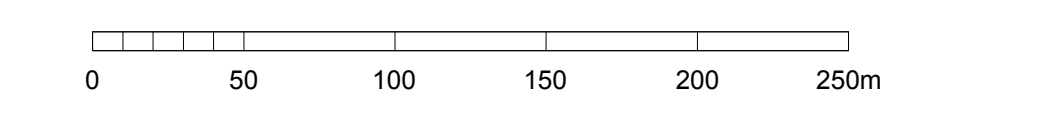




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- Site Boundary
- Existing Vegetation
- Proposed Residential Properties [Primary Streets]
- Proposed Perimeter Housing Blocks
- Streets
- Proposed Community Building
- Existing Public Footpath
- Proposed Greenways [Informal Recreational Routes]
- Recreational route [Within Bankside Phase 1: Longford Park]
- Fence to Side of Private Farm Track
- Proposed Planting and Greenspace
- Sports Area
- Allotments
- Equipped Play Facilities
- Detention Basin
- Potential Foul Pumping Station Location
- Vehicular Connections into Longford Park [Bankside Phase 1]
- Pedestrian Connections into Longford Park [Bankside Phase 1]
- Potential future link to Banbury 12

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Hallam Land Management Ltd
Oxford Road, Banbury
Bankside 2

INDICATIVE LAYOUT

1:2500@A1
27 June 2017 LP / BC
6394-P-05 rev I

masterplanning
environmental assessment
landscape design
urban design
ecology
architecture
arboriculture

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TOWN AND COUNTRY PLANNING ACT 1990

PLANNING STATEMENT TO ACCOMPANY AN

APPLICATION FOR:

**“OUTLINE PLANNING APPLICATION FOR A
RESIDENTIAL DEVELOPMENT OF UP TO 700
DWELLINGS; MULTI-PURPOSE COMMUNITY
BUILDING, INCORPORATING A SPORTS PAVILION
AND CHANGING ROOMS; GREEN INFRASTRUCTURE
INCLUDING FORMAL (PLAYING FIELDS; ALLOTMENTS)
AND INFORMAL OPEN SPACE, LANDSCAPING; AND
ASSOCIATED INFRASTRUCTURE INCLUDING A
BALANCING POND; ON LAND OFF THE A4260,
OXFORD ROAD, BANBURY WITH ALTERATIONS TO
EXISTING ACCESS OFF THE A4260, OXFORD ROAD.
ALL MATTERS OF DETAIL RESERVED, SAVE ACCESS
FROM OXFORD ROAD”**

ON BEHALF OF

HALLAM LAND MANAGEMENT

JUNE 2017

PF 9257

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1.0 INTRODUCTION

- 1.1 This Planning Statement is prepared on behalf of Hallam Land Management, in support of an outline planning application for a residential development on land off the A4260. Hallam Land Management control all the land within the application site. The proposed development for which planning permission is sought comprises:

“Outline Planning application for a residential development of up to 700 dwellings; multi-purpose community building, incorporating a sports pavilion and changing rooms; green infrastructure including formal (playing fields; allotments) and informal open space, landscaping; and associated infrastructure including a balancing pond; on land off the A4260, Oxford Road, Banbury with alterations to existing access off the A4260, Oxford Road. All matters of detail reserved, save access from Oxford Road”

- 1.2 The application site is allocated for a residential led mixed use development in the Cherwell Local Plan Part 1 (adopted July 2015) for approximately 600 homes under Policy BAN 4. The allocation forms Phase 2 of a larger urban extension, known as Longford Park, to the south east of Banbury, east of the A4260. Longford Park Phase 1 has been approved by Cherwell District Council under Planning Application Ref: 05/01337/OUT, and provides for up to 1070 dwellings, a primary school, local centre, commercial space and informal and formal public open space, including a community park. Phase 1 is now being built out. Longford Park Primary School is due to open in September 2017 for children of nursery, reception and year 1 age.

- 1.3 A Statement of Common Ground was agreed between the Council and the landowner at the Main Modification stage of the recently adopted Local Plan (2015) (**APPENDIX 1**). Paragraph 32 of the statement agreed that site could accommodate approximately 600 dwellings, with the final capacity determined through the development control process. Paragraph 171 of the Examining Inspector's Report into the Local Plan confirmed the appropriateness of this assessment, when He concluded that *'The details of density and thus the exact total of new houses are best addressed in the context of specific proposals, rather than LP policy'* (**APPENDIX 2**).
- 1.4 The Proposed Development falls within Schedule 2 of the Environmental Impact under the Assessment Regulations 2011 and is likely to have 'significant effects' on the environment. A Scoping Opinion was submitted to Cherwell District Council on the 24th June 2016. The Council's response to the Scoping Request was received on the 27th July 2016. (The Scoping Response from Cherwell District Council can be found in Volume II – Chapter 1 of the ES). An Environmental Statement accompanies this application.
- 1.5 Table 1 lists the set of drawings submitted as part of this planning application and identifies those that relate to the proposed highways works. The principles of development are shown on the Parameters Plan which forms part of the application and has been used in the Environmental Assessment process.

