

Statement of Community Involvement

Land at Tappers Farm, Oxford Road, Bodicote, Banbury,
OX15 4BN

Statement of Community Involvement

Application for approval of reserved matters pursuant to outline planning permission (18/00792/OUT) for the demolition of existing buildings and erection of up to 46 no dwellings, with associated works and provision of open space

Land at Tappers Farm, Oxford Road, Bodicote, Banbury, OX15 4BN

GreenSquare Homes

May 2021

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Introduction

Section 1

- 1.1 This Statement of Community Involvement (SCI) is prepared by **Tetlow King Planning** on behalf of the applicant, **GreenSquare Homes**, in support of the application for the approval of reserved matters at Land at Tappers Farm, Oxford Road, Bodicote, Banbury, OX15 4BN. This SCI demonstrates how GreenSquare Homes has consulted with members of the local community on the emerging proposals and how the feedback has influenced the final scheme design.

The proposed development

- 1.2 Outline planning permission was granted for “*the demolition of existing buildings and erection of up to 46 no dwellings, with associated works and provision of open space*” with all matters reserved except access, on 11 February 2019, application reference 18/00792/OUT. The outline planning permission considered the principle of the development, including matters such as community infrastructure (as agreed through the Section 106 planning obligation) as well as the proposed vehicular access design onto the Bodicote Flyover sliproad.
- 1.3 This reserved matters application seeks approval of the detailed design of the scheme, namely the appearance, landscaping, layout and scale of the development. It is these details on which comments from the public and stakeholders are sought.

Local and national policy

- 1.4 The Council’s Local Validation List requires that an SCI be submitted with applications for residential development in urban areas of over 50 dwellings or 1.5 hectares (ha) in site area; or in rural areas of over 10 dwellings or 0.2 ha in site area. The application site measures 2.19 hectares in area and therefore falls within these thresholds.
- 1.5 The Council’s expectations for SCI production are set out in its ‘Cherwell Statement of Community Involvement 2016’, which states that:

“Developers of larger sites will generally be expected to engage with local communities – residents and community associations and relevant interest groups and statutory consultees or service providers. The Council will expect developers, as part of their application to detail the pre-application consultation they have undertaken (in a

statement of consultation) and how comments have been addressed in progressing a proposal – which could take the form of a ‘statement of community involvement’. This will ensure that the standard requirements for involving the local and/or wider community are met.”

- 1.6 The benefits of pre-application consultation are also set out in the National Planning Policy Framework (the “Framework”). Paragraph 40 states that:

“40. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.”

- 1.7 It is therefore clear that local and national policies encourage developers to engage with local communities and stakeholders. This is with the aim of identifying and responding to key issues in advance of the submission of a planning application.

- 1.8 GreenSquare Homes is committed to working with stakeholders and local communities where it operates. The feedback sought through the consultation process has been carefully considered by the development team and is reflected in the reserved matters submission to the Council.

Purpose and structure of this statement

- 1.9 This SCI sets out how GreenSquare Homes has engaged with the local community and stakeholders during the preparation of the reserved matters application. It also explains how the feedback received has been taken into account into the scheme design. The statement is structured as follows:

- Section 2 details the consultation programme that has been undertaken;
- Section 3 summarises the questions set out in the community consultation
- Section 4 provides the applicant’s response to specific matters raised through the consultation; and
- Section 5 draws together a summary and conclusion.

- 1.10 GreenSquare Homes, Tetlow King Planning and the rest of the development team wish to thank all stakeholders and members of the public who have taken the time to provide their feedback on the proposed development. We are grateful for the thoughtful comments which have been received and have used these to inform the proposed development.

Scope of the Consultation

Section 2

Public consultation

- 2.1 An extensive local consultation exercise was undertaken in April 2021 to seek the views of the local community on the proposed development.
- 2.2 Due to public health restrictions arising from the Covid-19 pandemic, the majority of the consultation has been undertaken online, with the option of requesting a printed copy of the consultation pack if required.
- 2.3 The consultation went live on 13 April 2021 and closed at 23:59hrs on 1 May 2021.
- 2.4 The main elements of the consultation were:
 - A **dedicated website**, www.tetlow-king.co.uk/consultation/bodicote, went live on 13 April 2021. The webpage includes a summary of the scheme and key facts; a downloadable copy of the emerging site layout plan; an illustrative 'designer's sketch' of an example house type; and a site location plan. The website also contains a link to the Questionnaire. The website is reproduced at **Appendix 1** and the pack of consultation material is reproduced at **Appendix 2**.
 - An **interactive questionnaire** with a range of questions on the scheme design and housing mix, including 'free text' comment boxes for respondents to explain their responses or raise other issues (**Appendix 3**).
 - An A5 **leaflet** was distributed to approximately 1,200 households in Bodicote Civil Parish and the Sycamore Drive development in Banbury Civil Parish. The Sycamore Drive area was included due to its proximity to the application site. The distribution area was discussed with Bodicote Parish Council in advance of the consultation. The leaflet includes a brief description of the scheme and consultation, a copy of the emerging site layout plan, and the web address for the consultation website. So that respondents without internet access could fully participate, the leaflet also includes a telephone number to request a printed consultation pack. Leaflets were distributed on 13 April and 19 April 2021, allowing sufficient time to review the material and respond before the closure of the

consultation. The leaflet is reproduced at **Appendix 4** and the distribution map at **Appendix 5**.

Stakeholder engagement

- 2.5 Discussions were held with Bodicote Parish Council; the Land and Planning Manager for GreenSquare Homes attended the Bodicote Parish Council meeting on 17 March 2021 to introduce themselves to the Council; to seek initial feedback on the scheme; and to inform them of the planned public consultation.
- 2.6 In addition, emails have been sent to all elected ward members during the consultation period to inform them of the plans.
- 2.7 In preparing the reports and plans for submission, the development team has engaged with a number of consultees on site-specific technical and design matters including Oxfordshire County Council (on archaeological, highways and drainage matters) and Cherwell District Council (on housing matters).

Summary of Feedback

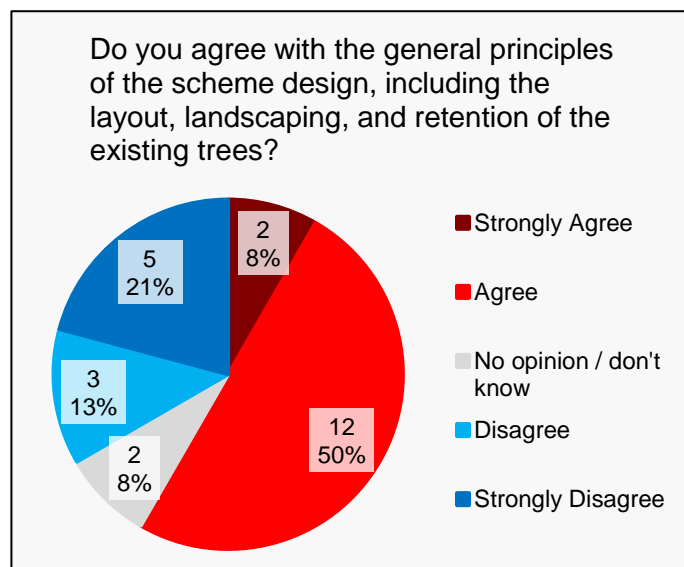
Section 3

- 3.1 This part of the SCI summarises the responses to the questions set out in the online questionnaire (full responses at **Appendix 6**). It includes the responses to the ‘multiple choice’ questions which asked respondents to express agreement or disagreement with key aspects of the scheme design. Where relevant, this section also identifies relevant written comments in the ‘free text’ questions which enabled respondents to submit more detailed comments.
- 3.2 Upon the closing time and date of the consultation of 1 May at 23:59hrs, a total of 27 electronic responses had been received, and no paper responses. Upon checking, one of the electronic responses appeared to be a duplicate entry and has therefore been discounted. It should be noted that respondents could answer as many or as few of the questions as they wished.

