



Planning, Design & Access Statement

Cotefield farm – New food store
June 2019





STORE

Contents

1.0

Introduction

- Overview
- DAS Guidance
- Pre-application consultation

2.0

Local Context Appraisal

- Bodicote Village
- The Wider Landscape

3.0

Planning Policy

- Cherwell Local Plan 1996 (RPS)
- Draft Cherwell Local Plan 2011 – 2031
- Cherwell Local Plan 'Saved' policies (1996)
- Other Material Considerations

4.0

Site Appraisal and Design Evolution

- The Application Site
- Planning History
- Site Accessibility
- Constraints and Design Evolution

5.0

The Proposal

- Use
- Amount
- Indicative Layout
- Scale
- Landscaping
- Appearance
- Access
- Signage

6.0

Principle of Development

- Overview
- Ecology
- Hydrology and Ground Conditions
- Archaeology and Heritage
- Traffic and Transport
- Landscape
- Arboriculture
- Summary

7.0

Summary

Figures

Figure A - Red Line Site Boundary

Figure B - Indicative Aerial Site Line Boundary

Figure C - Relationship between Bodicote and Banbury

Figure D - View of the site, looking northwards

Figure E - View of the current access from Oxford Road

Figure F - Site Context

Figure G - Potato Processing Plant Approved Layout

Figure H - Initial Layout

Figure J - Developed Layout showing Reduced Building Footprint at rear and pedestrian access

Figure K - Site Context and Proposed Site Zoning

Figure L - Maximum Building Extents

Figure M - Proposed Site Zoning and Site Levels

Figure N - Maximum Building Height - Above Internal Finished floor level

Figure P - Illustrative External Elevations

Figure Q - Illustrative Store Visual

Figure R - Illustrative External Elevations

Figure S - Location of signage

Figure T - Indicative Signage Proposals

1.0 Introduction

Overview

1.1 This Planning, Design and Access Statement ("DAS") is submitted in support of an outline planning application (including details of access, landscaping and scale) submitted by RPS on behalf of Mr R Bratt (the Applicant), for the development of a new food store at Cotefield Business Park, Oxford Road, Bodicote.

1.2 The site is identified by Figures A & B.

1.3 The site consists of a parcel of previously developed land in the single ownership of the Applicant, on the southern edge of the settlement of Bodicote. The site is broadly rectangular. The site is currently utilised for car parking for the nearby commercial uses, and is covered by a hard standing with established planting around the boundaries.

1.4 Access to the site is taken from the A4260 'Oxford Road', via a metalled road 'Cotefield Drive' that currently serves Cotefield Nurseries and Cotefield Business Park. Cotefield Drive also serves as access to Oxford Road for the new dwellings on the adjacent housing sites

1.5 To the west and south-west are parcels of agricultural land, which will provide a combined 181 new dwellings, consented under planning permissions 11/00617/OUT and 14/02156/OUT.

1.6 These surrounding features and land uses are discussed further in Section 3 of the DAS.

1.7 Prosper have been instructed to prepare an illustrative Masterplan for the site, to sit alongside

the DAS. The DAS discusses how the Masterplan for the site has evolved, the considerations and influences that have affected its evolution, and the objectives and principles that have guided it. The illustrative Masterplan is presented in Section 5 of this DAS.

1.8 The DAS is not intended to prescribe the future layout or appearance of the development, nor does it necessarily represent the only way in which the site could be developed. These decisions will be reserved for future consideration and will be subject to subsequent detailed reserved matters submissions at a later date, should planning permission be forthcoming for the proposed development. The illustrative Masterplan is presented in Section 5 of this DAS.

