

Ms Dawn Brodie
Savills
Wytham Court
11 West Way
Oxford
OX2 0QL
Oxfordshire

Our Ref: 21/02627/OUT
Date Received: 29th July 2021
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: Outline planning application for the erection of a retirement community of up to 160 extra care units (C2 use class) with associated communal facilities and open space, with access from Wroslyn Road, (all matters reserved except access) and retention of veterinary practice in the coach house.

At: Land Of The West Side Of Wroslyn Road Freeland Oxfordshire

For: C/O Agent

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. While the development would provide for extra care accommodation for sale and would have some social and economic benefits, these benefits are insufficient to outweigh the clear conflict with the Development Plan as a whole. As such, the proposed development is contrary to policies H1, H2, OS2, OS4, T1, T3 and EH2 of the adopted West Oxfordshire Local Plan 2031, the West Oxfordshire Design Guide 2016, the National Design Guide 2019, and the relevant paragraphs of the National Planning Policy Framework 2021.
- 2 The applicant has not entered into a legal agreement to provide the required contributions towards the provision of essential supporting infrastructure and the proposal is therefore contrary to West Oxfordshire Local Plan 2031 Policies OS5 and T3 and the relevant paragraphs of the NPPF.

Abby Fettes

Development Manager

Dated 31st May 2022

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.