



UNION 4 PLANNING

Welbeck CP

Land north of the A361 and Land to the west of
Garnes Lane, Fulbrook

West Oxfordshire District Council
Consultation on Ideas and Objectives

CALL FOR SITES SUBMISSION

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UNION4
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1.0 Introduction

- 1.1 This Call for Sites submission has been prepared by Union4 Planning on behalf of Welbeck CP and puts forward two sites in Fulbrook, West Oxfordshire for consideration as part of the Council's Local Plan 2041 preparation. The sites comprise:
- 1) Land north of the A361.
 - 2) Land to the north/west of Garnes Lane.
- 1.2 The Call for Sites exercise is part of the current focused Local Plan consultation on ideas and objectives which runs from 30 August to 25 October 2023.
- 1.3 Allocation of the abovementioned sites would allow for a significant contribution towards nature recovery and biodiversity gain, green space and also the provision of new homes, making a significant contribution towards the approximate 774 new dwellings which have been identified for this area in the Local Plan.
- 1.4 This report provides an overview of each site from a planning and landscape perspective and a rationale as to why the land is suitable for development and should be included in the next iteration of the emerging Local Plan as available and developable sites.

Structure of this Report

- 1.5 The subsequent chapters of this Call for Sites Report are set out as follows:
- Chapter 2 provides a description and overview of Site 1 'Land north of the A361';
 - Chapter 3 provides a description and overview of Site 2 'Land to the north of Garnes Lane';
 - Chapter 4 provides a brief summary of the intended development;
 - Chapter 5 provides the overall planning policy context by which any proposals would be assessed;
 - Chapter 6 provides an assessment of the sites and rationale for putting them forward in this Call for Sites exercise;
 - Chapter 7 provides a summary and conclusions.

2.0 Site 1 – Land North of the A361

- 2.1 Site 1 is an approximately triangular parcel of land extending to some 6 hectares, which lies to the north of the A361. It is bound to the north by an unnamed road running east-west, and to the south by the A361.
- 2.2 The western extent of the site abuts two residential properties within the northwest corner, and open land to the southwest, whilst the eastern extent is triangular in shape, terminating where the unnamed road and A361 meet. The site has historically been in use for grazing.

Figure 1: Site 1 Location (boundary approximate)



Source: Google Maps (2023)

- 2.3 There is a mixture of mature and semi-mature trees and vegetation bordering the site, running along the roadside, and a sparse tree belt within the eastern half running north-south. There are also a number of mature trees surrounding the neighbouring property to the west, forming a green buffer at this part of the site boundary.
- 2.4 The main centre of Fulbrook is immediately to the east and is predominantly residential in nature, focused along the A361 which runs through the village, and side roads extending off the main road. The village does however extend to the north, west and south of the proposal site, with residential properties to the north and west, accessed from the unnamed road, and to the south, fronting onto the A361 and along Walnut Row, which runs south from the A361.
- 2.5 The northern edge of Burford is a short distance to the south of the site. The settlement of Burford is a service centre and one of the main town centres within the District, with commercial and town centre uses along the High Street including shops, pubs and restaurants, hotels and galleries. A

wider residential hinterland surrounds the centre and beyond this, open countryside and outdoor leisure dominates

- 2.6 The entirety of the proposal site is within the Cotswolds Area of Outstanding Natural Beauty (AONB) and within the Upper Windrush Valley Landscape Character Area. A small area in the southwestern extent of the site near the A424/A361 roundabout lies within the Burford Conservation Area (CA). The CA extends southwards and covers the majority of Burford town.
- 2.7 There are clusters of listed buildings surrounding the site which include a series of Grade II Listed Buildings and structures at Westhall Hill, approximately 100m northwest of the site.
- 2.8 Burford High Street/A361 contains a large number of listed buildings, however the vast majority of these are distant from the proposal site and would not be visible in the same views.
- 2.9 The closest heritage assets, which have some visibility to and from the site, are the Grade II Listed Mouseham and Grade II Listed Littleham, approximately 100m directly south. To the east, within Fulbrook, there are also several listed buildings, the closest being the Grade II Listed Windrush Farmhouses and Grade II Listed Cottors Bow House, approximately 100m directly east.
- 2.10 The site is not within the Green Belt, however is within an area designated as the Cotswold Valleys Nature Improvement Area and within the Wychwood Project Area. It is also within the extent of the Burford – Charlbury Sub Area Boundaries.
- 2.11 The site is located within Flood Zone 1 and therefore has a low probability of flooding.

