



PLANNING STATEMENT
(Incorporating Statement of Community Involvement)

On Behalf of:

Manor Oak Homes

In Respect of:

Outline application for up to 78 dwellings

At:

Land at Hanwell Fields, Banbury

Date:

October 2021

Reference:

03121/S0001

CONTENTS

- 1.0 INTRODUCTION**
- 2.0 SITE DESCRIPTION**
- 3.0 THE PROPOSALS**
- 4.0 STATEMENT OF COMMUNITY INVOLVEMENT**
- 5.0 PLANNING POLICY REVIEW**
- 6.0 PLANNING ASSESSMENT**
- 7.0 CONCLUSIONS**

Appendix 1: Pre-application consultation leaflet and zone of distribution

Appendix 2: Email response from Housing Strategy dated 18th August 2021

1.0 INTRODUCTION

Introduction

- 1.1 This Planning Statement has been prepared on behalf of Manor Oak Homes (“the applicant”) in support of an outline planning application in respect of land north of Dukes Meadow Drive, Hanwell Fields, Banbury (“the application site”). The application seeks outline planning permission for up to 78 dwellings, with all matters apart from access reserved for future consideration (“the proposed development”).
- 1.2 The applicant is an active promoter with a wide number of land interests across the East Midlands and the South East. The Company has a strong reputation for securing sustainable sites that are attractive to the development market. This ensures that both the sale and development of the applicant’s sites happens shortly after consent is secured, providing strong assurances that sites under their control are deliverable.
- 1.3 Specifically, the application proposal comprises the construction of a mixture of new homes at the site including a range of smaller dwellings, bungalows and family properties intended to help meet the needs of all sectors of the community. Of the 78 dwellings proposed on site 24 of them (just over 30%) will be affordable in tenure. In total the proposal will facilitate the delivery of a vital supply of new homes that will contribute towards Cherwell’s deficient housing land supply, one which currently stands at only 4.7 years at best and short of the Government’s requirement of a minimum 5-year supply, and on the edge of the district’s largest and most sustainable settlement.

The Application

- 1.4 To demonstrate that the application site represents an entirely sustainable and unconstrained location for a new residential development of up to 78 dwellings this application is supported by a range of technical studies, as follows:
 - Design and Access Statement, prepared by Thrive Architects;
 - Landscape and Visual Technical Note, prepared by Aspect Landscape Planning;
 - Ecological Appraisal, prepared by Aspect Ecology;
 - Arboricultural Impact Assessment, prepared by Aspect Arboriculture;
 - Transport Statement, prepared by MAC Consulting;
 - Draft Travel Plan, prepared by MAC Consulting;
 - Flood Risk Assessment and Drainage Strategy, prepared by MAC Consulting;
 - Geo-Physical Survey, prepared by Geo-Environmental;
 - Archaeology Desk Based Assessment, prepared by TVAS; and
 - Sustainability Statement, prepared by Turley.
- 1.5 The Statement proceeds on the following basis: **Section 2** describes the application site and its context;

Section 3 summarises the development proposals; **Section 4** provides a summary of the pre-application engagement that was undertaken; **Section 5** reviews relevant planning policies at local and national level, **Section 6** provides a planning assessment of the proposals with a summary and conclusions provided at **Section 7**.

2.0 SITE DESCRIPTION

- 2.1 The site comprises a self-contained parcel, approximately 3.6ha in size. It represents a former agricultural field bound by a prominent established hedgerow along its northern and western edges and then by Dukes Meadow Drive representing Banbury's northern distributor road, along the remainder of its curved southern and eastern boundaries. The site slopes gently upwards from east to west and is separated from the main carriageway of Dukes Meadow Drive by a grassy embankment which comprises highways land.
- 2.2 The site then lies immediately to the north of the built-up area of Banbury and opposite a substantial area of modern housing, community facilities and open space comprising the recent Hanwell Fields development at the town. The existing development is then characterised by a range of contemporary housing styles featuring a mixture of terraces, townhouses and predominantly apartments, many of which comprise 'landmark' building fronting onto Dukes Meadow Drive including those opposite the site. To this end it sits in the context of existing recent residential development.
- 2.3 Furthermore, it is then well related to two current and significant Local Plan allocations at the town – Banbury 2 to the east and Banbury 5 to the west – which clearly establish the northern approaches to the town as an established direction of future growth. The approximate extent of the enquiry site is shown on **Plan 1** with its wider relationship with both of these allocations then shown on **Plan 2**:



Plan 1: Site Location Plan



Plan 2: Site Context Plan

- 2.3 With the agricultural use of the site now having ceased it essentially represents rough scrubland which, as is explained by the suite of technical reports supporting this application, is unburdened by any environmental designations. In addition, other than the site lying outside of but on the edge of the built up area of Banbury, it is not burdened by any known policy constraints.
- 2.4 There are no adjacent heritage assets. The site is located within Flood Zone 1 and thus at the lowest risk of flooding. There are no known surface water flooding issues either on the site or in the general locality. It is afforded immediate vehicular access from the existing highway network and is well related to an existing three-spur roundabout affording access from Dukes Meadow Drive to the existing Hanwell Fields development to the south. Whilst the site rises most prominently from east to west it also slopes gently from north to south lending it a close visual relationship with the existing development at Hanwell Fields.
- 2.5 The site is also in a highly accessible location. Along with the immediate accessed offered by private car due to it lying directly adjacent to Dukes Meadow Drive it also offers a high level of access to a wide range of shops, services and facilities via sustainable means such as public transport, cycling and walking. Along with the site lying within an 800m walking distance of the nearest bus stop at Ferriston (which is adjacent to the nearest doctor's surgery) to the south it also lies immediately adjacent to a supermarket, public house, community centre, dentist and primary school. A full list of local facilities along with walking distances is included at Table 2.2 of the Transport Statement, prepared by MAC Consulting, accompanying this application.

3.0 THE PROPOSAL

- 3.1 It is the intention of the applicant to deliver a sensitively designed residential development that would respect the landscape setting of the site whilst forming a natural extension to the built-up area of Banbury, drawing on the design principles established by both the Hanwell Fields development to the south and the emerging allocations to the east and west. Specifically, and as touched upon in the accompanying Design and Access Statement prepared by Thrive Architects, the application proposal draws cues from the approach taken on the southernmost parcel of allocation Banbury 5, currently being progressed by Davidson Developments.
- 3.2 The development subject of this enquiry is proposed to be led by the following key principles:
- The delivery of up to 78 dwellings in total of a range of sizes, types and tenures;
 - Development at an approximate density of 25-30dph similar to the nearby proposals at Sites Banbury 2 and Banbury 5;
 - The provision of just over 30% affordable housing on site (24 dwellings) with an overall mix in line with the requirements of the SHMA as set out later in this statement;
 - A layout characterised by a combination of formal and informal planting representative of the settlement edge character of the site;
 - Vehicular access drawn from the adjacent Dukes Meadow Drive / Lapsley Drive roundabout;
 - Two new footpath links southwards from the site towards the existing footpath network at Hanwell Fields;
 - A proposed perimeter block style layout in keeping with the existing development on the southern side of Dukes Meadow Drive and taking cues from the emerging developments at Sites Banbury 2 and Banbury 5; and
 - An integrated SUDS drainage system using a series of surface attenuation ponds to ensure discharge can be maintained at greenfield rates.
- 3.3 A detailed analysis of site constraints and opportunities and an explanation of the design rationale behind the scheme can be found throughout the supporting suite of technical reports with a summary of the way in which these have influenced the final parameter plan included in the Design and Access Statement. This document also provides a description of the parking, refuse, and drainage strategies whilst similarly providing an overview of the way in which sustainable design and build techniques have and will be incorporated into the scheme.
- 3.4 A parameter plan showing both the proposed development parcels along with the maximum upper storey heights across the site is included as part of this submission. This plan is offered for approval to ensure that the key principles of the proposal will be adhered to at detailed reserved matters stage.