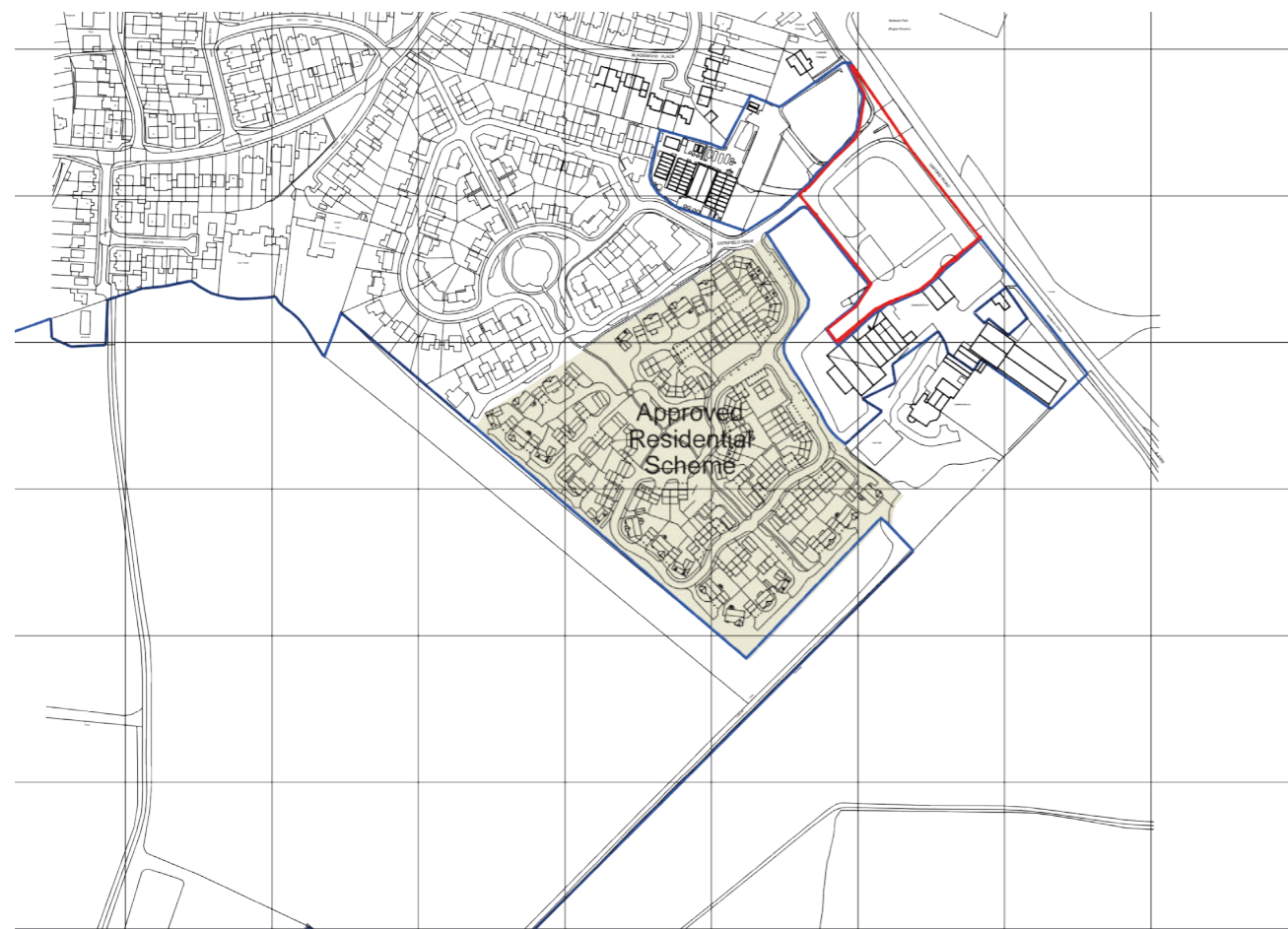


Figure A - Red Line Site Boundary



Figure B - Indicative Aerial Site Line Boundary

DAS Guidance

1.9 The DAS has been prepared in accordance with the best practice guidance 'Design and Access Statements: How to write, read and use them', (CABE 2007), and summarises the process of assessment, involvement, evaluation and design that has been undertaken in preparing the application and with reference to the emergent guidance encouraging good design set out in the National Planning Policy Framework (NPPF) and Planning Practice Guidance. It has also had regard to the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015, which sets out the latest Government guidance on the matters a DAS should cover.

1.10 In accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015, the DAS has been prepared to:

- (a) Explain the design principles and concepts that have been applied to the development;
- (b) Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
- (c) Explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;
- (d) State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and
- (e) Explain how any specific issues which might affect access to the development have been addressed.

Pre-application consultation

1.11 Pre-application discussions have been held with Cherwell District Council ("the Council"). These discussions related to the various aspects of the proposed development, including:

- The proposed site layout, design, and materials,
- Whether the development constitutes Sustainable Development,
- Access, circulation and permeability (with particular focus on the relationship with the adjoining consented residential development site),
- Effects on the highway network,
- Residential amenity,
- Impact on existing Retail outlets in Bodicote/Banbury and surrounding settlements

The 2017 Pre-application discussions and consultation

1.12 In January 2017 a pre-application enquiry sought the Council's opinion on the development of a 732 square metres (sqm) (gross) convenience store, which would have a net sales area of around 573 sqm, and associated access, parking, delivery area and landscaping. It was considered that, subject to confirmation of scheme details, the principle of developing a small convenience store at the site would be in accordance with the Development Plan, particularly having regard to Policy SLE2 of the Cherwell Local Plan and paragraph 26 of the National Planning Policy Framework (2012).

1.13 The pre-application site visit took place on 24th February 2017. Following the site visit, a written response was provided. The response set out the relevant planning history, and confirmed the site falls within a Minerals Consultation Area, and area where the geology is known to contain naturally occurring

elevated levels of Arsenic Chromium and Nickel; as is seen in many areas across the district, and the presence of a number of protected trees at the adjacent Cotefield Farm site.

1.14 The pre-application Case Officer considered that the main issues relating to the proposal comprised the principle of development; highway safety; visual amenity; residential amenity; sustainability; and ecology and biodiversity.

1.15 The Case Officer concluded that any proposal for a retail unit of the scale proposed would need to be supported by a detailed retail sequential test and appropriate retail impact assessment and be fully justified in this location. A follow-up pre-application submission was recommended before proceeding to an application. Any application would likely be determined under delegated authority, unless requested by a member of the Council to be brought to Planning Committee.

The 2018 Pre-application follow-up enquiry

1.16 A pre-application follow-up enquiry was submitted to the Council in March 2018, specifically seeking comments on the scope of information to inform the Retail Impact Assessment.

1.17 The pre-application response confirmed that the Site is not allocated, and that the principle of development will need to be considered with regard to Policies PSD1, SLE1 and SLE2. The pre-application response outlined that the Retail Impact Assessment should consider the existing supermarket catchments within Banbury and Bodicote, and also take into account the impact on viability of smaller stores within surrounding villages.

1.18 The Council also advised that they would be seeking their own independent advice from an external Retail Consultant.

