Statement of Community Involvement

Land South of Banbury Rise, Banbury, Oxfordshire

Statement of Community Involvement

Land South of Banbury Rise



Contents

1.	Introduction	1
2.	Policy Context	2
3.	Pre-application Submissions and Engagement with Local Authorities	3
4.	Communication with Councillors, and the Town and Parish Council	5
5.	Public Consultation	7
6.	Summary	11

Appendices

- Appendix 1: Pre-application written response
- Appendix 2: Public consultation leaflet
- Appendix 3: Consultation website
- Appendix 4: Public consultation survey responses



1. Introduction

- 1.1. This Statement of Community Involvement has been prepared by Savills on behalf of Bloor Homes Western, hereafter referred to as 'the Applicant'.
- 1.2. This document supports an

'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.'

- 1.3. The site is located to the south of Banbury Rise, located adjacent to the built up extent of the western edge of Banbury, Oxfordshire.
- 1.4. This document provides an overview of the consultation undertaken with the Local Planning and Highways Authorities, Councillors, Banbury Town Council, Drayton Parish Council and the local community.
- 1.5. The following Statement of Community Involvement is set out as follows:
 - Section 2: Policy Context
 - Section 3: Pre-Application Discussions
 - Section 4: Communication with Councillors, and the Town and Parish Council
 - Section 5: Public Consultation
 - Section 6: Summary

Statement of Community Involvement



2. Policy Context

- 2.1. The Applicant has undertaken pre-application consultation in line with local and national planning policy.
- 2.2. Cherwell District Council adopted its Statement of Community Involvement in October 2021. The document sets out the Council's principles for community involvement in the planning process. This document states that developers and promoters for large scale development should undertake their own consultation and engagement process with local people. Large scale development is not defined in this SCI to allow flexibility as the level of impact and local interest can differ depending on their context.
- 2.3. The National Planning Policy Framework (NPPF) (July 2021) emphasises the importance of early engagement in the planning process. Paragraph 132 of the NPPF states:

"Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot."

2.4. In line with local and national planning policy, the Applicant and appointed project team have sought to engage with the local planning authority early on in the process. In addition, public consultation has been undertaken to engage with the wider community and other stakeholders that might hold an interest in the proposal coming forward.



3. Pre-application Submissions and Engagement with Local Authorities

Pre-Application Discussions with Cherwell District Council

3.1. A formal pre-application advice request was submitted to Cherwell District Council on 9th March 2022. The pre-application advice request was registered on the 16th March 2022, with the reference number 22/00710/PREAPP. Contact was then made with the Case Officer to arrange a meeting.

3.2. A meeting was held virtually with Cherwell District Council on 10th May 2022. In summary, the meeting was positive and the key points of discussion were:

- The principle of development is acceptable based on the Council's current 5 year housing land supply position and the engagement of the tilted balance for decision-making.
- The concept masterplan is acceptable with continuity from the northern development parcels appreciated.
- The preference for development in this location, as it is in a sustainable location .
- The tilted balance will be engaged due to the housing land supply position .
- An Environmental Impact Assessment will not be required, as confirmed under reference 22/00808/SO.
- Discussions on general timings for the preparation and submission of an application in Summer 2022.
- An outline of the consultation that has been undertaken (details are set out in Chapter 4 and 5).
- Entering with a Planning Performance Agreement (PPA) with the Council.

3.3. Discussions with the Council have been constructive and have informed the planning strategy for the application, and have informed revisions of the illustrative masterplan.

3.4. The Council provided a formal written response on 28th June 2022, the contents of the response is consistent with the pre-application meeting. The full written response can be found at appendix 1, however the key points within the report are as follows:

- Confirmation that no EIA screening opinion is required
- The application will be determined at Committee as it is a major application and there is a departure from policy.
- The proposal is supported at this time, however this would change if the LPA are able to demonstrate a 5YHLS in the future.
- Confirmation of the tilted balance being engaged.
- There is considered to be less than substantial harm to the setting of the Grade II listed Withycombe Farmhouse. The setting of the farmhouse has already been comprised to an extent due to development that has already taken place. The harm could be reduced by a well-considered layout and landscaping.
- Confirmation of the technical requirements for submission.
- A bullet list of S106 contributions with some potential sums sought by way of consultation responses provided.



