

Planning Statement

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

Planning Statement

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 Ltd

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Appendix 1 Outline Planning Permission
18/00792/OUT

Appendix 2 Note on Housing Mix; GreenSquare
Homes Ltd

Appendix 3 Correspondence with the Housing
Officer

Introduction

Section 1

- 1.1 This Planning Statement has been prepared by Tetlow King Planning on behalf of GreenSquare Homes to accompany a Reserved Matters submission in respect of the outline planning consent 18/00792/OUT, allowed at appeal (appeal reference APP/C3105/W/19/3222428) at Land at Tappers Farm, Oxford Road, Bodicote OX15 4BN for:

“Demolition of existing buildings and erection of 46 dwellings with associated works and provision of open space”.

- 1.2 This Reserved Matters submission seeks approval for the following:

“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”

- 1.3 The purpose of this Statement is to summarise the proposed details and demonstrate compliance with the outline planning permission and relevant planning policy. It demonstrates the planning merits of the proposals, having regard to relevant national and local planning policy and other important material considerations upon which it is considered this application should be determined. This Statement should be read in conjunction with the supporting documents and Plans as listed in the Document Issue Register and as summarised below:

- Application Forms and Covering Letter;
- Site Location Plan;
- Layout Plans;
- House Type Booklet;
- Design and Access Statement;
- Environmental Mitigation and Enhancement Strategy;
- Flood Risk Assessment and Drainage Strategy;
- Geo-Environmental Assessment Report;
- Landscaping Plans (including Local Area for Play);

- Street Lighting Design;
- Noise Impact Assessment;
- Statement of Community Involvement; and
- Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement.

1.4 This Planning Statement is set out as follows:

- Section 2 sets out the context of the site and its surroundings as well as the site's planning history;
- Section 3 sets out the details of the proposal;
- Section 4 sets out the planning policy context and explores other material considerations;
- Section 5 sets out the planning considerations for the application cross referencing the proposals against the planning policy context and other material considerations; and
- Section 6 concludes that the proposals are supported by planning policy and therefore the application should be approved.

About the Applicant

1.5 GreenSquare Homes Ltd is part of GreenSquare Accord, one of the leading Registered Providers of affordable housing in the region. Whilst the proposed development is an open-market led scheme, all profits made from the sale of homes on this site will be gift aided to a Regulated Housing Association and re-invested in the delivery of more affordable housing, that is to say, not for dividend or profit.

Site and Surroundings

Section 2

The Site

- 2.1 The application site is located on the corner of White Post Road and Oxford Road, Bodicote, just to the north-east of the Bishop Loveday School.
- 2.2 The existing site comprises the Bodicote Flyover Farm Shop together with its associated hardstanding, and an area for the lawful storage of up to 14 no. caravans. The farm shop has ceased trading and the buildings are now vacant. This element of the site is previously developed land (PDL). The remainder of the site comprises a rectangular parcel of land predominantly enclosed by hedgerow. The site measures 2.19 hectares in area.

Figure 2.1: Aerial View of the Site



Source: Google Maps

The Surrounding Area

- 2.3 The site is bound to the immediate east by Oxford Road (A4260), a primary route linking Banbury in the north with Oxford (23 miles) to the south. The section of Oxford Road adjacent to the application site serves residential properties, comprising semi-detached and bungalow style dwellings. There is also a Petrol Filling Station that contains a Spar convenience store, Starbucks, bakery and an ATM; and a car dealership.
- 2.4 Residential properties along Park End Close border the site to the south, with Cherwell District Council's offices (Bodicote House) further to the south west. The Bodicote flyover is to the immediate north with intervening mature planting and level differences which provide a separation between Bodicote and Banbury.
- 2.5 Banbury is the District's largest town, identified in the Local Plan as a focus for major retail, employment, housing and cultural development. Banbury is considered a sustainable location to meet the District's future housing needs.
- 2.6 Bodicote is regarded as a 'Category A' village (alternatively a 'Service Village') within Policy 'Villages 1'. Bodicote benefits from a number of shops and local services, in addition to good public transport, cycle and pedestrian links to Banbury.

Planning History

- 2.7 The site has a comprehensive planning history, mostly relating to the caravan storage, car boot sales and the farm shop.
- 2.8 The most recent relates to the outline application (18/00792/OUT) which sought permission for up to 52 dwellings, later revised to up to 46 dwellings, with all matters reserved except for access. Outline planning permission was granted on appeal (APP/C3105/W/19/3222428) in October 2019 subject to conditions (see **Appendix 1**).

Development Proposals

Section 3

- 3.1 In accordance with the outline planning permission, this Reserved Matters submission seeks approval for the Appearance, Landscaping, Layout and Scale of the proposed development.
- 3.2 This submission provides details for the development of the proposed 46 dwellings, (30 open market and 16 affordable dwellings) together with associated works and provision of open space.

Dwelling Mix

- 3.3 The accommodation mix will comprise the following:

Open Market		
Size of dwellings	Storeys	Number of dwellings
3 bed house	2 storey	8
4 bed house	2 storey	22
Total		30

Affordable Housing for Rent		
Size of dwellings	Storeys	Number of dwellings
1 bed flat	2 storey	4
2 bed house	2 storey	4
3 bed house	2 storey	2
4 bed house	2 storey	1
Total		11

Affordable Housing: Shared Ownership		
Size of dwellings	Storeys	Number of dwellings
3 bed house	2 storey	8
4 bed house	2 storey	22
Total		30

- 3.4 The majority of the proposed dwellings will be two-storey houses, in order to reflect the character and appearance of the surrounding residential development. The only exception is the four one-bedroom apartments which are also proposed, to be arranged over two storeys.
- 3.5 The proposed house types provide a wide range of dwelling sizes and styles including terraced, semi-detached and detached houses. Some larger house types include flexible spaces such as studies and combined kitchen and family rooms. GreenSquare Homes also considers its dwelling designs carefully to ensure there are suitable spaces for work and after-school study.
- 3.6 Some plots include an expanded garage with an additional room, to be fitted out to a basic standard for a range of different uses by the eventual occupant. These could include use as a home office, hobby room, or storage. This is a response to recent demand for more flexible spaces following the Covid-19 pandemic and have the additional benefit of reducing the pressure to convert garage space into storage. Dwellings without a garage are provided with a shed for the storage of bicycles.
- 3.7 The proposed dwellings adopt a bespoke architectural design, inspired by the Arts and Crafts movement around the early 20th century, as detailed in the House Type Booklet and Street Scenes. Materials include a mix of brick, reconstituted stone and tiling. Boundary treatments include a mix of short and tall walls, estate railings, acoustic fencing and wooden close-boarded fencing, as shown on the Enclosures Plan and External Detailing drawings.

Layout

- 3.8 The layout of the site is consistent with the general principles of the Illustrative Masterplan and the Parameter Plan submitted at the outline stage. Neither plan was specified as an approved document under the outline permission however they establish a set of principles which take into account the constraints and opportunities of the site:
- Retention where possible of the high-quality trees and hedgerows which surround and lie within the site area;
 - Provision of extensive public open space along the boundary to Oxford Road, and to the north of the site, to maintain a sense of separation between the built form of Bodicote and of neighbouring Banbury;
 - A 'perimeter block' layout which achieves good natural surveillance and an attractive frontage to the street scene; and

- A range of vehicular, walking and cycling routes providing convenient links to the village of Bodicote.

Access and Parking

- 3.9 The main access into the site follows the route approved at appeal under the Outline application. The main vehicular site access will comprise a single access from White Post Road just to the east of the existing access which will be closed. A ghost island right-turn lane and pedestrian refuge is also proposed.
- 3.10 This will also include footway provision in order to provide a safe route for pedestrians to access the nearby bus stop, services and facilities and the wider local area. Pedestrian and cycle access will be from two points; the access on White Post Road and a footway link onto Oxford Road.
- 3.11 Car parking is proposed on the basis of a total of 130 car parking spaces; this equates to:
- 89 allocated parking bays;
 - 32 parking spaces provided by garaging; and
 - 9 visitor spaces.
- 3.12 Provision will be made for a total of 46 electric charging points located throughout the development with covered secure cycle spaces provided on site .
- 3.13 Swept path analysis of the layout demonstrates that emergency vehicles and large refuge vehicles are able to turn at various points within the site in order to leave in a forward gear.

Landscape and Trees

- 3.14 The proposed development incorporates extensive landscaping both on-plot and within the areas of public open space. This includes ornamental tree and hedgerow planting. Existing trees and hedgerows at the site are to be retained wherever possible. This includes the mature trees within the site area that are subject to Tree Preservation Orders, which are incorporated into the layout.
- 3.15 The proposed development includes 0.62 hectares of landscaped public open space including a large area of amenity open space to the north of the site suitable for informal leisure, recreation and play. Attractive 'pockets' of incidental open space can be found throughout the site, surrounding the established trees and contributing to the character of the scheme.

- 3.16 The proposed development includes a Local Area for Play (“LAP”) located towards the south-east of the site. The LAP is designed to create a safe and attractive play space for young children. The LAP also includes equipment suitable for use by people with disabilities.
- 3.17 Under the terms of the Section 106 planning obligation, the open space (including the LAP, hedges and trees) will be conveyed to Cherwell District Council in accordance with the ‘trigger’ points set out therein. This will secure the long-term management and maintenance of the open spaces.

Planning Policy Framework

Section 4

Introduction

- 4.1 Statutory guidance and Development Plan policies have been important considerations in the preparation of the proposal and details of the relevant guidance against which the application is to be considered are set out below. The implications of these policies and other material considerations are addressed in Section 5 of this statement, which sets out our planning case.
- 4.2 In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 the application should be determined in accordance with the Development Plan unless material considerations indicate otherwise.

