

Case Officer: Linda Griffiths

Recommendation:

Applicant: Ms Sarah Griffiths

Proposal: Discharge of condition 2 (phasing plan) of 14/01932/OUT

Expiry Date: 22 June 2020

Extension of Time:

1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

1.1. This application relates to the development of a strategic allocation in the adopted Cherwell Local Plan 2011-2031 known as Policy Banbury 17. Outline planning consent was granted in December 2019 (14/01932/OUT) refers. The consent relates to the development of up to 1000 new dwellings, local centre, primary school, sports pitches and necessary infrastructure.

2. CONDITIONS PROPOSED TO BE DISCHARGED

2.1. This application seeks to discharge condition 2 which requires the submission and approval of a phasing plan for the whole site prior to the commencement of any development. The application was accompanied by a phasing plan and phasing statement.

3. RELEVANT PLANNING HISTORY

3.1. There is no planning history directly relevant to the proposal

4. RESPONSE TO CONSULTATION

5.1. Ecology – no response received

5.2. Landscape Services – I agree with the order of the proposed phasing of the landscaping but there is no indication of how this fits into the development of the housing parcels. Ideally the landscaping should be put in as advanced planting especially the first section adjacent to Bloxham Road.

Update: comments to revised phasing statement received 14th July 2020. It would be good to see the associated landscaping on Bloxham Road completed in the first planting season after the new roundabout access from A361 is installed rather than occupation of 100 dwellings.

Update: comments to further revised phasing statement and phasing plan received 15th October 2020. – comments as above.

5.3. Recreation and Leisure – no comments

5.4. OCC Transport – Objection. Does not cover the phasing of pedestrian links including to Salt Way. Does not include the number of dwellings within each phase. Individual phases are very large and the application refers to future sub-phases. Does not tie in the order of the phasing of infrastructure to development parcels. Incorrect assumptions regarding S106 requirements for timing of spine road in the covering letter.

Update: comments to revised phasing statement received 14th July 2020 – Objection

Update: comments received to revised phasing plan and statement received 15th October 2020 – most of points raised in August have been addressed however a temporary hard surfaced car park should be provided prior to opening the primary school and there is no mention of the construction access.

5.5. OCC Lead Flood Authority – no objection.

5. APPRAISAL

6. The wording of the condition requires the approval of a phasing plan that covers the entire application site and shows clear development parcels for which each reserved matters will be submitted either in part or in whole, the reason being to ensure the proper phased implementation of the development and associated infrastructure.
 7. The original submission was not considered to be acceptable as it did not reflect the need to deliver infrastructure in accordance with the requirements of the Sec106 agreement, for example the provision of the sports pitches and main play area which were shown in phase 3. An email was sent to the agent on 19th May 2020 highlighting a number of issues that needed to be addressed. Subsequently, an objection was also received from OCC which was forwarded to the agent to address.
 8. Following further amendments and discussions, a revised phasing statement and accompanying plans was received in October 2020. OCC as highway authority raised further concerns regarding the provision of a temporary car park for the primary school and the timing of the construction access. The agent has responded to these comments advising that the provision of a temporary hardstanding to support the primary school is not something that has been required through the s.106, but was added to the phasing plan following OCC's initial consultation response as something they would be willing to provide but sequenced with the trigger for the community centre within the local centre. This is accepted. In terms of the construction access, this is dealt with through original condition 48.
 9. In terms of the landscaping to Bloxham Road, whilst its provision as early as possible would be preferable, the proposal that it is provided prior to 100 occupations is accepted.
 10. Accordingly, the proposals in respect of the phasing of the development are now considered, on balance, to be acceptable.
- 6.1. The original application was EIA development. This application relates to the approval of a phasing plan for the development of the site only and does not adversely affect or change the matters discussed through the Environmental Statement. Therefore, the EIA is considered sufficient for the purpose of considering the information provided for this condition and it has been taken into account in considering this subsequent application.

11. RECOMMENDATION

That Planning Condition 2 of Application Number 14/01932/OUT be discharged based upon the following:

Condition 2

The Phasing statement dated October 2020 and its accompanying phasing plans L&Q002-003 Rev B, L&Q002-002 Rev G, L&Q002-004 Rev D and L&Q002-005 Rev D submitted with this application.

Case Officer: Linda Griffiths

DATE: 16 December 2020

Checked By: Andy Bateson

DATE: 17 December 2020