Provision of detailed consultation responses, including that of OCC.

Pre-Application Discussions with Oxfordshire County Council

- 3.5. A formal pre-application advice request was submitted to Oxfordshire County Council on 24th February 2022. The Council acknowledged receipt of the request on 9th March and the Case Officer then made contact to arrange a meeting to discuss the proposal in respect of highways matters.
- 3.6. A pre-application meeting was held virtually with the Highways Officers at Oxfordshire County Council on 29th March 2022.
- 3.7. The response from officers at Oxfordshire County Council identified the following main issues and information that would need to be considered with the proposal:
 - Officers accepted the principle of accessing the site through the Banbury Rise development
 - Officers accepted the proposed emergency access from Balmoral Avenue
 - The importance of pedestrian and cycle connectivity provisions, including potential off-site cycle improvements inline with the emerging Banbury Local Cycling and Walking Infrastructure Plan (LCWIP)
 - Officers highlighted that traffic calming measures may be required as you enter the site, due to the straight road leading up to the entrance
 - Officers agreed to trip rates presented in the Scoping Note
 - Officers agreed to the transport modelling approach

3.8. The transport consultancy, PJA, have been in contact with the highways authority since the initial preapplication meeting to confirm the survey area for the collection of traffic data and information on the SATURN model outputs they should use.

3.9. The content of the accompanying transport documents, including Transport Assessment and Travel Plan will satisfy a number of the Highways Officers comments.

3.10. A formal pre-application written response was provided by the County Council. In addition to highways matters, comments were provided in respect of flood risk and drainage, education, archaeology and minerals and waste matters, which have informed preparation of the application material.



4. Communication with Councillors, and the Town and Parish Councils

4.1. Both the Banbury Ruscote Ward, and the Cropredy, Sibfords & Wroxton Ward cover the site, as shown in the below image.



Figure 1 Image showing the wards covering the site (Oxfordshire Administrative Areas Map, 2022)

Land South of Banbury Rise



4.2. Therefore, Bloor Homes directly engaged with ward Councillors¹ for Banbury Ruscote ward and Cropredy, Sibfords, Wroxton ward.

4.3. Correspondence was sent via email on 12th April 2022, which set out a summary of the proposal and how it relates to the Banbury Rise development to the north. Councillors were also sent a concept plan to support the written description of the proposal. The letters also provided details of the ongoing consultation including communication with Banbury Town Council and Drayton Parish Council, and the public consultation that would be happening.

4.4. The correspondence offered Councillors the opportunity to have a meeting or any other further discussions about the proposals. The intended programme for the next steps towards the application were summarised.

4.5. The site is also on the boundary between Banbury Town Council and Drayton Parish Council, therefore letters were also sent to the Clerks to summarise the proposal along with a concept plan. The content of the correspondence was similar to the material that was sent to Councillors, with an invitation for further meetings to discuss the details of the proposal further.

4.6. Acknowledgement of receipt of the information was made by Banbury Town Council and Councillors, however no direct meetings were held following the invitation.

¹ Correspondence sent to Councillors Cherry, Richards, Woodcock, Chapman, Reynolds and Webb



5. Public Consultation

Approach

5.1. Consultation leaflets were distributed to 1,500 properties neighbouring the site. Consultation leaflets were distributed on the 12, 13th and 14th April. An image showing the GPS tracking of the leaflet drop is shown below, targeting areas that are most likely to be impacted by the development.



