



Planning, Design & Access Statement

Cotefield farm – New food store
June 2019



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STORE

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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.

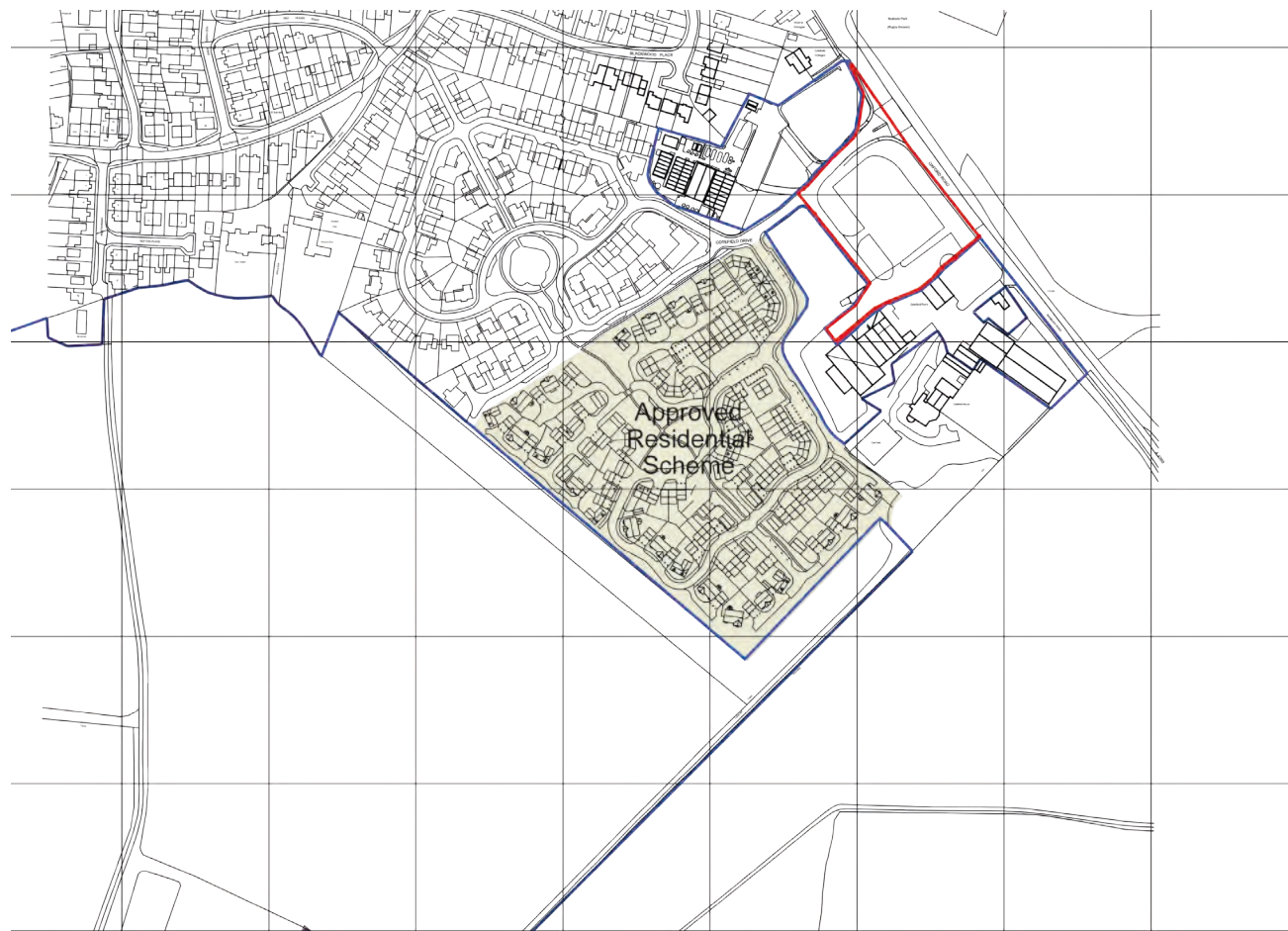


Figure A - Red Line Site Boundary



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.

