

**OS Parcel 2945 Grange Farm West Of Station
Cottage
Station Road
Launton**

17/00803/OUT

Applicant: Richborough Estates

Proposal: Outline application for residential development up to a maximum of 70 dwellings, provision of open space, landscaping, access, infrastructure & demolition of outbuildings

Ward: Launton And Otmoor

Councillors: Cllr Tim Hallchurch
Cllr Simon Holland
Cllr David Hughes

Reason for Referral: Major Development

Expiry Date: 11 July 2017 **Committee Date:** 6 July 2017

Recommendation: Refuse

1. APPLICATION SITE AND LOCALITY

- 1.1. The application site comprises 5.8 hectares located on the northern edge of the village of Launton. The majority of the site is green fields set within open countryside with a small part of the site having been previously developed providing open storage and a large yard area currently utilised for car parking and the parking of buses.
- 1.2. The site lies adjacent to a further series of outbuildings to the south of the site, formerly associated with Grange Farm. These outbuildings now form the Grange Mews Business Centre accommodating a number of business uses. Grange Farm House is a grade II listed building in residential use and some of the business centre buildings are curtilage listed.
- 1.3. An area of archaeological asset is located within the previously developed area of the site and extends outside the application site around the Grange Farm complex and further along Station Road to the south. A public right of way runs from north east to south west through the top of the site and a large area of the site (approximately a third of the overall site) comprises established woodland.
- 1.4. The site is bounded by open countryside to the north, east and west.

2. DESCRIPTION OF PROPOSED DEVELOPMENT

- 2.1. The application seeks outline consent for residential development of up to 70 dwellings with provision for open space and landscaping. All matters are reserved except access which is to be taken from a single point on Station Road.

- 2.2. Demolition of the existing outbuildings on site is proposed to facilitate the development of the site.
- 2.3. The illustrative Masterplan submitted with the application indicates five parcels of development accessed from tree lined streets with further landscaping interspersed within the development with large areas of open space and buffer planting proposed to the edges of the site. The existing established woodland in the centre and east of the site are proposed to be retained and enhanced. The Masterplan indicates the provision of a LAP within the centre of the site and a LEAP within a large area of open space at the north of the site. An existing stream is shown to be incorporated within the layout with an attenuation pond/basin close to the entrance to the site.

3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

<u>Application Ref.</u>	<u>Proposal</u>	<u>Decision</u>
17/00009/SO	Screening Opinion for proposed residential development for up to 70 units, significant areas of open space, creation of wildlife corridors/ecological enhancements and pedestrian improvements	Screening Opinion not requesting EIA

4. PRE-APPLICATION DISCUSSIONS

- 4.1. No pre-application discussions have taken place with regard to this proposal

5. RESPONSE TO PUBLICITY

- 5.1. This application has been publicised by way of a site notice displayed near the site, by advertisement in the local newspaper, and by letters sent to all properties immediately adjoining the application site that the Council has been able to identify from its records. The final date for comments was 05.06.2017, although comments received after this date and before finalising this report have also been taken into account.
- 5.2. 28 representations have been received objecting to the application. The comments raised in these objections are summarised as follows;
- Inaccurate map submitted and misleading technical information
 - Increased strain on infrastructure and sustainability
 - Adverse ecological impact
 - Loss of open countryside which contributes to the village's rural character
 - Contrary to planning policy
 - Significant adverse traffic impact on Station Road which already suffers significant traffic and highway safety issues

- Rural character already adversely affected by unsympathetic development at Yew Tree Farm
- Adverse visual impact in open countryside
- Disproportionate extension to the village will destroy village structure
- Overdevelopment of Launton
- Primary School already at capacity
- Inadequate sewer capacity and concerns over drainage and flooding including the capacity of Cutters Brook.
- Inadequate car parking within the proposed development
- Heavy reliance on private car use despite local bus service
- Better, more appropriate sites should be considered close to the village core
- Poor connectivity with the village
- Not a sustainable location promoting car use due to walking distances
- No public benefit

5.3. The comments received can be viewed in full on the Council's website, via the online Planning Register.

6. RESPONSE TO CONSULTATION

6.1. Below is a summary of the consultation responses received at the time of writing this report. Responses are available to view in full on the Council's website, via the online Planning Register.

PARISH/TOWN COUNCIL AND NEIGHBOURHOOD FORUMS

6.2. Launton Parish Council: Objects to the application for the following reasons:

- Development is outside the built up limits of the village and goes against planning policy
- The new access is wholly inadequate for the amount of traffic that will be coming in and out of the proposed development, clogging up Station Road and making it even more dangerous than it is at present
- Increase in traffic movements within the village (especially as the proposed development is too far from the Primary School for most people to walk)
- Too many secondary streets within the development which will become congested with cars making it difficult for delivery vans, dustbin lorries and emergency services to access
- Parish traffic survey (April 2016) indicates that approximately one third of the traffic seen at the cross roads was going via Station Road. Given the number of parked cars that are almost always present, reducing the road to a single lane for much of its length, the road will not be able to accommodate the

additional traffic movements without compromising safety to an unacceptable degree.

CHERWELL DISTRICT COUNCIL

6.3. CDC Planning Policy: The Planning Policy Team's main observations are:

- Launton is a Category A village, one of the more sustainable villages in the District
- The proposal would result in the redevelopment of some small scale commercial buildings and yard areas formerly associated with the former Grange Farm farmstead and agricultural land which extends beyond the existing built-up limits of Launton.
- Policy Villages 2 of the adopted Cherwell Local Plan Part 1 states that a total of 750 homes will be delivered at the Category A villages on new sites of 10 or more dwellings (in addition to the rural allowances for small site 'windfalls' and planning permissions as at 31 March 2014).
- The 2016 AMR (March 2017) shows that there are 179 dwellings, out of the 750 allocated for the rural areas, remaining to be identified. The AMR also demonstrates that the District presently has a 5.6 year housing supply for the period 2017 – 2022 (commencing 1 April 2017).
- Policy Villages 2 states that sites will be identified through the preparation of the Local Plan Part 2, through the preparation of Neighbourhood Plans where applicable, and through the determination of applications for planning permission.
- The application site was considered as part of a larger site in the SHLAA update 2014. (Site reference LA012). It was concluded that *'the site has highways issues in terms of the capacity of the Station Road/Launton Road junction. Development on the site would harm the setting of the heritage assets to the south, therefore this site is not considered to be suitable for residential development.'*
- For the period 2011-2016 there have been 55 residential completions in Launton. At 31 March 2016 the number of dwellings with permission but not built was 12. No sites of 10 or more dwellings have been granted planning permission in Launton since 31 March 2014.
- Residential completions and commitments at Launton are higher than many other Category A villages of the adopted Local Plan, including Cropredy, Finmere, Kirtlington and Wroxton.

