

associated species and habitat surveys so that the impact of the development can be understood. Harm to biodiversity should first be avoided before mitigation is considered. The proposals should retain existing significant landscape features that are of ecological interest as well as reinforcing them through appropriate new features. Such an approach should be set out fully within an ecological report.

#### Flood Risk

The site lies within flood zone 1 as defined by EA flood modelling. There are no known existing critical drainage problems. However, due to the size of the proposed development a site-specific flood risk assessment should be submitted to demonstrate that the proposals would not increase flood risk locally or elsewhere. In line with the requirements of national policy as well as emerging policy ESD 7 of the SLP, sustainable drainage systems should be incorporated into the scheme and the FRA should set out how this would be achieved.

#### **Conclusion:**

I hope my comments are of use to you in deciding how to proceed from hereon. Notwithstanding some of the more detailed comments above, in my view it is essential that you engage in discussions with the proposed developer of the adjoining land to enable a comprehensive and fully integrated development to come forward in the interests of delivering a more successful urban extension to Banbury which should include agreement to provide pedestrian and vehicular access routes linking Bloxham Road with White Post Road. It is officers' intention that an indicative masterplan for the whole site be taken before a design review panel to ensure that the proposed access and general layout arrangements have taken the opportunities available to deliver sustainable high quality urban design.

**Date of Report: 20/4/15**

**Case Officer: Matthew Parry**

#### **DISCLAIMER**

The above advice represents the professional views of Council Officers and although given in good faith, it cannot prejudice any decision with the Council, as Local Planning Authority, may make at either Planning Committee or delegated officer level.



**APPENDIX 6**

Policy Compliance Table

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## Policy Conformity Table

### Introduction

The tables within this appendix outline compliance with relevant detailed policy matters contained within the adopted Development Plan and the emerging Local Plan.

### Cherwell Local Plan (2011-2031) Policies

As discussed in Chapter 5 of the planning statement.

Policy	Comment	Compliance?
<p><b>Policy PSD1: Presumption in Favour of Sustainable Development</b></p> <p><b>Policy SLE4: Improved Transport and Connections</b></p>	<p>Discussed in Chapter 4 of the planning statement</p> <p>Policy SLE4 states that new development will be required to provide financial contributions to mitigate the transport impacts of development and where reasonable should facilitate the use of sustainable modes of transport.</p> <p>The site is in a sustainable location with access to various local facilities within walking and cycling distance, including a bus stop which provides frequent access to Banbury town centre. This application is accompanied by a Transport Assessment and a Travel Plan which will promote sustainable patterns of travel and identify routes for walking and cycling to key services and facilities within the area.</p> <p>This application is accompanied by a draft S106 Heads of Terms which can be found at Appendix 4. Negotiations through the determination of this application will continue to ensure that mitigation is in place to make this application acceptable in planning terms.</p> <p>This application is in compliance with Policy SLE4.</p>	<p>✓</p> <p>✓</p>
<p><b>Policy BSC1: District Wide Housing Distribution</b></p> <p><b>Policy BSC2: The effective and efficient use of land - Brownfield land and housing density</b></p>	<p>Discussed in Chapter 4 of the planning statement</p> <p>Policy BSC2 states that new development in Cherwell is expected to make effective and efficient use of land with new development providing at least 30 dwellings per hectare on net developable areas.</p> <p>This application site proposes a mix of 32.5 dwellings per hectare and accords with this policy.</p>	<p>✓</p> <p>✓</p>

