

PLACE AND GROWTH INTERNAL MEMORANDUM

From: Planning Policy, Conservation and Design Team

To: Assistant Director for Planning and Economy (FAO James Kirkham)

Our Ref: Application Response

Your Ref: 19/00616/OUT

Ask for: Yuen Wong

Ext: 1850

Date: 4 June 2019

APPLICATION FOR PLANNING PERMISSION PLANNING POLICY, CONSERVATION AND DESIGN TEAM 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.	19/00616/OUT
Address / Location	OS Parcel 9507 South Of 26 And Adjoining Fewcott Road, Fritwell
Proposal	The erection of up to 38 dwellings and associated access
Key Policies / Guidance	<p><u>Cherwell Local Plan 2011-2031 Part 1</u></p> <p>PSD1: Presumption in Favour of Sustainable Development BSC1: District Wide Housing Distribution BSC2: The Effective and Efficient Use of Land – Brownfield Land and Housing Density BSC3: Affordable Housing BSC4: Housing Mix ESD3: Sustainable Construction ESD7: Sustainable Drainage Systems (SuDS) ESD13: Local Landscape Protection ESD15: The Character of the Built and Historic Environment Policy Villages 1: Village Categorisation Policy Villages 2: Distributing Growth Across the Rural Areas</p> <p><u>Cherwell Local Plan 1996 (Saved Policies)</u></p> <p>C8: Sporadic development in the open countryside C28: Layout, design and external appearance of new development C30: Design control H18: New dwellings in the countryside</p> <p><u>Mid-Cherwell Neighbourhood Plan</u></p> <p>PD1: Development at Category A villages PD4: Protection of important views and vistas PD5: Building and site design</p>

	<p>PD6: Control of light pollution</p> <p>PH1: Open market housing schemes</p> <p>PH3: Adaptable housing</p> <p>PH4: Extra-care housing</p> <p>PH5: Parking, garaging and waste storage provision</p>
Key Policy Observations	<ul style="list-style-type: none"> • Outline planning permission is being sought for a development of 38 dwellings, including 35% affordable housing. • Fritwell is a Category A village, one of the more sustainable villages in the District. • Policy Villages 2 provides for a total of 750 homes to be delivered at the Category A villages on new sites of 10 or more dwellings (in addition to the rural allowance for small site 'windfalls' and planning permissions as at 31 March 2014). • The 2018 AMR (December 2018) shows there are 4 dwellings, out of the 750 allocated for the rural areas, remaining to be identified. The AMR also demonstrates that the District presently has a 5.2 year housing supply for the period 2019-2024 (commenced 1 April 2019). At 31 March 2018 there were 168 completions at Category A villages. • The Secretary of State for Ministry of Housing, Communities and Local Government issued a written statement on 12 September 2018 containing a <i>'temporary change to housing land supply policies as they apply in Oxfordshire'</i>. It sets out that the Oxfordshire authorities will only need to demonstrate a 3 year housing land supply and not 5 years so that the authorities can focus their efforts on the Joint Statutory Spatial Plan. • For the period 2011 to 2018 there have been 3 completions in the village. • For the period 1 April 2014 (the date from which the 750 dwelling allocation in Policy Villages 2 applies) to 31 March 2018 there were no recorded housing completions. • The site was considered in the Housing and Economic Land Availability Assessment (HELAA) dated February 2018 (Site references HELAA131 and HELAA133). It was concluded that the sites combined was potentially developable providing for 42 dwellings subject to a comprehensive scheme coming forward and there being a need for additional greenfield land for development at Fritwell. • In principle, the provision of some additional housing at Fritwell to meet Policy Villages 2 accords with the Local Plan. In order to meet the Local Plan requirement to make effective and efficient use of land new housing should be provided on net developable areas at a density of at least 30 dwellings per hectare (Policy BSC2). The proposed development appears to be in scale with the neighbouring development to the west which achieved 25 dwellings per hectare. • The site being brought forward jointly and comprehensively instead of two separate parcels as previously proposed is welcomed. • The site falls within the Mid-Cherwell Neighbourhood Plan area, which has recently received more than 50% of votes in favour of the Plan during its referendum. The Plan is now part of the statutory Development Plan and has been formally made by the Council.

	<ul style="list-style-type: none"> • A community action plan is included in the Plan which aims to deliver some of the aspirations, and it is important to note that the actions identified do not have the status of development plan planning policies. • The site lies outside of the settlement boundary (Figure 9 Policy Map). The Plan sets an indicative requirement of approximately 25 dwellings at Fritwell, either within the settlement area or adjacent to them. The Neighbourhood Plan at paragraph 3.2.14 explains the positive approach taken to the provision of housing and how the figures in Policy PD1 exceeds that set out in the evidence base. • In conclusion, Fritwell is a sustainable village with services and facilities and Policy Villages 2 makes provision for some development to take place in such settlements. However, there is no pressing need for additional land to be released and the merits of providing additional housing (including affordable homes) needs to be considered alongside issues such as the loss of open countryside, the impact on the existing settlement pattern, the impact on the Fritwell Conservation Area, and the requirement to meet high design standards (Policy ESD15). • The development impact on the existing services and facilities would also need to be considered. • The application should be considered in relation to the impact on the countryside, the existing settlement pattern and the Conservation Area.
Policy Recommendation	<p>The application is considered inconsistent with policy PD1 of the Mid-Cherwell Neighbourhood Plan in relation to the number of dwellings set out in the policy and an in principle objection is raised in this regard. However, the appropriateness of the figure provided in the application should be considered in the context of all other relevant planning policy and information, including the importance of achieving sustainable development.</p>