

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



# 5.0 The Proposal

## Use

5.1 The site is not allocated within the Development Plan; there are no policies which relate specifically to this site.

5.2 The food store will provide additional local amenities for existing residents, as well as the needs of those living in the new residential developments approved to the west of Oxford Road, Longford Park, and other housing developments coming forward in the local area. It is noted that a further phase of development to the south of Longford Park is proposed, and is anticipated to come forward in the current Local Plan period. In the period to 2031, assuming the committed housing development in the Local Plan is delivered as expected the needs of an additional 2,954 households have to be met. The food store directly responds to this need, located to the south of Banbury where there is demand for a store of this type and size.

5.3 When considering how the site fits into the surrounding context, it is located in a sustainable and accessible location that offers multiple business in close proximity a growing residential area, close to public transport links. The site is located within walking distance of a large number of dwellings and it adjoins a significant amount of committed new housing to the west and north of the A4260. A food store in this location will reduce the need for residents to travel long distances, and will provide a valuable community facility in Bodicote and south Banbury.

5.4 Paragraph 91 of the NPPF aims to achieve healthy, inclusive and safe places which promote social interaction through, amongst other things, mixed-use developments and strong neighbourhood centres. The proposal responds to this aim, adding a valuable community facility to the locality.

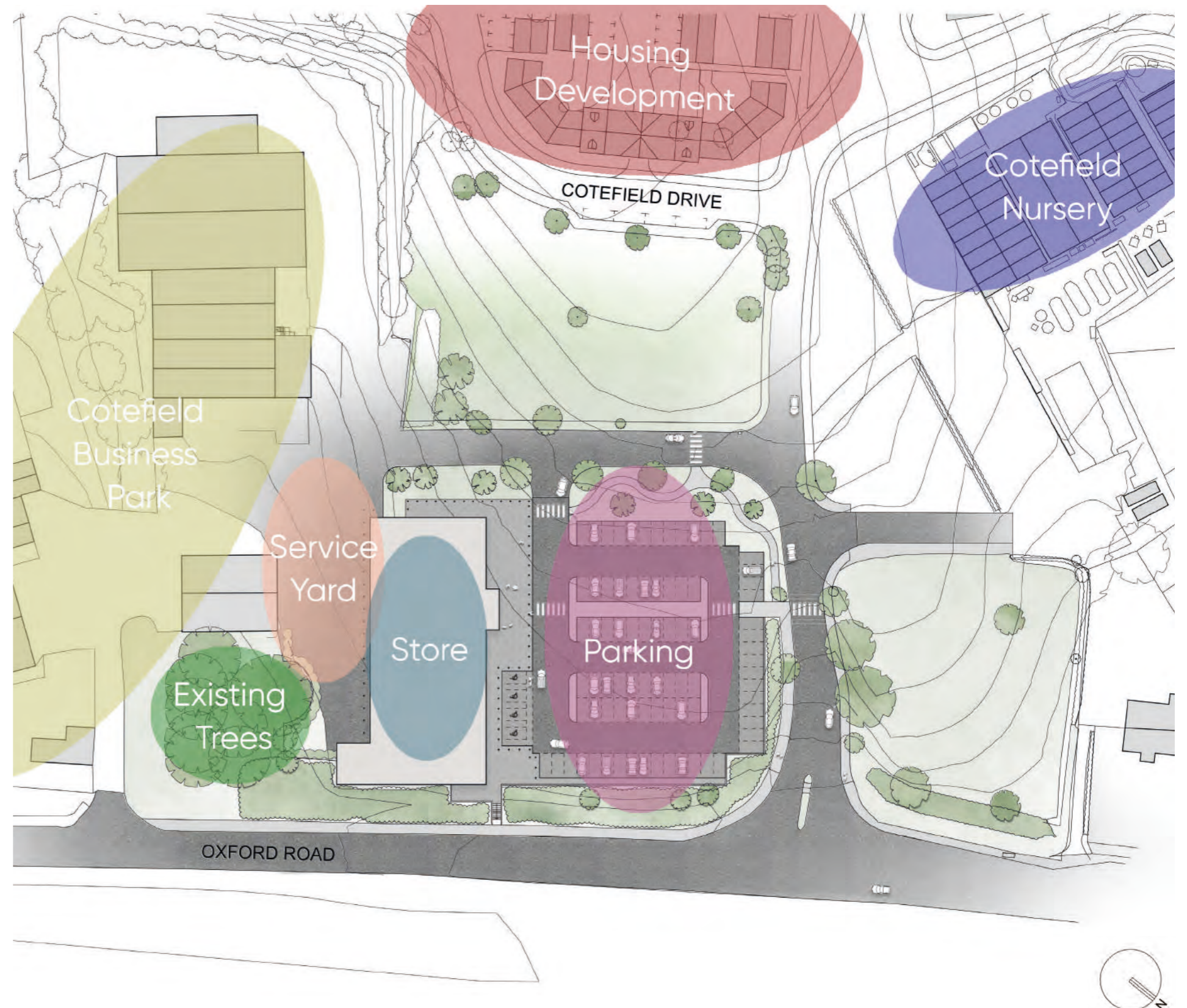


Figure K - Site Context and Proposed Site Zoning

5.5 A new food store in this location is within walking distance to existing and proposed residential development. It is considered that, because of this advantageous geographical location, local residents will be inclined to walk or cycle to the Food Store, thereby reducing journeys made by car.

5.6 The proposed food store will provide an opportunity for shoppers coming from the south and Bodicote to access high quality convenience shopping food store, without having to travel in to and through Banbury, and navigate the congested Farmfield Junction.

5.7 Please see Figure K showing the proposed illustrative masterplan zoning and surrounding context. 5.1 The site is not allocated within the Development Plan; there are no policies which relate specifically to this site.



## Amount

5.8 The maximum building footprint sought under this planning application assumes an overall food store area of between 12,000 - 14,000 sq ft. Figure L shows the proposed maximum building footprint under this planning application.

5.9 The proposed overall building footprint is generally rectangular with a protrusion towards the rear of the building to allow for deliveries. This element of the building has been sized and positioned to fall outside

of the root protection zone of the nearby protected trees.

5.10 It should be noted that this shows the maximum building footprint and the final building form will be reserved for future consideration.