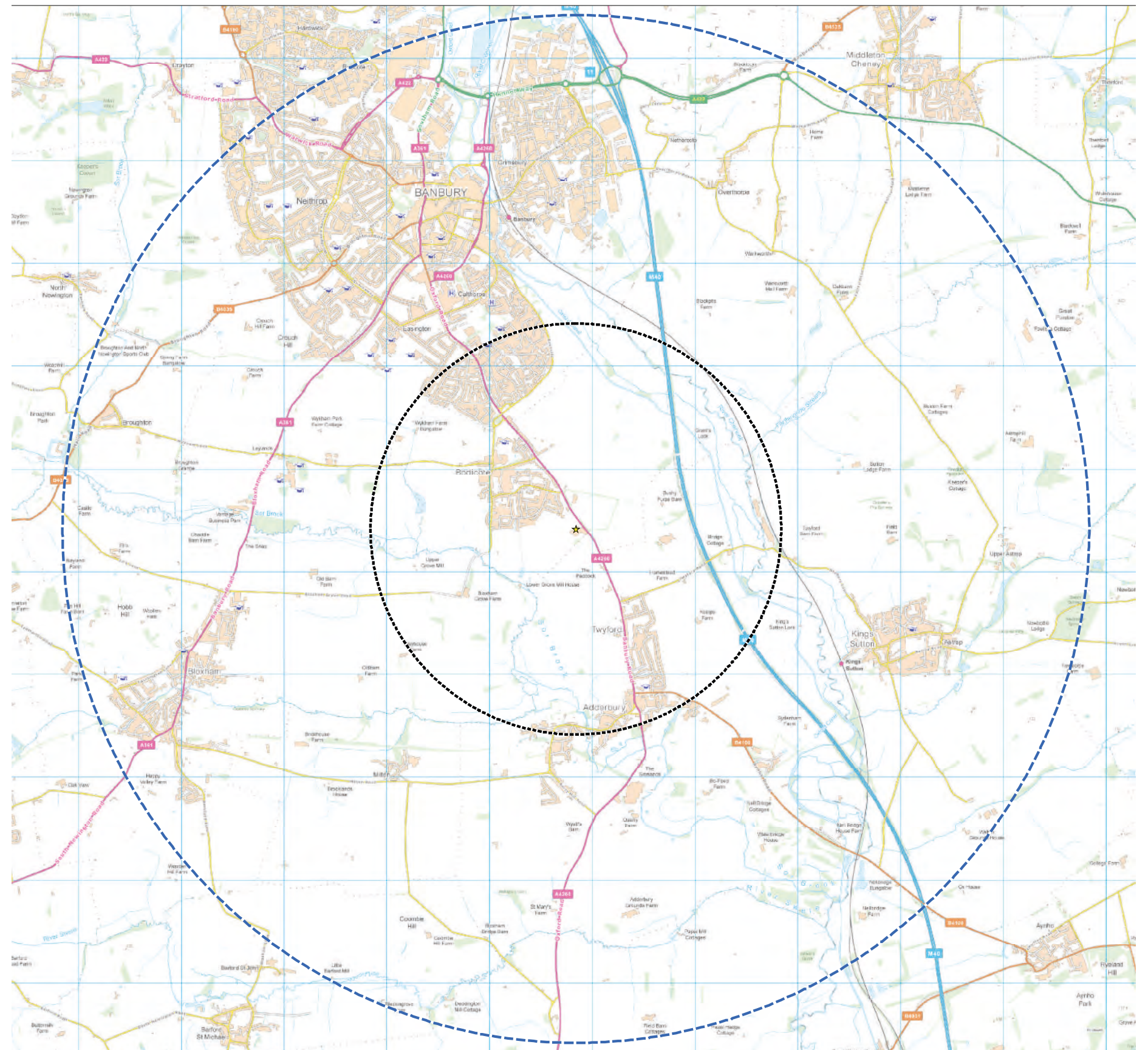


Figure C – Relationship between Bodicote and Banbury

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. The Retail Impact Assessment considers the likely population and associated expenditure growth as a result of housing and population within the catchment area.



4.0 Site Appraisal and Concept Evolution

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.

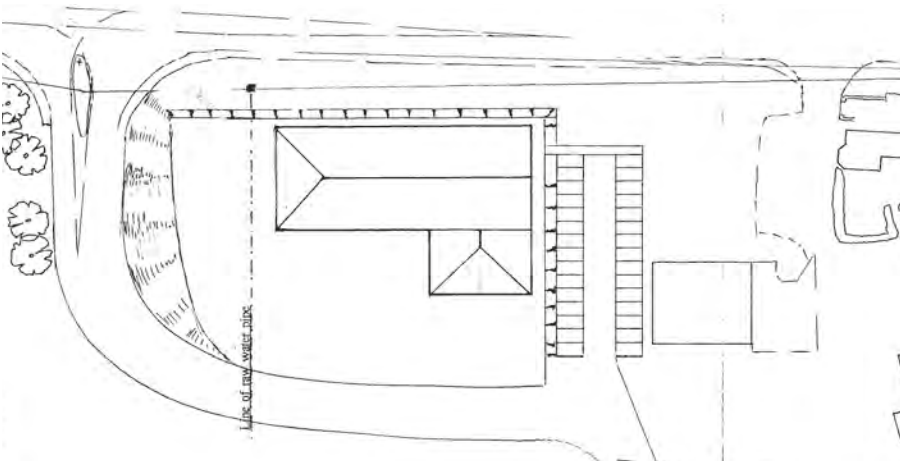


Figure G – Potato Processing Plant Approved Layout

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

4.11The 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 26/07/2022
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
20/00123/OUT	Outline application for a Food Store including access and scale	Withdrawn 13/05/2020

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.