Development Plan

- 4.3 The development plan comprises the Cherwell District Local Plan 2011 – 2031 Part 1 and the saved policies of the Cherwell Local Plan 1996. Consideration should also be given to the policies of the National Planning Policy Framework (the Framework) and Planning Practice Guidance (PPG).

Cherwell District Local Plan 2011 – 2031 Part 1

- 4.4 The Cherwell District Local Plan was adopted in July 2015 and therefore pre-dates the NPPF (2019), it provides the strategic planning policy framework for the District to 2031. Policies that are pertinent to this planning application include the following.

Policy	Summary
PSD1: Presumption in Favour of Sustainable Development	It states that the Council will work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.
BSC2: The Effective and Efficient Use of Land – Brownfield Land and Housing Density	The Council will encourage the re-use of previously developed land in sustainable locations. New housing should be provided on net developable areas at a density of at least 30 dwellings per hectare unless there are justifiable planning reasons for lower density development.

Policy	Summary
BSC3: Affordable Housing	Sets the Council's position regarding affordable housing provision in new developments. Outside of Banbury and Bicester, all new developments comprising 11 or more dwellings (gross) will be expected to provide at least 35% of new housing as affordable homes on site. All qualifying development will be expected to provide 70% of the affordable housing as affordable / social rented dwellings and 30% as other forms of intermediate affordable homes.
BSC4: Housing Mix	Identifies the housing mix new residential development will be expected to provide. Based on the 2014 SHMA, 3 bedroom dwellings are identified as the most needed forms of market housing followed by 2 bedroom and 4 bedroom dwellings, whilst need within the affordable sector is greatest for 2 and 3 bedroom dwellings.
BSC9: Public Services and Utilities	The Council will support proposals which involve new or improvements to public services/utilities if they are required to enable the successful delivery of sites and where they accord with other relevant policies in the Plan. All new developments will be expected to include provision for connection to Superfast Broadband.
BSC10 & BSC11: Open Space, Outdoor Sport and Recreation Provision	These policies seek to ensure that proposals for new development contribute towards, and make provision for, open space and recreation facilities.
ESD1: Mitigating and Adapting to Climate Change	Sets out a number of criteria, the most relevant to the principle of development are: i) Distributing growth to the most sustainable locations as defined in this Local Plan; and, ii) Delivering development that seeks to reduce the need to travel and which encourages sustainable travel options including walking, cycling and public transport to reduce dependence on private cars.
ESD3: Sustainable Construction	All new residential development will be expected to incorporate sustainable design and construction technology to achieve zero carbon development through a combination of fabric energy efficiency, carbon compliance and allowable solutions in line with Government policy.
ESD6: Sustainable Flood Risk Management	The Council will manage and reduce flood risk in the District through using a sequential approach to development; locating vulnerable developments in areas at lower risk of flooding. Development proposals will be assessed according to the sequential approach and where necessary the exceptions test as set out in the NPPF and

Policy	Summary
	NPPG. Development will only be permitted in areas of flood risk when there are no reasonably available sites in areas of lower flood risk and the benefits of the development outweigh the risks from flooding.
ESD7: Sustainable Drainage Systems (SuDS);	All development will be required to use sustainable drainage systems (SuDS) for the management of surface water run-off.
ESD10: Protection and Enhancement of Biodiversity and the Natural Environment	States that a net gain in biodiversity will be sought in proposed developments and that the Council will seek for trees to be protected.
ESD13: Local Landscape Protection and Enhancement	Opportunities will be sought to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations, through the restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows. Development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided.
ESD15: The Character of the Built and Historic Environment	Requires new development to complement and enhance the character of its context through sensitive siting, layout and high quality design.
ESD17: Green Infrastructure	Ensuring that green infrastructure network considerations are integral to the planning of new development. Proposals should maximise the opportunity to maintain and extend green infrastructure links to form a multi-functional network of open space, providing opportunities for walking and cycling, and connecting the towns to the urban fringe and the wider countryside beyond
SLE4: Improved Transport and Connections	All development where reasonable to do so, should facilitate the use of sustainable modes of transport to make the fullest possible use of public transport, walking and cycling. Encouragement will be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Development which is not suitable for the roads that serve the development and which have a severe traffic impact will not be supported.

Cherwell Local Plan 1996 – Saved Policies

4.5 The Cherwell Local Plan 2031 replaced a number of the ‘saved’ policies of the adopted Cherwell Local Plan 1996 though many of its policies are retained and remain part of the development plan, the relevant saved policies of the plan are as follows:

Policy	Summary
C15: Prevention of Coalescence of Settlements	Seeks to prevent coalescence by preventing development in areas of open land which are important in distinguishing settlements.
C28: Layout, Design and External Appearance of a New Development	States that control will be exercised over all new development, to ensure that the standards of layout, design and external appearance are sympathetic to the character of the area.
C30: Design of New Residential Development	States design control will be exercised to ensure that new housing development is compatible with the appearance character, layout, scale and density of existing dwellings in the vicinity.
C31: Compatibility with residential character	In existing and proposed residential areas any development which is not compatible with the residential character of the area, or would cause an unacceptable level of nuisance or visual intrusion will not normally be permitted.
C33: Retention of important gaps	The Council will seek to retain any undeveloped gap of land which is important in preserving the character of the loose-knit settlement structure.

Cherwell Developer Contributions SPD (February 2018)

4.6 The Developer Contributions SPD was adopted by the Council in February 2018. The SPD sets out the Council’s approach to seeking contributions for the delivery of infrastructure required to support development. This includes for transport, education and community facilities and services.

Local Plan Review 2040

- 4.7 Consultation is being undertaken to inform a review of the adopted Cherwell Local Plan 2011-2031. The Council has produced a Community Involvement paper which was subject to a six week period of public consultation.
- 4.8 At this early stage the Paper does not contain any proposals or policy options but highlights needs and issues to stimulate discussion and debate and to invite your contributions. This stage marks the commencement of a three-year process with further stages of consultation to follow where the Council will review the policies in the existing adopted Local Plan, the relationship to the emerging Oxfordshire Plan 2050 and the replacement of the remaining saved policies of the 1996 Local Plan.

Other Material Considerations

National Planning Policy Framework (2019)

- 4.9 The NPPF sets out the Framework for plan making and decision taking for all planning policy in England. Full regard must be had to the NPPF (2019) as an overarching material consideration in the determination of this application.
- 4.10 Throughout the NPPF is a “presumption in favour of sustainable development” (paragraph 10). For decision taking this means:
- Approving development proposals that accord with the Development Plan without delay; or
 - Where the Development Plan is absent, silent or relevant policies are out of date, granting planning 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.
- 4.11 The purpose of the planning system, as set out in paragraph 7 of the NPPF, is to:
- “...contribute to the achievement of sustainable development”*
- 4.12 The presumption in favour of sustainable development means that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

- 4.13 The approach to sustainable development involves making the necessary decisions now to realise the vision of stimulating economic growth, maximising wellbeing and protecting our environment, without negatively impacting on the ability of future generations to do the same.
- 4.14 Paragraph 8 of the Framework states that under this approach, planning is expected to deliver:
- A strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and the provision of infrastructure (Economic role);
 - Strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible local services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being (Social role).
 - Contribute to protecting and enhancing of our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy (Environmental role).
- 4.15 Furthermore, paragraph 8 confirms that these roles are interdependent and need to be pursued in mutually supportive ways.
- 4.16 In considering planning applications, paragraph 38 requires local planning authorities to “approach decision on proposed development in a positive and creative way”. It goes on to state that “*Decision-makers at every level should seek to approve applications for sustainable development where possible*”.
- 4.17 Section 5 focuses specifically on delivering a sufficient supply of homes. Paragraph 59 reaffirms the Government’s objective of “*significantly boosting the supply of housing*”.
- 4.18 Paragraph 61 confirms that the size, type and tenure of housing for a wide range of groups in the community should be assessed and reflected in planning policies.
- 4.19 Paragraphs 91 and 92 discuss the social role of planning in “*supporting healthy, inclusive safe places which promote social interaction [...] are safe and accessible [...] and enable and support healthy lifestyles*” and “*to provide the social, recreational and cultural facilities and services the community needs*”.

- 4.20 Paragraphs 102 to 111 seek to promote sustainable transport. Paragraph 109 states that developments should only be prevented on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 4.21 Paragraph 111 confirms that all developments which generate significant amounts of movement should be supported by a Transport Statement or Transport Assessment as well as the provision of a travel plan.
- 4.22 Paragraph 117 confirms that the planning system should “*promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions*”.
- 4.23 This is quantified by stating that whilst encouraging as much use as possible of previously developed or brownfield land this should not result in conflict with other policies in the Framework especially where harm would arise to designated sites of importance for biodiversity.
- 4.24 Paragraph 124 of the Framework states that the Government attaches great importance to the design of the built environment. It states that:
- “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”.*
- 4.25 Achieving well-designed places is fundamental to the new Framework. As stated in paragraph 127, planning policies and decisions should ensure that developments:
- Will be functional and add to the quality of an area long-term;
 - Are sympathetic to their surroundings in terms of character and history while not discouraging appropriate innovation or change, such as increased densities;
 - Establish a strong sense of place and create attractive, welcoming and distinctive places to live, work and visit (i.e. through the use of materials); and
 - Create safe and accessible places with a high standard of amenity for existing and future users.
- 4.26 Paragraph 170 confirms that the planning system should contribute to and enhance the natural and local environment by, amongst other things, protecting and enhancing valued landscapes, and minimising impacts on and providing net gains in biodiversity.
- 4.27 Paragraph 171 sets out that plans should distinguish between the hierarchy of international, national and locally designated sites.