Section 1: Design and Layout

Do you agree with the general principles of the scheme design, including the layout, landscaping, and retention of the existing trees?

- 3.3 A majority of respondents supported the principles of the scheme design, with 58% of respondents either agreeing or strongly agreeing.

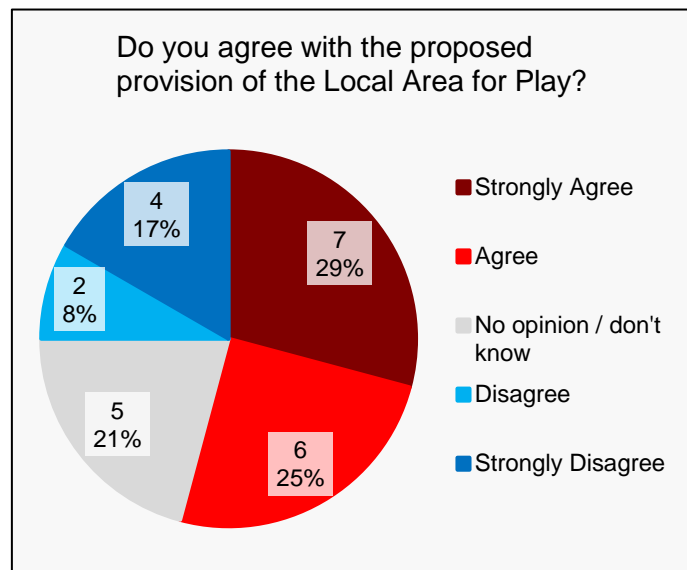


- 3.4 Comments were received on development density, with one respondent supportive of the approach and others considering the scheme to be ‘crammed’. The approach to the retention of trees was supported. Other concerns included whether there would be sufficient parking and whether there would be suitable walking routes through the site (for example, for people with disabilities). Several specific comments were made in respect of the positioning of new dwellings along the boundary with Park End Close.

Do you agree with the proposed provision of the Local Area for Play?

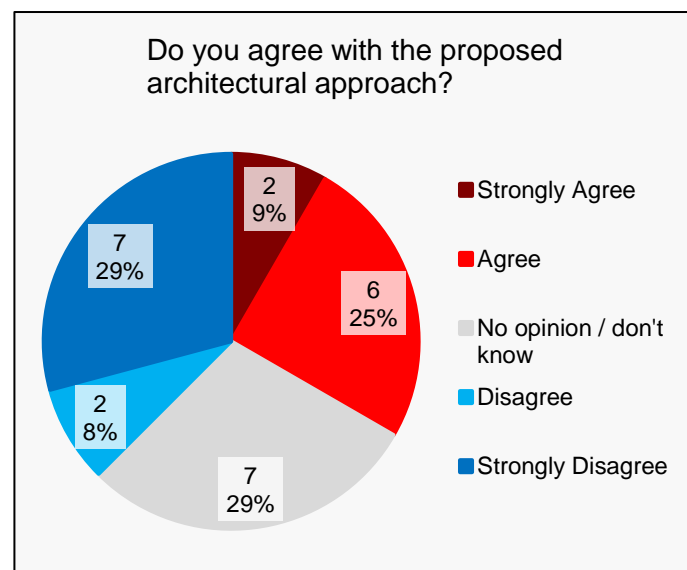
3.5 A majority of respondents supported the principles of the scheme design, with 54% of respondents either agreeing or strongly agreeing.

3.6 Several written responses queried the location of the Local Area for Play, with one comment raising concerns that this should not be next to a main road.



Do you agree with the proposed architectural approach?

3.7 Opinions on this question were split, with 34% of respondents either agreeing or strongly agreeing, and 37% of respondents either disagreeing or strongly disagreeing. Of those who disagreed with the approach, a higher proportion strongly disagreed.

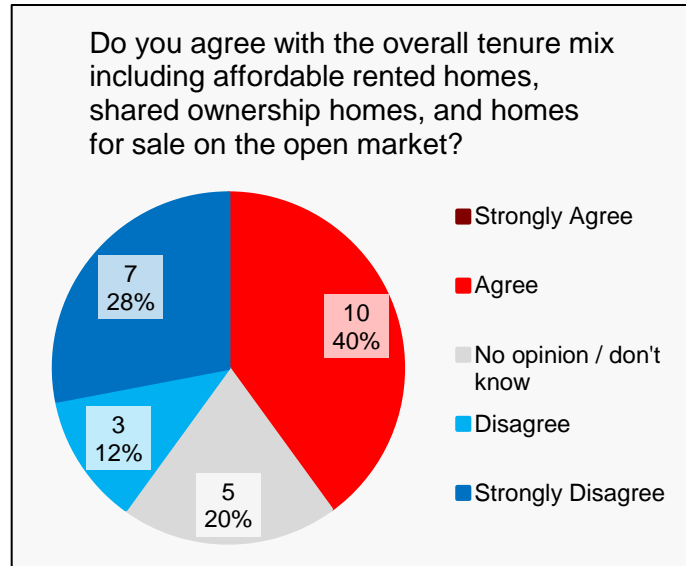


3.8 The mix of responses to this question is unsurprising, since architectural design is a somewhat subjective matter. Some written responses were supportive of the overall approach and asked for more details on the types of materials used. Other written responses advocated a more modern or innovative architectural approach (such as that seen at the recent Upton development at Northampton). Some respondents disagreed with the notion that an 'arts and crafts' style of architecture was appropriate for the location.

Section 2: Size and Mix

Do you agree with the overall tenure mix including affordable rented homes, shared ownership homes, and homes for sale on the open market?

3.9 Opinions on this question were split, with 40% of respondents agreeing and a further 40% of respondents either disagreeing or strongly disagreeing.

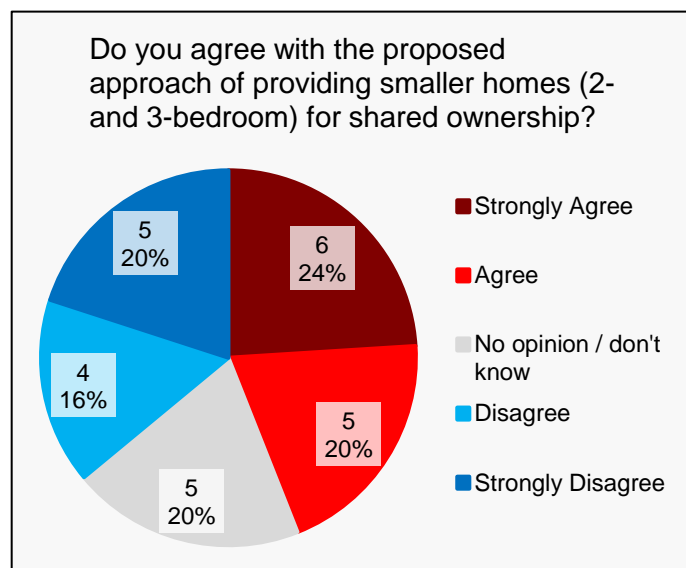


3.10 Written comments raised concerns about local affordability (including the ability for first time buyers to purchase). Comments also supported the importance of

housing (including affordable housing) to meet locally-specific needs in terms of size and tenure.

