

**Land South of Anniversary Avenue East Between
Milne Street and Read Place Graven Hill Ambrosden**

25/00882/F

Case Officer: Sarah Tucker

Applicant: Graven Hill Village Development Company

Proposal: Erection of 66 dwellings with associated highways works and landscaping

Ward: Bicester South And Ambrosden

Councillors: Councillor Cotter, Councillor Ideh and Councillor Pruden

Reason for Referral: Major development

Expiry Date: 3 October 2025

Committee Date: 06 November 2025

SUMMARY RECOMMENDATION: GRANT PERMISSION SUBJECT TO THE RECEIPT OF AMENDED PLANS TO THE SATISFACTION OF THE ASSISTANT DIRECTOR FOR PLANNING AND CONDITIONS

MAIN REPORT

1. APPLICATION SITE AND LOCALITY

- 1.1. The site consists of land previously operated by the Ministry of Defence as a training facility, ordinance depot and distribution centre. The current site is located in the western section of Graven Hill Village, along Anniversary Avenue East to the west of the village centre. The area is defined in the now out of time Phase 1 outline application as residential. Approximately 745 homes have permission on Phase 1.
- 1.2. The site consists of two parcels: the first one is a 1.72ha parcel currently empty of development, rectangular in shape with two 'steps' southwards and eastwards. The northern boundary of the site is defined by Anniversary Avenue East, which has been constructed in full as part of Stage 1, to the west lies Milne Street, to the east Scully Road and Read Place and to the south Demuth Street, Milne Street and Blanchard Road. Demuth Street and Scully Road lie within the development site, but they have already constructed dwellings on the opposing side of these streets (either wholly or partially). This parcel is mostly flat and currently empty. The second parcel is a 0.29ha kidney shaped parcel lying to the south of the main parcel, adjacent to Elliott Crescent, currently consisting of modified grassland which is proposed to provide biodiversity net gain for the proposed development.

2. CONSTRAINTS

- 2.1. The application site is within the site allocated by Policy Bicester 2 of the Cherwell Local Plan 2011-2031, the land has some potential to be contaminated and there are ecological constraints within the area.

3. DESCRIPTION OF PROPOSED DEVELOPMENT

- 3.1. The description of development is erection of 66 dwellings with associated highway works and landscaping. The proposals are for market and affordable housing and are not self build, as some of the previous development on site is.
- 3.2. The proposed development is in the form of three blocks of flats comprising 8 dwellings in each on 3 storeys on the corners of Milne Street, Blanchard Road and Scully Road where they meet Anniversary Avenue East. The remaining 40 units proposed are 2 storey houses, 21 of which are detached, with the rest semi-detached, and 3 flats of over garages (FOG's). The development ranges from 1 bed flats to 5 bed houses. 46 of the units are proposed to be open market, with 20 of them affordable, representing 30% of the total number of units as affordable. Within the affordable category there are 7 x 1 bed units, 5 x 2 bed units and 8 x 3 bed units.
- 3.3. All apartment blocks and housing are proposed to have off-street parking.
- 3.4. The layout of the proposal is in a 'block structure' similar to surrounding developments.
- 3.5. The application has been amended to provide amenity space for the occupiers of the proposed flats and in terms of design and highway details. Further amendments have been sought and those amendments are awaited.
- 3.6. The proposals also include land for biodiversity enhancement in a separate 0.29ha kidney shaped parcel to the south of the main development parcel adjacent to Elliott Crescent, at the bottom of the 'hill' of Graven Hill. The area is currently modified grassland and is proposed to be planted with enhanced modified grassland (a meadow seed mix), native hedge species and trees (silver birch and holly). A post and rail fence is proposed to delineate the parcel.
- 3.7. It is of note that the highways within this application were approved under 21/03654/REM (see planning history below).
- 3.8. The application has been amended following consultation with the consultees, to amend highway widths, parking and design of the scheme, and the consultation period extended. Further amendments are awaited.
- 3.9. *Timescales for Delivery:* The applicant/agent has advised that, in the event that planning permission is granted, they anticipate development commencing by September 2025 with completions April/May 2026. Obviously, this will now need to be updated given the timescales have moved.

4. RELEVANT PLANNING HISTORY

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

11/01494/OUT: Outline - Redevelopment of former MOD sites including demolition of existing buildings, development of 1900 homes; local centre to include a 2 form entry primary school (class D1), a community hall of 660sqm, five local shops or facilities to include A1, A2, A3, A5 and D1 uses totalling up to 1358sqm, up to 1000sqm gross A1 uses, a pub/restaurant/hotel (class A4/A3/C1) up to 1000sqm and parking areas; employment floorspace comprising up to B1(a) 2160sqm, B1(b) 2400sqm, B1(c) and B2 20520sqm and B8 uses up to 66960sqm; creation of public open space and associated highway improvement works, sustainable urban drainage systems, biodiversity improvements, public transport improvements and services infrastructure. Erection of a 70400sqm fulfilment centre on 'C' site and associated on site access improvement works, hardstanding, parking and circulation areas

Approved 08/08/2014 but now out of time insofar as no further reserved matter applications can be made

15/02159/OUT: Variation of Conditions 2 (approved plans), 26 (masterplan and design code), 27 (reserved matters first phase), 32, 33 (building heights), 39, 40 (construction standards), 41, 42 (housing mix), 51, 52 (highways works), 56 (lighting scheme), 58 (internal access), 68 (approved drainage strategy) of 11/01494/OUT

Approved: 03/06/2016

16/01807/REM: Reserved matters to 16/01802/OUT - Reserved matters in respect of public areas in Phase 1a and part of phase 1b

Approved 06/10/2017

16/01802/OUT: Variation of Condition 30 of 15/02159/OUT - Revised Design Code and Master Plan, and Removal of Condition 35 - Housing Mix

Approved 21/06/2017

17/02352/REM: Reserved Matters to application 18/00325/OUT - access, layout, scale, appearance and landscaping in respect of public areas in Phase 1b and part phase 3