Table 1 – List of Submitted Drawings for Determination	
Dwg No	Drawing Title
6394-P	Indicative Layout - Rev I
6394-P	Parameters Plan - Rev U
6394-P	Parameter Plan Open Space – Rev U
6394-P	Site location plan - R
Access and Highways	
16052-01-100	Twyford Road A4260 Junction
16052-01-101	Rigid Vehicle Tracking
16052-01-102	B4100 A4260 Junction
16052-01-103	16.5M Rigid Vehicle Tracking
16052-01-106	Oxford Road Improvements 1
16052-01-107	Oxford Road Improvements 2

1.6 The application is supported by the following suite of drawings and reports:

- Illustrative Layout Plan (Master Plan) Drawing No – 6394-P Rev I
- Planning Statement
- Design and Access Statement

- Transport Assessment
- Flood Risk Assessment
- Sustainability (Energy) Statement
- Utilities Report
- Arboricultural Survey
- Environmental Statement (ES) - Volumes I and II
- Non-Technical Summary
- Appendices

1.7 The purpose of this Planning Statement is to explain the planning background of the proposals in the context of local and national planning policies.

1.8 The accompanying Illustrative Master Plan demonstrates the form of the proposed development and how the proposals will respond to the context of the site and surrounding area. The details of the development comprising, layout, appearance, scale and landscaping will be subject to 'reserved matters' applications. The access arrangements from Oxford Road to accommodate the additional traffic movement associated with this development is submitted as a detailed proposal.

1.9 The site performs extremely well when assessed against the sustainability objectives included within the Sustainability Appraisal of the Cherwell Local Plan (2011-2031) as shown in the following Table 2 below.

Table 2: Sustainability Appraisal Scores			
Objectives	Duration		
	S	M	L
1. To ensure that everyone has the opportunity to live in a decent, sustainably constructed and affordable home.	++	++	++
2. To reduce the risk of flooding and the resulting detriment to public wellbeing, the economy and the environment.	0	0	0
3. To improve the health and wellbeing of the population and reduce inequalities in health	+	+	+
4. To reduce poverty and social exclusion	+	+	+
5. To reduce crime and disorder and the fear of crime.	+	+	+
6. To create and sustain vibrant communities and engage cultural activity across all sections of the Cherwell community	+	+	+
7. To improve accessibility to all services and facilities	+	+	+
8. To improve efficiency in land use through the re-use of previously developed land and existing buildings, including the reuse of materials from buildings, and encouraging urban renaissance	--	--	--
9. To reduce air pollution including reducing greenhouse gas emissions and ensure the District is ready for its impacts	+	+	+
10. To conserve and enhance and create resources for the District's biodiversity	+	+	+

11.To protect, enhance and make accessible for enjoyment, the District's countryside and historic Environment.	+	+	+
12. To reduce road congestion and pollution levels by improving travel choice, and reducing the need for travel by car /lorry	+	+	+
13. To reduce the global, social and environmental impact of consumption of resource by using Sustainably produced and local products.	+	+	+
14. To reduce waste generation and disposal, and achieve the sustainable management of waste.	+	+	+
15. To maintain and improve the water quality of the District's rivers and achieve sustainable water management.	0	0	0
16. To increase energy efficiency, and the proportion of energy generated from renewable sources in the District	+	+	+
17. To ensure high and stable levels of employment so everyone can benefit from the economic growth of the District.	+/?	+/?	+/?
18. To sustain and develop economic growth and innovation, an educated/skilled workforce, and support the long term competitiveness	+/?	+/?	+/?

1.10 The submitted Parameters Plan has been used to assess the impact of the Proposed Development. The ES provides an assessment of the environmental impacts of the

development and is summarised in the Non-Technical Summary submitted as part of the application.

2.0 SITE AND SURROUNDINGS

Banbury

- 2.1 Banbury is a market town located on the River Cherwell. Banbury lies circa 25 miles north – west of Oxford; 38 miles south east of Birmingham. Banbury has a vibrant town centre and is the main focus for employment in the North of Oxfordshire.