Do you agree with the proposed approach of providing smaller homes (2- and 3-bedroom) for shared ownership?

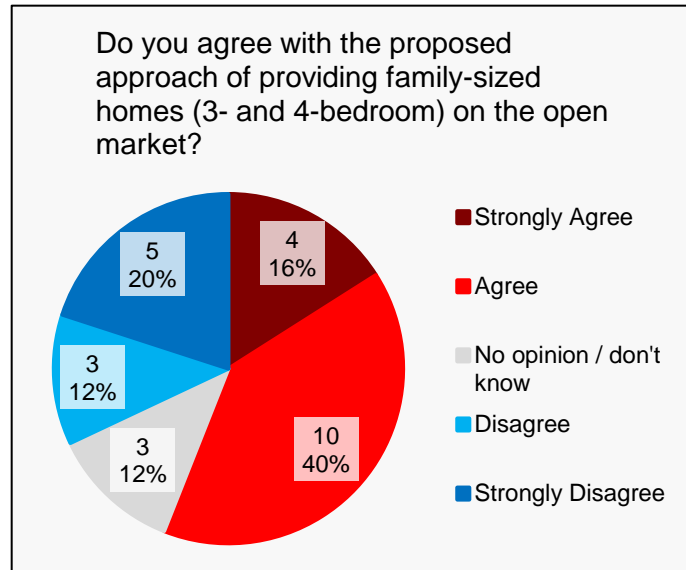
3.11 Opinions on this question were split, with slightly more respondents agreeing or strongly agreeing (42%) than disagreeing or strongly disagreeing (36%).



3.12 Written comments referred to the affordability of smaller housing.

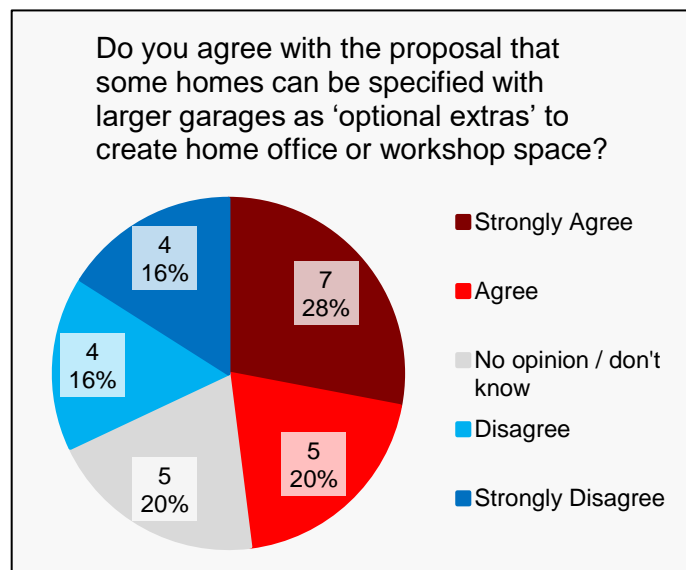
Do you agree with the proposed approach of providing family-sized homes (3- and 4-bedroom) on the open market?

3.13 The proposed approach of providing larger 'family-sized' dwellings attracted majority support, with 56% of all respondents either agreeing or strongly agreeing with the proposal.



Do you agree with the proposal that some homes can be specified with larger garages as 'optional extras' to create home office or workshop space?

3.14 This question sought views on a proposed new approach by GreenSquare Homes to provide some dwellings with optional larger garages, to provide a functional space for a range of activities (such as a separate home office, workshop, gym or storage). Almost half of all respondents either agreed or strongly agreed with the approach, with 28% stating that they strongly agreed with the idea.



3.15 Specific comments were raised in respect of whether there would be controls to prevent commercial activity, and whether the dwelling houses themselves should be larger instead.

Key themes

- 3.16 The responses to the survey questions show that there is a good level of support for the key elements of the scheme
- The general principles of the scheme design and the proposed provision of the Local Area for Play all attracted majority support;
 - The least supported aspect of the proposals was the architectural approach (with 34% of respondents agreeing or strongly agreeing with the proposals) but there was a clear split in opinion on this matter and only slightly more respondents (37%) disagreeing or strongly disagreeing with the approach;
 - The proposed mix and tenure of dwellings generally attracted more agreement than disagreement, with majority support for the proposed provision of larger family-sized dwellings on the open market, and almost half of respondents supporting the proposed extended garage spaces.
- 3.17 Overall it is considered that the survey findings are supportive of the approach taken to the scheme design and the dwelling mix as proposed by GreenSquare Homes. None of the questions have shown any aspect of the scheme that is significantly disliked by respondents.

Applicant's Response to the Matters Raised

Section 4

4.1 This part of the SCI sets out the response by GreenSquare Homes and the design team to a range of specific comments made through the development consultation.

Matter raised	Applicant's Response
Amenity and privacy	
Plot 13 on the consultation plan is positioned closer to the boundary of No. 30 Park End than any other dwelling is.	The layout has been revised to move the plot (now numbered Plot 15) further away from the corner point of 30 Park End. To reduce the potential for overlooking, the side facing elevation does not include any windows to habitable rooms.
Plots 6 to 10 as marked on the consultation plan back onto houses at Park End Close with no indication of any fencing or screening.	The Enclosures Plan shows that a close-boarded fence will be provided along the boundaries of these dwellings to provide privacy for existing and new residents.
Certain plots overlook the adjacent school classrooms.	The Enclosures Plan shows that a close-boarded fence will be provided along the boundaries to the school. There are also existing and mature trees along this boundary that screen the school site.
Appearance	
What type of materials will be used?	The Materials Plan shows a selection of reconstituted stone and two red bricks, and two contrasting roof tiles. These materials and colours are chosen as they are characteristic of the local area.
Could a more innovative architectural appearance be used?	Rather than using standardised house types, GreenSquare Homes is creating bespoke designs for this scheme. The elevations of the proposed houses are inspired by traditional house designs of the early 20 th Century to the 1930s. It is considered this reflects the varied character of Bodicote, where there is a mix of mainly traditional housing of different periods and styles.
Ecology	
Provision for wildlife habitat would be welcomed	Under condition 6 of the outline planning permission, an Environmental Mitigation and Enhancement Strategy is submitted. Measures include bat, bird and swift boxes, planting of wildlife-friendly species, and a programme of management and maintenance, to protect and enhance ecology at the site.