Approved: 08/03/2019

18/00325/OUT: Variation of conditions 2 (plans), 28 (Phasing), 30 (building heights), 33 (Non-Residential Construction Standards), 38 (Landscape Habitat Management Strategy), 46 (Archaeology), 54 (Ground levels), 57 (Entrance works), and 71 (Phase 1 Masterplan) and removal of condition 58 (Pioneer Junction works) of 16/01802/OUT

Approved: 03/08/2018

19/00937/OUT: Variation of Conditions 2 (plans), 28 (Phasing) and 29 (Masterplan and design code) of 18/00325/OUT - to amend the site wide phasing plan and to include proposed earlier phasing for the employment land. (Original outline reference 11/01494/OUT, amended by 15/02159/OUT, 16/01802/OUT. Outline - Redevelopment of former MOD sites including demolition of existing buildings, development of 1900 homes; local centre to include a 2 form entry primary school (class D1), a community hall of 660sqm, five local shops or facilities to include A1, A2, A3, A5 and D1 uses totalling up to 1358sqm, up to 1000sqm gross A1 uses, a pub/restaurant/hotel (class A4/A3/C1) up to 1000sqm and parking areas; employment floor space comprising up to B1(a) 2160sqm, B1(b) 2400sqm, B1(c) and B2 20520spm and B8 uses up to 66960sqm; creation of public open space and associated highway improvement works, sustainable urban drainage systems, biodiversity improvements, public transport improvements and services infrastructure. Erection of a 70400sqm fulfilment centre on 'C' site and associated on site access improvement works, hardstanding, parking and circulation areas)

Approved 03/01/2020

21/00585/REM: Reserved matters application to 19/00937/OUT - Proposed details of Western access road

Approved 17/09/2021

21/03654/REM: Reserved matters application for 21/03749/F - Phase 3a and 3b, Graven Hill: reserved matters for 43 dwellings (Plots 393-415, 448-455 and 482-493), together with associated road infrastructure and open space.

Approved 15/8/2022

21/03749/F: Variation of condition 2 (plans) of 19/00937/OUT - The submitted proposals show the relocation of the Community Centre, Extra Care Facility, Nursery and Pub, as explained in the submission. The masterplan is amended to include these proposals, and excludes the employment land, for clarity

Approved: 22/03/2022

22/01504/REM: Reserved matters application to 21/03749/F - Plots 464-481, Plot 736 and Block G

Approved 04/10/2022

22/02312/REM: Reserved matters application for 21/03749/F - Zone 3a Home Zone 2 & 3 (93 units including 6 x 1 bed apartments)

Approved: 01/09/2023

22/03217/M106 To amend schedule 8 (play areas) of the S106 Agreement for 21/03749/F (originally 11/01494/OUT) - play areas will now comprise 4 x LAPs (numbers 1,2, 3 & 4) and 2 x LEAPs (numbers 701 & 702) in Phase 1, and 2 x LEAPs and 2 x NEAPs in Phase 2.

Approved: 04/10/2024

24/00648/REM: Variation of Condition 1 (plans) of 16/01807/REM - amended drawings to change the approved layout of this area to reflect existing changes approved under other reserved matters decisions, and new changes, most notably the inclusion of a memorial to the Pioneer Memorial, as a celebration of local military heritage

Approved: 11/11/2024

25/01768/HYBRID

Hybrid planning application comprising:

- Outline planning permission (with all matters reserved apart from access) for the development of up to 1,295 residential units (up to 1,235 homes (Use Class C3) and up to a 60-bed extra care facility) and supporting infrastructure, a pub / restaurant up to 1,000sqm, and associated parking areas, access, allotments and public open space; and
- Full planning permission for the development of 34 residential units (Use Class C3) and associated parking areas, access and public open space.

5. PRE-APPLICATION DISCUSSIONS

- 5.1. There are no direct pre-application discussions for this parcel of land, which was included as part of the original 2011 outline application (11/01494/OUT) but was not built out as a reserved matter before the outline became out of time.

6. RESPONSE TO PUBLICITY

6.1. This application has been publicised by way of a Site Notice displayed near the site, expiring 20 October 2025, by advertisement in the local newspaper expiring 23 October 2025 and by letters sent to properties adjoining the application site that the Council has been able to identify from its records. The overall final date for comments was 23 October 2025.

6.2. The comments raised by third parties are summarised as follows:

- The proposed flats, parking and bins will be an eyesore to the area
- The three-storey building will block out our sunlight and cause significant overshadowing in the afternoon/evenings due to narrow width of existing streets
- Three storey building would result in a loss of privacy and a negative impact on the local character
- Concern about impact on traffic and on-road parking which is already an issue affecting emergency access
- Set a precedent to build the same height buildings
- Inappropriate cladding colour – entirely out of keeping with the surrounding buildings and the character of the area. It is visually jarring and will negatively impact the overall streetscape and local aesthetic. More sympathetic materials and colours should be considered to preserve the visual harmony of the neighbourhood
- Overdevelopment – another flat development in an area already burdened with high density housing, will lead to overcrowding
- Increased pressure on local infrastructure
- The architectural quality compared to the existing context is extremely poor
- The colours and finish of materials show a total lack of cohesive aesthetic design
- Previous schemes have missed out elements such as bike and bin storage and a lack of landscaping; would happen here - CDC should enforce
- Demuth Street is a very narrow road, the new houses have been brought forward to the edge of the pathway, which will cause the street to feel claustrophobic
- Issues of daylight and privacy issues would affect Demuth Street
- Demuth Street not wide enough for on-street car parking
- High rise flats should be in another part of the site near the retail part of the estate
- Will these homes meet current building regulations

