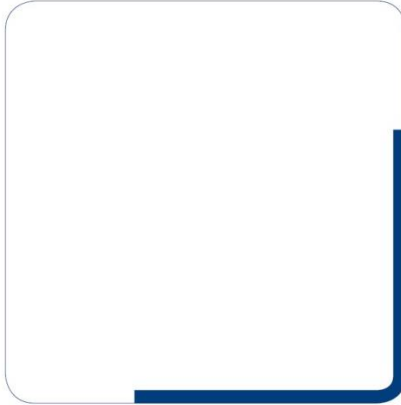
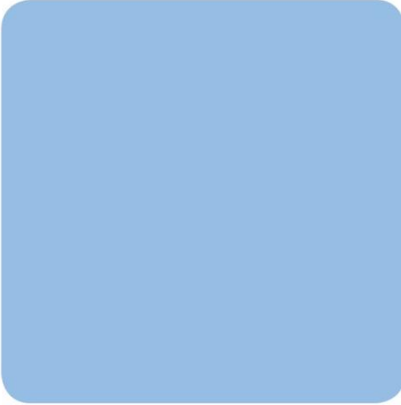
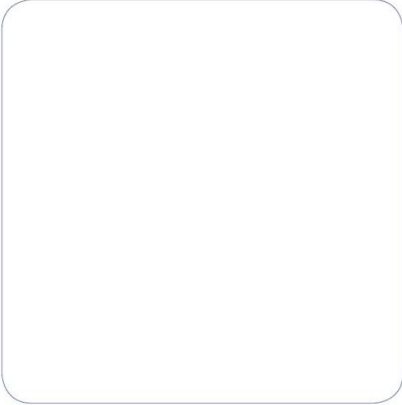
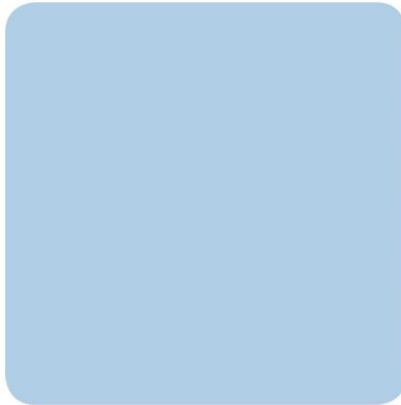
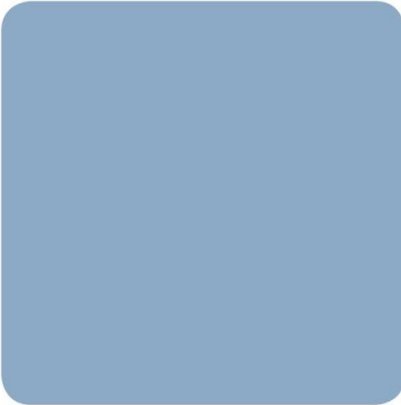
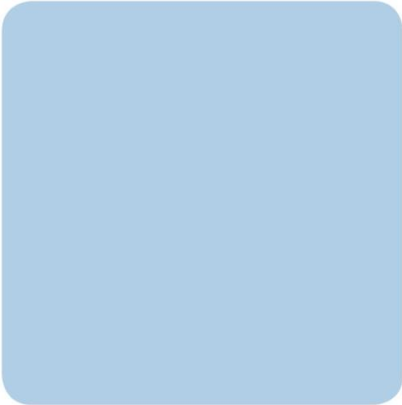
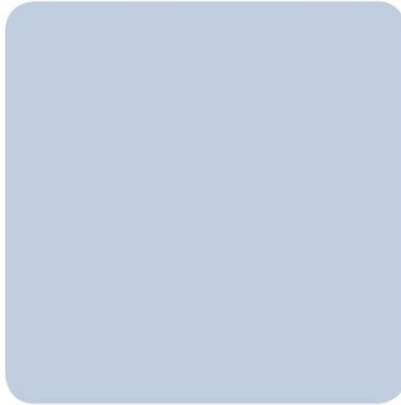
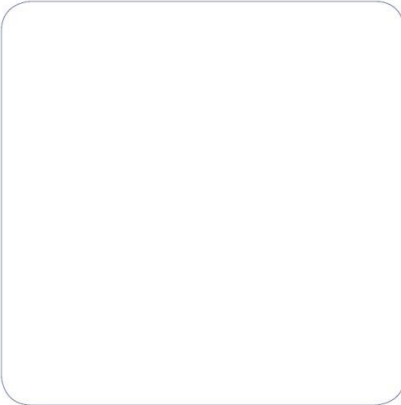
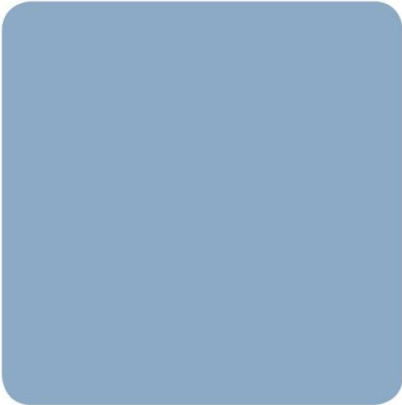




PLANNING STATEMENT

LAND SOUTH OF COTEFIELD BUSINESS PARK, OXFORD ROAD,
BODICOTE



PLANNING STATEMENT

LAND SOUTH OF COTEFIELD BUSINESS
PARK, OXFORD ROAD, BODICOTE

ON BEHALF OF CREST NICHOLSON MIDLANDS

30 January 2017

Our Ref: JBB8454.C5739

Appeal Ref (optional):

RPS Planning & Development

Highfield House
5 Ridgeway
Quinton Business Park
Birmingham
B32 1AF

Tel: 0121 213 5500

Email: rpsbm@rpsgroup.com

QUALITY MANAGEMENT

Prepared by:	Rebecca Barnett / Tom Ayres
Authorised by:	Tom Ayres
Date:	30 January 2017
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APPENDIX 1: Drawing Pack

APPENDIX 2: Pre-Application Advice, December 2017

1 INTRODUCTION

Introduction

- 1.1 This Planning Statement has been prepared by RPS Planning and Development (RPS) on behalf of Crest Nicholson Midlands (Crest) in support of an application for Approval of Reserved Matters for Phase 1 of the proposed residential development of Land South of Cotefield Business Park, Oxford Road, Bodicote.
- 1.2 The Application Site benefits from outline planning permission (Ref.14/02156/OUT) which was granted on 6 October 2016 for: **“OUTLINE – 95 No. new homes+.** The permission included details pertaining to scale and access with matters pertaining to layout, appearance and landscaping reserved for later approval.
- 1.3 The site is under ownership of Crest who have engaged in detailed pre-application discussions with the determining local planning authority; Cherwell District Council (the Council). Details of these discussions are contained in Section 3 of this Statement. Following the Council’s pre-application response dated 06 December 2017 it has been determined that the site granted outline consent will be developed in phases with Phase 1 forming this application for development of 44 dwellings. A phased approach allows for development within Phase 1 to come forward in a timely manner, whilst also ensuring that matters relating to the wider site requiring further discussion with the Council, such as housing mix, can continue to be reviewed by Crest.
- 1.4 This Reserved Matters application is thereby made for Phase 1, comprising of 44 dwellings within a site area of 1.9 hectares (Ha). The balance of homes remaining is therefore up to 51 dwellings and will be provided within Phase 2 of the development which will be the subject of a separate application.
- 1.5 The application is made pursuant to condition 1 of the outline planning permission and reserved matters approval is sought for layout (including the layout of the internal access roads, footpaths and cycleways, appearance, and landscaping. The application has been designed to accord with the principle of development, the conditions imposed by the outline consent and the S106 obligations. Detailed access to the site was established through the outline permission 14/02156/OUT.

Plans and Reports

- 1.6 This reserved matters planning application consists of, and is supported by, the following documentation:
- Covering Letter (RPS, January 2018)
 - Application Forms (RPS, January 2018)
 - Design Compliance Statement (Pegasus, January 2018)
 - This Supporting Planning Statement (RPS, January 2018)
 - Drawing Pack (**a full list of drawings is provided at Appendix 1**)

- Update Phase 1 Habitat Survey (Liz Lake Associates, January 2018)
- Sustainable Construction Statement (Hodkinson, January 2018)
- Construction Environmental Management Plan (CEMP) (Liz Lake Associates, January 2018)

Structure of Planning Statement

1.7 This Statement is laid out as follows:

- Section 2 provides a brief description of the site and the planning history
- Section 3 provides details about the proposed development;
- Section 4 gives an overview of National Planning Policy;
- Section 5 provides an overview of Local Planning Policy;
- Section 6 provides a summary the key planning issues and conclusions

2 SITE & PLANNING HISTORY

Site Context

- 2.1 The site is located within the southern part of a larger field to the south of Bodicote village. Cotefield Nurseries (a garden centre open to the public) and Cotefield Business Park (comprising 5 units in a variety of commercial uses) lie to the east of the site, between the site and the A4260. Cotefield House, a former country house now subdivided into flats, also lies to the east. There is a single shared point of access off the A4260.
- 2.2 The site to the north (Cala Homes development) benefits from outline planning permission granted on appeal for 82 dwellings. Reserved matters approval was subsequently granted on 10 April 2013. There have been subsequent revised planning permissions (increasing unit numbers to 86), and the development has been substantially constructed by Cala Homes.
- 2.3 The outline application site comprises 4.5ha of agricultural land, forming part of a shallow valley, with the land rising to the north and south. There is a single mature oak tree in the centre of the site, which presents as a natural focal point.

Reserved Matters Application Site

- 2.4 The Reserved Matters application site forms an irregular parcel of land extending to 1.9ha. It broadly forms the northern part of the outline site, but also includes a central section of the site comprising the village green. The site boundary incorporates the existing access road from the A4260 which also serves the Cala Homes development in addition to Cotefield Nurseries and the existing businesses at Cotefield Business Park. Means of access from the A420 was established as part of the outline application, albeit full details are required under condition 6 of the consent.
- 2.5 The character of the site and surrounding area is edge-of-settlement and predominantly rural. A modern (post-war) housing estate development lies to the north of the field, with fields to the south and west. A mature (approximately 25 metre wide) tree belt screens the site along the southern and western boundaries of the field. There is an existing agricultural access in the north-west corner of the field, and to the north-east corner, off Molyneux Drive.
- 2.6 Public rights of way pass to the south and west of the site. The site is not located within a Conservation Area, nor does it contain any statutory Listed Buildings.