3.5 The application proposal seeks to deliver up to 78 new dwellings in a district where it is acknowledged there is a shortfall in housing supply. The proposed development can be delivered swiftly – the applicant would expect all 78 dwellings to be completed within the five-year period following the submission of this planning application – and would meet the needs of a variety of households, as is explained later in this section. This swift delivery could be assured through the application of bespoke conditions requiring submission of reserved matters within 18 months and a shortened implementation period thereafter. First to last completion would then likely take around 18 months further with a single developer on the site.

4.0 STATEMENT OF COMMUNITY INVOLVEMENT

Pre-Application Enquiry

- 4.1 This application follows the submission of a recent pre-application enquiry (reference 21/01880/PREAPP) which to date has principally comprised a meeting between Officers and the applicant on 5th July 2021 during which the merits of the site for a new residential development and the urgent need for new sustainably located homes across the district were both discussed. Whilst the Council has yet to issue its final written pre-application advice it was made clear during discussions that the development of the application site could be supported due to its unconstrained nature and high levels of accessibility. In turn it would be considered as a crucial source of new homes which would contribute towards the current shortfall of housing locally.

Public Consultation

- 4.2 Prior to this submission the applicant also issued a consultation leaflet to 267 addresses within the vicinity of the site as well as to the Hanwell Fields Residents Group, Hanwell Parish Council, Banbury Town Council and the three Ward Councillors. This leaflet sought to raise local awareness of the proposals prior to the Council's own public consultation and invited residents to contact the applicant directly in the event that they have any comments on the proposals or wish to seek any further information first hand. A copy of the leaflet and a plan showing its distribution amongst neighbouring properties is included at **Appendix 1** of this statement. As the application is in outline only at this stage any input gained from residents may be used to inform suggested conditions or shape the detailed design of the scheme at reserved matters stage.
- 4.3 Following this consultation a response was received from the Hanwell Fields Residents Group who the applicant will seek to meet shortly – dates and the format of the meeting are currently being discussed. In addition, two comments were received prior to the submission of this application, both from local residents. These are included verbatim below:

"Not opposed to new houses it's the impact on the local primary school and the parking around the school particularly finishing times. It is already over congested where inconsiderate people park double park around the roundabout blocking drop down curbs and generally with no consideration for current owners of houses nearby, building these houses will only add to this issue. It is an accident waiting to happen already emergency services would not be able to access the flats at the school at 3.15 pm."

"The area is popular due to the rural feel and wildlife that live in the farmland. Please consider the needs of the wildlife that reside here currently, they are already being forced into the estate to search for food. As a renter I would like to see a good proportion of shared ownership family properties available (3 bedroom) to allow a chance for families to purchase who do not currently own a home or have the funds to purchase all."

- 4.4 In response to the key issues raised within these comments we are pleased to confirm the following:

- Due to the close proximity of the site to the primary school it is very unlikely that it will generate any additional traffic movements that will add to the congestion described by the first respondent. In fact, the site is ideally placed to allow future pupils to walk to the school both quickly and safely.
- In respect of wildlife the importance of habitat retention and creation are recognised. As a response the application seeks to secure at least 10% biodiversity net gain through the creation of a new ecological area to the northwest of the site, away from potential disruption of urban influences such as street lighting and well-related to the open countryside beyond.
- Lastly, and in terms of housing mix, the proposal will provide a policy compliant element of affordable housing along with a good range of smaller market properties for first time buyers.

5.0 PLANNING POLICY REVIEW

- 5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of Section 38(6) of the Act the development plan relevant to this application comprises the saved policies of the Cherwell Local Plan 1996, the Cherwell Local Plan 2011-2031 and, whilst only relevant at a strategic level in so far as it guides housing growth around the peripheries of Oxford, the Cherwell Local Plan 2011-2031 Partial Review.
- 5.2 Regulation 10A of the Town and Country Planning Act requires a review of Local Plan policies to be undertaken five years from the Plan's adoption date to ensure consistency with national policy. This does not result in plans becoming automatically out of date, but a review enables Local Planning Authorities to decide whether policies (whether one or more policies or the entire plan) require updating, and if so to update them as necessary. The Council undertook a review of the current Local Plan 2011-2031 in December 2020, a little over five years after its adoption in July 2015. The results of this review, which concluded that the plan remains consistent with the objectives of national policy, were agreed by the Council's Executive on 4th January 2021. To this end it was confirmed that the plan remains the starting point for decision making and, importantly in the context of this application, continues to present an up-to-date housing requirement against which the district's supply must be assessed.
- 5.3 In addition the Council is currently undertaking a full review of the Local Plan. This will in time seek to roll forward housing and employment requirements for the period until 2040. An initial Call for Sites and issues consultation took place in Summer 2020. An updated Local Development Scheme charting the next steps of the plan and associated timescales is due for publication in September 2021. Irrespective, the plan is at a very early stage and carries very limited weight.

National Planning Policy

- 5.4 National planning policy is provided for by the National Planning Policy Framework (NPPF), published in July 2021, as well as the Planning Practice Guidance (PPG) which was launched in March 2014 and has been continually updated since. The NPPF exemplifies the Government's push towards efficiency in the planning system and embodies a pro-development stance in order to achieve the overall aim of boosting significantly the supply of housing to meet local needs and achieve sustainable development.
- 5.5 One of the key priorities of the NPPF is to ensure that local planning authorities (LPAs) maintain a strong and consistent supply of housing with paragraph 60 of the Framework confirming the Government's objective of *"significantly boosting the supply of homes"*. Specifically, paragraph 74 requires LPAs to *"identify and update annually a supply of specific deliverable housing sites sufficient to provide a minimum*

of five years' worth of housing against their housing requirement set out in adopted strategic policies". It then directs that the Government's own local housing need figure may be used in instances where a plan is over five years old unless, such as in the instance of Cherwell, it has been reviewed and found not to require updating.

5.6 In the event that a Council cannot demonstrate a minimum of five years' worth of housing against the relevant housing figure, such as in Cherwell, paragraph 11(d) of the NPPF directs that this would render the most important policies for determining the application as out-of-date. In this instance planning permission should be granted unless *"any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies (of the Framework) as a whole"*.

5.7 Also of relevance to this application are the following sections of the NPPF:

- Section 2. Achieving sustainable development
- Section 4. Decision-taking
- Section 5. Delivering a sufficient supply of homes
- Section 9. Promoting sustainable transport
- Section 11 Making effective use of land
- Section 12. Achieving well-designed places
- Section 14. Meeting the challenge of climate change, flooding and coastal change; and
- Section 15. Conserving and enhancing the natural environment.