<p><b>Policy BSC3: Affordable Housing</b></p> <p><b>Policy BSC4: Housing Mix</b></p>	<p>Discussed in Chapter 4 of the planning statement</p> <p>Policy BSC4 states that new residential development is expected to provide a mix of homes to meet current and expected future requirements in the interest of meeting housing need and creating socially mixed and inclusive communities.</p> <p>The Indicative Development Framework demonstrates that the proposed residential development can accommodate a range of housing types to meet local need. The amount of affordable housing will be delivered in accordance with Policy BSC3, the type and tenure will be agreed with the Local Authority, this is addressed in the draft planning conditions in Appendix 1.</p> <p>The proposal is in accordance with this policy.</p>	<p>✓</p> <p>✓</p>
<p><b>Policy BSC10: Open space, outdoor sport and recreation provision</b></p> <p><b>Policy BSC11: Local standards of provision- Outdoor recreation</b></p>	<p>Policy BSC10 states the Council's encouragement for partnership working to ensure that sufficient quantity and quality of, and convenient access to open space, sport and recreation provision is secured through addressing existing deficiencies in provision and ensuring that proposals for new development contributes to open space, sport and recreation provision commensurate to the need generated by the proposals.</p> <p>Policy BSC11 states that development proposals will be required to contribute to the provision of open space, sport and recreation, together with secure arrangements for its management and maintenance.</p> <p>An additional cricket pitch for Banbury Cricket Club, and a youth games court will be provided within 7.97ha (45.5%) of public open space.</p> <p>This application is accompanied by a draft S106 Heads of Terms which can be found at Appendix 4. Negotiations through the determination of this application will continue to ensure that mitigation is in place to make this application acceptable in planning terms.</p>	<p>✓</p>
<p><b>Policy BSC12: Indoor sport, recreation and community facilities</b></p>	<p>The application proposals are in accordance with Policy BSC10 and BSC11.</p> <p>Policy BSC12 states the Council's encouragement of community facilities to enhance the sustainability of communities and ensuring that development proposals contribute towards the provision of new or improved facilities where the development would generate a need.</p> <p>Two leisure centres are found within 2.5km of the site in Banbury. This application is accompanied by a draft S106 Heads of Terms which can be found at Appendix 4. Negotiations through the determination of this application will continue to ensure that mitigation is in place to make this application acceptable in planning terms.</p>	<p>✓</p>

<p><b>Policy ESD1: Mitigating and adapting to climate change</b></p>	<p>The proposals are in accordance with this Policy.</p> <p>Policy ESD1 states measure will be taken to mitigate the impact of development within the district on climate change. This includes distributing growth to the most sustainable locations, reducing the dependency on the private car.</p> <p>Banbury is identified as the principal town within Cherwell District, and therefore recognised as a sustainable settlement. Banbury 17 allocates the site for residential development, as a result the Council accepts the principle of development on this site. This application is accompanied by a Transport Assessment and a Travel Plan which will promote sustainable patterns of travel and identify routes for walking and cycling to key services and facilities within the area.</p> <p>The proposals accord with Policy ESD1.</p>	<p>✓</p>
<p><b>Policy ESD3: Sustainable Construction</b></p>	<p>Policy ESD3 states that new residential development will be expected to incorporate sustainable design and construction technology to achieve zero carbon development.</p> <p>The application advocates the use of sustainable build techniques in line with the most recent building regulations. The proposals therefore accord with Policy ESD3.</p>	<p>✓</p>
<p><b>Policy ESD5: Renewable Energy</b></p>	<p>Policy ESD5 supports renewable and low carbon provision wherever any adverse impacts can be addressed satisfactorily. A feasibility assessment of the potential for significant on site renewable energy provision will be required for all residential developments for 100 dwellings or more. A Renewable Energy Statement will be submitted at a later date.</p> <p>The proposals accord with Policy ESD5.</p>	<p>✓</p>
<p><b>Policy ESD6: Sustainable flood risk management</b></p>	<p>Policy ESD6 states that the Council will manage and reduce flood risk in the district through using a sequential approach to developing. Site specific flood assessment are required to accompany development proposals in certain situations.</p> <p>A flood risk assessment has been submitted as part of this appeal, which concludes that the development will be low risk in respect of flooding and there should be no impediment to development on flood risk grounds.</p> <p>The application proposals are in compliance with Policy ESD6.</p>	<p>✓</p>
<p><b>Policy ESD7: Sustainable Drainage Systems (SuDS)</b></p>	<p>Policy ESD7 states that all new development is to use sustainable drainage systems (SuDS) for the management of surface water run-off.</p> <p>The flood risk assessment submitted as part of this application states that flows will be limited</p>	<p>✓</p>

