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Planning Statement

Land south of Burford Road, Minster Lovell

Catesby Strategic Land Limited

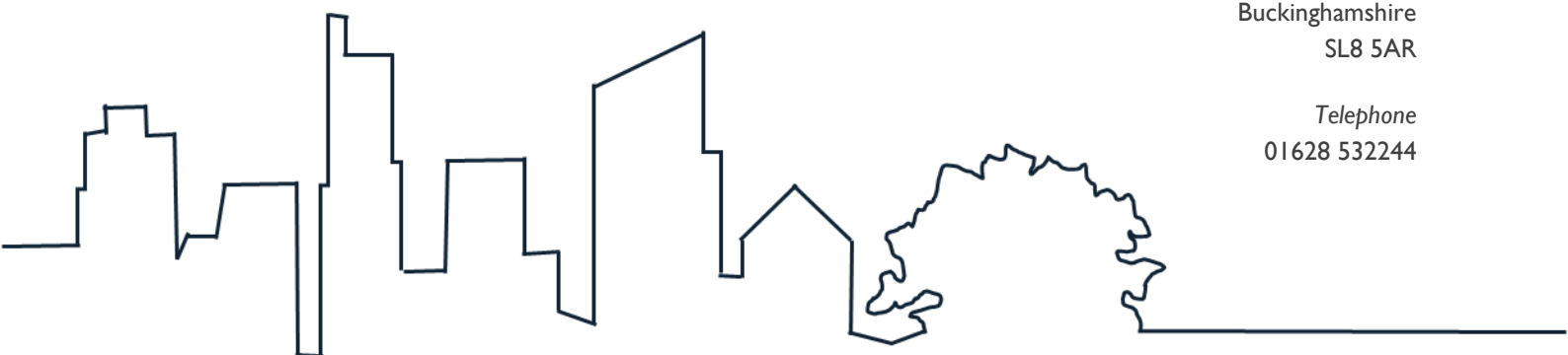
Outline planning permission for the development of up to 140 dwellings (Use Class C3) including means of access into the site (not internal roads) and associated highway works, with all other matters (relating to appearance, landscaping, scale and layout) reserved

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I INTRODUCTION

- I.1 This Planning Statement is prepared by Walsingham Planning on behalf of Catesby Strategic Land Limited in support of an outline planning application for the development of up to 140 dwellings (Use Class C3) including means of access into the site (not internal roads) and associated highway works, with all other matters (relating to appearance, landscaping, scale and layout) reserved.
- I.2 This application follows an application for pre-application advice, which was sought from the Council in September 2022 (22/02461/PREAPP), alongside a public consultation undertaken in October 2022.
- I.3 The application proposals have been drawn up to reflect the context of the site and surrounding area, together with Development Plan policies and other materials considerations including the NPPF and the West Oxfordshire Design Guide.
- I.4 Detailed aspects of the application proposal, including the appearance, landscaping, scale and layout of the scheme, are to be detailed within a subsequent reserved matters submission.
- I.5 The purpose of this Planning Statement is to examine the merits of the development proposal in the context of relevant planning policies within the Development Plan and consider any other material considerations relevant to the application.
- I.6 This Planning Statement should be read in conjunction with the following plans and technical documents:
- Drawings:
 - I 6a – Site Location Plan
 - P02 Rev E - Framework Plan
 - P03 Rev D – Illustrative Masterplan
 - 23178-02-2 Rev A Proposed Footway
 - 23178-02-1 Rev A Proposed Site Access
 - Affordable Housing Statement – Tetlow King Planning

- Agricultural Land Classification – Kernon Countryside Consultants Limited
- Air Quality Assessment – RSK
- Arboricultural Impact Assessment, Method Statement and Tree Protection Plan – RammSanderson Ecology Ltd
- Built Heritage and Archaeological Assessment – Pegasus Group
- Design & Access Statement – Edge Urban Design
- Ecological Impact Assessment – RammSanderson Ecology Ltd
- Flood Risk Assessment – RSK Land and Development Engineering Ltd
- Preliminary Foul Drainage and Utilities Assessment – RSK Land and Development Engineering Ltd
- Phase I Desk Study Assessment – GRM Development Solutions Ltd
- Noise Assessment Report – RSK Acoustics
- Statement of Community Involvement – Catesby Estates
- Landscape and Visual Appraisal – EDP Ltd
- Sustainability Statement – Turley Sustainability
- Transport Assessment – DTA Transportation
- Framework Travel Plan - DTA Transportation
- Lighting Impact Assessment - RSK

2 SITE AND SURROUNDINGS

Site

- 2.1 The application site is a greenfield site measuring 10.07 ha, located to the south of Burford Road (B4047), on the western edge of the village of Minster Lovell. The existing site comprises agricultural fields, marked with hedgerows along all boundaries, alongside a number of mature trees along the northern boundary of the site.
- 2.2 The site is not located within the Green Belt, nor within the Cotswold Area of Outstanding Natural Beauty. The boundary of the AONB is located to the north, on the opposite site of Burford Road.
- 2.3 According to the Government's Flood Map for Planning, the site is located within Flood Zone I, and an area of very low risk of surface water flooding. The site is not located within a Conservation Area and contains no listed buildings. There are no Tree Preservation Order (TPOs) affecting the Site and there are no public rights of way within the Site.

Figure 1 – Location of site



Source: Google Maps

Surrounding Area

- 2.4 The adopted Local Plan identifies Minster Lovell as a sustainable settlement, located close to Witney (approximately 4km west), a 'main service centre', whilst also offering its own range of services and facilities. According to the 2011 census, the Parish of Minster Lovell had a population of 1,409, and the village benefits from two pubs, a post office, convenience store, village hall and primary school, amongst other facilities, the majority of which, are located along Brize Norton Road to the east.
- 2.5 There is also a bus service which runs through the village, providing frequent buses between Burford and Woodstock, via Witney. The nearest bus stop to the site is located on Burford Road, immediately to the west of the site boundary.
- 2.6 The site lies immediately to the south and west of the allocated site WIT4, which has been granted consent for 126 dwellings, and is nearing completion by Bloor Homes. The proposal has been designed to relate well with this development, with pedestrian links throughout.

Planning History

- 2.7 There is no relevant Planning History on the site, however, on the adjacent site immediately to the east of the site, are the following relevant applications:
- Application 16/02588/OUT – Residential development of up to 85 dwellings together with a new vehicular access onto Burford Road (B4047), footpath links, areas of public open space, children's play area, landscaping and land for potential burial ground (means of access only) – Approved 8th May 2018
 - Application 17/01859/OUT – Residential development of up to 126 dwellings together with a new vehicular access onto Burford Road (B4047), footpath links, areas of public open space and landscaping – Approved 29th August 2018
 - Application 18/03473/RES – Residential development of 126 dwellings together with a new vehicular access onto Burford Road (B4047), footpath links, areas of public open space and landscaping (Matters seeking approval are appearance, landscaping, layout and scale pursuant to 17/01859/OUT) – Approved 7th June 2019
- 2.8 This site is currently in the final stages of construction by Bloor Homes, known as Dovecote Park.