- The approved masterplan did not show three storey flats here.
- Result in property devaluation on surrounding properties.
- The scale and massing of the flats is out of scale with the existing 2 storey buildings
- The proposal conflicts with policies ESD15 of the 2011 Cherwell Local Plan, policies C28 and C30 of the 1996 Saved Cherwell Local Plan, Cherwell Residential Design Guide and the NPPF Chapter 12
- Layout and form of the buildings do not reflect the garden village principles which underpin the Graven Hill Masterplan
- Detrimental effect on local wildlife
- No amenities in this part of Graven Hill- there was supposed to be a bus along Anniversary Avenue, lack of public transport provision
- Proposal has been put forward without adequate communication or consideration for the existing community
- Poorly designed parking provision - will conflict with on-street parking
- Lack of parking provision - especially for blocks of flats which will be purchased by investors and rented out
- Increase in noise and disruption due to the apartment blocks affecting existing residents
- There are alternative development options that should be explored
- Plans have changed since people bought their original plots
- Flats should be included in future plots, not here
- The three storey flats will render the streets completely impassable due to on street parking and be very dangerous for children and pedestrians
- Developers becoming greedy
- The appearance of the buildings is indistinct - neither traditional or contemporary and does not reflect the character of Graven Hill
- Auxiliary buildings have not been integrated with the overall design - cycle parking should be at least as convenient as car parking
- Narrow fronted deep plan detached properties are not supported
- The scheme does not provide for private outdoor space for the residents of the flats as per the Residential Design Guide
- The proposal does not meet the design criteria of the NPPF, Local Policy and the Design Code

- No planning application for further residential development should be granted until GHVDC has remedied the serious breach of legal obligations in the S106 agreement: there is no community centre provided for the 600 existing occupations which was required at 500 dwellings
- Negative impact on community wellbeing

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

7. RESPONSE TO CONSULTATION

7.1. 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.

7.2. **Bicester Town Council** - The Town Council welcomes the provision of housing put forward but raise concerns over:

- The quality of the design
- The massing of the buildings
- Energy efficiency standards

7.3. **OCC Transport** Initial comment dated 30/05/2025: Objection on the following grounds:

- The application fails to demonstrate that the internal layout complies with the NPPF as well as standards set within the Oxfordshire County Street Design Guide
- Visitor parking allocation seen outside of the red line boundary

If permission is granted then OCC requires the payment of additional contributions secured under the principal S106 agreement totalling £111,157

Condition required for EV charging scheme.

Further comment dated 17/09/2025: A technical note dated July 2025 has been submitted on behalf of the applicants. Street widths are not acceptable for shared surfaces and must be a minimum of 6m wide excluding service strips, and an objection is upheld on his basis.

Concerns regarding vehicle tracking conflicting with parking spaces 497 and 503.

Further comment dated 18/09/2025: It has been noted that the proposed shared surface roads are intended to remain private and not up for adoption. Since these roads are being constructed to acceptable standards, we don't foresee any issues with this arrangement from the Oxfordshire County Council's perspective.

Additionally, it seems there is ample space to accommodate the required carriageway width, incorporating the necessary service strips on either side. This should meet the design requirements and ensure functionality and accessibility. However, in acknowledgment of the consultation timescales, I request that a planning condition regarding estate roads is imposed.

The revisions on vehicle tracking are noted and considered acceptable. With the above, I am minded to withdraw OCC's previous objection. I now recommend that planning permission may be granted subject to planning conditions.

OCC LLFA: No objection subject to conditions. The approved drainage system shall be implemented in accordance with the Detailed Design.

OCC Education: Further S106 contributions are required as these dwellings are above the 745 permitted on site: Secondary: £177,427, SEN: £6,431, Social and Community: £31,743

OCC Archaeology: Initial comment 30/5/25: The site lies in an area of archaeological interest and potential, which has been outlined in the submitted heritage assessment (Waterman 2025). A previous watching brief was carried out in the eastern half of the site during the demolition of the MOD structure E2. This recorded no archaeological deposits in the area, and it was observed that the area has been subject to considerable truncation. Within the western half of the site, a geophysical survey was carried out on part of the area, and a watching brief was undertaken during the demolition of MOD structures. The geophysical survey recorded disturbances likely from the MOD use of the site and the watching brief recorded no archaeological deposits.

No archaeological investigations have been carried out in the south western part of the site, and LiDAR data suggests the presence of Medieval ridge and furrow surviving, showing this area was not disturbed during the MOD use of the site. Archaeological investigations across other areas of the Graven Hill development have recorded Iron Age, Roman and Medieval remains, with an Iron Age settlement and a Medieval farmstead recorded in excavation areas. Though the area in the present proposals is small, there is still potential for archaeological remains to survive.

No objection subject to conditions.

Further comment 29/10/25: following the submission of the updated Heritage Impact Assessment, no archaeological conditions are required.

- 7.4. **NHS Commissioning Group:** The ICB would like to raise an objection to the proposed development unless a developer contribution of £57,996 towards the creation of additional clinical capacity at Montgomery House Surgery or an identified primary care estates project in the local area to serve the development is secured through a Section 106 Agreement.
- 7.5. **OCC Fire and Rescue:** It is taken that these works will be subject to a Building Regulations application and subsequent statutory consultation with the fire service where applicable, to ensure compliance with the functional requirements of The Building Regulations 2010
- 7.6. **NatureSpace:** we are satisfied in this case that works to parcel A are unlikely to present a risk to great crested newts due to previous mitigation work completed onsite, and that due to the nature of works to parcel B, that this is also unlikely to pose a risk to great crested newts, provided that avoidance measures are used during implementation. We are therefore satisfied that a precautionary working method would be suitable here, and recommend that this is secured via condition. It is however important to note that due to the presence of great crested newts onsite, more impactful works to the wider site may require further information/a licence to support future applications

- 7.7. **Thames Valley Police:** Holding objection: issues regarding parking courtyards that are highly permeable and devoid of surveillance, creating opportunities for vehicle crime and burglary. Curtilage parking is preferred and parking courts should be avoided as they can attract those intent on crime and antisocial behaviour. Parking courtyards should be well lit with clear stemmed variety of trees. Issues regarding natural surveillance and blank elevations. Side or rear access routes should be protected. Many vulnerable side/rear garden boundaries are exposed with no protection from unauthorised entry attempts. Apartment block entrances are recessed creating a vulnerable space and should be recessed no more than 600mm to facilitate clear lines of sight for occupants. Request conditions relating to lighting and construction management plan specifying boundary treatments, access control, lighting, alarms and security protocols for the storage of tools, materials, plant and machinery.
- 7.8. **CDC Recreation and Leisure:** With regards to the S106 contributions we understand that this will be treated as a qualifying application.
- 7.9. **CDC Building Control:** The proposal is subject to the building regulations hence an application will be required to be submitted.
- 7.10. **CDC Strategic Housing:** Strategic Housing support this proposal in principle and it will address some of CDC's current affordable housing priorities, particularly 3-bed social rented dwellings. However the proposed affordable mix requires to be amended before we can fully support the proposal. Some 4 and 5-bed dwellings are proposed as market housing and we require a proportion of these as social rented.