In principle, the provision of some additional housing at Launton to meet Policy Villages 2 accords with the Development Plan. However, as highlighted in the SHLAA assessment, development of this site would potentially harm the setting of the heritage assets to the south of the site (Grange Farm). There may also be highways issues relating to the capacity of the Station Road/Launton Road junction. These issues will require detailed consideration.

Consideration should also be given to how the development would impact on the character and setting of the village at this north-eastern entrance. While some commercial uses and redevelopment has previously been permitted at Grange Farm, the area retains a loose knit settlement structure reflecting the transition into

open countryside. Policy ESD 15 includes requirements for new development to complement and enhance the character of its context through sensitive siting, layout and high quality design and to respect traditional patterns of development. The advice of the Design and Conservation team should be considered.

It is understood that one of the applicant's statements in support of the application, is that development would contribute in meeting five year housing land supply requirements for Oxford.

On 19 June 2017, the Council's Executive approved a Proposed Submission Local Plan (Partial Review) for Oxford's Unmet Housing Needs for the purpose of inviting representations. The Plan proposes 4,400 homes and specific site allocations to meet Cherwell's agreed contribution. The site proposed for development is not one of the suggested site allocations. The Plan states that a separate five year housing land supply will be maintained for meeting Oxford's needs from 1 April 2021 in accordance with the Oxfordshire Growth Board's agreed, common, assumed start date for the commencement of development after the adoption of the respective Local Plan reviews or updates without precluding earlier delivery. This recognises the complexity of the issues involved and allows for reasonable 'lead-in' times.

In conclusion, Launton is a sustainable village with a good range of services and facilities and Policy Villages 2 does make provision for some development to take place in such settlements. However, 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, impact on existing heritage assets, and highway safety. There is no pressing five year supply need which would outweigh this potential harm.

The development impact of a relatively large development of approximately 70 new dwellings on the existing services and facilities would also need to be considered.

- 6.4. CDC Conservation: No comments received.
- 6.5. CDC Strategic Housing: The application will be expected to provide 35% affordable housing equating to 25 affordable homes. An indicative mix is set out to be secured through planning obligation.
- 6.6. CDC Environmental Protection: Noise – satisfied that the noise report has identified and addressed the main concerns for the site. A condition is recommended to secure the required noise mitigation measures. Contaminated Land – A desk study/walkover has already been undertaken and requires that further investigation be undertaken. Standard conditions are recommended to secure this. Air Quality – An Air Quality Assessment is required to understand the impact on local air quality in particular around Station Road/Blackthorn Road/Bicester Road/West End. Conditions are recommended to secure the required information and any mitigation.
- 6.7. CDC Recreation and Leisure: Contributions are sought towards increasing off site indoor and outdoor sports facilities within the locality. Contributions are also sought towards increasing capacity at the local community hall as well as a contribution towards community development and a community development worker. Public Art or a contribution towards the provision of public art are also required.
- 6.8. CDC Arboriculture: No adverse comments. No trees affected at this stage of the development. Trees have been adequately considered in the submitted tree report.
- 6.9. CDC Landscape: The LVIA is a comprehensive report. Agree with the judgements afforded in the Appraisal of Effects section of the LVIA. The viewpoints are generally

representative of the site and its surroundings and from a good basis for the visual appraisal. In respect of the cumulative potential harmful effects of the development proposal, because of existing adjacent residential areas, this should also be considered and judged in the LVIA. Detailed comments are made in respect of the landscaping proposals, the design layout/landscaping is generally acceptable with the exception of an area of housing near the southern site boundary. The landscape buffer between the access road and housing and the hedgerows is welcomed. This will reduce over shadowing and allow the entirety of the boundary to be managed by the adopting authority (CDC). All boundary hedgerows should have a minimum maintenance height of 3 m. Commuted sums for future maintenance are given.

- 6.10. CDC Ecologist: The site is not subject to any nature conservation designation but is located adjacent to the River Ray Conservation Target Area and margins of the River Ray Living Landscape Area. The Ecological Mitigation Strategy includes appropriate outline mitigation but it is recommended that a Biodiversity Impact Assessment is provided prior to determination. The mitigation and enhancement measures outlined within the mitigation strategy are welcomed but the BBOWT concerns regarding the feasibility of achieving habitats on site that are proposed to deliver biodiversity benefits due to the recreational pressure from the development, as well as the areas of recreational open space are shared. As such, it is recommended these areas should be clearly defined and agreed within the plans at this outline stage to ensure that they are achievable on site, and also to identify how the management plan will be funded in the long-term.

- 6.11. CDC Waste and Recycling: No comments received.

OXFORDSHIRE COUNTY COUNCIL

- 6.12. OCC Transport: No objection subject to conditions and contributions.

- 6.13. OCC Drainage: Some issues have been raised in respect of drainage and sustainable drainage systems but OCC are satisfied that suitable surface water drainage of the site is possible and this can be achieved through an appropriately worded planning condition.

- 6.14. OCC Archaeology: No objection subject to conditions.

- 6.15. OCC Education: No objection subject to conditions and contributions towards the expansion of Launton Primary School.

OTHER CONSULTEES

- 6.16. Thames Water: No objection with regards to sewerage infrastructure capacity on the basis that foul water is drained to the public sewer and surface water run-off to the nearby watercourse (Cutter Brook). However, the existing water supply infrastructure has insufficient capacity to meet the additional demands for the proposed development. A condition is therefore required to secure impact studies of the existing water supply infrastructure.

- 6.17. Natural England: No objection – advises that the proposal is unlikely to affect any statutorily protected sites or landscapes. Standing advice should be applied in respect of impacts on protected species. If the proposal site is on or adjacent to a local site, the authority should ensure that it has sufficient information to fully understand the impact of the proposal. The consultation documents indicate that the development includes an area of priority habitat. If significant harm from the development cannot be avoided, mitigated or compensated then planning

permission should be refused. The development may provide opportunities for biodiversity and landscape enhancement.

6.18. Wildlife Trust: No objection to the application in principle. However, the Wildlife trust is not convinced that a net gain in biodiversity is being achieved in accordance with policy ESD10. Concern is also raised as to how key landscape and biodiversity enhancements will be secured. Concern is also raised as to the adequacy of open space to meet the recreational needs of the development so that potential areas of nature conservation interest will come under increased recreational pressure compromising their wildlife benefits. No information is provided as to long term ecological management. The application also fails to consider the Ray Conservation Target Area and BBOWTs Upper Ray Living Landscape area both of which adjoin the site.