1.19 It is prudent at this stage to consider that pre-application advice is not binding, and that applications will be considered on their own merits. The Council considered that, should any application come forward, it would need to be accompanied by the following detailed justification statements:

- Planning Statement (to include retail sequential test).
 - Retail Impact Assessment.
 - Transport Statement.
 - Energy Statement.
 - Renewable Energy Feasibility Assessment.
 - Sustainable Drainage Strategy; including flood risk and ground condition assessments.
 - Proposed materials – make, type, colour, etc.
 - A BS 5837 tree survey with root protection area.
 - Hard and soft landscaping proposals (to include hedge and shrub planting, sizes species, positions, areas of grass seeded/turfed; trees/hedges to be retained and proposed boundary treatments.
 - Proposed refuse storage areas and bin collection points
 - Residential amenity,
 - Impact on existing Retail outlets in Bodicote/Banbury and surrounding settlements
- advice is not binding, and that applications will be considered

2.0 Local Context Appraisal

Bodicote Village

2.1 Bodicote lies immediately to the south of Banbury, the two settlements separated by a thin wedge of green space between White Post Road and the A4260 Oxford Road, and to the north of Adderbury. Bodicote maintains a distinct identity as a relatively small village in the north Cherwell countryside whilst benefiting from the close spatial and social linkages with Banbury to its immediate north, and the wide range of services and facilities that are located there.

2.2 Figure C shows the spatial relationship between Bodicote and Banbury to the north. The settlement to the south is Adderbury Village.

2.3 Bodicote's early history is linked to the expansion of the nearby village of Adderbury during the middle ages.

2.4 The development of the village, however, owes more to its proximity to the market town of Banbury, particularly following the building of the canal and railways in the 18th and 19th Centuries. Cotefield House, to the south of the site, is one of a number of larger houses built on the edge of the village in this period. Parkland planting associated with Cotefield House is shown on 19th Century maps of the area, and it is possible that isolated Oak trees in the field to the south of the site boundary are remnants of this.

2.5 The village doubled in size during the post-war years most recently with the approval of 82 units on land to the north of the application site under appeal reference APP/C3105/A/11/2159619. The application was subsequently varied to provide a further 4 units (CDC ref 16/01599/F).

2.6 The countryside to the south shows evidence of the typical post-war pattern of hedgerow removal, although in recent years new shelter belt tree planting has taken place, forming a significant woodland belt. Other 20th Century encroachments on the landscape to the south are limited.