Development Plan Policy

5.8 The following saved policies are considered to be of relevance to the consideration of this application:

Cherwell Local Plan 1995 (Saved Policies)

- Policy H18: New dwellings in the countryside
- Policy C28: Layout, design and external appearance of new development
- Policy C30: Design control

Cherwell Local Plan 2011-2031

- Policy SLE4: Improved transport connections
- Policy BSC1: District wide housing distribution
- Policy BSC2: The effective and efficient use of land, brownfield land and housing density
- Policy BSC3: Affordable housing
- Policy BSC4: Housing mix
- Policy BSC10: Open space, outdoor sport and recreation provision

- Policy BSC11: Local standards of provision – outdoor recreation
- Policy BSC12: Indoor sport, recreation and community facilities
- Policy ESD1: Mitigating and adapting to climate change
- Policy ESD2: Energy hierarchy and allowable solutions
- Policy ESD3: Sustainable construction
- Policy ESD4: Decentralised energy systems
- Policy ESD6: Sustainable flood risk management
- Policy ESD7: Sustainable Drainage Systems (SuDS)
- Policy ESD10: Protection and enhancement of biodiversity and the natural environment
- Policy ESD13: Local landscape protection and enhancement
- Policy ESD15: The character of the built and historic environment

Supplementary Planning Guidance

5.9 The following adopted supplementary guidance is also of relevance to this application:

- Residential Design Guides (July 2018)
- Developer Contributions (February 2018)

6.0 PLANNING ASSESSMENT

6.1 The following section provides an assessment of the application proposal against the following headings:

- **Principle of Development**
- **Housing Need and Mix**
- **Design, Layout and Amenity**
- **Landscape and Character**
- **Ecology**
- **Highways and Access**
- **Flooding and Drainage**
- **Trees**
- **Archaeology**
- **Sustainability**
- **Planning Balance**

Principle of Development

6.2 The principle of the application proposal is largely established through a combination of its adherence with the broader development strategy of the district, which seeks to direct new homes to the most sustainable locations such as the application site, allied with the pressing need for new housing to meet a clear shortfall in supply. In addition, and as will be demonstrated by the remainder of this section, there would in fact be no adverse impacts caused by the development that would outweigh its significant benefits – indeed, it should be concluded that when considered against the NPPF as a whole the application proposal is in fact sustainable in every respect.

6.3 The Council's most recent Annual Monitoring Report (AMR), published in December 2020, confirms that for the period 1st April 2021 to 31st March 2026 the Council is only capable of demonstrating a 4.7-year supply at best. This represents a shortfall of at least 509 homes. This position is strengthened by the Council taking the unusual step of reducing its requirement for the 5-year period by 20% for 2021/22 to soften the impact of Covid-19. This results in the removal of 319 dwellings from its 5-year requirement. If this adjustment is not made the Council's supply position would be worse still, equating to 4.48 years and a deficit of 828 dwellings.

6.4 We consider this in fact represents the true 'best case' scenario for the Council. Indeed, this position is corroborated exactly at paragraph 37 of a recent appeal decision at Adderbury (reference 3255419, **Appendix 2** of this statement) where the Inspector concurred with the appellant's evidence on this exact point, confirming between a 0.3- and 0.5-year shortfall. Either way the supply in the district is below that required by the NPPF and paragraph 11(d) is triggered which states that the policies which are most

important for determining this planning application are out-of-date, this reducing the weight to be attributed to them, and the 'tilted balance' must be invoked.

6.5 In any event, and on review of the development plan strategy as a whole, it is then noted that the framework of policies does not seek to present any outright presumption against unallocated land in sustainable locations in the district from coming forward for development (i.e. edge of settlement as opposed to within the built-up area). Paragraph A11 of the Plan, in describing the construction of its spatial strategy states that "*most of the growth in the District will be directed to locations within or immediately adjoining the main towns of Banbury and Bicester*" confirming that the application site is adjacent to one of the principle growth points.

6.6 The Plan then goes on to describe Banbury and its role as a focus for growth in the district thus:

"Paragraph C.4: We are taking a conscious decision to concentrate growth at Bicester and to a lesser degree at Banbury, to secure economic benefits, especially in their retail, commercial and manufacturing roles. The two towns (Banbury and Bicester) are the most sustainable locations for growth in the District and are the right places to meet the economic and social needs of the District whilst minimising environmental impacts.

Paragraph C.108 Banbury is the District's largest town with its own sub-region. It is a focus for major retail developments, employment, housing and cultural and community uses that attract large numbers of people."

6.7 Importantly, when seeking to guide development at the town, it is then noted that Banbury does not have a defined settlement limit. Instead, the plan seeks to take a more holistic approach with a focus on matters such as accessibility and protection of the natural environment to ensure that proposals do not contravene the overall sustainability objectives of the district. Whilst delivery of new development at Banbury is further guided by the town's Masterplan SPD (adopted in 2016) this document does not introduce any additional spatial requirements or restrictions and instead principally sets a framework within which the strategic allocations at the town should be delivered.

6.8 **Policy BSC1** firstly sets out the proposed distribution of housing across the district. In total, it is anticipated that 22,840 new dwellings will be delivered in Cherwell between 2011 and 2035. Tellingly, almost exactly a third of these are to be delivered at Banbury – 7,319 dwellings. This policy clearly presents the central roll the town has in meeting the housing needs of the district.

6.9 In respect of the location of housing development specifically **Policy BSC2** 'The Effective and Efficient Use of Land – Brownfield Land and Housing Density' states that housing development in Cherwell will be expected to make efficient and effective use of land with an aspirational target of at least 30dph across all sites unless a lower density is justified by character constraints. Whilst it states that the Council will

"encourage the re-use of previously developed land in sustainable locations" it does not preclude potential greenfield opportunities from coming forward which are sustainable in all other respects. In which case the application site is presented to the Council as a compelling opportunity to secure a self-contained and swiftly deliverable housing development in a highly sustainable location. Importantly this is done at a time when there is an accepted shortage of housing land across the district. In which case, as will be demonstrated in the remainder of this statement the reuse of the site for a sensitively designed new residential development at a density of approximately 30dph adjacent to the district's largest town would represent the effective and efficient use of the site.

6.10 Whilst saved **Policy H18** of the Cherwell Local Plan 1995 does describe only a narrow range of instances where housing would be allowed on land classed as countryside (that is falling outside defined settlement limits) we would contend that the force of this policy must be reduced due to the flexibilities introduced by the Local Plan 2011-2031 which include the removal of settlement boundaries and the clear promotion of land in sustainable locations adjacent to the district's larger settlements. In any event, if it is concluded that there is conflict with the significantly dated Policy H18 this should be assessed in the context of the further reduction in the weight to be attributed to it due to the Council's deficient housing land supply.

6.11 Accordingly, and taking all of the above into account a number of matters are clear:

- The Council cannot demonstrate a sufficient supply of housing land and the presumption in favour of sustainable development described by paragraph 11(d) of the NPPF must apply;
- The site is then located next to one of the district's principal growth points presenting it as a preferred location for new growth;
- Where any potential conflict with the development plan can be identified it is minor and narrow in nature;
- In any event, and as directed by the NPPF, this conflict must then be weighed against the benefits of the proposal including its contribution to the district's housing land supply. Planning permission should then be granted unless any adverse impacts of doing so would significant and demonstrably outweigh the benefits when assessed against the policies of the Framework as a whole.