	<p>using SuDS to the equivalent of greenfield run-off. A large attenuation pond has been located south of the site, as demonstrated by the illustrative development framework.</p> <p>The application is in compliance with this Policy ESD7.</p>	
<p><b>Policy ESD10: Protection and Enhancement of Biodiversity and the Natural Environment</b></p>	<p>Policy ESD10 states the need for the protection and enhancement of biodiversity and the natural environment. The application is accompanied by an Ecological Appraisal, Arboricultural Report and Badger Survey Report which outline the existing ecology of the proposed site.</p> <p>The accompanying tree retention plan included within the Arboricultural Report demonstrates that the majority of mature trees and hedgerows on site will be retained. Significant areas of planting will be provided to offer green infrastructure, ecology and wildlife benefits. Habitat creation measures to ensure biodiversity is retained with enhanced hedgerows and green corridors. This will add to the ecological potential of the site, resulting in an overall net biodiversity gain.</p> <p>This application complies with Policy NE/6.</p>	✓
<p><b>Policy ESD13: Local landscape protection and enhancement</b></p>	<p>Policy ESD13 aims to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations, through the restorations, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows.</p> <p>The proposal includes a significant amount of open space to the south the application site, with substantial landscape buffers along the eastern and western boundary. The Salt Way public right of way runs to the north of the site, the proposals incorporate a landscaping buffer adding to the width of this local asset.</p> <p>The proposals accord with Policy ESD13.</p>	✓
<p><b>Policy ESD15: The urban-rural fringe</b></p>	<p>Policy ESD15 states that proposals for development on the edge of the built up area must be carefully designed and landscaped to soften the build edge of the development and assimilate it into the landscape by providing green infrastructure that will positively contribute to the rural setting of the towns.</p> <p>The proposals are part of an allocation which forms the south-western extension to Banbury. The open space and additional cricket pitch have been located towards the south east of the site to soften the edge of the settlement and prevent coalescence with Bodicote.</p> <p>The proposals are in accordance with this Policy.</p>	✓
<p><b>Policy ESD16: The character of the built and historic environment</b></p>	<p>Policy ESD16 states new development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design.</p>	✓

	<p>The site itself is not the subject of any formal historic or environmental designations and it is not situated within a conservation area. As demonstrated in the submitted Heritage Assessment that the majority of the heritage assets within 1km of the site will be unaffected by the proposed development due to their location within the compact village of Bodicote.</p> <p>This application is in compliance with Policy ESD16.</p>	
<p><b>Policy ESD18: The green infrastructure</b></p>	<p>Policy ESD18 states that green infrastructure network considerations are integral to the planning of new development and existing sites and features are protected and enhanced forming part of the green infrastructure network.</p> <p>This application is accompanied by draft S106 Head of Terms which can be found at Appendix 4. Negotiations through the determination of this application will continue to ensure that mitigation is in place to make this application acceptable in planning terms.</p> <p>The proposals are in accordance with Policy ESD18.</p>	<p>✓</p>
<p><b>Policy Banbury 17: South of Salt Way- East</b></p>	<p>Discussed in Chapter 4 of the planning statement</p>	<p>✓</p>

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**APPENDIX 7**

Planning Balance Table

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## **Banbury – Material Planning Benefits and Negative Factors**

### Purpose

The purpose of this supplementary document is to encapsulate the relevant material considerations, and demonstrate in the planning balance that the benefits demonstrably outweigh the negative factors of the proposal.

Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations. The document will show that the proposal strongly accords with the three dimensions of sustainable development; economic, social and environmental.

<b>Material Consideration</b>	<b>Description</b>	<b>Positive benefit, Neutral or Negative Factor</b>
<b>Compliance with the Development Plan</b>	The development proposal accords with the objectives of the Local Plan which seeks to provide a continuous supply of housing land to meet strategic requirements in sustainable locations. The site is considered to be situated in a sustainable location and will contribute towards the housing needs of Banbury and Cherwell as a whole, and in particular meeting objectives set out in Policy BSC1: District Wide Housing Distribution.	Positive Benefit

### Economic

<b>Material Consideration</b>	<b>Description</b>	<b>Positive benefit, Neutral, or Negative Factor</b>
<b>New Jobs</b>	There will be a £36.1 million investment in construction as a result of the scheme, resulting in 130 full time equivalent construction jobs over the build period.	Positive benefit
<b>Labour Force/Demographic</b>	The development will accommodate up to 480 economically active residents thus boosting the labour supply available to local employers.	Positive benefit
<b>Resident Expenditure</b>	It is anticipated that residents of the development will spend circa £2.59 million per annum, contributing to the local economy	Positive benefit
<b>New Homes Bonus</b>	Cherwell District Council will receive approximately £2.1 million as a result of the development, in order to support local infrastructure and facilities.	Positive benefit
<b>Vitality and Viability</b>	The additional residents of 280 households will increase demand for, and use of local services	Positive benefit

	and businesses within Banbury and Cherwell. This increased demand and spending will help to maintain and enhance the services available and accessible within the area and increase their viability	
<b>Council Tax Revenues</b>	The Council will also receive Council Tax payments from the additional 280 dwellings. This provides an important source of revenue funding for the local authority in delivering services as well as investing in the locality.	Positive benefit
<b>Economic Recovery</b>	Delivery of this site will assist economic recovery more quickly.	Positive benefit
<b>Ageing Population</b>	By providing a range of family housing, the proposed development is expected to attract families. This will help to respond to the challenges of an ageing population such as reduced local spend and increased pressure on local services and the labour market.	Positive benefit

#### Social

<b>Material Consideration</b>	<b>Description</b>	<b>Positive benefit, Neutral, or Negative Factor</b>
<b>Building Sustainable Communities</b>	The proposals will assist in building and maintaining a mixed and balanced community that will help sustain the vitality of community life in Banbury.	Positive benefit

<p><b>Housing Need (Market &amp; Affordable)</b></p>	<p>The development of the proposed housing is a very efficient way of meeting existing housing need quickly. The site is easy to develop and has very few constraints, which will ensure that the site will rapidly contribute to increasing the supply of housing within the District.</p> <p>The proposals will make a valuable contribution to the housing supply.</p> <p>The proposals meet an identified Housing Need for people in both the market and affordable housing sectors which will “ensure choice and competition in the market for land” (NPPF Paragraph 47).</p> <p>New homes in Banbury will enable people to access the housing market locally rather than being forced to move away due to a lack of available housing. The proposals will assist in helping to maintain and enhance to vitality of the community (NPPF Paragraph 55).</p> <p>The mix of house types to attract the economically active and improve economic competitiveness, diversify local age structure and contribute to the “objective of creating mixed and balanced communities” (NPPF Paragraph 50).</p>	<p>Positive benefit</p>
<p><b>Design &amp; Access (Social Dimension)</b></p>	<p>The planning permission would enable delivery of a mix of housing - up to 280 new dwellings, offering 2-5 bedroom properties, comprising a range of house types from linked townhouses to detached properties. This will add to the choice of high quality homes available in the district.</p> <p>The proposal sets a framework to enable the delivery of a high quality residential development.</p> <p>Existing and new residents of the settlement will benefit from the additional social infrastructure provision on-site.</p> <p>Strategic areas of landscape and open space will include formal recreation, footpaths and children’s play area. The existing vegetation along the</p>	<p>Positive Benefit</p>

