

**Site Address: Land north of Deejay Farm
and south of Chestnut Road Mollington**

12/01453/F

Ward: Cropredy

District Councillor: Cllr Atack

Case Officer: Shona King

Recommendation: Approval

Applicant: Cascade Partnership

Application Description: 2 No 2 bedroom houses and 4 No 1 bed flats for Local Needs Specific Affordable Housing including associated access, hard and soft landscaping and landscaped buffer zones

Committee Referral: Member Request

1. Site Description and Proposed Development

- 1.1 This application refers to a site known as Deejay Farm to the south of Chestnut Road and adjacent to the village hall in Mollington.
- 1.2 The site is screened by trees and a large hedgerow boundary along the site frontage adjacent to the village hall. There is an existing play area outside the site boundary to the west and a recently built housing development of four houses lies to the south west of the site with the village hall and its associated car parking being immediately to the front of the site. Access into the site is taken from the existing access off Chestnut Road.
- 1.3 This application seeks consent to erect 2 two bed dwellings and 4 one bed flats. They are all to be built as affordable housing. The application has been amended as originally, when submitted, the proposal was to construct 4 x two bed and 2 x three bed houses.

2. Application Publicity

- 2.1 The application has been advertised by way of neighbour letters, a site notice and press notice. The final date for comment was the 10th May 2013. 13 letters of objection have been received. The following issues were raised:
 - Similar to 11/00892/F which was dismissed at appeal
 - In open countryside
 - No specific or identified need for affordable housing in Mollington
 - Flooding
 - Precedent for further development
 - Access and highway safety
 - Poor public transport
 - No village amenities
 - Not supported by the Parish Council and villagers
 - other more appropriate sites

One letter stating no objections has been received from the Management Committee of Mollington Village Hall.

3. Consultations

- 3.1 Mollington Parish Council – original comments: Objects to the above application for the following reasons 1. The design and access statement describes the proposed

site as being within the village which it is not. CDC Planning has a policy of maintaining development within village boundaries.

2. Under the terms of CDC Planning Policy H6 for Affordable Housing a need has to be demonstrated. Two Housing Needs surveys were completed in 2006 and 2009 that found a requirement for one and two bedroom homes, whereas the applicant is proposing two and three bedroom houses.

3. Minor changes have been made to the external features of the proposed development since application 11/00892/F was rejected at Appeal. The layout of the site has also been altered only slightly.

4. A questionnaire was distributed to all households in the village in September 2010. There was a return of 79.1%. The majority of voters rejected this site however the majority were in favour of the principle of Rural Exception Affordable Housing.

5. The applicant states that the proposal has been discussed and developed in conjunction with the Parish Council. This is not the case.

6. Work is in progress on possible alternative sites.

Amended comments: Objects to the amended application dated 19th March 2013 for the following reasons.

1. Negotiations are advanced with landowners regarding other sites for Rural Exception Affordable Housing within the village.

2. A questionnaire was distributed to all households in the village in September 2010. There was a return of 79.1%. The majority of voters rejected this site however a further majority were in favour of the principle of Rural Exception Affordable Housing.

3. Under the terms of CDC Planning Policy H6 for Affordable Housing a need has to be demonstrated. Two Housing Needs surveys were completed in 2006 and 2009 that found a requirement for one and two bedroom homes, whereas the applicant is proposing two and three bedroom houses.

Cherwell District Council Consultees

3.2 Planning Policy Officer: Full comments can be viewed on the Council's website however the conclusion is that the Planning Policy team does not raise an objection to the principle of development outlined in this proposal. The reasons for refusal have now been adequately addressed. The proposed residential development consists of 6 affordable homes which will help to address the high level of need for affordable housing in Mollington.

3.3 Design and Conservation Officer - original comments: Full comments can be viewed on the Council's website however the conclusion is that further consideration should be given to the site layout and architectural design

Amended comments: If they have responded to my previous comments, no objections

3.4 Strategic Housing Officer - original comments: A Housing Needs Survey was carried out in Mollington in 2006. This suggested a need for rented properties of 1 x 1 bed, 2 x 2 bed and shared ownership properties of 2 x 2 beds. A future need of 3 properties was also identified.

