

# 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:** Heather Seale

**Ext:** 7026

**Date:** 15 October 2019

### 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.

<b>Planning Application No.</b>	19/00616/OUT
<b>Address / Location</b>	OS Parcel 9507 South of 26 And Adjoining Fewcott Road, Fritwell
<b>Proposal</b>	The erection of up to 28 dwellings and associated site access onto Fewcott Road
<b>Key Policies / Guidance</b>	<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 Urban Drainage Systems (SuDS)  ESD13: Local Landscape Provision  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  S28: 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  PD6: Control of light pollution  PH1: Open-market housing schemes  PH3: Adaptable housing  PH4: Extra-care housing  PH5: Parking, garaging and waste storage provision</p>

<b>Key Policy Observations</b>	<ul style="list-style-type: none"> <li>• Outline planning application 19/00616/OUT originally sought permission for a development of 38 dwellings, including 35% affordable housing.</li> <li>• Amendments have been submitted to reduce the scale of development to 28 dwellings and incorporate a revised access proposal. An updated illustrative site layout has also been supplied.</li> <li>• Planning Policy comments dated 4 June 2019 are still relevant to the application. This consultation response provides an update to those comments based upon the amendments and updated information.</li> <li>• Fritwell is a sustainable village (Category A village) with services and facilities and Policy Villages 2 of the Cherwell Local Plan 2011-2031 Part 1 makes provision for some development to take place at Category A villages.</li> <li>• This proposal would assist in meeting overall Policy Villages 2 housing requirements and could contribute to the provision of affordable housing. However, the 2018 AMR shows there are only 4 dwellings out of the 750 allocated for the Category A villages (Policy Villages 2) remaining to be identified.</li> <li>• The Council can still demonstrate a 5.2 year housing supply for the period 2019-2024 therefore 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.</li> <li>• The overall quantum of development has been reduced from 38 to 28 dwellings, which is broadly consistent with policy PD1 of the Mid-Cherwell Neighbourhood Plan in relation to the number of dwellings set out in the policy.</li> </ul>
<b>Policy Recommendation</b>	<p>No objection to the principle of some additional development in Fritwell to help meet Policy Villages 2 requirement. The proposed development accords with policy PD1 of the Mid-Cherwell Neighbourhood Plan. However, detailed consideration of the loss of open countryside, impact on the existing settlement pattern and impact on the Fritwell Conservation Area is required. The development impact on the existing services and facilities would also need to be considered.</p>