

PLACE AND GROWTH INTERNAL MEMORANDUM

From: Planning Policy and Growth Strategy

To: Head of Development Management (FAO Caroline Ford)

Our Ref: Application Response **Your Ref:** 18/00220/F

Ask for: Lewis Bankes-Hughes **Ext:** 1884 **Date:** 1 March 2018

APPLICATION FOR PLANNING PERMISSION PLANNING POLICY CONSULTATION RESPONSE

This response raises the key planning policy issues only.
All material planning policies and associated considerations will need to be taken into account.

Planning Application No.	18/00220/F
Address / Location	Land North Of Milton Road Adderbury Oxfordshire
Proposal	Change of use of agricultural land to sport/recreation and community use, Class D2
Key Policies / Guidance	<p><u>Cherwell Local Plan 2011-2031 Part 1</u></p> <p>BSC 8: Securing Health and Wellbeing BSC 10: Open Space, Outdoor Sport and Recreation Provision BSC 11: Local Standards of Provision – Outdoor Recreation BSC 12: Indoor Sport, Recreation and Community Facilities ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment ESD 13: Local Landscape Protection and Enhancement</p> <p><u>Other Considerations</u></p> <p>Submission Adderbury Neighbourhood Plan</p>
Key Policy Observations	<ul style="list-style-type: none"> • The site lies outside the built up limits of Adderbury in an area of countryside to the east west of land which is being developed for 31 homes (14/00250/F) • Planning permission is being sought for the change of use of agricultural land (approximately 3.5 ha) to sport/recreation and community use. Permission was previously granted for change of use from agricultural use to recreational use but this permission expired on 16/07/2013 (10/00508/F). • This application is for a change of use only. The application refers

	<p>to other development including a possible Multi-Use Games Area, Pavilion and car parking</p> <ul style="list-style-type: none"> • This consultation response concerns the principle of the proposed change of use only. • The Local Plan does not provide for sport/recreation/community use on this site, However, Policy BSC 8 supports the provision of health facilities in sustainable locations which contribute towards health and wellbeing. This proposal is considered to comply with policy BSC 8. • Policy BSC 10 aims to secure sufficient quantity, quality and accessibility of open space, sport and recreation provision, including new provision, guided by the emerging evidence base and consultation with parish councils. • An updated Playing Pitch Strategy is currently being prepared and is nearing completion. • The use of the land for playing fields rather than agricultural land is unlikely to have any significant adverse impact on the landscape particularly in view of the fact that the land lies between a new housing development and a horticultural nursery • In this context there is no objection in principle to the use of the land for playing fields • However, very limited information has been supplied with the application and it is unclear whether the range of uses proposed within the supporting planning statement can be adequately accommodated within the site. • The Leisure Projects Team will be able to provide advice and guidance in this regard and as to the type of provision required in this location. Subject to securing the delivery of suitable provision, the proposal is considered to comply with Policy BSC 10. • The application submitted indicates that a village hall and changing facility are to be provided. This will need to be considered under a separate planning application against Policy BSC 12, specifically with regards to accessibility. • It is also important to consider that as this site is located in an edge of village location, within the open countryside, any built development will need to be carefully assessed against the requirements of Policies ESD 10, ESD 13 and ESD 15, specifically in relation to design, landscape impact and biodiversity. • Policy AD18 of the Submission Adderbury Neighbourhood Plan supports the proposed development; however the proposal as submitted does not fully comply with the requirements set out within this policy.
<p>Policy Recommendation</p>	<p>There is no policy objection to the use of the land for playing fields. However, there is insufficient information to determine whether the full range of proposed uses could be appropriately provided.</p>