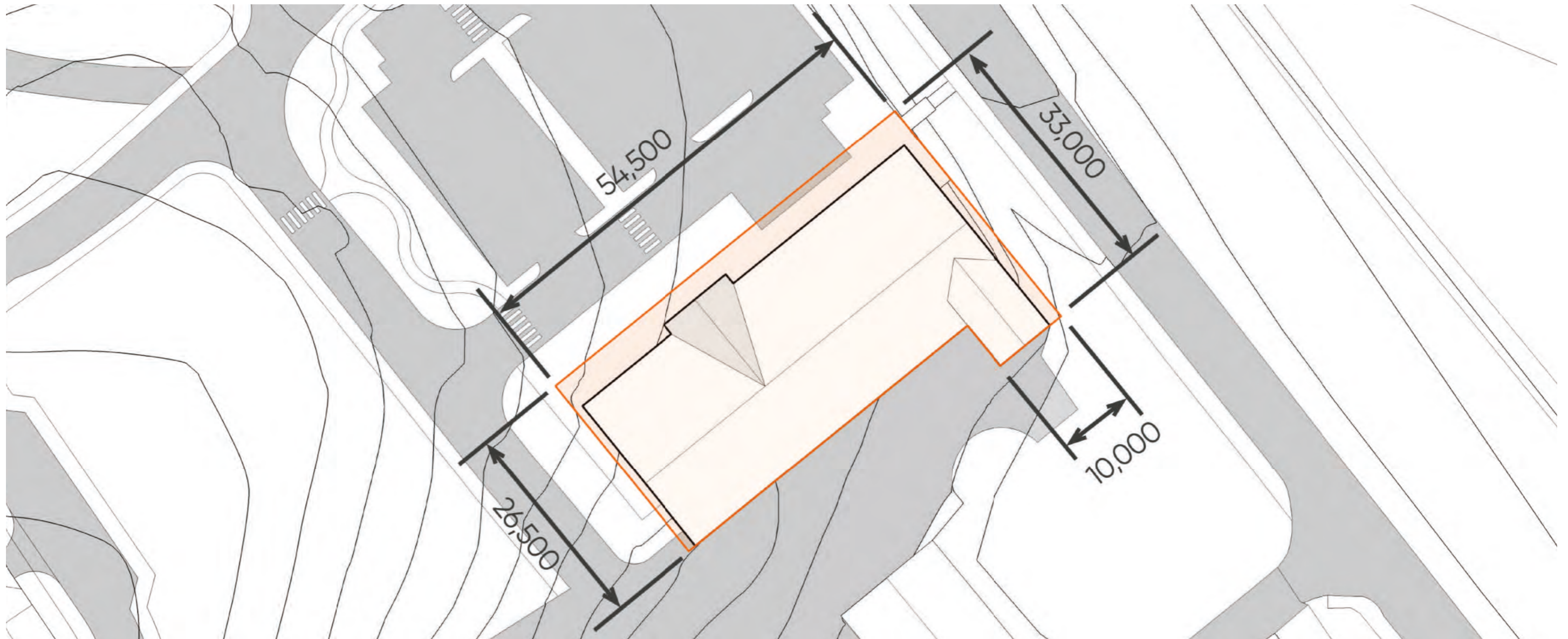


Figure L - Maximum Building Extents



## Indicative Layout

5.11 The Food store has been situated close to the existing Cotefield Business Park. This ensures the service yard is hidden behind the store and minimises views of the service yard from the nearby residential developments. The indicative building form also screens the service yard from Oxford Road.

5.12 The store entrance faces towards Cotefield Drive and is accessed by a pedestrianised zone running the length of the store frontage.

5.13 The car park to the front of the store provides 86no. car parking spaces, with a pedestrian walkway through the centre.

5.14 The existing site is sloped and will need to be landscaped to ensure there is level access into the store. To accomplish this a retaining wall is proposed around the boundary of the car park facing Oxford Road and the junction between Oxford Road and Cotefield Drive. This retaining wall will be masked from Oxford Road by the existing hedge.

5.15 Beyond the customer vehicular entrance to the car park, the site continues to slope up towards Cotefield Business Park, therefore, the service yard level is set higher than the car park. This may require a level change inside the store to take up the difference between the service yard and the general internal finished floor level.

5.16 It should be noted that this is an indicative masterplan layout for the site and the final layout will be reserved for future consideration.