6.12 The remainder of this section now assesses both the benefits of the proposal and the way in which it seeks to address the limited number of site constraints, drawing on the suite of technical information provided in support of the application where necessary. It then concludes with the overall planning balance, factoring in all of the economic, social and environmental benefits and weighing them against the limited harm resultant of conflict with the out-of-date policies of the development plan. This exercise concludes with a strong presumption in favour of the development.

Housing Need and Mix

6.13 Fundamentally this application is designed to contribute towards meeting both the quantitative and qualitative housing needs of both Banbury and Cherwell as a whole. Whilst its principal aim is to help overcome the shortfall in housing supply across the district, which by our estimates likely amounts to somewhere in the region of 828 dwellings, it similarly seeks to deliver a housing mix that is entirely in line with local needs through reference to both the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014 in respect of both the market housing and affordable housing mix and the advice specific to this site offered by the Council's Housing Strategy and Development Team by email on 28th August 2021 (**Appendix 2** of this statement). In addition, the proposal will provide 30% of all dwellings as affordable housing featuring a tenure split of 70:30 in favour of social rented properties. Whilst the application proposal is for an 'up to' figure we can confirm that whatever quantum of development is delivered will represent a *pro rata* of the following mix:

Figure 2: Illustrative mix (all tenures)

PRIVATE

House Type	No of Bedrooms	SqFt	No	Total SqFt
2B Flat	2	755	6	4530
2B Maisonette	2	850	9	7650
3B Bungalow	3	1025	6	6150
3B.1	3	1001	11	11011
3B.2	3	1125	15	16875
4B.1	4	1560	7	10920
TOTALS			54	57136

AFFORDABLE

House Type	No of Bedrooms	SqFt	No	Total SqFt
1B Maisonette	1	625	6	3750
2B Bungalow	2	755	2	1510
2B	2	850	4	3400
3B	3	1001	4	4004
4B	4	1140	1	1140
TOTALS			17	13804

SHARED OWNERSHIP

House Type	No of Bedrooms	SqFt	No	Total SqFt
2B	2	850	4	3400
3B	3	1001	3	3003
TOTALS			7	6403

6.14 As requested by the Council's Housing Strategy Team the mix set out above provides for the following unit types where demand is greatest locally:

- Market sale bungalows with parking that are directly accessible for people with limited mobility;

- Market sale 2-bed (4-person) houses with good ground floor living space and good external storage facilities (these are to be provided as maisonettes);
- Affordable 2-bed 4-person houses with private outdoor space rather than 2-bed flats; and
- Specifically, a 4-bed property for social rent to help meet an acute local need.

6.15 In respect of affordable housing need more generally it is noted that Cherwell has performed well in delivering against its annual requirement of 190 dwellings over the plan period of the current Local Plan, that is 2011-2031. This figure has been exceeded in each of the last 6 completed monitoring years up to 2019/20. That said, affordability is still problematic in the district with the most recent Office for National Statistic update showing that the affordability ratio (median house price to median gross annual workplace-based earnings) is 9.30. This comfortably exceeds the average for England of 7.84. Set in the context of a deficient housing supply for the following five-year period the ability to secure an additional development site at Banbury which yields a policy and SHMA compliant mix of new affordable properties will help ensure that the strong supply of such properties in Cherwell does not falter.

6.16 Based on the proposed proportion of affordable dwellings at the site (30%) and the proposed mix which would be in line with the SHMA the application proposal would accord fully with **Policies BSC3 and BSC4** of the Local Plan 2011-2031.

Design, Layout and Amenity

6.17 This application is supported by a Design and Access Statement, prepared by Thrive Architects, which explains the rationale behind the parameter plan which is offered as a drawing for approval as part of the application submission. Fundamentally the design approach to the site seeks to respond positively to its principal constraints, these being the urban fringe character of the parcel and its sloping relief. Together, these characteristics will require the delivery of a development that is carefully zoned in respect of building heights and orientation as well as incorporating a palette of design and materials which responds positively to the transition on the site from the modern urban development to its south through to the expanse of open countryside to its north.

6.18 The layout and form of the proposed development is then further influenced by the necessity to draw the main vehicular access from the adjacent roundabout at Lapsley Drive and the opportunity to provide additional footpath and cycle links on the southern boundary of the site to link in with the existing network of paths at Hanwell Fields. Allied with the gradient restrictions presented by the sloping nature of the site this has resulted in the proposed dwellings all being sites around a single 'village drive' style access from the southeastern corner of the site through to its furthestmost point to the northwest as opposed to an internal loop. This has, however, presented an opportunity to deliver an attractive and intimate form of development incorporating a number of subservient private drives and shared surface cul-de-sacs that

orientate the proposed dwellings and pedestrian flows southwards towards the existing Hanwell Fields community.

- 6.19 The proposed design, massing and scale of the properties on site will work positively with the contours, which rise by approximately 25m from the position of the lowest property at the eastern end of the site to the most elevated property to the west. It is proposed that the storey heights of the buildings naturally decrease from the 4-storey landmark 'gateway' property fronting on to the existing roundabout (a design theme consistent with the various existing development parcels along the southern side of Dukes Meadow Drive) through to single storey bungalows on the upper reaches of the site. As illustrated by the Design and Access Statement the design of the properties will then utilise a range of materials which will provide a more modern aesthetic at the gateway of the site, in keeping with the properties at Hanwell Fields to the south, transitioning into more traditional design at the edges of the site closest to the open countryside.
- 6.20 The landscaping strategy for the site seeks to retain all of the existing hedgerows and trees around its perimeter whilst introducing additional verges along the northern and western boundaries which will accommodate a new circular footpath link around the perimeter of the site. The western verge will then be widened to the extent that it can accommodate an area of open space to serve the residents of the site. As required by **Policy BCS11** this will extend to approximately 350m² (above the 200m² minimum requirement) and include space for a Local Equipped Area of Play (LEAP) and additional planting to create a pleasant area of informal recreation space.
- 6.21 The residential area of the site to the west of the roundabout will incorporate a range of densities ranging from approximately 50dph at its eastern end, through approximately 35dph at its core to a far lower 20dph around its northern, western and southern fringes. The modest densities for the parcels of the site incorporating standard residential dwellings rather than apartments will allow for the provision of generous levels of private amenity space for all households.
- 6.22 Based upon the illustrative design approach for the site described above and to be guided by the parameter plan included as part of this submission the application scheme would accord fully with saved **Policies C28** and **C30** of the Cherwell Local Plan 1995 and **Policies BSC10** and **BCS11** of the Cherwell Local Plan 2011-2031.

Landscape and Character

- 6.23 One of the key constraints at the site is its relief and the way in which any development can work with its sloping nature to deliver an attractive scheme in keeping with the adjacent residential and commercial uses on the southern side of Dukes Meadow Drive as well as the additional strategic development on sites Banbury 2 and 5 to the east and west. This submission is therefore supported by a Landscape Technical

Note, prepared by Aspect Landscape Planning, which has guided the approach taken in the development of the parameter plan.

