

PLACE AND GROWTH INTERNAL MEMORANDUM

From: Planning Policy, Conservation and Design Team

To: Senior Manager – Development Management (FAO Linda Griffiths)

Our Ref: Application Response **Your Ref:** 22/03868/OUT

Ask for: Chris Cherry/Diva Almaputri **Ext:** 1851 **Date:** 07/02/2023

APPLICATION FOR PLANNING PERMISSION PLANNING POLICY CONSULTATION RESPONSE

This response raises the key planning policy issues only.
All material planning policies and associated considerations will need to be taken into account.

Planning Application No.	22/03868/OUT
Address / Location	Land West Adj To Salt Way And West Of Bloxham Road Banbury
Proposal	Development of up to 65 homes including open space provision, parking, landscaping, drainage, and associated works, with All Matters Reserved (appearance, landscaping, layout and scale) except for Access
Key Policies / Guidance	<p>Adopted Cherwell Local Plan</p> <p>Policy PSD 1: Presumption in Favour of Sustainable Development Policy SLE 4: Improved Transport and Connections Policy BSC 1: District Wide Housing Distribution Policy BSC 3: Affordable Housing Policy BSC 4: Housing Mix Policy BSC 7: Meeting Education Needs Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision Policy BSC 11: Local Standards of Provision- Outdoor Recreation</p> <p>Policy ESD 3: Sustainable Construction Policy ESD 6: Sustainable Flood Risk Management Policy ESD 7: Sustainable Drainage Systems Policy ESD 8: Water Resources Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment Policy ESD 13: Local Landscape Protection and Enhancement Policy ESD 15: The Character of the Built and Historic Environment Policy ESD 17: Green Infrastructure</p> <p>Saved Policies</p> <p>Policy H18: New dwellings in the countryside Policy C8: Sporadic development in the open countryside Policy C28: Layout, design and external appearance of new development Policy C30: Design control</p>

**Key Policy
Observations**

- The application site comprises a square shaped parcel of agricultural land which extends to approx. 3.12 hectares. It is located to the west of the Bloxham Road and immediately to the south of an access to Crouch Hill Farm.
- Immediately to the north and east is the Cherwell Local Plan strategic residential allocation (Banbury 16). This site is currently under construction.
- Access to the site is proposed from the Bloxham Road via the approved residential development to the north.
- The western and southern boundaries of the site are defined by mature hedgerows.
- Immediately to the east of the site is an area of public open space provided as part of the permitted residential development to the north.
- The land is designated Agricultural Land Classification grade 3B
- The grade II listed Crouch Farm lies to the west of the site
- Crouch Hill lies to the northwest of the application site. It is identified as a key landscape feature of value in the adopted local plan (paragraph B.252).
- The Council's Housing Land Supply Statement (February 2023) states that the Council can demonstrate a 5-year housing land supply of 5.4 years (2022 -2027).
- The merits of providing additional homes (including affordable homes) on this site is noted and the proposal would assist in delivering new homes and meeting overall Policy BSC 1 housing requirements to 2031
- Policy BSC 3 states that sites of 11 or more dwellings will be required to provide affordable housing. In Banbury, the policy requirement is that 30% of the developed units should be for affordable housing. Advice should be sought from the Housing Team as to the mix of affordable unit types. Policy BSC 4 will also apply.
- The application site, if developed, will extend the current built up limits of Banbury into open countryside. The site is not allocated for development in the development plan. The proposals are therefore contrary to saved policies C8 and H18.
- Policy ESD 13 requires development to respect and enhance local landscape character. Proposals will not be permitted if they would, inter alia cause undue visual intrusion into open countryside, cause undue harm to important natural landscape features and topography, or be inconsistent with local character.
- Paragraph B.252 of the Plan lists key landscape, and landform features of value around Banbury which includes Crouch Hill and the open and agricultural setting and identity of the outlying villages surrounding Banbury.

	<ul style="list-style-type: none"> • The application site is included within the Council’s Housing and Economic Land Availability Assessment (HELAA) dated February 2018 (Site Reference HELAA 028). In assessing this application site in the context of a wider site, it concludes: <i>‘The site is considered to be unsuitable for development given the impact of development upon the high landscape value and visual sensitivity of the site. The site is very poorly related with respects to existing or planned development and would not physically integrate successfully either in urban design terms or landscape terms...’</i> • Having regard to the above, detailed landscape advice should therefore be sought to fully assess the impact of the proposals and hence the conformity of the proposals with the requirements of Policy ESD 13. • The proposals should also be considered against and informed by Policy ESD 15 and consider matters such as public access, routes, views, urban spaces, development frontage, and building heights. • The proposal exceeds the threshold which requires open space provision to be provided on site and due regard should be given to the requirements of Policy BSC 11. • Technical matters including access, traffic, drainage, biodiversity and ecology will require detailed consideration. Advice should be sought from the County Council and relevant Council departments in this regard. • The Council is currently undertaking a review of the adopted Cherwell Local Plan 2011-2031 (Part 1) which will cover the period to 2040. This plan is the appropriate context for identifying the quantum and location of future residential growth at Banbury. The application site has been submitted for consideration through the Cherwell Local Plan Review ‘Call for Sites’.
Policy Recommendation	Objection