- 4.28 Paragraph 175 identifies that when determining planning applications, local planning authorities should aim to conserve and enhance biodiversity and opportunities to incorporate biodiversity in and around developments should be encouraged.
- 4.29 Where relevant policies are considered to be out of date, the Framework is clear that planning permission should be granted unless “*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework when taken as a whole*” (paragraph 11).

Planning Practice Guidance

- 4.30 Planning Practice Guidance published in March 2014 (PPG) is a ‘live’ document that builds on the principles within the Framework and provides further detailed technical guidance to complement the NPPF.
- 4.31 This provides key guidance such as that design is an integral part of sustainable development that creates “*places, buildings or spaces that work well for everyone, look good, last well and will adapt to the needs of future generations*” (Paragraph: 001 Reference ID: 26-001-20140306). Well-designed places should be functional, attractive and encourage ease of movement.
- 4.32 The Guidance notes that development proposals can “*support strong, vibrant and healthy communities and help create healthy living environments*” (Paragraph: 002 Reference ID: 53-002-20140306). A healthy community is a “*good place to grow up and grow old in*” and one in which active healthy lifestyles are made easy through good urban design and access to local services and facilities (Paragraph: 055 Reference ID: 53-005-20140306).
- 4.33 The PPG reinforces the importance of the Framework as representing the most up-to-date Government planning policy, which must be taken into account where it is relevant to a planning decision. This includes the presumption in favour of development found at Paragraph 14 of the Framework.
- 4.34 Importantly, the PPG states that if decision takers choose not to follow the Framework, where it is a material consideration, clear and convincing reasons for doing so are needed (Paragraph: 006 Reference ID: 21b-006-20190315)

Planning Considerations

Section 5

5.1 This section of the statement provides a justification for the proposal, having regards to the Outline approval, relevant planning policy background, and the character of the local area.

Principle of Development

5.2 In this case the principle of development has been established by the grant of the outline permission for the erection of up to 46 dwellings with associated works and provision of open space, allowed on appeal (APP/C3105/W/3222428) in October 2019.

5.3 The reserved matters application fully accords with the approved type and amount of development. The amount of development has not altered since the outline application.

5.4 The outstanding reserved matters for which approval is sought are:

- Appearance
- Landscaping
- Layout (including internal access details); and
- Scale

Dwelling mix

5.5 Policy BSC 4 explains that housing mix will be negotiated on a site-by-site basis having regard to evidence including the Strategic Housing Market Assessment, and evidence on local market conditions.

5.6 Based on the 2014 SHMA, 3 bedroom dwellings are identified as the most needed forms of market housing followed by 2 bedroom and 4 bedroom dwellings, whilst need within the affordable sector is greatest for 2 and 3 bedroom dwellings.

5.7 The proposed development comprises three- and four-bedroom dwellings for sale on the open market, and a range of one-, two-, three- and four-bedroom dwellings as part of the affordable housing.

Open Market		
Size of dwellings	Storeys	Number of dwellings
3 bed house	2 storey	8
4 bed house	2 storey	22
Total		30

- 5.8 The proposed open market housing mix is evidenced by a Supporting Statement prepared by GreenSquare Homes Ltd (**Appendix 2**) which discusses current housing market trends. These include the changing nature of first-time buyers and changing market conditions following the Covid-19 pandemic. GreenSquare Homes notes that buyers' preferences are increasingly for larger dwellings which offer more flexibility and that first-time buyers are increasingly taking their future needs into account and considering smaller family-sized homes rather than terraced houses or apartments.
- 5.9 The proposed development is also considered suitable for family-sized homes in light of its proximity to schools (both primary and secondary), leisure facilities and other services.
- 5.10 For those households seeking smaller housing or a more affordable route to home ownership, the proposed development includes five Shared Ownership dwellings of two and three bedrooms.
- 5.11 GreenSquare Homes Ltd sought detailed feedback on the emerging housing mix through the community consultation (as described in greater depth in the Statement of Community Involvement). A range of views and opinions were received and analysis shows that respondents tended to support the proposed approaches of providing smaller dwellings for affordable rent and shared ownership, and larger family-sized dwellings on the open market.
- 5.12 Whilst the proposed development's open market housing mix is at variance with the overall recommendations of the SHMA, it is important to note that the SHMA's recommendations are district-wide and moreover, the SHMA pre-dates the significant changes in the housing market that have followed the Covid-19 pandemic. Overall, it is considered that the open market housing mix is justified in the context of policy BSC4.

Affordable Housing

- 5.13 Policy BSC 3 sets the Council's position regarding affordable housing provision in new developments. Outside of Banbury and Bicester, all new developments comprising 11 or more dwellings (gross) will be expected to provide at least 35% of new housing as affordable homes on site. All qualifying development will be expected to provide 70% of the affordable housing as affordable / social rented dwellings and 30% as other forms of intermediate affordable homes.
- 5.14 In policy terms the proposal for the erection of 46 dwellings would equate to 16 dwellings. The proposal provides 30 market housing and 16 affordable in accordance with the Section 106 agreement that accompanies the outline planning permission.
- 5.15 Of those 16 dwellings the split would be 70/30 rented/shared ownership as set out below:

Affordable Housing for Rent		
Size of dwellings	Storeys	Number of dwellings
1 bed flat	2 storey	4
2 bed house	2 storey	4
3 bed house	2 storey	2
4 bed house	2 storey	1
Total		11

Affordable Housing: Shared Ownership		
Size of dwellings	Storeys	Number of dwellings
3 bed house	2 storey	8
4 bed house	2 storey	22
Total		30

- 5.16 In addition, 100% of the affordable rented units are to be built to the government's Nationally Described Space Standard . 50% of the affordable rented units are designed to meet the optional technical standard M4(2) for accessible and adaptable homes, allowing flexibility for future adaptation (e.g. to meet the mobility needs of the occupant).
- 5.17 The affordable housing mix has been subject to discussion with the Council's Housing department (correspondence at **Appendix 3**). The Council has confirmed it is satisfied with the proposed affordable housing mix and tenures.

- 5.18 Therefore, the proposal development will fully comply with the objective of Policy BSC3 and will satisfy the 35% requirement.

Pedestrian, Cycle and Vehicular Access

- 5.19 The outline application for the erection of up to 46 dwellings included a Transport Statement together with details of the main vehicular site access.
- 5.20 The main access into the site follows the route approved at appeal under the Outline application. The main vehicular site access will comprise a single access from White Post Road just to the east of the existing access which will be closed. A ghost island right turn lane and pedestrian refuge is also proposed.
- 5.21 This also includes a footway provision in order to provide a safe route for pedestrians to access the existing bus stop, services and the surrounding area. Pedestrian access will be from two points; the access on White Post Road and a footpath link onto Oxford Road.
- 5.22 The internal access layout is broadly in line with the illustrative masterplan submitted with the outline application. Comprising a central T shaped access with an additional pedestrian access onto Oxford Road to the south east of the site. The application is accompanied by an adoption drawing (0737-107) identifying the area of adoptable highway.
- 5.23 In addition, the application is also accompanied by a vehicle tracking/swept path layout (drawing number 0737-105 & 0737-111) which clearly demonstrates that both smaller and importantly larger vehicles, such as refuse vehicles can turn at various points within the site in order to leave in a forward gear.

Parking

- 5.24 Table B1 Appendix B (Residential Parking Provision Policy) sets out that the car parking provision in new development for major urban areas in the Cherwell District Council area as reproduced overleaf:

Rooms	Bedrooms	number of unallocated spaces	number of additional unallocated spaces when one allocated space per dwelling is provided	number of additional unallocated spaces when two allocated space per dwelling is provided
	1	1.2	0.4	see note 1
4	2	1.4	0.6	0.3 (see note 2)
5	2/3	1.5	0.7	0.3 (see note 2)
6	3	1.7	0.8	0.3 (see note 2)
7	3/4	1.9	1.0	0.4
8	4+	2.2	1.3	0.5

5.25 The proposed development provides 130 car parking spaces in total as detailed in the Parking Matrix. In summary, this equates to:

No. of dwellings	Size of dwelling	Parking spaces per dwelling
4	1 bed dwellings	1 parking bay per dwelling
6	2 bed dwellings	2 parking bays per dwelling
11	3 bed dwellings	2 parking bays per dwelling
2	3 bed dwellings	3 spaces per dwelling comprising single garage and 2 bays
1	4 bed dwellings	3 parking bays per dwelling
13	4 bed dwellings	3 spaces per dwelling comprising single garage and 2 bays
7	4 bed dwellings	4 spaces per dwellings comprising double garage and 2 bays

5.26 Full details of the car parking provision, broken down by individual dwelling, are set out in the accompanying Parking Matrix .

5.27 50% of the affordable rented dwellings meet the optional technical standard M4(2) for accessible and adaptable homes, and therefore have larger parking spaces to accommodate occupants with mobility needs into the future

5.28 Garages in the past whilst counting towards a parking space allocation where often used for valuable storage space rather than parking a motor vehicle, resulting in increased pressure on on-street parking. With this in mind, several garages incorporate additional rooms for home office, hobby or storage use. For those

dwellings without garaging the proposal incorporates cycle storage sheds within the curtilage.

- 5.29 Provisions will be made for a total of 46 electric charging points located throughout the development. Drawing number 0737-112 set out that these will be a mix of charging spurs located on garages or charging spurs to the front parking areas.
- 5.30 With regards to the proposed parking, it is therefore considered that the proposal accords with the residential parking standards and the provisions of the NPPF.