- 6.24 By way of background paragraph C.110 of the Local Plan places the setting of the site and Banbury more widely in the following context:

"Banbury faces topographic and historic landscape constraints important to the setting of the town including the River Cherwell valley to the east, a steep sided valley and villages to the west, rising landform and village conservation areas to the north and an open aspect and village to the south beyond the Salt Way. These are all barriers to growth that have shaped how the town has grown and which will affect its growth in the future."

- 6.25 More specifically the land, albeit as part of a far larger parcel comprising the extensive fields to its immediate north, was previously assessed by the Council's 2014 SHLAA and 2018 HELAA which each concluded the following:

"Development would be prominent on the landscape, particularly when viewed from the east, on one of the highest points in the vicinity..."

- 6.26 In response to this conclusion the application site represents the lower slopes of the far larger extent of land considered by the two studies referenced above. In addition, it lies closest to the urbanised corridor of Dukes Meadow Drive and the significant built-up area of Banbury which extends to the south. Whilst it will be subject of views from the east, most frequently received by drivers and pedestrians approaching the site along Dukes Meadow Drive, any new development will inevitably be read in the context of the existing residential and commercial buildings on the southern side of the road. Indeed, these include several prominent apartment blocks as well as the large buildings located at Hanwell Fields Local Centre (the mixed use commercial and residential buildings and the school in particular).

- 6.27 Due to the siting of the proposed development – to be contained principally on the lower contours of the site and within the existing bend of Dukes Meadow Drive – it will be both visually but also physically well-related to the existing Banbury urban area. The self-contained nature of the site, bound by prominent existing hedgerows on its northern boundary and then an extensive fieldscape, will ensure that it does not result in any harmful encroachment into the open countryside with the location of development below the highest parts of the site to the north meaning it also avoids impacting on longer views from Hanwell Conservation Area to the north. Indeed, any views that are afforded of the site from the landscape north of the town will largely be read against a backdrop of existing urban form and in the context of the significant residential developments coming forward on the existing allocations to the east and west.

- 6.28 Indeed, the accompanying Landscape Technical Note considers that the site resides within a changing environment, illustrated through the establishment of Hanwell Fields and the more recent Banbury 5

development parcel to the west. It is also notable that emerging development has been approved within the Banbury 2 development parcel to the east, further establishing the presence of built form beyond the northern edge of Dukes Meadow Drive.

- 6.29 In terms of views of the site the note identifies that short range views are limited to the immediate built up setting along Dukes Meadow Drive on approach from the east (Viewpoints 7 & 8 of the note) where the sloping nature of the site allows for some intervisibility with the internal fieldscape. However, views on approach from the west (Viewpoint 9) of the internal developable part of the site are well contained by the fall of the topography and established intervening roadside vegetation which is typical of this route and the adjacent residential frontages.
- 6.30 Middle distance views are considered to be highly contained. Views from the southern edge of Hanwell village (Viewpoint 1) are contained by the intervening vegetation characterised by significant tree belts and a prominent mature woodland block established within the foreground of the adjacent fieldscape, in addition to the gently undulating topography associated with the intervening valley setting.
- 6.31 A limited number of longer distance views have been identified to the north and east (Viewpoints 2 to 4) in which the site is perceived within the setting of the urban area of Banbury. From within these views the townscape characterises the landscape on the opposing valley side with development including a mix of large scale industrial and smaller scale residential built form. These are perceived rising up from the valley floor to the elevated ridgeline beyond the site to the west, noting that the development to the immediate southwest already resides on higher ground at approximately 140m AOD.
- 6.32 Based on this limited visibility allied with the urban context of the site the note concludes that the site's immediate and localised visual environment has capacity in visual terms to integrate a sensitive, high quality, residential development. Accordingly it is concluded that any significant landscape harm would be avoided and any perception of the change of the site character from an existing field to a new residential development would be received in close context with the urban area of Banbury.
- 6.33 On the basis of the above it is considered that the development of the enquiry site would accord directly with the criteria and purpose of **Policy ESD13** 'Local Landscape Protection and Enhancement' in that it would:
- Avoid any undue visual intrusion into the open countryside;
 - Avoid undue harm to important natural landscape features and topography;
 - Be consistent with local character, the form and scale of both the Hanwell Fields development to the south of the site and the emerging development at Sites Banbury 2 and Banbury 5 in particular;

- Avoid impact on areas judged to have a high level of tranquillity due to its close relationship with the highway network and adjacent built form;
- Avoid any harm to the setting of settlements, buildings, structures or other landmark features; and
- Avoid harm to the historic value of the landscape.

Ecology

- 6.34 An Ecological Appraisal of the site, prepared by Aspect Ecology, is included in support of this submission. In concluding that the site holds limited ecological value currently paragraph 8.3 and 8.4 of the appraisal summarises as follows:

"The extended Phase 1 habitat survey has established that the site is dominated by habitats not considered to be of ecological importance, whilst the proposals have sought to retain those features identified to be of value. Where it has not been practicable to avoid loss of habitats, new habitat creation has been proposed to offset losses, in conjunction with the landscape proposals. A number of specific measures and recommendations are set out in order to ensure the suitable protection of the retained habitats and associated fauna, whilst where possible it is recommended that any new planting at the site incorporate native species for the benefit of local wildlife, in combination with the enhancement and management of the retained features of value.

- 6.35 Despite the limited ecological importance of the site it is identified that it may have potential to support some species including hedgehogs, nesting birds, badgers, bats and reptiles. Accordingly, the report sets out a number of measures that should be taken during construction phase to limit potential harm as well as on-site enhancements to support any of the listed species that may visit the site in future. In addition, further survey work is underway to investigate the potential presence of reptiles in further detail to allow the specification of any additional related mitigation measures. The results of this work will be provided to the Council in due course.
- 6.36 Whilst the report identifies that based on the updated Biodiversity Net Gain metric there is a likelihood of an overall loss of biodiversity potential on site this is to be offset significantly through the provision of habitat enhancement and creation on an additional 0.72ha parcel of land under the control of the applicant to the northwest. This area is shown at Plan EC04 of the appraisal. Even taking into account the loss of biodiversity on the developable area of the site the enhancement of this parcel would ensure a net increase in biodiversity of approximately 10.54%.
- 6.37 Ultimately the proposed development will seek to embrace any opportunities for biodiversity enhancement on the developable part of the site through the introduction of a generous landscaping scheme, principally around the fringes of the site. Existing hedgerows will be strengthened and the biodiversity potential of features such as on-site open space and drainage attenuation will be maximised. This will be accompanied by a flexible and significant area for habitat creation off-site, the provision of which will be secured by way of the eventual Section 106 agreement. Accordingly, it is clear that a development can be delivered

at the site which is entirely in accordance with the relevant parts of **Policy ESD10** 'Protection and Enhancement of Biodiversity and the Natural Environment'.