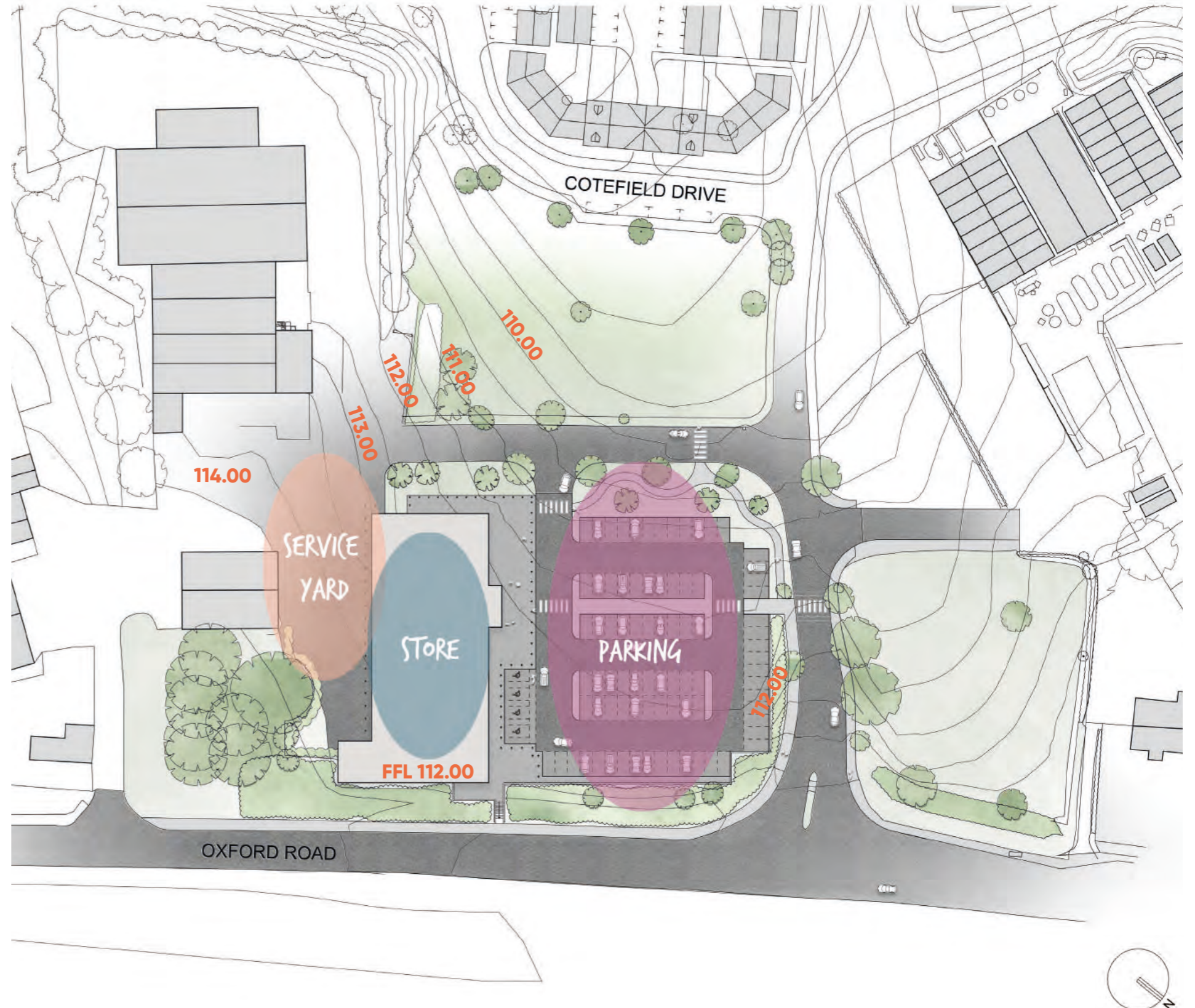


Figure M - Proposed Site Zoning and Site Levels



## Scale

5.17 Figure N sets the maximum building heights. The proposed maximum building height to the ridge is 10.5m above the internal finished floor level, with the eaves set at a height that will not restrict the internal fit out.

5.18 The maximum height is taken from the internal finished floor level and increases to approximately 11.5m at the Western corner of the building and reduces to approximately 8.5m at the Eastern corner.

5.19 The finished floor level of the neighbouring building in Cotefield Business Park is set a number of metres above the internal finished floor level of the food store, therefore, the maximum building height will remain in context with the surrounding commercial buildings.

5.20 The height of the building will appear reduced from Oxford Road as the finished floor level is 1-2 metres below the road level.

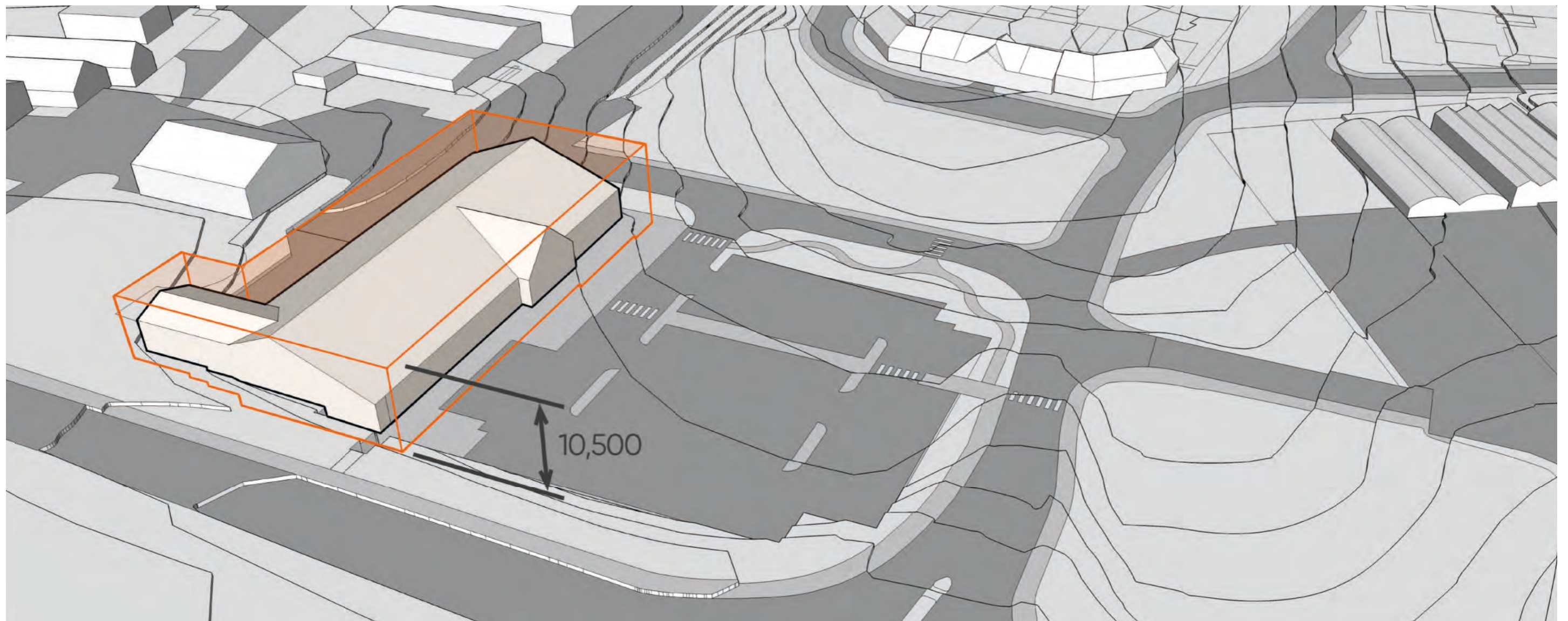


Figure N - Maximum Building Height - Above Internal Finished Floor Level

## Landscaping

5.21 The site is currently separated from Oxford Road by a hedgerow. The land beneath the hedgerow slopes down from Oxford Road towards the site to take up the level difference between the Road and the site.

