p>Paragraphs 47-50 and 55 on Delivering a wide choice of high quality homes</p> <p>Paragraph 47 requires local planning authorities to “identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land.”</p> <p>Paragraph 49 states that “Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.”</p> <p>Paragraph 56, 57, 59-64 on Requiring good design.</p> <p>Paragraph 109 on Conserving and enhancing the natural environment.</p>
PPG	<p>The PPG states that it is important to recognise the particular issues facing rural areas in terms of housing supply and affordability, and the role of housing in supporting the broader sustainability of villages and smaller settlements. It states that assessing housing need and allocating sites should be considered at a strategic level and through the Local Plan and/or neighbourhood plan process. However, all settlements can play a role in delivering sustainable development in rural areas.</p> <p>The PPG provides guidance on understanding housing needs, rural housing and natural environment.</p>

<p>Non-Statutory Cherwell Local Plan 2011</p>	<p>The Non-Statutory Local Plan should be considered. Whilst some policies within the Plan may remain to be material considerations, other strategic policies have in effect been superseded by those of the Submission Local Plan (January 2014) as proposed to be modified. The Planning Policy Team should be contacted on 01295 227985 if advice is required on individual policies.</p> <p>The main policies relevant to this proposal are:</p> <p>Housing: Policy H15 The Category 1 Villages. Bodicote is a Category 1 village where new development will be restricted to infilling, conversions, and minor development comprising small groups of dwellings on sites within the built-up area of the village.</p> <p>Housing: Policy H19 New dwellings in the countryside</p> <p>Conserving and enhancing the environment: EN30 Sporadic development in the countryside and EN31 Beyond the existing and planned limits of the towns of Banbury and Bicester.</p>
<p>Submission Local Plan 2011-2031 (January 2014) as Proposed to be Modified (as at 6 February 2015)</p>	<p>A new Local Plan (Part 1) was submitted to the Secretary of State on 31 January 2014 for Examination. Following Hearings in June 2014, Proposed Modifications were submitted on 21 October 2014. Hearings continued from 9 December 2014 to 23 December 2014. The Inspector's report is expected in the Spring of 2015.</p> <p>The site is not identified as a strategic housing site in the new Local Plan. The draft policies of most relevance (as proposed to modified) are:</p> <p>Policy Villages 1: Bodicote is identified as a Category A village where minor development, infilling and conversions will be permitted within the built-up limits of the village.</p> <p>Policy Villages 2 has been revised by including a total housing requirement for the Category A villages which includes Bodicote. A total of 750 homes will be delivered at Category A villages which includes Kidlington. This will be in addition to the rural allowance for small site 'windfalls' and planning permissions for 10 or more dwellings as at 31 March 2014. Sites will be identified through the preparation of the Local Plan Part 2, through the preparation of Neighbourhood Plans where applicable, and through the determination of applications for planning permission.</p> <p>In identifying and considering sites under Policy Villages 2, particular regard will be given to the following criteria:</p> <ul style="list-style-type: none"> • whether the land has been previously developed land or is of lesser environmental value • whether significant adverse impact on heritage or wildlife assets could be avoided • whether development would contribute in enhancing the built environment • whether best and most versatile agricultural land could be avoided • whether satisfactory vehicular and pedestrian access/egress could be provided • whether site is well located to services and facilities

	<ul style="list-style-type: none"> • whether necessary infrastructure could be provided • whether land considered for allocation is deliverable now or whether there is a reasonable prospect that it could be developed within the plan period • whether land the subject of an application for planning permission could be delivered within the next five years • whether the development would have an adverse impact on flood risk. <p>Policy BSC1: District Wide Housing Distribution includes a table of completions, permissions, allocations and windfalls for the areas of Bicester, Banbury and Rest of District. The table shows that a total of 22,840 new homes will be provided by 31 March 2031.</p> <p>Policy BSC3: Affordable Housing sets out the requirements for the provision of affordable housing. In rural settlements such as Bodicote, all proposed developments that include 3 or more dwellings (gross), or which would be provided on sites suitable for 3 or more dwellings (gross), will be expected to provide at least 35% of new housing as affordable homes on site.</p> <p>Policy BSC4: Housing Mix expects new residential development to provide a mix of homes to meet current and expected future requirements having regard to evidence on housing need and market conditions.</p> <p>Policy ESD13: Local Landscape Protection and Enhancement expects developments to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided.</p> <p>Policy ESD16: The Character of the Built and Historic Environment requires new developments to complement and enhance the character of its context through sensitive siting, layout and high quality design.</p>
<p>Other Material Policy Considerations</p>	<p>Five year housing land supply</p> <p>The Council does not presently have a five year housing land supply. The current published position is reported in the Housing Land Supply Update June 2014 which concluded that the district had a supply of 3.4 years for the period 2014-2019. This reflects the Oxfordshire SHMA 2014 figure of 1,140 dwellings per annum, currently considered to be the objectively assessed housing need for the district. The 3.4 years of supply includes a requirement for an additional 20% buffer, taking into account the shortfall (2,314 homes) within the next five years. The calculations do not include new deliverable sites permitted since June 2014 and the land supply position will shortly be reviewed.</p> <p>Strategic Housing Land Availability Assessment Update 2014 (SHLAA)</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</i></p>

	<p><i>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.” The assessment then concluded “It is considered that this is a potentially developable site for 95 dwellings upon 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>Overall Policy Observations</p>	<p>The site lies outside the built-up limits of the village, would extend development into the countryside and as such contrary to saved policies in the adopted Local Plan for protection of the countryside. The Plan’s housing policies are, however, out of date in the context of the current five year land supply position (NPPF, para’ 49).</p> <p>Bodicote is identified as a suitable location for some new development in the Submission Local Plan as Proposed to be Modified. The Plan has limited weight at this stage. Although the site would be peripheral in relation to the village school and would be some distance from the shop/post office, the SHLAA identifies 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 grant of permission would produce new housing including affordable homes and if the homes were to be shown to be deliverable within five years, they would contribute to the five year land supply.</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>Policy Recommendation</p>	<p>Having regard to the above considerations, and, in particular, the five year housing land supply position, the emerging Local Plan, and the SHLAA Update 2014, it is considered that a residential development in this location could be supported. There would be benefits from the provision of new houses (including affordable housing). 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>