The Site - Planning History

- 2.7 The application site has the following recent planning history:
- 13/00059/SO
- 2.8 Screening Opinion . Proposed development of up to 100 residential units. The LPA Screening Response dated 9 September 2013 determined an EIA is not required.
- 14/02156/OUT
- 2.9 An application for outline . 95 No new homes was submitted by RPS on 29 December 2014. It was registered on 8 January 2015, and secured Committee resolution to grant subject to S106

Agreement on 3 September 2015. Following the signing of the S106 Agreement on 3 October 2016 the decision notice was issued on 3 October 2016.

16/00509/DISC

2.10 An application for Discharge of Condition 5 (phasing plan) of 14/02156/OUT was validated 2 November 2016. Condition 5 was discharged on 30 November 2016.

2.11 The following recent planning history is identified at land surrounding the site:

Cala Homes Development Site to the North – Planning History

2.12 Residential development is currently being built out by Cala Homes on the parcel of land immediately to the north of the Site (Land South Of Blackwood Place And Molyneux Drive And North West Of Cotefield Farm) in respect of the following planning permissions:

- 11/00617/OUT . Outline planning application for up to 82 dwellings, refused on 12 August 2011, but allowed under appeal APP/C3105/A/11/2159619 on 26 March 2012.
- 12/01802/REM . Reserved Matters Application - (Outline Application 11/00617/OUT) - Layout, appearance, scale and landscaping of a scheme of 82 dwellings. Approved 10 April 2013.
- 16/01599/F . Amendments to planning permission reference 11/00617/OUT (and reserved matters approval 12/01802/REM) to create an additional 4 dwellings and replacing a number of the existing approved dwellings with new house types. A total of 86 dwellings to be provided on site . submitted 18 August 2016. On 27 October 2016 Committee resolved to grant permission, subject to the completion of a satisfactory legal agreement (Deed of Variation) to mitigate the off-site infrastructure impacts of the development and linking the development to the obligations contained in the S106 legal agreement entered into in respect of the original permission (ref: 11/00617/OUT). Approved 10 March 2017.
- 17/00316/F - Application for engineering operations to include the creation of pond through associated bunding to serve consented residential development. Refused 26 June 2017.
- 17/01225/F - Application for engineering operations including drainage outfall to reed bed to serve consented residential development. Approved 06 October 2017, which will also serve development which is the subject of this current application for Approval of Reserved Matters.

3 PROPOSED DEVELOPMENT

3.1 This section provides details about the proposed development, including how pre-application advice has been reflected in the submission. The principle of residential development has already been established for the full site through outline planning permission (14/02156/OUT) for 95 dwellings and associated infrastructure and landscaping.

3.2 This application (Phase 1) seeks reserved matters approval for part of the site, proposed to deliver 44 of the abovementioned 95 dwellings along with associated infrastructure and landscaping.

Reserved Matters Application

3.3 This planning submission consists of a reserved matters application pursuant to condition 1 of outline planning permission 14/0216/OUT. The application and accompanying Design Compliance Statement and detailed drawings listed in **Appendix 1**, seek approval in respect of layout (including the layout of the internal access roads, footpaths and cycleways), appearance, and landscaping.

Phase 1 Development Proposals

3.4 The Phase 1 reserved matters application proposes a residential development of 44 new 2-storey dwellings, comprising of 17 Market Units and 27 Affordable Units (61% of overall units, split into 20 Rented Units and 7 Intermediate Units). The development achieves a density mix of 32dph to reflect local character.

3.5 Phase 1 has been designed to complement the undergoing Cala Homes development north of the site in order to create an overall flow between the two sites. Relevant footpath and cycling routes have been enhanced where possible to improve connectivity between the housing and wider recreational routes.

3.6 The proposed dwellings comprise a mix of detached, semi-detached and terraced housing, designed to provide a varied and legible development which reflects the current housing need in Chiltern District. All properties are 2-storey in accordance with the established scale requirements of the outline application and are set back behind front gardens to allow frontage planting of shrubs and trees.

3.7 The development includes a wide mix of accommodation types and sizes, including Market and Affordable dwellings, and 1 to 4 bedroom houses as set out in the following accommodation schedule. This will assist in meeting current and expected future housing requirements in the interests of meeting housing need and creating socially mixed and inclusive communities:

Dwelling Type	No. of Beds	No. of Units	Proportion of mix %
All Dwelling types	1	4	9%
	2	16	36%
	3	15	34%
	4	9	21%
Total		44	100%

- 3.8 Vehicular access was approved at the outline stage via a new point of access off the A4260. This is a shared point of access with the undergoing Cala Homes development to the north and is already constructed. A separate spur leading off the internal access road will provide the primary point of access into the proposed Phase 1 development site.
- 3.9 The primary road through the development is proposed to follow the eastern boundary of the site, separated to the east by a landscaped verge. Secondary roads extend southwards from this, which will provide access to the subsequent later phase of development (Phase 2). Pedestrian footpath links are available along the interface with the Cala Homes development via an entirely new footpath which will link to the existing network.
- 3.10 All properties are serviced by parking generally located to the side of the dwellings, with some also including garage space set just back from the building line. A mix of parking layouts is proposed to provide flexible parking options, including on-plot and bay and parallel on-street parking, and there are provisions for on-road visitor parking.
- 3.11 The central play area (village green) is included within Phase 1 and will be delivered in conjunction with the housing development and in accordance with S106 obligations. The village green provides multifunctional green space at the heart of the development including a LEAP, attractive pedestrian routes, and landscaping, including the retained oak tree, and incorporates attenuation tanks underground.
- 3.12 A full description of the proposals is contained in the Design Compliance Statement.

Pre-Application Advice

- 3.13 The developer team has engaged thoroughly with the Council in advance of this application, which responds positively to the comments received. Two pre-application meetings have taken place, one on 16 February 2017 with Linda Griffiths, who was the case officer at the time and one with Bob Neville, the current case officer, and Alex Keen, the outline case officer, on 12 July 2017. The Developer Team presented the initial design proposals for the full reserved matters site and explained the rationale behind them. A feasibility layout of the site was presented for discussion and comment.
- 3.14 Written pre-application advice was received from the Council via email on the 6 December 2017, which is provided in **Appendix 2** of this document. The response considered the main issues regarding the design of the overall scheme, principally concerning general design principles; layout; residential amenity; highway safety; landscape; ecology; and drainage.

3.15 The Council was however found to be more positive towards the design of the northern/eastern part of the development which was considered to provide for a more varied and appropriate mix of housing. In order to reduce delays to the delivery of a committed housing site during a time of acute housing need in Cherwell, this application therefore represents the first phase (Phase 1) of the development in the northern part of the site. The Phase 1 development proposals have been further amended to address Council concerns set out in the pre-application written response (**Appendix 2**) and described in the following section.

3.16 The design rationale is explained in detail within the accompanying Design Compliance Statement. Detailed architectural drawings (1:10 scale) also accompany the application along with street scenes, housing types, sections and materials to provide further detail relating to the reserved matters.

3.17 In summary, the key design issues raised by the Council have been considered and addressed as follows:

(i) The use of character areas to create a sense of place and to inform the choice of materials/house types etc.

3.18 The site layout provides for character areas which create a legible development but also provide a transition into later phases of the development. Different character areas are created by varying the urban grain across the site, with tighter more formal building lines near the entrance to the site giving way to more generous, wider fronted plots towards the village green. This is illustrated in the Design Compliance Statement but in summary:

- The gateway to the site provides a medium density character area reflecting the detached housing on the edge of the Cala Homes development. A change in surface treatment on entry to the site slows traffic speeds and clearly identifies transition into a more pedestrian orientated space. Materials provide a transition between the surrounding residential areas and more central areas of the site.
- The northern edge presents a higher density area of housing overlooking the main east to west pedestrian footpath. This creates a landscaped pedestrian route and increases overlooking of the adjoining street to create an integrated street scene with the Cala Homes development. Parking is provided in a shared courtyard to the rear of the properties, connected to the footpath/cycleway via several pedestrian connections.
- The central and eastern areas of housing form the central spine road into the development. These consist of a mix of densities to create transitions through the site to the later phases of development.
- The retained oak tree and areas of green space establish a green corridor through the site, with independent pockets of green space. This helps to reinforce a strong sense of legibility and character based on the existing natural environment. The village green will be overlooked by a number of properties (to be delivered within Phase 2) to increase legibility and sense of place.

(ii) A clear hierarchy of permeable streets and pedestrian routes

3.19 As described under the previous comment and illustrated in the accompanying Design Compliance Statement the character areas are formed around a hierarchy of pedestrian, shared and vehicular routes. A clearer and typical road hierarchy is now proposed, with multi-use connections. Changes in surface treatment and material treatment reinforce varying character and add interest. Pedestrian connections to the proposed east to west footpath route increase connectivity to the wider pedestrian/cycle network and highlight this as a pedestrian orientated space. Further pedestrian connections will be delivered within Phase 2.

(iii) Strong continuous, yet informal, building lines that reflect the local vernacular at the entrance to the site and along key routes and frontages

3.20 The written pre-application response highlighted the high number of detached houses across the outline application site commenting that this was creating a disjointed frontage. The Council explained that they felt that the street frontages needed to be more organic and more continuous to provide a stronger sense of enclosure. The large number of detached properties was considered to create a dominance of gables throughout the development which were not a feature of vernacular properties.

3.21 The submitted application comprises a reduced number of detached properties and a reduction in the number of gables facing the street. These are illustrated in the detailed drawings set out in **Appendix 1** of this document and in the accompanying Design Compliance Statement.

3.22 Several terraces and semi-detached buildings create a more continuous building line set back from the street behind a variety of boundary treatments and plot depths to create an organic layout reflective of the surrounding area. This continuity along key routes and frontages assists in defining public realm, promotes an active street scene and helps to create a safe environment. Parking is generally located to the side of dwellings within parking bays or garages set back from the building line.