5.22 It is intended to retain the majority of the existing hedgerow, cut back to a height of approximately 1.4m. It may be necessary to remove small areas of the existing hedge to facilitate site access and to prevent obstructed views of the store entrance from Oxford Road.

5.23 There is an area of trees at the rear of the site that are protected. The building has been positioned so these trees, including the root protection zones, are unaffected by the proposals.

5.24 The majority of the site will be covered by hard landscaping to provide car parking, It is intended that the car park will be constructed using either tarmac or brick pavers and the pedestrianised areas formed using paving slabs.



## Appearance

5.25 The proposed external materials are generally derived from the local vernacular. Ironstone, brick and natural slate are all found within the local area, whilst the proposed timber cladding compliments these traditional materials.

5.26 The indicative proposals for the external appearance of the store include pockets of glazing along the front facade, surrounded in timber cladding. There is a punctuated glazed entrance, which assists with highlighting the store entrance to customers in the car park and increases visibility of the store from Oxford Road.

5.27 Along the South West elevation of the store is a large area of glazing directed towards the nearby approved residential scheme, whilst at the rear of the store is the service yard. The external floor level to this area of the building is higher than front of the store.

5.28 The North East elevation faces towards Oxford Road and the indicative proposals show a building sign on this elevation to increase store brand presence from Oxford Road.

5.29 Figure Q provides illustrative external elevations

5.30 Figure R provides an illustrative visual of the front of the store.

5.31 It should be noted that these are indicative external appearance proposals and the final building appearance will be reserved for future consideration.



Figure P - Illustrative External Elevations





Figure Q - Illustrative Store Visual



## Access

5.32 The site is located adjacent to Oxford Road, therefore it benefits from good vehicular access for both customers and deliveries.




5.33 The indicative proposals provide a number of pedestrian access routes onto the site. There is level access to the site from the nearby residential developments to the South West and from the North West along Oxford Road, whilst the addition of crossings along Cotefield Drive and through the car park provides safe pedestrian routes.

5.34 When approaching the site from the South East along Oxford Road there is a level difference between the car park level and road level, therefore steps down to the car park are proposed. An alternative level access route to the site is available from this direction by following Oxford Road around to the top of the car park.

5.35 There is a slight fall across the site, however, the store will achieve level access with the pedestrianised paving zone.

5.36 Internally there may be a level difference between the deliveries area and the sales floor. This would need to be overcome by installing a suitable goods lift and ambulant staircase.

