

Statement of Reasons

Draft Graven Hill Phase 1 Local Development Order (Second Revision) 2017

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: 16/01802/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 permission.

Land to which the Order would relate

The land at Graven Hill, Bicester, shaded yellow and identified as “residential land covered by LDO” on the plan included as Schedule 1 to the draft Order.

Reasons for Making the Order

Graven Hill Phase 1 Local Development Order (Revision) 2017 (LDO 2017) was adopted on the 18 January 2017 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. Since the LDO 2017 revision almost 12 months ago it has been applied to around 30 plots at Graven Hill, submitted for Confirmation of Compliance. In applying the document when processing applications for confirmation of compliance, some additional requirements and changes have been identified by the Local Planning Authority and Graven Hill Village Development Corporation to provide further clarity and address some minor issues. The proposed amendments are set out in detail below.

- Title of the Document: Graven Hill Phase 1 Local Development Order (Second Revision) 2017
- Interpretation 2. (1) – new definition for “confirmation of compliance guidance note”. This is a document prepared and if required updated by the Local Planning Authority

Appendix C

providing advice on the procedure for confirmation of compliance and information needed to support a confirmation of compliance application.

- Schedule 2 – Land to which this Order applies: A new plan to show land to which the Order applies has been included at page 6. The amended plan has increased the area covered by the LDO to include all open market plots within Phase 1. The total number of plots now covered by the LDO is 276 an increase of 78 additional plots from the previous 198 cover by the approved LDO 2017. The break-down of plot types is shown in the table below alongside the approved LDO:

<u>Plot type</u>	<u>Adopted LDO</u>	<u>Draft LDO 2017</u>
1 bed coach house plots	5	7
2 bed coach house plots	3	5
2 bed micro house plots	3	6
2 bed mews house plots	6	5
2 bed terrace plots	34	42
3 bed mews plots	6	6
3 bed terrace plots	24	29
3 bed detached plots	45	71
4 bed detached plots	51	64
5 bed detached plots	21	30
5 bed bungalow plots	0	11
TOTAL	198	276

- Schedule 3 – Procedure for Confirmation of Compliance under Schedule 2: Paragraph (2) has been amended to include additional text at criteria (c) of paragraph (2). This is to ask for detail of sustainable construction methods to be submitted with an application for Confirmation of Compliance.
- Schedule 3 – Procedure for Confirmation of Compliance: A new sub-paragraph (3) has been inserted and states that the Local Planning Authority shall, as far as is practicable determine an application submitted under sub-paragraph (2) within 28 days following the date on which the application was received by the Local Planning Authority.
- Schedule 3 – new sub-paragraph (6) has been amended to remove (b) referring to the period of 28 days which has been inserted above at new sub-paragraph (3)
- Schedule 3 – new sub-paragraph (7) has been amended to provide further clarity on non-material amendments to approved Confirmation of Compliance applications.