In 2009, a more detailed register of interest survey showed a need for affordable housing from 9 respondents. The need is mostly for smaller properties of one and two bedrooms with only one household expressing a possible need for a larger property.

The surveys demonstrate that while there is a clear need for affordable housing provision in Mollington the proposed development would not provide appropriately sized accommodation for the need as it is currently understood.

Amended comments: There was a Housing Needs Survey carried out in 2006 which

identified that there was an affordable housing need within the parish of Mollington and a further update in 2009 which identified a need for smaller accommodation.

This site was identified as a Rural Exception Site in order to deliver affordable homes which will help meet some of the local need.

This amended application does conform to the unit types required within the Housing Needs Survey for smaller accommodation, and is generally acceptable as provision for affordable housing within Mollington.

There is still some debate as to the Parish Council's support of this site and application however I have no objections to the principal of the development

3.5 Environmental Protection Officer: No comment to date

3.6 Landscape Officer - original comments: The site is relatively low lying and surrounded with mature hedges and hedgerow trees. As a result wider landscape impact will be limited to surrounding properties and views from the public footpaths in the vicinity. There will however be development outside the existing natural edge of the village and encroachment into the countryside.

The slightly smaller land-take with this application is welcome. The close boarded fence on the W boundary isn't. It is too rural and unnecessary against the field. There is no indication what the garden boundaries will be, although I suspect they will be c/b fences.

There is no access from the development to the play area which is highly desirable. There is room for a path on the Village hall land which could be negotiated. There is mention of extra land for children's play but the extent of this is not indicated. A direct link may be more sensible.

The planted areas between the parking bays are not a good idea, they will be trampled on when people get out of their cars. A small 'tongue' at the rear of the bay could be planted up, but where car doors open there needs to be hardstanding.

I have some concerns about the trees which overhang the existing track to DeeJay Farm as they are quite low and will be adversely affected by large removal vans.

Amended comments: the main alteration seems to be re-locating the car parking from the rear to the front of the properties and the inclusion of hardstanding in addition to parking bays so that trampling of parking bays is avoided.

It is disappointing that a 2m close boarded fence is still shown. This is not appropriate on the periphery of the development. Hedges should form the boundaries to be in keeping with the rural edge. The fence should be post and rail with wire mesh if necessary.

There is still no direct access to the children's play area.

I still have concerns about the trees which overhang the track being damaged by removal vans

3.7 Arboricultural Officer - original comments: Two semi mature / young mature trees will be affected by the development. These are situated to the northern and southern end of the existing DeeJay Farm access road within the red line.

A third tree lies to the southern end of the access road which is unlikely to be adversely affected by the development.

The existing road is proposed for re-surfacing and an additional footpath providing access to the front of the properties is to be installed beneath the canopies of two of the trees to the North of the access road.

Hand digging the existing surface to facilitate the new surface has been specified on the preliminary layout plan no. 5479/10A for the trees to the north of the site however further precautions will be necessary for the installation of the footpath within root protection area.

This should be undertaken prior to any other construction as the new surface will act as ground protection.

No details of barrier fence to protect the trees against inadvertent damage during the construction process have been provided.

Appropriate methods will ensure minimum root damage and allow the development to proceed.

Recommendations:

Provide a tree protection plan showing the position and construction of barrier fencing (standard Heras will be sufficient) and a method statement reinforcing the technique to used for the construction of the access road and footpath within the RPAs and the phasing of the development in relation to the retained trees.

Amended comments: The previous comments regarding the above application still stand and are still relevant. The revised layout will not change the impact on the trees on site.

- 3.8 Ecologist - original comments: The proposed new dwellings are unlikely to have any ecological impacts as the arable field provides little habitat for wildlife. To ensure that the new hedgerow around the development enhances biodiversity I suggest the following condition is attached to any permission:

All species used in the planting scheme shall be native species of local provenance unless otherwise agreed in writing with Cherwell District Council. Reason – To conserve and enhance biodiversity and prevent the spread of non-native species.

