



Account Ref: P1637

Date: 9th June 2022

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

Dear Sir/Madam

**LAND ADJACENT TO BLACKWELL DRIVE, BODICOTE
RETROSPECTIVE APPLICATION FOR THE ERECTION OF ENTRANCE STRUCTURE**

Harris Lamb Planning Consultancy (“HLPC”) are instructed by David Wilson Homes (Mercia) Ltd (“the Applicant”) to submit a full retrospective planning application for the Entrance Structure at land adjacent to Blackwell Dive, Bodicote. The application follows correspondence between the applicant and your authority’s enforcement officer who requested a retrospective application be submitted.

The Application submission comprises the following documents for your consideration:

- Site Location Plan
- Block Plan and Elevations
- Planning Cover Letter

It is trusted that sufficient information has been provided to assist with the positive determination of the planning application. If, however, any further information or points of clarity are required we would be happy to assist.

Description of Application Site and Surrounding Area

The application site extends to 2.4m x 3.5m and is used for signage and seating set within part of the applicant’s wider development. The structure is 3m in height and provides the housing development’s name- The Pavilions- on it. The location of the application site and the extent of the land in the applicant’s control is shown on the red plan submitted with the application.

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Relevant Planning Policy

The planning application should be determined in accordance with the requirements of the Development Plan unless material considerations indicate otherwise. In this case, the Development Plan comprises the Cherwell Local Plan 2011-2031 (Part 1), adopted in July 2015, and the saved policies of the Cherwell Local Plan 1996. A summary of the relevant policies in the Development Plan and wider material considerations are set out below.

Cherwell Local Plan 1996

Given the small-scale nature of the development, Cherwell Local Plan 2011-2031 (Part 1) is not particularly relevant. Instead saved policy C28 of the 1996 Local Plan is arguably the most relevant. This is a 'catch all' policy which requires all development to be sympathetic to the character of the area.

The National Planning Policy Framework (amended July 2021)

The National Planning Policy Framework ("The Framework") is a material consideration of significant weight. The Framework sets out the Government's policies for England and guidance on how they should be applied. Section 12, Achieving Well-Designed Places, is of relevance to this development.

Summary

The development provides a dual function for amenity use and signage for the applicant's residential development. The structure has been well designed and is both useful, attractive and well located within the wider development. Given this, and the small-scale nature of the development, the application development complies with both saved Policy 28 and section 12 of the Framework and should be approved.

Yours faithfully,

Paul Barton
Director
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RTPI
mediation of space - making of place

