

P20-1958

31st May 2023

Planning and Development Department
 Cherwell District Council
 Bodicote House
 Bodicote
 Banbury
 Oxfordshire
 OX15 4AA

Dear Linda

22/03868/OUT: Outline Planning Application – For the development of up to 60 homes, including open space provision, parking, landscaping, drainage and associated works, with all matters reserved (appearance, landscaping, layout and scale) except for access: Land West of Bloxham Road, Banbury

Response to consultee comments to Judith Ward – Landscape Planning Officer

The information submitted responds to the comments made by Judith Ward, the District Council's Landscape Planning Officer, dated 27th February 2023.

Document / Plan	Produced by	Reference	Replaces
Illustrative Layout	BHB	3931 – SK04D	3931 – SK04B
Parameters Plan	BHB	3931 – SK03D	3931-03 B
Design and Access Statement	BHB	Design and Access Statement – May 2023 Rev B	Design and Access Statement
Landscape Strategy Response Document (LSRD)	EDP	Landscape Strategy – May 2023 Rev D	New document
Landscape Illustrative Strategy	EDP	edp7153_d019	edp7153_d018a

5th Floor, 1 Newhall Street, Birmingham, B3 3NH
 T 0121 308 9570 E Birmingham@pegasusgroup.co.uk
 Offices throughout the UK.

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Table 1: Resubmission of Landscape Pack

Should the Council require, in addition, any photo montages to support the application, these could be provided if any specific view point locations are identified.

Planning Balance

By email dated 5th May 2023, Pegasus Group submitted a Housing Statement updating the applicant's position following publication of the Council's Housing Land Supply (HLS) Statement (April 2023). Pegasus' Housing Statement confirms that irrespective of the Council's putative position on HLS, the Council's housing policies remain out of date, and the presumption in favour of sustainable development (NPPF paragraph 11) applies.

In correspondence during the application determination, comments have been received through yourself in discussion and from Judith Ward (Landscape Planning Officer), regarding the landscape strategy for the Site, and the acceptability of the development in landscape terms.

The additional information, now submitted, confirms that the adopted landscape strategy would deliver a scheme which is sensible and compatible with the Site's setting and context. It would not extend the urban envelope of Banbury further south than that already consented, and it would provide a wholly appropriate setting to the south of the town.

In this regard, the conclusions previously reached in Section 7 of the supporting planning statement on the application of the Planning Balance, hold fast and remain sound.

The balance in this case is similar to that relating to application 22/02101/OUT, for a development on the western edge of Banbury at Drayton, which was approved by Members in February this year against a stated positive 5 Year HLS position. In that case it was noted in the Council officer's committee report that the site would form a natural extension of an allocated site, be well related to allocations and other consents, be consistent with Local Plan's locational strategy of focussing development on the growth of Banbury and Bicester and noting that being on the edge of Banbury the site is sustainably located. All these attributes evidentially apply equally to my client's site off Bloxham Road.

Regarding Housing Land Supply, irrespective of whether it is accepted there is a 5 Year HLS or not, that committee report notes that; *'Continued development on allocated sites and non-allocated sites on the edges of Banbury and Bicester will be important to ensure the ongoing delivery of housing to maintain the housing land supply position.'*



As with that earlier application, the Council's support is now also sought for this proposal, which adjoins the southern edge of Banbury, and sits in an identical policy position, on a site with strikingly similar locational characteristics.

I look forward to confirmation of receipt of this cover letter, updated plans and documents.

Yours Sincerely,



Keith Fenwick
Senior Director
keith.fenwick@pegasusgroup.co.uk

Enc.
Illustrative Layout 3931 – SK04D
Parameters Plan 3931 – SK03D
Design and Access Statement Rev B
Landscape Strategy Response Document May 2023 Rev D
Landscape Illustrative Strategy – edp7153_d019