The Planning Statement refers to apartments, however doesn't appear to specify how many are proposed or what sizes. We don't tend to support 2-bed apartments as they will be occupied by families with children, however if necessary we will accept a small number on the ground floor with some private/garden space.

The indicative mix sets out numbers which will meet the most pressing identified needs in the District, whilst taking into account the numbers proposed, particularly for the larger sizes. (We would usually expect 15-20% of the affordable housing to be 4+ bed however on this proposal we will accept 10% due to the overall numbers proposed).

We welcome discussions regarding the affordable mix including how wheelchair adapted provision can be achieved.

Further comment dated 09/09/2025: Strategic Housing are aware that the applicant considers the proposed affordable housing mix to be acceptable as it reflects the requirements of Appendix 2 of the S106, signed in 2014. The proposed mix as it stands will not sufficiently address current affordable housing needs priorities, especially as zero 4-bed rented dwellings are proposed. Housing needs have changed significantly since the S106 was signed and Appendix 2 drawn up, particularly in respect of 3 and 4-bed houses. The need for 4-bed dwellings is particularly pressing. We currently require 15-20% of new developments to be 4+beds to make up the shortfall. Whilst we are not necessarily expecting this level to be delivered at Graven Hill, we would urgently request that the applicant reviews the mix to include a proportion of 4-bed rented dwellings and an increased number of 3-bed rented dwellings, based on the caveat in the S106 mentioned above regarding an alternative mix being agreed with CDC and the evidence of need.

- 7.11. **CDC Ecology:** Initial comment dated 17/06/2025: The EcIA refers to species enhancements but they are not clearly identified on the submitted plans. The majority of the ecological concerns have been addressed. BNG: it is not clear why

the modified grassland in parcel B is considered 'lost' rather than 'enhanced' to other neutral grassland. Clarification is needed on these including further justification for some of the justification, management details of Parcel B and the hedgerows in parcel A and an updated metric.

Further comments dated 07/08/2025 following amendments: The updated BNG offsite landscape softworks plan now includes a post and rail fence, which will ensure that access is restricted in this area. However, I can't see that any of the other concerns I raised in my response dated 17 June have been addressed. Several of those points require updates to both the BNG plans and the metric, as well as updates to the CEMP, so I would expect revised documents to be submitted with the necessary information included. Additionally, it appears that the NatureSpace query regarding GCN monitoring surveys has not yet been addressed.

Further comment dated 05/09/2025 following further amendments: The submitted documents sufficiently address my concerns. However, the enhancement works include planting 45 trees in Parcel B, which the EcIA identifies as likely to contain GCN. These enhancement works will eventually be beneficial but could still impact GCN (if present) during implementation. NatureSpace requested further details, and I would like to see their response regarding requirements for GCN for this site. Other than that, Ecology conditions should include adherence to the CEMP, a lighting design for biodiversity, and a species-specific enhancement plan (bird/bat boxes). In terms of BNG, my comments have been addressed.

Further comment dated 17/09/2025: We'd recommend securing a legal agreement to cover the monitoring fees, as this is the only way to ensure the council isn't left covering the cost. We're required to monitor habitat creation and enhancement for 30 years, including annual checks in the early years, and without the fees in place, this would be a financial burden for the council.

That said, for this site it's really just Parcel B that needs monitoring, which isn't too onerous a task. While a legal agreement is preferred, if you feel it's disproportionate in this case, we can go with a HMMP condition instead.

- 7.12. **CDC Urban Design:** Initial comment 23/5/2025: The appearance of the buildings is indistinct – it is neither traditional nor contemporary and does not reflect the characterful architectural language of Graven Hill. Guidance contained within 'Building for a Healthy Life', expects places to be locally inspired or to otherwise have distinctive character.

The street scenes do not present a harmonious composition. The Residential Design Guide expects layouts to consider the composition and arrangement of buildings across the street as a whole, rather than just the design of individual buildings in isolation. Individual buildings should be designed to relate well to their neighbours, creating a harmonious overall composition.

Auxiliary buildings have not been integrated with the overall design – they only appear on the landscape plans and details of their appearance are not provided. Design guidance and best practice expect cycle storage to be at least as convenient as access to car parking (Manual for Streets para. 8.2.1)

Narrow fronted, deep plan detached properties with traditional pitched roofs are not supported (Residential Design Guide, page 93). They result in over wide and high gables with little or no fenestration.

The scheme does not provide private outdoor space for the residents of flats. The Residential Design Guide expects usable outdoor amenity space to be provided for

flats in the form of balconies, roof gardens or shared gardens (page 98). The proposal is for market and affordable housing as a single development rather than the self-build approach of previous phases. As such, it should be expected that the scheme reflects the character of the wider development, whilst achieving a greater degree of coherence and consistency. As set out in my comments I do not consider that this has been achieved. The proposals would not meet the design requirements of the NPPF, Local Policy, Guidance and The Code.