- 2.9 A pre-application advice request was submitted in September 2022 (22/02461/PREAPP), and a response was due to be issued by 29th September 2022, however at the time of writing is still awaited.

Public Consultation

- 2.10 The Applicant undertook a public consultation for the proposals in October 2022 and also met with the local Parish Council. Leaflets have been circulated to local residents and a website created to provide further information and to allow feedback on draft proposals. A Statement of Community Involvement has been submitted with the application that sets out the outcomes of this consultation.

3 PROPOSED DEVELOPMENT

- 3.1 Outline planning permission is sought for up to 140 residential units, including a means of access off Burford Road and associated highway works, with all other matters (relating to appearance, landscaping, scale and layout) reserved.
- 3.2 The provision of approximately 140 residential units will achieve an approximate net density of 30 dwellings per hectare, based on a developable area of 4.66ha, which is appropriate given the edge of settlement location and provision of public open space and green infrastructure throughout.
- 3.3 An illustrative masterplan has been submitted alongside the application which demonstrates the key features of the schemes. These include:
- Provision of up to 140 market and affordable homes, with a variety of housing tenures and sizes. In accordance with planning policy, 40% of the homes will be affordable and there will be scope to deliver 5% self / custom build in accordance with Local Plan Policy H5.
 - Maximum building height of two stories (10m to ridgeline)
 - Provision of new public open space and play facilities throughout the development.
 - Provision of a vehicular and pedestrian access from Burford Road.
 - Provision of pedestrian footpath along Burford Road, and pedestrian/cycle links to adjacent Bovis site and beyond into rest of settlement.
 - Proposed landscape buffer on the boundary with the residential property to the west of the site, alongside a woodland edge along the southern boundary.
 - Additional planting along northern boundary to mitigate visual impact from Burford Road and Cotswold AONB beyond.
 - Retention of existing vegetation along site boundaries and enhanced where necessary with native species.
 - Incorporation of Sustainable Urban Drainage Systems (SUDS), including attenuation basin in south-east corner of site.

4 RELEVANT PLANNING POLICY

- 4.1 This section of the statement sets out the relevant planning policies at national level and within the Development Plan, as well as any other documents which are material planning considerations.
- 4.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission are determined in accordance with the Development Plan, unless material considerations indicate otherwise. The duty is therefore for the LPA to exercise its judgement and consider many (sometimes) conflicting issues to decide whether planning permission should be granted. This will mean examining the Development Plan as a whole and taking material considerations which apply to the proposal into account. These must be properly considered otherwise the decision of whether or not to grant permission may be unlawful. This process is often termed the “Planning Balance”.
- 4.3 In this case, the Development Plan comprises of the West Oxfordshire Local Plan 2031, which was adopted in September 2018. There is no adopted or emerging Neighbourhood Plan for Minster Lovell.
- 4.4 Also of relevance is the West Oxfordshire Affordable Housing SPD, adopted in October 2021, and the West Oxfordshire Design Guide, adopted in April 2016.

Emerging Local Plans

- 4.5 In August 2022, it was announced that the preparation of The Oxfordshire Plan 2050 was to be abandoned, given the five LPA’s could not reach an agreement on the approach to future housing needs. As such, Local Plans will now provide the framework for the planning of Oxfordshire.
- 4.6 West Oxfordshire is now in the process of preparing a new Local Plan 2041, with anticipated adoption according to the Council’s website being 2024. This date seems ambitious given the significant delays already experienced, and its current status, with an early consultation on potential ‘areas of focus’ for the LP only just having taken place.

West Oxfordshire Local Plan 2031

- 4.7 Core Objective 5 of the Plan is for the timely delivery of new housing to meet forecast needs and support sustainable economic growth.

- 4.8 Core Objective 6 of the Plan is to provide an approximate mix of new residential accommodation which provides a variety of sizes, types and affordability.
- 4.9 Policy OS1 repeats the presumption in favour of sustainable development found in the NPPF. It commits to allowing development which is sustainable to go ahead. Planning applications that accord with policies in the Local Plan and Neighbourhood Plans will be approved, unless material considerations indicate otherwise.
- 4.10 Policy OS2 seeks to locate development in the right places. This policy states that the villages are suitable for limited development which respects the village character and local distinctiveness and would help to maintain the vitality of these communities. To accord with this policy, development is required to meet several general principles, including:
- Be of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality;
 - Form a logical complement to the existing scale and pattern of development and/or the character of the area;
 - Avoid the coalescence and loss of identity of separate settlements;
 - Be compatible with adjoining uses and not have a harmful impact on the amenity of existing occupants;
 - As far as is reasonably possible protect or enhance the local landscape and the setting of the settlement/s;
 - Not involve the loss of an area of open space or any other feature that makes an important contribution to the character or appearance of the area;
 - Be provided with safe vehicular access and safe and convenient pedestrian access to supporting services and facilities;
 - Not be at risk of flooding or likely to increase the risk of flooding elsewhere;
 - Conserve and enhance the natural, historic and built environment;
 - Safeguard mineral resources;

- In the AONB, give great weight to conserving landscape and scenic beauty and comply with national policy concerning major development;
- In the Green Belt, comply with national policies for the Green Belt; and
- Be supported by all necessary infrastructure including that which is needed to enable access to superfast broadband.

4.11 Proposals for residential development will be considered in accordance with Policy H2 of the plan.

4.12 Policy OS3 requires the prudent use of natural resources, including:

- Making the most efficient use of land, whilst having regard to the character of the locality;
- Delivering development that seeks to minimise the need to travel;
- Minimising use of non-renewable resources, including land and energy, and maximising opportunities for travel by sustainable means;
- Minimising energy demands and energy loss through design, layout, orientation, landscaping, materials and the use of technology;
- Minimising summer solar gain, maximising passive winter solar heating, lighting, natural ventilation, energy and water efficiency and reuse of materials;
- Maximising resource efficiency, including water. All new residential development will be expected to achieve the optional building regulations requirement for water efficiency of 110 litres/person/day;
- Minimising risk of flooding;
- Making use of appropriate sustainable drainage systems;
- Using recycled and energy efficient materials; and
- Causing no deterioration and, where possible, achieving improvements in water or air quality.