Matter raised	Applicant's Response
Highways	
<p>Traffic is already a problem in the local area and the access to the road network is unsuitable.</p>	<p>Highways and access were closely considered at the outline application stage. The proposed vehicular access and the impact on the highways network have been found to be acceptable by Oxfordshire County Council as the local highway authority.</p> <p>The detailed design of the site access has been subject to a Road Safety Audit, which is a detailed review of the safety implications for the proposed highways design.</p>
Housing mix and tenures	
<p>The mix of housing must reflect local needs.</p>	<p>The affordable housing mix has been agreed with the Council's Housing Enabling Officer; the mix of sizes and tenures reflects locally identified needs and includes homes of 1-bed to 4-beds.</p> <p>The open market mix reflects that identified by GreenSquare Homes through its own market research. Housebuilders 'build what they can sell' and various local factors such as the availability of nearby schools indicates that larger three and four bedroom houses are in greatest demand in Bodicote. In this context, the submitted open market mix includes more three bedroom dwellings than originally anticipated, suitable for smaller households and families.</p> <p>Five two- and three-bedroom houses are provided as shared ownership, to provide opportunities for smaller households to access the property ladder.</p>
<p>Could there be more shared ownership units and fewer affordable rented units?</p>	<p>The split between affordable rented homes and shared ownership is set out in the Section 106 planning obligation agreed at the outline stage, and reflects the significant local need for affordable housing to rent.</p>
<p>The proposed extended garages must not be used for commercial use.</p>	<p>As with existing houses, any material change of use of any part of the dwelling (for example, one which results in increased noise, traffic or other impacts) would require planning permission.</p>
Layout	
<p>The housing appears to be crammed in.</p>	<p>The development averages 29 dwellings per hectare across the site which is lower in density than existing local developments; for example Longford Park features longer terraces and apartment buildings that create a more enclosed and dense character.</p>

Matter raised	Applicant's Response
<p>Will there be a footpath between the development and Park End Close?</p>	<p>This was suggested at the outline planning stage. However, our investigations show that a footpath would require third party land not in the control of GreenSquare Homes. An alternative route is available via Oxford Road.</p>
<p>There should be safe places to walk for elderly people, children and peoples with disabilities.</p>	<p>The scheme includes footways throughout, providing safe footpath links within the site and connecting to surrounding footpaths. In addition, the Local Area for Play includes play features that are suitable for use by people with disabilities.</p>
<p>Local services and facilities</p>	
<p>The development will place additional pressure on local services – what are you doing about this?</p>	<p>The impact of the proposed development on local services was considered at the outline application. A Section 106 planning obligation was agreed at the outline stage, which requires the developer to make financial contributions towards local services and facilities, so that these can accommodate the increase in users. These contributions will be provided in stages as the development progresses, as agreed through the Section 106 process.</p>
<p>Parking</p>	
<p>The proposed development doesn't allow enough parking spaces for large and growing families.</p>	<p>The scheme provides parking in accordance with the Council's adopted parking standards, which require either one, two or three spaces to be provided depending upon the size of each dwelling. All dwellings over two bedrooms in size have at least two parking spaces. There are also visitor spaces provided throughout the development. Some of the parking spaces for the affordable dwellings are 'oversized' to accommodate potential users with disabilities in the future.</p>
<p>Can electric car charging points be provided to each dwelling?</p>	<p>Condition 17 of the outline planning permission requires that a scheme of electrical ducting is provided to allow the future installation of charging points. This allows occupants to install the most appropriate charging device for their car (with government grants currently available to householders to subsidise the installation). This scheme is shown on the Electric Vehicle Charging Plan.</p>
<p>There are parking issues on local streets particularly in relation to other development sites that are under construction, and the nearby school.</p>	<p>Whilst on-street parking is a matter for the local Highway Authority (Oxfordshire County Council) to manage, GreenSquare Homes recognises that the construction phase may increase pressure for parking temporarily. A Construction Environmental Management Plan has been submitted to Cherwell</p>

Matter raised	Applicant's Response
	District Council for approval; this Plan covers matters such as delivery times and contractor parking.
Play area and open space	
Where will the Local Area for Play ("LAP") be located?	Having reviewed the scheme feedback and the overall layout of the scheme, it has been decided that the LAP will be provided in the green space towards the south-eastern boundary of the site as was indicated on the original Outline Planning Consent. This has the benefit of being away from the main road whilst remaining easily accessible from the site and surrounding area and being well overlooked.
Trees	
The fact that the established trees at the site are being retained is welcomed.	GreenSquare Homes agree that the existing trees at the site are an important part of the site's character. Tree losses have been avoided except where strictly necessary (e.g. to facilitate access to the site or where a tree is in poor condition). The proposed development includes extensive new tree planting.
Other	
Can space for a café be provided at the site?	Unfortunately this is not possible as the site only has planning permission for residential use.

Matters raised by Bodicote Parish Council

4.2 In addition to the public consultation, the draft plans were presented to Bodicote Parish Council at their meeting of 17 March 2021 by the Land and Planning Manager at GreenSquare Homes. A note of the meeting was taken and circulated to the Parish Council. Key points of discussion were:

- The layout was broadly supported as it follows the principles which were already considered in the outline scheme;
- The mix of accommodation was welcomed;
- The Parish Council wished to see a less 'standardised' approach to the architectural appearance of the proposed dwellings;
- Public open space would be transferred to Cherwell District Council with a commuted sum for maintenance in line with the Section 106 agreement;

- The possibility of relocating the 'Welcome to Bodicote' sign onto the development was considered. GreenSquare discussed the potential to provide a 'gateway' entrance feature to the site; and
- Concerns were raised about parking in the local area including increased pressure during the construction phase.

Summary and Conclusion

Section 5

- 5.1 This SCI demonstrates how GreenSquare Homes has consulted with members of the local community on the emerging proposals for development at Land at Tapper's Farm. It summarises the feedback received and explains how the feedback has influenced the final scheme design.
- 5.2 The scheme has been the subject of a programme of community engagement as required by local and national planning policy and guidance. This has included consultation with relevant stakeholders, as well as a public consultation comprising of an extensive leaflet drop to around 1,200 households and an interactive website and questionnaire.
- 5.3 Feedback received through the consultation shows that many key aspects of the scheme design have attracted a sizeable element of support. Several proposals, such as the overall approach to the layout, the provision of a local area of play, and the provision of open market family-sized housing attracted majority support. Whilst certain aspects such as architectural appearance and dwelling mix attracted split opinions, none of the aspects of the design attracted any overwhelming levels of disagreement.
- 5.4 Following the consultation, a number of changes have been made to the scheme design. These include:
- Amendments to the open market dwelling mix to increase the number of smaller three-bedroom dwellings;
 - Amendments to the affordable dwelling mix in discussion with the District Council's housing enabling team to ensure that the affordable homes best meet locally-identified needs;
 - Positioning of the Local Area of Play in the south-east of the site, away from the main road;
 - Repositioning of plot 15 along the south eastern boundary to address concerns over amenity;

- Provision of appropriate boundary treatments to plots along the southern boundaries adjacent Park End Close and the Primary School to address concerns over privacy;
- Provision of a 'gateway' feature using reclaimed stone from the existing farm shop buildings.

5.5 GreenSquare Homes, Tetlow King Planning and the development team wish to thank all stakeholders and members of the public who have taken the time to provide their feedback on the proposed development.

Appendix 1

Public Consultation Website





Former Bodicote Flyover Farm Shop

GreenSquare Homes is preparing detailed designs for the development of 46 new open-market and affordable homes at the former Bodicote Flyover Farm Shop. As part of the design programme, Tetlow King Planning is consulting with the public on the designs; we'd like to hear your comments.

Outline planning permission was granted in 2019 for the development of 46 dwellings at the site (Cherwell District Council reference **18/00792/OUT** [<https://planningregister.cherwell.gov.uk/Planning/Display/18/00792/OUT>]). The outline permission covers the principle of the development, including matters such as the number of new homes and the access to the site.