(iv) Integration with the adjacent development, including fully exploring options to link with the roads on the adjacent development

3.23 Within the response the Council sought integration with the adjacent Cala Homes development, including exploring options to link with the roads on the adjacent development. The proposed development has been designed in order to successfully integrate with the adjacent development in terms of dwellings fronting out, and the provision of a new footpath within Crest's land control along the east to west boundary. With regards to a potential road link between the two developments, this option was considered by Crest at an earlier stage in the design development following the February 2017 pre-application discussions. However vehicular access for this development was approved under the outline permission and neither the outline permission requires nor did the indicative layout suggest that vehicular links will be provided between the two adjoining developments. Such vehicular links would require control of third party land and therefore this aspiration is not deliverable.

(v) Full use of on street parking bays, to provide flexible parking options and reducing car-dominated frontages

3.24 A mix of parking options is integrated within the design of the development informed by the landscape strategy. A Parking Strategy Plan indicates the approach being taken, illustrating how 78 allocated spaces and 12 unallocated spaces will be provided. Parking areas have been reconsidered generally in response to the pre-application advice, with frontage parking broken up with landscaping to soften the street scene, and parking bays moved to the side of dwellings. The parking strategy provides sufficient parking to meet the needs of individual properties as well as additional visitor parking. Trees break up parking bays to no more than 4 consecutive spaces ensuring that appropriate levels of parking are provided without dominating the street scene.

(vi) More balanced housing mix, with fewer large detached properties

3.25 Pre-application discussions highlighted that the housing mix proposed in the draft layout for the full site provided too many 4 and 5 bedroom detached properties and no 2 bedroom properties. This was not considered to be an appropriate mix to meet the Council's current housing need and was considered to be the reason for the disjointed street scene discussed in paragraphs 3.18 - 3.20. Crest considered the northern portion of the draft layout incorporated a more

compliant mix of housing than other areas of the layout with a good proportion of smaller units, and therefore this northern portion of the site has been submitted as the Phase 1 reserved matters application. The Phase 1 housing mix provides for a range of 2, 3 and 4 bed properties which accords with the requirements of Policy BSC4 of the Cherwell Local Plan.

(vii) Greater use of semi-detached/link attached house types

- 3.26 The Council's pre-application advice indicated there needs to be a reduction in large detached properties with similarly large detached garages, and suggested greater use of semi-detached/link attached houses. The submitted layout now incorporates a mix of detached, semi-detached and terraced house types of up to 3 dwellings in length to enable rear garden access. The layout incorporates greater use of semi-detached/link detached properties; and the design of the development is broadly based on the principle of perimeter blocks that provide a strong frontage to the public realm whilst protecting the amenity of existing residents.

(viii) A layout and landscaping scheme that has been informed by a clear drainage strategy for the site

- 3.27 The layout and landscape design illustrated within this application have been informed by the technical drainage report and guidance submitted with the previous outline application and the proposed drainage strategy of providing an underground attenuation tank beneath the proposed open space. A Drainage Strategy Plan and Landscape Strategy Plan are each enclosed with this application.

Compliance with Outline Conditions

- 3.28 The Reserved Matters Application is submitted in accordance with Condition 1 of the outline permission.
- 3.29 Condition 4 requires development to be carried out in accordance with the relevant plans, unless otherwise agreed in writing by the council. The approved plans are Drawing Nos. OXF7993 Rev A Site Boundary and OXF7993 Fig. 7993-0058-02. The Phase 1 development is proposed in accordance with the established and approved site boundary plan.
- 3.30 Condition 6 relates to scale, which was approved at the outline stage. Condition 6 sets the parameters as a) no more 30% 2.5 storey dwellings, b) no more than 5% 3 storey dwellings, c) no more than 35% of dwellings to exceed 9 metres in height above existing ground level, and d) no building to exceed 11.5 metres in height above existing ground level. The proposed layout proposes that all 44 dwellings will be two storeys in height and will not exceed 9 metres in height; therefore parts a) . d) of Condition 6 are fully satisfied.
- 3.31 Condition 10 requires details of at least two points of connection between the development and the local footpath network. It should be noted that a phased approach to the development means that although the Phase 1 development proposals show at least two points of connection, full integration with the local footpath network will require the later Phase 2 of development to be approved and constructed.
- 3.32 Condition 12 required a detailed scheme for the surface water and foul drainage to be submitted. The application is accompanied by a Drainage Strategy Plan indicating drainage proposals in accordance with the Flood Risk Assessment submitted with the outline application.
- 3.33 Condition 16 requires a Construction Environmental Management Plan (CEMP) to include measures to ensure construction works do not affect biodiversity. A CEMP for Phase 1 is submitted with the application.
- 3.34 Condition 20 requires a Sustainable Construction Statement to demonstrate the sustainable construction methods to be used in the development. In accordance with the pre-application

response the application is supported by a Sustainable Construction Statement for Phase 1.

- 3.35 Other conditions not addressed in this reserved matters application will be discharged at a later stage.

Compliance with S106 Agreement

- 3.36 The S106 Agreement requires the development to include a Play Area which will be a combined local area of play (LAP) which is equipped and a locally equipped area of play (LEAP) with a play area of not less than 500sqm within a landscaped buffer zone of not less than 3500sqm, together with areas of public open space, which may include balancing ponds and hedges. This is provided as part of the Phase 1 application and detailed within the Landscape Strategy Plan and Detailed LEAP Proposals.
- 3.37 The S106 requires the provision of 35% affordable housing, with approximately 70% as Affordable Rented Housing and approximately 30% as Shared Ownership Housing. The Phase 1 development proposes an over-provision of affordable housing, with 27 units (61%) of the 44 units being Affordable Housing, with 20 Rented (74%) and 7 Intermediate (26%). The balance of the site's affordable housing provision will be delivered within a later application for Phase 2.
- 3.38 The S106 requires clusters of no more than 15 Affordable Housing Dwellings with no more than 10 units of Affordable Rented Housing. The proposed layout for the full site was discussed at the pre-application stage and the proposed clustering of units shown was considered to be acceptable. This has been maintained as part of the Phase 1 application.
- 3.39 The S106 also requires 50% of the Affordable Rented Housing to comply with Lifetime Homes Standards and at least one of the Affordable Housing Dwellings to meet Wheelchair Standards. The Phase 1 proposed layout shows Plots 11-12, 25-27 and 39-41 as Lifetime Homes units and Plot 13 as the Wheelchair Standards unit.
- 3.40 The Affordable Housing Dwellings are designed to the same external design as the Market Dwellings and have been constructed to Design and Quality Standards published by the Housing Corporation in April 2007. The Phase 1 application is accompanied by an Affordable Housing Strategy Plan setting out the location and tenures of the affordable housing units.

4 NATIONAL PLANNING POLICY

- 4.1 This section addresses the national planning policy position, in terms of the National Planning Policy Framework (NPPF) and online Planning Practice Guidance.

National Planning Policy Framework

- 4.2 The National Planning Policy Framework (NPPF) was published in March 2012. This states that the purpose of the planning system is to contribute to the achievement of sustainable development.

- 4.3 Central Government has clarified that all development proposals that can be demonstrated to be sustainable should be considered favourably in the first instance with a presumption of approval from local planning authorities. This is indicated in paragraph 14 which sets out the presumption in favour of sustainable development and what this means for both plan-making and decision-taking. For decision taking this means:

“Approving development proposals that accord with the development plan without delay; and

Where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:

- ***Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or***
- ***Specific policies in this Framework indicate development should be restricted.”***

- 4.4 The NPPF refers to three dimensions of sustainable development: economic, social and environmental, which provide a holistic approach to development that will help to deliver balanced communities. The NPPF states that to deliver these dimensions, the following roles need to be performed by the planning system:

- 4.5 **“an economic role** . contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;

- 4.6 **a social role** . supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being; and

- 4.7 **an environmental role** . contributing to protecting and enhancing our natural, built and historic environment; and as part of this, helping to improve biodiversity, use natural resources prudently, minimize waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.+

- 4.8 The NPPF explains within its core planning principles at paragraph 17 that:

“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” (RPS emphasis)

- 4.9 When deciding whether to grant planning permission, local planning authorities:

“Should support enterprise and facilitate housing, economic and other forms of sustainable development” (RPS emphasis)

- 4.10 Specifically in relation to housing, paragraph 47 seeks to significantly boost the supply of housing and deliver a wide choice of high quality homes.
- 4.11 The importance of high quality design is referenced in section 7 of the NPPF . requiring good design, which attaches importance to the quality of the design of the built environment and advises at paragraph 56 that:
- “Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.***
- 4.12 It seeks to secure high quality design and a good standard of amenity for all existing and future occupiers of land and buildings (paragraph 17). The development proposals provide for a high quality designed residential scheme with a wide choice of homes and good standard of amenity for its future occupiers.
- 4.13 Paragraphs 56 to 61 indicate that good design is a key aspect of sustainable development, and should contribute to making places better for people.
- 4.14 Paragraph 57 further sets out that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.
- 4.15 Paragraph 58 states that planning decisions should aim to ensure that developments will function well and add to the overall quality of the area; establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit; optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks; respond to local character and history, and reflect the identity of local surroundings and materials; create safe and accessible environments; and, are visually attractive as a result of good architecture and appropriate landscaping.
- 4.16 Paragraph 60 advised that developments should seek to achieve a strong sense of place.
- 4.17 Paragraph 61 seeks to ensure that planning policies and decisions should address the connections between people and places and integration of new development into the natural, built and historic environment.
- 4.18 Through the NPPF the planning system is charged with contributing an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. To support this, planning policies and decisions, in turn, should aim to achieve places which promote:
- Safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
 - Safe and accessible developments, containing clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas.
- 4.19 The proposals for energy efficient developments in Section 10 of the NPPF are strongly guided by the design process for the location of new development, and for determining renewable sources of energy generation, where feasible or viable to do so.
- 4.20 The proposed development will boost the supply of dwellings in the District and provides an

appropriate mix of housing and green infrastructure to respond to the local need for housing and to create a balanced and inclusive community. Furthermore this will support local businesses providing both; new housing for workers and new residents to support local services and facilities.