6.19. Ramblers Association: No comments received.

7. RELEVANT PLANNING POLICY AND GUIDANCE

7.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.

7.2. The Cherwell Local Plan 2011-2031 - Part 1 was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The Local Plan 2011-2031 – Part 1 replaced a number of the ‘saved’ policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan. The relevant planning policies of Cherwell District’s statutory Development Plan are set out below:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031 Part 1)

- PSD1 – Presumption in favour of development
- SLE4 – Improved Transport and Connections
- BSC1 – District Wide Housing Distribution
- BSC2 – The Effective and Efficient use of Land
- BSC3 – Affordable Housing
- BSC4 – Housing Mix
- BSC10 – Open Space, Outdoor Sport and Recreation Provision
- BSC11 – Local Standards of Provision – Outdoor Recreation
- BSC12 – Indoor Sport, Recreation and Community Facilities
- ESD1 – Mitigating and Adapting to Climate Change
- ESD2 – Energy Hierarchy and Allowable Solutions
- ESD3 – Sustainable Construction
- ESD5 – Renewable Energy
- ESD6 – Sustainable Flood Risk Management
- ESD7 – Sustainable Drainage Systems
- ESD10 – Protection and Enhancement of Biodiversity and the Natural Environment
- ESD13 – Local Landscape Protection and Enhancement
- ESD15 - The Character of the Built and Historic Environment
- Policy Villages 1 – Village Categorisation
- Policy Villages 2 – Distributing Growth Across the Rural Areas
- INF1 - Infrastructure

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C8 – Sporadic development in the open countryside
- C28 – Layout, design and external appearance of new development
- C30 – Design control

7.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)

8. APPRAISAL

8.1. The key issues for consideration in this case are:

- Principle of Development
- Loss of Employment Land
- Landscape/Visual Impact/Local Character
- Design and illustrative layout
- Housing Mix/Affordable Housing
- Impact on Heritage Assets
- Transport
- Trees/landscape/open space
- Neighbour amenity
- Noise, Contamination and Air Quality
- Ecological Implications
- Flood Risk and Drainage
- Sustainability and Energy Efficiency
- Effect on Infrastructure/Planning Obligations
- Local Finance considerations

Principle of Development

- 8.2. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that any application for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The Development Plan for the District comprises the adopted Cherwell Local Plan 2011-2031 and the saved policies of the Cherwell Local Plan 1996.
- 8.3. The site is not allocated for development in any adopted or emerging policy document forming part of the Development Plan and the site sits outside the built up limits of the village.

Adopted Cherwell Local Plan

- 8.4. The Cherwell Local Plan 2011-2031 seeks to allocate sufficient land to meet District Wide Housing needs. The overall housing strategy is to focus strategic housing growth at the towns of Banbury and Bicester and a small number of strategic sites outside of these towns. With regards to villages, the Local Plan notes that the intention is to protect and enhance the services, facilities, landscapes and natural and historic built environments of the villages and rural areas. It does however advise that there is a need within the rural areas to meet local and Cherwell wide needs. Policy BSC1 seeks to distribute the required housing for the District, including the allocations at Banbury and Bicester. In relation to villages and rural areas, 2,350 homes are allocated for the 'Rest of the District'. Of these 2,350 homes, 1,600 are allocated by Policy Villages 5 at Former RAF Upper Heyford. This leaves 750 homes identified for development elsewhere. Policy Villages 2 provides

for these 750 homes to be delivered at Category A villages. The Policy advises that these sites would be identified through the preparation of the Local Plan Part 2, through the preparation of Neighbourhood Plans where applicable and through the determination of applications for planning permission. A number of criteria are listed and these must be considered through the determination of a planning application.

- 8.5. The Local Plan seeks to identify a sustainable hierarchy of villages to set a framework for considering how proposals within villages will be determined. Policy Villages 1 provides a categorisation of the District's villages to ensure that unplanned, small scale development within villages is directed towards those villages that are best able to accommodate limited growth. Category A villages are those identified as being the most sustainable in the hierarchy of villages in the District and this is why these are where planned development to meet District housing requirements to help meet local needs should be directed as defined by Policy Villages 2 subject to a detailed assessment as to the proportionate impact of development proposed upon the settlement in question. Launton is classified as a category A village by Policy Villages 1. The current proposal does not however comply with the type of development identified as being appropriate within the built up limits of category A villages due to the site being outside the village and not representing minor development, being over 10 dwellings.
- 8.6. In this circumstance, it is appropriate to consider this proposal against Policy Villages 2. Of the 750 dwellings identified to be delivered at Category A villages across the plan period until 2031, 179 dwellings remain to be identified over the plan period. Recent appeal decisions received by the Council confirm that an overprovision of the rural housing allocation at an early stage in the plan period would prejudice the sustainable growth strategy set out in the Local Plan and leave limited ability to respond to later changes in housing need in individual settlements without fundamentally compromising the overall sustainable strategy contained within the Local Plan.
- 8.7. In order to categorise villages through the Local Plan process, a number of areas were considered including the provision of services and facilities, the distance to urban areas having regard to availability of bus services, population size and the availability of potential sources of employment as well as taking into account the Cherwell Rural Areas Integrated Transport and Land Use Study (CRAITLUS), which assessed the transport sustainability of villages amongst other considerations. This process identifies that there are differences between Category A settlements in terms of their relative sustainability in comparison to each other.
- 8.8. The application site was considered as part of a larger site in the SHLAA update 2014. (Site reference LA012). It was concluded that *'the site has highways issues in terms of the capacity of the Station Road/Launton Road junction. Development on the site would harm the setting of the heritage assets to the south, therefore this site is not considered to be suitable for residential development.'*
- 8.9. For the period 2011-2016 there have been 55 residential completions in Launton. At 31 March 2016 the number of dwellings with permission but not built was 12. No sites of 10 or more dwellings have been granted planning permission in Launton since 31 March 2014. Although residential completions and commitments at Launton are higher than many other Category A villages including Cropredy, Finmere, Kirtlington and Wroxton.

National Policy

- 8.10. The National Planning Policy Framework confirms that there is a presumption in favour of sustainable development. For decision making this means approving

proposals that accord with the development plan without delay. The Framework advises that there are three dimensions to Sustainable Development; economic, social and environmental. With regard to housing, the Framework supports the need to boost significantly the supply of housing to meet the full objectively assessed need for housing and requires Local Planning Authorities to identify and update annually a supply of specific, deliverable sites sufficient to provide five year's worth of housing against the housing requirements, with an additional buffer of 5% to ensure choice and competition in the market for land.