GreenSquare Homes purchased the site in early 2021 and is now drafting the detailed designs for the appearance, landscaping, layout, and scale of the development. GreenSquare will submit these plans for approval to Cherwell District Council by mid-2021. Before the designs are finalised, we are consulting with residents to understand whether there are any issues that we should consider further and whether any refinements could be made to the scheme. Key features of the scheme include;

- A total of 46 new homes in a range of sizes and styles;
 - 30 homes for sale on the open market, of three and four bedrooms, designed to meet the changing expectations of modern living with plenty of space for home-working and schoolwork;
 - 5 homes for shared ownership of two and three-bedroom homes, which will help qualifying households to take their first step onto the property ladder;
 - 11 homes for affordable rent of between one to four bedrooms, helping to meet the pressing need for affordable housing in the district;
- The ability of prospective purchasers to specify larger garages to create workshops, home offices or other useable spaces;
- An architectural approach inspired by the Arts and Crafts movement in the early 20th Century;
- Retention of the established trees and hedgerows at the site, integrating them into the overall layout to create attractive street scenes;
- Extensive landscaping around the site including open spaces and a play area for toddlers and young children.

GreenSquare Homes [www.greensquarehomes.com] is a leading regional housebuilder with a portfolio of developments across Oxfordshire, Wiltshire and Gloucestershire. GreenSquare Homes prides itself on the quality of its developments and the thoughtful design of its new homes. GreenSquare Homes is part of GreenSquareAccord, which has charitable status and the surplus produced from sales is reinvested into providing affordable homes across their operating area.

Your comments

We'd like to hear your comments on the emerging proposals. Please complete our **questionnaire** [https://docs.google.com/forms/d/e/1FAIpQLSfd7jDlwdgNfhzwbxFRJZ-B0h3qp99NV98Y6EfgvOuhTfKBqw/viewform?usp=sf_link] and let us know your thoughts. The closing time and date for responses is 23:59 on 1st May 2021.

If you need a paper copy, please call Tetlow King Planning on 0117 956 1916 so we can arrange for one to be sent to you.

Downloads

Site Location Plan (0.5mb)

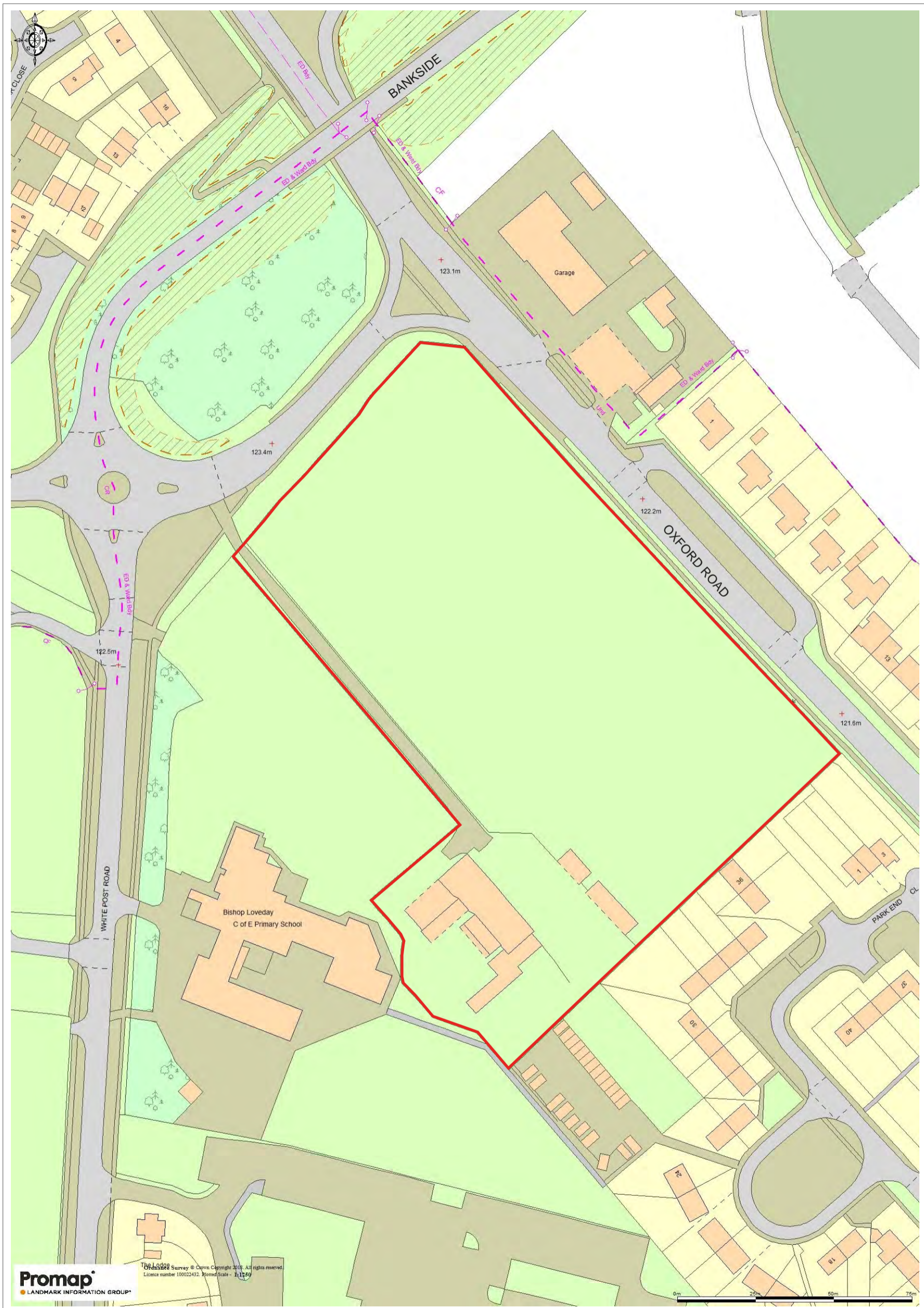
Draft Layout (7.9mb)

Designer's Sketch (0.5mb)

Appendix 2

Public Consultation Plans

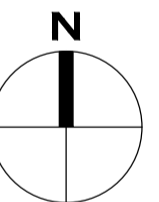




Promap
LANDMARK INFORMATION GROUP

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Designer's Sketch – 1930s Arts and Crafts style

Appendix 3

Interactive Questionnaire



Former Tapper's Farm Shop, Bodicote

Consultation by GreenSquare Homes

Welcome

Thank you for taking the time to view GreenSquare Homes' plans for the former Tapper's Farm Shop, Bodicote. This short questionnaire seeks your views on the scheme. The questions are grouped into three sections:

- Design and Layout;
- Housing Mix; and
- Any other comments.

All questions are optional – answer as many or as few of them as you like. If you have any particular views on any aspect of the scheme (for example, where you disagree with the proposed approach), we'd welcome your detailed comments.

The feedback we receive will be reviewed by the project team, to understand whether any changes are needed to the proposed scheme design. All responses will be documented in a Statement of Community Involvement which will summarise the feedback and be submitted as part of the planning application.

Please note that we cannot accept comments that are of an offensive, personal or defamatory nature.

Section 1: Design and Layout

1. Do you agree with the general principles of the scheme design, including the layout, landscaping, and retention of the existing trees?

Mark only one oval.

- Strongly Agree
- Agree
- No opinion / don't know
- Disagree
- Strongly Disagree

2. Do you agree with the proposed provision of the Local Area for Play?

Mark only one oval.

- Strongly Agree
- Agree
- No opinion / don't know
- Disagree
- Strongly Disagree

3. Do you agree with the proposed architectural approach?

Mark only one oval.