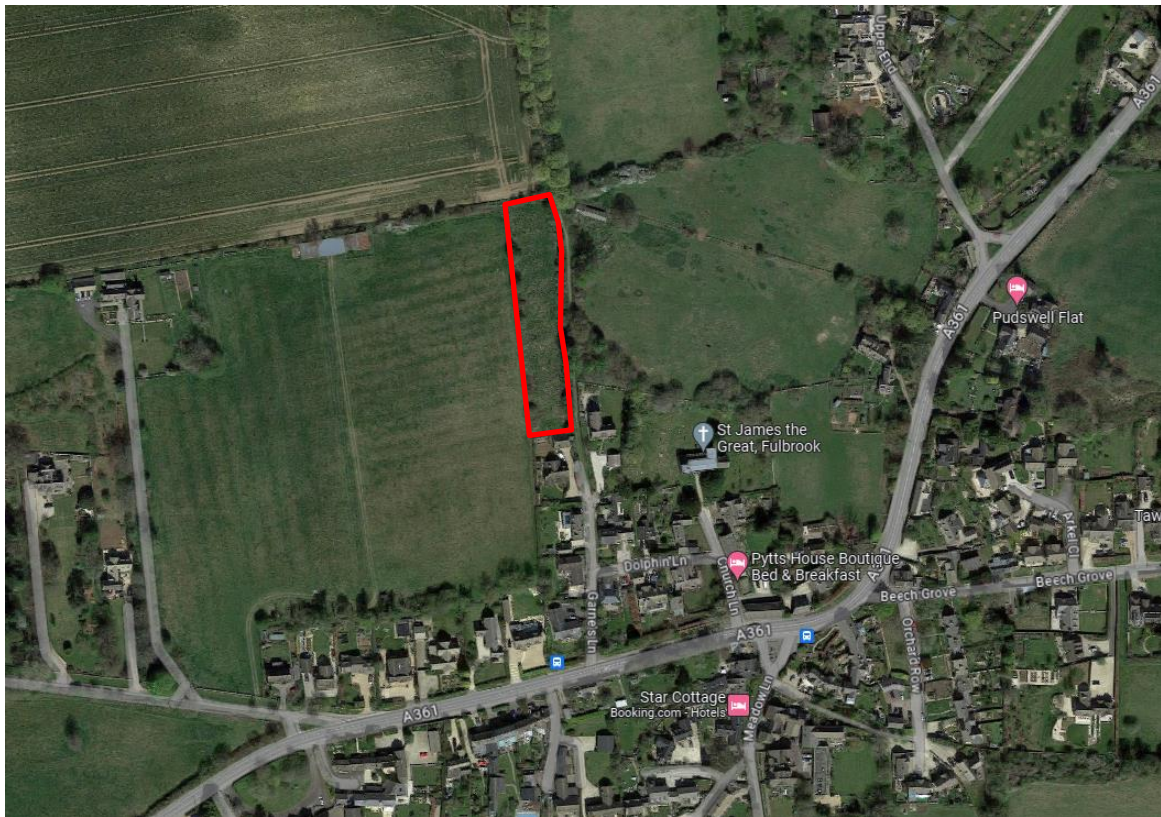
Planning History

- 2.12 From a review of the West Oxfordshire District Council website, there is no apparent planning history for the site.

3.0 Site 2 – Land to the north of Garnes Lane

3.1 Site 2 comprises a rectangular parcel of land extending beyond the end of Garnes Lane and to its western side. The plot width matches that of the residential properties to the south, on Garnes Lane. The site covers approximately 0.3 hectares and is currently undeveloped.