- 4.21 The proposed development has been designed to promote a safe and accessible environment on the site with pedestrian routes and a new area of public open space. The design responds to and seeks to integrate with the local environment to achieve a strong sense of place and a comfortable and attractive place to live, having regard to the Council's pre-application advice.
- 4.22 The application is supported by a Sustainable Construction Statement which demonstrates that through the incorporation of sustainable design and construction methods, energy and water saving measures and waste reduction techniques, a good quality and sustainable development is proposed.

National Planning Practice Guidance

- 4.23 On 6 March 2014 the Government launched the Planning Practice Guidance (PPG) web-based resource which builds upon the key principles of the NPPF. The following are considered of relevance to the development proposals.

Design

- 4.24 The Guidance states good quality design is an integral part of sustainable development, and the NPPF recognises that design quality matters and that planning should drive up design standards across all forms of development. A core planning principle for plan makers and decision takers is to always seek to secure high quality design.

Health & Wellbeing

- 4.25 The NPPG places extra emphasis on the role of health and wellbeing through planning decisions. The guidance recommends that opportunities for healthy lifestyles should be a consideration in the development of planning applications. This includes supporting people of all ages to make healthy lifestyle choices through active travel, physical activity and access to areas for recreation and play. Development proposals should also consider how accessibility, good design and open spaces can contribute towards social interactions, promote inclusive communities and lead to reductions in health inequalities.

Summary

- 4.26 In summary, in preparing the development proposals, regard has been given to national planning policy in terms of the NPPF and the NPPG. It is considered that the proposals fully accord with national planning policy which has a presumption in favour of sustainable development. The proposal seeks to significantly boost the housing land supply, which will in turn create opportunities for economic growth and promote healthy, integrated communities.
- 4.27 The proposals will deliver new housing, which will assist the Council by making a significant contribution towards meeting the land supply and the governments objective of boosting significantly the supply of housing.
- 4.28 There are no specific policies in the NPPF which would preclude the development and in the circumstances the NPPF clearly demonstrates that planning permission should be granted.

5 LOCAL PLANNING POLICY

- 5.1 This section sets out the local planning position in terms of Development Plan and appraises how the Phase 1 development complies with relevant policies.

Development Plan

- 5.2 The Cherwell Local Plan 2011-2031 (Part 1) was adopted by the Council on 20 July 2015 and comprises the main strategy document containing strategic development sites and policies. The Local Plan 2011-2031 (Part 1) 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.

Cherwell Local Plan 2011-2031 (Part 1)

- 5.3 Policy PSD1 outlines the approach that the Council will take when considering development proposals. This states that the Council will take a positive approach that reflects the presumption in favour of sustainable development, working proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible. The Council has worked jointly with the applicant by providing pre-application advice which has been taken on board and reflected in the revised proposals. Therefore in accordance with this policy and the presumption in favour of sustainable development the application should be approved without delay.
- 5.4 Policies BSC1 and Villages 2 set out the proposed distribution of housing across the District and the considerations in identifying sites for development. This Reserved Matters application is being submitted under an outline planning permission that was considered to be in accordance with this policy.

General Design Principles

- 5.5 Policy BSC3 provides the policy for affordable housing under which new developments including 11 or more dwellings (gross) will be expected to provide at least 35% of new housing as affordable homes. The outline S106 secured 35% affordable housing provision across the site. This application provides an over-provision of 27 affordable dwellings including rented and intermediate tenures comprising 61% of the new homes proposed within Phase 1.
- 5.6 Policy BSC4 controls the housing mix of new developments, which requires a mix of homes to meet current and expected future requirements. The policy recognises that the mix of housing is a matter for negotiation having regard to a number of factors including up-to-date evidence on housing need and available evidence from developers on local market conditions and the character of an area. The SHMA table supporting policy BSC4 indicates that there is a greater need for 3 bed market properties in Cherwell and a strong need for 4 bed properties whilst need within the affordable sector is greatest need for 2 and 3 bed properties.
- 5.7 The proposed housing mix takes into account local market circumstances and site specific issues. The proposed mix provides for a mix of 2, 3 and 4 bed dwellings including a higher proportion of 3 bed market dwellings (47% of market units) in accordance with the SHMA table. In terms of affordable provision, a mix of 1, 2 and 3 bed dwellings are provided with the largest proportion of units being 2 and 3 bed units.
- 5.8 The revised housing mix reflects the advice received in the pre-application response to provide a greater number of smaller units, including the introduction of 2 bedroom units to the scheme

and will provide a socially mixed and inclusive community.

- 5.9 Policy BSC10 and BSC11 seeks to ensure that proposals for new development contribute to open space, sport and recreation provision commensurate with the needs of the developments. The Phase 1 development proposals will deliver the public open space and LEAP in accordance with the approved outline development and local standards. In response to the pre-application advice, the village green will secure multifunctional green space in the heart of the development, including a combined LEAP/LAP area, as detailed in the detailed LEAP Proposals Plan.

Climate Change

- 5.10 Policy ESD1 sets out the measures that should be taken to mitigate the impact of development within the district on climate change. This includes the location of development in sustainable locations and the incorporation of suitable adaptation measures in new development to ensure that development is more resilient to climate change. The outline planning consent determined the location of the site to be sustainable and the proposals incorporate a sustainable drainage strategy and environmental design measures in accordance with Policy ESD3 and ESD7.
- 5.11 Policy ESD3 includes making reference that development proposals should reflect high quality design and high environmental standards, demonstrating sustainable construction methods. The accompanying Sustainable Construction Statement sets out a series of sustainable design and construction methods, energy and water saving measures and waste reduction techniques that will be incorporated within the development.

Drainage

- 5.12 Policy ESD6 requires development proposals to provide site specific flood risk assessments to assess all sources of flood risk and demonstrate that surface water can be managed effectively in order that the development will remain safe and operational and the risk of flooding will not be increased elsewhere.
- 5.13 A flood risk assessment was submitted with the outline application which was broadly considered acceptable, although condition 12 of the outline consent required the submission of a detailed scheme for the surface water and foul sewerage drainage of the development. In accordance with this a Proposed Drainage Strategy has been submitted with this application which in accordance with Policy ESD7 sets out the proposed sustainable drainage strategy for the scheme.

Ecology and Biodiversity

- 5.14 Policy ESD10 Protection and Enhancement of Biodiversity and the Natural Environment supports new tree planting and the creation of new and/or improved habitat in the interests of enhancing biodiversity.
- 5.15 The site largely comprises of arable land of low ecological value, and therefore development of the site offers the opportunity to provide a net gain in biodiversity. An ecological survey for the site was undertaken in June 2013 and updated in 2014. In response to written pre-application advice from the Council's ecologist, a further ecological assessment has been undertaken in December 2017 and the results submitted in the form of an update note with this application. This confirms that conditions on the site have not changed substantially and sets out a number of precautionary measures which will be undertaken.
- 5.16 The original ecological mitigation measures will be maintained, including any existing trees and hedgerows within the site or on the site boundaries to be retained (unless otherwise specified

for removal) and new street trees will be planted to improve ecological connectivity across the site. The application is supported by a Construction Environmental Management Plan (CEMP) setting out measures to ensure construction works do not adversely affect biodiversity, and a tree protection plan showing trees to be retained or removed. All trees to be retained will be protected in accordance with this plan as part of a landscape management strategy for the site.

Landscape Impact

- 5.17 Policy ESD13 is the Council's principal landscape protection policy and seeks to conserve and enhance the distinctive and highly valued local character of the district. Development is expected to respect and enhance local landscape character and to provide appropriate mitigation where damage cannot be avoided. The development proposals have been formulated with the retention of existing trees and hedgerows on-site wherever possible. Further information on the integration of landscaping into the design of the scheme is provided in the accompanying Design Compliance Statement and the accompanying Landscape Strategy Plan and detailed planting proposals.

Residential Amenity

- 5.18 Policy ESD15 requires new development to complement and enhance the character of its context through sensitive siting, layout and high quality design. The proposed development has been designed to reflect building types and materials in the local area to create a locally distinctive and attractive development. The layout is designed to consider the amenity of the new residents and neighbouring properties and incorporates the existing landscape infrastructure and environmental design principles. Further details on design are set out in the accompanying Design Compliance Statement.

Highways

- 5.19 The reserved matters application has been designed in accordance with local and national urban design guidance and takes on board comments from the case officer and highways authority received via the written pre-application response.
- 5.20 The layout proposed provides good pedestrian connectivity incorporating a direct pedestrian connection north-east to south-west along the western boundary. Three pedestrian links connect this to pedestrian routes throughout the remainder of the site. Footpaths are a minimum of 2m wide to accommodate pedestrian and cycle movements.
- 5.21 The layout is designed to accommodate refuse and emergency vehicles. A Refuse Collection Strategy Plan accompanies the application and incorporates tracking. Turning heads provide turning areas for larger vehicles to turn which is illustrated via the tracking and within the Design Compliance Statement. Dwellings are set back to provide bin storage areas for roadside collection, as illustrated on the Refuse Strategy Plan, and all properties benefit from rear garden access in order to minimize the impact of bins on the street scene.
- 5.22 Rear garden access also provides access to secure cycle storage within residential gardens. Illustrations and further information regarding the parking and highways strategy are provided in the Parking Strategy Plan, Refuse Strategy Plan and Design Compliance Statement submitted with this application.

Cherwell Local Plan 1996 Saved Policies (CLP 1996)

- 5.23 The adopted Cherwell Local Plan 1996, includes saved policies C28 and C30. Policy C28 relates to the layout, design and external appearance of new development and Policy C30

relates to design control, including seeking to ensure that new housing is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity. The proposals have been designed to a high quality, taking on board pre-application comments, and designed in accordance with local and national design guidance. Further details on design are set out in the Design Compliance Statement submitted with this application.

