

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: Heather Seale

Ext: 7026

Date: 16 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.

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	Resubmission of application 17/02394/OUT – Outline application for permission for up to 40 dwellings with associated landscaping, open space and vehicular access off Berry Hill Road (all matters reserved other than 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 BSC10: Open Space, Outdoor Sport and Recreation Provision BSC11: Local Standards of Provision – Outdoor Recreation 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 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 application 19/00963/OUT originally sought permission for a development of 55 dwellings, including 35% affordable housing. • Amendments have been submitted to reduce the scale of development to 40 dwellings. An updated illustrative site layout, wider context plan and other technical supporting documents have also been supplied. • Planning Policy comments dated 19 June 2019 are still relevant to the application. This consultation response provides an update to those comments based upon the amendments and updated information. • Adderbury 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. • 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 there are only 4 dwellings out of 750 allocated for the Category A villages (Policy Villages 2) remaining to be identified. • However, the site lies outside of the settlement boundary of Adderbury (Policies Map Inset B) and Policy AD1 of the 'made' Adderbury Neighbourhood Plan does not support development outside the settlement boundary unless the proposals can demonstrate they can enhance, or at least not harm, local landscape character. Furthermore, the Housing and Economic Land Availability Assessment (HELAA) 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). Whilst the overall quantum of development has been reduced from 55 to 40 dwellings, it remains an intensive development that is remote from existing services and facilities in the village. • The 2018 AMR (December 2018) shows that the District can demonstrate a 5.2 year housing supply for the period 2019-2024 (commenced 1 April 2019). • 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.
<p>Policy Recommendation</p>	<p>Planning policy objection raised.</p>