

Our ref: JB/031.23
7 October 2023



Lewis Knox
Communities Directorate
Cherwell District Council
Oxfordshire
OX18 1PB

Dear Mr. Knox,

RE: LAND ADJOINING WITHYCOMBE FARMHOUSE, SOUTH OF BANBURY RISE, BANBURY

Please find enclosed our Reserved Matters application for 250 dwellings at Land Adjoining Withycombe Farmhouse, South of Banbury Rise, Banbury, pursuant to the resolution to grant outline planning permission subject to the completion of the s106 agreements for a residential development comprising up to 250 dwellings (with up to 30% affordable housing), public open space, landscaping and associated supporting infrastructure. Means of vehicular access to be determined via Edinburgh Way, with additional pedestrian and cycle connections via Dover Avenue and Balmoral Avenue. Emergency access provision also via Balmoral Avenue. All other matters reserved at Land Adjoining Withycombe Farmhouse, South of Banbury Rise, Banbury.

Whilst outline planning permission has yet to be granted due to protracted section 106 agreement negotiations, following a meeting with the district and county councils last week, it is considered the agreement will be executed and outline planning permission completed within the next few weeks. It has therefore been agreed with the district council that the validation process for the reserved matters application can be undertaken.

The application proposal is described as:

'Reserved Matters application for 250 dwellings, public open space, landscaping and associated supporting infrastructure at Land Adjoining Withycombe Farmhouse, South of Banbury Rise, Banbury'

The application is supported by the information outlined in drawings and reports register, and the application fee of £50,523 (including the £64.00 Service Charge) has been paid through the Planning Portal (Ref: PP-12584078).

Overview

This covering letter provides an overview of the proposal and a summary of the pre-application advice application. Full details of the design rationale are set out in the supporting Design Code.

The reserved matters proposal provides an extension to the Banbury Rise community of 250 new dwellings, public open space including sustainable urban drainage and children's play area. Dwelling design responds positively to the existing character of the surrounding area and celebrates Banbury's architecture as well as respecting its setting along the rural edge by drawing on design influences from the adjacent Banbury Rise development.

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A landscape-led approach to place making ensures built form and landscape features work in harmony and are the defining character to the public realm. Clear vehicular, pedestrian and cyclist routes are provided within a legible and permeable movement network.

Pre-application advice summary

Prior to the submission of this reserved matters application, a reserved matters pre-application advice application was submitted to the district council in April 2023. Since the submission, a total of 3no. meetings have been held between Bloor Homes and the council regarding the emerging reserved matters proposal.

The below provides a summary of the meetings and the points agreed -

Pre-application Meeting no.1

The starting point for the first meeting was to discuss and agree the key design principles for the emerging proposal based on the approved masterplan. The key details agreed during the meeting were as follows –

- The spatial arrangements of the proposal to follow the established principles of the Bloor Homes Banbury Rise development to the north, with the public open space focused in the western portion of the site, and the residential to the east;
- It was agreed that Phase 3 of Banbury Rise should be used to inform the Character area within the Design Code (as required by planning condition);
- Road hierarchy, cell structure, and corner accent dwelling locations principles agreed; and
- Public open space arrangements, including SUDs locations, footpath network and LEAP/ LAP location.

Pre-application Meeting no.2

Following on from the first meeting, a detailed cell structure and land use plan was prepared which reflected, the matters agreed during the first meeting. Building upon the established principles, matters relating to storey heights in key locations, and house types details and materials were agreed which are summarised below –

- Materials pallet to comprise predominantly red brick, and the use of render and recon ironstone on corner accent, and visual stop-end locations. In addition the use of recon ironstone should be focused, but not limited to, the western boundary;
- The 3 storey apartments to frame the central SUDs area;
- Central green area in the southern parcel to follow the principles of the phase 3 central green area;
- Bungalows to be located along southern boundary, to respect the elevated topography of the site in this location;
- House types to reflect Arts and Crafts vernacular (Classics Range);
- Character areas principles –
- Main street – predominantly 2 storey detached and semi detached dwellings with side parking



- Eastern edge - predominantly 2 storey semi and terrace dwellings and the occasional detached dwelling, 3 storey apartments to frame central POS
- Rural edge - predominantly 2 storey detached dwellings with side parking

Pre-application Meeting no.3

At the third meeting, the detailed layout proposal was tabled, along with details of the proposed housing mix, 3D visuals showing the three character areas, and design details of the proposed dwellings.

During the meeting it was agreed the detailed proposal and accompanying supporting information have taken on board the council's comments. On this basis, it is considered the proposal is considered to be acceptable in principle.

Proposed Mix

As discussed, and agreed during the third pre-app meeting, the detailed layout comprises of 250 dwellings, of which 175 (70%) are open market tenure, and 75 (30%) are affordable home tenures.

Open Market Mix

The proposed open market mix is as follows –

No. of bedrooms	Percentage	No. of dwellings
2	15%	15
3	46%	46
4	39%	68
Total		175

The open market housing mix has given due consideration to the council's SMHA dated 2013, albeit, considered out of date as this is over 10 years old, and the approved housing mix on Banbury Rise. Overall, it is considered the mix comprises a good, balanced mix of 2, 3 and 4 bed homes, with twenty different house-types, and sizes to provide variation to meet the local need.

Affordable Homes Mix

As the full quantum of housing is proposed as granted by the outline planning permission (up to 250), 75 affordable homes are proposed, and reflects the affordable housing mix agreed with the council's housing officer during the determination of the outline planning application, which is including with the section 106 agreement. The affordable housing mix is as follows:

Affordable Rent (66.7%) NDSS	Unit Type	No.	%	SQM	SQFT
1 bed 2 person Flat	Acton	18	36%	50	540
1 bed 2 person Maisonette GF/FF	Symons	2	4%	50/60	540/647
1 bed 2 person Bungalow M4 Cat 3	Tiverton	2	4%	57	613
2 bed 4 person House M4 Cat 2	Sansom	14	30%	79	850
3 bed 5 person House M4 Cat 2	Sutherland	11	20%	93	1001
4 bed 6 person House	Scurfield	3	6%	106	1141
Total		50	100%		

Shared Ownership (8%) HQI	Unit Type	No.	%	SQM	SQFT
3 bed 5 person House	Sorley	6	100%	82	885
Total		6	100%		


First Homes (25.3%)	Unit Type	No.	%	SQFT
2 bedroom House	Ellyot	19	100%	632
Total		19	100%	

Summary

The council's attention, and engagement during the reserved matters pre-application advice application has been greatly appreciated, and we trust the proposal is reflective of the advice received.

Given the importance of this application to ensure build continuity and the retention of trades from the Banbury Rise development, we welcome an early meeting with both yourself and County Highways to discuss the application, but in the meantime please do not hesitate to contact me should you have any queries.

Yours sincerely


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