

13 July 2022  
L 220713 - Application Cover Letter



Ms Samantha Taylor  
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Communities Directorate  
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Dear Ms Taylor

**Land South of Banbury Rise, Banbury**  
**Outline planning application for a residential development comprising up to 250 dwellings with associated works**  
**On behalf of Bloor Homes (Western)**  
**Planning Portal Reference: PP-11315532**

Savills is instructed by Bloor Homes (Western) (hereinafter 'the Applicant') to submit an application for outline planning permission in respect of Land South of Banbury Rise, Banbury, Oxfordshire (the 'application site'). The description of the proposed development is:

*Outline planning application for a residential development comprising up to 250 dwellings (with up to 30% affordable housing), public open space, landscaping and associated supporting infrastructure. Means of vehicular access to be determined via Edinburgh Way, with additional pedestrian and cycle connections via Dover Avenue and Balmoral Avenue. Emergency access provision also via Balmoral Avenue. All other matters reserved.*

This submission follows pre-application engagement with officers at Cherwell District Council and Oxfordshire County Council. The pre-application process has provided valuable feedback to inform the now submitted proposals.

The following documents are submitted in support of the application:

Outline Planning Application Documents	Author
Agricultural Land Quality and Considerations	Kernon Countryside
Air Quality Assessment	BWB
Arboricultural Assessment	FPCR
Archaeological Assessment	Orion
Design and Access Statement	Pegasus
Ecological Assessment (incorporating BNG)	Ecology Solutions
Energy Strategy Assessment	Briary Energy
Flood Risk Assessment	BWB
Foul Water and Utilities Assessment Report	BWB
Geo-Environmental Report	Integral Geotechnique
Heritage Statement	Orion
Landscape and Visual Appraisal	FPCR
Lighting Strategy	Bloor Homes
Noise Assessment	BWB

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Planning Statement (incorporating Affordable Housing and Draft Heads of Terms)	Savills
Statement of Community Involvement	Savills
Sustainability Statement	Savills
Sustainability Infographic	Savills
Sustainable Drainage Statement	BWB
Topographic Survey	Axis
Transport Assessment	PJA
Travel Plan	PJA

The application is also accompanied by a series of plans:

Plan Title - For Consideration at Outline Stage	Reference	Author
Site Location Plan	WE080-PD-039G	Bloor Homes
Pedestrian / Cycle & Emergency Access Balmoral Avenue	06104 SK 001 PO	PJA
Pedestrian / Cycle Access Dover Avenue	06104 SK 002 PO	PJA
Proposed Traffic Calming Existing Development to the North	06104 SK 003 PO	PJA

Plan Title – For Indicative Purposes Only	Reference	Author
Concept Plan	P20-1853_02H	Pegasus
Indicative Masterplan	P20-1853_04C	Pegasus
Landscape Strategy	10511-FPCR-DR-L-0001- Issue D	FPCR

The planning application fee of £27,472.20 will be paid by the Applicant via the Planning Portal (plus the Portal service charge).

A notice and covering letter have also been sent under separate cover to the parties with a land interest, as identified within the application forms.

The NPPF places a strong emphasis on delivering sustainable development and the need to deliver housing. The proposal present a seamless, logical extension to the built up area of the western edge of Banbury, via an extension to development already being delivered by the Applicant at Banbury Rise. The proposal accords

with the three key principles of sustainable development, on an economic, social and environmental basis. Significant planning benefits would be achieved through the provision of development on site.

Whilst the site is not subject of a development plan allocation, pre-application discussions have confirmed that Paragraph 11d of the NPPF is triggered. Consequently the Applicant considers that a presumption in favour of sustainable development is engaged with a tilted balance to be applied in favour the proposal.

The accompanying suite of documents, submitted in support of the proposal, provide detailed assessment. These benefits are not outweigh by any adverse impacts. With regards to the tests set out within Paragraph 11d, the Applicant notes:

- A single heritage asset in the form of the Grade II Listed Withycombe Farmhouse complex is assessed to experience harm to its setting as a result of the development proposed. That harm is assessed at the lower end of 'less than substantial'. The public benefits identified by the application material outweigh the harm and there is not reason for refusing the proposal under the first limb (NPPF, 11di);
- The accompanying technical reports confirm the deliverability of the scheme. Appropriate mitigation can be provided in respect of matters such as landscaping, ecology, drainage and highways matters. There are no physical, environmental or technical constraints to the delivery of the proposed scheme and therefore no adverse impacts that would arise such as to significantly and demonstrably outweigh the benefits identified.

The proposal can deliver a highly sustainable form of development. It presents opportunity to continue the build programme from Banbury Rise and thereby enable prompt delivery of the dwellings proposed. It is respectfully suggested that a presumption in favour should be applied to the determination of the application.

Our pre-application discussions have enabled engagement on the principle of a Planning Performance Agreement to advance engagement on the application and the Applicant remains keen to engage on this basis with the Council. We trust that the above is sufficient to register this outline application, however, please do contact me at the above address should you have any questions. We look forward to discussing the application with you in due course.

Yours sincerely



**James Yeoman** BA(Hons) DipTP MRTPI  
Director

cc. Bloor Homes (Western)