The Site

- 2.5 The site lies to the south east of Banbury and extend to 30.35 hectares. The site's western boundary is contiguous with Longford Park. The site forms a logical extension to Longford Park to create Phase 2 of the new neighbourhood.
- 2.6 To the east of the site is open countryside and beyond the village of Twyford and Adderbury. Bodicote Park and the Bannatyne Health Club separates the site from the Oxford Road (A4260), the main arterial route into Banbury, beyond which is the settlement of Bodicote. The M40 lying to the east is separated from the site by arable fields.
- 2.7 The site is generally flat. Beyond the site boundary the topography is more pronounced and slopes down to the flatter land of the Cherwell Valley floor, with the Oxford Canal and River Cherwell beyond the M40. The M40 is locally screened by woodland copses and belts of tree planting alongside the Motorway.

- 2.7 The application site consists of four large arable field. The field are bounded by hedgerows with a number of tracks that dissect the site. Trees are mostly positioned around the boundaries. A significant belt of trees enclose Bodicote Park and the Health Club.
- 2.8 An existing access from Oxford Road adjacent to the Health Club forks to the left to access College farm house and then extends straight ahead into the application site where it becomes a track running parallel to the southern boundary of the site.
- 2.9 A Public Footpath by Bodicote Park passes through the site and links Oxford Road and Bushy Furze Barn. A further Public Bridleway north of the site connects Canal Lane, the Longford Park development and Oxford Road.

3.0 THE DEVELOPMENT

3.1 An illustrative Master Plan accompanies the planning application and sets out how the development may be laid out and be brought forward. The principles of the Master Plan have been underpinned by the Environmental Statement and a development Vision (refer to DAS) that creates a sound basis on which to progress detailed design at the reserved matters stage. The Vision for the Proposed Development – as Phase 2 of Longford Park is encapsulated in the following description:

- *‘To create a high quality sustainable new neighbourhood, which delivers a choice and range of high quality new homes, attractive pedestrian friendly streets and accessible greenspaces for biodiversity and recreational benefits;*
- *To deliver a place that has easy access to day-to-day facilities for modern living such as public transport, local shopping, education, and open space;*
- *To create a built form of new housing that draws inspiration from local character and vernacular within Banbury; and Bodicote with a particular focus on materials, colours and detailing, and;*
- *To sensitively respond to the site and its setting, to include, for example, delivering appropriate connections with Longford Park’.*

3.2 The Master Plan is underpinned by a set of design features as set out in the Table 3 below.

Table 3: Design Features
Ensuring that all users (pedestrians, cyclist, car uses) can move safely and calmly through the development, with particular emphasis on non-car uses and less mobile people.
To provide a network of well connected, attractive and inclusive streets, that provide a choice of movement routes. To establish a regular off-set grid system of streets that will deliver a legible environment.
Incorporate the use of public spaces and squares at key street intersections, to reinforce legibility and to provide focal areas within the layout.
Designing the layout to provide opportunities for view and vistas of keynote buildings and public spaces.
Designing the layout to provide views of the surrounding context.
To control vehicle speed by using the best practice methods to conventional highway methods.
To ensure that the layout maximises the opportunity for pedestrian and cycle connections into Banbury and the developments green infrastructure provision.
To ensure that streets are active, animated and well surveyed with buildings close to the street edge.
Creating a well-designed public realm of footways, crossing points shared surfaces, street tress, green spaces and street furniture.

Housing Mix

- 3.3 The development will deliver up to 700 dwellings of which up to 30% will be affordable. The housing mix will respond to the provisions of Policy BSC 4. Table 67 in the Local Plan sets out an indicative housing mix from the Strategic Housing Market Assessment (SHMA).

Green Spaces

- 3.4 Green spaces will form an integral part of the new development, providing a strong landscape structure across the site, connecting with the wider landscape beyond. Landscaping is used to define public and private spaces and create character. The EIA Parameters Plan has identified the areas of open space and the type of open space proposed within the planning application

Community Facilities

- 3.5 The Proposed Development will include a multi-purpose recreational building. The building will incorporate a sports pavilion with changing facilities, a multi-purpose community room, a bar and kitchen, office and storage facilities.
- 3.6 The single building will provide around 370m² floorspace and measure approximately 15m x 23m with an eaves height of 5.5m. The facility will be located adjacent to, and will serve the two proposed sports pitches. The facilities will have its own car parking.