Highways and Access

- 6.38 The proposed development will be accessed via an upgrading of the agricultural access to form a fourth arm off the Dukes Meadow Drive / Lapsley Drive roundabout. Either side of the access road within the immediate vicinity of Dukes Meadow Drive a 3m wide shared footway / cycle will be provided. To connect these to the existing footway / cycleway provision on the southern / eastern side of Dukes Meadow Drive two new uncontrolled crossings will be provided.
- 6.39 Within the site the 5.5m wide development road will be bound by two 2m wide footways. 3.2.3 Towards the western extent of the site an additional uncontrolled pedestrian and footway crossing will be provided across Dukes Meadow Drive. The proposed site access arrangement and footpath connections to the site have been reviewed and agreed in-principle with the Local Highway Authority as part of pre-application discussions, the results of which are appended to the Transport Statement, prepared by MAC Consulting, which is included as part of this submission.
- 6.40 The proposed development (based on the upper figure of 78 dwellings) is predicted to generate 54 vehicle trips in the morning peak and 48 trips in the evening peak. It is considered that this number of vehicles will not result in a significant adverse impact which will result in detrimental harm to the highway network. The number of vehicle trips generated by more sustainable forms of transport is considered to be acceptable considering the existing sustainable transport infrastructure.
- 6.41 Parking within the development will be provided in line with current Oxfordshire County Council's Residential Road Design Guide for new development for urban areas in Cherwell as referenced in the Supplementary Planning Document, Cherwell Residential Design Guide, adopted in July 2018. Cycle parking will be provided at a level of at least one space per one bed dwellings and at least two spaces per dwelling of two or more bedrooms. The final level of provision in respect of car and cycle parking will be confirmed at reserved matters stage upon the finalisation of both the number of new homes to be provided and the eventual mix.
- 6.42 Lastly, this application is accompanied by a draft Residential Travel Plan which provides for a number of measures to secure the greatest level of uptake of sustainable forms of transport. As part of this plan it is proposed that each household will be provided with a Travel Welcome Pack. The pack will contain a high-quality map of the area, showing cycle, walking and public transport routes, and up-to-date timetables for local bus and connecting train services. The key role of the Travel Welcome Pack will be to raise awareness of these sustainable initiatives.

6.43 On the basis of all of the above it is considered that the application proposal complies with **Policies SLE4, ESD1 and ESD15** of the Cherwell Local Plan 2011-2031.

Flooding and Drainage

6.44 This application is accompanied by a Flood Risk Assessment (FRA) including a drainage strategy for the site, prepared by MAC Consulting. It firstly demonstrates that the site lies in the Environment Agency's Flood Zone 1, that is in a location at the lowest risk of tidal or river flooding. In response to the requirements of paragraph 161 of the recently updated NPPF the FRA also assesses the potential impact of all other sources of flooding on the site, concluding that it is not at risk from surface water, canal and reservoir, ground water or sewer flooding.

6.45 In respect of drainage surface water discharge from the proposed development will outfall into a watercourse via a scheme of above ground attenuation. The surface water discharge rate from the site will be restricted to greenfield equivalent run-off rates to ensure that the rate of surface water run-off from the site does not increase as a result of the proposed development. The proposed drainage strategy will comprise the following components:

- A piped network;
- Hydrobrake flow control;
- A Detention Basin; and
- Tanked permeable paving to private drives

6.46 The drainage will be designed in line with Building Regulations, Design and Construction Guidance for foul and surface water sewers offered for adoption under the Code for adoption agreements for water and sewerage companies operating wholly or mainly in England as well as local SUDS guidance to ensure compliance with best practice guidance, thus minimising the maintenance requirements. A full maintenance plan for the site will be developed at the detailed design stage.

6.47 Otherwise, foul water drainage will utilise the existing Severn Trent system present at Hanwell Fields to the south.

6.48 The lack of any flood risk at the site allied with the potential to deliver a sustainable drainage system in line with the drainage hierarchy ensures that the proposal would comply with **Policies ESD6 and ESD7** of the Local Plan 2011-2031.

Trees

6.49 This application is supported by a full Arboricultural Impact Assessment conducted by Aspect Arboriculture. The survey identifies that there are no trees within the proposed developable area of the

site with the only vegetation comprising the hedgerows around its perimeter, all of which will be retained other than a short sections which will have to be removed to accommodate the vehicular and pedestrian access points. Otherwise there will be no impact on any established trees and planting ensuring that the proposed development accords with **Policy ESD10** of the Local Plan 2011-2031.

Archaeology

- 6.50 An Archaeology Desk Based Assessment, prepared by TVAS, is included as part of this submission which concludes that there are no known heritage assets on the site or in a position to be affected by its development.
- 6.51 The report goes on to confirm that there have been significant gains in knowledge of remains within the study area due to recent development-led projects in areas for which there were previously few or no archaeological records. Some of the most significant prehistoric finds have been on the slopes east of the River Cherwell but discoveries nearer to hand, west of the site, have identified the remains of prehistoric and later deposits on similar geography and topography. The lidar data suggests the potential presence of archaeological features within the site. Any surviving deposits would certainly be liable to be adversely affected by the groundworks for the proposed development, most notably foundation and service trenches.
- 6.52 In the event that any further below ground survey work is required it is proposed that this can be secured by way of condition to satisfy the requirements of **Policy ESD15** of the Local Plan 2011-2031.

Sustainability

- 6.53 This application is supported by a Sustainability Statement prepared by Turley Sustainability. This document is provided specifically with a view to demonstrating how the proposals seek to address **Policies ESD1, ESD2, ESD3, ESD4 and ESD5** of the Local Plan 2011-2031 whilst further illustrating the way in which they would accord with **ESD6, ESD7 and ESD8**, all of which combined relate to energy and water efficiency measures.
- 6.54 Whilst the application proposal is in outline only at this stage, with any precise measures proposed to tackle climate change and ensure the energy efficiency of the eventual development to be specified at reserved matters stage, the Sustainability Statement demonstrates that it would be capable of accommodating the following:
- The development will incorporate a range of measures to reduce carbon emissions, mitigating the effects of climate change, and adaptation measures to ensure the long-term resilience of the development to the effects of climate change. These would include passive solar gain, natural ventilation, good access to services via sustainable modes of transport, water efficiency measures and effective insulation;

- Through a range of design measures the development will ensure the homes will minimise carbon emissions and achieve a high standard of energy efficiency. These would include the adoption of a fabric first approach and opportunities to either built in or retrofit renewable sources of energy;
- The development will support resource efficiency and use low embodied carbon materials where possible. Measures may include use of sustainable and locally sourced building materials along with a strategy to ensure that site waste is minimised; and
- Through a range of design measures the development would aim to protect and enhance the local environment, including incorporation of biodiversity enhancements and measures to reduce pollution both during build phase and once the development is fully occupied.

Planning Balance

6.55 Following a review of the way in which the proposed development responds to the various policy requirements and constraints relevant to the site it would firstly not result in any residual economic, social or environmental harm and in fact it would present a wide range of benefits that would significantly and demonstrably outweigh the limited harm afforded to the narrow conflict with the spatial policies of the development plan and the localised level of landscape impact. A summary of the merits of the scheme, which must be weighed using the 'tilted balance' applicable due to the out-of-date nature of the policies most relevant for the determination of the application, is set out below.