- 4.13 Policy OS4 required high quality design, which respects the historic, architectural and landscape character of the locality, contribute to local distinctiveness and, where possible, enhance the character and quality of the surroundings and should:
- Demonstrate high quality, inclusive and sustainable design with the provision of a safe, pleasant, convenient and interesting environment where the quality of the public realm is enhanced and the likelihood of crime and fear of crime is reduced; and
 - Not harm the use or enjoyment of land and buildings nearby including living conditions in residential properties; and
 - Demonstrate resilience to future climate change, particularly increasing temperatures and flood risk, and the use of water conservation and management measures; and
 - Conserve or enhance areas, buildings, and features of historic, architectural and environmental significance, including both designated and non-designated heritage assets and habitats of biodiversity value; and
 - Enhance local green infrastructure and its biodiversity, including the provision of attractive, safe and convenient amenity open space commensurate with the scale and type of development, with play space where appropriate.
- 4.14 Policy OS5 states that new development will be required to deliver or contribute towards the timely provision of essential supporting infrastructure.
- 4.15 Policy H1 details the proposed housing requirement for West Oxfordshire in the period 2011-2031, which is 13,200 homes in total (660 homes per year). In addition to meeting West Oxfordshire's housing needs, WODC is committed to assisting Oxford City meet its housing need. To do this, West Oxfordshire will accommodate an additional 2750 homes, taking the total up to 15,950 homes between 2021 and 2031. The Witney-sub area, in which the site is located, is set to deliver 4702 of these.
- 4.16 Policy H2 states that within villages, new dwellings will be permitted in the following circumstances:
- On sites that have been allocated for housing development within a Local Plan or relevant neighbourhood plan;

- On previously developed land within or adjoining the built-up area provided the loss of any existing use would not conflict with other plan policies and the proposal complies with the general principles set out in Policy OS2 and any other relevant policies in this plan;
 - On undeveloped land within the built-up area provided that the proposal is in accordance with the other policies in the plan and in particular the general principles of Policy OS2;
 - On undeveloped land adjoining the built-up area where convincing evidence is presented to demonstrate that it is necessary to meet identified housing needs, it is in accordance with the distribution of housing set out in Policy H1 and is in accordance with other policies in the plan and in particular the general principles in Policy OS2.
- 4.17 Policy H3 requires housing schemes to provide an appropriate contribution towards the provision of affordable housing within the District. The Site is located within the 'medium housing zone' where 40% of new housing units should be affordable.
- 4.18 Policy H4 sets out the type and mix of new houses required in order to create a balanced housing stock. In recognition of the ageing population, the Council will also require housing developments of 50+ homes to provide at least 25% of new homes as accessible and adaptable, and at least 5% of homes to be wheelchair adaptable dwellings. Where wheelchair adaptable homes are provided, they will be counted as contributing towards the 25% accessible and adaptable homes requirement.
- 4.19 Policy H5 requires all housing developments of 100 or more dwellings to include 5% of the residential plots for custom and self-build housing. If any of the serviced plots/units offered for custom/self-build/self-finish remain unsold after 12 months marketing, they may be built out by the developer.
- 4.20 Policy T1 states that priority will be given to developments located in areas with convenient access to a good range of services and facilities, and where the need to travel by private car can be minimised, due to opportunities for walking, cycling and the use of public transport.
- 4.21 Policy T2 requires all developments to demonstrate safe access and an acceptable degree of impact upon the local highway network. Development proposals which are likely to generate significant amounts of traffic should be supported by a Transport Assessment and Travel Plan.

- 4.22 Policy T3 encourages new development to maximise opportunities for walking, cycling and the use of public transport. New development will be expected to contribute towards the provision of new and/or enhanced public transport, walking and cycling infrastructure to help encourage modal shift and promote healthier lifestyles, with particular regard to be given to safe and convenient routes to school.
- 4.23 Policy T4 relates to parking provision and requires parking in new developments to be provided in accordance with the County Council's adopted parking standards and should be sufficient to meet increasing levels of car ownership.
- 4.24 Policy EH2 requires new development to conserve and, where possible, enhance the intrinsic character, quality and distinctive natural and man-made features of the local landscape, including trees, hedges, woodlands, rivers, streams and ponds. Proposals which result in the loss of features, important for their visual, amenity or historic value, will not be permitted unless their loss can be justified by appropriate mitigation or compensation.
- 4.25 Development should also avoid causing pollution, especially noise and light, which has an impact on landscape character, and should incorporate measures to maintain or improve the existing level of tranquillity and dark-sky quality.
- 4.26 Policy EH3 seeks to protect and enhance biodiversity and achieve an overall net gain in biodiversity and minimise impacts on geodiversity.
- 4.27 Policy EH4 seeks to protect existing areas of public space and green infrastructure and requires development to integrate green infrastructure into proposals. Contributions towards local green infrastructure projects will be sought where appropriate.
- 4.28 Policy EH5 requires developments to provide, or contribute towards, the provision of necessary improvements to open space, sports and recreational buildings and land.
- 4.29 Policy EH6 requires proposals on residential development for 100 dwellings or more to assess the viability and practicality for decentralised energy systems and provide an energy feasibility assessment or strategy as part of any submission.
- 4.30 Policy EH7 required new development to address and manage any impact on flooding, stating a site-specific flood risk assessment is required for all proposals of 1ha or more, and for any proposal in Flood Zone 2 and 3 and Critical Drainage Areas.

- 4.31 Policy EH8 requires development to minimise pollution and provide a high standard of protection for health, environmental quality and amenity, particularly in regard to air quality, contaminated land, artificial light, noise, water resources and waste.
- 4.32 Policy EH9 states that all development proposals should conserve, and/or enhance, the special character, appearance and distinctiveness of the District's historic environment.
- 4.33 The site lies within the Witney sub-area. Policy WIT6 states that whilst the focus of new housing will be Witney, new development in the rest of the sub-area will be limited to meeting local community and business needs and will be steered towards the larger villages. Proposals for development should be consistent with the strategy which includes:
- Delivery of around 4702 new homes to be focused on Witney and to include affordable housing and homes designed to meet a range of difference needs including older people
 - Enhancing public transport, and pedestrian and cycle routes and infrastructure together with managing car parking to reduced car use for short journeys
 - Avoid development which will be at risk of or increase the risk of flooding
 - Protection and enhancement of the market town character and setting of Witney, neighbouring villages and the Windrush Valley
 - Conservation and enhancement of the Cotswolds AONB
 - Conservation and enhancement of the historic environment
 - Ensuring that development makes appropriate and timely provision for essential supporting infrastructure, including new transport, education, health, green infrastructure, and other community facilities.

Affordable Housing SPD

- 4.34 The Affordable Housing SPD seeks to provide detailed guidance on the delivery of new affordable housing in West Oxfordshire. This SPD supplements the Local Plan, and does not in itself make it policy, however, is it a material consideration in the determination of planning applications.