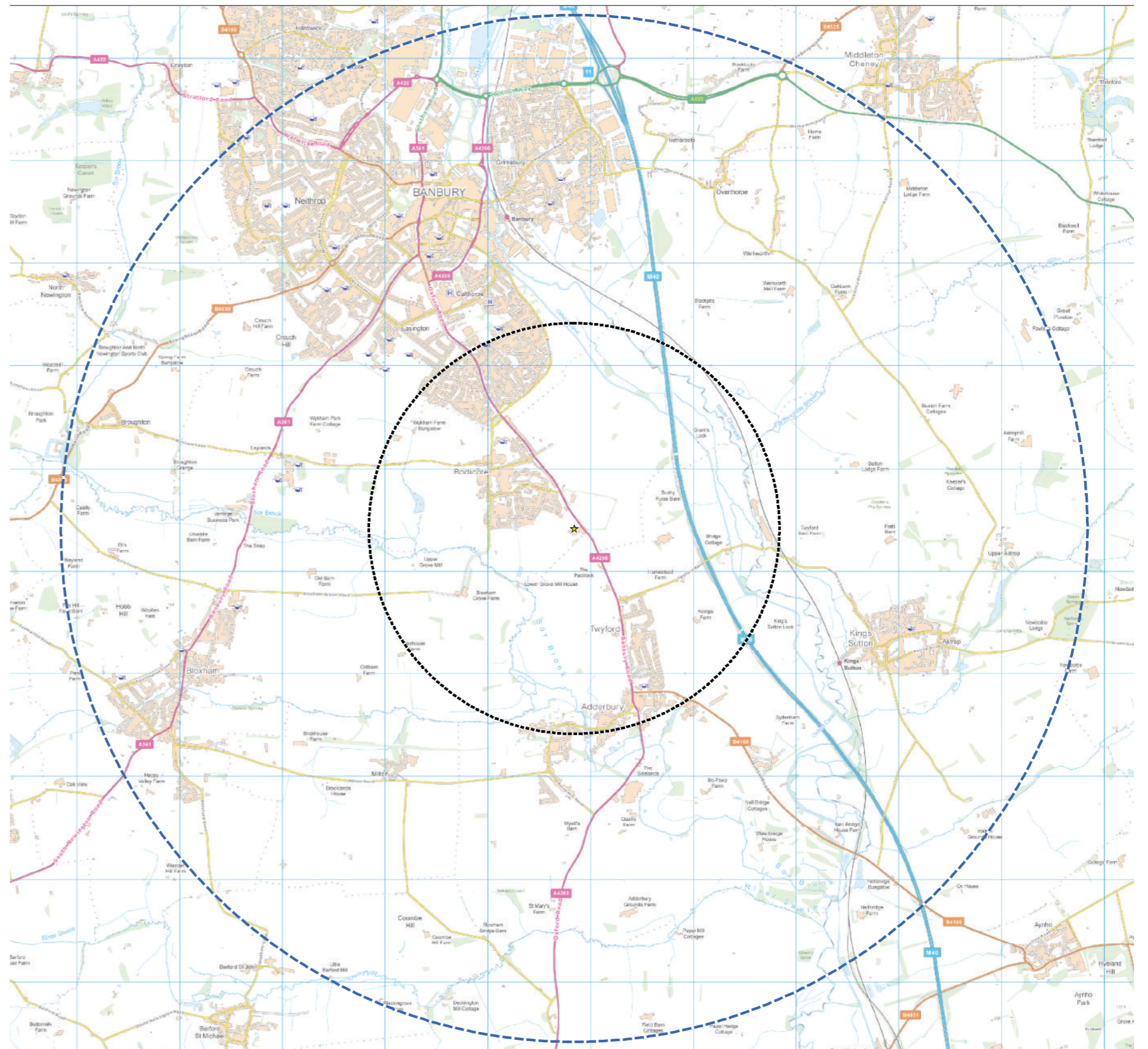


Figure C – Relationship between Bodicote and Banbury

The Wider Landscape

Ironstone Downs Character Area

2.7 An assessment of the site requires consideration of both the village setting and the surrounding countryside. The analysis has taken into account the intimate relationship between built form and open countryside.

2.8 The Cherwell District Landscape Assessment identifies eight broad character areas. The area within which the site lies is designated as the 'Ironstone Hills and Valleys', an extensive area stretching south west of Banbury, described as:

"Rolling hills with rich soils...medium and large arable fields still surrounded by hedges and the boundaries marked by hedgerow trees".

2.9 The description of the 'Ironstone Downs' character area is expanded upon in CDC's Countryside Design Summary, which draws attention

to the visibility of settlements in the hilly landscape:

"...village location and topography means that many villages are not visible over long distances. Churches located near the highest point of the village provide a landmark in the wider countryside".

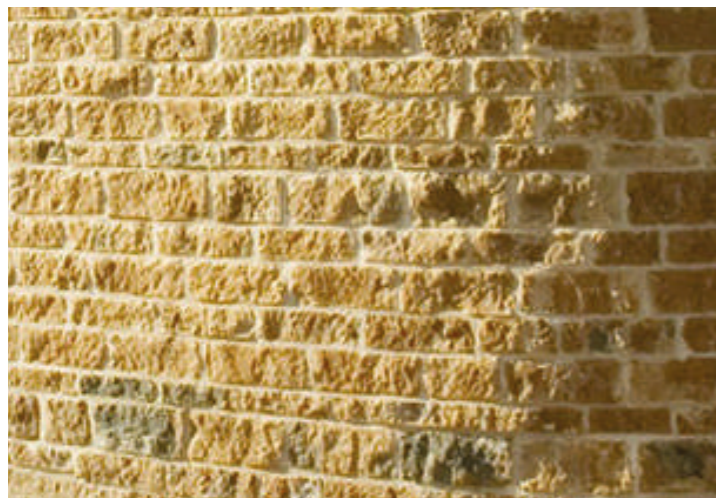
Local Vernacular and Palette of Materials

2.10 The buildings in the local area utilise a range of building materials, from the corrugated metal used in Cotefield Business Park, to the brick, render and ironstone utilised on nearby residential properties. The proposals seek to combine materials that are common throughout the local vernacular, such as ironstone, brick and natural slate, with timber cladding.

2.11 The materials found in the local vernacular are intended to inform the general appearance of the proposal, with the timber cladding adding a contemporary appearance to the overall design.

2.12 The appearance of the new development should seek to reflect the varied character that is contextually sensitive and sympathetic to the local vernacular of Bodicote.

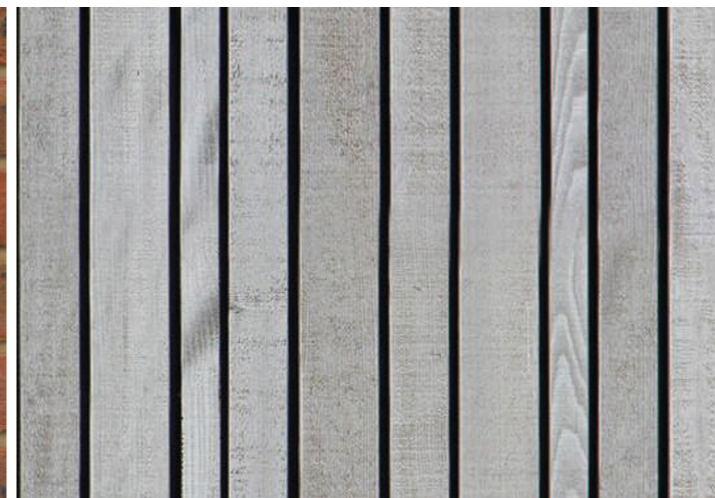
Materials Palette



ironstone



brick



timber cladding



natural slate

3.0 Planning Policy

Overview

3.1 Section 38 (6) of The Planning and Compulsory Purchase Act 2004 states that planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise.

3.2 The following section identifies the Development Plan policies and other material considerations relevant to this application. An assessment of the Proposed Development against the determining issues from these policies is undertaken in within the section.