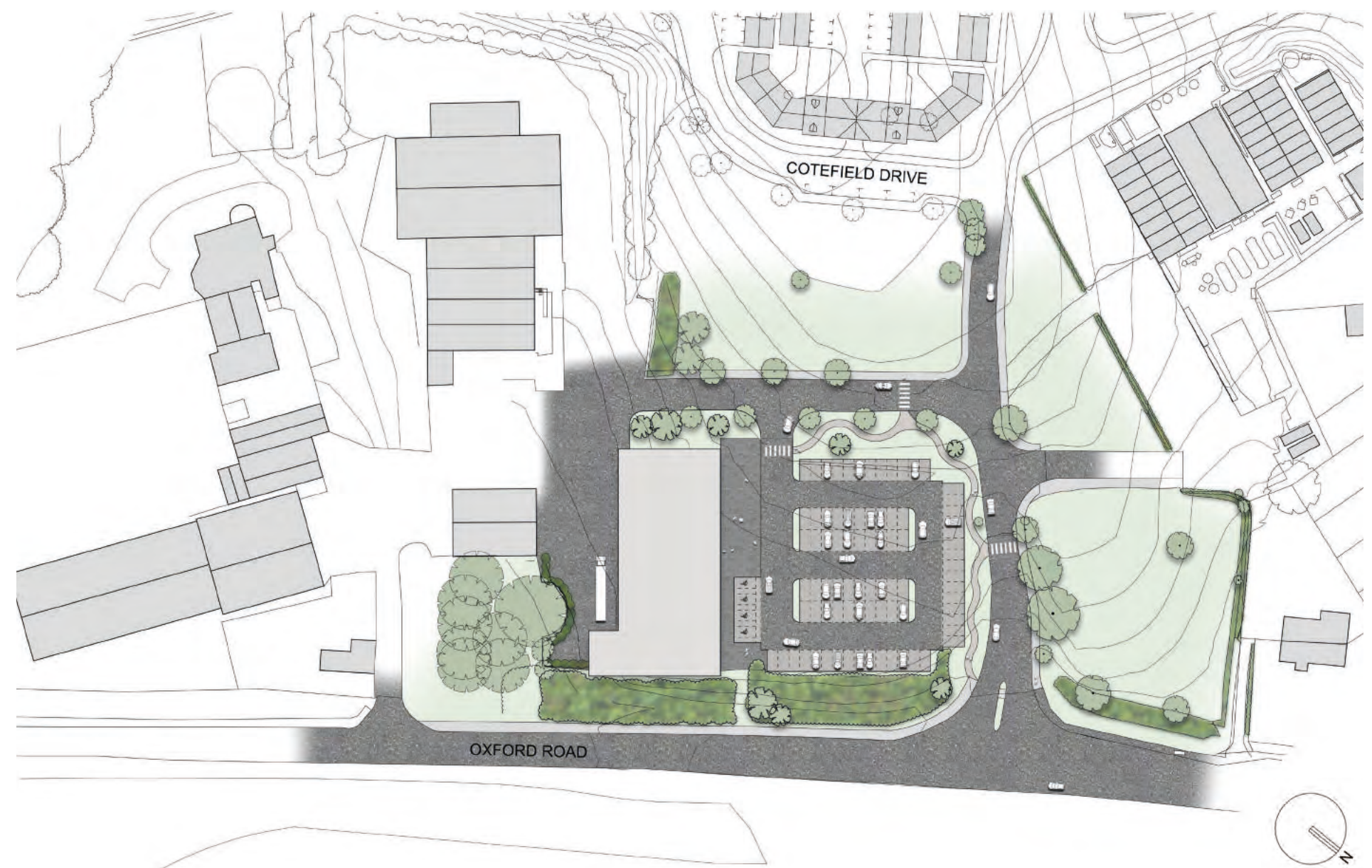


Figure H - Initial Layout

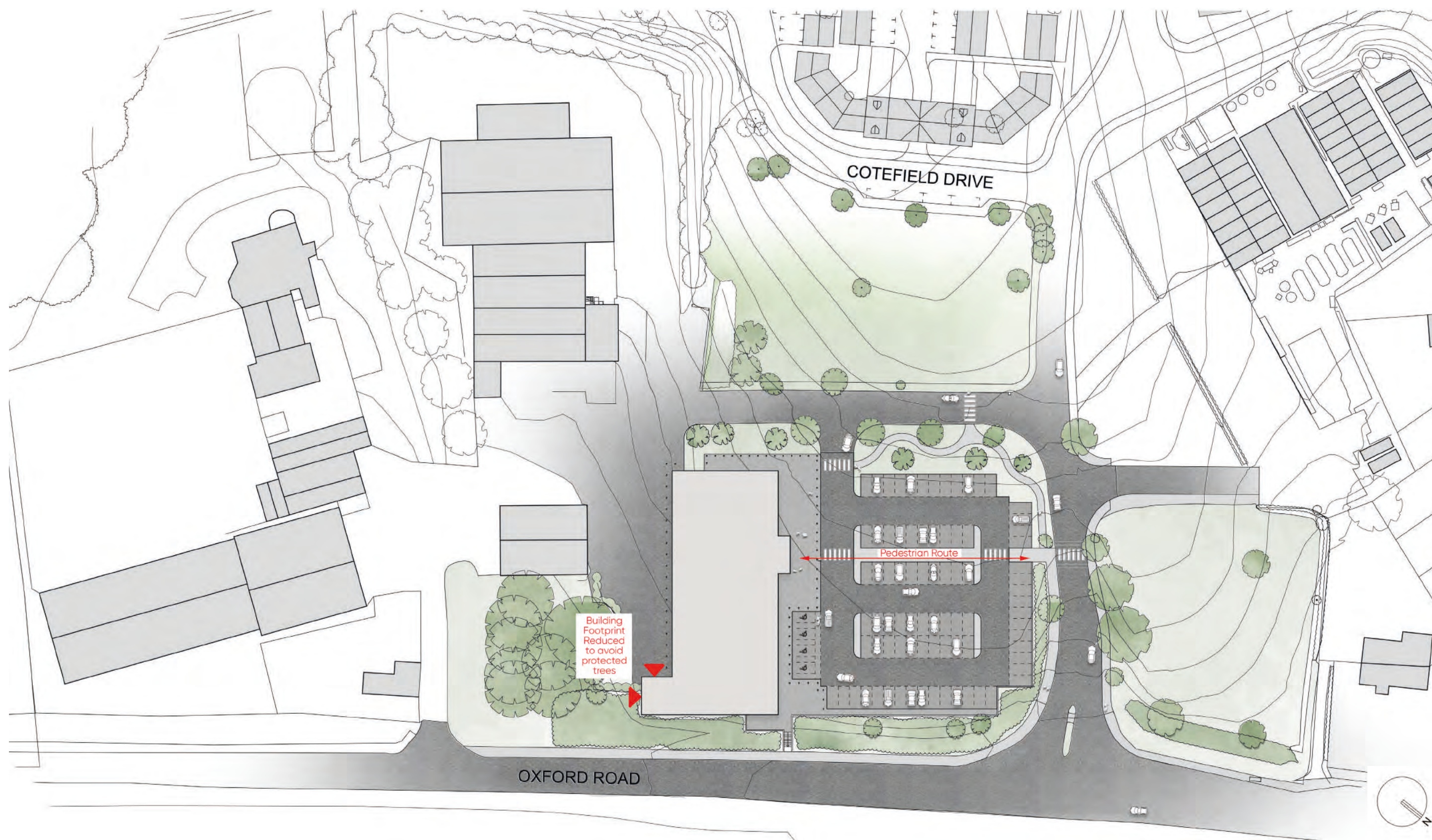


Figure J - Developed Layout showing Reduced Building Footprint at rear and pedestrian access

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.

