

PLACE AND GROWTH INTERNAL MEMORANDUM

From: Planning Policy, Conservation and Design Team

To: Assistant Director for Planning and Economy (FAO Bob Neville)

Our Ref: Application Response **Your Ref:** 20/00123/OUT

Ask for: Heather Seale **Ext:** 7026 **Date:** 12/02/2020

APPLICATION FOR PLANNING PERMISSION PLANNING POLICY CONSULTATION RESPONSE

This response raises the key planning policy issues only.
All material planning policies and associated considerations will need to be taken into account.

Planning Application No.	20/00123/OUT
Address / Location	Cotefield Business Park, Oxford Road, Bodicote, OX15 4AQ
Proposal	Outline application for a food store including access and scale
Key Policies / Guidance	<p><u>Cherwell Local Plan 2011-2031 Part 1</u></p> <p>Policy PSD1: Presumption in Favour of Sustainable Development Policy SLE1: Employment Development Policy SLE2: Securing Dynamic Town Centres Policy SLE4: Improved Transport and Connections Policy ESD1: Mitigating and Adapting to Climate Change Policy ESD2: Energy Hierarchy and Allowable Solutions Policy ESD3: Sustainable Construction Policy ESD5: Renewable Energy Policy ESD7: Sustainable Drainage Systems (SuDS) Policy ESD10: Protection and Enhancement of Biodiversity and the Natural Environment Policy ESD13: Local Landscape Protection and Enhancement Policy ESD15: The Character of the Built and Historic Environment</p> <p><u>Cherwell Local Plan 1996 (saved policies)</u></p> <p>C28: Layout, design and external appearance of new development C31: Compatibility of proposals in residential areas S28: Proposals for small shops and extensions to existing shops outside Banbury, Bicester and Kidlington shopping centres</p>
Key Policy Observations	<ul style="list-style-type: none"> • Outline planning permission is sought for the development of a retail food store of 1,235 sqm (gross), with a net sales area of circa 833 sqm. The operator has not yet been finalised although interest has been expressed from different convenience retailers. • The application site is situated on the southern edge of the village of Bodicote. The site is currently used for car parking for nearby commercial uses and as a temporary site compound for the adjacent housing scheme.

- Access is to be taken from the A4260 Oxford Road, via an access which currently serves Cotefield Nurseries and Cotefield Business Park. The access will also serve as the access onto the main road network for the new dwellings on the adjoining sites.
- The proposal will provide jobs and secure economic growth which is consistent with Strategic Objective 1 of the Local Plan.
- The proposed development site is not an allocated site, being situated in an edge of village location, and the principle of development will need to be considered with regard to policies PSD1, SLE1, SLE2 and saved policy S28.
- Policy SLE2 directs 'main town centre uses' towards the town centres of Banbury and Bicester and the village centre in Kidlington. The Policy states that the Council will apply and consider the sequential test as set out in the NPPF (see paragraph 86): *'local planning authorities should apply a sequential test to planning applications for main town-centre uses which are neither in the existing centre nor in accordance with an up-to-date plan. Main town centre uses should 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'*.
- Policy SLE2 confirms that the Council will require an impact assessment, where for sites outside Banbury or Bicester, the proposals are in excess of 350 sqm.
- The application documents include a Retail Statement which outlines the sequential approach to site selection and includes a retail impact assessment. A judgement will therefore need to be made to assess whether this is sufficient to demonstrate compliance with Policy SLE2 and paragraphs 86-87 and 89-90 of the NPPF.
- Consideration should be given as to whether this proposed location is the most suitable and any adverse impact on the vitality and viability of Banbury Town Centre and the existing local shops in Bodicote and surrounding villages (as identified as being within the catchment area at Appendix B of the RIA). The justification for why the planned and permitted Bankside Phase 2 (05/01337/OUT) (Banbury 4) and South of Salt Way – East (14/01932/OUT) (Banbury 17) local centres are unsuitable locations should be fully assessed.
- The local centres within these new developments are key to community cohesion and the overall success of these new developments. There is a risk that the proposed development could severely impact the viability of these local centres such that they may not be delivered. Due regard should therefore be had to the impact of the proposals on the delivery of Policy Banbury 4 and Policy Banbury 17.
- Due regard should also be had as to the impact of the proposed development on the implementation of the Council's strategy for Banbury Town Centre (see paragraphs C. 119 – C. 122 of the Local Plan). The proposed development should not prejudice planned development in the town centre or the future development of retail facilities that are already allocated in the Local Plan.

	<ul style="list-style-type: none"> • Whilst not solely an employment related development, Policy SLE1 is considered relevant to the proposal, in that the development will result in job opportunities, and as such the provisions of the policy are considered relevant. Policy SLE1 looks to support new employment related development subject to a number of criteria, including that: <ul style="list-style-type: none"> ○ Sufficient justification is provided to demonstrate why the development should be located in the rural area on a non-allocated site. ○ They will be designed to very high standards using sustainable construction, and be of an appropriate scale and respect the character of villages and the surroundings. ○ They will be small scale unless it can be demonstrated that there will be no significant adverse impacts on the character of a village or surrounding environment. ○ The proposal and any associated employment activities can be carried out without undue detriment to residential amenity, the highway network, village character and its setting, the appearance and character of the landscape and the environment generally including on any designated buildings or features (or on any non-designated buildings or features of local importance). ○ The proposal will not give rise to excessive or inappropriate traffic and will wherever possible contribute to the general aim of reducing the need to travel by private car. ○ There are no suitable available plots or premises within existing nearby employment sites in the rural areas. • Due regard would need to be given to the above provisions of Policy SLE1 in assessing the proposed development.
<p>Policy Recommendation</p>	<p>The proposed development site is not an allocated site, being situated on an edge of village location. If the application fails to satisfy the sequential test or is likely to have a significant adverse impact on one or more of the considerations in paragraph 89 of the NPPF, it should be refused.</p>