Development Plan

3.3 For the purposes of this application, the Adopted Development Plan comprises:

- Adopted Cherwell Local Plan 2011 – 2031 Part 1 (July 2015)
- Saved, retained policies of the Adopted Cherwell Local Plan 1996
- Saved policies from Oxfordshire County Council's Minerals and Waste Local Plan 1996

3.4 CDC are undertaking a Partial Review of the adopted Cherwell Local Plan 2011-2031 (Part 1). The Council has committed to working with the other Councils in the Oxfordshire Housing Market Area in seeking to address the unmet objectively assessed housing need from Oxford. When adopted it will become part of the statutory Development Plan to which regard must be given in the determination of planning applications

Adopted Cherwell Local Plan 2011 – 2031 Part 1 (July 2015)

3.5 The Cherwell Local Plan 2011–2031 was adopted on 20 July 2015. The Plan provides the strategic planning policy framework and sets out strategic site allocations for the District to 2031.

3.6 The site is not allocated within the local plan and is situated on an edge of village location.

3.7 Policy SLE1: Employment Development. Of particular relevance is the reference in this policy to “In cases where planning permission is required existing employment sites should be retained for employment use unless the following criteria are met:

- the applicant can demonstrate that an employment use should not be retained, including showing the site has been marketed and has been vacant in the long term.
- the applicant can demonstrate that there are valid reasons why the use of the site for the existing or another employment use is not economically viable.
- the applicant can demonstrate that the proposal would not have the effect of limiting the amount of land available for employment.

3.8 Regard will be had to whether the location and nature of the present employment activity has an unacceptable adverse impact upon adjacent residential uses. Regard will be had to whether the applicant can demonstrate that there are other planning objectives that would outweigh the value of retaining the site in an employment use.”

3.9 Policy SLE2: Securing Dynamic Town Centres. This policy identifies that “Retail and other ‘Main Town Centre Uses’ will be directed towards the town centres of Banbury and Bicester and the village centre of Kidlington in accordance with

Policies Bicester 5, Banbury 7 and Kidlington 2. The Council will apply the sequential test as set out in the NPPF.” The Policy continues to outline that when considering edge of centre and out of centre proposals, preference will be given to accessible sites that are well connected to the town centre. The Council will consider if the proposals satisfy the sequential test and if they are likely to have a significant adverse impact on one or more of the factors in the NPPF. The Council will also require a retail impact assessment for proposals over 2000sqm (gross) in Banbury and 350sqm (gross) in Banbury.

3.10 Policy SLE4: Improved Transport and Connections. This policy supports the “implementation of the proposals in the Movement Strategies and the Local Transport Plan to deliver key connections, to support modal shift and to support more sustainable locations for employment and housing growth.” Furthermore the policy encourages development that facilitates sustainable modes of transport and solutions which support the reductions in greenhouse gas emissions. Developments which would have severe transport impacts would not be supported.

3.11 Policy ESD1: Mitigating and Adapting to Climate Change. This policy seeks to distribute growth to the most sustainable locations. In doing so the policy supports developments that seek to reduce the need to travel and which encourages sustainable travel options including walking, cycling and public transport, so as to reduce dependence on private cars. Furthermore, the incorporation of suitable adaptation measures in new development to ensure that development is more resilient to climate change impacts will include consideration of environmental and physical constraints; Demonstration of design approaches that are resilient to climate change; minimising the risk to flooding; and reducing the

effects of development on the microclimate.

3.12 Policy ESD2: Energy Hierarchy and Allowable Solutions. This policy sets out an energy hierarchy and seeks to achieve carbon emissions reductions.

3.13 Policy ESD3: Sustainable Construction. This policy requires that “All new non-residential development will be expected to meet at least BREEAM ‘Very Good’ with immediate effect, subject to review over the plan period to ensure the target remains relevant. The demonstration of the achievement of this standard should be set out in the Energy Statement.”

3.14 Policy ESD6: Sustainable Flood Risk Management. This policy states that development should be safe and remain operational (where necessary) and proposals should demonstrate that surface water will be managed effectively on site and that the development will not increase flood risk elsewhere, including sewer flooding.

3.15 Policy ESD7: Sustainable Drainage Systems. This policy sets out that all development will be required to use sustainable drainage systems for the management of surface water run-off.

3.16 Policy ESD10: Protection and Enhancement of Biodiversity and the Natural Environment. This policy sets out the means by which the biodiversity and the natural environment will be protected and enhanced.

3.17 Policy ESD13: Local Landscape Protection and Enhancement. This Policy outlines that opportunities will be sought to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations, through the

Cherwell Local Plan 'Saved' policies (1996)

restoration of existing features and the creation of appropriate new ones. The policy also sets out the potential impacts to the landscape under which proposals will not be permitted.

3.18 Policy ESD15: The Character of the Built and Historic Environment. This policy states that "New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards."

3.19 The Cherwell Local Plan 1996 was adopted in November 1996. In 2007 the Secretary of State 'saved' a number of these policies, under the provisions of the Planning and Compulsory Purchase Act 2004.

3.20 Policy S28 Proposals for small shops and extensions to existing shops outside Banbury, Bicester and Kidlington shopping centres. This Policy states that 'favourable consideration will be given to proposals for small shops or extensions to existing shops required to serve local needs, subject to the other policies in the plan.' The explanatory text outlines that the policy will allow new shops serving a small local catchment to be established in suitable locations.