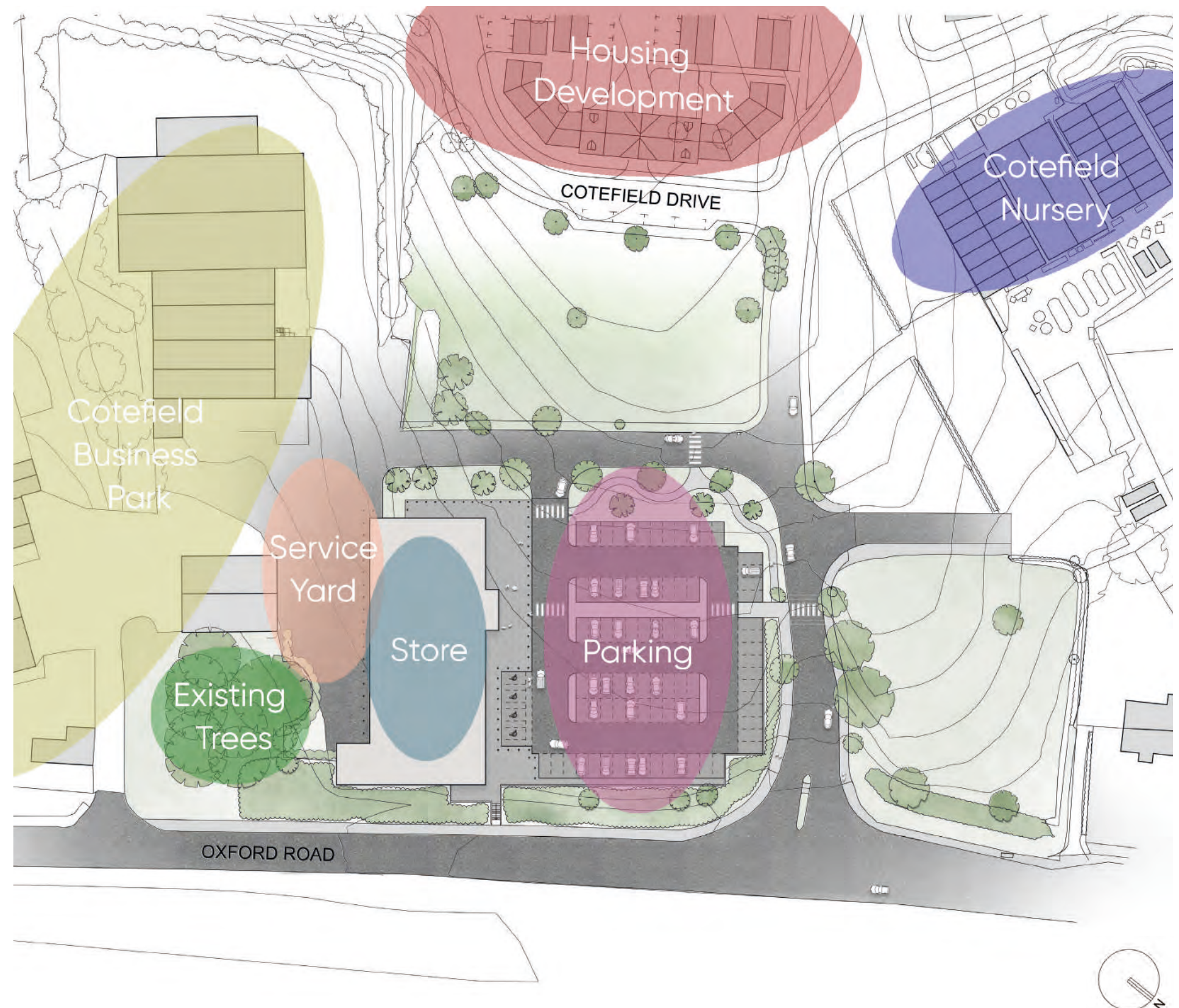


Figure K – Site Context and Proposed Site Zoning

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.

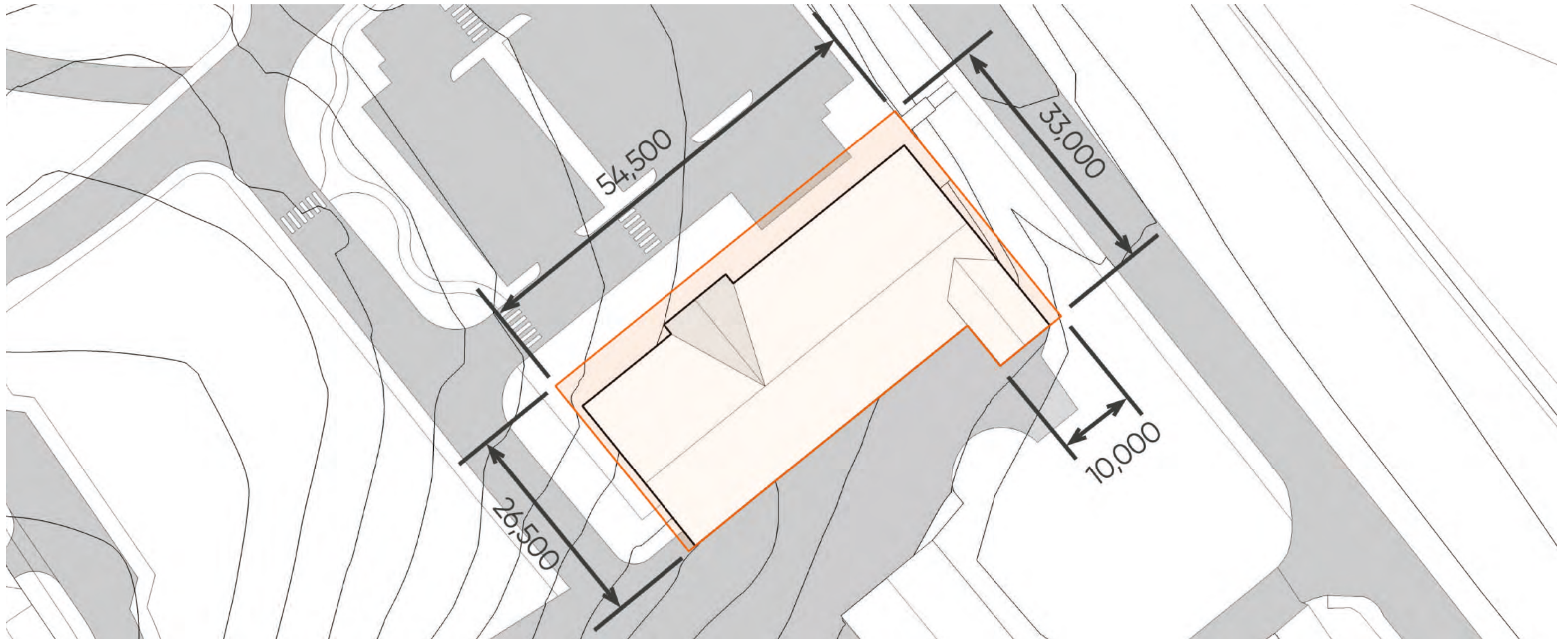


Figure L - Maximum Building Extents

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.