Emerging Planning Policy

- 5.24 A Partial Review of Cherwell Local Plan 2011-2031 (Part 1) is under preparation. Consultation on a Proposed Submission document took place from 17 July to 10 October 2017. The Partial Review will contain a supplemental planning strategy and strategic development sites in order for the district to contribute in meeting the identified unmet housing needs of Oxford City.
- 5.25 Emerging Policy PR1: Achieving Sustainable Development for Oxford's Needs sets out how Cherwell District Council will work with Oxford City Council, West Oxfordshire District Council, Oxfordshire County Council, and the developers of allocated sites to deliver housing to meet Oxford's unmet housing needs.
- 5.26 The Cherwell Local Plan 2011 - 2031 (Part 2): Development Management Policies and Sites is also under preparation but at a very early stage. Consultation took place on an Issues Paper from 29 January 2016 - 11 March 2016. The Local Plan Part 2 will contain detailed planning policies for considering planning applications and non-strategic site allocations, replacing the remaining saved policies of the adopted Local Plan 1996.

Material Considerations

- 5.27 Cherwell Design Guide - A draft Design Guide was published for public consultation in October 2017. The document will act as Masterplanning and Architectural design guidance for residential development within Cherwell District. The guide was produced to support the Local Plan in delivering its vision for high quality and locally distinctive design. The Design Compliance Statement supports and references this draft SPG which has been considered in the re-design of the proposals.

6 SUMMARY AND CONCLUSIONS

6.1 This section summarises the key planning issues and draws conclusions.

Response to Pre-Application

6.2 This Phase 1 reserved matters application responds in detail to the pre-application comments received from the Council in December 2017. A summary of how the application responds specifically to each of the key issues (i to viii) is contained in Section 3 of this Statement. The application has been fully reviewed and re-designed in response to these points and is supported by a Design Compliance Statement.

6.3 The development proposals have been amended to a phased Reserved Matters approach to provide 44no dwellings within the northern part of the site only. This will ensure that development can proceed on this part of the outline site whilst Crest and their project team consider how the key issues identified during pre-application can be addressed within the wider site which needs a more comprehensive design review.

6.4 The Phase 1 development proposed here recognises and responds to the key concerns of the Council by providing a sustainable and inclusive development that incorporates a more balanced mix of dwellings, the creation of clear character areas that create a sense of place, a hierarchy of permeable streets and pedestrian routes including an enhanced footpath network, a strong continuous, yet informal building line, and a strong robust landscaping scheme informed by a clear drainage strategy.

6.5 Moreover, the Phase 1 scheme presents a development guided by a clear design approach to provide a sustainable development.

Compliance with National and Local Planning Policy

6.6 This Statement demonstrates how the Phase 1 development proposals comply with relevant national and local planning policies.

6.7 Paragraph 14 of the Framework sets a presumption in favour of sustainable development, which for decision taking means approving development proposals that accord with the development plan without delay. It states where the development plan is absent, silent or relevant policies are out-of-date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or specific policies in the Framework indicate development should be restricted.

6.8 The developer considers that the development fully meets the three strands of sustainable development as set out in the NPPF as follows;

Economic Role

- The site will provide economic benefits through the construction phase of development and through the transferable benefits to the area provided by the additional population.

Social Role

- The development will provide a key social role in building and supporting a strong and vibrant community and will assist in the delivery of housing land supply in the District.

- The provision of housing provides an important social role in contributing towards meeting local housing need and providing new homes for approximately 106 people (based on an average of 2.4 persons per dwelling). The proposals will fulfil a social role by delivering a good mix of high quality housing to meet current and future needs, including both affordable and market housing. This includes an over-provision (61%) of affordable housing within this first phase.
- The housing provision provides an important social role in contributing towards meeting the local housing need. The inclusion of the LEAP in the centre of the development offers a central hub for social interaction and acts as multifunctional green space.

Environmental Role

- The key landscape features within the site, including the veteran oak tree and boundary vegetation will be retained and incorporated into the development scheme.
- The site embraces sustainable transport, providing key walking and cycling links through the development providing good access to local services and facilities in Bodicote village, and close to public transport links providing access to the wider area and main services and facilities within the larger town of Banbury.

- 6.9 The NPPF presumption in favour of sustainable development applies unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the proposal.
- 6.10 In terms of local planning policy the Phase 1 reserved matters proposals demonstrate compliance with the Development Plan and in particular with specific development management policies.
- 6.11 The development will secure a mix of housing which takes into account local needs requirements and the character of the site in accordance with Policy BSC4. The proposed mix has reduced the number of larger dwellings and the proposed housing mix is broadly in line with the SHMA table and therefore local housing needs. The Phase 1 proposal will deliver upfront affordable housing at a level far in excess of the policy requirement.
- 6.12 The accompanying Energy Statement sets out a series of sustainable design and construction methods, energy and water saving measures and waste reduction techniques that will be incorporated within the development in accordance with Policy ESD3.
- 6.13 The proposal provides a both detailed drainage and landscape strategies which provide both sustainable urban drainage and the enhancement of local landscape character in accordance with Policies ESD6 and ESD13.

Summary and Conclusion

- 6.14 Overall, the development will deliver a number of key benefits associated with boosting housing supply and providing a mix of high quality housing to meet a range of needs.
- 6.15 This statement sets out the benefits which can be summarised as follows:
- “ The delivery of 44 new high quality homes to assist in meeting the Council’s housing targets;
 - “ A mix of house types including affordable and market housing to create a mixed and balanced community which will contribute to the existing community and support local facility; and
 - “ The creation of new public open space and integrated pedestrian and cycle routes to increase recreational opportunities in the local area.

- 6.16 As highlighted within this Statement, there are a number of planning conditions and planning obligations which are considered and details are included within the application drawing package and addressed as part of this application. The application is considered to fully accord with all relevant conditions.
- 6.17 The planning policy assessment undertaken has had regard to the Framework and relevant policies of the Development Plan. No conflict with up to date Development Plan policy has been identified.
- 6.18 RPS therefore respectfully requests that reserved matters consent is granted.

APPENDIX 1 – DRAWING PACK

Application Drawings Pack

Application Plans

- P16-1264_16A Site Location
- P16-1364_01S Site Layout
- P16-1364_07A Materials Plan
- P16-1364_08B House Type Pack Phase 1
- P16-1364_09B Indicative Street Scenes
- P16-1364_10A Adoption Strategy Plan
- P16-1364_11A Refuse Strategy Plan
- P16-1364_12A Boundaries and Surfaces Plan
- P16-1364_13A Affordable Housing Plan
- P16-1364_14B Parking Strategy Plan

- 5692-P01-A Proposed Levels Plan
- 5692-P10-A Longitudinal Sections
- 5692-P70-A Proposed Drainage Strategy Plan
- 5692-P90-A Refuse Collection Strategy (tracking & key distances)
- 5692-P500-A Proposed Highway Adoption Extents

- 1908 08 C Detailed LEAP / LAP Proposals
- 1908 09 B Landscape Specification and Details
- 1908 10 A Landscape Strategy ó Phase 1
- 1908 11 A Detailed Planting Proposals ó Phase 1 ó Sheet 1 of 3
- 1908 12 A Detailed Planting Proposals ó Phase 1 ó Sheet 2 of 3
- 1908 13 A Detailed Planting Proposals ó Phase 1 ó Sheet 3 of 3

Architectural Details Plans

- CNSD_024 Window Head, Cill & Jamb Details (Brickwork)
- CNSD_027 Window Head, Cill & Jamb Details (Stone Cill)
- CNSD_081 Typical eaves 45 degree roof pitch ó open eaves
- CNSD_086 Box Verge Gable Detail
- CNSD_104-T1 Front entrance and standard canopy details
- CNSD_107-3 Front Entrance & Pitched Canopy Details ó 45 degree roof pitch
- CNSD_107-4 Front Entrance & Pitched Canopy Details ó 45 degree roof pitch
- CNSD_107-5 Front Entrance & Pitched Canopy Details ó 45 degree roof pitch
- CNSD_1084 Traditional entrance Arrangement
- CNSD_112 Meter Boxes

APPENDIX 2 - PRE-APPLICATION ADVICE

CHERWELL DISTRICT COUNCIL

Pre-Application Report

Pre-application Reference No:	17/00178/PREAPP	
Proposal:	Reserved matters application for circa 95 dwellings to be submitted under outline planning permission 14/02156/OUT	
Site Address:	Land South Of Cotefield Business Park Oxford Road Bodicote	
Date Site Visited:	05/07/2017	
Date & Time of Meeting (if applicable):	12/07/2017	Start: 9:05am
		Finish: 10:10am
Location of Meeting:	CDC Offices Bodicote House White Post Road Bodicote	
Attendees:	Bob Neville - CDC Alex Keen - CDC Joe Murphy - RPS Tristan Willis - Nicholson Homes Tina Tran - Crest Nicholson Susie Hartas - Crest Nicholson Sean Hindes - Pegasus Group	

TECHNICAL ASSESSMENT

Internal Consultations Undertaken:

- **Arboricultural Officer:**

The applicant needs to carry out a BS5837:2012 tree survey and then produce a tree protection plan. All trees to be retained should be protected in accordance with this plan. Details should be provided of the trees to be planted, including details of the tree planting pits in hard and soft landscaping.

- **Ecologist:**

Regarding the above reserved matters application, I would recommend that an updated ecological appraisal is submitted together with the application, to provide an update of the ecological status of the site since the previous survey was undertaken in June 2013. The previous ecological appraisal report completed by RPS identified that the site largely comprised of arable land, which is generally of low ecological value, however it can provide suitable habitat for nesting farmland birds such as skylark and the field margins are likely to offer suitable habitat for reptiles and amphibians. The survey was comprehensive; however the update will also need to include the entire red line boundary and at least a 30m buffer zone around the red line boundary to

survey for evidence of badger. The lighting design should be carefully considered to avoid any potential impact on bat foraging/commuting. The existing hedgerows should also be retained and protected within the design. Should any hedgerows be proposed for removal, or the lighting scheme be likely to affect existing trees or woodland, bat activity surveys will be required in line with standard BCT guidelines (2016). If possible the two mature trees in the centre of the site should be retained and protected for their biodiversity value and bat roosting potential.

The areas of highest ecological value are the mixed plantation woodland and areas of semi-natural woodland are present on the south western and south eastern boundaries. Bluebell, an ancient woodland indicator species, was noted in the mixed plantation woodland area. The woodlands should be retained and protected within the design of the proposals due to their value to biodiversity. We would recommend that to provide a biodiversity gain as a result of the development in line with the NPPF, a landscape and ecological management plan is secured by condition to ensure the future long term management of the woodland for biodiversity.