Figure 2: Site 2 Location (boundary approximate)



Source: Google Maps (2023)

- 3.2 The site contains open grassland with sporadic trees located along the perimeter and a denser stand of trees along the southern portion of the eastern boundary. There is a partially metalled entrance track which extends northwards off Garnes Lane into the fields beyond which also forms the eastern site boundary. The northern and western boundaries are bound by adjacent open land, whilst to the south the site is neighboured by a residential property known as Little Piece.
- 3.3 Garnes Lane is a residential cul-de-sac which runs north-south off the A361. The general form of residential development in Fulbrook is of the same nature, with linear cul-de-sacs leading off the main road. There are a limited number of other uses such as hotels, a pub and some services, with the land further beyond the built-up area of Fulbrook comprising open countryside.
- 3.4 The entirety of the site is within the Cotswolds Area of Outstanding Natural Beauty (AONB) and within the Upper Windrush Valley Landscape Character Area.

- 3.5 There are several listed buildings within close proximity including the Grade II* Listed Church of Saint James the Great which is located approximately 60m southeast. There are a number of other Grade II and a Grade II* Listed structures within the churchyard and surroundings. Dolphin Cottage and Yewtree Cottage are also Grade II Listed and located approximately 80m to the southwest. There are a number of other listed buildings within the area, however the majority are screened from view to the site by mature trees, such as the Grade II Listed Fulbrook House and Summerhouse which are approximately 170m to the east.
- 3.6 The site is not within the Green Belt, however is within an area designated as the Cotswold Valleys Nature Improvement Area and within the Wychwood Project Area. It is also within the boundary of the Burford – Charlbury Sub Area Boundaries.
- 3.7 The site is located within Flood Zone 1 and therefore has a low probability of flooding.

Planning History

- 3.8 From a search on the West Oxfordshire District Council website, there is no identified planning history for the site.

4.0 Proposed Allocation

Site 1

- 4.1 As part of this 'Call for Sites, Ideas and Opportunities' exercise, it is considered that the site submitted, by virtue of its location, form and accessibility, is suitable for residential development and could deliver a meaningful contribution, when considering surrounding densities, towards the Councils housing targets in the short to medium term.
- 4.2 Such residential development would pick up on the architectural character and form of development in the vicinity and the wider AONB and would constitute infill development within the established confines of the village.
- 4.3 We appreciate that it may not be desirable to deliver residential development across the entirety of the site and therefore the remaining land provides the opportunity to deliver space for nature recovery and biodiversity gain, community uses (e.g. sports pitches) and green space, all of which would accord with the Councils Ideas and Objectives document (August 2023).
- 4.4 In addition to potential more broader biodiversity enhancements, any future residential development would also include significant landscaping enhancements and open space for future residents.
- 4.5 New points of vehicular and pedestrian access would be provided, most likely along the existing A361 to the south, with new internal roads serving the development.
- 4.6 In terms of residential scale and massing, it would be necessary to maintain the prevailing height of two storeys with pitched roofs to ensure that any development remains in line with the existing character of the village. Similarly, materials will be informed by the prevailing building types in the local area and would not seek to introduce any new features that are not already commonplace.

Site 2

- 4.7 Site two is considered suitable for residential development of a form similar to that seen immediately to the south, also on Garnes Lane.
- 4.8 Based on the form of development in the vicinity of Garnes Lane, it is suggested that there is potential for the development of approximately four new dwellings at site 2, with similar footprints to that seen at 'Little Piece' and 'Appledore' to the south.
- 4.9 As with site 1, houses would be two storeys in height and comprise a similar design and materials to match the existing context.
- 4.10 With regard to access, Garnes Lane would simply be extended northwards along the existing track and as such, no new access would be required from the A361 to the south.

5.0 Planning Policy Context

- 5.1 This section considers the planning policies and legislative framework which together provide the context by which this Call for Sites submission should be considered. It identifies the national and local policies which are contained within statements of Government policy and the Development Plan for the area, or which may otherwise be material to the consideration of the proposed allocation.
- 5.2 The overall planning policy context is set by the National Planning Policy Framework (September 2023) and by the Development Plan for the site which comprises the Local Plan 2031 (September 2018).
- 5.3 The Council are also in the process of preparing a new Local Plan which is currently undergoing consultation for ideas and objectives which this Call for Sites Exercise relates to. This document therefore also carries considerable weight in the consideration of these sites.