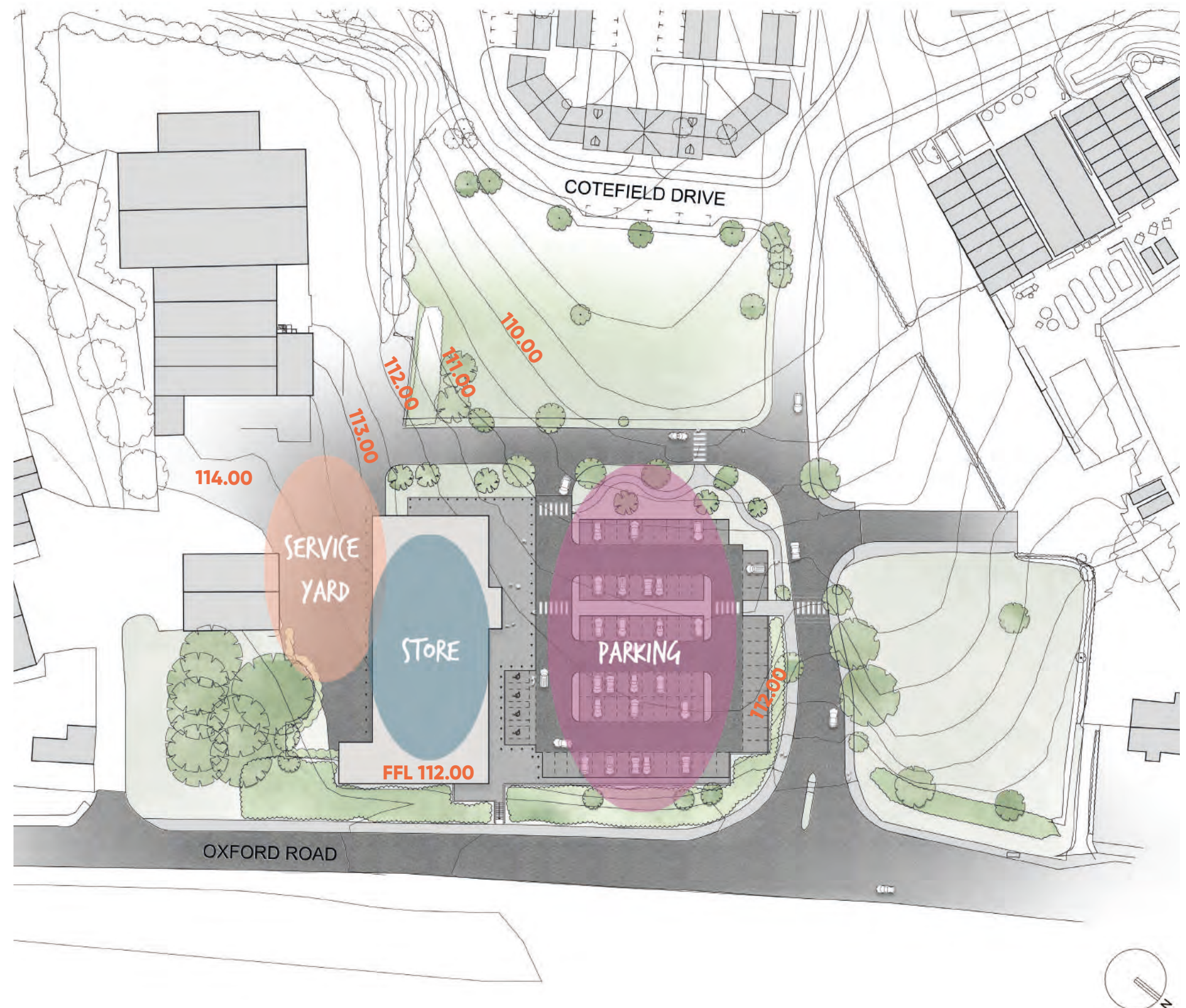


Figure M - Proposed Site Zoning and Site Levels

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.

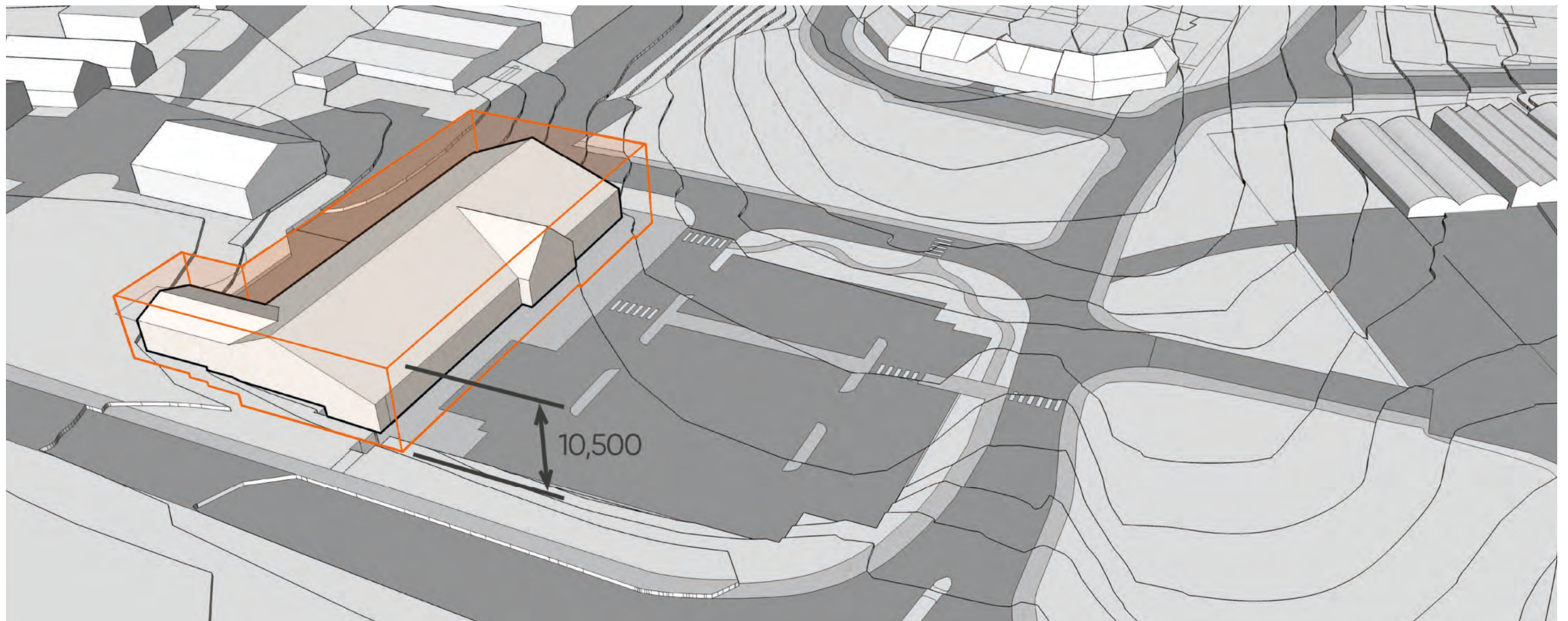


Figure N - Maximum Building Height - Above Internal Finished Floor Level

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.