- **Landscape Officer:**

SUDS should be an integral part of the site design and viewed as a constraint right from the start. I don't think it is acceptable to have a note saying Attenuation TBC. This land is open space for the development. It should be available for informal ball games not covered with drainage infrastructure. The site drainage can form a part of an attractive landscape plan. This won't be possible if it is undefined. I would expect that the drainage will have been resolved by the time a full application is submitted.

The play area should be a combined LAP and LEAP with the 2 areas separated by planting.

There needs to be planting along the red line boundaries facing countryside since the shelterbelts are not within the site.

- **Strategic Housing Officer:**

Comments: The total quantity of affordable housing is in line with policy at 35% creating 33 units. Our preferred mix as per the outline plan is as follows:

Type	CDC Mix
<u>Rent</u>	
1B2pM	4
2B3pB (w/chair)	1
2B(4p) h	12
3B(5p)h	6
<u>Shared Ownership</u>	
1B2pM	0
2B(4p) h	8
3B (5p) h	2

The general layout and parking is adequate.

No internal plans have been submitted for the affordable units but will need to comply with the standards as laid out in the S106.

The RP should be agreed with the Investment and Growth team at Cherwell District Council.

External Consultations Undertaken:

- **Oxfordshire County Council (Single Response)**

Highways Authority

It should be noted that the advice below represents the informal opinion of an Officer of the Council only, which is given entirely without prejudice to the formal consideration of any planning application, which may be submitted. Nevertheless the comments are given in good faith and fairly reflect an opinion at the time of drafting given the information submitted.

OCC Highways has previously been asked to comment on pre-application enquiries, reference 17/00015/PREAPP and 17/00178/PREAPP. 17/00178/PREAPP sought to address issues that we raised in response to the earlier enquiry, and showed pedestrian connections to the adjoining development and footpaths beyond the site.

I noticed that the currently proposed layout offers much poorer connection for pedestrians and, interestingly, the red line area is different. It needs to be clarified whether the E-W footpath on the border with the adjoining site is to be provided by this application or the other, as it is extremely important for connectivity through the site and with the off-site field path to the west. Unlike the previous layout, the front garden paths of the affordable units on the north-eastern boundary of the site do not connect to this path and they should, as this will be a key desire line.

The red line has also been altered at the site access junction, which could adversely affect the provision of adequate visibility.

Additionally, the footpath connection at the SE boundary is no longer showing and should be required.

The more direct N-S path through the centre of the layout is welcomed, however, as stated previously, this should be sufficiently wide to allow for cycling. It will need to be continuous through the LEAP or a path around the LEAP provided. It should be lit, and a connecting E-W path from near plot 25 to 87 is recommended.

I recommend suitable condition(s) are imposed to ensure the adequate provision of the central path and the connections to the adjoining site and adjacent field path.

The parking spaces are not numbered so I cannot tell how many spaces are allocated to each property. Previously we commented on the lack of visitor spaces, and I can't tell how many there are of those either, but it looks insufficient and more parking laybys could be provided. The amount of tandem parking will result in cars being parked on street, which may cause an obstruction of footway or carriageway. The amount of tandem parking in the parking court area looks really awkward, and tracking will need to be provided to demonstrate how vehicles will be able to manoeuvre to allow the rear vehicle in each tandem arrangement to exit. There is a very real risk of obstruction in this parking court area, or of it being poorly used in favour of obstructive parking on the estate roads and verges. It is also poorly overlooked.

Covered, secure cycle parking must be provided on the basis of one space per bedroom. For properties with garages of internal dimensions no less than 6m x 3m it can be assumed that cycle parking is provided within the garage. Those properties without a garage should have suitable rear access and a shed for secure cycle parking. No sheds are shown, and not all the properties appear to have rear access.

Vehicle tracking for a large refuse vehicle (11.6m) will need to be provided, and this

must allow for on street parking. It should be possible to take a sense check of which properties are very likely to have vehicle(s) parked in front, based on the size of the property and the convenience of the parking arrangements.

Forward visibility at bends must be considered alongside the vehicle tracking, to ensure that situations do not arise where vehicles have to reverse to avoid each other. Tracking must extend to all the turning heads.

Suitable space at the end of private drives must be provided for bin collection points.

The layout submitted for planning will need to show visibility splays and forward visibility splays throughout.

OCC's Road Agreements team has provided the following advice:

- OCC require a swept path analysis for an 11.6m in length refuse vehicle for all manoeuvres in forward gear. All internal bends and junctions will need to be tracked to show how two vehicles would negotiate the bend/junction.
- Visibility Splays must be dedicated to OCC if they fall out of the existing highway boundary.
- No private drainage to discharge onto existing Highway.
- No private drainage to discharge onto any area of proposed adoptable highway.
- Footway width adjacent to carriageway to be a minimum of 2m
- If there is not a footway adjacent to the carriageway an 800mm maintenance margin is required.
- Trees within the highway will need to be approved by OCC and will carry a commuted sum. No private planting to overhang or encroach the proposed adoptable areas.
- Trees that are within 5m of the carriageway or footway will require root protection, trees must not conflict with street lights.
- Visitor parking bays parallel to the carriageway, can be adopted but accrue a commuted sum. Any other bays (echelon or perpendicular) or private bays will not be considered for adoption.
- Shared surfaces width is to be a minimum of 6m (localised narrowing's are permitted). A minimum of 800mm maintenance margin is required either side of the shared surface.
- Service corridors are to be 2m wide.
- Roads, apart from spine road, that are straight for over 70m will require some form of traffic calming.
- No property should be within 500mm of the proposed highway. No doors, gates, windows, garages or gas/electric cupboards should open onto the proposed highway.
- Foul and surface water manholes should not be placed within the middle of the carriageway, at junctions, tyre tracks and where informal crossing points are located.
- Minor residential roads that serve four or fewer properties will not be considered for adoption. Roads serving 5 or more houses can be considered for adoption but will need to meet adoptable criteria.

- Informative note: OCC require saturated CBR laboratory tests on the sub-soil likely to be used as the sub-formation layer. This would be best done alongside the main ground investigation for the site but the location of the samples must relate to the proposed location of the carriageway/footway.

Chargeable Pre-application Highways Advice

If you need further assistance, either in the form of meeting, site visit, and or further written advice, we can provide that in accordance with our charging regime, which is also set out on Oxfordshire County Council web site.

Archaeology:

Key issues:

The site contains a number of archaeological features as identified through a geophysical survey and trenched evaluation. A programme of archaeological investigation will be required ahead of any development on the site. This can be secured through a suitably worded condition.

Detailed comments:

The site contains a number of archaeological features as identified through a geophysical survey and trenched evaluation. These features consisted of a substantial stock enclosure and evidence for a possible second enclosure, two parallel linear ditches possibly part of a relict field system, and two potential cremation burials were identified. Further archaeological excavation and recording of these features will be required and a written scheme of investigation setting out how this investigation will be undertaken has been submitted with the planning application.

We would, therefore, recommend that, should planning permission be granted, the applicant should be responsible for ensuring the implementation of a staged programme of archaeological investigation to be maintained during the period of construction.

- **Environment Agency**

Pre-application Advice Note - February 2017

This document sets out the environmental issues we will consider when providing our planning application consultation advice to Local Councils. It can be used by applicants, developers and consultants at the pre-planning stage.

Fluvial Flood Risk

Development must be safe and should not increase the risk of flooding.

You can view a site's flood zone on the Flood Map for Planning on our website: <http://apps.environment-agency.gov.uk/wiyby/37837.aspx>

If your proposed development is located within flood zone 2 or 3 you should consult the Flood Risk and Coastal Change pages of the National Planning Policy Guidance (NPPG) <http://planningguidance.communities.gov.uk/blog/guidance/flood-risk-and-coastal-change/>

Here you can determine whether the flood risk vulnerability of your proposed development and the flood zone are compatible. You can also establish if there are flood risk sequential test and exception test requirements for your proposed development.

If your proposed development is located within flood zone 2 or 3 and its vulnerability and flood zone are considered acceptable under the NPPG then a site specific Flood Risk Assessment (FRA) is required to support any subsequent planning application.

This is required by paragraph 103 of the National Planning Policy Framework (NPPF) https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

Guidance on the content of a site specific FRA can be found on the NPPG and the .gov website: <https://www.gov.uk/guidance/flood-risk-assessment-for-planning-applications>

We are in the process of making the majority of our data open source by June 2016. However, if you need more detailed flood risk modelling data to help you produce a FRA then please contact our Customers and Engagement team at Enquiries_THM@environment-agency.gov.uk.

Climate Change Allowances

On 19 February 2016, we published new guidance for planners and developers on how to use climate change allowances in a site-specific FRA: <https://www.gov.uk/guidance/flood-risk-assessments-climate-change-allowances>

If you have any questions regarding this guidance, please contact our Customers and Engagement team: Enquiries_THM@environment-agency.gov.uk

Groundwater Quality

Development must not cause pollution to the water environment.

Source Protection Zones

These zones indicate that an area is very sensitive to pollution risks due to the proximity of drinking water sources and the way groundwater flows. In these areas we may consider it inappropriate for development to discharge foul or surface water into the ground.

To see if your proposed development is located within a Source Protection Zone, please use our online map: <http://apps.environment-agency.gov.uk/wiyby/37833.aspx>

Contaminated land

The NPPF takes a precautionary approach to land contamination. Before the principle of development can be determined, land contamination should be investigated to see whether it could preclude certain development due to environmental risk or cost of remediation.

Where contamination is known or suspected, a desk study, site investigation, remediation and other works may be required to enable safe development (paragraph 121 of the NPPF). Minimum requirements for submission with a planning application are a preliminary risk assessment, such as a site walkover or desk top study. Site investigation and remediation strategy reports may be required for submission with a planning application for sensitive land use types or where significant contamination, or uncertainty, is found. When dealing with land affected by contamination, developers should follow the risk management framework provided in the CLR11, Model Procedures for the Management of Land Contamination: <https://www.gov.uk/government/publications/managing-land-contamination>

Pollution

If the proposed development use has the potential to pollute ground or surface water receptors then an assessment to establish whether the risk of pollution is acceptable or can be satisfactorily mitigated for will be required within any planning application.