Economic Sustainability

6.56 The proposed development would help support the local economy. The provision of new houses would provide construction jobs for local people. Along with this, there will be a longer-term economic benefit from the future occupants of the proposed dwellings through a combination of spend in the local economy and support for the ongoing viability of local businesses and employers more generally. It is therefore considered that the application furthers the NPPF's objective of economic sustainability.

Social Sustainability

6.57 The proposed development would further the social objectives of the NPPF. Specifically:

- The site lies adjacent to the built up area of Banbury and is within walking distance of the full range of services and facilities at the town;
- The site is approximately a 750m walk from the nearest bus stop which offers regular services to the town centre;
- The proposal will provide up to 54 market dwellings and up to 24 affordable dwellings of a mix which responds directly to the Oxfordshire SHMA 2014. This provision of these dwellings is particularly important considering the deficient housing land supply position across the district; and

- Specifically the affordable housing provision on the site, to be split 70:30 in favour of social rented accommodation, is of notable importance in a district where the affordability ratio is significantly above the national average at 9.30.

Environmental Sustainability

6.58 Lastly, in terms of environmental sustainability a significant level of technical work has been undertaken to ensure the development respects and wherever possible enhances the local environment. The approach taken by the applicant can be summarised as follows:

- This application is supported by a Landscape Visual Technical Note prepared by Aspect Landscape Planning which demonstrates that the proposed development is capable of being delivered within the contours of the site of a form and layout which would minimise any impact on the landscape through the reduction of distant views from the north. On this basis the proposal would almost entirely be viewed in the context of the extensive urban area of Banbury to the south;
- The illustrative design of the proposal allied with the parameter plan offered for approval is the result of an opportunities and constraints led approach to development and demonstrates a form and layout of development which responds positively to both the relief of the site and its urban edge character.
- A comprehensive ecological survey of the site has been undertaken by Aspect Ecology. It demonstrates that the grassland comprising the main body of the site and its previous use for grazing results in having limited ecological value. The richest habitats on the site comprise the hedgerows around its fringe, all of which will be either retained, replaced or enhanced. Whilst the loss of the grassland area would result in a marginal loss of biodiversity this will be countered significantly through additional habitat creation off-site to the northwest which allows the overall proposal to demonstrate a biodiversity net gain of over 10%;
- The highways impact of the proposed development will be minimal with additional peak traffic flows adequately accommodated by the existing road network. Otherwise, the sustainable location of the site will ensure that the use of sustainable forms of transport is maximised; and
- The information provided in support of this application demonstrates that the site is both in an area at the lowest risk of flooding and in turn is capable of accommodating a sustainable drainage system which will ensure that run-off is maintained at green field rates.

6.59 Balancing all of the above it is clear that the significant benefits presented by the delivery of both market and affordable homes comprising a SHMA compliant mix of unit sizes and types on its own represents an overriding benefit in favour of the proposal in a district which is currently subject of a deficient sub-5-year housing land supply. Once the additional benefits of the sustainable location of the site, the positive impact on the local economy and a net increase in on-site biodiversity are considered it is clear that these would outweigh the limited harm caused as a result of the limited breach of the spatial policies of the

development plan and the minor level of localised landscape impact identified within Aspect Landscape's note.

7.0 SUMMARY AND CONCLUSIONS

- 7.1 This statement, along with the substantial suite of supporting information provided as part of this application, demonstrates that the proposed development for up to 78 dwellings on a site well related to the urban area of the district's largest town, Banbury, would be sustainable in every respect. Critically it represents an opportunity for Cherwell District Council to secure much needed new homes at a time where it is unable to demonstrate a sufficient 5-year supply of housing land in a way that accords with the broad distribution of growth set out in the adopted Local Plan 2011-2031.
- 7.2 The application proposal would deliver a varied supply of much needed new homes, including a modest exceedance of the policy requirement of 30% affordable housing (equating to 24 dwellings) whilst delivering these homes at a location served by an excellent level of nearby shops, facilities, amenities and public transport links. In addition, it would do so in a way that is physically and visually well related to the existing Hanwell Fields neighbourhood allowing future residents of the site to fit seamlessly into an already established community.
- 7.3 Whilst it is recognised that the site lies on the urban edge of Banbury and does not comprise an allocation or previously developed land it is similarly identified within this statement that the policies of the adopted development plan do not necessarily present an outright presumption against development of this nature coming forward where the land would be used efficiently and effectively. In any event, where any minor breach of the development plan does exist this should be considered in the context of the district's deficient housing land supply (at best 4.7 years), one which the Council recognises requires bolstering through the identification of sustainably located sites such as the application site.
- 7.4 Consequent of the deficient housing land supply across the district the relevant policies of the development plan governing the location of growth are out-of-date. In addition, this deficient supply means that any proposals which do present sustainable opportunities for new residential development should carry significant weight in respect of housing land supply. These points, allied with a lack of significant harm to any aspect of the local environment due to the proposed delivery of new homes on a largely unconstrained site, must result in the Council concluding that the benefits of the proposal are not significantly and demonstrably outweighed by any harm, thus affording this application the presumption in favour of sustainable development described by paragraph 11(d) of the NPPF.
- 7.5 On the basis of the above it is our clear view that the application scheme represents development that is sustainable in every respect and should therefore be approved without delay.

APPENDIX 1

Next Steps

This leaflet precedes the submission of an outline planning application which will seek permission for the principle of 78 dwellings and the design of the access. All other details will be subject to reserved matters applications in future.

If the application is approved, it is envisaged that the development would follow these indicative timescales:

- Outline planning permission issued: Winter 2021/22;
- Detailed 'Reserved Matters' application: Spring 2022;
- Reserved Matters planning permission: Autumn 2022;
- Start on site: Winter 2022;
- Site completion: Summer 2024

You should shortly receive a formal invitation to respond to the application from Cherwell District Council upon the submission of the application. Any response you make will be made available to Manor Oak Homes accompanied by Officer advice explaining how we should address any issues raised.

Greater detail of the proposals will shortly be available on Manor Oak Homes' website at <http://www.manoroakhomes.co.uk/project/ban-065/>. If you then wish to contact us directly prior to the submission of the application, we would be pleased to hear your views via the following means by the **end of September 2021**:

info@arplanning.co.uk; or

Armstrong Rigg Planning, The Exchange, Colworth Science Park,
Sharnbrook, Bedford, MK44 1LZ

NEW RESIDENTIAL DEVELOPMENT AT HANWELL FIELDS

Manor Oak Homes are to shortly submit a planning application for a development of up to 78 dwellings at:

Land at Dukes Meadow Drive, Banbury

This leaflet summarises the background of the proposals, what is planned, what happens next and how you can comment.

Site Location Plan



About Manor Oak Homes

Manor Oak Homes is a promoter of strategic development land across the East Midlands and Southeast. The company's approach to the planning of its sites is one that seeks to leave no stone unturned.

A significant level of up-front work is undertaken by its specialist team of technical and environmental consultants before an application is submitted to ensure that the eventual development sits comfortably within its environment. This work is always informed by discussions with the Local Planning Authority – indeed this application follows productive pre-application discussions with Cherwell District Council.

Background

The application will seek to respond to the urgent need for new homes across Cherwell due to the district's deficient housing land supply. Local Planning Authorities are expected to demonstrate a 5 year housing land supply to meet the needs of a growing population. Currently there is only at best a 4.7 year supply across the district.