5.37 There are 4 no, disabled parking spaces proposed as part of the development.

KEY	
	Indicative Goods in Route
	Vehicular Access
	Pedestrian Access

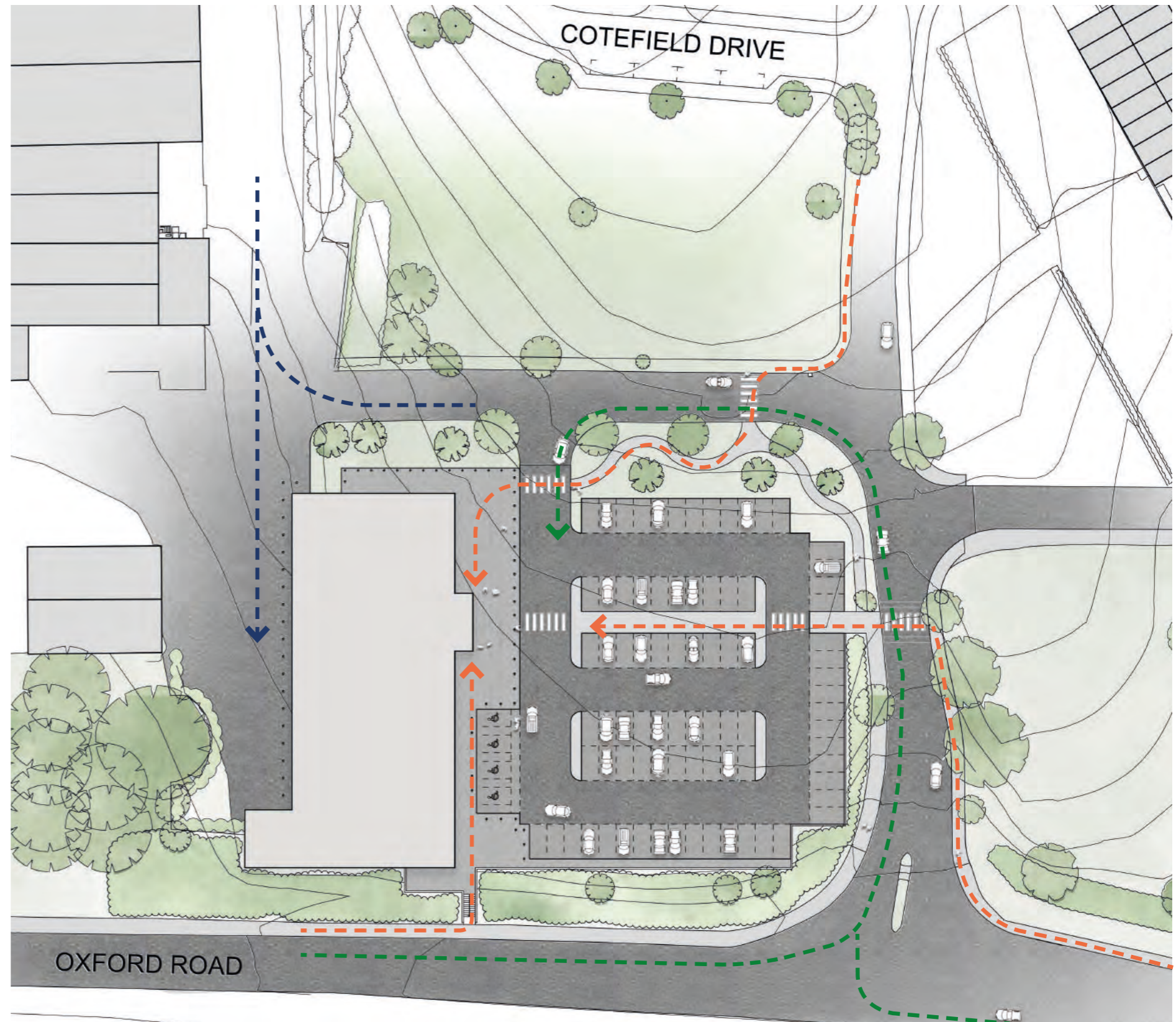


Figure R - Illustrative External Elevations



## Signage

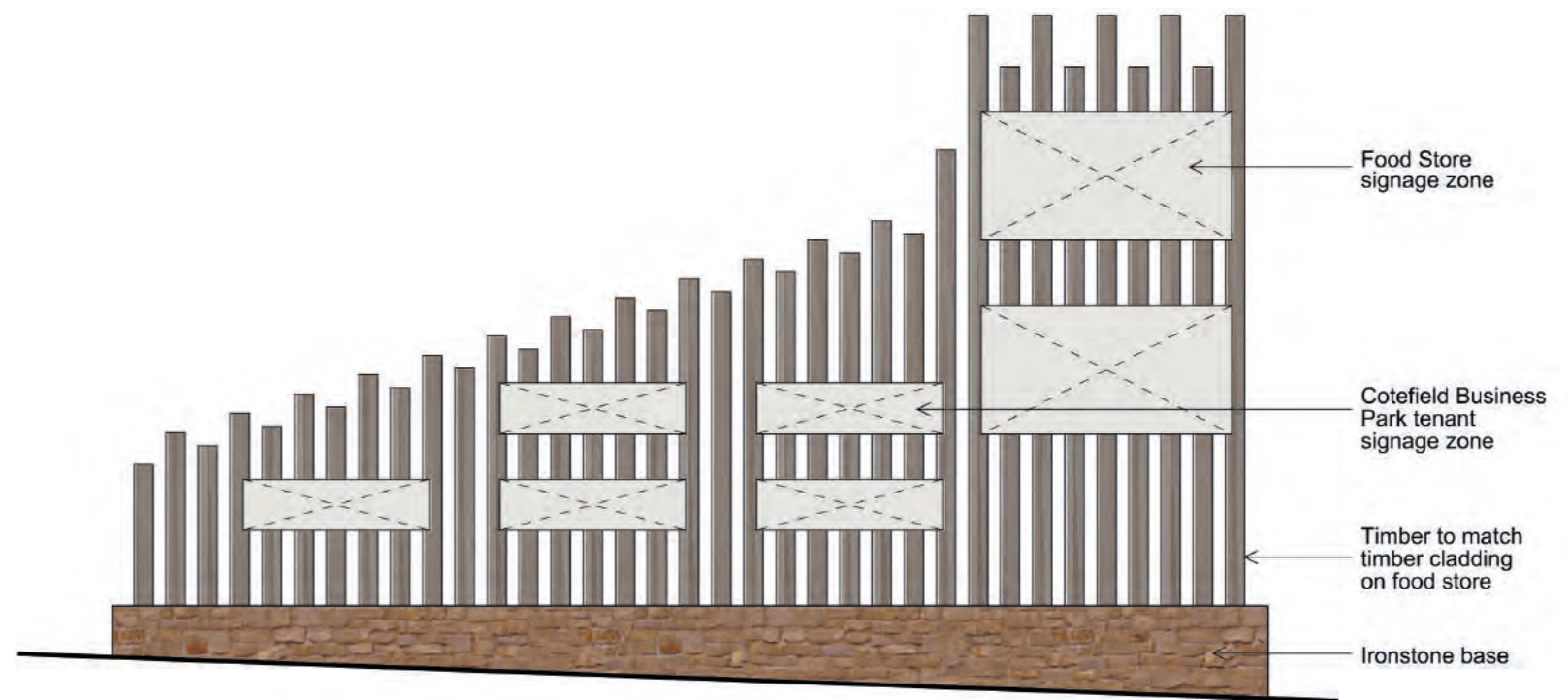
5.38 Maintaining visibility from Oxford Road is important to ensure the store benefits from passing trade. To ensure adequate visibility, it is intended to provide stand alone signage at the junction between Oxford Road and Cotefield Drive.

5.39 This signage will include advertisement for the store and will also replace the existing signage for the other businesses within Cotefield Business Park.

5.40 Figure T shows the indicative locations for the signage.

5.41 To ensure the signage fits with the development, the materials utilised throughout the store design will be reflected in the design of the sign.

