

Fringford Parish Council

Housing Policy

Background

The Planning Process

Decisions on planning matters that impact Fringford are made by Cherwell District Council (CDC) guided by the Government's National Planning Policy Framework, (NPPF). In 2015 CDC gained central government approval for its '*2012 - 2030 Local Plan*' which outlines the planning strategy for the District. The Local Plan calls for most of the District's housing targets to be met by the ongoing development of Banbury and Bicester as these towns will provide the most sustainable locations. Whilst sustainability and the protection of the rural environment are key themes in the narrative of the plan the rural villages will, however, also have to accept a small proportion of new housing.

Consultation is to take place on the implementation of the Local Plan during the first quarter of 2016. CDC seeks to place some new housing in villages that could provide the most sustainable lifestyle for residents by minimising the need to travel to access services. As such, villages with an array of services such as employment, schools, medical centres and shops are likely to be expected to accommodate more new homes than those that lack such services. Short distance to other areas with significant services will also be taken into account.

Potential Impact of Local Plan on Fringford

Fringford has, according to the Local Plan, been defined as a 'Category A Village', that is one that does have some services on offer (School and Pub). As such the village would be expected to accept new housing development in the form of infill, conversion and 'minor development'. The scale of minor development has been defined as up to ten new dwellings. The Local Plan Part 2 will broadly imply the levels of new development expected in each of the villages. Fringford Parish Council will be involved in the consultation and encourages villagers to share their views with it and also directly with Cherwell District Council.

Once Part 2 of the Local Plan is adopted this will strongly influence decisions on individual development applications. The Parish Council is a 'Consultee' on any applications and has a policy and process in place to inform villagers and to capture and consider the views of residents.

Parish Council Approach

The general view of The Parish Council will be to judge every proposal on its individual merits but propose acceptance of applications for well designed, good quality infill, extension and conversion projects. It will support projects that are within the existing housing areas of the village and that reflect the character of the village. It will oppose applications which are considered to have negative impacts such as overdevelopment of the plot, excessive on street parking or significant harm to neighbouring properties.

Whilst The Parish Council accepts that the village has to play a small part in the the resolution of the housing shortage and therefore accommodate more new development it would generally not support applications for significant developments on the edges of the village. This approach is

based on the broad views of villagers as expressed in the CLP survey, the preservation of the character of the village, the very limited services on offer locally, the narrow roads and the restricted parking spaces.

It must be remembered that The Parish Council can only influence decisions and that the final decisions are ultimately made by Cherwell District Council.

Action

There is an important, proactive role for all villagers to play in helping influence the development of the village. In general by staying aware of proposed developments, by responding to applications, and by attending regular or one-off Parish Council meetings and expressing views.

Adopted at a meeting on 16 November 2016