

Miss Katie Gregory
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Our Ref: 22/03356/FUL
Date Received: 2nd December 2022
Parish: Freeland

The Town and Country Planning Act

NOTICE OF DECISION

West Oxfordshire District Council, as Local Planning Authority, hereby **refuses** the application, as outlined below.

Proposed: Development of 80 residential dwellings (Use Class C3), community shop/cafe (Use Class E), allotments and site access, plus open space, drainage, landscaping and associated engineering works.

At: Land East Of Wroslyn Road Freeland Oxfordshire

For: Spitfire Homes Ltd

REFUSAL REASONS:

- 1 The proposed development is not limited development in an accessible location which respects the village character and local distinctiveness. It is not of a proportionate and appropriate scale or layout to its context; would not form a logical complement to the existing scale and pattern of development or the character of the area; would not protect the local landscape or setting of Freeland and would involve the loss of an important area of open space that makes a positive contribution to the character of the area. In addition, the proposed development would have an urbanising effect on the setting of heritage assets. This would lead to a higher scale of 'less than substantial' harm to the setting and significance of the assets which is not outweighed by public benefits. The proposal is therefore contrary to West Oxfordshire Local Plan 2011 Policies OS2, OS4, H2, EH2, EH9, EH11 and EH13, the West Oxfordshire Design Guide 2016, the National Design Guide 2019, and the relevant paragraphs of the National Planning Policy Framework 2021.
- 2 Insufficient information has been submitted to determine whether there are significant effects on the transport network and to demonstrate safe and suitable access to the shop; the proposals do not provide safe and suitable access for all users and through over provision of car parking and insufficient cycle parking, the promotion of sustainable transport is limited. As such, the proposed development conflicts with West Oxfordshire Local Plan 2011 Policies T1, T2 and T3 and the relevant paragraphs of the National Planning Policy Framework 2021.
- 3 Insufficient drainage information has been submitted to ensure that the development is adequately drained in order to reduce flood risk, in conflict with Policy EH7 of the West Oxfordshire Local Plan 2011 and advice in the National Planning Policy Framework 2021.
- 4 Insufficient information has been submitted to demonstrate the proposal will not result in significant biodiversity harm as insufficient survey details have been submitted to ensure that impacts on protected species are minimised or adequately compensated. Therefore, the proposal does not comply with the requirements of the Local Plan policy EH3 and paragraphs 174, 179 and 180 of the National Planning Policy Framework.
- 5 The applicant has not entered into a legal agreement to secure the provision of affordable housing or required contributions towards the provision of essential supporting infrastructure and the proposal is therefore contrary to West Oxfordshire Local Plan 2011 Policies OS5, H3, T2 and T3 and the relevant paragraphs of the NPPF.

Abby Fettes
Development Manager

Dated 26th April 2023

IT IS IMPORTANT THAT YOU READ THE NOTES ACCOMPANYING THIS

NOTICE. THESE CAN BE FOUND AT www.westoxon.gov.uk/decisionnotes. If you require a hard copy or do not have access to the internet please contact us on 01993 861420 and we will provide you with a paper copy.