	<p>boundaries will be reinforced with new tree and hedgerow planting, which will benefit people and wildlife alike. The amount of Public Open Space exceeds the requisite amount as specified within district guidelines.</p> <p>The scheme will ensure a well-designed pedestrian network that links with the existing settlement. New footpath linkages to existing facilities in Banbury will be established.</p>	
<b>Transport Impact</b>	<p>The location of the site provides the opportunity for residents to undertake journeys on foot and by cycle, for a variety of purposes, including school, recreation, leisure and local amenity shopping.</p> <p>The proposals will support the sustainability of established bus services which serve Banbury.</p>	Positive Benefit
	<p>Comprehensive testing of the TA study network of junctions has been undertaken. It has been demonstrated that the proposed development will have no severe impact on the performance of the TA study junctions. The proposed residential development is in accordance with national and local transport policies, and that there are no transport/highways reasons for refusal of planning permission.</p>	Neutral Factor
<b>Travel Plan</b>	<p>The Travel Plan (TP) promotes sustainable travel awareness and encourages sustainable travel choices other than single occupancy vehicle journeys. This Framework TP is prepared taking account of currently available best practice guidance (DfT 2009) and complementary residential guidance (DfT 2005).</p> <p>The TP will be managed and operated by the Travel Plan Coordinator (TPC) to be appointed by the residential developer(s), and to be in post at least three months prior to first occupation of a house at the site.</p> <p>As this is a new development, sustainable travel habits can be encouraged from the outset of occupation. The early appointment of the TPC will maximise this opportunity to influence travel choices.</p>	
<b>Archaeology and Heritage</b>	<p>During the construction phase of the development there will be moderate adverse effects upon three known archaeological remains of local importance,</p>	Minor Negative

	<p>and a substantial adverse effect upon prehistoric remains of regional importance. In mitigation, the detailed archaeological recording of any assets physically impacted upon by the proposed development and the dissemination of any advances in archaeological understanding has the potential to provide information that could contribute to regional research objectives and public benefit. It is also proposed to secure the preservation of a considerable and, previously unknown, area of Iron Age archaeological remains in situ beneath a cricket pitch. With this mitigation in place, it is considered that the significance of the effects will be reduced to moderate adverse for archaeological remains.</p> <p>There would be limited minor adverse effects to the settings of three Grade II Listed Buildings, one Grade II* Listed Building and the Bodicote Conservation Area. These effects would begin to occur during the construction phase and be at their greatest after completion. Nevertheless, once planting has matured, these impacts would be reduced to minor/neutral adverse.</p> <p>The positive benefits of the provision of information boards to record, explain and increase the level of public awareness of the Salt Way and the landscape buffer will both serve to reduce the residual significance of effect to minor/negligible adverse on this non-designated heritage asset.</p>	
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Environmental

<b>Material Consideration</b>	<b>Description</b>	<b>Positive benefit, Neutral, or Negative Factor</b>
<b>Landscape &amp; Visual Impact</b>	It is acknowledged that the development of the site by its very nature, will have an impact on visual receptors, especially close to the site. The application site and receiving environment have the capacity to accommodate the proposals. The proposals will not result in significant harm to the landscape character or visual environment and, as such, it is considered that the proposed development can be successfully integrated in this location, is supportable from a landscape and visual perspective, and therefore meets the	Negative Impact