- 8.11. The Council's 2016 Annual Monitoring Report (AMR) concludes that for the 5 year period 2016-2021, the District has a 5.6 year supply of housing based upon the housing requirement of 22,840 homes for the period 2011-2031 (1142 homes a year), which is the objectively assessed need for the District contained in the 2014 SHMA. This includes a 5% buffer.
- 8.12. In respect of Oxford's Unmet Housing Needs, the Council's Executive approved a Proposed Submission Local Plan (Partial Review) for the purpose of inviting representations. The Plan proposes 4,400 homes and specific site allocations to meet Cherwell's agreed contribution. The application site proposed for development is not one of the suggested site allocations. The Plan states that a separate five year housing land supply will be maintained for meeting Oxford's needs from 1 April 2021 in accordance with the Oxfordshire Growth Board's agreed, common, assumed start date for the commencement of development after the adoption of the respective Local Plan reviews or updates without precluding earlier delivery. This recognises the complexity of the issues involved and allows for reasonable 'lead-in' times.

Principle of residential development

- 8.13. Launton is a category A village. The village has a range of services including a primary school, community hall, a shop, post office and recreation facilities as well as a regular bus service. Launton is a linear village built up around Bicester Road and around its intersection with Station Road/West End/Blackthorn Road. Whilst development also extends along Station Road, these residential and commercial properties become more remote from the main core of the village. The application site is located on Station Road, some distance from the village core and segregated from the existing residential area and many of the village services by the Grange Farm Business Centre complex. A local facilities plan submitted with the application highlights the somewhat remote location of the site in relation to village facilities such as the shop and primary school.
- 8.14. Whilst the village of Launton has the required sustainability credentials to accommodate some new development, officers have concern regarding the location and scale of this development which is some distance from the linear core of the village and remote from existing village services.
- 8.15. It should also be noted that, the majority of the site is not previously developed land which is surrounded by open countryside and incorporates a large area of established woodland. Although, the National Agricultural Land Classification identifies the site as being of grade 4 agricultural land classification and does not represent the best and most versatile agricultural land.
- 8.16. Given the above assessment, it is concluded that the principle of some residential development within the village of Launton could be acceptable and that this would contribute to the policy Villages 2 requirements as well as the supply of housing within the District. It is therefore necessary for an assessment to be made as to the sustainability of this particular site in terms of its ability to accommodate

development and whether it meets the Policy Villages 2 criteria which refer to assessing the suitability of development at Category A settlements.

Loss of Employment Land

8.17. Policy SLE1 seeks to retain existing employment sites for employment use unless the applicant can demonstrate the following;

- that an employment use should not be retained, including showing that the site has been marketed and has been vacant long term
- that there are valid reasons why the use of the site for the existing or another employment use is not economically viable
- that the proposal would not have an adverse effect of limiting the amount of land available for employment.

8.18. Regard will also be given to whether the location and nature of the present employment activity has an unacceptable adverse impact upon adjacent residential uses.

8.19. The proposed development will result in the loss of employment land which is currently associated with the Grange Mews Business Centre. The application includes an Economic Benefits Statement. The proposed scheme would result in the loss of two businesses based at the site having to relocate elsewhere. The companies currently employ a total of 10 staff which equates to 7 FTEs. It is probable, but not yet known whether these businesses would remain in Cherwell District on relocating. The Statement goes on to note that a further 44 jobs are located at the adjacent Grange Mews Business Centre and that these positions will be unaffected. The Statement also sets out the benefits for construction employment that would be brought about as a result of the development equating to 90 FTE jobs per annum over a 2 year construction programme.

8.20. However, the submitted Economic Benefits Statement does not support the applicant's case in respect of meeting the criteria set out in policy SLE1 and no evidence has been submitted to demonstrate that any of these criteria have been met. It would appear that the units are currently occupied and have not been marketed and there is no evidence that employment use is not economically viable on the site.

8.21. The applicant has set out in their Planning Statement that the replacement of the older and less attractive former farm buildings and open storage areas will offer visual enhancements to the setting of the other business units and the Grange Farmhouse and the entrance to the village. It considers that these factors along with the provision of market and affordable housing would outweigh the value of retaining this area in low-scale employment use.

8.22. Whilst these views are noted, this does not overcome the policy position in respect of policy SLE1. The present employment activity does not have any adverse impact upon adjacent residential uses and the applicant has failed to demonstrate that any of the criteria within the policy have been met. The Council has also demonstrated that it has a 5.6 year supply of housing so that the provision of housing on this site would not outweigh the value of retaining the site in employment use. There are no other planning objectives which would outweigh the value of retaining in the site. The proposal is therefore considered to be contrary to policy SLE1.

Landscape/Visual Impact/Local Character

- 8.23. Policy ESD13 of the Cherwell Local Plan advises that development will be expected to respect and enhance local landscape character and a number of criteria are highlighted including that development is expected not to cause visual intrusion into the open countryside, must be consistent with local character and must not harm the setting of settlements, buildings or structures. Policy Villages 2 requires that consideration be given to whether significant landscape impacts could be avoided and whether development would contribute in enhancing the built environment. The NPPF highlights that the protection and enhancement of the natural, built and historic environment is part of the environmental role of sustainable development and one of the core planning principles also refers to recognising the intrinsic character and beauty of the countryside. The NPPF also emphasises the importance of development responding to character and history with good design being a key aspect of sustainable development.
- 8.24. A Landscape and Visual Impact Appraisal accompanies the application. The document finds that the site is within the Oxfordshire Wildlife and Landscape Study 2004 landscape type 'Clay Vale' which is described as a low lying vale landscape, associated with small pasture fields, many watercourses and hedgerow trees and well defined nucleated villages. The overall strategy is to safeguard and enhance the tranquil, small scale pastoral character of the area. In terms of this site, the LVIA concludes that the extent of visibility of the application site is limited to public rights of way in the immediate proximity and glimpsed views from local roads and occasional residential properties. The LVIA identifies that the proposed development considers the features of the site and its surroundings in regard to landscape and visual matters including the retention and enhancement of existing landscape features and that the size and scale of the development relates to the existing context and townscape character of the village. Due to the retention and enhancement of existing landscape features and inclusion of buffer planting and offset of built development, particularly in the north eastern corner of the site, any impact is considered to be minor or negligible.
- 8.25. The Council's Landscape officer has confirmed that he agrees with the judgements made in the Appraisal of Effects within the LVIA. The viewpoints are generally representative of the site and its surroundings and form a good basis for the visual appraisal. However, the LVIA does not consider the cumulative potential harmful effects of the development proposal with the adjacent residential areas.
- 8.26. Officers consider that there will be some visual impacts at a localised level for residential properties within proximity to the site and receptors travelling along Station Road. In these terms, it is necessary to consider the impact of accommodating development on the site in terms of its impact upon the village. Policy ESD15 of the Local Plan requires new development to complement and enhance the character of its context through sensitive siting, layout and high quality design.
- 8.27. Launton is a cruciform village with development concentrated along Bicester Road with some development extending along West End and Station Road. The character of Station Road is formed by a predominantly linear arrangement of development, with some older and newer areas of development in the form of cul-de sacs, but these are clustered closer to the node of the village. Outside of this arrangement of built development, the village is surrounded by open countryside comprising large open green fields.
- 8.28. The application proposes a large estate development which would be detached from the existing residential development on Station Road and segregated from it by the Grange Farm Business Complex and set within open countryside. This form and approach to development would be inconsistent with the established built form and