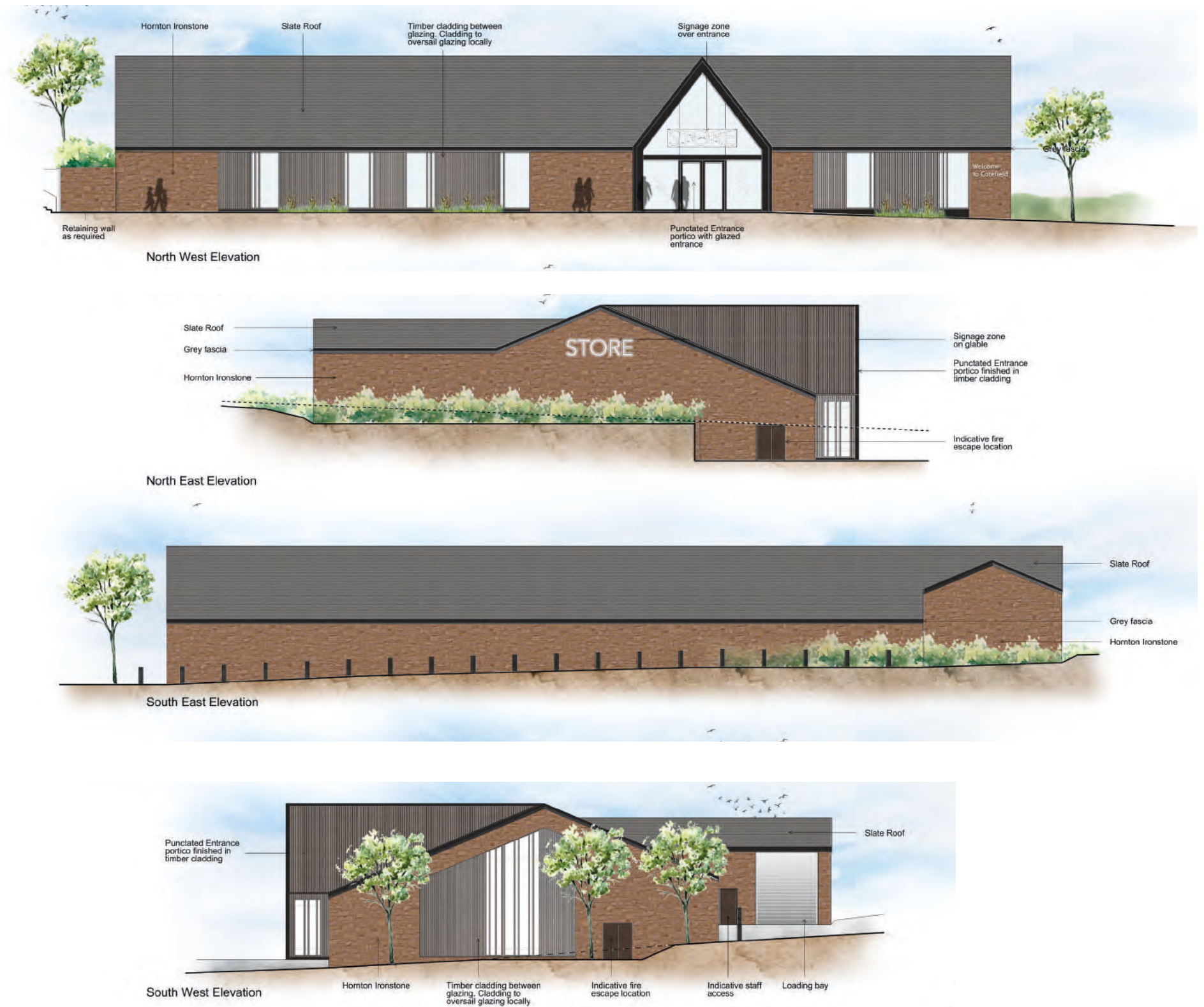


Figure P - Illustrative External Elevations



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

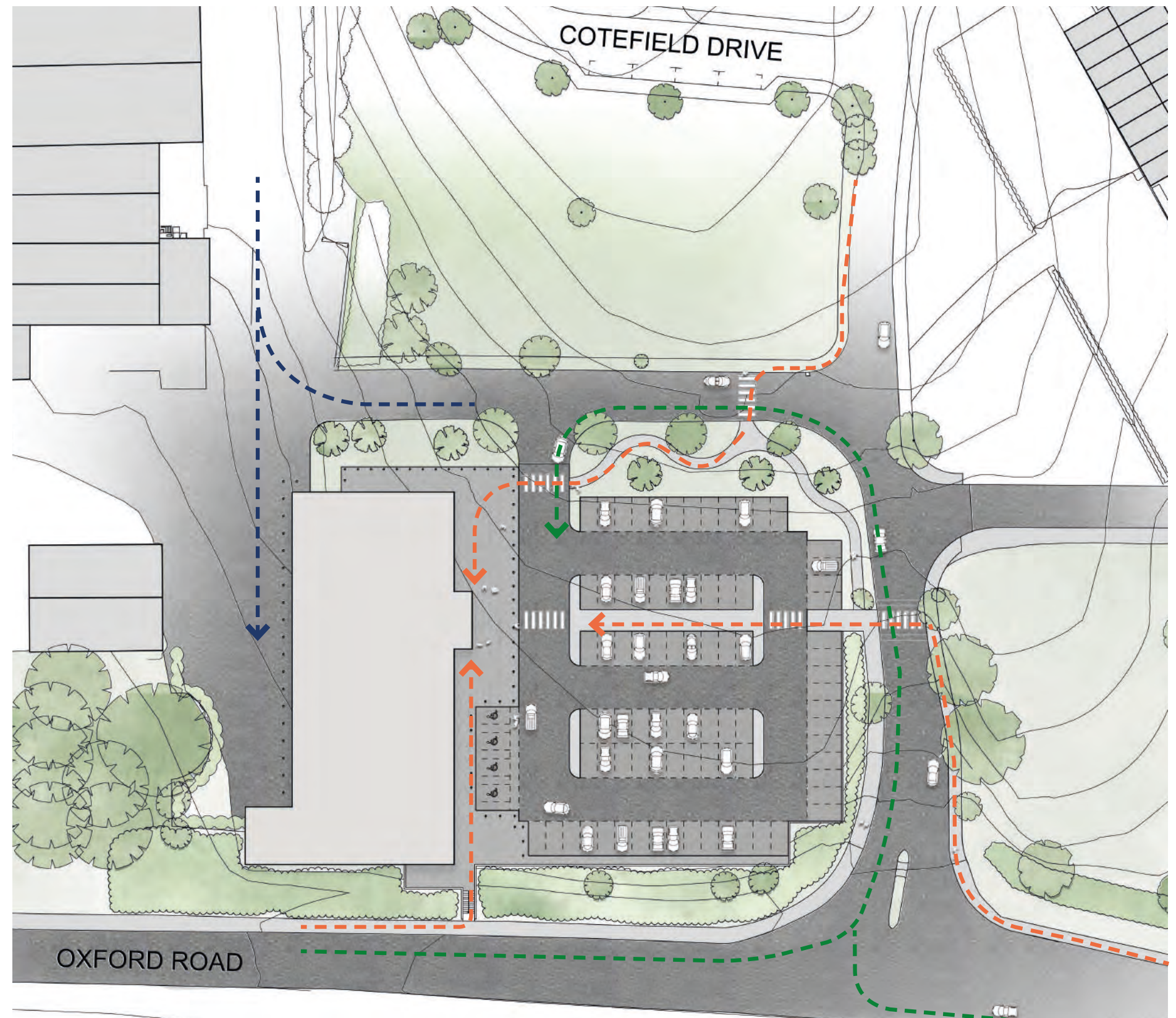


Figure R - Illustrative External Elevations

Signage

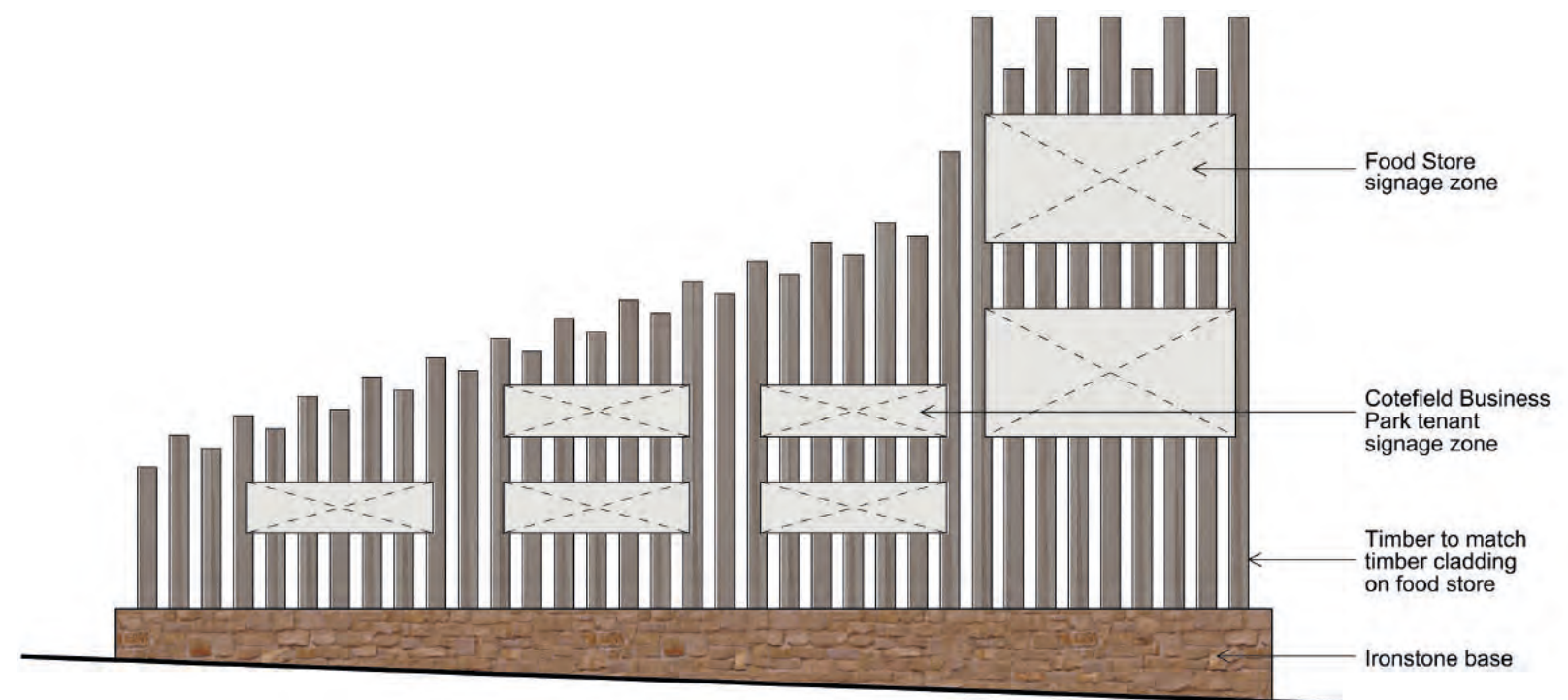
5.38 Maintaining visibility from Oxford Road is important to ensure the store benefits from passing trade. To ensure adequate visibility, it is intended to provide stand alone signage at the junction between Oxford Road and Cotefield Drive.

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.

