

11. REASONS FOR REFUSAL

1. Having regard to the overall design of the proposed development including the ratio of built form to plot size, together with the associated intensity of its use, the proposal would result in a physical overdevelopment of a greenfield site that would generate an inappropriate level of traffic generation which would fail to preserve the quiet, verdant and rural character and appearance of the Headington Hill Conservation Area. Furthermore the proposal fails to respect the site's context and would harm the special character and appearance of the Conservation Area. The development would result in a high level of less than substantial harm that would not be outweighed by any public benefit derived from the development contrary to the requirements of policies CP1, CP6, CP8, CP9, CP10, CP11, NE15 and HE7 of the Oxford Local Plan 2001-2016, policies CS2 and CS18 of the Oxford Core Strategy 2026 as well as policies HP9 and HP10 of the Sites and Housing Plan 2011-2026 and GPS4 of the Headington Neighbourhood Plan 2017.
2. The proposed development would fail to achieve high quality design and by reason of the height, scale, massing, footprint, siting and architectural form would result in an excessively large building that would be out of keeping with the character and appearance of the site and its surrounding context. It would be unduly prominent within the surrounding area in close proximity to its boundaries and due to inadequate retention of important soft landscaping features and poor landscaping proposed. Consequently it would have a harmful impact on the special character and appearance of Pullens Lane and the Headington Hill Conservation Area as identified in the conservation area's character appraisal and would fail to preserve the character or appearance of that area or its setting thus failing to meet the duties set out in the Planning (Listed Buildings and Conservation Areas) Act 1990 in section 77 of that Act. The proposed design would fail to meet the objectives of national planning policies relating to both design and the historic environment set out in the National Planning Policy Framework, resulting in a high level of less than substantial harm and any public benefit derived by the development would not outweigh the harm in this case. The development would be contrary to Oxford Local plan Policies CP1, CP8, CP9, CP11, HE3, HE7 and HE10, Policy CS18 of the Council's Core Strategy and Policies GPS4, CIP2, CIP3 and CIP4 of the Headington Neighbourhood Plan 2017.
3. The proposed development would result in the net loss of a significant amount of vegetation and ecological habitat that makes a meaningful contribution to local biodiversity that cannot be adequately mitigate or compensate for by the

proposal. In addition sufficient information has been provided to satisfactorily determine the potential harm to known Protect Species on site and any appropriate mitigation necessary. As such, the development fails to accord with the requirements of policies NE22 of the OLP and CS12 of the Oxford Core Strategy 2026 and the NPPF.

4. The proposed development would result in removal of a significant amount of trees and vegetation that cumulatively contribute significantly to the sites' garden setting and the green verdant and sylvan character and appearance of the Headington Hill Conservation Area. Due to the overdevelopment of the site resulting from the size, scale massing, siting of the building and resultant area of land left for landscaping purposes and due to the plant species and planting plan proposed, the development would fail to provide adequate landscaping of a form and type that would sufficiently mitigate the loss of existing trees and vegetation on site, or the impact of the built form proposed or to adequately respond to its landscape context. As such there would be harm to the character and appearance of the Headington Hill Conservation Area and consequently the proposals fail to accord with the requirements of policies CP1, CP6, CP8 CP11, NE15 and NE16 of the Oxford Local Plan 2001-2016, Policy CS18 of the Oxford Core Strategy 2026 and Policy GSP3 of the Headington Neighbourhood Plan 2017 and the NPPF.
5. Insufficient information has been provided to assess whether adequate or appropriate sustainable drainage design would be provided such that the development would not have an adverse impact on the environment or local amenities; particularly in light of the inability of the local infrastructure identified by Thames Water to accommodate it. As such the proposal is contrary to Policies NE14 of the OLP and CS11 of the CS.
6. Due to the increased traffic generation and general noise and disturbance generated by vehicles in close proximity to Pullens Gate, the development would generate a level of noise and disturbance that would be harmful to this property such that the existing amenity derived from the rural tranquillity of this quiet residential area would be harmed. As such it is considered contrary to Policy CP1, CP9 and CP21 of the OLP.
7. In the absence of sufficient information to assess the impact of the proposed development on Air Quality resulting from dust emissions the development is contrary to Policy CS23 of the OLP and the NPPF.