Further comments following amendments dated 18/08/2015: I suggest the following amendments are needed:

- Separate bin and cycle storage.
- Cycle storage to the front of the building or access from the main entrance lobby.
- Adjoining ground floor apartment relocated to the rear of the building to benefit from a southerly aspect and greater privacy and better relationship with external space.
- Flats Above Garages (FOG's) FOG's have been added to the masterplan – plots 430, 439 and 504. These would add some additional enclosure and potential surveillance to the proposed courtyard areas.
- The rear-side elevations require fenestration to provide passive surveillance of the communal garden areas and garden boundaries.
- Information is required to understand the location of bin and secure bike storage.

Communal Amenity Space: The addition of communal amenity spaces for the apartments and FOGs is welcomed. However, the communal space for plot 430/431 is small and entirely north facing. I suggest a larger space with at least two benches is required.

8. RELEVANT PLANNING POLICY AND GUIDANCE

- 8.1. Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise.
- 8.2. The Cherwell Local Plan 2011-2031 - Part 1 (CLP 2015) was formally adopted by Cherwell District Council on 20th July 2015 and provides the strategic planning policy framework for the District to 2031. The CLP 2015 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 2015)

- PSD1 - Presumption in Favour of Sustainable Development
- BSC3 - Affordable Housing
- BSC4 – Housing Mix
- BSC1 – District Wide Housing Distribution
- BSC2 – The Effective and Efficient Use of Land – Brownfield Land and Housing Density
- BSC4 – Housing Mix

- BSC7 – Meeting Education Needs
- BSC8 – Securing Health and Wellbeing
- 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
- ESD4 – Decentralised Energy Systems
- ESD5 – Renewable Energy
- ESD7- Sustainable Drainage Systems
- ESD10 - Protection and Enhancement of Biodiversity and the Natural Environment
- ESD15 - The Character of the Built and Historic Environment
- Policy Bicester 2: Graven Hill
- Policy INF 1: Infrastructure

CHERWELL LOCAL PLAN 1996 SAVED POLICIES (CLP 1996)

- C28 – Layout, design and external appearance of new development
- C30 – Design of New Residential Development

8.3. Other Material Planning Considerations

- National Planning Policy Framework (NPPF)
- Planning Practice Guidance (PPG)
- Cherwell Residential Design Guide (2018)
- Graven Hill Design Code 2018

9. APPRAISAL

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

- Principle of development
- Design, and impact on the character of the area
- Residential amenity
- Highway Issues
- Drainage Issues
- Ecological Issues and BNG
- Heritage Issues
- Sustainability
- S106 obligations and Qualifying Applications
- Other matters

8.2 Principle of Development

Policy Bicester 2: Graven Hill of the Cherwell Local Plan Part 1 2015 is an overarching policy that allocates 241 ha of land at Graven Hill for 2,100 dwellings, employment land and other facilities and infrastructure.

8.3 The current application site was originally included as part of the outline application 11/01494/OUT (see above in planning history) approved in 2014 for 1900 homes and included in the Graven Hill Design Code. Whilst this outline permission is now out of date and therefore cannot be implemented further this current application is defined as a 'qualifying' application in that it is subject to the S106 agreement

pursuant to that outline permission. The full definition of a qualifying application in the S106 agreement is as follows:

"Qualifying Application" means an application for approval of Reserved Matters or any separate application(s) for full planning permission for any part (but not the whole) of the Development or any application under Section 73 of the Act relating to the Planning Permission or to any permission issued pursuant to a Qualifying Application (other than an application which incorporates an increase in the number of Dwellings to be permitted on the Site)"

- 8.3 Given this, and the fact that residential development was considered acceptable at outline stage and the proposal complies with Policy Bicester 2, the current application is considered acceptable in principle.
- 8.4 Design, and impact on the character of the area
Policy ESD15 of the adopted 2011 Plan states that new development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. It further states that all new development will be required to meet high design standards. Policy Bicester 2: Graven Hill requires proposals to comply with Policy ESD15.
- 8.5 The Graven Hill Design Code, whilst now no longer extant, states that it focuses on the characteristics desired for each area and stipulates design rules for all features. The document is considered a reference point for an ongoing design process. Since it was adopted in 2018 it is somewhat old and pre-dates current NPPF guidance on design, however, it is an important reference point in assessing the current application under consideration.
- 8.6 The proposed development is in the form of three blocks of flats of 8 dwellings on 3 storeys on the corners of Milne Street, Blanchard Road and Scully Road where they meet Anniversary Avenue East. The remaining 40 units are proposed are 2 storey houses, 22 of which are detached, with the rest semi-detached. The development ranges from 1 bed flats to 5 bed houses. The development effectively 'fills in the gaps' at the end of the Scully Road, Blanchard Road and Milne Street northwards to Anniversary Avenue East.
- 8.7 The layout is in the form of 'block structures' where existing roads are extended to meet Anniversary Avenue East. The masterplan approved under the original outline does not indicate apartment blocks in this part of the site.
- 8.8 Whilst the scheme has been amended in discussion with the Urban Design officer there are still a number of concerns with aspects of the design that have not been resolved. There are two elements: rear parking courtyard arrangements and design and elevation treatment, as set out below:

Layout concerns- Rear Parking Court Arrangements:

There are two main areas of the site where the current layout of rear parking courts raises significant concerns. These are 1) behind plot numbers 442 to 445 and 2) at the rear of plots 498 to 503. These arrangements result in:

- A poor use of space, with excessive hardstanding.
- Highly contrasting garden sizes, some of which are severely compromised.
- Lack of surveillance to parking areas
- Exposing rear gardens, making them less secure

These issues are compounded by feedback received from Thames Valley Police who have expressed concerns regarding the safety and surveillance of the rear parking courtyards.

Design and Elevational Treatment

House Types

- There are considered to be too many flat roofed dwellings which are not typical in Cherwell
- Concern that the appearance of the dwellings are not distinct; they are neither contemporary nor traditional and there is such a mixture of styles that the resulting street scenes are unlikely to represent a harmonious composition. This will mean that the scheme will not be cohesive.
- There are many varying styles, elevational detailing styles, material distributions that the scheme is overly fussy and we are concerned that this results in the design impacting the viability of the scheme.