character of the village. As such the proposal is considered to have a harmful impact on the rural setting of the village and as such the surrounding landscape character contrary to policies ESD13 and ESD 15 of the Local Plan.

Design and illustrative layout

- 8.29. Policy ESD15 provides guidance as to the assessment of development and its impact upon the character of the built and historic environment. It seeks to secure development that would complement and enhance the character of its context through sensitive siting, layout and high quality design meeting high design standards and complementing any nearby heritage assets. The NPPF is clear that good design is a key aspect of sustainable development.
- 8.30. The application is in outline with matters relating to layout, scale and appearance reserved for later consideration. The application is however accompanied by an indicative layout, which it is expected will demonstrate that the development proposed can be accommodated, and a Design and Access Statement, which should set acceptable design principles in order that future acceptable detailed proposals for the site can be achieved.
- 8.31. In addition to the Illustrative Concept Masterplan which indicates broad areas of development, an Illustrative Masterplan accompanies the application showing a detailed housing layout comprising 70 units and incorporating a mix of detached, semi-detached and terraced units with a varied approach to car parking. The plans differ in their layout and development parcels are distinctly different with much less opportunity for open space being shown on the Illustrative Masterplan than the Illustrative Concept plan which gives an impression that substantial open space and buffer planting is achievable. The types of open space required to support a development of this size also do not appear to have been adequately planned for, taking into consideration the Council's requirements for general green space as well as outdoor sports provision.
- 8.32. The submitted Design and Access Statement sets out a clear design evolution for the scheme based on the established site constraints including a contextual analysis. The document sets out two indicative character areas which will set design parameters for the detailed design of the proposed development. Whilst the approach to design through the designation of character areas is acceptable, the detail set out and the indicative visualisations included are not considered to represent an acceptable design solution and would not be consistent or sympathetic to the rural vernacular type of development which would be required within an edge of village location.
- 8.33. Based on the above assessment, officers are not convinced that the applicant has taken proper consideration of the planning policy basis for the provision of open space, it has therefore not been clearly demonstrated that the proposed quantum of development can be achieved on site taking into account those policy requirements. In addition, conflicting Masterplan drawings have been submitted. The existing built environment and local distinctiveness and character of the village has also not been adequately considered and the indicative visualisations included within the application documents are not considered to represent an acceptable form of development in keeping with the character of the village or the area generally. Taking into account the further concerns officers have regarding the form of development being at odds with the predominantly linear form of the village, it is considered that the proposal would be contrary to Policy ESD15 and Policy Villages 2 of the Cherwell Local Plan (2011-2031 – Part 1) and Policy C28 of the Cherwell Local Plan (1996) and the NPPF in this regard.

Housing Mix/Affordable Housing

- 8.34. The NPPF advises that in order to create sustainable, inclusive and mixed communities, Local Planning Authorities should plan for a mix of housing, reflect local demand and set policies for meeting affordable housing need. Policy BSC4 of the Local Plan requires new residential development to provide a mix of homes in the interests of meeting housing need and creating socially mixed and inclusive communities. Policy BSC3 requires development within locations such as Launton to provide 35% affordable housing on site and provides detail on the mix that should be sought between affordable/social rent and shared ownership.
- 8.35. The Planning Statement accompanying the application confirms that the development is capable of accommodating a mix of house types and sizes including 2, 3, 4 and 5 bed units. An indicative mix is set out based on the Illustrative Masterplan. The application sets out an average net density of 30dph in accordance with policy BSC 2. It is also set out that the development would deliver 35% affordable housing which would equate to provision of up to 25 affordable units on site which would be in accordance with policy BSC 3. This will be secured as a benefit of the scheme through S106 agreement.

Impact on Heritage Assets

- 8.36. Section 12 of the NPPF sets out Planning Guidance relating to the historic environment including archaeology. The development would be expected to preserve the significance of designated heritage assets within proximity. It is also provided at paragraph 131 that Local Planning Authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness. The NPPF sets out tests to be applied where harm to heritage assets is identified. As set out above Policy ESD15 of the Cherwell Local Plan (2011-2031 – Part 1) also refers to heritage assets expecting development to conserve, sustain and enhance designated and non-designated heritage assets. S66 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Local Authority to have regard to the desirability of preserving the building or its setting. S72 of the Act requires that within a conservation area, the development of land or buildings shall preserve or enhance the character and appearance of that area.
- 8.37. The application is accompanied by a Heritage Assessment. Listed buildings within the vicinity of the site are identified as being potentially sensitive to development including the adjacent Grange Farmhouse, Laurels Farmhouse, Box Tree Farmhouse and Watermoor House all grade II listed buildings. The assessment sets out that any impact upon the built historic environment would be restricted to any changes in the settings of these heritage assets. Officers consider the Assessment presents a fair appraisal of the impacts of the development. The Assessment concludes that heritage assets within the vicinity would remain unaffected by the proposals owing to their distance from the site and intervening buildings and vegetation.
- 8.38. The site has also been subject to an Archaeological desk-based Assessment which as identified only one non-designated heritage asset being the ridge and furrow earthworks in the northern field. The site is located in an area of unknown archaeological interest where very little archaeological investigations have taken place. The desk-based Assessment sets out that the area surrounding the application site has a high potential for archaeological remains associated with medieval and later agriculture. The County Archaeologist has recommended that a condition be imposed requiring a programme of archaeological investigation.

- 8.39. It is therefore considered that the proposed development would be acceptable with regard to the potential impact to heritage assets within the vicinity of the site in accordance with policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance in the NPPF.