4.35 The overall objectives of the SPD are:

- To provide clear and transparent guidance on the application of Local Plan Policy H3 and Core Objective 6 to assist those proposing developments to make successful planning applications and improve the delivery rates of affordable housing in West Oxfordshire.
- To deliver a better balance between the affordable housing need and the supply of affordable accommodation with particular reference to location, housing mix and tenure type proposed on development.
- To improve the quality and range of affordable housing options available within the District.
- To ensure that new affordable housing addresses the climate change emergency.
- To secure improved housing affordability through the provision of a broad range of different forms of affordable housing.
- To promote new and innovative approaches to the delivery of affordable housing.
- To help sustain and improve the vitality, vibrancy and quality of life of local communities.

West Oxfordshire Design Guide

4.36 The Design Guide contains a detailed analysis of both natural and manmade aspects of the District and provides detailed design advice for developments. This document is a material consideration in the determination of the application and the submitted Design and Access Statement details and takes account of this advice.

Minster Lovell Village Design Policy Statement

4.37 The Minster Lovell Planning Policy Statement sets out the history of the Chartist settlement, alongside outlining a number of considerations for development within Minster Lovell, relating to location, scale, and design.

National Planning Policy Framework (NPPF)

- 4.38 The National Planning Policy Framework (NPPF) was first published in March 2012 with the aim of making the planning system less complex and more accessible. A revised version of the NPPF (NPPF 2) was published in July 2018, updated in February 2019, and further revised in July 2021. NPPF 2 is supplemented by the (ever evolving) Planning Practice Guidance (NPPG), first published in March 2014. These replace the much more detailed policy and guidance contained in the suite of Planning Policy Statement documents and elsewhere.
- 4.39 Paragraph 8 explains that sustainable development comprises three overarching objectives:
- a) an economic objective – to help build a strong, responsive and competitive economy;
 - b) a social objective – to support strong, vibrant and healthy communities;
 - c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment.
- 4.40 Paragraph 10 confirms that the presumption in favour of sustainable development is at the heart of the Framework in order to ensure that sustainable development is pursued in a positive way. Paragraph 11 explains that for decision-taking this means approving development proposals that accord with an up-to-date development plan without delay. Where there are no relevant development plan policies or the most important policies are out-of-date, permission should be granted unless i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 4.41 Section 5 makes clear the Government’s objective to significantly boost the supply of homes where they are needed.
- 4.42 Section 11 relates to making effective use of land, stating that planning decisions should support the development of under-utilised land, to help meet identified needs for housing.
- 4.43 Section 12 seeks to achieve well-designed places. Paragraph 126 states that “the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve”. Paragraph 126 also sets out that good design is a key aspect to creating

sustainable development and making better places for people to live and work in, helping to make development acceptable to communities.

4.44 Paragraph 127 continues, stating that planning policies and decisions should ensure that developments:

a) “will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and wellbeing, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

4.45 The application of the policies and guidance set out above is discussed and assessed within the subsequent sections of this report.

5 FIVE YEAR HOUSING LAND SUPPLY

- 5.1 The most recent Housing Land Supply Position Statement published by the Council, dated December 2021, states that West Oxfordshire can demonstrate a 5.3 year supply of deliverable housing.
- 5.2 However, in the decision letter relating to the recent Appeal on land east of Barns Lane, Burford (appeal ref: APP/D3125/W/22/3293656), the Inspector concluded that there was no clear evidence that a number of small and larger sites with permission were deliverable, and therefore the housing land supply position for the District is closer to the appellants submitted position of 3.68 years.
- 5.3 As part of the 5 Year Housing Land Supply Statement of Common Ground for an appeal on lane east of Witney Road, Ducklington (appeal ref. APP/D3125/W/22/3297487), this states that the Council has since reviewed its figures and considers it can demonstrate a 3.96 year supply. The appellant has also undertaken a review and presented additional evidence on sites where it considers further reductions should be made and concludes a 3.56 year supply. This Appeal is yet to be determined.
- 5.4 Furthermore, in a subsequent Planning Committee on the 15th August 2022, Officers advised Members to determine applications with the position of West Oxfordshire not having a five year housing land supply.
- 5.5 Whilst an exact figure has not been agreed, West Oxfordshire District Council therefore admits that it cannot currently demonstrate a five year housing land supply required by the NPPF.
- 5.6 As expanded on below, the site does not lie within an area or contain any assets of particular importance as identified within footnote 7 of paragraph 11 of the NPPF, and therefore, when determining applications, the tilted balance now applies, where there is a 'presumption in favour of sustainable development'. This requires that development is approved unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits of the scheme.
- 5.7 Due to the delays outlined previously with the progression of a Local Plan review, it is unlikely this shortfall will be addressed in the near future.

- 5.8 Notwithstanding the current lack of a 5 Year Housing Land supply, there are delays with the delivery of existing allocations with the Local Plan, and therefore the Council will have a plan period shortfall, and the overall housing requirement will not be delivered by 2031. This is evidenced within the appellants submissions as part of the appeals in Burford and Ducklington previously mentioned.

6 PLANNING ASSESSMENT

6.1 This section of the report considers the key planning considerations of the development and considers whether the proposals meet local and national planning policy and guidance. The key considerations include:

- Principle of Development
- Housing mix and affordable housing
- Design and Layout
- Landscape and Visual Impact
- Transport and Accessibility
- Trees and Ecology
- Flood Risk and Drainage
- Noise and Vibration
- Contaminated Land
- Lighting
- Energy and Sustainability
- Agricultural Land
- Heritage and Archaeology
- Utilities and Foul Drainage
- Residential Amenity inc. Air Quality
- Contributions

Principle of Development

- 6.2 Paragraph 11 of the NPPF requires that plans and decisions should apply a presumption in favour of sustainable development. This involves approving development proposals that accord with an up-to-date development plan without delay, or where the policies most important for determining the application are out-of-date, granting permission unless:
- i. The application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development; or
 - ii. Any adverse impact of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.
- 6.3 Footnote 8 states that out-of-date policies includes, for those applications including the provision of housing, situations where the LPA cannot demonstrate a five year supply of deliverable housing sites.
- 6.4 The site does not lie within an area or contain any assets of particular importance as identified within footnote 7, and therefore the benefits of the scheme should be assessed against the impacts.
- 6.5 Policy H1 of the Local plan sets out that provision will be made for at least 15,950 homes within the District, between 2011-2031, and 4702 of these will be located within the Witney sub-area, which this development would contribute to. This, however, should not be taken as a maximum ceiling to limit development.
- 6.6 There have been some delays with the delivery of allocated sites within the Witney sub-area (East Witney and North Witney SDA's), which are crucial to the delivery of the strategy of the Local Plan and the requirements of this policy. This is outlined further within the appeal evidence for the inquiry at Land East of Witney Road, Ducklington (appeal ref. APP/D3125/W/22/3297487). It is therefore extremely unlikely that the Council will deliver these housing predictions within the plan period, without windfall sites such as this.
- 6.7 Policy H1 then goes on to state that new housing will be identified through working with local communities including the use of the parish and neighbourhood plans. Whilst there is no adopted or emerging neighbourhood plan for Minster Lovell, the applicant has undergone a public consultation exercise, and liaised with the local Parish Council and community, to take onboard local viewpoints and shape the development. The development therefore satisfies this element of the proposal.