Character and Appearance

- 5.31 The NPPF requires all developments to be of high-quality design and this is reflected in the policies of CLP. Specifically, Policy ESD15 which seeks to ensure that new development contributes positively to an area's character and identity and sets out a series of criteria which proposal should meet.
- 5.32 The character of the area, comprises a mix of single storey and two-storey semi detached, dwellings along Oxford Road. These dwellings are of traditional brick appearance interspersed with rendered and tile hanging, all under a pitched and tiled roof. The dwellings within Park End Close comprise a mix of single storey semi-detached bungalows, semi-detached, and terraced dwellings of brick and tile construction.
- 5.33 The proposed dwellings would be all two-storey comprising a mix of mainly detached and semi detached dwellings, together with a row of 3 terraced dwellings and flats. In regard to appearance the dwellings would be of brick and tile construction. The materials plan (drawing number 0737- 108) sets out specific brick details for each plot. All dwellings and garages comprise gable roofs, and porch canopies are provided to the front elevations.

Layout

- 5.34 Saved Policy C33 of the adopted 1996 Local Plan seeks to retain undeveloped gaps which are important in preserving a settlement's character. In addition, Saved Policy C15 seeks to prevent coalescence of settlements by preventing development in areas of open land which are important in distinguishing settlements. These policies date from 1996 and although the policy is saved, the Council has acknowledged in the outline committee report that the context has since changed, not least by the granting of planning permission for further residential development on the southern

edge of Banbury at Longford Park and Salt Way which further blur the division between the settlements.

- 5.35 Moreover, a policy regarding coalescence specifically is not included in the CLP 2031. Policies ESD13 and ESD15 seek to consider applications according to the impact a development has on landscape setting, character, local distinctiveness and visual intrusion (inter alia) rather than coalescence per se.
- 5.36 The part of the site which makes the most contribution to this, is the northern part of the site which is to be retained as open space. Retaining this as open space, when viewed together with the wooded area between White Post Road and Bankside, the school grounds and the informal open space to be provided as part of the Salt Way proposals will together provide a degree of separation between Bodicote and Banbury to the extent that any conflict with Policy C15 will be very limited. Given the very particular site circumstances set out above, it is considered that there are material planning considerations that outweigh this very limited conflict.
- 5.37 The proposed layout is broadly in line with the illustrative masterplan submitted with the outline application.
- 5.38 The layout retains the open space to the northern part of the site, which as noted above ensures there is a degree of separation between Bodicote and Banbury to the extent that any conflict with Policy C15 will be very limited.
- 5.39 In addition to the open space to the northern part of the site, there are other pockets of green space, throughout the development including a green corridor running along the boundary to Oxford Road and a LAP to the south east.
- 5.40 The layout has been carefully considered to ensure that residential amenity is maintained. The closest residential properties to the site are those along Oxford Road and Park End Close. These are between 25m and 35m from the site's boundary. The Layout shows a separation distance of between 25 and 35 metres between these dwellings and the proposed dwellings, which is similar to the indicative layout submitted with the outline application, in which it was considered that these distances are such that the amenities of existing residents in term of outlook and privacy are not harmed.

Scale

- 5.41 In regard to scale Policy ESD15 seeks to ensure that new development respects the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale

and massing of buildings. It states that development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages.

- 5.42 The character of the area, comprises a mix of single storey and two storey dwellings along Oxford Road, and 2 storey within Park End Close.
- 5.43 The proposed dwellings would be all 2 storey, including the flats, with single storey garages throughout the development (drawing number 0737-110) and as such in terms of scale would be in keeping with the surrounding area and comply with Policy ESD15.

Landscape and Trees

- 5.44 The site is bound by mature hedging along Oxford Road and is visible on the approach into/out of Banbury and along White Post Road to its northern edge. However, the site is not a prominent open feature from the historic village core and conservation area, or from Broad Gap or White Post Road to its west due to the presence of the school and mature planting within its grounds. The contribution the openness of the site makes to the village's character is therefore very localised to the Oxford Road approach and the flyover and its northern boundary from White Post Road.
- 5.45 The outline application was accompanied by a landscape and Visual Appraisal which concluded that *"the overall character of the site is that of an incidental field in a suburban area, with large mature trees and enclosed by development on two sides and urban roads on three sides"*.
- 5.46 Policies BSC10 & BSC11 seek to ensure that proposals for new development contribute towards, and make provision for, open space and recreation facilities.
- 5.47 The land is predominantly enclosed by hedgerows and the field contains a number of mature trees, 9 of which are covered by a TPO (TPO 1/93 refers). In addition, there are a number of mature trees outside but affecting the site.
- 5.48 The hedgerows and mature trees within and around the site are a key characteristic feature that has been carefully considered and is reflected in the layout.
- 5.49 The application is accompanied by a detailed landscape plan (Drawing number 1046-01) together with an arboricultural impact assessment and method statement (May 2021).

- 5.50 In line with the outline application, the site provides good public open space provision within the site; this includes a large area of open space at the northern end of the site consisting of species rich grassland, together with smaller pockets of open space within the site's layout.
- 5.51 It is proposed to enhance the existing hedgerow within these areas with additional infill planting, together with the planning of several additional trees within the site and around the perimeter.
- 5.52 Tree and hedgerow losses will only occur where strictly necessary. The Arboricultural Impact Assessment shows that short sections of hedgerow will be removed along the boundaries with Oxford Road and the Bodicote Flyover sliproad at the points of access. It is also necessary to remove three trees (T6, T14 and T15 as illustrated on the Arboricultural Impact Assessment Plans) and two sections of hedgerow within the site (H10 and H11) although none of these is of higher than category C of 'low' value for retention.
- 5.53 All category A and B trees (of 'high' and 'moderate' value for retention respectively) and all TPO trees are to be retained and provide valuable focal points within the site's layout. Native shrubs, climbers and herbaceous plants are proposed to many of the dwelling frontages.
- 5.54 Hard landscaping details include permeable surfaces, such as gravel and permeable grass paving together with block paving and grasscrete.
- 5.55 The proposal would significantly enhance the landscape character of the area and as such would comply with Policies BSC10 & BSC11.

Ecology/biodiversity

- 5.56 Paragraph 170 of the NPPF (2018) states that planning policies and decisions should contribute to and enhance the natural and local environment by protecting and enhancing valued landscapes, sites of biodiversity or geological value and by minimising impacts on, and providing net gains for, biodiversity. The NPPF is clear that pursuing sustainable development includes moving from a net loss of biodiversity to achieving net gains for nature. This requirement is endorsed by Local Plan policy ESD10.
- 5.57 The outline application was accompanied by an Extended Phase 1 Report. The report found that the habitats within the site were largely found to be heavily managed and species poor. The habitats with the highest value were found to be the

boundary features which are proposed to be retained and as set out in the landscape plan enhanced, which will improve the value of these habitats.

- 5.58 The Extended Phase 1 report also found that no further surveys or mitigation was required for amphibians or reptiles. A Bat Emergence Survey was undertaken but recorded no bat roosting within the buildings to be demolished. It was considered that appropriate positioning of bat boxes would enhance the site's value for roosting bats. This and other enhancements (including for nesting birds) would be secured by conditions.
- 5.59 In this regard condition 6 states *"The first reserved matters application shall be accompanied by a method statement for protecting and enhancing biodiversity on the site, to include all details of proposed bat and bird boxes and all integrated features within buildings, together with timings for their installation. The method statement shall also include details in respect of the implementation of the recommendations as set out in Section 6 – Conclusions and Recommendations of the "Extended Phase 1 Habitat Survey Report", prepared by REC, dated April 2018. The biodiversity protection and enhancement measures shall be carried out and retained in accordance with the approved details"*.
- 5.60 The application is accompanied by an Ecological Mitigation & Enhancement Strategy, (Focus, May 2021) the objective of this document are:
- To produce a concise working document, including species-specific method statements, to ensure future development of the site is carried out in full compliance with wildlife law and recognised best practice and all reasonable precautions have and will be undertaken to avoid killing or injuring or wildlife during the development.
 - To provide an Ecological Mitigation & Enhancement Strategy for the development to allow the discharge of Condition 6 of the Planning Permission.
- 5.61 In line with Government policy, the report sets out various biodiversity enhancements these include, but not limited to, sparrow and swift boxes, bat boxes, landscaping planning of species rich grassland which will attract invertebrates for amphibians and reptiles and wildflower grassland.
- 5.62 The report also sets out mitigation strategy, compensation & enhancement measures together with timetable for works for each area.
- 5.63 It is considered that these details, are sufficient to demonstrate compliance with condition 6 as well as the requirements of national and local policy.

Noise

- 5.64 Condition 5 states, the first reserved matters application shall be accompanied by a specialist acoustic consultant's report demonstrating that internal noise levels in habitable rooms within the dwellings and external noise levels for outdoor areas (including domestic gardens and recreation areas) will not exceed the criteria specified in the British Standard BS8233:2014 .
- 5.65 The reserved matters application is supported by an Environmental Noise Assessment which assesses the impact of noise from surrounding sources (including traffic from Oxford Road) on the future occupants of the residential dwellings. The assessment identifies the plots for which alternative ventilation systems may be appropriate to the internal spaces. It also identifies six plots to the eastern corner of the site (plots 1 to 6) where acoustic fencing is recommended to the rear gardens to achieve acceptable noise levels.
- 5.66 These recommendations have been incorporated into the scheme design and the proposed development therefore achieves acceptable levels of noise for its future occupants.

