

PLACE AND GROWTH INTERNAL MEMORANDUM

From: Planning Policy, Conservation and Design Team

To: Assistant Director for Planning and Economy (FAO Caroline Ford)

Our Ref: Application Response **Your Ref:** 19/00963/OUT

Ask for: Yuen Wong **Ext:** 1850 **Date:** 19 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.	19/00963/OUT
Address / Location	OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road, Adderbury
Proposal	Re-submission of application 17/02394/OUT - Outline planning permission for up to 55 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road.
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 BSC10: Open Space, Outdoor Sport and Recreation Provision BSC11: Local Standards of Provision – Outdoor Recreation 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>Adderbury Neighbourhood Plan</u></p>

	<p>AD1: Adderbury Settlement Boundary AD2: Green Infrastructure</p>
<p>Key Policy Observations</p>	<ul style="list-style-type: none"> • Outline planning permission is being sought for a development of 55 dwellings, including 35% affordable housing. • Adderbury is a Category A village, one of the more sustainable villages in the District (Policy Villages 1). • 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). • This proposal would assist in meeting overall Policy Villages 2 housing requirements and could contribute to the provision of affordable housing. • 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. • For the period 2011 to 2018 there have been 181 completions in the village. • 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 1 April 2014 (the date from which the 750 dwelling allocation in Policy Villages 2 applies) to 31 March 2018 there were 97 recorded housing completions. • The site was considered in the Housing and Economic Land Availability Assessment (HELAA) dated February 2018 (Site reference HELAA012). It was concluded that the site was unsuitable for development and there is a low density and linear development form on the northern side of the road at this gateway to the village. More intensive development in this location would be detrimental to the character of the village and represent a significant intrusion into the countryside (harming its character and appearance). • Although the application site is not located within the designated Adderbury Conservation Area, Adderbury is an historic village and development is required by Policy ESD 15 to complement and enhance the character of its context through sensitive siting, layout and high quality design and to respect traditional patterns of development. It also requires development to conserve, sustain and enhance heritage assets. The advice of the Design and Conservation team should therefore be sought. • The site falls within the Adderbury Neighbourhood Plan area. The Plan is now part of the statutory Development Plan and has been formally made by the Council in July 2018.

	<ul style="list-style-type: none"> • The site lies outside of the settlement boundary (Policies Map Inset B). Policy AD1 does not support development outside the settlement boundary unless the proposals can demonstrate they can enhance, or at least not harm, local landscape character. • In conclusion, Adderbury is a sustainable village and Policy Villages 2 does make provision for some development to take place in such settlements. However the HELAA suggests that this is an unsuitable site for development. 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 and the impact on heritage assets and landscape.
Policy Recommendation	Objection