3.21 Policy C28 Layout, design and external appearance of new development. This policy relates specifically to the design of new developments and states "Control will be exercised over all new development, including conversions and extensions, to ensure that the standards of layout, design and external appearance, including the choice of external-finish materials, are sympathetic to the character of the urban or rural context of that development. In sensitive areas such as conservation areas, the area of outstanding natural beauty and areas of high landscape value, development will be required to be of a high standard and the use of traditional local building materials will normally be required."

3.22 Policy C31 Compatibility of proposals in residential areas. This policy sets out that within residential areas any proposal which is not compatible with the residential character of the area or would cause an unacceptable level of nuisance or visual intrusion will not be permitted.

3.23 Policy ENV1 Development likely to cause detrimental levels of pollution. This Policy indicates that developments which are likely to cause materially detrimental levels of noise, vibration, smell, smoke, fumes or other types of environmental pollution will not be permitted.

3.24 ENV12: Contaminated Land. Development on land which is known or suspected to be contaminated will only be permitted if adequate measures can be taken to remove any threat of contamination to future occupiers of the site.

Neighbourhood Plan

3.25 Bodicote Parish Council submitted an application for the designation of a Neighbourhood Area on 2nd November 2015, which included the application site. Whilst this area was considered and refused by the Cherwell District Council's Executive, however, the Executive decided on 18th January 2016 to designate an alternative area which also included the application site.

3.26 It does not appear any work has taken place on the Neighbourhood Plan as yet therefore at this stage no weight can be attributed to a Neighbourhood Plan.

Other Relevant Material Considerations

National Policy

3.27 The National Planning Policy Framework (NPPF) represents the Government's planning policies for England, and sets how they are to be applied (paragraph 1).

3.28 Paragraph 7 of the NPPF highlights that the purpose of the planning system is to contribute to the achievement of sustainable development. The policies in paragraphs 18 to 219 of NPPF, taken as a whole, constitute the Government's view of what sustainable development in England means in practice for the planning system.

3.29 Central to the NPPF is the presumption in favour of sustainable development and the need for the planning system to support economic growth. Paragraph 11 sets out the presumption in favour of sustainable development and the application of the policy for decision making states:

'Plans and decisions should apply a presumption in favour of sustainable development.

For decision taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i) the application of policies in this Framework that protect areas or assets of particular importance

provides a clear reason for refusing the development proposed; or

ii) 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'.

3.30 Paragraph 80 set out that "Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development."

3.31 Paragraph 83 relates to supporting a prosperous rural economy and outlines that planning policies should enable the sustainable growth and expansion of all types of business in rural through conversions and well-designed new buildings and both retain and develop accessible local services and community facilities such as local shops.

3.32 Paragraph 84 indicates that planning decisions should recognise that sites to meet local business and community needs in rural areas may have to be found adjacent to or beyond existing settlements and in locations which may not be accessible to public transport. The paragraph also indicates that the 'use of previously developed land, and sites that are physically well-related to existing settlements, should be encouraged where suitable opportunities exist.'

3.33 Paragraph 86 seeks to retail development within town centres and states "Local planning authorities should apply a sequential test to planning applications for main town centre uses which are

neither in an existing centre nor in accordance with an up-to-date plan.' Local Planning Authorities should require applications for "main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available (or expected to become available within a reasonable period) should out of centre sites be considered."

3.34 Paragraph 87 outlines that when considering edge of centre proposals, preference should be given to accessible sites which are well connected to the town centre. It is expected that both applicants and local planning authorities should demonstrate flexibility on issues such as format and scale so that suitable town centre and edge of centre sites may be utilised.

3.35 Paragraph 89 outlines that retail developments outside town centres which are not in accordance with an up to date plan should require an impact assessment if the floorspace is over a locally set threshold, where there is no threshold the default is 2,500sqm gross.

3.36 In relation to promoting sustainable transport Paragraphs 102 and 103 indicate that local planning authorities should plan for and support a pattern of development which maximises the use of sustainable modes of transport and minimises the need to travel. Development which would generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment.

3.37 The NPPF states that good design is a key aspect of sustainable development. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps

make development acceptable to communities.. It is appropriate for planning decisions to promote and enforce local distinctiveness but, they should not attempt to impose architectural styles or particular tastes. Paragraph 127 confirms planning decisions should aim to ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short-term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

3.38 Paragraph 170 sets out how planning policies and decisions should contribute to and enhance the natural and local environment by (inter alia):

a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);

d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans;

Cherwell Retail Study (2012)

3.39 A retail study was produced in 2012 which formed part of the evidence base for the Local Plan Part 1. The study assessed the needs of Banbury, Bicester and Kidlington, however it doesn't assess villages such as Bodicote.

3.40 Paragraph 3.156 states categorically that 'It is beyond the scope of this study to examine all of the villages in the district, but we note that many offer top-up grocery shopping and, in some cases, the sale of fresh produce, services including post offices and hairdressers, and even some specialist retailers, such as antiques.'

3.41 Paragraph 3.157 outlines that positives that such shops and services have on villages, it states 'Where present, these shops and services generally contribute to the vitality and viability of the villages, as well as reducing the need to travel, as they allow local residents to undertake top-up shopping near their homes.'

4.0 Site Appraisal and Design Evolution

The Application Site

4.1 The settlement of Bodicote borders the southern boundary of Banbury, which is Cherwell District's largest town. Banbury is a focus area for major retail developments, employment, housing and cultural and community uses that attract large numbers of people.