National Planning Policy Framework (September 2023)

- 5.4 The National Planning Policy Framework (NPPF) was revised in September 2023 and promotes the delivery of sustainable development that meets the needs of the community. Paragraph 8 sets out that there are three overarching objectives to sustainable development which are an economic objective, a social objective and an environmental objective.
- 5.5 The theme of sustainable development is consistent throughout the NPPF. Paragraph 11 highlights that plans and decisions should apply a presumption in favour of sustainable development, which means approving development proposals that accord with an up-to-date Development Plan without delay.
- 5.6 Section 5 of the NPPF refers to the delivery of a sufficient supply of homes. Paragraph 60 states:
- "To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."*
- 5.7 Paragraph 69 notes the importance of small and medium sites in terms of the contribution they can make to meeting local housing requirements in an area. Part (a) of the paragraph states that local authorities should identify land to accommodate at least 10% of their housing requirement on sites no larger than one hectare.
- 5.8 Paragraph 73 highlights that the supply of large numbers of new homes is often best achieved through planning for larger scale development, such as new settlements or significant extensions

to existing villages and towns, provided they are well located and designed, and supported by necessary infrastructure and facilities.

- 5.9 Section 11 refers to the effective use of land with Paragraph 119 stating that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses.
- 5.10 Section 12 sets out policies which promote well-designed places. Paragraph 130 sets out design criteria against which development proposals will be assessed, including functionality, visual attractiveness, local character and safe, inclusive development.
- 5.11 Section 15 refers to conserving and enhancing the natural environment, with Paragraph 177 stating:

"When considering applications for development within National Parks, the Broads and Areas of Outstanding Natural Beauty, permission should be refused for major development other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy;*
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and*
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated."*

- 5.12 Section 16 refers to conserving and enhancing the historic environment, with paragraph 199 stating that when considering the impact of a proposal on the significance of a designated heritage asset, great weight should be given to the asset's conservation.

Local Plan 2031 (September 2018)

- 5.13 The West Oxfordshire Local Plan sets out a vision of the district in 2031, covering the 20 year period from 2011. It contains a number of policies to manage change and to ensure that all new development is sustainable.
- 5.14 The key policies contained within the Local Plan that are relevant to the Call for Sites exercise are set out as follows:
- Policy OS2: Locating development in the right places
 - Policy H1: Amount and distribution of housing

- Policy H2: Delivery of New Homes
- Policy H3: Affordable Housing
- Policy H4: Type and mix of new homes
- Policy T1: Sustainable Transport
- Policy T3: Public transport, walking and cycling
- Policy EH1: Cotswolds Area of Outstanding Natural Beauty
- Policy EH2: Landscape character
- Policy EH3: Biodiversity and geodiversity
- Policy EH4: Public realm and green infrastructure
- Policy EH5: Sport, recreation and children's play
- Policy EH9: Historic environment
- Policy EH10: Conservation areas
- Policy EH11: Listed buildings
- Policy EH13: Historic landscape character
- Policy BC1: Burford-Charlbury sub-area strategy

Emerging Local Plan

- 5.15 The Council are currently in the process of preparing a new Local Plan which will guide development in the district to the year 2041 and it is to this emerging Local Plan that this call for sites exercise relates.
- 5.16 The Plan is at an early stage towards adoption, currently undergoing consultation on draft plan objectives, pattern of development and call for ideas, opportunities and sites which runs until 25 October 2023. No draft policies have been published at this juncture and as such, the policies contained within the adopted Local Plan are of most relevance.
- 5.17 Adoption of the Plan is targeted in 2025.

Other Material Considerations

Housing Land Supply

- 5.18 West Oxfordshire published their most recent Housing Land Supply Position Statement in November 2022 which covers the period from 1 April 2022 until 31 March 2027.
- 5.19 Paragraph 4.3 of the Statement sets out an identified housing requirement during the five year period for 5,150 new homes. When adding a 5% buffer, the overall housing need is 5,408 new homes.
- 5.20 Paragraph 6.1 sets out the anticipated housing delivery over the five year period which includes large existing commitments of 10 or more units, small existing commitments of less than 10 units,

Local Plan allocations and anticipated windfall. Overall, land for 4,400 new homes is identified, equating to a 4.1 year supply, meaning the Council currently cannot demonstrate a five year supply.