Access & Movement Strategy

- 3.7 An existing access from the A4260 Oxford Road to the south of the site will be altered to create the primary vehicular access into the site. The details of this arrangement are shown on drawing No.16052-01 101.
- 3.8 The design principles underpinning the internal layout of the streets, routes and spaces are based upon the Vision and best practice. Table 4 sets out the design principles underpinning the access and movement strategy

Table 4 Design Features – access and movement
Ensuring that all users (pedestrians, cyclist, car users) can move safely and calmly through the development, with particular emphasis on non-car users and less mobile people.
To provide a network of well connected, attractive and inclusive streets, that provide a choice of movement routes. To establish a regular off-set grid system of streets that will deliver a legible environment.
To control vehicle speed by using the ‘best practice’ highway layout design.
To ensure that the layout maximises the opportunity for pedestrian and cycle connections into Banbury and the developments green infrastructure provision.
Creating a well-designed public realm of footways, crossing points shared surfaces, street trees, green spaces and street furniture.

Surface Water Management

3.9 Surface water run-off will be managed by a Sustainable Urban Drainage Scheme (SuDs). The SuDs will use a multi-tiered approach; a primary drainage system where surface water is collected and routed to a secondary system where water is attenuated, before infiltrating. The surface water drainage strategy is explained within the submitted FRA.

3.10 The surface water run off quality is often contaminated with pollutants such as vehicle oil and exhaust leaks and general atmospheric deposition. The implementation of SUDs will provide benefits in removing pollutants and improving the surface water quality. The use of the SUDs that incorporate features such as porous paving and attenuation ponds provides a fine grain matrix that separates the suspended contaminants sediment from the body of water. As a result the treated water leaving the SUDs is cleaner and less harmful to the environment.

Foul Water Management

3.11 The FRA that accompanies the planning application has identified strategies for dealing with the foul drainage for the site namely;

- If the existing drainage has sufficient capacity, the proposed foul drainage strategy will be to connect to the existing drainage infrastructure;
- If the existing drainage does not have sufficient capacity: either

- (i) Reinforcements to the network will be included as part of the proposed development; or
- (ii) If reinforcements are not viable, attenuation storage will provide in the form of onsite storage. Details to be determined at reserved matters stage

Ecology Strategy

3.12 The proposed biodiversity strategy is based upon dry areas to the south of the site, moving towards wet areas to the north. The wet areas provided by the attenuation ponds included as part of the SUDs surface water drainage scheme. The ecological strategy has influenced the preparation of the Illustrative Master Plan as described in the Table 5 below

Table 5: Biodiversity Strategy		
Species	Outcome	Strategy
Bats	To enhance foraging opportunities, minimise potential disturbance, and enhance roosting opportunities. (mainly consisting of dry areas as means of mitigation)	Existing hedgerows and trees to be retained wherever possible;
		Where hedgerows are breached, retained hedgerows will be reinforced;
		Where the breach of hedgerows is greater than 10m, standard trees will be planted to create 'hop-overs' to maintain the flight lines for bats;
		Plots/gardens will be set back and fenced to ensure that existing hedgerows are maintained;

		Low level and/or directional lighting will be used across the site
		Existing ditches to be retained;
Birds	To avoid disturbance and to enhance roosting opportunities. (mainly consisting of dry areas as means of mitigation)	Vegetation will removed be undertaken prior to the breeding season (March – August/Sep)
		Bird boxes will be included across the site.
Habitat Creation	New habitat created (A mix of dry and wet areas as means of mitigation)	Woodland/shrub and hedgerows.
		Grassland created in the north east of the site to encourage species rich sward to develop in this area.
		Low level and/or directional lighting will be used across the site
		SuDs create areas of wetland/marsh areas.
		Existing ditches to be retained;

Landscape Strategy

3.1.14 The Green Infrastructure proposed within the scheme is intended to provide a multi-functional purpose – enhancing recreational experience, and contributing to the overall sense of place. The design evolution of the Green Infrastructure is shown in the DAS. (Figure 08).

4.0 PLANNING POLICY CONSIDERATION

- 4.1 This section of the Statement identifies the planning policy context in which the application will be assessed. The starting point for the determination of this application is, as always, the provisions of the development plan. The relevant development plan is the Cherwell Local Plan Part 1 adopted 2015. The adoption process has considered the soundness of the Local Plan, which has required consideration for its consistency with national planning policy.
- 4.2 The most up to date statement of national planning policy is the Framework. For the purposes of this Statement it is not considered necessary to recite policies from the Framework, as the Local Plan has already taken these policies into account.
- 4.3 It is almost inevitable that large scale development proposals will have some tension with individual policies, as some policies will pull in different directions. A development proposal does not have to accord with each and every policy in a development plan to be said to be in accordance with the development plan (Section 38(6)). It is hence necessary to consider a development proposal in the context of the development plan, read as a whole.
- 4.4 Where a development plan contains a policy that is of particular relevance to an individual proposal, that policy is said to be the dominant policy for the purposes of determining the merits of an individual planning application.
- 4.5 In the context of the Cherwell Local Plan, the Plan contains policies which are extensively worded to cover issues relating to key topic areas. This proposal has been submitted pursuant to the provision of Policy BAN 4 Bankside Phase 2. The application site coincides

with the allocation on the Proposals Map other than for the proposed SUD provision of a balancing pond and associated landscaping. (referred to on the Master Plan as a 'detention basin'). The application site is 30.35 hectares, whereas the Development Area identified in the Local Plan is 27 hectares.