Transport

- 8.40. The National Planning Policy Framework is clear that transport policies have an important role to play in facilitating sustainable development with encouragement provided to sustainable modes of transport to reduce reliance on the private car. It is also clear that applications should be accompanied by Transport statement if it would generate significant amounts of movement. This is reflected in Policy SLE4 of the Local Plan. Policy SLE4 and Villages 2 both emphasise the need for consideration to be given to whether safe and suitable access can be achieved.
- 8.41. A Transport Statement has been submitted to support the application and the County Transport officer is satisfied with the conclusions within the assessment. Whilst local residents have raised contrary views in relation to Station Road traffic, the local highway authority has confirmed that the submitted Transport Assessment has used industry standard methodology and the officer is of the view that there will not be an unacceptable negative effect in terms of road safety and congestion.
- 8.42. In terms of the proposed access to the site, the local highway authority is satisfied that the form and location of the site access is acceptable provided that the required visibility splays are maintained.
- 8.43. A Travel Plan Statement has been submitted with the application, some additional information will be required to ensure that the Travel Plan is effective at promoting travel to and from the site. A condition is requested to secure a revised Travel Plan Statement.
- 8.44. A public right of way runs through the site. A condition has been requested by the local highway authority to secure a new public right of way across the site and financial contributions are sought towards public right of way improvements in the vicinity of the site.
- 8.45. The application is therefore considered to be acceptable in highway terms in accordance with policies SLE4 and policy Villages 2 as well as Government guidance within the NPPF and NPPG.
- 8.46. Notwithstanding the Transport officer's comments with regards to the location of the development and walking distances to services, Planning officers remain concerned about the suitability of the site in terms of its isolated location and connectivity to the village to access services and facilities. In particular, the walking distance to the primary school and community hall are likely to be beyond what most residents would consider an acceptable distance and this may result in increased car trips to access these facilities.

Trees, Landscaping and Open Space

- 8.47. Policy ESD10 of the Local Plan refers to the protection and enhancement of ecology and the natural environment. It requires the protection of trees amongst other ecological requirements. Policy ESD13 also encourages the protection of trees and retention of landscape features. Policy BSC11 sets out the Council's requirements for local outdoor space provision and play space.

- 8.48. There are a number of established trees on the site including areas of established woodland. These are considered in the submitted Arboricultural Survey. The Arboriculture officer is satisfied that the Survey is adequate and that no trees are affected at this stage. Hedgerow loss will also be limited and opportunities exist to maintain and enhance existing areas of hedgerow and trees as part of the development.
- 8.49. The development of 70 dwellings will trigger the requirement for onsite provision of general green space and on site provision of outdoor sports provision in accordance with policy BSC11. The Council will require 0.46 hectares of general green open space and 0.18ha of onsite outdoor sports provision. Whilst these amounts are not significant the current submission provides no confirmation as to the amounts of provision in light of policy requirements, and the illustrative masterplan(s) do not appear to make provision for outdoor sports provision although general green spaces are shown.
- 8.50. A LEAP and a LAP will be required in accordance with policy BSC 11. A LEAP is shown on the illustrative plans and it may be appropriate, given the size of the site, to secure a combined LEAP/LAP within the site. Contributions towards future maintenance of landscaping and open spaces and equipped areas of play will be secured through planning obligation.
- 8.51. The approach to the retention and maintenance of the existing large areas of woodland on the site are welcomed and the illustrative landscape proposals shown are also welcomed with scope to take account of the detailed comments from the Council's Landscape Officer through condition or reserved matters submission. However, given that the types of open space required to support a development of this size have not been adequately planned for, taking into consideration the Council's requirements for general green space as well as outdoor sports provision. The proposed development is considered to be contrary to policy BSC11 of the Cherwell Local Plan 2011-2031 Part 1.

Effect on Neighbouring Amenity

- 8.52. Policy ESD15 advises of the need for new development to consider the amenity of both existing and future development and this reflects the Core Principle of the NPPF, which confirms the need for a good standard of amenity for all existing and future occupants of land and buildings to be secured.
- 8.53. Due to the location of the site some distance from existing residential properties, it is unlikely that existing residential will be affected as a result of the proposal.
- 8.54. The detailed layout and design of the site would be considered at reserved matter stage at which time a careful and considered approach to design will ensure that any impact to neighbouring amenity would be minimised. At this (outline) stage, Officers are not wholly satisfied that the current proposed quantum of residential development can be accommodated within the site and can therefore not be certain that an adequate level of amenity can be achieved for existing and future residents in accordance with Policy ESD15 of the Cherwell Local Plan.

Noise, Contamination and Air Quality

- 8.55. The Framework at paragraph 109 advises that the planning system should contribute to and enhance the natural and local environment by preventing both new and existing development from contributing to, or being put at unacceptable risk from, or being adversely affected by unacceptable levels of noise pollution.

- 8.56. The application is accompanied by a Noise Assessment and a Desk Study Report to determine any potential environmental geotechnical risks for development of the site. The Council's Environmental Protection Officers advise the following;

Contaminated Land – based on the findings of the desk study, it is recommended that an intrusive investigation is completed prior to the commencement of development to assess the actual contaminative status of the ground at the site. Targeted investigation is required within areas 1 and 2 where potentially significant potential sources of contamination have been identified. Investigation across the remainder of the site is required to confirm the expected geology and provide general site coverage. It is also considered essential that the intrusive investigation should determine the geotechnical parameters of the underlying ground conditions as part of the future development of the site. The intrusive investigation is likely to comprise a series of boreholes and trial pits and should include the installation of gas monitoring standpipes. The investigation should also include sampling of soil bunds and waste soil stockpiles located at the site if these materials are to be retained as part of any development of the site. Selected soil and leachate samples recovered during the intrusive investigation would be tested for a general suite of determinants and locally a targeted suite of analysis based on the findings of this desk study. This investigation and any subsequent remediation scheme can be secured through condition.

Noise – satisfied that the noise report has identified and addressed the main concerns for the site.

Air Quality – It is recommended that an air quality assessment is required to understand the impact of this development on local air quality. In particular, the impact this development will have on air quality around the station road / Blackthorn Road / Bicester Road/West End. Measures proposed which will help to improve air quality locally should also be included. The assessment should have regard to the Council's Air Quality Action Plan and review and assessment reports. Mitigation measures should also be incorporated into the development which facilitates the uptake of low emission vehicle usage. The required assessment and additional measures can be secured through condition.