- 6.8 Policy H2 relates to the delivery of new homes within the District, and states that new dwellings will be permitted in villages for a number of reasons, including on undeveloped land adjoining the built up area, where convincing evidence is presented to demonstrate that it is necessary to meet identified housing needs, in accordance with the distribution of housing set out in Policy H1, and is in accordance with other policies in the plan, in particular the general principles of Policy OS2.
- 6.9 The site is located on land immediately the west of the edge of built development within Minster Lovell. Minster Lovell is identified as a 'village' within the Settlement Hierarchy identified within the LP, which Policy OS2 states are suitable for limited development which respects the village character and local distinctiveness and help maintain the vitality of these communities.
- 6.10 Policy WIT4 of the Local Plan allocated the adjoining site to the east, for the provision of 125 new homes. Permission has since been granted and the development is nearing completion. This allocation of 125 units sets a precedent for this scale of development being acceptable in Minster Lovell and also reinforces the Council's agreement regarding the sustainability of the settlement.
- 6.11 Given the lack of a 5 Year Housing Land Supply, there is obvious need for additional housing development within the District, and as evidenced previously, Minster Lovell is considered to be a sustainable location for housing development, with good public transport links to larger settlements, alongside the provision of a number of facilities and services within close proximity to the site.
- 6.12 As demonstrated within the submitted drawings, specifically the Illustrative Masterplan, and the design rationale outlined within the submitted Design and Access Statement, the development has taken onboard the character and appearance of the surrounding area, and would integrate well with the existing settlement and its character in accordance with policy.
- 6.13 The following paragraphs consider the merits of the proposal in line with other policies within the Local Plan (as required by Policy H2), and the general principles of Policy OS2. A balancing exercise has been undertaken to demonstrate that the proposed development would represent a sustainable form of development, and the benefits of the scheme would significantly and demonstrably outweigh any harm identified.

- 6.14 The first and most obvious benefit of the proposed scheme, would be the developments contribution towards the housing requirement of West Oxfordshire, which should be given significant weight in the planning balance.

Housing Mix and Affordable Housing

- 6.15 The application is accompanied by an Affordable Housing Statement by Tetlow King (ref. M22/0709-01.RPT), which examines the need for affordable housing within the District, alongside the local need for affordable housing within Minter Lovell Civil Parish itself.
- 6.16 The report concludes that there is a genuine and acute need for the provision of affordable homes within the District and Parish. In accordance with the Sedgefield approach, the Council will need to deliver 2090 net affordable homes across the district to address the backlog of needs.
- 6.17 In accordance with policy H3 of the Local Plan, the proposed development includes 40% (up to 56 dwellings) on site affordable housing provision. This will include 66% rented affordable (up to 37 dwellings), 25% First Homes (up to 14 dwellings), and 9% shared ownership (up to 5 dwellings), in compliance with policy H3 and the adopted Affordable Housing SPD. This variation in tenures will help meet the needs of different parts of the housing market.
- 6.18 The proposed development, including the provision of up to 56 affordable dwellings would therefore make a significant contribution towards the delivery of affordable housing within the District, and contribute towards a reduction in the time spent by residents on the waiting list and in unsuitable accommodation.

Design and Layout

- 6.19 The design and illustrative layout of the proposed development is described and justified in the supporting Design & Access Statement by Edge Urban Design, which sets out the design rationale and masterplan strategy for the scheme.
- 6.20 The site would deliver not only up to 140 new homes, 40% of which would be affordable, but also a new children's play area promoting outdoor activity, multi-functional public open space and enhanced landscaping, sustainable drainage features, new footpaths and cycle routes into the existing settlement, and contributions to local infrastructure improvements within the area.

- 6.21 The site has been developed using advice provided within the West Oxfordshire Design Guide, the Minster Lovell Planning Policy Note, and following input from relevant specialist consultants. The evolution of the development has been highly landscape-led, with the majority of existing soft landscaping on site to be retained and enhanced. Green Infrastructure forms an integral part of the proposal, with habitats enhanced and a biodiversity net gain delivered.
- 6.22 The development would also offer a mix of house types, sizes and affordability, at an appropriate density for the setting.
- 6.23 The illustrative masterplan shows how an appropriate form of development can come forward, that respects the character and appearance of the site and the village of Minster Lovell and will provide high quality and locally distinguishable residential development and areas of public open space for residents to enjoy, in line with local and national planning policies and guidance.

Landscape and Visual Impact

- 6.24 This application is accompanied by a Landscape and Visual Appraisal by EDP (ref. edp7754_r001b) which outlines the landscape and visual characteristics of the area and assesses the predicted landscape and visual effects of the scheme and outlines any recommendations for mitigation.
- 6.25 As previously set out, the site is contained by existing boundary hedges and trees, the majority of which is to be retained or enhanced. As explained in more detail within a subsequent section of this Statement, the proposal would result in some small sections of hedging being removed along the northern and eastern boundaries to make way for vehicular access and pedestrian links to the settlement, however the planting of additional trees and the enhancement of existing hedgerows will compensate for this loss, and further limit views into and out of the site.
- 6.26 It is acknowledged that the character of the site would change through the introduction of the proposed residential development and associated works, however the site directly adjoins the existing settlement, and forms a logical extension to Minster Lovell.
- 6.27 The scheme also proposes significant planting proposals around the boundaries of the site, and a woodland edge within the south-eastern corner. This landscaping would result in a much more attractive transition between the built-up limits of the village and the surrounding open

countryside that the current arrangements, resulting in long-term, beneficial impacts in landscape character terms.

