

Ref: GA/AM/01720/L0007am

5th October 2021

Planning Department
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Dear Sir / Madam,

**Full Planning Application on behalf of Mr P M Donger, Mrs S M Donger and Manor Oak Homes
Land at Hanwell Fields, Banbury
PP Reference PP-10232492**

Further to our recent pre-application discussions we are pleased to enclose a planning application relating to our client's land at Duke's Meadow Drive, Hanwell Fields, Banbury, seeking permission for the following:

"Outline planning application for up to 78 dwellings and associated open space with all matters reserved other than access"

The application was submitted today via Planning Portal (Reference PP-10232492) and is supported by the documentation set out in the submitted document schedule.

The application fee has been calculated as being £12,950 on the basis of an outline application in respect of a site area of 3.6ha. The fee will be paid via BACS by our client.

The proposals have been shaped by the series of pre-application discussions with officers which centred around the way in which the site could accommodate new homes on the edge of the district's largest settlements at a time when the Council acknowledges it cannot demonstrate a sufficient 5-year supply of housing land. Additionally, the composition of the scheme has been informed by the thorough analysis of the site set out in the accompanying suite of technical reports, the findings of which are summarised best in a combination of the Planning Statement and Design and Access Statement. The application is also preceded by a process of community consultation which included distribution of a detailed leaflet describing the proposals to almost 300 households as well as tailored invitations to key local stakeholder groups and Ward Members inviting more formal discussions about the application process.

The Application Site

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 Duke's 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 Duke's Meadow Drive by a grassy embankment which comprises highways land.

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.

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.

The site is also in a highly accessible location. Along with the immediate access 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.

The Proposed Development

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.

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.

Planning Merits of the Scheme

The supporting Planning Statement sets out a comprehensive and compelling case for the proposed development. Most importantly it identifies the clear need for additional sustainably located homes in the district to enable the Council to establish an up-to-date 5-year supply of housing land in line with the requirements of the NPPF.

Currently there is only at best a 4.8-year supply in Cherwell – our own estimates suggest that this is more realistically closer to 4.5 years, a point confirmed by a recent appeal decision in the district.

In respect of the general planning merits of the scheme the proposal offers the following range of benefits that allow us to conclude that it is sustainable in every respect:

- 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;
- 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;
- 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;
- 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.

On this basis and allied with the Council's deficient housing land supply it is concluded that the application proposal must benefit overwhelmingly from the presumption in favour of sustainable development described by paragraph 11(d) of the NPPF. It should therefore be approved without delay.

We trust that the enclosed documents and drawings are sufficient to enable the validation and determination of this application. Indeed, we look forward to building on your very helpful pre-application comments and working with Officers towards the approval of the enclosed scheme. Should you have any queries or require any further information please do not hesitate to contact me or my colleague Alex Munro.

Land at Hanwell Fields, Banbury
October 2021

Yours sincerely



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