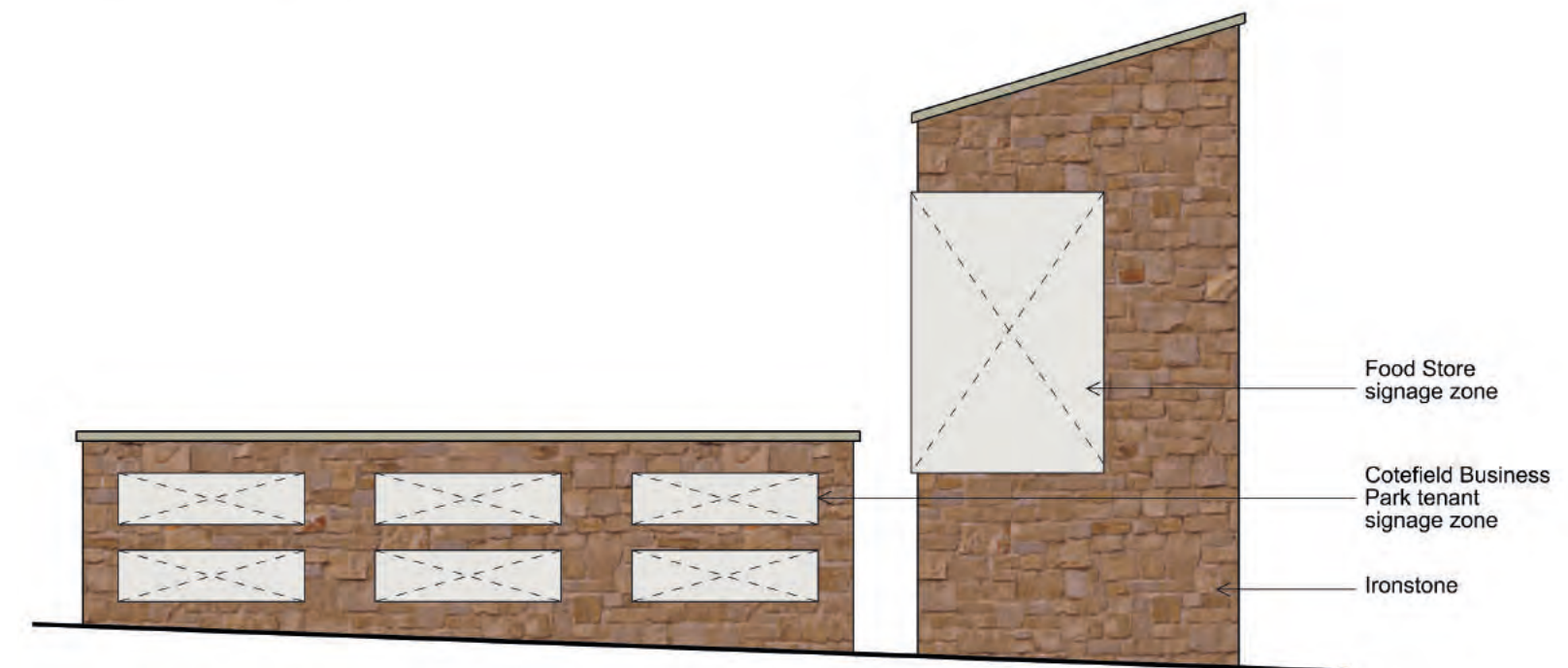
5.40 Figure T shows the indicative locations for the signage.

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



Indicative Sign Option B

Figure T - Indicative Signage Proposals

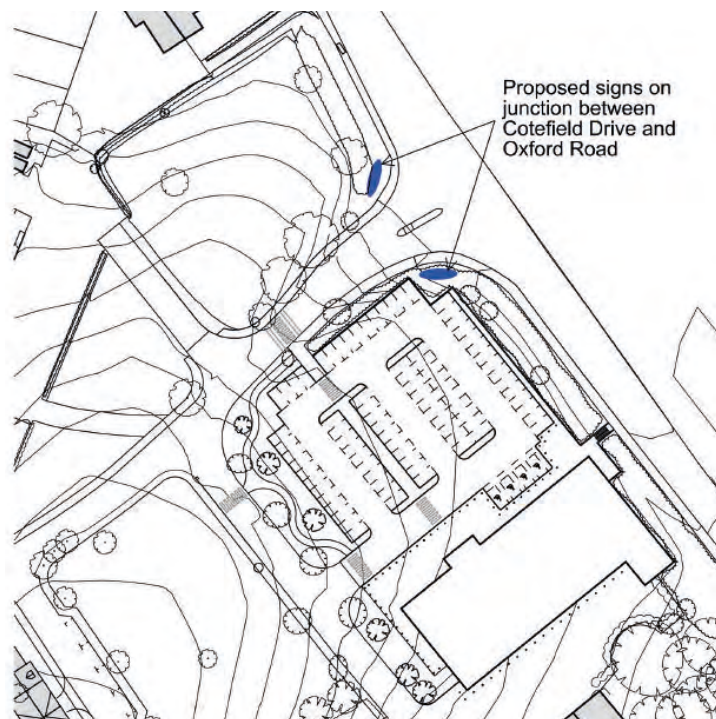


Figure S - Location of signage

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 Planning application ref: 20/00123/OUT was withdrawn on 13th May 2020. The decision to withdraw the application was taken in consultation with the Case Officer following the receipt of the DPDS Consulting report reviewing the retail case put forward. The DPDS report was reviewed by another party, Pegasus Planning Consultants (Pegasus). The retail report has been updated by Pegasus in response to the comments made.

6.0 Principle of Development

6.19 The applicant welcomes further discussion on the retail impact work and hopes that the Council agree the further review and work carried out have been sufficient to address the concerns raised previously, and now allow the Council to support the application.

6.20 In particular, the following actions have been taken and are presented in the updated reporting:

- A detailed sequential test has been carried out assessing sites within and on the edge of Banbury town centre. Previously DPDS considered the assessment had not gone far enough in this regard and had dismissed potential sites too easily.
- A household survey has been carried out supported by updated population and expenditure data, along with A 'health check' of Banbury town centre to consider the current and ongoing vitality and viability of the town centre and its retail premises.
- Methodological adjustments and a clear demonstration that the proposed development has met the necessary sequential test and development plan tests necessary to justify the proposed retail store.

The Pegasus report is substantiated with up-to-date evidence and shows that the likely impact of the proposed development would not be significantly adverse and is in accordance with relevant planning policy. Further, the Pegasus report arrives at this conclusion without considering the likely future population growth in the immediate area – adding this in would suggest a potential significant shortfall in adequate convenience shopping provision in the area which the Council should be looking to address.

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

6.23 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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