



## Chadwick Town Planning

Planning and Strategic Housing  
West Oxfordshire District Council  
Elmfield  
New Yatt Road  
Witney  
Oxfordshire  
OX28 1PB

Our Ref: LOU001/dc

8<sup>th</sup> June 2023

Dear Sir/Madam

### **Proposed Conversion of Existing Outbuildings to Residential Use & Associated Works – The Willows, Eynsham Road, Cassington, Oxfordshire, OX29 4DF**

We are pleased to submit this planning application on behalf of our clients, Mr F and Mrs L Hill for the proposed conversion of existing outbuildings and associated works at the rear of The Willows, Eynsham Road, Cassington, OX29 4DF into a three-bedroomed dwelling for occupation by their family.

The application follows positive pre-application advice from the Council dated the 23rd February 2023 (23/00113/PREAPP) and has addressed the matters raised in the Council's advice.

The proposed conversion scheme is considered to be acceptable in principle and in detail in relation to the Development Plan, the emerging *Cassington Neighbourhood Plan* and *National Planning Policy Framework* (NPPF) policies, including on the Green Belt, which is an important material consideration in this case given the absence of a 5-year housing land supply in the district.

The Council accepted as much in the pre-application advice of February 2023 when it concluded that there were no significant or demonstrable harms that outweighed the minimal benefit of one additional dwelling in a relatively sustainable location in terms of the principle of development. The Council also considered that the proposed development would not result in any harm to the Oxford Green Belt due to the location of the development within the village of Cassington and in relation to the dwelling The Willows. Finally, the Council felt that the low lying design and location of the outbuildings on the site meant that they would not be widely visible outside the site within the wider landscape; with no proposals for extensions or huge alterations to the buildings this was welcomed ensuring that development does not spread further across the site.

For all of these reasons, it is considered that the proposal should be supported by the Council as it would improve the appearance of the buildings, have no adverse impact upon the openness of the Green Belt or the surrounding landscape but provide much-needed residential accommodation for the Applicants and their children, enabling them to stay on site, manage the land, operate their business, support their family and grandparents and put the outbuildings to good, new and socially and economically beneficial use. This is sustainable development, in accordance with the Development Plan and NPPF, an important material consideration, especially given the absence of a 5-year housing land supply.

#### **Chadwick Town Planning Limited**

Registered Office: 7 Rectory Road, Hook Norton, Banbury, Oxfordshire, OX15 5QQ



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VAT Registration No. 371 4873 78



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Therefore, in accordance with Section 38(6) of the *Planning and Compulsory Purchase Act, 2004* and *Section 70(2) of the Town and Country Planning Act, 1990*, we respectfully request that the Council grants planning permission for this application.

### Submission

The application submission comprises:

- Completed Application Form and Certificate
- CTPL - Covering Letter (this letter)
- CTPL - Planning Statement
- CTPL - Sustainability Checklist
- Philip Irving - Protected Species Survey Report
- Biodiversity Self-Assessment Form
- IHS Systems Limited - Drainage Proposals Letter
- Klargester Details
- Ian Harban Consulting Engineers - Structural Assessment Report
- AP Consulting Engineers - Sustainability & Energy Efficiency Statement
- Drawing LOU001-001A - Site Location Plan
- Drawing LOU001-002A - Site Plan
- Drawing No. 01 – Existing Plans and Elevations
- Drawing No. 02 – Proposed Plans and Elevations
- Planning Application Fee

We hope that this information is satisfactory but if you have any queries or concerns please do not hesitate to contact me so that these can be addressed and the application registered and determined as soon as possible.

Yours faithfully,



**Duncan Chadwick**  
**Managing Director**

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