6.0 Planning Assessment and Rationale

6.1 This section provides an assessment of the sites in terms of their suitability for development and the rationale for putting them forward in the current call for sites exercise.

6.2 The key matter to consider is whether the principle of development can be appropriately established, along with consideration of design and layout, heritage and landscape designations, and biodiversity.

Principle of Development

6.3 Site 1 provides a significant opportunity to provide new homes along with potential for new green spaces and community uses such as sports pitches, whilst Site 2 lends itself to the provision of new dwellings.

6.4 The call for sites exercise seeks new sites with the potential to be allocated for development, with new housing, community uses and green spaces being three of the key types of development sought.

6.5 It is apparent that there is a need to allocate sites for housing in the district, as demonstrated by the most recent Housing Land Supply Position Statement which demonstrates a 4.1 year supply of housing land. This means there is currently a 0.9 year shortfall to the year 2027, equating to a shortfall of 1,008 homes.

6.6 The NPPF seeks to boost the supply of housing, with Paragraph 11(d) highlighting that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, permission should be granted unless there is a clear reason for refusing the development or any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits. Footnote 8 notes that this is also applied where local planning authorities cannot demonstrate a five year supply of deliverable housing sites. Given that the Council are currently unable to demonstrate a five year supply, it is considered that the presumption in favour of sustainable development applies.

6.7 Policy OS2 sets out the preferred locations for development, with a focus within and on the edge of main service centres. The policy goes on to support limited development in villages, provided that the village character and local distinctiveness is respected and that the vitality of these communities is maintained. It should be noted that Fulbrook is considered a village within the Local Plan.

6.8 Policy H1 sets out the district's housing target of at least 15,950 new homes during the period from 2011 to 2031, noting an indicative requirement for 774 new homes within the Burford-Charlbury sub-area. Bringing the two sites forward would allow for a significant boost in housing supply within this sub-area and a substantial contribution to this target.

- 6.9 Policy H2 reiterates the 20-year housing target and provides further guidance for the development of new dwellings within villages. The policy sets out four key circumstances whereby new dwellings may be permitted in villages: where sites have been allocated for housing, on previously developed land within or adjoining the built up area, on undeveloped land within the built up area, or on undeveloped land adjoining the built up area where convincing evidence is presented to demonstrate that it is necessary to meet identified housing needs.
- 6.10 In the case of this call for sites exercise, the sites would comply with a number of these scenarios, including the provision of housing on undeveloped land within the built up area and the provision of housing on undeveloped land adjoining the built up area, both of which offer justification for the inclusion of the two sites in the forthcoming Local Plan allocations.
- 6.11 Policy BC1 is of particular relevance as it sets out the development objectives for the Burford-Charlbury sub-area, reiterating the need for delivery of approximately 774 new homes.
- 6.12 Policy BC1 notes that Burford and Charlbury are relatively constrained by their AONB location and are suitable for a modest level of development. Upon review of the policies map, it is shown that the vast majority of Burford-Charlbury is situated within the AONB, meaning that there is very limited scope to provide any new dwellings outside of the AONB and thus it has already been accepted that some level of development within this area is required in order to achieve the target delivery of new homes. In this regard, it is evident that the Council have already accepted the principle of some residential development in the AONB.
- 6.13 On this point we would highlight that Site 1 is somewhat of an island site, bound by existing roads to the north and south which meet to the east. Whilst the western boundary abuts adjacent fields, we would note that there is a further road some 200m beyond this and significant built development. In this regard, the development of site 1 would not be encroaching beyond the extent of existing built development associated with the village.
- 6.14 With regard to Site 2, the intended development would represent a modest extension to an existing, established road of residential properties along Garnes Lane where there is already a track which would form the access road. Again, the development would not encroach into the wider countryside where land and views are more sensitive.
- 6.15 It should also be highlighted that there is an existing driveway to the west which extends approximately 200m northwards off the A361 and additional built development at Upper End, to the east, which extends much further north. Allocation of Site 2 would similarly extend Garnes Lane approximately 200m northwards off the A361, meaning that any new built form would remain within the area of Fulbrook that is already developed.
- 6.16 The Burford-Charlbury sub-area is extensive and largely covers open countryside across the Cotswolds AONB. In this regard, in order to accommodate the targeted 774 new homes across this