- Strongly Agree
- Agree
- No opinion / don't know
- Disagree
- Strongly Disagree

4. Do you have any specific comments to make on the design and layout?

Section 2: Housing Mix

5. Do you agree with the overall tenure mix including affordable rented homes, shared ownership homes, and homes for sale on the open market?

Mark only one oval.

- Strongly Agree
- Agree
- No opinion / don't know
- Disagree
- Strongly Disagree

6. Do you agree with the proposed approach of providing smaller homes (2- and 3-bedroom) for shared ownership?

Mark only one oval.

- Strongly Agree
- Agree
- No opinion / don't know
- Disagree
- Strongly Disagree

7. Do you agree with the proposed approach of providing family-sized homes (3- and 4-bedroom) on the open market?

Mark only one oval.

- Strongly Agree
- Agree
- No opinion / don't know
- Disagree
- Strongly Disagree

8. Do you agree with the proposal that some homes can be specified with larger garages as 'optional extras' to create home office or workshop space?

Mark only one oval.

- Strongly Agree
- Agree
- No opinion / don't know
- Disagree
- Strongly Disagree

9. Do you have any specific comments to make on the sizes and tenures of the proposed development?

Section 3: Any Other Comments & Submit

10. Do you have any other comments or suggestions about the proposed scheme?

Thank you

On behalf of the project team, thank you for taking the time today to provide your feedback. Please click below to submit your response.

Google Forms

Appendix 4

Publicity Leaflet

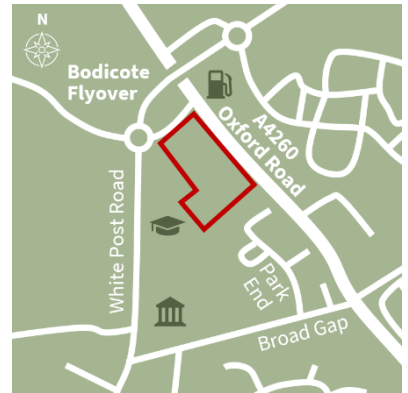


◆ Public Consultation ◆
Former Bodicote Flyover Farm Shop

GreenSquare Homes is preparing detailed designs for the development of 46 new open-market and affordable homes at the former Bodicote Flyover Farm Shop. As part of the design programme, Tetlow King Planning is consulting with the public on the designs; we'd like to hear your comments.

Outline planning permission was granted in 2019 for the development of 46 dwellings at the site. The outline permission covers the principle of the development, including matters such as the number of new homes and the access to the site.

GreenSquare Homes purchased the site in early 2021 and is now drafting the detailed designs for the appearance, landscaping, layout, and scale of the development. GreenSquare will submit these plans for approval to Cherwell District Council by mid-2021. Before the designs are finalised, we are consulting with residents to understand whether there are any issues that we should consider further and whether any refinements could be made to the scheme.



We'd like to hear your comments on the emerging proposals. Find out more at:

www.tetlow-king.co.uk/consultation/bodicote

where you'll also find layout plans, street scenes and our questionnaire.

If you need a printed copy, please call Tetlow King Planning on 0117 956 1916.

Please submit your comments before 23:59 on 31 April 2021.

We thank you for your time and we look forward to hearing from you.



◆ Public Consultation ◆

Former Bodicote Flyover Farm Shop



Key features of the proposals

- A total of 46 new homes in a range of styles between one and four bedrooms, of which 30 are for sale on the open market, 5 are for shared ownership, and 11 are for affordable rent;
- An architectural approach inspired by the Arts and Crafts movement;
- The established trees and hedgerows at the site will be kept and integrated into the overall layout to create attractive street scenes;
- New planting and landscaping works around the site including open spaces and a play area for toddlers and young children.

More details and our questionnaire can be found at:
www.tetlow-king.co.uk/consultation/bodicote

Appendix 5

Leaflet Distribution Map



Appendix 5: Leaflet Distribution Map



Appendix 6

Table of Consultation Responses



Timestamp	Section 1: Design and Layout				Section 2: Housing Mix				Section 3: Any Other Comments	
	Do you agree with the general principles of the scheme design, including the layout, landscaping, and retention of the existing trees?	Do you agree with the proposed provision of the Local Area for Play?	Do you agree with the proposed architectural approach?	Do you have any specific comments to make on the design and layout?	Do you agree with the overall tenure mix including affordable rented homes, shared ownership homes, and homes for sale on the open market?	Do you agree with the proposed approach of providing smaller homes (2- and 3-bedroom) for shared ownership?	Do you agree with the proposed approach of providing family-sized homes (3- and 4-bedroom) on the open market?	Do you agree with the proposal that some homes can be specified with larger garages as 'optional extras' to create home office or workshop space?	Do you have any specific comments to make on the sizes and tenures of the proposed development?	Do you have any other comments or suggestions about the proposed scheme?
4/13/2021 13:44:53	Disagree	No opinion / don't know	No opinion / don't know	<p>The site layout and in particular the access onto the slip road will lead to conflicts with vehicles leaving Oxford Road where visibility will be compromised by the current road layout</p> <p>The site itself appears to have no amenities and will therefore put further strain on local services and will increase traffic on Oxford Road.</p> <p>Two number pedestrian links are shown from the site to Oxford Road but no improvements to existing footpaths are indicated. This footpath is currently narrow and no formal crossings are provided. The closest being around the Broad Gap junction.</p> <p>There is no play area shown on the proposed layout drawing</p>	No opinion / don't know	Disagree	Disagree	Disagree	<p>The mix of housing is not clear on the proposed layout. Housing development should prioritise the needs of local people and should be affordable for those who need housing, not targeted at those who use the development as a commuter village.</p> <p>When providing affordable housing it should not be defined by size or a limit on the number of bedrooms. Affordable homes are family homes and the same choice should be available to those offered for private sale</p>	As previous comments this proposed development had no amenity and will therefore have a negative impact on Bodicote and the surrounding area
4/13/2021 14:34:21	Strongly Agree	Strongly Agree	Agree	Looks good. Only access will be a nightmare. That is a very busy entrance and roundabout.	Agree	Disagree	Agree	Strongly Agree	Id like to see more sketches and measurements to make a decision on size. A 3 bed detached affordable would great for lots of older people.	
4/13/2021 14:49:55	Strongly Disagree	Strongly Disagree	Strongly Disagree	<p>More UK open green space simply destroyed without prior consultation for more unaffordable housing stock. The notion of an "Arts & Crafts" movement style is frankly laughable. What utter nonsense. I live in Broad Gap, a hitherto peaceful residential street and now more than ever a rat-run thanks to developers. At the stroke of a pen you have also made Bankside frankly out of bounds for travelling into Banbury for shopping, etc. The infrastructure of the Village of Bodicote cannot reasonably cope nor sustain the traffic and parking around Bishop Loveday, exacerbated by Cherwell District Council employees parking there, further endangering children and families. White Post Road will be impassable. How did this happen? A reduction in everyone's quality of life. Shame on the people who allowed this to happen. Horrendous.</p>	Strongly Disagree	Strongly Disagree	Strongly Disagree	Strongly Disagree	Housing in this area too expensive for local young people to afford. More of the same.	Ill-judged, no balconies. Green energy?
4/13/2021 17:28:20	Strongly Disagree	Strongly Disagree	Strongly Disagree	<p>We live at number 30 Park End (the one on the corner) and you have placed a house or is it flats right at the end of our garden overlooking us (number 13 on the map) all the other houses in our row have a garden between them and the proposed site. I would like to know what the thinking was behind this decision as we will lose all our privacy so we are not happy about this. The site map is not available on your website as i have tried to view it. I am looking at the drawing sent to us on the leaflet. I would like someone to get back to me and explain why we are being built on top of and no one else is.</p>						
4/13/2021 20:00:46	No opinion / don't know	Agree	Agree	Plots 6 7 8 9 10 are going to be able to overlook existing properties gardens in park end close however the plans suggest no screening planting or fencing that would be able to screen off a promote privacy for existing residents and urgently needs to be considered.	No opinion / don't know	Agree	Agree	No opinion / don't know		The water area to the edge of plot is a good idea. My main concern is one of privacy as there are plots which will have direct view into my garden without proper planting in place.