- 8.57. Based on the comments of the Council's Environmental Protection team, the proposal is considered to be acceptable with regards to noise, air quality and contaminated land.

Ecological Implications

- 8.58. The NPPF sets out that Planning should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and provide net gains in biodiversity where possible. Policy ESD10 reflects the requirements of the Framework to ensure protection and enhancement of biodiversity. The Authority also has a legal duty set out at the Natural Environment and Rural Communities Act 2006 (NERC 2006) which states that "every public authority must in exercising its functions, must have regard ... to the purpose of conserving (including restoring / enhancing) biodiversity"
- 8.59. An extended Phase 1 survey was carried out in 2014 and a further site walk over was carried out in 2016 in order to determine if any site conditions had changed since the 2014 survey. The results are set out in a Validation document of the Extended Phase 1 Survey. These results indicate that habitat conditions have not significantly changed within the application site boundary with the exception of tall ruderals and ephemeral/short perennials which provide potential foraging and dispersal habitat for badger, great crested newts, common reptiles and common

amphibians. In addition, a mature pedunculate oak located within the eastern boundary hedge has potential bat roost features which were not noted during the 2014 survey. Up to date mitigation proposals are recommended in both instances.

- 8.60. The site is not subject to any nature conservation designation but is located adjacent to the River Ray Conservation Target Area and margins of the River Ray Living Landscape Area. This area is designated for areas of floodplain meadow, lowland meadow and for its importance for wading birds. Records of protected and notable species within the local area include great crested newt, common lizard, grass snake, badger, bats and UK BAP butterfly species black hairstreak and small heath.
- 8.61. The application site comprises a mosaic of habitats including two blocks of broad-leaved plantation woodland, semi-improved and poor-semi improved grassland, tall ruderal, short ephemeral habitat, and intact and defunct hedgerows, which contain mature trees. These habitats support a small population of common lizard and grass snake, and great crested newt breeding pond is located within only 20m of the site boundary. There are further records of great crested newts within the local area and the habitats on site provide good terrestrial habitat for reptiles and amphibians. As such suitable mitigation for these species to replace loss of their habitat will be required on-site. The Ecological Mitigation Strategy includes appropriate outline mitigation for reptiles and amphibians and other protected species, including the creation of wildlife corridor along the south-western boundaries of the site, creation of attenuation ponds, sensitive lighting scheme, and management and buffering of the existing woodland and hedgerows (via a 5m buffer zone) for wildlife.
- 8.62. In addition to the submitted mitigation strategy, the Council's Ecologist has recommended that a Biodiversity Impact Assessment (BIA) is provided prior to determination of the application due to the habitat loss to estimate the overall loss or gain to biodiversity at this stage. Should the proposals result in an overall loss to biodiversity, it is recommended that a biodiversity offsetting scheme will be required to compensate for any residual biodiversity impact. This could be secured at the outline stage, ideally via a Section 106 agreement, whereby the developer can fund an appropriate habitat enhancement scheme elsewhere in the district, preferably close to the site. This is to ensure that the proposed development leads to a net gain in biodiversity, in line with the NPPF and in accordance with policy ESD 10 of the Cherwell Local Plan 2011-2031 Part 1.
- 8.63. Both the Wildlife Trust and the Council's Ecologist have raised concerns about the feasibility of achieving habitats on site and in delivering the biodiversity benefits as part of the scheme due to recreational pressure from the development. Officers have already raised concern that the proposed quantum of development cannot satisfactorily be accommodated on site whilst also making adequate provision for open space and recreation in accordance with planning policy. If these areas of recreation and open space are not clearly defined adverse impacts could occur in terms of disturbance to populations of common lizard and grass snake as well as nesting birds, amphibians, badger and other wildlife which would be affected by recreational pressures such as dog walking, pets and lighting.
- 8.64. The current application does not clearly define these areas and therefore fails to demonstrate that the required levels of open space can be accommodated on site without placing pressure on biodiversity and ecological priorities. The applicant is therefore unable to demonstrate that the development would ensure the protection and enhancement of biodiversity in accordance with policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1.

Flood Risk and Drainage

- 8.65. A Flood Risk Assessment is submitted with the application in line with the requirements of Policy ESD6 of the Local Plan and the Framework, given the site extends to over 1ha in area and is in Flood Zone 1. Policy ESD7 of the Local Plan requires the use of Sustainable Urban Drainage Systems to manage surface water drainage systems. This is all with the aim to manage and reduce flood risk in the District.
- 8.66. The OCC Drainage team has raised issues in respect of drainage and sustainable drainage systems but OCC are satisfied that suitable surface water drainage of the site is possible and this can be achieved through an appropriately worded planning condition. The development is therefore considered to be acceptable in accordance with policy ESD 6 and ESD 7 in this regard.

Sustainability and Energy Efficiency

- 8.67. The Cherwell Local Plan includes a number of energy policies in order to seek development which mitigates and adapts to the future predicted climate change. This relates to locating development in sustainable locations as well as seeking to reduce energy use, making use of renewable energy and sustainable construction techniques. The policies are however now out of date taking into account more recent Government guidance. Energy efficiency of homes is now a matter for the Building Regulations. Policy ESD3 does however require all new homes to achieve a water efficiency standard of no greater than 110 litres/person/day. Mitigating and adapting to climate change in order to move to a low carbon economy is a key part of the environmental role of sustainable development set out in the Framework.
- 8.68. The application is accompanied by an Energy and Sustainability Statement which sets out a commitment to reducing energy needs. The Statement sets out the use of fabric first measures such as super insulation and absolute air tightness rather than relying on bolt on renewable energy devices. The orientation of buildings is also highlighted as a measure to utilise solar gain where practicable. Other measures are also set out which could be incorporated or utilised to reduce carbon emissions. The information provided is noted and the requirement to meet the higher Building Regulation standards for water consumption would be secured through condition.
- 8.69. The site is within an off-gas area where policies ESD 4 and ESD 5 would apply. The feasibility studies required Decentralised Energy Systems and Renewable Energy as set out in policies ESD 4 and ESD 5 have not been submitted with the application. The application and proposed development does not therefore comply with these policies.