Manor Oak Homes and Armstrong Rigg Planning have together worked positively with Council Officers to identify the best way to bring forward new homes on the application site. Importantly it is one which is located immediately next to the district's largest town and is capable of providing up to 78 new homes in a location well served by shops, services and sustainable modes of transport.

Additionally, it has been identified through extensive pre-application survey work that there are no environmental constraints which should preclude its development.

The Proposed Development

- The delivery of up to **78 quality new homes** including a mix of smaller properties and family dwellings;
- Development at an approximate **density of 30dph** similar to the nearby proposals to the east and west on Dukes Meadow Drive;
- The provision of up to **24 affordable homes (30% of the total)** including both social rented and shared ownership dwellings;
- A layout which includes **new trees and open space** both around and throughout the development;
- **New vehicular access** drawn from the adjacent Dukes Meadow Drive / Lapsley Drive roundabout;
- The **retention of all hedgerows and trees** around the fringes of the site; and
- An **integrated drainage system** using a series of surface ponds to ensure run off is managed at existing rates.



Attractions

 Transit

 Parking

 Pharmacies

 ATMs



APPENDIX 2

From: Frances Evans <Frances.Evans@cherwell-dc.gov.uk>
Sent: 18 August 2021 20:35
To: William Main <William.Main@manoroakhomes.co.uk>
Subject: RE: Banbury

Dear Mr Main

Thank you for sending this initial draft layout. I am glad and grateful that I have an opportunity to feed in at this early stage. Please forgive me if I have misinterpreted your plan drawing in any way or have missed something.

Market housing mix

It appears that your market housing mix provides 1 and 2 bed flats (not maisonettes); 2-bed FOG; 3-bed houses that are semi-detached, detached with garage links or detached with separate garages; and 4-bed detached properties with garages. There are no 2-bed houses and no bungalows. The proposed housing mix does not provide anything unique from other large scale developments which means that there is a shortfall in some market housing needs. You may want to think about meeting a market sale need that other large scale developers are not providing in sufficient numbers i.e. market sale 2 or 3-bed bungalows with parking that is directly accessible for people with limited mobility and provision of outdoor storage with electricity points for such things as hobby/work benches and mobility scooter stores; and 2-bed (4-person) houses with good ground floor living space and good external storage facilities. Provision of both of these market housing units would encourage movement in the existing dwelling stock where people will move from larger family homes to downsize to something more suitable and accessible or adaptable should it be needed in future. In addition the 2-bed houses with private outdoor space for purchase (not shared ownership) may provide accommodation for people looking to step onto the property ladder or those who might be looking for a smaller property of their own following a relationship breakdown. Please give this some thought. Where bungalows will have a larger land-take, the 2-bed houses will maximise land opportunities on other plots. Since Covid lockdowns, many people are looking to move from apartments to small or larger houses that have private outdoor space, or apartments that have proper balconies where they can sit out (not just Juliet balconies). This demand is likely to continue or be a deciding factor for some people when buying their home. The design of dwellings is therefore important to provide the space and flexibility in use i.e. working from home or home-schooling space etc.

Affordable Housing

The above issues regarding design, apartments and work/schooling space also translate into the affordable housing mix. I can be a little more specific on this element of the proposed scheme which appears to provide a mix of: 10 x 11-bed flats; 6 x 2-bed flats; 7 x 3-bed houses; 2 x 4-bed houses. Total 25 units out of 85 dwellings on the whole site. (29.4% affordable housing).

Proportion – policy BSC 3 of the Local Plan requires ‘at least 30%’ affordable housing on large developments like this. Therefore, on a scheme of 85 dwellings, you will need to provide 26 (30.5%) affordable homes with a tenure split of 70% (18) social rent and 30% (8) intermediate housing as defined by NPPF. Your offer of 25 dwellings would be less than 30% and therefore would not be policy compliant.

Dwelling Mix – the Hanwell Fields/Dukes Meadow area and Banbury in general already provides a high number of 2-bed 3-person affordable flats and houses. It is sometimes more difficult to let 2-bed apartments on first floor or above as 2-bedroom accommodation would usually be let to a small family.

We would want to see 2-bed 4-person houses (min 79 SqM Gross Internal Floor Area - GIA) with private outdoor space rather than 2-bed 3-person or 2-bed 4-person flats. We prefer maisonettes to flats as this reduces the need for high service charges with maintenance of communal hallways, spaces and gardens etc. The 3-bed houses would need to provide 3-bed 5-person accommodation at 93 Sqm minimum GIA. As there is a small but acute need for 4-bed affordable homes, the provision of 2 no. 4-bed properties for social rent would be particularly welcome – these would need to be min 115 SqM GIA (i.e. 4-bed 7 person) houses. At least 50% of the rented housing will need to meet Building Regs Part M4 (2) Cat 2 and on larger sites at least 1% should be fully wheelchair accessible (Part M4 3 Cat 3) standards. In addition to 1-bedroom apartments (min 50 SqM GIA), there is also a need for 2-bed 3 person bungalows (61 SqM or larger size if meeting accessibility standards). I have set out in a table below the preferred mix of affordable housing for this scheme of 85 dwellings (changes in the total number of residential dwellings will result in the proportions being adjusted pro-rata) based on current housing need evidence:

Property type	Size SqM (Min GIA) to meet NDSS	Social rent (70%)	Intermediate (30%)
1-bed (2p) maisonette	50	6	
2-bed (3p) bungalow	Min. 61	2	
2-bed (4p) house	79	4	4
3-bed (5p) house	93	4	4
4-bed (7p) house	115 (121 SqM if 3-storey)	2	
Total		18	8

Affordable housing accessibility, layout, clustering and parking - The proposed scheme clusters will change if you implement the above suggested mix. Clusters should be no more than 10 dwellings (or 15 dwellings with a mix of tenure). Accessible dwellings should be located within easy access to bus stop/public transport links (or path to the crossing near the local centre). Currently the parking arrangements shown on the plan for plots 60 to 66 are all shown outside the front of the houses whereas the parking for all the market homes (except flats) is provided in adjacent driveways. The issue here is that this parking arrangement being different to the market housing makes the affordable housing identifiable through design – this is not acceptable. Ideally you should provide a mix of parking that reflects the market housing. 1-bedroom units will require 1 allocated parking space and 2+ bedroom units should have 2 parking spaces each. Accessible dwellings should have dedicated accessible parking adjacent or in front of the property so that it meets with Building Regulations Part M4(3) requirements.

I hope this is helpful to you. I would encourage you to follow a pre-app route so that you can obtain comprehensive planning comments on your proposed development. Clearly anything that I have set out above may need to change with further input from planning and County Council colleagues in terms of scheme density, layout, design, street scene, access, LAP etc. etc.

Best wishes
Frances

Frances Evans, BA, CIHCM
Housing Strategy & Development Team Leader
Housing Services

Cherwell District Council
Direct Dial: 01295-227033
Ext: 7033
Email: frances.evans@cherwell-dc.gov.uk
(she/her/hers)

Website: www.cherwell.gov.uk

Find us on Facebook: www.facebook.com/cherwelldistrictcouncil

Follow us on Twitter: @Cherwellcouncil