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4/13/2021 22:01:48	Disagree	No opinion / don't know	No opinion / don't know	<p>On the plan the access pathway between plot 9/10 (to access the garden on plot 8) it doesn't show a tree which is currently on our garden boundary. Please can this not be removed as it will provide us with privacy from the new houses behind us.</p> <p>Also for plot 13 could the position of the house be pushed forward towards plot 14 so that the back of the building doesn't overlap the corner of our garden.</p> <p>Will there be a footpath between Park End/Pak End Close to the new development as we have lost the footpath between the two areas due to the gate being closed by the garages. Is this by plot 4?</p> <p>I like the look of the architectural approach. What type of brick/stone is being used? Will any of the houses be town house?</p> <p>I couldn't see a play area on the plans proposed?</p> <p>we do appreciate the consultation on the plans</p>	Agree	No opinion / don't know	Agree	No opinion / don't know		please can the responses to my questions be sent to [contact details redacted]
4/14/2021 13:37:18	Strongly Disagree	Strongly Disagree	Strongly Disagree	Awful! Should never have been approved in the first place.	Strongly Disagree	Strongly Disagree	Strongly Disagree	Strongly Disagree	Again, awful!	
4/14/2021 14:58:02	Strongly Disagree	Strongly Disagree	Strongly Disagree	design and layout of these schemes are much too constrained by the size of the site, they will be jammed in like they are in other sites in bodicote with too little parking made available in the area. we already have a significant and ongoing traffic and parking concern in this area which has been made considerably worse by the new housing development off white post road. the balance of affordable housing is also too low. please clarify if your definition of affordable is actually social rent or if you intend to apply the affordable rent levels to these properties	Strongly Disagree	Strongly Disagree	Strongly Disagree	Strongly Disagree	This area is awash with unsold open market sale new build. The Tylor wimpey site across the road has been in development for nearly 9 years and unable to progress because it cannot sell properties. It makes no sense to further exacerbate this. Small properties are not good for families even if they are for shared ownership. Banbury cannot sustain the level of new build growth that the planning department are agreeing - site access from white post road and Oxford road will also make this new development highly disruptive in both the build and occupation stages.	Dont build it, - there is no demand for the tenures that are being built and once the furlough scheme ends the bottom will fall out of the housing market further. Bodicote, once a lovely village is becoming overly constrained in a way its current road infrastructure cannot accommodate.
4/14/2021 17:46:34	Agree	Strongly Agree	Strongly Disagree	The houses should try and not be the generic new homes that we see today. Look at Upton in Northampton, it is a fantastic example of a new housing estate that is different and pleasing.	Agree	Agree	Strongly Agree	Strongly Agree	Please do not cram the garages between properties. Allow space to breathe.	
4/14/2021 19:53:45	Agree	Strongly Agree	No opinion / don't know	I think the lay out is ok. I am very glad to see you have included all the trees. I have been very worried about the development but if it has to be done then I am quit happy with it. i do worry about where people can park, there never seems to be enough on new developments and one of the houses looks far to close to the boundary line at the end of our garden, But as I've said to my husband it could be a lot worse. So as long as the plan is a true representative of where the houses are situated , I will not make any objections. Thank you [contact details redacted] 30 Park End.	No opinion / don't know	Agree	Strongly Agree	Agree		
4/15/2021 14:43:02	Agree	Strongly Agree	No opinion / don't know		Strongly Disagree	Strongly Disagree	Strongly Disagree	Strongly Agree		
4/15/2021 21:20:01	Strongly Disagree	No opinion / don't know	Strongly Disagree	The houses directly adjacent to the school concern me a great deal. My children use this school and I am aware that they change into PE clothing from their usual school clothing in these very classrooms. I would not be happy about my children doing so while house owners are able to see in clear view. This raises strong concerns with me.	Strongly Disagree	No opinion / don't know	No opinion / don't know	No opinion / don't know		Just my original worry about the classrooms being too close in proximity to some of the houses. Homeowners are easily able to view children getting changed into PE clothing. This is a massive concern in my opinion.
4/15/2021 22:32:12	No opinion / don't know	No opinion / don't know	No opinion / don't know	no infrastructure - several developers have put a ring of houses and warehouses round the town and can't even fill in potholes - let alone improve flow - traffic lights use electricity and slow the flow - roundabouts would help - like the end of queensway and springfield ! So now a load more houses in the middle generating more traffic !	No opinion / don't know	No opinion / don't know	No opinion / don't know	Agree	it makes no odds to the main issue of more traffic	no infrastructure - several developers have put a ring of houses and warehouses round the town and can't even fill in potholes - let alone improve flow of traffic! So now a load more houses in the middle of town generating yet more traffic !
4/16/2021 14:17:38			Strongly Agree	Plenty of safe places to walk especially for the Elderly. Youngsters and families and those with disabilities as this land is flat.	Strongly Disagree	Strongly Disagree	Strongly Disagree	Strongly Disagree		Why would we want even more houses? Building everywhere in Banbury. Not enough roads or health facilities only big grocery shop we have Sainsbury's. Nowhere you can just meet up with friends like a tea shop apart from Cotefield Garden centre and then for those that don't drive this is long way to walk..