Main Rivers

Ecology

If a Main River is located on or within 8 metres of your proposed development site an ecological survey is required to establish whether development is likely to have a detrimental impact on the biodiversity of the watercourse. We would not support development proposals if there was shown to be a likely detrimental impact on the water environment. We would also seek suitable enhancements where appropriate in line with paragraph 109 of the NPPF.

Your scheme should be designed with a naturalised buffer zone of at least 8 metres from the main river to protect and enhance the conservation value of the watercourse and ensure access for flood defence maintenance.

This buffer zone should be managed for the benefit of biodiversity for example by the planting of locally appropriate, UK native species. The buffer zone should be undisturbed by development with no fencing, footpaths or other structures. This buffer zone will help provide more space for flood waters, provide improved habitat for local biodiversity and allows access for any maintenance requirements.

To identify any Main Rivers in proximity to your proposed development please see our Main Rivers Consultation Map: <http://apps.environment-agency.gov.uk/wiyby/151293.aspx>

Water Framework Directive (WFD)

With any development alongside watercourses, consideration should be given to the requirements of the Water Framework Directive (WFD) <http://ec.europa.eu/environment/water/water-framework/>. This includes preventing overall deterioration in water quality and promoting improvement in the ecological status of any water body. Actions to achieve this are listed in the Thames River Basin Management Plan (RBMP) <https://www.gov.uk/search?q=River+Basin+Management+Plans>.

Where appropriate, a WFD Assessment (<http://planningguidance.communities.gov.uk/blog/guidance/water-supply-wastewater-and-water-quality/water-supply-wastewater-and-water-quality-considerations-for-planning-applications/>) should assess any potential impacts on the watercourse and demonstrate that the required enhancements will be delivered. In some cases the requirements of a WFD assessment can be incorporated into an Environmental Impact Assessment (EIA). Any development that has the potential to cause deterioration in classification under WFD or that precludes the recommended actions from being delivered in the future is likely to be considered unacceptable to us.

Environmental Permitting Regulations

To see if your proposed development requires an Environmental Permit under the Environment Permitting Regulations please refer to our website:

<https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>

From 6 April 2016 an Environmental Permit is required for any proposed works or structures, in, under, over or within 8 metres of the top of the bank of designated Main River.

Further pre-application options

We are able to provide detailed and bespoke advice and answer technical questions for a charged fee which equates to £84 per hour.

If you are interested in finding out more about this service, please email:

Planning_THM@environment-agency.gov.uk

We can explain this service and provide you with a bespoke quote for further pre-application advice that you may require.

EIA Screening Opinion Required? A screening opinion was given in respect of the outline application (15/00001/SO), which concluded that that the proposal is not EIA development and does not require the submission of an Environmental Statement. Whilst any subsequent application would be again screened it is unlikely that the Council's position in terms of the need for an ES to be submitted would change.

Committee or Delegated Matter?

The matter is likely to be delegated unless it is requested to be brought to Committee by a Member of the Council.

Relevant Planning History:

14/02156/OUT - OUTLINE - 95 No new homes. Application permitted.

11/00617/OUT - Outline application for residential development of 82 No. dwellings. Application Refused. Allowed at public enquiry.

12/01802/REM - Reserved Matters Application - (Outline Application 11/00617/OUT) - Layout, appearance, scale and landscaping of a scheme of 82 dwellings. Application Permitted.

16/01599/F - Amendments to planning permission reference 11/00617/OUT (and reserved matters approval 12/01802/REM) to create an additional 4 dwellings and replacing a number of the existing approved dwellings with new house types. Application Permitted.

17/00316/F - Application for engineering operations to include the creation of pond through associated bunding to serve consented residential development (ref. 11/00617/OUT, 12/01802/REM). Application Refused.

17/00330/OUT - Variation of Condition 5 (Drainage) of 11/00617/OUT. Application Permitted.

17/01225/F - Application for engineering operations including drainage outfall to reed bed to serve consented residential development (Ref. 11/00617/OUT, 12/01802/REM). Application permitted.

(Please note that this is not a complete summary of the planning history at the site and that there have been further applications at the site, but these are not considered to be directly relevant to the current proposal).

You should be aware of the following matters/issues/designations:

- The site is within:
 - A Minerals Consultation Area;
 - An area where the geology is known to contain naturally occurring elevated levels of Arsenic Chromium and Nickel; as is seen in many areas across the district.
- Physical site constraints – topography, watercourses, hedges and trees, highways, nearby public rights of way and the need to integrate with the adjacent development and Bodicote village and the site is a minor aquifer.
- The site lies within an area of archaeological interest. Please see the consultation response above. Contact should be made with the County Archaeologist on 01865 328944 or by writing to

Richard.Oram@oxfordshire.gov.uk or Historic and Natural Environment Team, Infrastructure Planning, Speedwell House, Speedwell Street, Oxford, OX1 1NE.

- There are records of protect and notable species (Swifts, Small Heath, Grass Snake) being present within the vicinity of the site. You may need to consider the effect on protected species when developing your proposals. Further information may need to accompany your application including a phase 1 survey to identify habitats present and features likely to be used by protected species and any further detailed survey reports for any individual protected species should these be necessary. In order to assist you in this you should refer to the Standing Advice prepared by Natural England (link below). This 'standing advice' will help in assessing if there is a reasonable likelihood of protected species being present and if so the relevant survey and mitigation requirements. This advice will be a material consideration in the determination of your application. <https://www.gov.uk/guidance/protected-species-how-to-review-planning-applications>

PROFESSIONAL ASSESSMENT BY CASE OFFICER

Policy Context:

Any application made for this proposal will be considered against the policy guidance contained in the National Planning Policy Framework (NPPF) and policies within The Cherwell Local Plan 2011-2031 Part 1 (CLP) and the 'Saved Policies' of the Cherwell Local Plan 1996.

The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015.

The Local Plan and its associated documents are available on the Council's website: www.cherwell.gov.uk.

The following policies of the Development Plan are of particular relevance to this proposal:

Cherwell Local Plan 2011-2031(Part 1) (CLP 2031):

PSD1: Presumption in Favour of Sustainable Development

BSC 1: District Wide Housing Distribution

BSC 3: Affordable Housing

BSC 4: Housing Mix

BSC 10: Open Space, Outdoor Sport and Recreation Provision

BSC 11: Local Standards of Provision – Outdoor Recreation

ESD 1: Mitigating and Adapting to Climate Change

ESD 3: Sustainable Construction

ESD 6: Sustainable Flood Risk Management

ESD 7: Sustainable Drainage Systems (SuDS)

ESD10: Protection and Enhancement of Biodiversity and the Natural Environment

ESD 13: Local Landscape Protection and Enhancement

ESD 15: The Character of the built and historic environment

Villages 2: Distributing Growth in the Rural Areas

‘Saved Policies’ of the Cherwell Local Plan 1996 (CLP 1996):

C28: Layout, design and external appearance of new development

C30: Design of new residential development

Other Material Policy and Guidance

Planning Practice Guidance (PPG)

**Draft Cherwell Design Guide Supplementary Planning Document (SPD) -
October 2017**

**Cherwell District Council: Home Extensions and Alterations Design
Guide (2007)**

Assessment

The scheme has been amended during the course of this pre-application enquiry, with a number of different plans being submitted; the response is based on the most recent plans i.e. Feasibility Layout - DRAFT drawing no. P16-1364_01 Rev. K and Indicative Street Scene drawing no. P16-1364_08. Given the level of information submitted with this enquiry the response will focus on the general principles of development. It is considered that the main issues relating to your proposal are:

- General design principles
- Residential amenity
- Highway safety
- Landscape Impact
- Ecology and Biodiversity
- Drainage

General Design Principles:

Government guidance contained within the NPPF requiring good design states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. Further, permission should be refused for development of poor design that fails to take the opportunities for improving the character and quality of an area and the way it functions.

Paragraph 60 states that: *“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.”*

Paragraph 61 of the NPPF goes on to explain that securing high quality and inclusive design goes beyond aesthetic considerations and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment. It goes onto state that developments should function well and add to the overall character of the area and establish a strong sense of place using streetscapes and buildings to create attractive and comfortable places to live.

Policy ESD15 of the CLP 2031 further reinforces this view, in that new development is expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. It also states development should contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features.

Saved Policies C28 and C30 of the CLP 1996 seek standards 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.

Policy ESD13 of the CLP 2031 further looks to protect the local landscape character of an area and ensure that new development is appropriate to its context and 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'*. It goes on to state that proposals will not be permitted if they would result in undue visual intrusion into the open countryside or would harm the setting of settlements.

The Council has recently published the Draft Cherwell Design Guide Supplementary Planning Document (SPD) - October 2017 (DCDG), which once adopted will be a material consideration in the determination of planning applications. This is available on the Council's website at:

<https://www.cherwell.gov.uk/downloads/download/1130/cherwell-design-guide-supplementary-planning-document-spd>

The DCDG provides further explanation and guidance in relation to Policy ESD15 of the CLP2031, explaining what high quality design means in practical terms and why it matters. It is a technical guide, providing clarity and certainty on the design standards that are required and should be used to inform the evolving design of this proposed scheme. In particular, it sets out a systematic and holistic approach to masterplanning and designing residential schemes.

At present your response to previous comments to some extents appears to be addressing issues in isolation and does not appear to consider the development as a whole. The DCDG is intended to be a useful tool in guiding the design thought process and should inform a holistic approach to masterplanning new residential schemes such as this. Any application should be accompanied by a Design Statement that explains, with reference to the DCDG, about the key design principles guiding the development. For example, the character and place you are trying to create; i.e. Where are the different character areas within the development? What is the rationale for them? Having identified these, then there is a need to identify how each character area should feel and what makes it distinctive from the others. This, along with further detailed consideration of levels within the site, will dictate the distribution of house-types, and choosing materials/road surfaces/landscaping to reinforce these character areas.

With regard to the general layout I remain of the opinion that it still lacks permeability both for vehicle and pedestrian movements (a view also held by the Local Highways Authority (LHA)) and further that stronger more continuous, informal building lines need to be created within the scheme as a whole to reinforce local distinctiveness and reflect the edge of village location. Please refer to Chapter 4 of the DCDG for further guidance on this.

