

# DEVELOPMENT INTERNAL MEMORANDUM

**From:** Head of Strategic Planning and the Economy

**To:** Head of Development Management (FAO Matthew Parry)

**Our Ref:** 3.2

**Your Ref:** 15/01326/OUT

**Ask for:** Sharon Whiting

**Ext:** 1848

**Date:** 5<sup>th</sup> May 2016

## APPLICATION FOR PLANNING PERMISSION PLANNING POLICY CONSULTATION RESPONSE

<b>Planning Application No.</b>	15/01326/OUT
<b>Address / Location</b>	OS Parcels 6741 and 5426 West of Cricket Field, North of Wykham Lane, Bodicote
<b>Proposal</b>	OUTLINE - Up to 280 dwellings (including 30% affordable housing), introduction of structural planting and landscaping, formal and informal public open space and play areas, surface water flood mitigation and attenuation, new priority junction arrangements to White Post Road, creation of section of spine road to link Bloxham Road with White Post Road as well as creation of 34 space car park and other associated ancillary works. All matters reserved except for access.
<b>General Comments</b>	<p>The site forms the eastern section of proposed strategic site allocation Banbury 17 as contained in the Adopted Cherwell Local Plan 2011-2031. Land immediately to the west of the pre-application site is the subject of application 14/01932/OUT for 1000 dwellings and associated facilities (application currently pending).</p> <p>The original application has been amended comprising changes to the vehicular, pedestrian and cycle access arrangements with new junction system proposed for White Post Road. Creation of a section of spine road to ultimately link Bloxham Road with White Post Road as well as a section of linked footpath between the allocated Banbury 17 sites. New enlarged 34 space car park proposed off White Post Road. Updated landscape and transport chapters within the Environmental Statement as well as updated Transport Assessment and Travel Plan documents. These comments refer to the application as amended.</p>
<b>Main Local Plan Policies</b>	<p><b>Adopted Cherwell Local Plan 2011-2031</b></p> <p>Policy Banbury 17: South of Salt Way-East  Policy PSD 1: Presumption in Favour of Sustainable Development  Policy BSC 3: Affordable Housing  Policy BSC 4: Housing Mix  Policy BSC7: Meeting education needs  Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision  Policy BSC 11: Local Standards of Provision – Outdoor Recreation  Policy BSC 12: Indoor Sport, Recreation and Community Facilities  Policy ESD 13: Local Landscape Protection and Enhancement  Policy ESD 1: Mitigating and Adapting to Climate Change</p>

	<p>Policy ESD 2: Energy Hierarchy and Allowable Solutions  Policy ESD 3: Sustainable Construction  Policy ESD 7: Sustainable Drainage Systems (SuDS)  Policy ESD10: Protection and Enhancement of Biodiversity  Policy ESD13: Local Landscape Protection and Enhancement  Policy ESD 15: The Character of the Built and Historic Environment  Policy ESD 17: Green Infrastructure  Policy INF 1: Infrastructure</p> <p><b>Saved Policies of the Adopted Cherwell Local Plan 1996</b>  Policy TR1: Transportation funding  Policy C5: Protection of ecological value and rural character of particular areas, including Salt Way  Policy C28: Layout, design and external appearance of development  Policy C30: Design of new residential development</p> <p><b>Relevant Policies of the Non-Statutory Cherwell Local Plan 2011</b>  Policy R4: Rights of Way and access to the countryside  Policy EN28: Protection and enhancement of the ecological value and rural character of particular areas, including Salt Way</p>
<p><b>Main Policy Observations</b></p>	<p>The Planning Policy Team's main observations are:</p> <ul style="list-style-type: none"> <li>-The application site forms the eastern section of strategic allocation Banbury 17 as contained in the adopted Cherwell Local Plan. The eastern and western parts of the allocation are in separate ownerships.</li> <li>-Policy Banbury 17 requires an integrated, co-ordinated and comprehensive planning approach to be taken, with a link road between the sites in separate ownership, and a masterplan to be prepared in consultation with the Council, Oxfordshire County Council, the Local Nature Partnership and local communities, to ensure that this is delivered.</li> <li>-An Illustrative Framework Plan has been submitted as part of the application. It is understood that this has been prepared in consultation with the adjacent site promoters, and the same framework plan also now forms part of the pending outline application on the adjacent site. However it is not clear to what extent the current Indicative Framework Plan has been the subject of wider consultation.</li> <li>- The Illustrative Framework Plan indicates a spine road through the strategic allocation with the spine road connection between the two land ownerships to be made between specified coordinates.</li> <li>- In terms of the framework plan as it applies to the application site, a number of elements are broadly in accordance with the requirements of Policy Banbury17. Built development is focussed in the northern part of the site and does not intrude into the easternmost parcel indicated as public open space, the proposals include SUDs and an indicative route for a proposed bridleway along the southern boundary of the site and linking to Salt Way. The southern portion of the application site is also kept free from built development.</li> <li>-The area of informal open space immediately to the north of the Bodicote Recreation Ground, intended to create a buffer between the development and Bodicote village, has been reduced by the indicative link road and junction arrangement with White Post Road and the proposed car park to serve Bishop Loveday Primary School. This will need careful consideration at the detailed stage and it should be ensured that the remaining area of open space is secured for such use. Policy Banbury 17 requires a route for an east-west link road for local traffic and it is understood that the arrangements now indicated as part of the application are the County Council's (as Highways Authority), preferred arrangements.</li> <li>-The southern portion of the application site is indicated as a combination of an</li> </ul>

	<p>extension to the existing allotments, playing fields and amenity open space. This differs from Policy Banbury 17 which indicates this area as pitch provision to serve the allocation as a whole.</p> <p>-It is noted that the Indicative Framework Plan indicates additional pitch provision in the western part of the allocation site outside of the application area. The spread of pitch provision may be less beneficial in operational and maintenance terms although the proposed location of playing fields in the adjoining site forming part of the allocation site are linked to the playing fields in this application by open space. The make-up of provision should be informed by the outcome of the Playing Pitch Strategy about to be undertaken.</p> <p>-The framework plan alternative proposals for a combination of open space use in the southern part of the application site for the most part avoids built development in this most sensitive part of the site in terms of landscape impact. It is important to ensure that sufficient open space and recreation space in accordance with Policy BSC11 is secured, as at this stage the Illustrative Framework Plan indicates key components only.</p> <p>-It should be ensured that an adequate buffer is provided between the development and Salt Way, in accordance with the requirements of Policy Banbury 17 (which suggests the buffer should be at least 20m wide).</p> <p>- In view of the impact the development is likely to have on the character and setting of Salt Way, Policy Banbury 17 requires the provision of a new footpath bridleway running from east to west along the southern boundary of the development area, incorporating links with existing footpaths to form a new circular route linking back to Salt Way. The Indicative Framework Plan includes an indicative location for a proposed bridleway in accordance with this requirement. Strategic landscaping could be provided along the route of the new bridleway as it passes along the southern boundary of the site which would help to reduce the visual impact of the development from the south.</p>
<p><b>Policy Recommendation</b></p>	<p>The site forms part of a strategic allocation in the adopted Cherwell Local Plan Part 1 and the indicative quantum and distribution of development, provision of an integrated spine road and new bridleway and pedestrian cycle link linking with land in separate ownership to the west of the application site, general provision of open space and the avoidance of direct coalescence with Bodicote are broadly supported, being generally in accordance with Policy Banbury 17. However the issues raised under the observations above should be taken into account as the proposals are progressed.</p> <p>Key components of the Illustrative Framework Plan and requirements of Policy Banbury 17 should be conditioned or secured through legal agreement as appropriate.</p>