- area whilst avoiding any adverse impacts on the AONB, it is considered that infilling and extensions to existing built-up areas is the most suitable form of development that will minimise impacts and create sustainable development.
- 6.17 Further to the above, Fulbrook has limited scope to utilise any previously developed land as it does not contain any significant sites with any capacity for new homes.
- 6.18 Paragraph 177 of the NPPF presumes against major development within AONBs, other than in exceptional circumstances and where it is in the public interest. In this case, the provision of new homes, open space and community opportunities is considered to be firmly in the public interest, especially given that the Council cannot currently demonstrate a five-year housing land supply.
- 6.19 Further to this, there do not appear to be any outdoor facilities for sport or recreation in Fulbrook, and opportunities in neighbouring Burford appear limited, nor any significant parks or gardens. If considered suitable, Site 1 allows for provision of such types of spaces, not only providing greening and biodiversity benefits, but also providing spaces for activity, sport, events and relaxation which is also in the wider public interest.
- 6.20 The West Oxfordshire Playing Pitch Strategy & Action Plan Report (February 2022) indicates that there is some need for additional sports pitches within Burford-Charlbury. Table 1.3 within the report notes that grass football pitches for youths (11v11 and 9v9) are played to capacity, suggesting that there may be a shortfall when considering future demand. The table also shows that there is a current and future shortfall of at least one full size football (3G) pitch for affiliated football training. There is also an anticipated future shortfall of two rugby pitches districtwide.
- 6.21 Whilst the 3G pitch is likely to be sought at Burford School, Site 1 would certainly provide opportunity to provide new sports pitches where there is currently limited opportunity, particularly in Fulbrook. At the same time, as noted above, areas could be provided for relaxation and other social and community activities.
- 6.22 Local Plan paragraph 8.32 reiterates the above points, noting that there is likely to be greater demand and pressure on existing recreational facilities. Paragraph 8.33 states that additional provision will need to be made through new facilities and maximising the use of those that already exist.
- 6.23 Paragraph 98 of the NPPF highlights the importance of having access to a network of high quality open spaces and opportunities for sport and physical activity which is reiterated in the Local Plan. Paragraph 8.28 notes that whilst the district is predominantly rural, not all green spaces are publicly accessible and therefore it is important that green infrastructure networks are planned and managed. As noted above, Site 1 has limited function in its current state and does not provide any public rights of way or wider access. Its allocation could therefore allow for public use and encourage outdoor activity within the wider locale.

- 6.24 Paragraph 177 also requires an assessment of the need for the development, cost and scope of developing elsewhere or meeting the need for it in another way, and any detrimental impacts on the environment, landscape and recreational opportunities, and the extent to which they can be moderated. Based on the points above, it has been demonstrated that there is a need for housing and that there is limited capability to provide housing elsewhere within the wider area or Burford-Charlbury sub-area. This is evident upon review of the Council's Brownfield Register which does not identify any suitable land in Fulbrook for development, nor within the neighbouring Burford.
- 6.25 With regard to any impacts on the environment, landscape and recreation, we would highlight that the sites currently provide no public benefit, other than visual, nor do they offer any recreational opportunities. As demonstrated above, Site 1 is of an ample size to allow for provision of a range of new uses, including open space and land for leisure activity, both within the public interest. Both sites would also allow for provision of new family-sized housing which is a further significant benefit to the area and in the wider public interest.
- 6.26 Based on the above points it is considered that the sites are well suited to allow for new residential development in Fulbrook without causing any undue impacts on the AONB or landscape character and therefore the tests of exceptional circumstances, as set out at paragraph 177, are satisfied.

