

Appendix B Statement of Reasons

In accordance with paragraphs (1) and (2) of Article 38 of The Town and Country Planning (Development Management Procedure) Order 2015, the Council is required to prepare a statement of reasons for making the Order containing a description of the development which the Order would permit, and a plan or statement identifying the land to which the Order would relate.

Description of Development

The development which the Order would permit is:

- A) The erection or construction of a dwellinghouse that is either a custom build or self build dwellinghouse, pursuant to the outline planning permission for the redevelopment of the site (ref: 11/01494/OUT).
- B) The enlargement, extension or alteration of a dwellinghouse that has been erected or constructed under the Order
- C) The provision of buildings etc. incidental to the enjoyment of a dwellinghouse that is being erected or constructed under the Order

The development which would be permitted by the Order would be subject to limitations and conditions as detailed under Schedule 2 of the draft Order, including a requirement to apply for confirmation as to whether the development complies with the Masterplan and Design Code approved under the outline planning permission.

Land to which the Order would relate

The land to which the Order would relate is the land at Graven Hill Bicester outlined in red on the plan included as Schedule 1 to the draft Order.

Reasons for Making the Order

The Order would relate to land that is allocated for residential and mixed use development under Policy Bicester 2 of the Cherwell Submission Local Plan (2014). Policy Bicester 2 states that a key place-shaping principle that should inform the development of Graven Hill is the opportunity for self build housing.

The Planning Practice Guidance states that Local Development Orders: *streamline the planning process by removing the need for developers to make a planning application to a local planning authority. They create certainty and save time and money for those involved in the planning process.*

The Council's Executive resolved at its meeting on 2 March 2015 to agree in principle the preparation of a Local Development Order in respect of the first phase of residential development at Graven Hill. The Council's reasons for making the Order are to facilitate and encourage self build and custom build housing at Graven Hill by simplifying the planning process whilst providing certainty that individuality and variety in design would be supported within the parameters set by the Masterplan and Design Code to be approved under the outline planning permission.