4.6 Policy BAN 4 identifies key issues for the development management process under the headings:

- Housing
- Infrastructure
- Key site specific design and place shaping principles.

4.7 The DAS particularly responds to the issues raised under the heading 'Key site specific design and place shaping principles'.

4.8 The following section addresses the other considerations raised within Policy BAN 4 and draws conclusions as to the overall merits of the proposals.

Policy BAN 4

4.9 The Proposed Development brought forward varies from the criteria included within the planning policy BAN in the following ways:

- As noted the site area is 30.35 hectares, whereas the allocation shown on the Proposals Map for BAN 4 is identified as being 27 hectares. The difference in site

area for which planning permission is sought is attributable to the location of the balancing pond and its associated landscaping.

- **Housing** – 700 dwellings are proposed. The planning policy refers approximately 600 dwellings. The level of development is properly a matter for the development management process. The scheme does not make provision for extra-care housing, or community self-build housing.
- **Local Centre** – It is proposed that a dual purpose community/sports pavilion be included in the Proposed Development, rather than a Local Centre.

The proposals are now considered in the context of the provisions of Policy BAN 4.

Housing

(i) No. of Homes

Response:

Policy BAN 4 makes reference to the number of houses as being 'approximately 600'. The Examining Inspector is the Local Plan concluded that the 'exact total of new houses is best addressed in the context of specific proposals, rather than LP policy'. The ES has examined the impact on the environment of the proposal for up to 700 new homes being located on this site. If the balancing pond and its associated landscaping has been confined to within the Proposals Map boundary of BAN 4 it is reasonable to assume that this area of land would have taken land that could accommodate circa. 44 dwellings. (1.97 x 60% x 37dph).

As such the increase in the number of dwellings beyond the indicative scale of development identified in the Local Plan is some 56 dwellings, an increase of 9% on the indicative allocation. In order to assist the LPA in its consideration of the ability of the site to accommodate up to 700 dwellings a 'proving layout' has been prepared which is submitted with the application. 'The proving layout (Drawing no 6394-L-06-D) has based the housing mix on the provisions of Policy BSC 3 from the Core Strategy'. The average density of 37 dp hectares is, in the context of the required housing mix (Policy BSC 4), considered responsive to the planning objective to achieve an efficient use of greenfield land allocated for housing.

(ii) Dwelling Mix

Response:

The precise dwelling mix will be established through the submission of reserved matters at the detailed stage of the development management process. It is anticipated that broadly the LPA will seek the housing mix sourced from the SHMA.

(iii) Affordable Housing Mix

Response:

A policy compliant affordable housing provision of up to 30% is assumed within this application, to be delivered through a Planning Obligation that satisfies the Community Infrastructure Regulations 2010.

(iv) The provision of extra-care housing and the opportunities for community self-build affordable housing.

Response:

The Framework emphasises that plans should take account of 'market signals' taking account of the needs of the residential and business communities. Market signals indicate that there is insubstantial demand for the provision of extra-care housing on this site. Extra-care housing within the meaning of Class C2 generally is attracted to 'frontage' positions within housing developments, where residents have the benefit of being closely related to activity, rather than be located within the middle of a large housing development, where for much of the day little 'people activity occurs'. Furthermore, to function as extra-care housing within Class C2 requires a management regime that can provide 'personal care'. As such developments need to be of a sufficient scale to support a management regime and a personal care regime. No demand has been identified for such a scale of development within this development. It is hence not proposed to include Class C2 housing within this development.

The provision of an 'opportunity for community self-build affordable housing' is a matter for the District Housing Officer to consider as part of the Affordable Housing proposals. In order to ensure that such housing proceed in an orderly and timely manner, it would be necessary to impose positive covenants regarding housing delivery. A private house builder would understandably be concerned if he is expected to sell market housing in close proximity to 'self-build housing' over which future purchasers had no knowledge of the duration of the housing building project. The inevitable visual and practical disturbance caused by prolonged self-building would be an unfair imposition on purchases of new private market housing.

Infrastructure

- (i) **Education: *Contribution to expansion of Phase 1 school and contributions to secondary education provision.***

Response:

It is acknowledged that the County Education Authority may seek contributions towards the provision of educational facilities arising from the development. Such financial obligations must satisfy the statutory tests of Regulations 122 and 123 of CIL Regulations 2010.