Surface and Foul Water Drainage

- 5.67 The proposed development is supported by a Flood Risk Assessment and Drainage Strategy and engineering plans.
- 5.68 The surface water drainage strategy is informed by various tests which were undertaken on the site. The tests indicate good drainage conditions allowing for an infiltration-based drainage strategy which uses soakaways and porous paving to address surface water run-off. This means there is no requirement for an attenuation basin, as had been illustrated on some previous plans including at the outline stage.
- 5.69 A foul water connection is proposed to the existing sewer network at Oxford Road. It is noted that the site levels fall away slightly towards the south-western corner of the site. In order for the drainage strategy to be effective, the slab levels of dwellings in this part of the site are to be raised above ground level as illustrated on the Engineering Layout. Retaining walls are necessary to a maximum of 1.65m along the south-eastern boundary of the site although in most instances the levels change will be more modest.

Ground Conditions

- 5.70 The outline application was accompanied by a Ground Conditions Desk Study. Environmental risks to the proposed development were considered to be low but an intrusive phase 2 ground investigation was recommended to allow any risks to be quantified.
- 5.71 A Geo Environmental Assessment Report (December 2020) accompanies the application. The aim of the report is to confirm the risks to the identified receptors and confirm the ground conditions in respect to the identified geotechnical and geo-environmental risks. In this regard an appropriate intrusive investigation was undertaken as per the recommendations of the Phase I Desk Study Assessment.

Summary and Conclusions

Section 6

- 6.1 This Planning Statement has been prepared by Tetlow King Planning on behalf of GreenSquare as part of a Reserved Matters submission in respect of the approved Outline planning consent, 18/00792/OUT at Land at Tappers Farm, Oxford Road, Bodicote OX15 4BN for the demolition of existing buildings and erection of 46 dwellings with associated works and provision of open space.
- 6.2 The principle of residential development on the site has been established by the outline consent leaving only the reserved matters of appearance, landscaping, layout, and scale to be considered. The point of vehicular access has already been approved through the outline scheme.
- 6.3 The proposed development provides a number of benefits, including but not limited to:
- The delivery of much-needed high-quality housing, of a scale, design and layout that responds positively to the site's context and the wider village of Bodicote;
 - The provision of 16 affordable dwellings of a mix, size and tenure that meets identified local needs and has been agreed with the Housing department;
 - The prompt delivery of new homes by the housebuilding division of a leading Registered Provider, with all profits reinvested into the provision of affordable housing in the region;
 - The provision of areas of public open space including a Local Area for Play for the whole community;
 - The creation of safe, attractive foot and cycle links within the site and beyond; and
 - Provision of a high-quality landscape setting to the development through the provision of a robust landscape infrastructure, provision of open space throughout the site and the extensive retention of mature trees and hedgerows .
- 6.4 This planning application submission demonstrates that there are no policy reasons nor any other material considerations that indicate that planning permission should not be wholly supported for the reserved matters the subject of this application.

Appendix 1

Outline Planning Permission 18/00792/OUT





Appeal Decision

Hearing Held on 4 September 2019

Site visit made on 4 September 2019

by M Allen BSc (Hons) MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 October 2019

Appeal Ref: APP/C3105/W/19/3222428

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

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Hollins Strategic Land LLP against the decision of Cherwell District Council.
 - The application Ref 18/00792/OUT, dated 4 May 2018, was refused by notice dated 31 October 2018.
 - The development proposed is an outline application (all matters reserved except for access) for the demolition of existing buildings and erection of up to 52 no. dwellings, with associated works and provision of open space.
-

Decision

1. The appeal is allowed and planning permission is granted for an outline application (all matters reserved except for access) for the demolition of existing buildings and erection of up to 46 no. dwellings, with associated works and provision of open space at Land at Tappers Farm, Oxford Road, Bodicote OX15 4BN in accordance with the terms of the application, Ref 18/00792/OUT, dated 4 May 2018, subject to the following conditions set out in the attached Schedule.

Procedural Matters

2. The application was submitted in outline. The application form indicates that approval was sought only for the matter of access. I have determined the appeal on this basis.
3. During the course of the application, the number of units proposed was reduced from 52 dwellings as set out in the planning application form, to 46 dwellings. It was agreed at the hearing that the description should reflect this reduction in numbers, as such I have included this in the decision above.
4. The appellant submitted a draft agreement under s106 of the Town and Country Planning Act 1990 (as amended) at the hearing. At that time a number of amendments were being made and the agreement was unsigned. I agreed to allow 7 days for the submission of a signed and completed agreement, which has now been received. I have taken this agreement and the obligations therein into account when making my decision.
5. Prior to the hearing the Council highlighted that a number of the notification letters sent to interested parties did not contain the details of the date of the

hearing. At the start of the hearing I asked for the parties' views on this matter. The Council duly informed me that the correct details were sent with the notification letters and that it was only a saved office copy that lacked the details. The Council confirmed that the correct notification had therefore taken place. I was satisfied that interested parties had been notified and I proceeded with the hearing on this basis.

6. Since the close of the hearing the appellant has drawn my attention to a recent appeal decision. The Council has had the opportunity to comment on this decision. I am satisfied no prejudice has been caused and, as such, I have taken it into account when making my decision.

Main Issues

7. The main issues raised in this case are:
 - i) whether the development is acceptable in principle;
 - ii) the effect of the development on the character and appearance of the area; and
 - iii) whether the scheme makes adequate contribution towards the provision of infrastructure.

Reasons

Principle of development

8. The development plan for the area consists of the Cherwell Local Plan 2011 – 2031, Part 1 (the CLP 2011) and the saved policies of the Cherwell Local Plan 1996 (the CLP 1996). At the hearing, the Council agreed that only the policies referred to in the decision notice were being relied on, namely Policies Villages 2 (PV2) and ESD15 of the CLP 2011 and Policies C15 and C33 of the CLP 1996.
9. The spatial strategy as set out in the CLP 2011 directs most growth to locations within or immediately adjoining Banbury and Bicester. Growth within the remainder of the district is limited and directed towards the larger villages. It was acknowledged by the Council that the appeal scheme would not affect its overall housing strategy.
10. PV2 identifies that 750 homes will be delivered at Category A villages, of which Bodicote is one of twenty-three, as defined in Policy Villages 1 (PV1). It was highlighted at the hearing that Policy Villages 2 contains no requirements in respect of the distribution of housing across the Category A villages, as well as no timeframe or trajectory for their delivery. Both main parties agreed that the 750-figure provided in the policy is not a ceiling or limit. It is also noteworthy that the policy requires the delivery of 750 units, not just a requirement to grant planning permission for this number.
11. My attention has been drawn to a previous appeal decision in the district¹ in which the Inspector noted that it would require a "material exceedance" of the 750-figure in order to conclude that there would be any conflict with PV2. The Council stated that if this appeal were allowed, it would not trigger a material increase over 750 dwellings. Furthermore, the figure refers to dwellings delivered, not consented, of which according to the Council there are 271. There are also a further 425 under construction. Since March 2014, there has

¹ APP/C3105/W/17/3188671, decision date 18 September 2018

- been a delivery rate of 54 dwellings per year from PV2, which would result in the delivery of 750 homes by 2028, three years before the end of the plan period (2011-2031). This however assumes that the delivery of housing will continue at this rate and that all permissions that have been granted will not only be implemented but completed.
12. The appellant has suggested that a 10% lapse rate for sites should be applied in recognition that not all sites granted planning permission will necessarily come forward. The Council disagree with this point and contend that it is likely that all sites will be delivered. Whilst I acknowledge that the delivery rate has increased in recent years, this will undoubtedly fluctuate from year to year, as evidenced by the fact that the Council state that in 2014/15 only two homes were delivered. There is also reference to the Council's Annual Monitoring Report (2018) identifying that permission for 33 dwellings had either lapsed or not been issued, suggestive of some permitted schemes not being delivered.
 13. In my view, it is not realistic to expect that all dwellings that have the benefit of planning permission will, in fact, be delivered. I acknowledge the Council's opinion that there should not be a lapse rate applied, given that when undertaking reviews of permissions they liaise directly with developers and agents, the submission of applications to discharge planning conditions can be taken as an indication of intent to implement a permission and there is a good record of delivery. However, this does not account for any circumstances where a development may not come forward. As such, I do not consider it realistic to expect a 100% delivery rate for the permitted dwellings.
 14. Even if all sites were delivered, and as I state above, I am not convinced that they will be, it is accepted by the Council that the grant of permission for an additional 46 dwellings would not lead to a material increase over the figure expected by PV2.
 15. I note that reference is made to Bodicote having been subject to permissions for a number of developments which would deliver 99 new dwellings. However, there is no reference in PV2 to any distribution of new dwellings across the twenty-three Category A villages. Furthermore, given the close proximity of Bodicote and the appeal site to Banbury, together with good accessibility to larger settlements and the services that are within Bodicote itself, the site would be one of the most accessible locations, with access to services, for new residential development, which is reflected in its categorisation in PV1 as a Category A or "Service" village.
 16. The Council also has concern that allowing the appeal scheme would restrict the potential for a more even spread of housing across all of the Category A villages. However, PV2 does not require any spatial distribution. Moreover, the development is near to one of the main settlements, Banbury, which provides for access to a good range of services and with access to a range of transport modes.
 17. The appellant has drawn my attention to a recent appeal decision² in the district which allowed up to 84 dwellings under PV2. Notwithstanding the stance taken at the hearing, the Council now consider that this permitted scheme together with the appeal scheme would result in a material increase over the 750-dwelling delivery target. However, the Council are including 31

² APP/C3105/W/19/3228169, decision date 9 September 2019

dwellings for which there is a resolution to grant permission. Whilst this matter is noted, these are not schemes for which planning permission currently exists and until such time that a decision is issued on them, it is open to the Council to consider any subsequent change in circumstances that may occur.