5.42 Figure U shows indicative proposals for the signage appearance.



Indicative Sign Option A

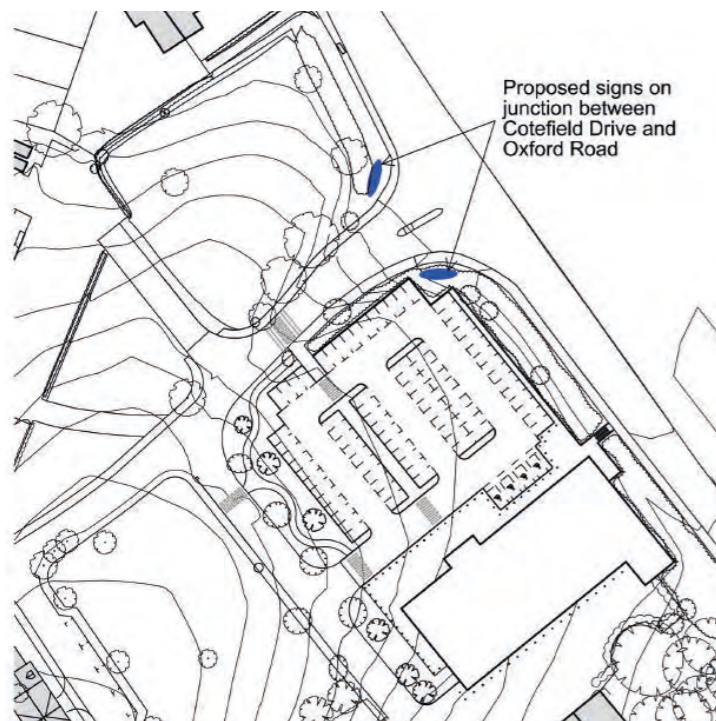
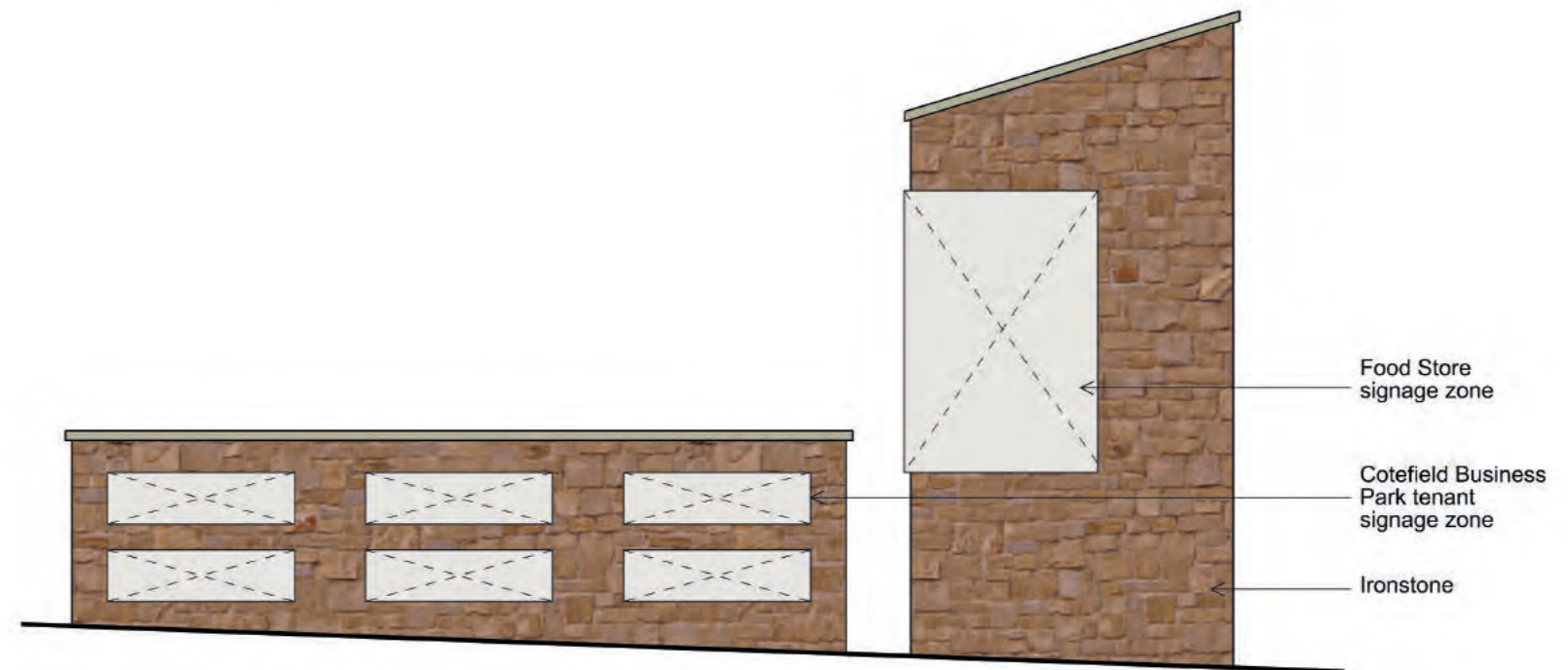


Figure S - Location of signage



Indicative Sign Option B

Figure T - Indicative Signage Proposals



# 6.0 Principle of Development



6.1 The site is not allocated within the development plan and there are no policies within the document which relate specifically to this site.

6.2 The site benefits from an extant permission for a potato processing plant which has not been constructed (ref: 96/00945/F). The permission is still extant due to construction and layout of the access as approved. Therefore it is clear that the principle of developing this unallocated site has previously been accepted and approved by the Council.

6.3 The potato factory but could have provided 15-20 full time jobs within the area had it been constructed. It is anticipated that the proposed supermarket will create the equivalent of 20 full time employees. Consequently, the delivery of the retail unit would generate an equivalent if not greater number of direct job opportunities to the potato processing plant.

6.4 Therefore constructing a convenience store on site provides an opportunity to deliver direct jobs as well as indirect associated employment during construction and through the supply chain.

6.5 Overall, whilst the site is unallocated, the approval of a previous application on site along with the extant permission indicate that the principle of developing the site has been established.

6.6 It is anticipated that the proposed development will be implemented promptly following the grant of planning permission. Once commenced it is likely the site will be developed across a two year period.

6.7 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 together require that planning applications should be determined in accordance with the statutory Development Plan

unless material considerations indicate otherwise.

6.8 Having set out the planning policy context in Section 3 of this Planning, Design and Access Statement, the key planning considerations and issues in respect of the proposal are considered to be the following: the principle of development; design and impact on the character of the area, parking and highway safety, and ecology and landscaping. This section appraises the proposals against these issues in turn.

6.9 Policy SLE1 seeks to retain existing employment uses. The site benefits from the extant planning permission for the potato processing plant as set out in Section 4. Whilst this has not been constructed it could have provided 15 - 20 full time jobs for the local area. The proposed A1 retail use is anticipated to create a comparable number of jobs with an anticipated full time equivalent of 20 employees (35 - 40 jobs on a range of part time and full time hours). Overall the delivery of a convenience store as opposed to a potato processing plant would generate an equivalent if not greater number of direct job opportunities. However, it should also be noted that the potato processing plant is not anticipated to deliver any jobs at this stage as it has not been constructed. The convenience store therefore provides an opportunity to deliver direct jobs as well as indirect associated employment during construction and through the supply chain.

6.10 Having regard to the above it is not considered that the proposal would conflict with Policy SLE1 and more so would facilitate the delivery of employment opportunities.

6.11 Policy SLE2 of the Cherwell Local Plan 2031 seeks to focus retail development towards the town centres of Banbury, Bicester and the village centre of Kidlington. This follows the NPPF's sequential approach to site selection as set out within

Paragraph 86. As a convenience store the proposed development meets the definition of a 'main town centre uses' as set out within the NPPF.

6.12 The NPPF sets out two key tests that should be applied when planning for town centre uses which are not in an existing town centre.

6.13 The sequential test should be considered first. Whilst as small scale retail development the proposed convenience store would be defined as a 'main town centre use', the scale and purpose of this store would be to provide for top-up convenience shopping for local residents. This would not replace the need to travel to the higher order settlements to visit supermarkets, but would reduce the frequency of need for such travel.