	<p>landscape requirements of both national and local planning policy.</p>	
	<p>The landscape proposals include new recreational linkages and footpath connections. Open spaces and roads will provide a series of attractive vistas and views throughout the development. Development of the site would not notably influence the character of the landscape beyond the immediate surrounds of the site.</p>	Positive Benefit
<b>Flood Risk Assessment (FRA)</b>	<p>The surface water drainage design will attenuate water run-off to less than the existing greenfield run-off rate and take account of future climate change in accordance with National Planning Policy Guidance. This is a material environmental benefit.</p>	Positive Benefit
<b>Health and Well Being</b>	<p>Residents of the new housing will benefit from the new recreational and leisure infrastructure available within the development.</p>	Minor Positive
<b>Ecological Impact</b>	<p>The site does not incorporate any statutory or non-statutory designated sites.</p> <p>Mitigation measures ensure that there is no adverse impact on any protected species observed on the site.</p> <p>The incorporation of bird boxes, bat boxes, open space planted with native species and enhancement of hedgerows will provide new habitats for species on site and must be seen as a significant benefit.</p>	Positive Benefit
<b>Trees and Hedgerows</b>	<p>The site will retain the vast majority of vegetation present on the site. The trees and groups of trees to be felled to enable vehicular and pedestrian access are Category C and therefore of low quality. All losses will be mitigated against through extensive planting and landscaping throughout the development.</p> <p>The planting of a substantial northern boundary incorporating a new hedgerow and hedgerow trees can be seen as an important enhancement in terms of tree cover.</p>	Minor positive

Planning Balance

<b>POSITIVE BENEFITS</b>	<b>NEGATIVE IMPACTS OF THE SCHEME</b>
<b>Compliance with the Development Plan</b>	<b>Construction Noise (Mitigated Against)</b>
<b>Flood Risk Assessment (FRA)</b>	<b>Landscape and Visual Impact</b>
<b>Health and Well Being</b>	<b>Transport Impact</b>
<b>Building Sustainable Communities</b>	<b>Archaeology and Heritage (Minor Negative)</b>
<b>Housing Need (Market &amp; Affordable)</b>	
<b>Design &amp; Access (Social Dimension)</b>	
<b>Travel Plan</b>	
<b>New Jobs</b>	
<b>Labour Force/ demography</b>	
<b>Resident Expenditure</b>	
<b>New Homes Bonus</b>	
<b>Vitality &amp; Viability</b>	
<b>Household Rates</b>	
<b>Ageing Population</b>	
<b>Economic Recovery</b>	
<b>Trees and Hedgerows</b>	

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## **APPENDIX 8**

Sustainability Matrix

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## Gladman Sustainability Matrix – Land west of White Post Road, Banbury