- 6.28 The inclusion of public open space and multifunctional green space around the development, would not only enhance the ecological and arboricultural value of the site, but it would also help mitigate the visibility of the development, whilst softening and dispersing the appearance of built form.
- 6.29 Overall, the localised impacts to the landscape character of the site and the area immediately surrounding it would be outweighed by the improvements to the settlement edge and the enhanced transition between the village and surrounding rural landscape.
- 6.30 The site does not lie within, however is adjacent to, the Cotswold AONB. As such, the site forms part of the setting of this part of the AONB.
- 6.31 During the construction phase and year 1, it is acknowledged there would be impacts to landscape character, however these would be limited to the site and its immediate surroundings, including a very limited area on the edge of the AONB. By year 15, the growth and maturity of the proposed planting would reduce landscape character effects, so much so that notable effects would be limited to the site itself.
- 6.32 Overall, the LVA demonstrates that the design of the scheme has been landscape-led, and the substantial landscape buffers and proposed planting on the boundaries of the site would mitigate views of the development from the surrounding landscape, whilst also making a positive contribution to visual and recreational amenity. Whilst it is acknowledged that there would be some very limited effects on the landscape character, in the long term, there would be no unacceptable harm to the AONB, its special qualities or its setting.
- 6.33 As such, subject to the appropriate mitigation, the proposed development would be acceptable in landscape terms, in line with local and national planning policies and guidance.

Transport and Accessibility

- 6.34 This application is accompanied by a Transport Assessment by DTA Transportation (ref. DN/NS/BM/23178-01c), which assesses the development proposals and the impact upon the surrounding highways.

Accessibility

- 6.35 The site is within walking and cycling distance of a range of local facilities and services, such as a primary school, convenience store, local retailers, post office and two pubs. This therefore reduces the need for residents to travel beyond the village for these services.
- 6.36 The nearest hospital and local pharmacies, alongside dental services are located in Witney, which are accessible by bus.
- 6.37 The village is served by several bus services, the nearest bus stop located on Burford Road, approximately 950m east of the site, which includes regular services to Gloucester, Cheltenham, Oxford, Burford, and Witney, amongst other places.
- 6.38 The nearest train station is located within Hanborough, which is accessible by bus. This station provides services to Worcester, Great Malvern, Oxford and London Paddington.
- 6.39 The site is only 1km from national cycle route 57, which connects Farmington in Gloucestershire and Welwyn Garden City in Hertfordshire.
- 6.40 The site is therefore considered to be a sustainable and accessible location within the District.
- 6.41 Furthermore, given the adjacent site was allocated in the West Oxfordshire Local Plan for 125 dwellings, it is considered that the Council deem Minster Lovell a sustainable location for development, capable of accommodating the scale of development proposed.
- 6.42 Notwithstanding this, in order to help mitigate the effects of additional trips resulting from the development, a Framework Travel Plan (ref. DN/NS/23178-02c) has been prepared and Travel Packs provided to all new residents. These will seek to encourage more sustainable modes of transport and reduce reliance on the private car.

Access

- 6.43 The development is to be served via an access road forming a new T-junction with Burford Road, with pedestrian/cycle links to the adjacent development to the east. Details of the proposed vehicular access as shown on DTA drawing 23178-02-1. This access would confirm with Manual for Streets.
- 6.44 Burford Road is a classified road (B4047), with a single carriageway and subject to the national speed limit. It is proposed to extend the 40mph speed limit to the south of the site access, so that it extends along the site frontage, in a similar manner to the adjacent development.

- 6.45 In terms of pedestrian access, pedestrian connections will be provided into the adjacent Bovis development, and a 3m footway is proposed along Burford Road, as demonstrated on drawing no. 23178-02a-2.
- 6.46 As demonstrated on drawing no. 23178-02a-1, a refuse vehicle would be able to enter and exit the site access in a forward gear.
- 6.47 Overall, the proposed development provides suitable and safe access for road users and pedestrians.

Traffic Generation

- 6.48 The traffic generation from the development has been estimated using sites within the TRICS database and distributed onto the local road network. The outcome of this has helped inform the design of the development and proposed access, and it has been demonstrated that there is adequate capacity to accommodate the additional traffic generations.
- 6.49 In addition to this, key junctions within the surrounding road network have been modelled in a similar way, which confirms that the development would not have a material impact upon the safety and operation of the local road network.

Parking

- 6.50 Vehicular and cycle parking for the development will be specified at reserved matters stage, however this will be in accordance with relevant local plan policies and the County Council adopted parking standards, in order to accommodate the expected parking demands of future residents and visitors.
- 6.51 Each dwelling will also benefit from electric vehicle charging provision.
- 6.52 Overall, the proposed development provides suitable and safe access for road users and pedestrians, and there would be no material impact upon the local or wider road network as a result of the works. At reserved matters stage, parking provision on site will be provided in accordance with the parking standards set by the LPA. The proposal is therefore consistent with the objectives of local and national transport policy

Trees and Ecology

Trees

- 6.53 The application is accompanied by an Arboricultural Impact Assessment, Tree Survey, Arboricultural Method Statement and Tree Protection Plan (ref. RSE_4967-R2-VI), a Tree Constraints Plan (ref. RSE_4967a_TCP VI), and a Tree Protection Plan (ref. RSE_4967_TPP VI), which fully assesses the trees and hedgerows on the site, in accordance with the British Standards 5837: 2012 'Trees in relation to design, demolition and construction-Recommendations', and provides a report on the arboricultural implications of the proposed development.
- 6.54 Trees and hedgerows are present around the perimeter of the site; however, the site is largely free from vegetation, and comprises open, arable fields. There are currently no Tree Preservation Orders (TPOs) on the site, and it is not located within a Conservation Area. As such, none of the trees are subject to statutory protection at this time.
- 6.55 The proposed development will require the removal of 1 tree and the partial removal of a hedgerow to facilitate the proposed new layout, specifically to accommodate the proposed access road into the site, and footpaths through to the adjacent development to the east. Both specimens are deemed to be low quality in both arboricultural and amenity terms. Three other trees are recommended for removal in the interests of good arboricultural management due to their condition in that location.
- 6.56 Mitigation for this removal is proposed through the provision of substantial new planting on the site, as part of the proposed landscaping scheme for the development, including the woodland edge within the south-eastern corner of the site.
- 6.57 Given the majority of trees on site are to be retained, the AIA recommends that temporary protective fencing is erected during construction. The extent of this fencing and the 'construction exclusion zone' is detailed within the submitted Tree Protection Plan.
- 6.58 As such, it has been demonstrated that the proposed development would have an acceptable impact upon trees and hedgerows within and adjacent to the site, which would be adequately protected during construction. The loss of a number of low-quality trees and sections of hedgerow would be successfully mitigated through extensive new planting, as part of the proposed landscaping enhancements across the site.