- (ii) **Provisions: *Outdoor recreation*'. Account will be taken of open space provision in the Phase 1 scheme.**

Response:

The DAS responds to this matter at Chapter 16.

- (iii) **Open space: *To include general greenspace, play space, allotments and outdoor sports provision as outlined in 'policy BSC 11: Local standards Provision.***

Response:

Provision has been made for open space in accordance with CDC standards.

- (iv) **Access and Movement: *Bus route extension from Phase 1***

Response:

Refer DAS chapter 16

- (v) **Community facilities: *Local centre, contribution towards the enhancement of community facilities to be provided as part of phase 1 may be preferable to a community facility being provided on site. A contribution towards indoor sports provision may be required.***

Response:

The 'pre-application' discussion process with the District Council has reached a consensus that the provision of a separate local centre within BAN 4 is not likely to be a viable commercial proposition, particularly having regard to the proximity to the local centre within Longford Park (Ref: DAS 08: Design Evolution: Accessibility). A community hall is proposed on the site.

- (vi) **Utilities: *Extension and enlargements of Phase 1 connections and pumping station if required.***

Response:

The submitted FRA addresses the requirements for the provision of adequate drainage facilities to serve the development.

Key site specific design and place shaping principles

4.7 The DAS responds to each of the issues raised from a design perspective. The following

Response is made to the remaining issues:

- (i) *Take account of the Council's Strategic Flood Risk Assessment for the site***

Response:

The FRA takes account of the SFRA.

(ii) Development proposals to be accompanied and influenced by landscape/visual and heritage impact assessments.

Response:

The ES address these considerations.

(iii) An archaeological field evaluation to assess the impact of development on archaeological features

Response:

This evaluation has been undertaken within this ES.

Conclusions:

- 4.8 The submitted scheme complies with the principles for the development as set out by Policy BAN 4. The increase in site area is not considered to be a significant planning issue and relates to the positioning of attenuation pond and associated landscaping. The increase in the number of dwellings to 700 is not a significant planning issue. The proving layout has demonstrated the ability of the site to accommodate this scale of development.
- 4.9 The only variation between the proposals and the provision of housing is the exclusion of extra-care housing, for the reasons explained within this Statement and reiterated in the DAS.
- 4.10 In the context of the underlying content of the allocation the omission of extra care housing – where no market demand is evident - is not considered to be significant. The opportunity for the community self-build affordable housing is a matter for the Council's Housing Officer to

comment upon. That said, if such provision is sought, safeguards will be required to ensure that an orderly and timely delivery of such dwellings is achieved with the interests of respecting the amenity of future occupiers of both market housing and affordable housing delivered by a Registered Social Provider (RSP).

- 4.11 The proposal accords with the Local Plan, read as a whole and planning permission should be granted accordingly (Framework 14).

5.0 PLANNING OBLIGATIONS

5.1 New development can create the need for additional infrastructure, without which there could be a detrimental effect on local amenity and the quality of the environment. It is anticipated that the Section 106 agreement will likely comprise contributions or agreements towards:

- * Affordable Housing (Up to 30%)
- * Off site Highway works
- * Education Contributions
- * Youth Services
- * Adult Social Services
- * Library services
- * Indoor and outdoor recreation (Public Open Space).

5.2 The Applicant will meet the planning obligations that satisfy the tests set out in Regulations 122 and 123 of the CIL regulations 2010.

6.0 CONCLUSIONS

6.1 It is submitted that the proposal is in general accordance with the provisions of BAN 4 which is the dominant development planning policy for this development. The presumption in favour of sustainable development (Framework 14) applies, namely that 'for decision – taking, measures:

'Approving development provides which accord with the development plan without delay'.

Appendix 1

the Banbury Fringe Circular Walk which should be maintained and kept separate from the development

- Public open space should form a well connected network of green areas within the site suitable for formal and informal recreation and connected with wider strategic landscaping. This should protect the landscape setting and provide a green north/south linear park along the western portion of the site. Formal recreation would be best located at the northern end of the site
- Provision of Green Infrastructure links beyond the development site to the wider town and open countryside
- Careful consideration should be given to the relationship of the development with existing streets and houses to the east
- Careful consideration should be given to the relationship between the existing edge of Bretch Hill and new development to ensure that the impact on existing residents is minimised
- Careful consideration should be given to building heights in relation to the landscape setting
- The provision of public art to enhance the quality of the place, legibility and identity
- A surface water management framework should be prepared to maintain runoff rates to greenfield run off rates and volumes
- Sustainable drainage should be provided for, including the use of SuDS in accordance with 'Policy ESD 7: Sustainable Drainage Systems (SuDS)'. The Council's Strategic Flood Risk Assessment and a site specific flood risk assessment should include consideration of whether infiltration SuDS techniques are suitable or whether attenuation techniques would be appropriate, informed by a site geological investigation
- Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5
- A detailed survey of the agricultural land quality identifying the best and most versatile agricultural land and a soil management plan will be required.