Apartments

- The articulation of elevations is appreciated, but the overall appearance is overly fussy.
- There is a lack of coherence in window styles and sizes.
- Material distribution appears inconsistent, particularly where marked with red lines on the plans.
- The use of blue-black brick is likely to be oppressive. Concerns have been raised from neighbouring residents and by considering the design and materials to be used, we think this would assist the apartments in sitting more comfortably in the street scene in this part of the site.
- The side elevation (bottom right) is notably less well considered and would benefit from further refinement.

8.9 Amended plans have been requested to resolve these issues and members will be updated at committee. Delegated powers are requested to enable Officers to determine the application subject to appropriate plans to the satisfaction of the Assistant Director for Planning.

8.10 The three proposed apartment blocks are not included in the original masterplan for the site, and local residents have raised concerns regarding their scale and massing looking out of place in the context. However, the maximum height of the apartment blocks is 3 storeys, with some elements of the blocks 2 storey. Given that the apartment blocks will be only one storey higher than existing housing in the area, and the fact that they all face the main road of Anniversary Avenue East, articulating corner plots in the scheme, they are considered acceptable in this visual context, subject to the resolution of the elevational treatment issues raised above. Other concerns raised by residents regarding impact on residential amenity are set out below.

8.11 Overall, it is considered that the scheme could be made visually acceptable with the receipt of amended plans to resolve the issues summarised above. Subject to these, the design and layout of the scheme would be appropriate for the context of Graven Hill. Members will be updated on this at committee.

8.12 Residential Amenity

The adopted Cherwell Residential Design Guide sets out principles for amenity space, including a minimum distance of 22m back to back between properties, a minimum of 14m distance required from rear elevation to two storey side gable and first floor habitable room windows must not be within 7m of a neighbouring property.

8.13 Concerns have been raised by local residents, especially in relation to the impact of the proposed apartment buildings and proposed build lines on Demuth Street.

The proposed apartment building on Milne Street would lie 12m to the front of the nearest existing residential property on that street. The proposed apartment building on Scully Road is 23m to the nearest existing residential property on that road. From these distances, there will be no loss of light to adjacent existing properties. 12m is an acceptable distance between front elevations and it is considered there would be no adverse impacts on the residents of Milne Street or Scully Street, as a result of the proposed apartment buildings. Proposed houses on Demuth Street would be 12m from existing residential properties on that street, and again, it is considered an appropriate relationship between front elevations. The FOG's are between 12.5m and 17m from existing residential properties on Milne Street and Scully Road.

- 8.14 Both the Urban Design Officer and the Police consider the combined bin and cycle storage at the rear of the apartment buildings to be somewhat problematic in that it does not provide a safe or easy place to park bikes. As such, a condition seeking revised bin and cycle storage for the flats is recommended. Whilst the police have concerns about the recessed entrance, details of all external lighting is recommended to ensure that this area is adequately lit.
- 8.15 All proposed houses have rear gardens and are either at or over the distance requirements set out in the Residential Design Guide. Larger units have larger gardens. The proposed apartment buildings and FOG's have some rear communal amenity space in line with the Residential Design Guide. Furthermore, the proposed FOG's next to the proposed apartment blocks will provide natural surveillance of the parking courtyards.
- 8.16 Given the above, it is considered that the residential amenity of the proposals is acceptable and would not unduly impact on existing neighbouring properties and would be in accordance with the adopted Residential Design Guide in this regard.
- 8.17 Highway Issues
The NPPF para 115 states in applications for development, it should be ensured that safe and suitable access to the site can be achieved for all users, the design of the streets and parking areas reflect national guidance and any significant impacts from the development can be mitigated.
- 8.18 The development consists of three streets accessed off Anniversary Avenue East into the site, Milne Street, Blanchard Road and Scully Road and Demuth Street linking Blanchard Road and Scully Road. Milne Street and Demuth Street are shared surfaces. These roads were granted planning permission as part of permission 21/03654/REM (see planning history above). Parking is proposed on plot or in off-street parking courtyards. Cycle parking is proposed in the apartment buildings in an internal shared space with bin storage.
- 8.19 The OCC Highway Officer has raised no objection to the scheme on the basis of layout, parking or traffic generation subject to conditions on EV parking and the standard estate roads conditions. However, whilst the EV parking condition is recommended the estate roads condition is not considered necessary since the roads gained planning permission previously under permission 21/03654/REM. Cycle parking is not considered appropriate in the same internal room as bin storage and, notwithstanding the submitted plans, a detailed cycle parking plan is recommended by condition.
- 8.20 Some local residents have raised concerns regarding the lack of public transport in the vicinity. Stagecoach services H5 and 29 run from Foundation Square either hourly or on the half hour. This is 600m from the application site. Whilst it is appreciated that this is some way from the site, the overall site is still under

construction and some way from completion where there will further improvements in bus services as more parcels are built out.

- 8.21 Given the Highway Officer has no objection to the proposals, and the fact that the roads already have planning permission, subject to the recommended conditions, the highway impacts of the proposal are considered acceptable.

8.22 Drainage Issues

Policy ESD7 of the adopted Local Plan states that all development will be required to use sustainable drainage systems for the management of surface water run off. Where site specific Flood Risk Assessments are required in association with development proposals, they should be used to determine how SuDS can be used on particular sites and to design appropriate systems. Policy Bicester 2: Graven Hill requires development to use SUD's in accordance with Policy ESD7.

- 8.23 The site lies in Flood Zone 1 and there is a low risk of groundwater and surface water flooding. With regard to surface water drainage, there is an existing drainage network installed for previous development at Graven Hill. Drainage of surface water is proposed to discharge to the recently adopted Thames Water public sewer network within the highway to the northwest of the site. The public sewer has been designed to accommodate surface water from the Graven Hill development. Rain gardens are also proposed within build outs of the shared surface areas.

- 8.24 The LLFA raised no objection to the scheme subject to a condition, which is recommended. Subject to this condition there are no outstanding drainage issues.