Amended comments: Any hedgerow removal should be carried out outside of the bird breeding season. All planting should use native species in this location. The design and access statement includes a paragraph of the intention to use low-level lighting and only where necessary and this should be adhered to in order to prevent disturbance to foraging bats and other mammals.

The planting buffer proposed should benefit wildlife and the inclusion of bird boxes on any new buildings (as outlined in the D & A statement) would be beneficial in this area. I question the need for close-boarded fencing as this constitutes a significant barrier to wildlife movement on and off site.

I would recommend the following conditions attached to any permission:

- Use of native species
- Habitat boxes
- Nesting birds: no works between March and August unless agreed

- 3.9 Anti-social Behaviour Manager: No objections

- 3.10 Rights of Way Officer: Short sections of the definitive routes of Mollington Footpath Nos. 7 and 8 run within the application site but no Public Path Order would be

required to enable the development
Oxfordshire County Council Consultees

- 3.11 Highways Liaison Officer: The application proposes six new dwellings (4 x 2-bed and 2 x 3-bed) on a rural exception site. The existing use of the land is unused agricultural land, and hence is unlikely to generate significant levels of traffic.

Access to the existing farm site is from Chestnut Road via the village hall access road. A new access road is proposed from the DeeJay Farm access road to serve the new dwellings.

12 new car parking spaces are proposed, at a ratio of two spaces per dwelling. 12 cycle parking spaces are also proposed.

The application proposes a tarmac link to the existing road and herring bone block paving inside the site. Surface water will discharge to SUDS/ soakaway.

There are two public Rights of Way footpaths in the vicinity of the site, however this proposal will not require any diversions to these.

The proposed layout of the site does not appear to include a turning head to permit large vehicles such as refuse vehicles and fire tenders to manoeuvre onsite, turn and egress in forward gear. Details are required.

Recommendation:

I have no objection in principle, subject to the following highway conditions:

- Prior to the construction of the dwellings, the proposed means of access between the land and the highway shall be formed, laid out and constructed strictly in accordance with the specification of the means of access attached hereto, and that all ancillary works therein specified shall be undertaken in accordance with the said specification. Reason: In the interest of highway safety.
- Before the development is first occupied, the parking and manoeuvring areas shall be provided, constructed, laid out, surfaced, drained and completed in accordance with specification details and layout plan to be submitted to and approved in writing by the local Planning Authority prior to the commencement of development, and shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter. Reason: in the interests of highway safety.

- 3.12 Drainage Officer: A sustainable drainage system will be required on this development.

Other Consultees

- 3.13 Environment Agency: The application is considered to have a low environmental risk.

- 3.14 Thames Water: Waste Comments
Surface Water Drainage - With regard to surface water drainage it is the responsibility of a developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval

from Thames Water Developer Services will be required. Reason - to ensure that the surface water discharge from the site shall not be detrimental to the existing sewerage system.

Thames Water would advise that with regard to sewerage infrastructure we would not have any objection to the above planning application.

Water Comments

On the basis of information provided, Thames Water would advise that with regard to water infrastructure we would not have any objection to the above planning application.

Thames Water recommend the following informative be attached to this planning permission. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

4. Relevant National and Local Policy and Guidance

4.1 Development Plan Policy

Adopted Cherwell Local Plan (Saved Policies)

H6:	Affordable housing
H14:	Category 2 settlements
C27:	Development in villages to respect historic settlement pattern
C28:	Layout, design and external appearance of new development
C30:	Design of new residential development

4.2 Other Material Policy and Guidance

National Planning Policy Framework (NPPF)

The Proposed Submission Local Plan incorporating the Proposed Changes (PSLP March 2013)

The Plan carries limited weight as it is not complete and is currently subject of further consultation. The policies listed below are considered to be material to this case and are not replicated by saved Development Plan policy:

Policy Villages 1: Village Categorisation
Policy Villages 3: Rural Exception Sites
Policy BSC3: Affordable Housing

5. Appraisal

5.1 The key issues for consideration in this application are:

- Planning history
- Principle of the development
- Design and impact of the proposals on the character and appearance of the area
- Impact on the living amenities of the nearby properties
- Impact on highway safety
- Impact on ecology/biodiversity and trees

Planning history

- 5.2 Planning permission was refused under application 11/00892/F for the erection of 6no. affordable housing dwellings and associated works and was dismissed at appeal for the following reasons:
- Need not demonstrated for 2 and 3 bed dwellings
 - No s106 in place to restrict occupancy to ensure it meets local needs in the long term
 - Projection from built up village would harm the countryside to a degree
 - Proposed materials

Principle of the development

- 5.3 The NPPF states that planning should recognise the intrinsic character and beauty of the countryside (para 17). It states (para 49) “that housing applications should be considered in the context of the presumption in favour of sustainable development and that relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites”.
- 5.4 Paragraph 54 of the NPPF states “In rural areas, exercising the duty to cooperate with neighbouring authorities, local planning authorities should be responsive to local circumstances and plan housing development to reflect local needs, particularly for affordable housing, including through rural exception sites where appropriate. Local planning authorities should in particular consider whether allowing some market housing would facilitate the provision of significant additional affordable housing to meet local needs”.
- 5.5 Paragraph 50 of the NPPF also states “that to deliver a wide choice of high quality of homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities, local planning authorities should set policies for meeting identified need for affordable housing”.
- 5.6 The dwellings are proposed to be entirely affordable housing and therefore should be considered against Policy H6 of the adopted Cherwell Local Plan as an exception to normal planning policies within Mollington. This Policy seeks to facilitate the provision of affordable housing in rural areas where there is an identified need. This site has been identified as a Rural Exception Site in order to deliver affordable homes which will help meet some of the local need.
- 5.7 The policy is very clear in its intentions to allow small low cost housing developments which are to “help meet a specific and identified local housing need”. A Housing Needs Survey was carried out for Mollington in 2006 and a further one in 2009 both of which suggested that there was a need in the village for small units. A Register of Interest has taken place between 22 April and 14 May 2013 the results of which are awaited and Members will be updated at the Committee.
- 5.10 This amended application does conform to the unit types required within the Housing Needs Survey for smaller accommodation, and is generally acceptable as provision for affordable housing within Mollington.
- 5.11 Policy H6 of the adopted Cherwell Local Plan requires “Secure Arrangements be made to restrict the occupancy of the development to ensure that it continues to meet local needs in the long term”. The supporting text for this policy (para 2.29 of the adopted Cherwell Local Plan), which is also a material consideration, explains that the Council would be looking for a legal agreement with the developer to put these restrictions in place so that there could be no confusion over the future of the dwellings once the planning permission had been issued. The Council has prepared a draft agreement and this is now with the applicant's for signing.

Design and impact of the proposals on the character and appearance of the area

- 5.12 The proposed development lies outside the built-up limits of the village and is to be considered as a rural exception site. As such whilst the principle of housing to serve local needs may be acceptable the development itself has to be compatible with the other policies in the plan.
- 5.13 The previous application was refused and dismissed at appeal as it was considered that due to the projection from the built up village it would harm the countryside to a degree. The current proposal reduces the site area and therefore the projection into the countryside. The rear elevations of the buildings is located approximately 14m further to the north and the access road to the site is to provided along the line of the existing track to DeeJay Farm.
- 5.14 It is considered that the development as now proposed will limit the harm to the countryside.
- 5.15 The design of the proposed units is considered to be acceptable. The elevations have been amended during the processing of the application and the materials are more appropriate to the location, natural stone with blue/black slates, than the previous application (11/00892/F).