Sustainability Criterion	Factor	Sustainability Outcome	Commentary	Document Reference
<b>1</b>  <b>Primary Check List</b>	Is the site outside Green Belt, National Park, AONB and other protected landscapes?	✓	The site is not located outside any national designations and protected landscapes. The landscape impact of the development has been assessed in the accompanying Landscape and Visual Assessment and is considered acceptable.	See Landscape and Visual Assessment and comments of the Council's Landscape Officer
	The scheme does not affect a wildlife sensitive location – SSSI, SNIC, LNR?	✓	The proposed site is not subject to any wildlife designations.	See Ecological Assessment and Badger Survey Report
	Will the site contribute to a shortfall in the 5-year housing land supply?	✓	The site would contribute towards the Council's market and affordable housing shortfall and towards their 5 year housing land supply.	See Committee Report
	the site is: Available	✓	Yes	See Planning Statement
	the site is: Suitable	✓	Yes	See Planning Statement
	the site is: Achievable	✓	Yes	See Planning Statement
	Does the scheme accord with delivery of the Council's Regeneration Strategy?	✓	Development of greenfield land is required in order to deliver housing growth in Cherwell and Banbury, which is identified as an appropriate location in this regard.	See Planning Statement
<b>2</b>  <b>Sustainable Settlement and Location</b>	Is the site adjoining or within a recognised Sustainable Settlement or Location for Growth in LPA Policy?	✓	The proposal will deliver residential development in a sustainable location directed for growth. The site is situated to the west of the settlement, outside the settlement boundary. Banbury provides an excellent range of facilities and services for the local community.	See Planning Statement
	<i>What makes this location sustainable?</i> Accessibility to local and neighbourhood facilities within or just beyond the 800m walking distance.- maximum acceptable walking distance (IHT) Measurements taken from the centre of the site via actual walk routes		Early Years Care Provision 440m Saltway Day Nursery Food shop 675m to Bodicote Flyover Farm Shop Primary school 405m to Bishop Loveday CofE Primary Bus Stop 637m to Sycamore Drive Bus Stop Pub 565m to Horse and Jockey Pub Sports Facility 715m to Cricket Pitches Community Centre 590m to Bodicote Village Hall Small Park 542m White Post Road Employment 605m Cherwell District Council Post Office 1,427m to Bodicote Post Office Shopping hub (5+ shops) 1,495m Chatsworth Drive ATM 1,428m to Co-Op ATM Pharmacy 1,593 Sainsbury's Pharmacy	See Design and Access Statement and Travel Plan
	<i>What makes this location sustainable?</i> Accessibility to district services within or just beyond the 2,000m walking distance - maximum distance commutable for walking (IHT) Measurements taken from the centre of the site via actual walk routes		Train Station 3,030m to Banbury Station Health Centre 1,900m to Hightown Surgery Dentist 1,495m to Cherwell Heights Dentists Secondary School 1,531m to Blessed George Catholic Sch. College/Higher Education 1,531m to Blessed George Catholic Sch. Leisure / Arts Centre 1,755 Bannatynes Health Club Library 2,880m to Banbury Library Large Park 1,755m Bodicote Park District Centre 2,760m Banbury Town Centre Supermarket 1,593m to Sainsbury's District Sports Facility 3,535m to Spiceball Leisure Centre Employment Area 2,760m Banbury Town Centre Bank 2,900m to TSB Bank	See Design and Access Statement and Travel Plan
	Development restricted to flood zone 1 / able to contain rainfall from 1:100 year rain events	✓	The site is located in flood zone 1.	See FRA
	Areas of ecological and geological interest are unaffected / mitigated by the proposals	✓	There are no known ecological or geological interest on the site. Trees and hedgerows will be retained where possible.	See Ecological Report
	Additional capacity provided to ensure existing education / medical facilities will cope	✓	Appropriate contributions would be made, where appropriate, towards the upgrade of education and medical infrastructure that are directly and reasonably related to the application scheme.	Statement of Community Involvement
All homes within 5km of long distance public transport services (railway station/bus service)	✓	Banbury Train Station is approximately 3km away. Trains operate directly to London Marylebone around twice and hour and there are also services	See Transport Assessment	