4.2 The application site consists of a parcel of developed land in the single ownership of the Applicant, on the southern edge of the settlement of Bodicote (see Figure 1). The site is approximately 600m to the south-east of Bodicote village centre, about 1.2 kilometres (km) from Banbury's town edge and about 3km from Banbury Cross. The site forms the eastern boundary of Cotefield Farm adjacent to the A4260 Oxford Road. The site has a total area of 0.45 hectares (ha).

4.3 The site is currently utilised for car parking for the nearby commercial uses, and is covered by a hard standing with established planting around the boundaries. Figure D provides a view of the site, on the southern boundary, looking broadly northwards towards Bodicote

4.4 To the immediate south lies Cotefield Business Park. To the north lies Cotefield Nurseries with the village of Bodicote beyond. To the west and south-west are parcels of agricultural land, which will provide a combined 177 new dwellings, consented under planning permissions 11/00617/OUT and 14/02156/OUT.

4.5 Access to the site is taken from the A4260 'Oxford Road', via a metalled road 'Cotefield Drive' that currently serves Cotefield Nurseries and the existing Cotefield Business Park. Cotefield Drive also serves as access to Oxford Road for the new dwellings on the adjacent housing sites. Figure E provides a view of the current access arrangements linking Cotefield Drive to Oxford Road.



Figure D - View of the site, looking northwards



Figure E - View of the current access from Oxford Road

4.6 The accompanying plan at Figure F gives an indication of the site's context alongside existing nearby developments, including the two approved residential schemes. The scheme for 84 units approved on Appeal (planning application reference 11/00617/OUT (as amended)) has now been fully built out; the scheme approved under planning permission 14/02156/OUT is currently under construction, developed by Crest Nicholson.

4.7 Significant housing growth has taken place, and is planned, in close proximity to the site and within the Catchment Area used for the accompanying Retail Impact Assessment. These include sites on the southern side of Banbury (including Bankside and the land south of Salt Way), and other sites in Bodicote, Bloxham, Adderbury, Milcome, Deddington and Kings Sutton. The total housing growth within that Catchment Area from 2012 to 2023 is 2,886, of which 1434 have been completed by 2018 leaving 1452 left to be built by 2023. A further 1477 homes are also committed over the period 2023 to 2031.



Figure F - Site Context

Planning History

4.8 The application site benefits from an extant planning permission for a Potato Processing Plant approved on 23rd August 1996 under application 96/00945/F. This included a reception and washing area; a peeling, packing and grading area; a cold store; a dispatch area; and supporting offices and staff facilities.

4.9 This consent is extant following the construction and layout of the access as approved within this permission. Subsequently the approved two storey building, measuring 6.45m in height and 48.8m by 31.9m, could be built without the need for any further planning consents. The approved site layout for the Potato Processing Plant are attached in Figure G, and form the “fall-back” position against which this current proposal should be assessed.

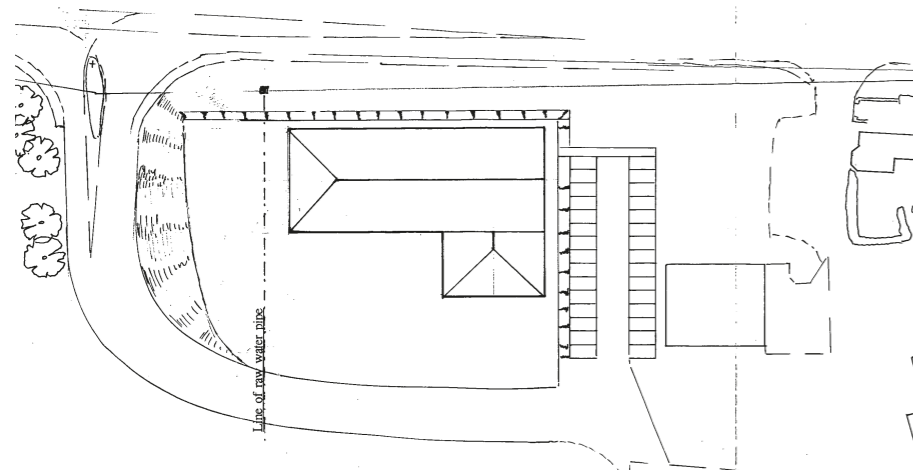


Figure G - Potato Processing Plant Approved Layout

4.10 The wider Cotefield Farm site has an extensive planning history, in terms of agricultural and business development, as well as the residential developments referred to above (further details are provided in this section). The relevant planning decisions at the adjacent Cotefield Business Park are summarised in Table 4.15

4.11 The land to the west of the site has been the

subject of a number of planning applications for residential development, as indicated at 2.2 of this statement. Of importance in the current context are the below three applications, which granted planning permission for residential development:

- 11/00617/OUT – Granted on appeal 26th March 2012 – Outline application for residential development of 82 no. dwellings.
- 12/01802/REM – Granted 10th April 2013 – Reserved Matters Application (Outline Application 11/00617/OUT) relating to layout, appearance, scale and landscaping of a scheme of 82 dwellings.

14/02156/OUT – Granted on 3rd October 2016 – Outline application for 95 no. new homes.

4.12 The planning history demonstrates this site, Cotefield Business Park, and the surrounding area has been found suitable for a range of new developments and uses over the last 20 years, including both new greenfield development, and development of existing brownfield land. Growth in this area expected to continue; the ‘Longford Park’ strategic development to the east of the site, allocated in the Cherwell Local Plan Part 1, is currently being developed by Taylor Wimpey homes, Bovis homes, and Barratt homes. This urban extension to Banbury will provide some 1,090 new homes.