Impact on the living amenities of the nearby properties

- 5.16 The relationship between the proposed and existing dwellings is such that there will not be any significant overlooking of the private garden areas or habitable room windows of the existing dwellings. Given that the access currently serves a farm and the village hall noise and disturbance from the additional vehicles using the access will not be so significant as to warrant refusal of the application.

Impact on highway safety

- 5.17 The Highway Authority is satisfied that the proposed development will not result in any significant detriment to highway safety.

Impact on ecology/biodiversity and trees

- 5.18 The proposal is unlikely to have any ecological impacts as the arable field provides little habitat for wildlife. It is recommended however that the planting proposed is of native species, that the existing hedges are not removed between March and August to protect nesting birds and that habitat boxes are provided on the buildings. It is also recommended that the 2m high fences shown on the plans are not constructed.

Engagement

- 5.17 With regard to the duty set out in paragraphs 186 and 187 of the Framework, no problems or issues have arisen during the application. It is considered that the duty to be positive and proactive has been discharged through discussions with the applicant.

Conclusion

- 5.19 Subject to confirmation of the need for the units it is considered that the proposal overcomes the reasons for refusal of 11/00892/F and that the development will not harm the visual amenities of the area nor will it result in any significant detriment to highway safety or ecology/biodiversity.

6. Recommendation

Approval, subject to:

a) The applicants entering into an appropriate legal agreement to the satisfaction of the District Council to restrict the occupancy of the development to ensure that it continues to meet local needs in the long term

b) the following conditions:

1. The development to which this permission relates shall be begun not later than the expiration of three years beginning with the date of this permission.

Reason - To comply with the provisions of Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Except where otherwise stipulated by condition, the application shall be carried out strictly in accordance with the following plans and documents: Application forms, Design and Access Statement and drawings numbered: 5479/20A, 21A, and 22A.

Reason - For the avoidance of doubt, to ensure that the development is carried out only as approved by the Local Planning Authority and to comply with Government guidance contained within the National Planning Policy Framework.

3. Prior to the commencement of the development hereby approved, a stone sample panel (minimum 1m² in size) shall be constructed on site in natural non-weathered ironstone, which shall be inspected and approved in writing by the Local Planning Authority. Thereafter, the external walls of the development shall be laid, dressed, coursed and pointed in strict accordance with the approved stone sample panel.

Reason - To ensure that the development is constructed and finished in materials which are in harmony with the building materials used in the locality and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

4. Prior to the commencement of the development hereby approved, samples of the slate to be used in the construction of the roof of the development shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the samples so approved.

Reason - To ensure the satisfactory appearance of the completed development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

5. Prior to the construction of the dwellings, the proposed means of access between the land and the highway shall be formed, laid out and constructed strictly in accordance with the specification of the means of access attached hereto, and that all ancillary works therein specified shall be undertaken in accordance with the said specification.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

6. Before the development is first occupied, the parking and manoeuvring areas shall be provided, constructed, laid out, surfaced, drained and completed in accordance with specification details and layout plan to be submitted to and approved in writing by the local Planning Authority prior to the commencement of development, and

shall be retained unobstructed except for the parking and manoeuvring of vehicles at all times thereafter.

Reason - In the interests of highway safety and to comply with Government guidance contained within the National Planning Policy Framework.

7. All species used in the planting proposals associated with the development shall be native species of UK provenance, not to include *Fraxinus excelsior*.

Reason - To conserve and enhance biodiversity and prevent the spread of non-native species in accordance with Government guidance contained within the National Planning Policy Framework

8. Prior to the commencement of the development hereby approved, full details of a scheme for the location of bird boxes and any other habitat boxes shall be submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the occupation of any building the boxes shall be installed on the site in accordance with the approved details.

Reason - To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy C2 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

9. No removal of hedgerows, trees or shrubs shall take place between the 1st March and 31st August inclusive, unless the Local Planning Authority has confirmed in writing that such works can proceed, based on the submission of a recent survey (no older than one month) that has been undertaken by a competent ecologist to assess the nesting bird activity on site, together with details of measures to protect the nesting bird interest on the site.