18. The grant of permission for these 84 dwellings adds to the number of dwellings above 750 which have permission, but the number of dwellings that have currently been delivered falls far short of this figure (271 as referred to above). There will undoubtedly be a point where there will be a situation that will result in the material increase over the 750 dwellings figure and at that time there will be some planning harm arising from the figure being exceeded, for example harm to the overall locational strategy of new housing in the district. There is no substantive evidence before me to demonstrate that this is the case in this appeal. Clearly, when considering any subsequent schemes however, this matter will need to be carefully scrutinised.
19. However, at this time, no evidence of such harm has been presented and, in my view, the allowing of this appeal for 46 dwellings would not harm the overall strategy of the development plan which is to concentrate housing development in and around Banbury and Bicester. This is particularly so given the specific circumstances of this site, including its close proximity to Banbury.
20. The Council contended that both policies PV1 and PV2 should be considered together. However, I find nothing to suggest that this is the case, and both appear to be discrete policies against which development proposals can be assessed. In any event, it is conflict with PV2 that the Council allege, and it is this matter which I have considered. There is no mention of conflict with PV1 in the Council's reason for refusal.
21. Accordingly, I am satisfied that the scheme would not result in a material increase over the target of delivering 750 dwellings and thus the principle of development is acceptable on this site in accordance with Policy PV2 of the CLP 2011.

Character and appearance

22. The site lies to the northern fringe of Bodicote and currently comprises of a grassed field with a number of buildings associated with a farm shop which operates at the site, together with associated external storage, with an area of caravan storage also. The site also contains several mature trees which are the subject of a Tree Preservation Order (TPO). Access to the site is gained from the adjacent White Post Road.
23. The site is enclosed along Oxford Road to the east by hedging which contains a number of trees. This boundary effectively screens the site from the majority of views from Oxford Road. To the north, along White Post Road, the site is enclosed by a mixture of hedging and post and rail fencing. There are however clear views into the site from this road where it appears as a field surrounded by existing development, particularly the existing farm shop buildings and the school located to the east. To its southern extremity, the site borders existing residential development, comprised of two-storey dwellings.
24. The Council contend that the site comprises the last undeveloped gap which provides separation between Bodicote and Banbury and as such is an important green space preventing the coalescence of these two settlements. It was also

- stated at the hearing that when leaving Banbury and entering Bodicote, there is the feel of leaving the larger settlement and entering a village. However, in my view, this overstates the importance of the site, as a whole, as a separating feature. I observed there to be development on the other side of Oxford Road, extending northwards, which stretches beyond the appeal site. This existing development already diminishes the distinction between Bodicote and Banbury and the introduction of development on the appeal site would not materially worsen this.
25. There is an area of vegetation between the northern extremity of the site and the Bankside flyover at the southern edge of Banbury which provides a much stronger visual break between the settlements. This would be unaffected by the proposal. Moreover, the existing development that lines Oxford Road does not, in my view, result in a village feel or appearance to the area. Whilst I acknowledge that the whole of the eastern boundary of the site currently comprises hedging, it is located near to existing built development and is not reflective of a rural countryside location. Furthermore, the indicative layout submitted, shows that dwellings would be set off the eastern boundary, with the provision of a green corridor which would limit the visibility of dwellings from Oxford Road. As a consequence, the introduction of built development within the appeal site would not have an unacceptably urbanising effect.
26. The Council also refer to the area surrounding the site having a spacious and open feel. However, there is built development to the immediate south of the site, as well as to the east. This significantly limits any sense of spaciousness. Whilst a school lies to the west, with its associated playing fields, this does little to create a sense of spaciousness. I appreciate that the majority of the site is currently not covered by built development, however the proposed residential development would not be out of character with its context of nearby development.
27. Additionally, the indicative layout submitted with the application shows that proposed dwellings would not extend into the northern part of the site, which would be left open as amenity open space. This would re-enforce the visual break provided by the existing landscaping I refer to above and ensure that from viewpoints in close proximity to the site along White Post Road, an open aspect is retained to an acceptable degree, with buildings set back within the site. It would also provide a "green link" with the mature trees and landscaping to the west of the site, along Salt Way. Thus, a distinction between the two settlements would be maintained.
28. The matter of access is for determination at this stage and the submitted details show the creation of a new vehicular access to the east of the existing. Whilst it is likely that this will be a more formal and well-defined feature at this location, given the context of the site, in particular the appearance of the formal and engineered slip road onto Oxford Road and the Bankside flyover, this would not be unduly prominent or appear as a discordant element. The Council also express concern in respect of the prominence of the development in views from Sycamore Drive to the north west. However, these would not be close up views and where the development may be visible, it would be in the context of the amenity open space to the north and set back into the site. As such, I consider that any visual effect in this regard would be acceptable.

29. The mature trees within the site are the subject of a TPO and whilst there is no immediate concern over the removal of these trees, the matter of the future maintenance of the trees was raised at the hearing. In this respect, I note that the indicative layout of the site takes into account the existing trees and positions buildings around them. As such, whilst I appreciate that these details are indicative only, I have no substantive evidence before me to persuade me that the scheme would have an adverse effect on the future health of the protected trees, particularly in light of the matters of layout and landscaping being for future consideration.
30. Accordingly, I find that the scheme would not harm the character or appearance of the area and as such there would be no conflict with Policies Villages 2 and ESD15 of the CLP 2011 and Policies C15 and C22 of the CLP 1996. Together, and amongst other things, these policies seek to ensure that significant adverse landscape impacts are avoided, that new development reinforces local distinctiveness, that the coalescence of settlements is resisted and that important undeveloped gaps are preserved.

Infrastructure

31. The appellant provided a draft planning obligation by deed of agreement under section 106 of the Town and Country Planning Act 1990 (as amended), section 11 of the Local Government Act 1972 and section 1 of the Localism Act 2011. Subsequent to the hearing, the appellant has now provided a signed and completed agreement.
32. The agreement contains obligations following discussions with the Council, since the application was refused. Prior to the hearing, a table was provided outlining all of the requirements that the Council sought to be secured by way of the legal agreement. These include:
- Affordable housing
 - Open space and landscaping
 - Off-site sports and Community facilities
 - Primary medical care
 - Public transport services
 - Primary school provision
 - Refuse Disposal
 - Transportation and Highways
33. The submitted details outline the basis on which the contributions are sought, with reference to development plan policies and the adopted Developer Contributions Supplementary Planning Document (SPD) (2018). At the hearing, the appellant raised concern in respect of two of the required contributions as set out: Primary Medical Care (PMC) and Refuse Disposal (RD).
34. In respect of PMC, I note that the NHS Oxfordshire Commissioning Group highlights that North Oxfordshire, particularly the Banbury area, is mostly at capacity in terms of PMC and that housing growth will require additional or expanded infrastructure to be provided. I consider this to be reasonable, given the proximity of the site to Banbury where there is an identified shortfall in service provision. In regard to RD, the appellant initially had concerns that there was insufficient justification for a contribution in this respect, highlighting that facilities were ordinarily funded through Council Tax income. The Council clarified that the contribution would be towards bin provision for new dwellings, which is not funded by Council Tax. Following this, the appellant was satisfied

that the RD contribution was justified based on the SPD. I have no reason to disagree.

35. Having reviewed the details of the contributions, they are necessary to make the development acceptable in planning terms, directly related to the development as well as fairly and reasonably related in scale and kind to the development.
36. Accordingly, the scheme would comply with Policies INF1, BSC3, BSC7, BSC10, BSC11, BSC12 and SLE4 of the CLP 2011. Together, and amongst other things, the policies seek to ensure development provides a proportion of affordable housing, that education needs are met, that schemes make adequate open space, outdoor sport, recreation and community facility provision, that infrastructure is provided to meet the District's growth and that the transport impacts of development are mitigated.

Other Matters

37. Interested parties have raised concerns in respect of the effect of the development on wildlife in the area, as well as on highway safety, in particular the effect of additional traffic and potential conflict with traffic in association with the adjacent school. However, I note that the Council do not object to the proposal on the basis of these matters. Furthermore, I have no substantive evidence to show that there would be any detriment in respect of these matters. As such, they have little bearing on my decision.
38. There has also been concern in respect of the effect on infrastructure in the area. The contributions secured by the legal agreement are intended to mitigate the effects of the proposal on such matters and as such the scheme would not result in any harm in this regard.
39. I note that concern has been expressed by interested parties in respect of the proximity of proposed dwellings to existing ones. However, the matter of the layout of the site is for later determination. There is also reference to the loss of the existing farm shop, as well as the use of the grassed area for events. The Council have raised no objection on this basis and in the absence of a policy basis for protecting these existing uses I find that I have no reason to find differently.
40. There was reference to the ability of the Council to demonstrate a three and five-year supply of deliverable housing sites. As I have found above that the scheme accords with an up-to-date development plan, this is not a matter which I need to consider further.

Conditions

41. A list of draft conditions was provided prior to the hearing and as set out in the Statement of Common Ground; these were agreed by both main parties. Nonetheless, there was a discussion on these suggested conditions at the hearing. I have considered the conditions in light of the advice of the Planning Practice Guidance and the six tests.
42. I have imposed standard conditions relating to the submission and timing of reserved matter applications and the commencement of development. A condition is also required to ensure compliance with the submitted plans, but only in respect of access, as this is not a reserved matter.