Design and Layout

- 6.27 Whilst there are no detailed plans at this stage and the current process is simply to establish the principle of residential development, the intention in terms of any future site design and layout would be to reflect the existing pattern of development within Fulbrook, respectful of the prevailing heights, scale, massing and density and overall character and materials.
- 6.28 New houses would likely be detached or semi-detached dwellings. In terms of the street layout, Site 1 could likely incorporate a series of internal access roads which connect to the A361 and if preferable, also to the unnamed road to the north. Site 2 would simply involve a more formal extension of what is the existing access track at the northern end of Garnes Lane.

Heritage and Landscape Designations

- 6.29 Both sites are within the Cotswolds AONB and Upper Windrush Valley Landscape Character Area and within proximity to a number of listed buildings. Consequently, any proposals on the sites would need to carefully consider these areas to ensure that the existing landscape character is maintained.
- 6.30 As highlighted above, any new dwellings would comprise a vernacular design and materials to ensure that the prevailing architectural style and character of the AONB is maintained. In this regard, any new built form would likely be reflective of the local area and would not introduce any features that are not already commonplace.

- 6.31 Policy EH2 requires new development to conserve and enhance the character, quality and distinctive natural and man-made features of the local landscape. In the case of the two sites, there are limited natural features apart from perimeter trees and vegetation which would be largely maintained.
- 6.32 Whilst it is acknowledged that the development would result in new built form on what is currently open land, we would reiterate the points above regarding the suitability of the sites for development. As noted, the sites are not isolated, with Site 1 already bound by existing roads and hardstanding and other built development, and Site 2 situated at the terminus of Garnes Lane. Development would therefore act as an extension to and infilling of the existing built-up areas in Fulbrook, rather than encroaching any further into the open countryside.
- 6.33 At present, the two sites have limited functionality and usability and do not offer any significant public benefit. Site 1 is almost entirely screened from any public views from the A361, meaning that there are very limited public views towards the open countryside. At the same time, there are existing residential properties to the north and west of the site, meaning that any new development would remain within the confines of the existing built-up area of Fulbrook.
- 6.34 With regard to nearby listed buildings, it is considered that appropriate design and materials will ensure that their setting and character is maintained. We therefore do not anticipate any significant harm to these assets.
- 6.35 As noted above, the proposals would provide significant public benefit through the provision of new homes, along with new public and communal areas, green spaces and spaces for activity. Consequently, it is considered that major development within the AONB is suitable in this instant, and will ensure the protection of the wider areas of open countryside beyond existing settlements.

Biodiversity

- 6.36 The sites in their present form are not anticipated to provide any significant value in terms of biodiversity given that they largely comprise grazed grass within the interior. Site 1 in particular provides a significant opportunity for habitat creation that would be provided alongside new housing and potential other uses.
- 6.37 Policy EH3 requires developments to achieve an overall net gain in biodiversity and minimise impact on geodiversity. It should be noted that the site is not subject to any ecological designations that may be impacted due to the development. A comprehensive landscaping scheme would be provided as part of any future planning application to ensure that a minimum 10% net gain in biodiversity is achieved.

7.0 Summary and Conclusions

- 7.1 This Call for Sites submission has been prepared by Union4 Planning on behalf of Welbeck CP and puts forward two sites in Fulbrook, West Oxfordshire for consideration as part of the Council's Local Plan 2041 preparation which include:
- 1) Land north of the A361;
 - 2) Land to the north of Garnes Lane.
- 7.2 The sites would allow for provision of new dwellings in Fulbrook, providing a significant contribution to the wider housing target in the Burford-Charlbury sub-area. Site 1 would also allow for the potential provision of new public green spaces and recreational uses such as sports pitches.
- 7.3 As demonstrated above, the sites provide a suitable location for development given their proximity to the existing built up areas of Fulbrook with limited impact on the wider AONB. Furthermore, there are no anticipated significant impacts to nearby heritage assets.
- 7.4 Development of the sites would allow for a significant increase to biodiversity through appropriate planting and creation of new habitats. Site 1 also has capacity to provide for local green spaces and recreation spaces, providing significant benefit to the wider community.
- 7.5 It has been demonstrated that development of the sites would appropriately accord with national and local policy and would meet key objectives for new housing set out in the Local Plan and as part of the current Call for Sites exercise. We would therefore urge the Council to consider the sites for allocation in the forthcoming Local Plan.