8.25 Ecological Issues and BNG

Policy Bicester 2: Graven Hill states that biodiversity protection and enhancement measures should be implemented in any future development. Protected species surveys for bats and great crested newts will be required, and sufficient mitigation measures agreed prior to planning permission being granted. Policy ESD10 states that: in considering proposals for development, a net gain in biodiversity will be sought by protecting, managing, enhancing and extending existing resources, and by creating new resources. The requirement for biodiversity net gain (BNG) is now a mandatory requirement.

- 8.26 The site itself is previously development land and part of it was covered by a large MOD building which has now been demolished. There is therefore minimal ecological interest on the existing site. There is a separate parcel of land, Parcel B, within the application, to the south of the main development site, which is proposed for BNG. Parcel B is a 0.29ha kidney shaped parcel to the south of the main development parcel adjacent to Elliott Crescent, at the bottom of the 'hill' of Graven Hill. The area is currently modified grassland is proposed to be planted with enhanced modified grassland (a meadow seed mix), native hedge species and trees (silver birch and holly). The proposals also include a Construction Environmental Management Plan (CEMP), which has been amended following discussions with the Council's Ecologist.

- 8.27 The Council's Ecologist is satisfied with the BNG metric and provision in Parcel B, however, has raised concerns regarding the likelihood of great crested newts (GCN) on site and the impact of the tree planting. NatureSpace also raised the issue of GCN monitoring but following submission of further reports relating to impacts on GCN are now satisfied that the proposals will not result in harm to these protected species.

- 8.28 The Council's Ecologist has requested conditions regarding the habitat management and monitoring plan (HMMP), adherence to the submitted CEMP, a lighting design for biodiversity and a species-specific enhancement plan, all of which are recommended.
- 8.29 Subject to the addition of the recommended conditions the ecological and BNG implications of the proposal are acceptable.
- 8.30 Heritage Issues
Policy ESD15 states that development proposals should conserve, sustain and enhance designated and non-designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF and NPPG.
- 8.31 The site lies in an area of archaeological interest and previous watching briefs were carried out in the eastern and western sides of the site during the demolition of an MOD building which recorded no archaeological remains. However, no archaeological investigations have been carried out in the south western part of the site and LiDAR data suggests the presence of medieval ridge and furrow surviving, showing this area was not disturbed during the MOD use of the site. Archaeological investigations across the rest of the site have resulted in archaeological deposits. An updated Heritage Impact Report was submitted and the OCC Archaeologist is satisfied that there are no archaeological remains on site and has withdrawn the request for recommended conditions.
- 8.32 Given the above, there are no adverse heritage impacts of the proposal.
- 8.33 Sustainability
Policy ESD3 of the adopted Local Plan states that all development proposals will be encouraged to reflect high quality design and high environmental standards. Some of the requirements set out in this policy have now been superseded by Part L of the 2021 Building Regulations.
- 8.34 The proposed new dwellings are proposed to be heated by air source heat pumps. This results in the development complying with the Passive Standards set out in Part L of the Building Regulations. It is understood that PV panels are not proposed.
- 8.35 Given this, it is considered the sustainability of the proposals are acceptable.
- 8.36 S106 contributions and Qualifying Applications
The application site must be seen under the auspices of the original outline permission 11/01494/OUT, whilst now out of date, the S106 is still in force, and this sets out the definition of a 'qualifying application', set out in paragraph 8.3 above. Whilst a number of consultees have raised requirements for further funding via S106 obligations, the application is considered a qualifying application and is covered by the original S106 pursuant to 11/01494/OUT and therefore cannot be requested now. Whilst it is noted that the ICB have requested a contribution, although no health contribution was sought by the original outline application, it is not considered possible to request this for this proposal due to this being a 'qualifying application'. A request has been made by the ICB to the Stage 2 application and this will be considered through that separate application.

- 8.37 The Strategic Housing officer has raised issues with the proposed affordable housing in that it is not providing the Council's need, especially with regard to 4 bed properties, and states that there is a caveat within the S106 that allows for the affordable housing package to be re-evaluated. However, the applicants were not willing to change the affordable housing package put forward as part of the scheme, pointing to the definition of a qualifying application.
- 8.38 Whilst noting the concerns of the Strategic Housing Officer, it is considered that since the applicant is unwilling to change the package, citing historical agreements on previous schemes in the Graven Hill development area, and they are providing 30% affordable housing, it would difficult to refuse the application on this basis and as such, the proposed affordable housing package is considered acceptable. It is also relevant that the wider site (subject of a stage 2 application) will be subject to a s106 to include affordable housing.
- 8.37 Concerns have been raised by local residents that the Graven Hill Development Company is in breach of the S106 in that a community centre has not been built within the required timescale set out in the S106. This is not a matter that can be taken into account in the assessment of this application and is a matter that the Council's Planning and Enforcement Teams are in the process of resolving.
- 8.37 Other issues
Concerns have been raised by local residents that a precedent will be set by approving 3 storey buildings. However, each application must necessarily be assessed on its own merits, and as such, no precedent will be set by three storey apartment blocks here.
- 8.38 Concerns have been raised by local residents regarding the requirement for alternative options for this development, or for flats to be built elsewhere, however the current scheme is the only one that can be assessed, and as set out above, is considered appropriate for flats. The current scheme under consideration is part of the wider Graven Hill development and must be seen in this context.
- 8.39 Concerns have been raised regarding noise and disturbance as a result of the proposals. However, the site is within the wider Graven Hill development area, which is anticipated to be subject to further development given the site allocation. Noise and disturbance during the construction process could be controlled by conditions required as part of the construction management process.
- 8.40 Comments have been made regarding 'greedy developers' and surrounding property devaluation as a result of the development. However, these are not planning matters that can be taken into account in the assessment of this current application.

9. PLANNING BALANCE AND CONCLUSION

- 9.1. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 requires that the three dimensions to sustainable development (economic, social and environmental) are not undertaken in isolation, but are sought jointly and simultaneously.
- 9.2. The principle of the scheme is acceptable since this site was originally granted outline permission for residential development in 2014. Whilst this permission is now out of time, the application is classed as a 'qualifying application' under the S106 pursuant to the original outline.

