

TO: planning@cherwell-dc.gov.uk

RESPONSE TO PLANNING APPLICATION 17/02414/F

Thank you for consulting Mid-Cherwell Neighbourhood Plan Forum (MCNPF) on this application.

MCNPF wishes to **OBJECT** to this application. The neighbourhood plan is about to be formally submitted to Cherwell DC, and we ask therefore that the following objection be taken into account on the basis of our emerging policies.

We believe that housing development on this site could be acceptable in principle, and we have included it within the proposed settlement area for Steeple Aston. The application scheme however does not comply with the following MCNP policies:

1. Policy PH1: Open Market Housing Schemes, which states:

Where other policies permit such development, any new market housing should favour homes with a smaller number of bedrooms. The following mix of housing will be required for market housing unless evidence from an up to date local housing needs assessment indicates otherwise: in a development of 10 or more dwellings 23% should have 2 bedrooms, and 46% should have 3 bedrooms, with 31% having other sizes. Smaller schemes should aim for a similar ratio where possible.

The scheme proposes six 4-bedroom houses. Application of policy PH1 would imply that of the six dwellings only 2 should be 4-bedroom, 3 should be 3-bedroom, and 1 should be 2-bedroom. Such a mix would offer more affordable homes to local people, which is a key objective of the neighbourhood plan. Evidence to support this need is contained in the Oxfordshire SHMA (table 65) and para. B123 of the CDC adopted Local Plan part 1 (and policy BCS4 which encourages negotiation on the issue of housing mix).

2. Policy PD5: Building and Site Design, para. c) which states:

c) Proposals for minor development schemes (excluding infill and conversions) of new housing will be required to provide new or improve existing footpaths and cycle ways to ensure that new residents of all ages and mobility have safe access to village amenities such as the school, bus stops, shop and green spaces. Where new routes are proposed to meet this requirement, the development proposals shall contain full details of all associated materials and infrastructure.

The application scheme will require pedestrians to walk in the road to access the rest of the village, which is unacceptable.

Mid-Cherwell Neighbourhood Plan Forum