

Statement of Reasons

Draft Graven Hill Phase 1 Local Development Order (Third Revision) 2020

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: 19/00937/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 (Second Revision) 2017 (LDO 2017ii) was adopted on the 19 December 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 2017ii revision almost 3 years ago it has been applied to approximately 130 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 (Third Revision) 2020
- The existing LDO (LDOii) expires on 15 December 2020. It is proposed to extend this date by 3 years to allow the remaining plots in this phase to utilise the LDO and the compliance process.

Appendix B

- Interpretation 2. (1) – new definition for “principal elevation”. This is to provide clarity on expectations regarding Condition A.2(c) of Class A, Schedule 2.
- Schedule 2, Class A – Condition A.2 (g) has been amended to include ‘In so far as practicable’ prior to the requirement for hard surfaces (between the dwelling and the highway) to be made of porous material or provision made to direct run-off water to a permeable or porous area within the curtilage of the dwelling. This is to deal with issues relating to ground conditions.