43. Given the proximity of the site to Oxford Road, I have imposed a condition requiring details of measures to ensure that the living conditions of residents will not be adversely impacted on by noise. A condition is also imposed in respect of biodiversity enhancements, as required by Policy ESD10 of the CLP2011, as well as requiring that the development incorporate the recommendations of the Habitat Survey Report. In order to protect retained trees a condition in respect of an Arboricultural Method Statement is required.
44. In order to ensure the development does not adversely affect the natural environment and or the living conditions of nearby residents, I have included a condition requiring the submission of a Construction Environmental Management Plan. In order to ensure that any contamination of the site is satisfactorily dealt with, conditions are required in respect of site investigation and any necessary remediation, together with measures to deal with unsuspected contamination.
45. I have included a condition in respect of the construction details of the vehicular access, in the interests of highway safety. Similarly, a condition is required stopping up the existing vehicular access. In order to ensure the potential for buried remains within the site is properly addressed a condition is included requiring a written scheme of archaeological investigation. So that there is no conflict between residential properties and the existing farm shop, a condition is included requiring the demolition of all existing buildings prior to the occupation of any dwelling.
46. In the interests of sustainable transport and to ensure the site is accessible by a range of transport modes, conditions are included requiring travel plan statements and travel information packs to be provided to occupiers, as well as ducting to allow for the installation of electric charging points. I have also included a condition preventing occupation of any dwelling until necessary upgrades to the wastewater, surface water and water supply infrastructure have been completed. To facilitate communications infrastructure, a condition is necessary in respect of high-speed broadband facilities.
47. In the interests of biodiversity, I have imposed a condition requiring full details of external lighting to be submitted with the reserved matters application in respect of layout. Also, in this regard I have included a condition preventing site clearance or demolition of buildings during the bird nesting season.
48. A condition is recommended in respect of the reserved matters reflecting the principles set out in the submitted parameters plan, landscape strategy plan and indicative species list. However, only the matter of access is for determination at this stage and it has not been evidenced that the illustrative details submitted would be the only satisfactory way to develop the site. As such, I do not consider this condition is necessary.
49. To safeguard landscaping that contributes to biodiversity, a condition is recommended requiring a landscape and ecological management plan. However, as landscaping is a reserved matter it is not necessary to impose such a condition at this stage. Similarly, it is not necessary to impose a condition securing the implementation of landscaping or the retention of trees and hedgerows, as these are matters that should properly be dealt with under future reserved matters.

50. Conditions have been recommended in respect of the construction of internal roads and footways, vehicular parking areas and manoeuvring areas and provision of cycle parking facilities. Whilst access is for determination at this stage, this refers only to the means of access to the site. As such, these matters can be dealt with satisfactorily under a subsequent reserved matters application in respect of layout.

Conclusion

51. I have found that the scheme would not result in a material increase over the target of delivering 750 dwellings and therefore would not conflict with Policy PV2 of the CLP 2011. I have also found that the scheme would not result in harm to the character and appearance of the area. Furthermore, a completed legal agreement has been submitted securing the necessary contributions. The scheme therefore complies with the development plan.

52. For the reasons given above, and having regard to all matters raised, I conclude that the appeal should be allowed.

Martin Allen

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Sarah Reid, of Counsel

instructed by Hollins Strategic Land
LLP

Stephen Harries BSc (Hons), MRTPI

Director, Emery Planning

Nigel Evers, CMLI

Director, Viridian Landscape Planning

FOR CHERWELL DISTRICT COUNCIL:

Linda Griffiths

Principal Planning Officer, Cherwell
District Council

Yuen Wong

Principal Planning Policy Officer,
Cherwell District Council

INTERESTED PERSONS:

Cllr Mrs Heath

Councillor, Cherwell District Council,
Adderbury, Bloxham and Bodicote
Ward

Zzazz Foreman

Bodicote Parish Council

Eileen Meadows

Local Resident

Matthew Case

Oxfordshire County Council

DOCUMENTS

- 1 Draft Section 106 Planning Agreement
- 2 Drawing Number IL1002 Rev C – Parameters Plan Final
- 3 Letter from Bovis Homes dated 29th August 2019
- 4 Letter from Emanuel Land & Real Estate dated 18th June 2018
- 5 Letter from the Land Team UK dated 6th June 2018
- 6 Extract of appellants closing submissions made at Inquiry in respect of Appeal ref APP/C3105/W/17/3188671
- 7 Addendum to CIL table

Schedule of Conditions

- 1) Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development takes place and the development shall be carried out as approved.
- 2) Application for approval of the reserved matters shall be made to the local planning authority not later than 3 years from the date of this permission.
- 3) The development hereby permitted shall commence not later than 2 years from the date of approval of the last of the reserved matters to be approved.
- 4) The development hereby permitted shall be carried out in accordance with the following approved plan: Drawing number 1608/01 (Proposed Site Access Arrangements White Post Road), dated April 2018.
- 5) The first reserved matters application shall be accompanied by a specialist acoustic consultant's report demonstrating that internal noise levels in habitable rooms within the dwellings and external noise levels for outdoor areas (including domestic gardens and recreation areas) will not exceed the criteria specified in the British Standard BS8233:2014 'Guidance on sound insulation and noise reduction for buildings'. Where mitigation measures are required in order to achieve these standards, full details, to include any acoustic barriers, planting, glazing and ventilation requirements as necessary, shall also be included. The approved mitigation measures shall be implemented prior to the first occupation of the affected dwellings and the first use of the outdoor areas. The measures shall be retained as approved at all times.
- 6) The first reserved matters application shall be accompanied by a method statement for protecting and enhancing biodiversity on the site, to include all details of proposed bat and bird boxes and all integrated features within buildings, together with timings for their installation. The method statement shall also include details in respect of the implementation of the recommendations as set out in Section 6 – Conclusions and Recommendations of the "Extended Phase 1 Habitat Survey Report", prepared by REC, dated April 2018. The biodiversity protection and enhancement measures shall be carried out and retained in accordance with the approved details.
- 7) As part of the reserved matters application in respect of layout, a surface water drainage scheme for the site shall be submitted. The scheme shall be based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development. The scheme shall also include:
 - Discharge Rates
 - Discharge Volumes
 - SUDS (Sustainable Drainage Systems) (the suds features mentioned within Section 5.3 of the Flood Risk Assessment)
 - Maintenance and management of SUDs
 - Infiltration tests to be undertaken in accordance with BRE365 – Soakaway Design
 - Detailed drainage layout with pipe numbers
 - Network drainage calculations

- Phasing plans
- Flood routes in exceedance (to include provision of a flood exceedance route plan).

The scheme shall be implemented in accordance with the approved details.

- 8) The reserved matters application in respect of layout shall include full details of all external lighting, including predicted lux levels and light spill and details showing that lighting avoids vegetation and site boundaries. The lighting shall at all times accord with the approved details.
- 9) No development, other than demolition, shall commence before an Arboricultural Method Statement (AMS) has been submitted to and approved in writing by the Local Planning Authority. The AMS shall include protective fencing specifications and details of construction methods close to retained trees and hedges; and shall be undertaken in accordance with BS: 5837:2012 (including all subsequent revisions). Thereafter, the development shall at all times be carried out in accordance with the approved AMS.
- 10) No development shall take place, including any works of demolition, until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by the local planning authority. The CEMP shall include details of:
- i) Construction traffic management measures;
 - ii) Measures to ensure construction works do not adversely affect biodiversity and protect habitats and species of biodiversity importance;
 - iii) Measures to ensure construction works do not adversely affect nearby residential properties, including any details of consultation and communication with local residents.

The approved CEMP shall be adhered to throughout the construction period for the development.

- 11) No development shall commence until an assessment of the risks posed by any contamination shall have been submitted to and approved in writing by the local planning authority. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates on the site. The assessment shall include:
- i) a survey of the extent, scale and nature of contamination;
 - ii) the potential risks to:
 - human health;
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes;
 - adjoining land;
 - ground waters and surface waters;
 - ecological systems; and
 - archaeological sites and ancient monuments.

- 12) No development shall take place where (following the risk assessment required by Condition 10) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the local planning authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority before the development is occupied.
- 13) No development shall take place, other than demolition, before full details of the means of access between the land and the highway, including layout, construction, materials, surfacing, drainage and vision splays have been submitted to and approved in writing by the local planning authority. The means of access shall be completed in accordance with the approved details prior to the occupation of any dwelling and thereafter retained as approved.
- 14) No development shall take place until a Written Scheme of Archaeological Investigation shall have been submitted to and approved in writing by the local planning authority. The scheme shall include
 - i) the programme and methodology of site investigation and recording;
 - ii) the programme for post investigation assessment;
 - iii) the provision to be made for analysis of the site investigation and recording;
 - iv) the provision to be made for publication and dissemination of the analysis and records of the site investigation;
 - v) the provision to be made for archive deposition of the analysis and records of the site investigation;
 - vi) the nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.
- 15) Prior to the occupation of any dwelling hereby approved, all existing buildings as shown on Drawing Number S18-225 (Topographical Land Survey) shall be demolished and the resultant debris and materials removed from the site.
- 16) No dwelling shall be occupied before a Travel Plan Statement and Travel Information Pack have been submitted to and approved in writing by the local planning authority. The approved documents shall be provided to each dwelling on its first occupation.
- 17) No dwelling shall be occupied until a system of ducting to allow for future installation of electrical vehicles charging infrastructure has been provided to serve that dwelling.

- 18) No dwelling shall be occupied until written confirmation has been provided that either:
- i) all wastewater network, surface water network and water network upgrades required to accommodate the development have been completed, or
 - ii) a housing and infrastructure phasing plan has been submitted to and approved in writing by the local planning authority, allowing properties to be occupied on a phased basis.

Where a housing and infrastructure phasing plan is agreed, no occupation shall take place other than in accordance with the approved details.