6.14 The site directly adjoins a significant amount of committed new housing on the west side of the A4260. The site is also located within a comfortable walking distance of the approved development at Longford Park for 1,070 dwellings (05/01337/OUT) and the Bankside Phase 2 development allocated within Policy Banbury 4 of the adopted Local Plan, A small convenience store to serve this new housing, and the existing residential areas on the southern side of Bodicote in a sustainable manner, would therefore be appropriate planning as it will reduce the need to travel and provide a community facility.

6.15 The Supporting Retail Impact Assessment provides the sequential test set out within the NPPF and requested by the Council during pre application discussions. This demonstrates that there are no sequentially preferable sites suitable and available and that there will be no significant adverse impact. The development satisfies the sequential test; it is brownfield land located at an accessible location; it involves a substantial investment in Bodicote that will provide increased choice and competition; it will create new employment opportunities for



local people; and it will not result in any significant adverse impact on any defined centre.

6.16 The Retail Needs Assessment (2012) which formed the evidence base for the Local Plan assessed the retail needs of the Banbury, Bicester and Kidlington. However, at paragraph 3.156 of the report it acknowledges "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." This continues to state at 3.157 "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."

6.17 Furthermore the Council highlighted in appeal APP/C3105/A/11/2159619 (relating to the site currently under development by Cala Homes, referred to above) that the '...range of shops and services available in Bodicote is limited and would not provide for the full needs of new residents.' The proposed small convenience store would provide for top up convenience needs of the existing and future residents at Bodicote, reducing the frequency of travel by private car to larger supermarkets.

6.18 The NPPF also sets out the need for an impact assessment, and sets out at Paragraph 89 that the default threshold is 2,500 sq m of floor space. However, it also identifies that locally set levels can be established. The Cherwell Local Plan identifies at Policy SLE2 'The Council will require an impact assessment if the proposal is over 2000 sq. metres (gross) in Banbury'. Turning to the Banbury Inset Maps within Appendix 5 of the Local Plan, the proposed site falls within the Inset Maps for Policy 4 and Policy 12. It is therefore considered that the site

falls within the area for Banbury as identified within SLE2 and as such with a proposed floor space below 2,000 sqm, RPS consider that an impact assessment would not be required to accompany the full planning application. We welcome the District Councils view on this point.

6.19 The Council's approach to the distribution of housing in the Local Plan is informed by a settlement hierarchy which places a strong emphasis on providing the majority of development in the two largest towns in the district, Banbury and Bicester, as well as Kidlington with a smaller contribution from the district's villages. In order to control this contribution from the villages, the Council has categorised all of the villages based on the level of services available to residents, with development potentially allowed in the most sustainable villages.

6.20 Bodicote forms a Service Village which is one of the 'Category A settlements' as defined in the adopted and Local Plan. The Category A settlements are recognised as the most sustainable settlements in the district, outside of Banbury, Bicester and Kidlington.

6.21 Policy Villages 1 indicates that the Category A settlements are capable of accommodating "minor development, infilling and conversions". Whilst this policy is focussed on new residential developments, this is appropriate as it also reflects the likely future growth and sustainability of the settlements.

## Ecology

6.22 RPS was commissioned to carry out a Preliminary Ecology Appraisal (PEA) to inform proposals for the development of the site. The PEA comprised a desk study and a Phase 1 Habitat Survey, undertaken following guidance provided by CIEEM (2017).

6.23 The desk study identified one statutory designated site within 2km of the site, comprising a Local Nature Reserve (LNR). There were no non-statutory sites recorded within 1km of the site. Records were provided for at least five bat species within 1km of the site. Two other mammals, 38 birds, one invertebrate and one flora species were recorded within 1km of the site. The Phase 1 Habitat Survey identified that the survey site consisted predominantly of bare ground, hedgerows, scattered trees, hedgerow and tall ruderal.

6.24 A description of the potential effects of the proposed development on the habitats and species identified as being present or potentially present are described in the PEA. Measures to protect and enhance the site are also provided, including using appropriate management to enhance the value of retained boundaries.

6.25 It is considered that, following the implementation of these protection and enhancement measures, the proposal accords with Policy ESD10 of the Cherwell Local Plan Part 1, which seeks to protect and enhance biodiversity and the natural environment.

## Hydrology and Ground Conditions

6.26 The NPPF sets out Government Policy on development and flood risk. It identifies how new developments are to take flood risk and climate change into account to ensure that development not only remains safe from flooding, but also does not increase flood risk elsewhere. Developers should prepare and submit an appropriate Flood Risk Assessment (FRA) to demonstrate how flood risk from all sources of flooding to the development will be managed now, and when taking future climate change into account.

6.27 On the basis that the site is less than 1 hectare



in size, and located within Flood Zone 1, a detailed FRA is not required for this development.

6.28 RPS was commissioned to prepare a Sustainable Drainage Assessment (SDA) for the site. The SDA reviews the existing surface water and foul water drainage arrangements at the site, and presents a strategy for managing surface water and foul water from the proposed site when completed.

6.29 The proposal therefore accords with Policies ESD1, ESD6 and ESD7 of the Cherwell Local Plan Part 1, which seeks to manage surface water in all areas of the District through the use of sustainable drainage systems.

6.30 A previous assessment of the land to the northwest had detected naturally occurring metals, but were not considered to represent a risk to human health. Light industrial / business units are present on land to the south, with no contaminant sources recorded. According to maps produced by the National Soils Research Institute, soil conditions at the site and within the surrounding area are described as "Freely draining slightly acid but base-rich soils".

6.31 No significant contamination risk has been identified, and consequently the site is considered to be suitable for its proposed use from a ground contamination perspective and accords with the principles of saved policy ENV12.

## Archaeology and Heritage

6.32 An Archaeological Desk Based Appraisal was prepared by RPS CgMs Heritage. This appraisal reviewed a range of archaeological and historical sources relating to the site's archaeological background. The appraisal confirms there are no Scheduled Monuments within the vicinity of the site, and it is not envisaged that a retail development at the site would adversely affect designated heritage assets.