Reference	Proposal	Decision
96/00945/F	Reposition proposed processing building (approved under reference CHN.35/93).	Approved 23/08/96
00/01795/F	Change of use of potato storage building to use for B1 (Business) and B8 (Storage and Distribution).	Approved 30/10/00
01/01707/F	Change of use of B1/B8 building to play centre and installation of mezzanine.	Approved 21/02/2002
02/00737/F	Change of use of potato storage building No.2 to use for B1 (Business) and B8 (Storage and Distribution).	Approved 22/07/2002
02/01212/F	Extension to play centre building.	Approved 26/07/2002
03/01007/F	Change of use of former potato store (Building No. 2) to sale of furniture and other goods by auction for a temporary period of one year.	Approved 07/07/2003
03/02377/F	Change of use of potato storage buildings No. 3A and No. 3B to use for B8 (storage and distribution).	Approved 26/01/2004
04/00766/F	Change of use of buildings 4A and 4B for display, storage and distribution of antique furniture and effects including internet sales and occasional on site retail sales.	Refused 26/05/2004
04/01356/F	Variation of condition 1 of planning permission 03/01007/F for the continued use for storage and occasional auction sales for a period of two years.	Withdrawn 25/01/2005
06/00953/F	Alterations and change of use of agricultural building number 5 to B8 storage and distribution.	Approved 29/01/2006
08/02399/F	Erection of canopy over existing paved storage area for storage of materials used in production of plants.	Approved 07/01/2009
08/02587/F	Change of use for mixed use, storage, business and retail use to include sale of goods by auction.	Refused 16/02/2009
09/00580/F	Use of units for the sale of goods by auction for up to 30 days per year.	Approved 23/06/2009
18/00194/F	Erection of new Farm Office/Storage Building.	Approved 30/03/2018
18/00195/F	Erection of storage building.	Approved 30/03/2018

Table 4.15 - Planning History for Cotefield Business Park

Site Accessibility

4.13 A detailed assessment of the sites accessibility by road, public transport, pedestrian and cycling modes has been carried out as part of the Transport Assessment (TA) that accompanies the planning application (see paragraphs 3.6 to 3.41 of that document). A summary of the main conclusions in respect of sustainable, non-car modes, is presented in the following paragraphs.

4.14 The site is well located to allow pedestrian and cyclist access from Bodicote, the adjacent residential development which are under construction, and those which are soon to be constructed or will be coming forward during the local plan period. The site is accessible using pavements, and cycle lanes are provided on both sides of the carriageway on the A4260 Oxford Road north of 'Broad Gap', approximately 750m north of the site access junction.

4.15 Bus stops are located on the A4260 approximately 350m and 550m from the proposed development site. Bus services S4 and X4 operate from the A4260 Oxford Road bus stops, facilitating travel in both directions.

4.16 Vehicular access to the proposed development will be taken from the existing access to Cotefield Business Park, taken via the ghost island right turn priority junction from the A4260 Oxford Road. The internal arrangement of paths in the proposed development will be designed to similar standards and principles to those of the west-adjointing consented development, providing continuity between the adjacent residential developments create a safe environment for all pedestrians. A separate pedestrian access will be provided onto the A4260 Oxford Road for direct pedestrian access.

4.17 Section 5 of the TA considers the likely trip generation of the proposal and the distribution of those trips on the local highway and transport networks. The vehicular trips associated with the proposed development have been generated through an interrogation of the TRICS database; table 5.3 within the TA sets out the anticipated vehicle trip rates based on TRICS data.

4.18 The junction capacity assessments demonstrate that the proposed development will increase traffic flows on the local road network, however the site access junction will operate within capacity with the addition of development traffic.

Constraints and Design Evolution

Constraints

4.19 The sloped site is bordered to the North East by Oxford Road and Cotefield Drive to the North West. The site is approximately 1-2 metres below Oxford Road and is separated from the road by an existing hedgerow. To the South East the site is bordered by existing buildings forming Cotefield Business Park, whilst to the South West the site is constrained by an access road to these premises which will also be utilised as an access to the food stores proposed service yard. There are a number of trees in the South East corner of the site that are protected.

Design Evolution

4.20 The site layout has evolved throughout the design process to respond to the site constraints and context. A number of desktop studies were conducted to ascertain the ideal location for the proposed food store and it was determined that positioning the building along the South West boundary of the site was the best solution.

4.21 Locating the store in this part of the site ensures it is positioned adjacent to the existing Business Park whilst also maintaining visibility from Oxford Road. This position allows for the service yard to be located at the rear of the building, facing the existing business park, minimising its impact on nearby residents. This provides a large area at the front of the store for parking. Setting the store away from the junction between Cotefield Drive and Oxford Road also prevents the food store becoming an overbearing presence on the junction.

4.22 On the initial masterplan proposals the part of the building containing the deliveries area clashed with the root protection zone of the nearby

protected trees. There was also limited pedestrian access through the scheme. Figure G shows the initial layout.

4.23 The scheme was adjusted to ensure the building footprint did not interfere with the root protection zone of the protected trees, and a

pedestrian access was added through the centre of the site. Figure H illustrates the revised masterplan.

4.24 It is considered this illustrative layout relates well to the adjoining consented development and also responds positively to other site constraints.



Figure H - Initial Layout