Strategic Development: Banbury 4 - Bankside Phase 2 (Links to Policy Banbury 12: Land for the Relocation of Banbury United FC)

C.142 A south-eastern urban extension to Banbury, providing some 1,090 new homes, has been granted planning permission and will be developed over the coming years.

The development will change the existing rural character of the area north-east of Bodicote on the eastern side of Oxford Road but will provide much needed family homes, including affordable housing. It will also bring about new services and facilities, canalside facilities, and an extensive area of public open space. In this changing context, there is capacity for this area to receive some additional development.

C.143 A Phase 2 development in this area would enable the consolidation of new infrastructure such as school provision, sport facilities and public open space together with the Phase 1 scheme. Land adjacent to the site would also be available to provide a new football ground for Banbury United to replace the existing ground which would be redeveloped as part of the proposals for Canalside (Policy Banbury 1: Banbury Canalside). This would provide the potential for some joint sharing of facilities such as car parks with the Banbury Rugby Club already located off Oxford Road at Bodicote.

C.144 The Phase 2 site comprises mostly 'Best and Most Versatile' agricultural land (grade 2 with some grade 3b). However, the site has relatively low landscape

sensitivity, no substantive flooding issues, and relatively few ecological constraints. Development will provide the opportunity to enhance biodiversity in this area including through the possibility of surface water attenuation as part of a Sustainable Urban Drainage System (SuDS)

C.145 The site will benefit from the provision of new services and facilities, a new employment area and a large valley park to be provided within Phase 1. There is potential to extend Phase 1 bus services, cycleways and footpaths to provide good accessibility to key destinations in the south of the town, particularly secondary schools, a major supermarket, GP surgeries and the hospital.

Policy Banbury 4: Bankside Phase 2

Development Area: 27 hectares

Development Description: 600 homes with associated services, facilities and other infrastructure.

Housing

- **Number of homes – Approximately 600**
- **Dwelling mix – to be informed by Policy BSC4: Housing Mix**
- **Affordable Housing - 30%**
- **The provision of extra care housing and the opportunity for community self-build affordable housing.**

Infrastructure

- **Education – contribution to expansion of Phase 1 school and contributions to secondary education provision**
- **Provision of vehicular, cycle and pedestrian access directly from the site into site Banbury 12**
- **Open Space – to include general greenspace, play space, allotments and outdoor sports provision as outlined in 'Policy BSC 11: Local Standards of Provision- Outdoor Recreation'. Account will be taken of open space provision in the Phase 1 scheme.**

- **Access and Movement** – bus route extension from Phase I
- **Community facilities** – local centre, contributions towards the enhancement of community facilities to be provided as part of phase I may be preferable to a community facility being provided on site. A contribution towards indoor sports provision may be required.
- **Utilities** – extension and enlargement of Phase I connections and pumping station if required.

Key site specific design and place shaping principles

- **Proposals should comply with Policy ESD15**
- **Layout of development that enables a high degree of integration and connectivity with Bankside Phase One**
- **A layout that maximises the potential for walkable neighbourhoods with a legible hierarchy of routes with footpaths and cycleways provided on site with good linkages for cyclists and pedestrians to the wider urban area, existing networks and community facilities**
- **Good accessibility to public transport services should be provided for with effective footpaths and cycle routes to bus stops and the provision of a bus route through the site**
- **A Transport Assessment and Travel Plan to accompany development proposals**
- **Development that respects the identity of Bodicote village**
- **Development that respects the Cherwell Valley landscape setting, the importance of Banbury's southern approach, and which protects important views from the south and east**
- **Development that ensures that important valley views from the park within Phase I are secured and retained**
- **A surface water management framework and the incorporation of attenuation Sustainable Urban Drainage Systems (SuDS) in accordance with 'Policy ESD 7: Sustainable Drainage Systems (SuDS)' and taking account of the recommendations of the Council's Strategic Flood Risk Assessment, to reduce surface water, control drainage and protect a Minor Aquifer (subject to further ground investigation)**
- **The retention of the line of Ash trees on the site's western boundary**
- **The protection of other important trees, the retention of hedgerows where possible to provide wildlife corridors, and the preservation and enhancement of the biodiversity value of the site. Development should demonstrate the enhancement, restoration or creation of wildlife corridors**
- **Public open space to form a well-connected network of green areas within the site suitable for formal and informal recreation. Outdoor sports provision should ideally be located in close proximity to the existing pitch provision at Banbury Rugby Club or the proposed relocation site for Banbury United Football Club (Policy Banbury 12: Land for the Relocation of Banbury United FC)**