- 19) No dwellings shall be occupied until it has been provided with service connections capable of supporting the provision of high-speed broadband to serve that dwelling.
- 20) Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development is resumed or continued.
- 21) Prior to the first use of the access hereby approved, the existing access onto White Post Road shall be permanently stopped up by means of the installation of a verge and full-height kerb and shall not be used for any vehicular traffic whatsoever.
- 22) Any vegetation clearance and all works to demolish existing buildings shall take place outside of the bird nesting period (1 March to 31 August inclusive), unless a check for breeding birds has been undertaken by a suitably qualified surveyor within 24 hours of work commencing. If a nest (or a nest in construction) is found, a stand-off area should be maintained until the young have fledged.

Appendix 2

Note on Housing Mix; GreenSquare Homes Ltd



GREENSQUARE HOMES

Land at Tapper's Farm, Bodicote

Supporting evidence for proposed mix.

The Applicant; namely GreenSquare Homes are the private development/house-building arm of Green Square Accord Housing Association where the profits we make from the development of new homes for sale are reinvested into the Group, to help provide more affordable housing across the South West. Due to the need to compete with large developers in the market place and the limited room for error, we must ensure that any scheme we develop is carefully assessed to ensure we have correctly targeted the local market.

Notwithstanding our fierce commitment to provide affordable homes on all of our developments, we have found that the private house type need has changed significantly in the last year.

Traditionally the 3-bedroom semi was our stalwart house type, closely followed by our entry level three bedroom detached house. Often, we elected not to build garages for smaller house types, but there has been some resistance to this recently.

The past twelve months has accelerated a trend we were seeing across Oxfordshire since late 2018. A desire to purchase a long-term dwelling, (over 5 years residency) as a property to grow into, rather than a smaller home to trade up as a family grows, is now the norm. Across our region and looking at competitor research, four bedroom detached homes are the target for most buyers.

Supporting our own findings, we notice from a review of recent applications that 40% of approved open-market dwellings at Longford Park and 62% at Ironstone Place have been for four-bedroom homes and above.

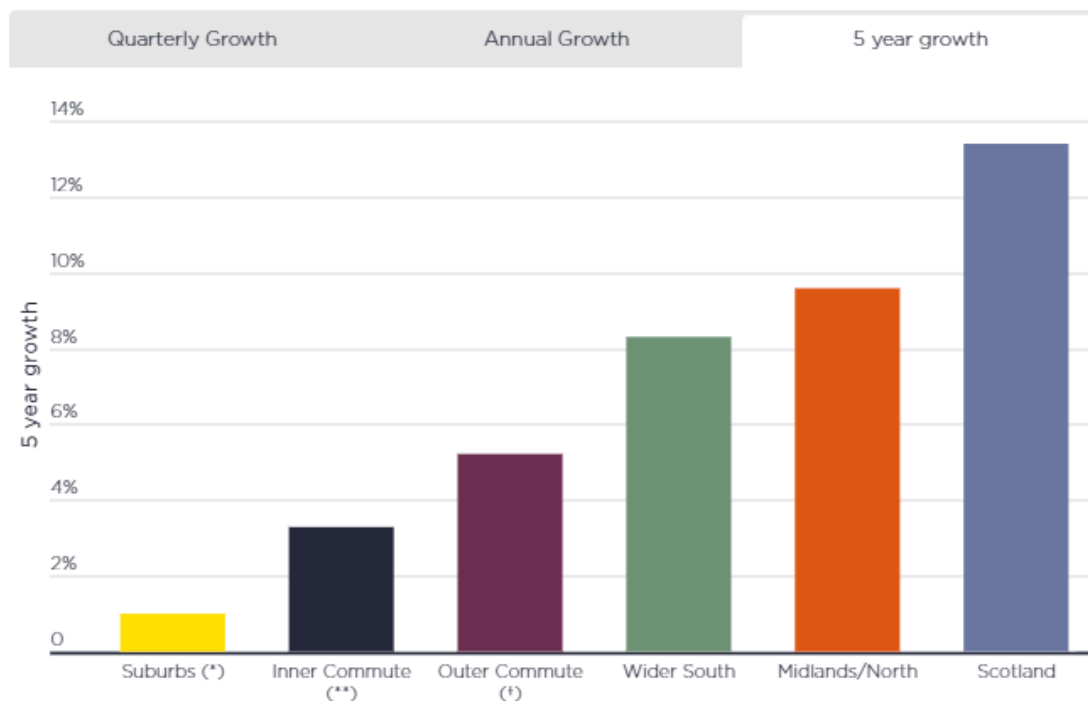
Greensquare Homes have sold 15 properties this year 11 of which are four bedrooms between 1200sqft (111m²) to 1800 sqft (167m²). The four, three-bedroom homes we sold were heavily discounted and two of them were sold to single people in their 30s. Access to funding has improved across the market, particularly assistance with deposits. A first-time buyer is no longer someone most of us in the industry would recognise. Many have rented for years and already have young families, and due to the older average age of first time buyers, incomes are strong. First Time buyers in a traditional sense are making use of Shared ownership and assisted purchase schemes.

According to online Jobsites, local average salaries in Banbury and Bodicote are between £27,000 and £33,000. In order to calculate affordability, Homes England recommend that home ownership costs are kept at under 45% of total household income. For a two bedroom home at £250,000, with one full time salary a £20,000 deposit would be required in the open market, whereas a 25% to 40% share would only require between £4,000 and £12,000. We believe the only real access to affordable home ownership is through the use of shared ownership.

It is interesting to note that most of our shared owners use the scheme to springboard into the open market with very few increasing their share, this naturally keeps a healthy stock of 40% ownership homes in the local market.

Of course, the greatest change of all is that of lifestyle. Over a year of working from home has proven to both home buyer and their employer that the traditional commute is either a thing of the past, or at least no longer a prerequisite for good performance. The demand now has therefore changed in two ways. Firstly, buyers with families are moving from major cities to Market towns and have families and higher budgets and secondly there is a need for at least one and often two office spaces or workstations in each home. Rightmove agree that there has been a rapid demand for more space and the relatively low prices for family homes in the regions has energised demand.

Prime regional price movements



*Within the M25

**Within a 30-minute commute

†Within a one-hour commute

Source: Savills prime regional index, Q1 2021

For some time, we have experimented with homework stations for children, but a quiet, properly equipped space, is an essential feature for all family members now. For these reasons we have added extended areas to garages where possible. These are designated home offices and will help satisfy the new demand for home working. The location of our Development is another key driver for our preferred mix. Within walking distance of primary and secondary schools, Banbury Rugby Club, the Cricket Club, Bannatyne health Club and the Sainsbury supermarket, this is a prime location for Family homes. The open Parkland layout and mature trees, make this the ideal environment to raise a family.

In summary all of our developments follow a model of generating maximum profit to re-invest into social housing whilst providing at least 30% social housing (or 35% in the case of this site). We feel that the current mix answers a local need for mid-range family homes, whilst supporting the aspirations of the newest homeowners and secures a stock of affordable homes for years to come.

Appendix 3

Correspondence with the Housing Officer



From: Natalie Harvey <Natalie.Harvey@cherwell-dc.gov.uk>
Sent: 30 April 2021 15:18
To: Wyn Bevan <Wyn.Bevan@greensquareaccord.co.uk>
Subject: RE: Bodicote

Hello Wyn

We're very pleased with what Greensquare are proposing for the Affordable element on the Bodicote flyover farm shop site and I'm very grateful for all the on-going dialogue we have had (even before you secured the site) to ensure that all our wishes have been accommodated - including the provision of a 4-bed house which had not originally been requested - as you have set out below.

If only all developers/RP's were like you, our lives would be so much easier!

I'll catch up with you before I go – my last day is 19th May.

Enjoy the Bank Holiday weekend,

Best wishes,

Natalie

From: Wyn Bevan <Wyn.Bevan@greensquareaccord.co.uk>
Sent: 30 April 2021 15:10
To: Natalie Harvey <Natalie.Harvey@cherwell-dc.gov.uk>
Subject: Bodicote

Hi Natalie,

Hope you're well? We're just pulling our planning statement together for the submission of the Reserved Matters Planning Application for the site in Bodicote, and we wondered if you'd be so kind as to drop me a note confirming that you are happy with what we're suggesting.

As a reminder our affordable housing contribution is as followed (and as per the attached plan):

- 11nr Affordable Rents and 5 shared ownership plots being 16 out of 46 representing 35% affordable housing on site.
- Mix of dwellings as per our discussions (on the attached plan)
- All affordable dwellings to meet 100% of NDSS in terms of size (incl. the shared ownership)
- 50% of the rented plots (GF 1 beds and 2 bed houses) designed and will be built to M4(2) standards
- Parking standards being achieved to all affordable homes and in-curtilage to all plots
- Front and rear gardens to all houses and rear garden's to the 1 bed flats
- The 1 bed flats are provided as maisonettes (with own front doors) overlooking an area of POS to help long term management
- Floor plans utilising GreenSquare standard house-types which accord with years of feedback from residents
- Affordable housing Pepper-potted amongst the site with 4 distinct 'zones' as identified on the attached layout

- Elevations and materials to match the open market sale tenures; thus being 'tenure blind' and will be constructed to the same high standards using brick and stone.

If it would be possible to get a note back that we can pop into our planning statement confirming you've been consulted throughout the design process and that as the Enabling Manager you're happy we'd be really grateful.

Catch up before you leave I hope?

All the best
Wyn

Wyn Bevan

Land & Planning Manager

M 07921 046 470

W greensquareaccord.co.uk



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Accord Group Treasury Limited | A registered society with exempt charitable status no. 27057R
Westlea Housing Association Limited | A registered society with exempt charitable status no. 28095R
GreenSquare Homes Limited | A private limited company in England & Wales no. 3861414
GreenSquare Estates Limited | A private limited company in England & Wales no. 8719365
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