As previously advised if the roads on the adjacent development currently are to be adopted then links through to this would greatly assist in providing a more appropriate circulation through the site; if this is not possible we would be looking for evidence that the roads are not planned to be adopted, and that engagement with the adjacent land owner has been undertaken and that the adjacent land owner is not

willing to allow access. A minor linking road (single carriageway) through the green corridor adjacent plots 25 and 87 may also be of benefit to vehicle movements, and if sympathetically designed and kept low key, would not necessarily appear visually intrusive or jarring to vistas through the green corridor.

The main north-west/south-east pedestrian route through the site lacks connectivity to streets and properties within the development and dissects the LAP/LEAP area. This route should be designed to integrate with the streets and frontages and not ignore them, to ensure a legible and coherent layout. Further thought needs to be given to pedestrian and cycle movements and it needs to be demonstrated how the proposed development will integrate with existing pedestrian and cycle routes adjacent the site and within the adjacent development to the west.

Street frontages contain large gaps and are dominated by large detached properties, as demonstrated by the submitted street scene drawing. The frontage needs to be more organic and needs to be more continuous, providing a stronger sense of enclosure; this is particularly relevant at the gateway into the site and around the green open space. There needs to be a greater variation in house type and a reduction in large detached properties with similarly large detached garages. There is still a dominance of gables throughout the development, particularly on the larger plots. Projecting gables in particular are not a feature of vernacular properties, and so the number should be reduced given the edge of village location.

Tandem and Perpendicular parking areas appear to dominate the street scene in a number of areas, particularly to the front of the blocks of affordable housing. Again a variation of house types could potentially address this issue and further more use of on-street parking should be explored to provide flexible parking options.

Many of the issues raised in terms of the layout are as a result of the housing mix and numbers of large detached properties (an issued previously raised with regards to the scheme considered under pre-application enquiry 17/00015/PREAPP) and there remains a concern with regards to the proposed schedule of accommodation. Policy BSC4 of the CLP 2031 states that new residential development will be expected 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, having regard to the council's most up to date evidence on housing need as the starting point. The layout still does not provide any 2 bedroom market properties, with 79% of the market dwellings being 4 and 5 bedroom detached. Due regard should also be had to the comments of the Strategic Housing Officer with regards to an appropriate mix for the affordable housing.

Residential amenity:

Saved Policy C30 of the CLP 1996 requires that a development must provide standards of amenity and privacy acceptable to the Local Planning Authority. These provisions are echoed in Policy ESD15 of the CLP 2031 which states that: 'new development proposals should consider amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation and indoor and outdoor space'.

Given the level of detail submitted with the submission a full assessment with regard to residential amenity cannot be undertaken at this stage. However, any subsequent application that is brought forward would need to have regard for the amenity of properties on the adjacent development to the north-west and for that of the potential occupants of the proposed new dwellings.

This would include an assessment of potential impacts from the commercial units to the north of the site, which would inform any mitigation measures as necessary and should be fully detailed within a planning/design and access statement supporting

any subsequent detailed planning application.

Whilst I would consider it likely that acceptable levels of amenity could be achieved, this would need to be fully assessed during any detailed application having regard to separation distances and also taking into account the significant variations in levels that exist throughout the site.

Further advice and guidance with regard to appropriate separation distances between developments can be found in the Council's informal guidance document 'Home Extensions and Alterations Design Guide', available on the Council's website at: <https://www.cherwell.gov.uk/directory/31/local-planning-and-design-guidance-documents>.

Highway safety:

With regard to highway safety I would refer you to the comments of the OCC Highway Officer above, in which several key issues are raised and will need to be addressed as proposals are progressed. The key points are:

- The proposals have poor pedestrian connectivity
- There are a number of issues relating to parking provision, including: allocations for each dwelling, the type parking and the accessibility of such
- Cover cycle storage needs to be provided
- Guidance is provided with regards to adoptable highway standards
- A detailed planning application would also need to be supported by:
 - Details of vehicle tracking movements
 - Details of visibility splays and forward visibility splays throughout.
 - Details of bin collection points

The Highways Officer's reference to undertaking further pre-application advice is a reference to their own pre-application service provided in respect of highway and transport matters, details of which can be found on the County Council's website at <https://www.oxfordshire.gov.uk/cms/public-site/transport-new-developments>.

Landscape:

Policy ESD15 of the adopted Cherwell Local Plan 2011-2031 states that new development proposals, amongst other things should: *'contribute positively to an area's character and identity by creating or enforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmark features or views and to ensure that new development is sensitively designed and integrated in accordance with advice within the NPPF and NPPG'*.

Policy ESD13 of the CLP 2031 further 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. It goes on to state that proposals will not be permitted if they would result in undue visual intrusion into the open countryside or would harm the setting of settlements.

As previously advised, whilst it is accepted that the site is well screened from the wider open countryside by the existing tree belts, the site is quite clearly visible over a significant area from the adjacent Oxford Road and the access road into the site, particularly as the site rises quite significantly to the south. As discussed at the meeting further consideration needs to be given to the significant variation in land levels that exist at the site. The design of dwellings, layout, form, scale, typologies

and material choice are therefore important considerations and need to be informed by the analysis of land levels and the key viewpoints that will be experienced.

The proposed landscaped corridor through the site is welcomed. However, as noted in the Council's Landscape Officer's further consideration must be given to the nature of this area and the relationship of the built development to it, including the proposed drainage strategy. A clear strategy for this should be included in the reserved matters application and should not be left to conditions stage.

Street trees and the retention and protection of significant trees and woodland areas adjacent are also considered to be key factors in the overall success in creating a sense of place, of any potential development on the site. Any application should be accompanied by a detailed landscaping scheme and a BS5837:2012 tree survey with associated tree protection plan.

Ecology and Biodiversity:

With regard to ecological issues I would refer you to the Council's Ecologist's comments above. Whilst it is considered unlikely that the proposals would have any significant ecological impacts, should the proposals be progressed to an application stage it is considered appropriate that it be supported by an updated ecological appraisal; to enable an appropriate assessment to be undertaken, to ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy ESD10 of the CLP 2031 and Government guidance contained within the NPPF.

Paragraph 118 of the Framework advises that when determining planning applications Local Planning Authorities should encourage opportunities to incorporate biodiversity in and around developments. Any scheme that is brought forward should look to demonstrate a net gain in biodiversity opportunities at the site; looking to include enhancements such as landscaping enhancing habitats, bat and bird nesting opportunities within the detailed design; in accordance with the provisions of Policy ESD 10 of the CLP 2031 and Government guidance within the NPPF, regarding the importance of conserving and enhancing the natural environment.

Drainage:

Condition 12 of the outline consent requires the submission of a detailed scheme for the surface water and foul sewerage drainage of the development, broadly in accordance with the Flood Risk assessment submitted as part of the outline application. You previously indicated that the proposed drainage scheme was to be amended and provided off-site in conjunction with the adjacent development. It should be noted that the application (17/00316/F) for an off-site drainage scheme for the adjacent residential development was refused, and officers would not offer support for such a drainage strategy for this site. As noted above, it is therefore important that a clear strategy for managing drainage from the development is provided in the reserved matters application, as this will likely have implications for the layout and landscaping of the development.

Conclusion:

As noted above the response given is based on the feasibility layout and street scene elevations received at the beginning of November, submitted in response to previous comments made in relation to the initial submission and subsequent layout plans. In the absence of more detailed plans and information, more detailed advice cannot be given at this stage.

Given the issues raised above I must advise that I would not be in a position to positively recommend an application, based on the scheme considered within this enquiry. The proposal is considered to be contrary to the development plan and

Government advice within the National Planning Policy Framework as it does not provide an acceptable scheme appropriate for this edge of village location.

For any reserved matters application to be considered favourably, it should be clearly informed by a Design Statement that draws from the principles set out in the draft DCDG and should address the following key issues:

- i). The use of character areas to create a sense of place and to inform the choice of materials/house types etc.
- ii). A clear hierarchy of permeable streets and pedestrian routes
- iii). Strong continuous, yet informal, building lines that reflect the local vernacular at the entrance to the site and along key routes and frontages
- iv). Integration with the adjacent development, including fully exploring options to link with the roads on the adjacent development
- v). Full use of on street parking bays, to provide flexible parking options and reducing car-dominated frontages
- vi). More balanced housing mix, with fewer large detached properties
- vii). Greater use of semi-detached/link attached house types
- viii). A layout and landscaping scheme that has been informed by a clear drainage strategy for the site

It should be noted that a Section 106 attached to the outline planning permission will need to be adhered to. There are a number of conditions on the outline which will also need to be considered through the reserved matters submission.

Notwithstanding the officer comments above, should you wish to make an application, in addition to national application requirements, you should also include in your submission the following additional plans/information:

- Planning/Design and Access Statement
- Detailed house types
- Proposed materials – make, type, colour etc
- Full street scene elevations
- Cross sections across the site to show changes in levels
- Proposed architectural detailing including 1:10 scale drawings including sections of windows and doors to include detail of reveal, colour materials; eaves and verge detailing; porch detailing; lintels and cills, rain water goods; meter boxes
- Proposed boundary treatments
- Proposed bin storage areas and bin collection points
- Detailed hard and soft landscaping proposals (to include hedge and shrub planting, sizes, species, positions, area of grass seeded/turfed; trees/hedges to be retained)
- Tree survey and tree protection plan
- Updated ecology survey
- Drainage strategy and full drainage details including SUDS

- Vehicle tracking plans
- Layout plan showing adoptable areas and vision splays
- Sustainable construction statement as required by condition 20 of the outline

You may wish to consider engaging with the pre-application service further, once further details have progressed, before submitting a formal planning application.

Based on the current fee regulations, the fee for a detailed reserve matters application for 95 no. dwellings would be £24,799.00; however, it should be noted that an increase in planning fees is likely to be introduced in the near future.

Date of Report: 06/12/2017

Case Officer: Bob Neville

DISCLAIMER

The above advice represents the professional views of Council Officers and although given in good faith, it cannot prejudice any decision with the Council, as Local Planning Authority, may make at either Planning Committee or delegated officer level.