Ecology

- 6.59 The application is accompanied by an Ecological Impact Assessment (EclA) (ref. RSE_4967_R2_VI_ECIA) which assessed the likely effects of the proposal on ecological features within/adjacent to the site.
- 6.60 A desk-based assessment, Extended Phase I Habitat Survey and protected species assessments were carried out based upon the findings of the Preliminary Ecological Appraisal, which form the EclA.
- 6.61 The nearest statutory designated site is the Cotswold AONB to the north, however this is designated primary for geological and landscape character rather than its ecological value.
- 6.62 The Pumping Station Meadow Local Wildlife Site (LWS) lies 0.4km to the north of the site. Given this proximity, it has been advised that mitigation be put in place to account for the additional local residents. Signage is recommended on any public footpaths that lead from the site towards the LWS, detailing important information regarding the LWS. Furthermore, the Public Open Space proposed throughout the development would limit offsite recreational pressures.
- 6.63 There would therefore be no significant impacts upon designated sites as a result of the proposed works.
- 6.64 In terms of habitats, one Habitat of Principal Importance was identified on the site; being hedgerows, which are to be maintained on site. All other habitats offered limited ecological value and therefore the impact of the proposal on habitats is deemed negligible.
- 6.65 In respect of protected species, subject to obtaining necessary licences and appropriate mitigation such as sensitively designed lighting schemes, the proposed development would have no significant impact upon Great Crested Newts, Bats, Doormice, Birds, Reptiles, Water Voles, Otters, White Clawed Crayfish, or Badgers. Best practice will also be followed when it comes to site clearance/works.
- 6.66 In line with local and national planning policy, the ecological value of the site would be enhanced to demonstrate a net gain in biodiversity. This is to be demonstrated through a variety of means, including native tree planting and enhancement of existing hedgerows, areas of scrub and rough grassland, alongside bat and bird boxes, insect houses, and hedgehog highways within residential fencing. Full details of this are outlined within the EclA.

- 6.67 Overall, there would be no significant impact to nearby designated sites, or protected species as a result of the works, subject to the mitigation detailed above. Ecological enhancements would be provided to deliver a biodiversity net gain across the site, in line with national and local planning policy.

Flooding and Surface Water Drainage

- 6.68 A Flood Risk Assessment has been submitted alongside the application (ref. 680568-R1(0)-FRA) given the application site measures over 1 ha and lies within Flood Zone 1.
- 6.69 The nearest river is the River Windrush, located approximately 250m to the north of the site. Topographically, the river sits approximately 30m below the site. There is also a large pond within the garden of White Hall Farm, located approximately 330 to the south/south-west of the site.
- 6.70 The fluvial flood risk on the site is considered to be very low.
- 6.71 There is considered to be no risk of tidal flooding due to the inland location of the site.
- 6.72 In respect of surface water flooding, there are two isolated sections within the site that are at a low risk of surface water flooding. These comprise a small area of the site as a whole, and therefore the overall risk of surface water flooding at the site is deemed very low.
- 6.73 Turning to groundwater flooding, The Cherwell and West Oxfordshire SFRA indicated there have been no recorded incidents of groundwater flooding in the village, and therefore the risk is considered to be low.
- 6.74 There have been no recorded incidents of sewer flooding within Minster Lovell and the risk of this is considered to be low.
- 6.75 The site is no within an area at risk of reservoir flooding according to the EA reservoir flood map and therefore the resultant flood risk is considered to be very low.
- 6.76 The submitted FRA demonstrates that the requirements of the Sequential Test have been met. The proposed development is classified as a 'more vulnerable' use and therefore is considered appropriate within Flood Zone 1, and the Exception Test need not be applied. It is therefore concluded that the development of the site should not be precluded on flood grounds.

- 6.77 The development will incorporate a surface water drainage strategy to accommodate any surface water generated on site. This will be attenuated on site and discharged directly to the ground via infiltration.
- 6.78 Sustainable Urban Drainage Systems will be used to control surface water flows within the development and have been designed to store the volume of water associated with a 1 in 100 year rainfall event, before being infiltrated into the ground.
- 6.79 As such, the site is at a low risk of flooding from all sources, and it has been demonstrated that a suitable drainage strategy has been proposed to address surface water runoff from the site.

Noise and Vibration

- 6.80 The application has been accompanied by a Noise Impact Assessment by RSK Acoustics (ref. 2061152-RSK-RP-001(00)), which assesses the effect of noise levels on the proposed residential development, and where necessary, identifies mitigation methods to achieve appropriate acoustic standards.
- 6.81 The report concludes that the predicted noise levels across the site are within the relevant targets and are at a suitable level for the proposed development. Recommendations for good acoustic design will be taken onboard at detailed design phase, including the positioning of buildings within the site and relative to adjacent buildings, their orientation and internal layout.

Contaminated Land

- 6.82 The application is accompanied by a Phase I Desk Study Assessment by GRM (ref. GRM/PI0086/DS.1) which assesses the geotechnical and geo-environmental setting of the site and identifies the areas which require further investigation.
- 6.83 The existing site comprises arable farmland, with a construction compound in the north-east corner of the site, associated with the development to the east.
- 6.84 The Phase I Site appraisal demonstrates that the site is suitable for the proposed development, ensuring compliance with the recommendations contained within the report.

Lighting

- 6.85 The application is accompanied by a Lighting Impact Assessment (ref. 714262R01), which summarises the findings of an existing/baseline artificial lighting levels and the predicted effects of the development on the existing potentially sensitive receptors present in the locality.
- 6.86 A site visit was carried out to establish baseline conditions, and assumptions made on the likely lighting design and locations of luminaires for the purposes of the assessment. The results shown in the accompanying Lighting Impact Assessment demonstrate that the scheme will not result in significant light spillage beyond the developed area, and the potential increase in illuminance is considered negligible, in line with the recommendations within the report.

Energy and Sustainability

- 6.87 It has been demonstrated throughout this submission that the site is a sustainable location for residential development, given the proximity to local facilities and access to the public transport network.
- 6.88 This application is accompanied by a Sustainability Statement by Turley (ref. CATZ3041) which demonstrates the sustainability credentials of the proposed development.
- 6.89 This statement sets out sustainable design measures which are to be incorporated as part of the detailed design phase of the scheme and demonstrates that the development would deliver a number of social and economic benefits, such as increased spending in the local economy, new POS and play equipment, additional sustainable transport measures etc, environmental protection and management, through the use of sustainable materials, and the formation of green corridors and biodiversity enhancements, and the mitigation and adaptation to climate change, including measures to reduce carbon emissions and ensure the long-term resilience of the development.

Agricultural Land

- 6.90 The application is accompanied by an Agricultural Land Classification Assessment by Kernon Countryside Consultants.
- 6.91 This concludes that the agricultural land within the entirety of the site is subgrade 3b and therefore of moderate quality and as such, only capable of producing moderate yields. There are no planning policy constraints to the non-agricultural use of such land.
- 6.92 As such, the proposed development would therefore not result in the loss of best and most versatile agricultural land as defined within the NPPF.