- 9.3. There are no harmful adverse impacts as a result of the proposal, subject to revised plans for the layout and design as set out above in paragraph 8.9, including to residential amenity, highways, drainage, ecology, heritage or sustainability issues. This is subject to the imposition of planning conditions including with respect to BNG which is suitably addressed in Parcel B with recommended conditions. Whilst some consultees have requested further S106 contributions to mitigate the impacts of the development, this has already been included in the original S106 agreement. Whilst there are some concerns regarding the package of affordable housing proposed, this is not considered unacceptable on balance to result in a recommendation to refuse the application.
- 9.4. Given the above, the planning balance of the application is that the development is acceptable, and permission is recommended for approval.

10. RECOMMENDATION

DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING TO GRANT PERMISSION, SUBJECT TO:

- i. THE RECEIPT OF AMENDED PLANS TO THE SATISFACTION OF THE ASSISTANT DIRECTOR; AND**
- ii. THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)**

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 conditions attached to this permission, the development shall be carried out strictly in accordance with the application forms and the following plans and documents:

TBC

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

3. The approved drainage system shall be implemented in accordance with the approved Detailed Design prior to the use of first occupation:

Reference:

WIE11386-219-92-0501-P04 - HZ4 Proposed Private Plot Drainage Layout (26 Plots)

WIE11386-219-92-0502-P04 - HZ4 Proposed Private Plot Drainage Layout (38 Plots) Sheet 1 of 2

WIE11386-219-92-0503-P04 - HZ4 Proposed Private Plot Drainage Layout (38 Plots) Sheet 2 of 2

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal

4. Prior to first occupation, a record of the installed SuDS and site wide drainage scheme shall be submitted to and approved in writing by the Local Planning Authority for deposit with the Lead Local Flood Authority Asset Register. The details shall include:

- a) As built plans in both .pdf and .shp file format;
- (b) Photographs to document each key stage of the drainage system when installed on site;
- (c) Photographs to document the completed installation of the drainage structures on site;
- (d) The name and contact details of any appointed management company information

Reason: To ensure that the principles of sustainable drainage are incorporated into this proposal

5. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP)], prepared in accordance with an approved Biodiversity Gain Plan and including:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the approved completion date of the development; and
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority,

has been submitted to, and approved in writing by, the local planning authority.

Notice in writing shall be given to the Council when the:

- a) HMMP has been implemented; and
- b) habitat creation and enhancement works as set out in the HMMP have been completed.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP or such amendments as agreed in writing by the Local Planning Authority.

Monitoring reports shall be submitted to the local planning authority in writing for approval in accordance with the methodology and frequency specified in the approved HMMP.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.

6. A method statement for enhancing biodiversity shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. This shall include proposals for installing at least one integrated bird or bat box per dwelling (these may be clustered to reflect species requirements and site layout) along with at least one bee brick per dwelling. Thereafter, the biodiversity enhancement measures approved shall be carried out prior to occupation and retained in accordance with the approved details.

Reason: To protect habitats of importance to biodiversity conservation from any loss or damage in accordance with Policy ESD10 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

7. Prior to the first use of the development hereby approved details of the external lighting scheme including the design, position, orientation and any screening of the lighting shall be submitted to and approved in writing by the local planning authority. The lighting shall be installed in accordance with the approved scheme prior to the first use of the development hereby approved and shall be operated and maintained as such at all times thereafter.

Reason: In the interests of biodiversity of the area and to protect the amenities of nearby residents and to comply with Policy ESD15 and ESD10 of the Cherwell Local Plan 2011-2031 Part 1, saved Policies C28 and ENV1 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

8. The proposals shall be implemented in accordance with the Construction and Environmental Management Plan submitted by Waterman Infrastructure and Environment Ltd August 2025.

Reason: To ensure that the biodiversity of the area is not unduly affected by the construction of the development and in accordance with Policy ESD10 of the adopted Cherwell Local Plan 2011-2031 Part 1 and the National Planning Policy Framework

9. The development hereby approved shall not be occupied until a scheme for the provision of electric vehicle charging infrastructure to serve the development has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the type and location of the infrastructure to be installed and shall have regard to information held by the local distribution network operator regarding the availability of electricity supply. Electric vehicle charging infrastructure shall be provided in accordance with the scheme approved before first occupation of the development and shall remain in place thereafter.

Reason: To maximise the opportunities to promote the use of sustainable transport

modes and the use of renewable energy, and to limit the impact of new development on air quality, to comply with Policies SLE4 and ESD1 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy ENV1 of the Cherwell Local Plan 1996 and government guidance contained in the National Planning Policy Framework

10. Notwithstanding the submitted plans, prior to the relevant element of the development commencing, amended details of bin and cycle storage for the three apartment blocks, showing separate areas for bin/recycling and cycle storage shall be submitted to and approved in writing to the local planning authority. Thereafter the development shall be implemented in accordance with the revised approved plans.

Reason: To ensure appropriate bin/recycling and cycle storage to maximise the opportunities to promote the use of sustainable transport modes,, to comply with Policies SLE4 and ESD1 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy ENV1 of the Cherwell Local Plan 1996 and government guidance contained in the National Planning Policy Framework

11. No development shall commence above slab level until a sample brick, render or cladding panel (1 metre x 1 metre minimum) of the external walls of the development hereby approved, which shall be constructed in brickwork, render or cladding, of a type, colour, texture, face bond and pointing which is in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the local planning authority. The sample panel shall be constructed in a position that is readily accessible for viewing in good natural daylight and shall not be removed from the site until completion of the development. The development shall be constructed in full accordance with the approved sample panel and shall be retained as such thereafter.

Reason: To safeguard the character and appearance of the area in accordance with Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and government guidance contained within the National Planning Policy Framework.

Case Officer: Sarah Tucker