- **Layout and design that ensures a satisfactory relationship between this development site and the proposed relocation site for Banbury United Football Club**
- **Development of the Design Code for Phase One with careful consideration of street frontages to ensure an appropriate building line and incorporation of active frontages. A well designed approach to the urban edge, which relates development at the periphery to its rural setting, creates clearly defined but soft boundaries, and affords good access to the countryside**
- **Protection of the rural character of the Public Right of Way along the site's southern boundary**
- **A green buffer to be provided to the north and east of the development and to the south to the east of the Rugby Club**
- **The incorporation of well-designed noise attenuation techniques in view of the site's proximity to the M40 motorway**
- **Provision of public art to enhance the quality of the place, legibility and identity**
- **Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5**
- **A detailed survey of the agricultural land quality identifying the best and most versatile agricultural land and a soil management plan**
- **Take account of the Council's Strategic Flood Risk Assessment for the site**
- **Consideration of potential linkages to the Bankside Phase 1 community park and linear park identified under Policy Banbury 11**
- **Retention and enhancement of existing Public Rights of Way, and the provision of links from the development and Banbury's urban area to the wider Public Rights of Way network including the Oxford Canal Towpath**
- **Provision of vehicular, cycle and pedestrian access directly from the site into site Banbury 12**
- **Development proposals to be accompanied and influenced by landscape/visual and heritage impact assessments**
- **An archaeological field evaluation to assess the impact of the development on archaeological features.**

Strategic Development: Banbury 5 - North of Hanwell Fields

C.146 An area of land to the north-west of Banbury has been identified for development as an extension to the recent Hanwell Fields development. The 26 hectare site lies immediately north of Dukes Meadow Drive,

a carefully designed residential spine road which links Warwick Road to the west (adjoining the site) with Southam Road to the east. The road presently marks the northern extent of the town. The site will be developed in a planned, coordinated, integrated way using a single masterplan for the area as a whole.

Appendix 2

167. The ability of the higher slopes to satisfactorily absorb more new housing in landscape impact terms could be re-examined, together with the position of the northern boundary, whether defined by a contour limit or otherwise, once the 90 or so homes on the lower slopes have been completed in accord with this policy. Nevertheless, there is no clear justification for requiring it to be further modified now, as local needs are being met in full elsewhere and the extended site would not be a clearly preferable alternative in sustainability terms to those selected due to the identified landscape impact. No further modifications are therefore necessary.

Policy Banbury 3 – Land West of Bretch Hill

168. It is essentially common ground that approximately 14 ha of land west of Bretch Hill is viably, suitably, and sustainably capable of accommodating and delivering around 400 new homes, with all necessary services and facilities. All the available evidence confirms that the policy and its detailed requirements are sound.

Policy Banbury 4 – Bankside Phase 2

169. To the south east of Banbury at Bankside east of the A4205 an urban extension of around 1,000 new homes, known as Longford Park, as well as an employment area and a large park has been permitted and is now under construction. In the light of the significantly increased level of district need, the Council now considers that a further 27 ha to the south east is capable of providing another 600 or so homes and also suitable for development as Phase 2 of this scheme. The fact that it comprises mostly grade 2 land in agricultural quality terms ("best and most versatile") does not invalidate that choice in this particular case, as it is largely free of other constraints such as flood risk, ecological interest or potentially harmful landscape/visual impact and in a generally sustainable location.
170. In particular, it provides an opportunity for sharing infrastructure with Phase 1, improving the viability of both, as well as enhancing the scale and range of services and facilities, so as to create a more sustainable and self-contained new community on this side of the town. In addition, the larger scheme should enable the relocation of Banbury United FC from their present ground within the Canalside site (policy Ban1) and the implementation of that policy, with its wider public benefits for the town, as well as policy Ban 12 (see below) on land to the south. In respect of potential effects on the village of Bodicote on the opposite side of the A4205, due to the location south of Phase 1 and with only a short road frontage, this is likely to be less than that associated with the permitted scheme and, subject to detailed design and layout, not materially harmful in principle, including in terms of traffic generation.
171. The details of density and thus the exact total of new houses are best addressed in the context of specific proposals, rather than this LP policy. Subject to clarifications of area figures, numbers of dwellings, requirements for vehicular, cycling and walking links to the Ban 12 site, as well as further afield, flood risks and archaeological evaluation (MMs 99-101), the proposals are viable and deliverable and the policy sound.

Policy Banbury 5 – North of Hanwell Fields