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4/17/2021 8:33:26	Agree	Disagree	Agree	<p>I am very happy to see you are not touching the trees. They are stunning, and deserve to stay there long after we are all gone. Its a real selling point for people who buy here. These houses will be here a very long time once built, why do you need to cram them in like sardines? 46 houses seems more of a greed thing, and I think it cheapens the design. I get that you have to hand some over to the council, but the people forking out £500k deserve what they are paying for.</p> <p>Like every building company around here, you are not factoring in family growth and longevity. Children are living at home longer, or moving back in. The amount of cars per household is 3+. You haven't allowed for that sort of parking requirement or spaces for guests to park when they visit. People living on the main road into estate will have issues.</p> <p>While the main design looks 'spacious' if you really look at the houses, they are crammed up and the gardens are pitiful. I counted three gardens that looked an ok size. The design and style of the houses sound nice, but that one sketch you provided wasn't helpful. Will they all look like that? As long as you aren't producing those horrible red brick houses which end up 'leaking' white stuff all down them I'm already much more happy. It would be great if the builders can ensure things are level too. Longford park is awful!</p> <p>Where is the proposed area of play, is it where you have put a pond? Is that pond definitely part of the design? If so, have you considered how that will work with the management of the pond (on going) and the safety of people especially children if you put a play area there.</p> <p>The entrance/exit to these properties are a disaster. If you lived here you would know that it would be better to have it coming off Oxford road. We already have another 280+ house being developed off white post road (they will have the same issues as you with the cars). The roundabout at the fly over is a traffic jam at certain times of day with everyone using sycamore drive as a cut through to avoid traffic, plus people using it to get to Cherwell.</p>	Disagree	Disagree	Agree	Disagree	<p>Why don't you give them the space they need, without them needing to then go and convert their 'larger garage' into a home office. If companies designed homes people could live in without having to alter them so much it would be better. Drive around Banbury and see how much over development has gone on because previous developers did the same thing. Design well the first time. Give people some space.</p> <p>There are enough small properties in the area, proper sized family homes are less available.</p> <p>The cement looking homes look horrible.</p>	<p>Like I said before my main points are:</p> <ul style="list-style-type: none"> * you are not factoring in parking or the effect all the traffic you will be creating on the local area. * safety is a big issue by way of the traffic / roads, pond and child safety with the views some of the houses will have over looking where school children get changed for PE. * the current local community has lost out form the change to this site. How are you planning to add/contribute to the local community?
4/17/2021 9:21:23	Agree	Disagree	Strongly Disagree	<p>The LAP is not indicated, there are two good play areas within close proximity to the site. The indicated designers sketch does not reflect the Arts and Craft movement and is more akin to 30's to post war housing. Furthermore Bodicote is not known for any Arts and Craft housing and perhaps the design could be more visionary and brave, taking influence from the local vernacular.</p>	Agree	Disagree	Disagree	Disagree	<p>Looking at the layout plan, it is clear the affordable and rental homes are the smaller ones tucked in to the back of the site. The size of affordable and market houses should be evidence based upon local needs, rather than just smaller homes for rent and larger homes for sale. Tenure types should be mixed throughout the site, rather than contained to one areas which appears to be case.</p>	<p>It is positive to provided homes on this site. However, the previous raised concerns on design and layout need further consideration. Please do not make this another pastiche development that looks like many other sites you can find up and down the country.</p>
4/17/2021 18:08:50	Strongly Agree	Strongly Agree	Disagree	<p>I'm disappointed to see you only have 5 houses for shared ownership and 11 for affordable rent. I feel these should be swapped around 5 affordable rent and 11 shared ownership. Most family's that live in the village would love there younger generation to get onto the property market.</p> <p>It would be lovely to see all these houses with built in car charge facilities ready for when the government want people to move to electric cars which is coming soon. Why not be the first developer to build this option? This would make these houses very saleable. Everyone knows most houses have at least two cars. Building houses with such small front gardens does cause traffic issues when people come to visit. You only have to take a look at Longford park nearby, think parking will be an issue around the properties. If front gardens were bigger people can take the option of making additional space if required. By rescaling the plan with less greenery this would help this issue even putting additional parking for vehicles near the entrance road and near the small park. As there will be lots of families wanting to buy near the school.</p> <p>I still think building this development with so many houses will cause grid lock on the roundabout near by. The roundabout is exceptionally busy in rush hour traffic. Please take a look at this issue around school time.</p> <p>Kind Regards</p>	Strongly Disagree	Strongly Agree	Agree	Strongly Agree	<p>Too many houses for affordable rent and to little for shared ownership. It should be 10 shared ownership and 4 affordable rent. Watch how the market goes.</p>	<p>Build all houses with electric car charge points and solar power panels as an option. Think green affordable energy</p>

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4/19/2021 12:33:14					No opinion / don't know	No opinion / don't know	No opinion / don't know	No opinion / don't know	no	access coming of the oxford road there must be double yellow lines it is dangerous enough as it is with cars parked there now and people picking children up from school NO PARKING PLEASE !!!!!!!!!!!!!!!
4/19/2021 12:59:40	Agree	Strongly Agree	No opinion / don't know	I like the idea of the pond, it's a pretty feature to have. I couldn't see a position for the childrens play area on the site plan. As much as I am against this piece of land being built on, I think the proposed plan looks nice, the homes aren't too tightly packed together .	Agree	Strongly Agree	Agree	Strongly Agree		
4/19/2021 17:30:56	Agree	Strongly Agree	Agree	I'm not sure of the wisdom of having a play area adjacent to a busy main road.	Agree	Strongly Agree	Agree	Agree		The proposed scheme does not attempt to address any shortfall in local amenities beyond the play are provision, with yet more houses placing more burden on local schools and facilities, which are clearly at risk given the adjacent large developments currently underway.
4/19/2021 18:57:36	Agree	Agree	No opinion / don't know		Agree	Agree	Agree	No opinion / don't know		
4/19/2021 22:14:19	Disagree	No opinion / don't know	Disagree	As usual most developers do not take into consideration that larger properties will have families that have more than one car. The access road is little more than a driveway where two cars cannot be parked opposite and there is little off road parking to take this into consideration. The small estate will in fact just become a large car park with no access for emergency services that may be required.	Disagree	No opinion / don't know	Disagree	Disagree	Again as usual developers putting the maximum number of houses on the plot of land to maximise profit rather than thinking of the larger picture and much more attractive and spacious environment for any resident. As usual profit comes first.	The other objection is the access. There will be a lot of cars from the developments both front and rear of the school. This again will cause issues with traffic into the village from the Banbury side of town causing a lot of congestion. Has anyone considered the fact that the access comes onto the slip road off the main Oxford Road and the safety aspect.
4/20/2021 19:43:07	Agree	Agree		Bodicote is in dire need of a local coffee shop. There is only one shop front in the village and that is owned by a beauty salon. With the amount of houses in the area, I would love for you to provide me with a ground floor space that could be rented to me so that I could run a local artisan coffee shop and sandwich shop. Please feel free to call me to discuss [contact details redacted]	Disagree	Strongly Agree	Strongly Agree	Agree	As per previous answer, would like a space to rent for a coffee shop.	As per previous answers, please provide ground floor space so that I can rent from you and set up a coffee shop.
4/21/2021 20:29:51	Agree	Agree	Agree	yes very concerned about increased traffic levels on the oxford rd. Cotefield turning right is a nightmare already!	Agree	Agree	Agree	Strongly Agree		only traffic issues. Cotefield needs lights without this added developments.
4/21/2021 22:08:20	Agree	Agree	Strongly Agree		Agree	Strongly Agree	Agree	Agree	Workshops should not be for commercial use. I am assuming that this will not be the case.	Provision for wildlife habitat would be very welcome in what has hitherto been a mainly rural area. I would welcome some assurance as to how traffic will be managed at the entrance to the development.
4/30/2021 17:17:19	Agree	Agree	Agree		Agree	Strongly Agree	Strongly Agree	Strongly Agree		I trust that climate concerns have been taken into account and the houses will be supplied with an alternative form of heating to gas (i.e. heat pumps) and solar panels will be affixed to the roofs of suitable houses. Parking is always a problem on new developments and I trust adequate parking provision for every house has been factored into the scheme. I am interested in the 'Arts and Crafts' style of houses (which is not demonstrated in the photographs at the top of this questionnaire) to give some sense of attractiveness (i.e not a load of uniform boxes) and the retention of the trees on the site will also help 'soften' the look of the development.
4/13/2021-14:34:30	Strongly Agree	Strongly Agree	Agree	Looks good. - Only access will be a nightmare. That is a very busy entrance and roundabout.	Agree	Disagree	Agree	Strongly Agree	Id like to see more sketches and measurements to make a decision on size. A 3 bed detached affordable would great for lots of older people.	[duplicate entry]