6.33 Archaeological investigations ahead of residential development recently undertaken to the west/south-west and north-east of the site suggest that, although there are no previously known archaeological findings for the site itself, the location, prior to truncation, can be characterised as a having moderate archaeological potential for the Neolithic, Iron Age and Anglo-Saxon period archaeology. The potential for Roman period settlement at the present Site is low.

6.34 However, it is clear that levelling groundworks undertaken in 1995 have substantially truncated the former natural ground level over most of the Site. Any archaeology present is most likely to be fragmentary and of low (local) importance.

6.35 It is considered that the proposal will not adversely affect designated heritage assets or sites or archaeological importance, and therefore accords with Policy ESD15 of the Cherwell Local Plan Part 1.

## Traffic and Transport

6.36 RPS was commissioned to prepare a Transport Assessment (TA) to consider all highways and transport matters associated with the proposed development. The TA has been prepared in accordance with the NPPF, and Planning Policy Guidance on Travel Plans, Transport Assessments and statements in decision-taking.

6.37 The TA was prepared following receipt of comments from Oxfordshire County Council, the Local Highway Authority. The TA contains an analysis of the Personal Injury Accident data of the A4260 within the vicinity of the site access; considers the level of new trips on the network, plus those that would already be on the network and travel to and from the site; and provides an operational

assessment of the site access road / A4260 Oxford Road junction. This has demonstrated that in 2018 and 2024 the junctions will operate satisfactorily in the base scenarios and the inclusion of proposed development traffic will not adversely affect this.

6.38 In conclusion, the proposed development would not have a detrimental impact on the operation of the local highway or transport networks, or highway safety. The proposed development would not have a severe residual impact, and therefore complies Policy SLE4 of the Cherwell Local Plan Part 1 the requirements of the NPPF.

## Landscape

6.39 RPS was commissioned to carry out a Landscape, Townscape and Visual Impact Assessment, which considers the site within the context of Cotefield Business Park, the settlement of Bodicote and the surrounding rural landscape. The likely landscape, townscape and visual effects of the project are assessed against the existing baseline scenario and the future baseline scenario when the consented residential development at Blossom Field Road is complete.

6.40 The assessment considers that the site is reasonably well contained within the surrounding landscape and townscape context due to vegetation, low level land form and built form at the business park and residential fringes of Bodicote. The existing vegetation and proposed tree and shrub planting would, in time, further screen development in heavily filtered views from the surrounding area and help merge the scheme into the townscape of the urban fringe of Bodicote

6.41 The report concludes that the proposed development would be visible from the publicly accessible locations surrounding the site including residential and commercial developments,



pavements, green space and roads within the urban fringe context of Bodicote. On balance, the proposed scheme would not result in significant harm to visual amenity within the study area.

6.42 Opportunities will be sought to secure the enhancement of the character and appearance of the site at the detailed design stage. When agreed, it is anticipated that the proposal will accord with the requirements of Cherwell Local Plan Policy ESD13, which seeks to protect and enhance local landscapes.

### **Arboriculture**

6.43 A tree survey was undertaken by RPS Arboricultural experts. The tree survey assessed the individual condition of all trees identified on the site, and were categorised using the method explained in BS5837:2012. This method categorises individual trees, groups and woodlands in systematic way. Each tree, group or woodland is identified on the tree plan submitted in support of this application.

6.44 The protection and management of the trees at the site has been central to the design considerations of this scheme, and the building has been positioned so that these trees, including their root protection zones, are unaffected. From an arboricultural perspective, the proposal is considered to comply with the requirements of Policy ESD10 of the Cherwell Local Plan Part 1.

### **Summary**

6.45 Pre-application discussions have been held with the Council, with feedback from these consultations incorporated into the proposed design where appropriate and feasible. The proposal has evolved through an iterative process, with a key focus of visual and physical integration with the adjoining residential development and Cotefield Business Park.

6.46 The proposal will not prejudice planned investment in the town centre, or the future development of the local shopping facilities proposed at Longford Park and Wykham Farm.

The Local Plan and NPPF seek to approve proposals that accord with the presumption in favour of sustainable development. It has been demonstrated in this Planning, Design and Access Statement that the proposal clearly represents sustainable development.

6.47 The proposed food store would conform to the NPPF's fundamental presumption in favour of sustainable development (at NPPF paragraph 10). Since the development satisfies the sequential test; it is brownfield land located at an accessible location; it involves a substantial investment in Bodicote that will provide increased choice and competition; it will create new employment opportunities for local people; and as it will not result in any significant adverse impact on any defined centre. The development proposed complies with the Cherwell Development Plan and consequently in accordance with the NPPF planning permission should be granted.



# 7.0 **Summary**

## Summary

7.1 This Planning, Design and Access Statement is submitted in support of an Outline planning application, which seeks planning permission for development of a new food store at Cotefield Farm, Bodicote.

7.2 The site, which is located on the southern edge of Bodicote and consists of a parcel of developed land (hardstanding) in the single ownership of the Applicant. It is broadly rectangular in shape, is currently utilised for car parking for the nearby commercial uses.

7.3 Pre-application discussions have been held with the Cherwell District Council, with feedback from these consultations fed into the design proposals where appropriate and feasible.

7.4 Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004 together require that planning applications should be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise. Having set out the planning policy context within this statement, the key planning considerations and issues in respect of the proposal are considered to be addressed.

7.5 Having regard to the Policies identified within this Planning, Design and Access Statement, and the details contained within the supporting statements, it has been demonstrated that the proposed development would conform to both national and local planning policies.

7.6 The proposed development meets the requirements of the sequential test for retail and leisure development outside town centres;

it is brownfield land located at an accessible location; it involves a substantial investment in Bodicote that will provide increased choice and competition; it will create new employment opportunities for local people; and as it will not result in any significant adverse impact on any defined centre, it is clear that the benefits of the scheme clearly outweigh any adverse impact.

7.7 The proposal will not prejudice planned investment in the town centre, or the future development of the local shopping facilities proposed at Longford Park and Wykham Farm.

7.8 The Planning, Design and Access Statement 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

7.9 The Local Plan and NPPF seek to approve proposals that accord with the presumption in favour of sustainable development. It has been demonstrated in Section 5 that the proposal clearly represents sustainable development.

7.10 Accordingly, the development is considered acceptable, and it is respectfully requested that the Council grant planning permission without delay, in accordance with the presumption in favour of sustainable development.





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