Heritage and Archaeology

- 6.93 This application is accompanied by a Built Heritage and Archaeological Assessment by Pegasus Group (ref. P22-2186), which assesses the significance of the nearby heritage assets, and the impact of the proposed development upon these.
- 6.94 The application site comprises a parcel of arable farmland, which does not lie within a Conservation Area and does not contain any Listed Buildings.
- 6.95 To the east of the site lies a Chartist settlement, 'Charterville', built from 1847 as the third of five Chartist Land Plan estates formed by the National Land Company. The Chartist Settlement contains a number of listed buildings, where their significance lies in their historic fabric, which has illustrative interest in the functional design and execution of the Chartist vision. The setting of these is also relevant, however this is almost entirely through the historically associated land plot of each cottage, and to a lesser degree, through the associated school and settlement area.
- 6.96 There is limited intervisibility between the site and the Chartist Settlement, and given their significance lies within their fabric and land plot, the site makes no contribution to the assets or their settings. Therefore, the development of the site will cause no harm to the significance of the assets.
- 6.97 There is a Scheduled Monument of a Roman Village and associated bath house located approximately 505m to the north of the site, beyond the River Windrush. The heritage assessment submitted concludes that there is no historic association between the site and the Scheduled Monument and therefore this is not sensitive to the development, and a full assessment is not required. There is no intervisibility between the site and the Scheduled Monument, and given the above, there will be no harm to its significance.
- 6.98 The site contains no previously known archaeological works or discoveries, however anomalies have been recorded in the southern area of the site which may relate to an enclosure and aligned pits. The assessment concludes these are unlikely to be of a significance commensurate with a Scheduled Monument.
- 6.99 It is considered that a recording of the remains would be suitable mitigation should remains be present in the southern area of the site.

- 6.100 As such, it has been demonstrated that there would be no harm to the setting of designated and non-designated heritage assets, nor the setting of the Scheduled Monument. Subject to the appropriate recording of any archaeological remains on the site, there would be no adverse impact to archaeological findings.

Utilities and Foul Drainage

- 6.101 This application is accompanied by a Preliminary Foul Drainage and Utilities Assessment by LDE (ref. 890595-RI(0)).
- 6.102 In terms of sewers, the intention is to discharge into the public sewer, however the report explains that Thames Water will need to carry out modelling work to determine whether upgrades are required to the existing system, which will not be carried out until outline permission is granted.
- 6.103 In terms of electricity, it is proposed that the development would connect to the existing system along the eastern boundary of the site, with 2 no. new substations proposed.
- 6.104 In terms of gas, the development would connect up to the existing SGN network nearby.
- 6.105 In respect of water, the development will connect to the existing water mains. There are existing mains crossing the site, which will be accommodated as part of the development proposals, and therefore no diversions of these are anticipated.
- 6.106 LDE see no issues servicing the new development from the existing BT network, which would be explored further once a detailed layout is available.
- 6.107 Overall, it has been demonstrated that the development would connect to existing utilities. Some remodelling may be required, however this cannot be fully determined until a final layout has been determined and therefore would be retained at reserved matters.

Residential Amenity

Visual Amenity

- 6.108 In terms of visual amenity, the existing hedgerow and trees along the site boundaries will be retained, as they provide a screen between the site and the adjacent housing.
- 6.109 Additional landscaping is proposed along the western boundary of the site, adjacent to the existing residential dwelling to provide adequate screening from the development. The nearest

part of the site to dwellings along Ripley Avenue to the east would comprises public open space and a SUDS attenuation basin.

- 6.110 The site is well enclosed and screened such that the location of the residential dwellings is compatible with neighbouring uses and development. It would not cause unacceptable impact on visual amenity in accordance with Policy OS2 of the Local Plan and guidance within the NPPF.

Air Quality

- 6.111 The application is accompanied by an Air Quality Assessment by RSK (ref. 444891-01 (00), which assesses the potential air quality impacts associated with the development proposed.
- 6.112 Construction phase impacts were assessed, and mitigation measure recommended to reduce the impact of dust and particulate matters. Ensuring compliance with these measures, no significant impacts are anticipated during this phase.
- 6.113 Once completed, the principal air quality impact is likely to be emissions from additional traffic within the site and on local roads. The likely impact of the proposed development on local air quality was modelled, and the report concludes that the air quality would be well within the relevant standards, and as such, future occupiers of the dwelling would not be exposed to poor air quality as a result of the works.
- 6.114 To summarise, the development would have an overall 'not significant' effect on air quality, including within the Witney Air Quality Management Area.

Contributions

- 6.115 The applicant is prepared to make financial contributions where necessary, in consultation with West Oxfordshire District Council and Oxfordshire County Council.
- 6.116 The extent of these shall be determined throughout the planning application process.

7 CONCLUSION

- 7.1 Outline planning permission is sought for the construction of up to 140 dwellings including means of access into the site (not internal roads) and associated highway works, with all other matters (relating to appearance, landscaping, scale and layout) reserved. As evidenced within previous sections of this Statement, the principal of development accords with policies H1, H2 and OS2 of the Local Plan.
- 7.2 It has been demonstrated that the proposed development will deliver all the required on-site infrastructure and an appropriate housing mix, including the required amounts of both affordable and accessible homes. The development would also provide significant public open space and play facilities, SuDS features, biodiversity enhancements, additional planting and pedestrian and cycle links into the village.
- 7.3 West Oxfordshire cannot demonstrate a 5 Year Housing Land Supply at this time, and therefore the tilted balance is engaged.
- 7.4 Clear benefits of the scheme include the provision of much needed housing within the District, including the provision of 40% affordable housing, in an area where affordability poses a serious challenge to those in housing need.
- 7.5 The beneficial impacts upon the local economy, both during the construction phase and from new residents once complete should also be given significant weight.
- 7.6 Other benefits include, but are not limited to, the provision of public open space, the delivery of a biodiversity net gain, and improvements and enhancements to the arboricultural value of the site. This submission also demonstrates that sustainability measures will be incorporated at detailed design stage, to ensure the development meets the needs of residents into the future.
- 7.7 It has been demonstrated that there would be no long-term, significant harm to the landscape characteristics of the site and surroundings, and the proposed landscaping on the site boundaries would result in an improvement to the transition between the settlement and surrounding countryside.
- 7.8 It has also been demonstrated that there would be no harm to nearby heritage assets, no unacceptable harm upon highway safety, and the amenity of existing and future residents of Mister Lovell would be preserved.

- 7.9 Financial contributions will be provided, where necessary, to support off-site infrastructure, in consultation with West Oxfordshire District Council and Oxfordshire County Council, and secured via a legal agreement.
- 7.10 This Statement and other documents accompanying the application demonstrate that the proposals not only comply with the Development Plan, but the benefits of the proposal significantly and demonstrably outweigh any limited harm arising from developing the site.
- 7.11 Therefore, this application is commended to West Oxfordshire District Council.