3 Sustainable Transport			to Oxford, Birmingham, Manchester, Stratford-upon-Avon and Bournemouth.	
	Development site within 800m of hourly bus service	✓	The nearest bus stop lies approximately 560m from the site which provides a half hourly service to Banbury town centre.	See Transport Assessment and Travel Plan
	Simple street pattern of indicative scheme gives priority to pedestrians and cyclists linking outwards to as many local facilities, public transport and natural green spaces as possible.	✓	Street patterns will be integrated that the development links well with the existing residential development within the settlement. The street pattern will enable pedestrians and cyclists to travel safely to Banbury's public open space and local facilities.	See Design & Access Statement
	Travel Plan Co-ordinator to provide site-specific Travel Pack detailing measures to reduce car-reliance and give access to lift share	✓	A Travel Pack will be prepared for new residents.	See Transport Assessment and Travel Plan
	High quality paving materials used to control traffic speed, encourage shared-use, amenity, recreation and community	✓	Pavements and shared surfaces would be prepared to provide a pedestrian friendly and reduce traffic speeds.	See Design & Access Statement
4 Economic Benefits	Does the scheme promote aims of Planning for Growth?	✓	The proposals are consistent with Planning for Growth.	See Planning Statement
	Benefits to LPA: New Homes Bonus, Council Tax revenue, CIL / S106 contributions; Job creation (f/t, p/t), Economic value of works	✓	Benefits associated with the provision of up to 280 dwellings.	See Planning Statement
	Proposal that increases the viability and reinforces the sustainability of local businesses and facilities.	✓	Pedestrian access routes tie into the existing footpath network which will benefit from the wider resident and business community. The viability of Banbury's local businesses would therefore be reinforced.	See Planning Statement
	Existing dwellings within settlement benefiting from increased sustainability by provision of new facilities on-site	✓	Provision of new open space on-site will be made easily and readily available to both the new development and the surrounding housing.	
5 Housing	Does the provision of Affordable Housing distributed throughout the site contribute to the major local shortfall of affordable housing	✓	Affordable housing is not to be grouped or pushed to the site boundaries but appropriately pepper potted throughout the development and positioned in close proximity to local facilities	
	Diversity of housing stock: • flexibility within homes to enable home-working • Achieve Lifetime Homes standard in all social housing and other tenures	✓	The proposal promotes the highest quality sustainable design, creating a 'place' which is both safe and attractive and which enhances quality of life, health and social well-being, supporting 'building for life' and 'lifetime homes'.	See Design & Access Statement
	Meet Local Housing needs, maintain land supply and reduce waiting lists by providing a range of types, sizes and tenures of market housing based on socio-economic demographics.	✓	The proposed development provides a choice of housing size and tenure in order to help create a mixed community, including provision of affordable housing.	See Design & Access Statement
6 Education, Community & Sports provision affecting quality of life	Enable safe routes to schools	✓	The location of the proposed development enables safe and accessible routes to school.	See Travel Plan
	Will create a balanced community by increasing affordability and introducing a younger demographic of working age population.	✓	The site's close proximity to the Town provides easy access to existing community amenities including educational, health and retail facilities.	See Travel Plan
7 Linkages Integration Design (Intrinsic Factors)	A high quality built environment with a network of connected streets with active frontages responsive to local vernacular as reference points for design	✓	The site specifically does not seek to create, or generate a pastiche of what has gone before, but instead to look forward to contemporary sustainable design solutions which effectively integrate into the existing fabric of Banbury by way of referencing common building materials, layout and street hierarchy.	See Design & Access Statement
	Provide multi-functional green spaces on-site achieving Local Plan and / or NPFA standards for recreation and play space, incorporating • Local landscape features,  • Existing vegetation / native planting scheme • SUDS including swales, open water course, reed beds or ponds	✓	The proposals protect and extend the Site's existing environmental assets and use them as a framework for the creation of new Green Infrastructure, which respects the landscape and promotes bio-diversity. The site's landscape and ecological assets, and the conservation of natural resources are important both in terms of minimising the impact of development within the site but also in setting the development within its wider context.	See Design & Access Statement
8 NPPF: Para 14: "At the heart of the National Planning Policy Framework is a presumption in favour of	"approving development proposals that accord with the development plan without delay;"	✓	It has been demonstrated that the proposals are in broad compliance with the overall objectives of national planning policy.	Planning Statement
	"and where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:"	✓	Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites.	Planning Statement

<b>sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking... For decision-taking this means (unless material considerations indicate otherwise)...</b>	“–any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole;”		There are a number of significant benefits associated with the development: <ul style="list-style-type: none"> <li>• New housing to meet an identified need</li> <li>• New affordable housing to meet a Borough-wide shortfall</li> <li>• On-site public open space and amenity areas</li> <li>• Ecological/ biodiversity enhancements and future management</li> </ul>	Planning Statement
	“or specific policies in this Framework indicate development should be restricted (SSSI, Green Belt, AONB etc.)”		The site represents an acceptable and sustainable location on the edge of a large settlement, which is targeted for growth. The site is not covered by any national designations and is considered a suitable site for residential development.	Planning Statement

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