Effect on Infrastructure/Planning Obligations

- 8.70. A S106 Legal agreement will be required to be entered into to secure mitigation resulting from the impact of the development both on and off site. This would ensure that the requirements of Policy INF1 of the Local Plan can be met, which seeks to ensure that the impacts of development upon infrastructure including transport, education, health, social and community facilities can be mitigated. This includes the provision of affordable housing. The Authority is also required to ensure that any contributions sought meet the following tests, set out at Regulation 122 of the Community Infrastructure Regulations 2011 (as amended):
- Necessary to make the development acceptable in planning terms;
 - Directly relate to the development; and
 - Fairly and reasonable related in scale and kind to the development

8.71. The following obligations would be are sought through a S106 legal agreement in respect of a development of this scale:

- Affordable housing – 35%
- On site open space and sports provision including play provision in the form of a LAP and LEAP
- Contribution towards primary education
- Contribution towards healthcare
- Contribution towards the improvement of public rights of way
- Contribution towards community halls
- Contribution towards community development
- Contribution towards public art
- Contribution towards indoor sport and recreation facilities
- Commuted sums for the future maintenance of woodland, informal open space, play areas and hedgerows.

8.72. In addition, further site specific contributions have also been identified by OCC Transport towards improving bus services and public right of way improvements these would also need to be secured through a S106 agreement. However, whilst draft heads of terms are set out in the Planning Statement accompanying the application, there is currently no S106 agreement which would secure the required obligations so that the applicant is currently unable to demonstrate that the infrastructure requirements of the development can be achieved in accordance with policy INF 1.

Local Finance Considerations

8.73. Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. This can include payments under the New Homes Bonus. The scheme has the potential to generate £387,289 for the Council under current arrangements once the homes are occupied together with additional payments for the affordable units. However, officers recommend that such funding is given no weight in decision making in this case given that the payments would have no direct relationship to making this scheme acceptable in planning terms and Government guidance in the PPG states that it is not appropriate to make a decision based on the potential for the development to raise money for a local authority or other Government body.

9. PLANNING BALANCE AND CONCLUSION

9.1. The overall purpose of the planning system is to seek to achieve sustainable development as set out in the Framework. The three dimensions of sustainable development must be considered in order to balance the benefits against the harm and come to a decision on the acceptability of the scheme. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined against the provisions of the development plan unless material considerations indicate otherwise.

- 9.2. The proposal seeks permission for a large scale residential development on the edge of a Category A Village. The principle of development therefore falls to be considered against Policy Villages 2 of the Cherwell Local Plan and a full range of other policies relating to detailed matters. Policy Villages 2 sits alongside the wider strategy of the Local Plan which seeks to direct residential development to the most sustainable settlements in the District and it includes a number of criteria in order to assess this. Launton is a small village but offers a primary school, shop, post office, community hall, recreation facilities and public house as well as being in close proximity to higher order services, facilities and employment available at Bicester.
- 9.3. Launton is therefore considered to be a sufficiently sustainable settlement to accommodate some development without having undue environmental impacts for such reasons as the effect on overall village character or development that is excessively reliant on private car travel.
- 9.4. However, taking into account the character of the existing village, a development of this scale proposed on the edge of the settlement with poor connections to existing services and facilities would be out of keeping with the context of the area and would be harmful to the character of the village.
- 9.5. The proposals would generate some economic benefits by providing construction employment and add a new population to the local economy. The development would also add to the supply of housing and genuine weight should be attached to this. However, given the generous supply of housing in the District the weight should not be significant. The proposals would however result in significant environmental, economic and social harm for reasons already discussed in this report. Officers consider that such harm would substantially outweigh any benefits associated with the development such that the proposals cannot be considered sustainable. As a result, the presumption in favour of sustainable development inherent within the NPPF does not apply in relation to these development proposals with the result that there is no reason for departing from the development plan. As a consequence, and in the absence of any other material planning considerations indicating to the contrary, planning permission should be refused.

RECOMMENDATION

That permission is refused, for the following reason(s):

1. Having regard to the District's strong housing supply and delivery position the proposals would result in an unnecessary development of greenfield land forming part of the open countryside which would result in an unacceptable extension of the village that would harm the character and rural setting of the village to the detriment of the built, natural and historic environment. The proposal is therefore contrary to policies Villages 2 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1, policy C28 of the Cherwell Local Plan 1996 and Government advice within the National Planning Policy Framework.
2. The application site is located some distance from the centre of the village, this would create a new community isolated from the existing village and services and would place heavy reliance on unsustainable car use to reach even local services within the village such as the school and shop. This lack of connectivity within the existing settlement would result in an isolated form of unsustainable development which would be contrary to Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 as well as Government guidance contained in the National Planning Policy Framework.
3. The proposed development fails to demonstrate that any of the applicable

criteria as set out in policy SLE1 of the Cherwell Local Plan 2011-2031 Part 1 have been met and as such would result in the unacceptable loss of employment land. No other planning objectives would outweigh the value of retaining the site in employment use and as such the development would be contrary to policy SLE1 of the Cherwell Local Plan 2011-2031 Part 1.

4. The application and accompanying Illustrative Masterplan(s)/indicative layout submitted fail to adequately take adequate account of the policy requirements for general green open space and outdoor sports provision. As such, the Local Planning Authority is unable to determine whether the quantum of residential development proposed could be satisfactorily accommodated on site in accordance with basic policy requirements whilst also safeguarding areas identified within the application for landscape, ecological and biodiversity enhancements. The proposal therefore fails to accord with the requirements of policies BSC10, BSC11, ESD10, ESD13 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Government advice within the National Planning Policy Framework.
5. The Design and Access Statement and Illustrative Masterplan(s)/indicative layout submitted as part of application fails to provide sufficient acceptable detail in respect of design principles set as a basis for the future detailed consideration of the development proposed. This includes siting, form, appearance, materials and detailing of the proposed new dwellings. The Local Planning Authority is therefore unable to determine whether the development proposed could be satisfactorily accommodated on site in a manner that would respect its context and respond to local distinctiveness. The proposal therefore fails to accord with the requirements of Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and policies C28 and C30 of the Cherwell Local Plan 1996 and Government advice within the National Planning Policy Framework.
6. The site is located within an off-gas area where policies ESD4 and ESD5 apply. The application fails to provide the required feasibility studies for the consideration of Decentralised Energy Systems and onsite Renewable Energy provision. The proposal therefore fails to accord with the requirements of policies ESD4 and ESD5 of the Cherwell Local Plan 1996 and Government advice within the National Planning Policy Framework.
7. In the absence of the completion of a satisfactory Planning Obligation, it cannot be demonstrated that the necessary infrastructure directly required both on and off site as a result of the development can be provided in the interests of safeguarding public infrastructure, delivering mixed and balanced communities through the provision of affordable housing and securing on site future maintenance arrangements. The development is therefore contrary to policy INF1, BSC3, BSC4, BSC9, BSC11, BSC12 of the adopted Cherwell Local Plan 2011-2031 and Government advice within the National Planning Policy Framework