Reason - To ensure that the development does not cause harm to any protected species or their habitats in accordance with Policy C2 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

10. Notwithstanding the details submitted with the application the boundary treatments to the site shall not be close boarded fences but shall be post and rail fences.

Reason - To ensure the satisfactory appearance of the completed development and to comply with Policies C28 and C30 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

11. Prior to the commencement of the development hereby approved, full details of the enclosures along all boundaries within the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved means of enclosure, in respect of those dwellings which they are intended to screen shall be erected, in accordance with the approved details, prior to the first occupation of those dwellings.

Reason - To ensure the satisfactory appearance of the completed development, to safeguard the privacy of the occupants of the existing and proposed dwellings and to comply with Policies C28 and C30 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

12. Prior to the commencement of the development hereby approved, a landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme for landscaping the site shall include:-

- (a) details of the proposed tree and shrub planting including their species, number, sizes and positions, together with grass seeded/turfed areas,
- (b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
- (c) details of the hard surface areas, including pavements, pedestrian areas, reduced-dig areas, crossing points and steps.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

13. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in accordance with BS 4428:1989 Code of Practice for general landscape operations (excluding hard surfaces), or the most up to date and current British Standard, in the first planting and seeding seasons following the occupation of the building(s) or on the completion of the development, whichever is the sooner. Any trees, herbaceous planting and shrubs which, within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the current/next planting season with others of similar size and species.

Reason - In the interests of the visual amenities of the area, to ensure the creation of a pleasant environment for the development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

14. No works or development shall take place until a scheme for the protection of the retained trees has been agreed in writing with the Local Planning Authority. This scheme shall include:
- a) a plan that shows the position, crown spread and Root Protection Area of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on the plan.
 - b) The details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers, identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
 - c) The details of the working methods to be employed for the installation of drives and paths within the Root Protection Areas of retained trees in accordance with the principles of "No-Dig" construction.
 - d) The timing of the various phases of the works or development in the context of the tree protection measures.

Reason - To ensure the continued health of retained trees/hedges and to ensure that they are not adversely affected by the construction works, in the interests of the visual amenity of the area, to ensure the integration of the development into the existing landscape and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

15. Prior to the commencement of the development, full details of the doors and windows hereby approved, at a scale of 1:20 including a cross section, cill, lintel and recess detail and colour/finish, shall be submitted to an approved in writing by the Local Planning Authority. Thereafter the doors and windows shall be installed within the building in accordance with the approved details.

Reason - To ensure the satisfactory appearance of the completed development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

16. Prior to the commencement of the development hereby approved, full details of the external lighting shall be submitted to and approved in writing by the Local planning Authority. Thereafter, the lighting shall be carried out and retained in accordance with the approved details.

Reason - To ensure the satisfactory appearance of the completed development and to comply with Policy C28 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework.

Planning Notes

1. Thames Water will aim to provide customers with a minimum pressure of 10m head (approx 1 bar) and a flow rate of 9 litres/minute at the point where it leaves Thames Waters pipes. The developer should take account of this minimum pressure in the design of the proposed development.

SUMMARY OF REASONS FOR THE GRANT OF PLANNING PERMISSION AND RELEVANT DEVELOPMENT PLAN POLICIES

The Council, as local planning authority, has determined this application in accordance with the relevant development plan unless material considerations indicated otherwise. The development is considered to be acceptable on its planning merits as the proposal pays proper regard to the character and appearance of its surroundings and has no undue adverse impact upon the residential amenities of neighbouring properties. As such the proposal is in accordance with Policies H6, C28 and C30 of the adopted Cherwell Local Plan and Government guidance contained within the National Planning Policy Framework. For the reasons given above and having proper regard to all other matters raised the Council considered that the application should be approved and planning permission granted subject to appropriate conditions as set out above

STATEMENT OF ENGAGEMENT

In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No 2) Order 2012 and paragraphs 186 and 187 of the National Planning Policy Framework (March 2012), this decision has been taken by the Council having worked with the applicant/agent in a positive and proactive way as set out in the application report.