Figure 2 Leaflet drop GPS mapping for Bretch Hill



Figure 3 Leaflet drop GPS mapping for Drayton Village



5.2. The consultation leaflets provided information on:

- Background information on the site location and the context of Banbury Rise to the north.
- Details of the proposed development.
- Details of how further information could be found and comments on the proposal could be made
- Options for accessing further information or engaging for those without access to the website, including by phone or email.
- Replies were requested by 6th May 2022, giving residents over three weeks to respond.
- 5.3. A copy of the full consultation leaflet is provided at appendix 2. This public consultation leaflet was also sent to the community centre, the Sunshine Centre, for them to display for the wider community to view.
- 5.4. Bloor's dedicated website provided an interactive consultation experience, using a series of pages to replicate display boards to present the information in a visually engaging format. Screen shots of the website can be found at appendix 3.
- 5.5. The website provided information on the following:
 - Introduction
 - Background of the Banbury Rise Development
 - Details of the location of the site
 - Planning context of the site
 - Illustrative masterplan and details of the proposal
 - Technical summaries covering Sustainable Design, Transport, Drainage and Flood Risk.
 - House type images
 - Feedback survey
- 5.6. The survey could be accessed on Bloor's dedicated website or through alternative arrangements for those without access to the internet. The survey covered matters such as the suitability of the site for the proposed uses, the density of the proposed development, the public's priorities for the site and access routes. The survey also allowed respondents to share any particular concerns they had with the proposal.
- 5.7. The consultation period was live between 12th April and 6th May, providing local residents the opportunity to respond for over 3 weeks which extended beyond the Easter holiday period.
- 5.8. The website address is <u>http://bloorhomesbanburyrise.com/</u>. The site is still active but states that the public consultation period is now closed and Bloor Homes and the project team are considering all responses received. The website will continue to be used to update the local community on the proposals.



Findings

5.9. In total, 72 responses were received on the proposal through the public consultation survey, and 4 responses were sent by email. The general nature of responses submitted via the public consultation survey and email responses are outlined below. Graphs displaying the results from the survey can be found in appendix 4.

5.10. It is noted that 72% of the respondents either supported or partially supported the proposal. 61% of respondents also considered that the new pedestrian and cycle paths providing links to the linear park, neighbouring countryside and Bretch Hill are appropriate.

5.11. Themes raised in the questionnaire responses and email responses are summarised below, along with how these matters will be dealt with.

Topic	Response
Residential development The location of homes in this location is supported or partially supported by 72% of survey respondents. 56% of respondents think the number of dwellings are appropriate for the size of the site. Those who do not think the proposed 250 units is not appropriate for the site, think that this is too many dwellings.	Those who support housing in this location comment that they are aware there is a need for housing in this area. This is evident from the lack of a five year housing land supply and the average house price in Banbury exceeding the district and national averages, highlighting that demand is exceeding supply. The proposed number of dwellings has been calculated based on exceeding the Council's minimum residential density standards and to replicate the density of surrounding existing housing. The proposed density is in line with that consented on the Banbury Rise scheme directly to the north.
Public open space 75% of respondents considered that public open space was an important and necessary feature alongside the future housing on site.	The indicative masterplan shows a large area of public open space will be provided to the west of the site, providing an extension to the Banbury Rise linear park and creating a buffer between the development area and Withycombe Farmhouse. Respondents comment that this green space will be essential.
Facilities for childrenRespondents commented that additional facilities will be required such as a children's play area.Vehicle access	A Locally Equipped Area of Play (LEAP) is proposed in the public open space on site. This can be seen in the indicative masterplan.

Land South of Banbury Rise



Concerns about the vehicle access, and increased traffic levels through the northern development parcels have been raised. 76% of respondents think that the main vehicular access to the site through the northern Banbury Rise parcel and emergency access via Balmoral Avenue is inappropriate. When asked their particular concerns, traffic generation and highways access were the biggest concerns.	Existing traffic calming measures through the Banbury Rise scheme have been designed to ensure speeds are managed within the site. Appropriate traffic calming will be provided to ensure speeds are further managed within the new application site. The site is sustainably located which will minimise single trip journeys as it can accommodate non-vehicular movements. Please refer to the Transport Assessment and Travel Plan that have been prepared for further information on the predicted traffic modelling.
Noise	
Respondents have raised concerns about the noise and disruption for existing residents of Banbury Rise.	The noise and air quality impacts have been assessed in an Air Quality Assessment and Noise Assessment. It has been concluded that with mitigation measures the residual effect of the construction phase activities are concerned to be not significant. The air quality impacts of the development-generated road traffic is considered to be negligible.
Landscaping	
There has been a request that trees near the Dover Avenue allotments are pruned or removed.	To preserve the biodiversity and character of the site, trees will not be removed unless necessary. Please refer to the Arboricultural assessment for further information on the trees and hedgerows that will be removed or altered.
Construction phase	
Respondents have highlighted concerns about the construction site parking.	This could be managed by a Construction Traffic Management Plan (CTMP) by condition in a future detailed application.



6. Summary

- 6.1. This Statement of Community Involvement has set out how the project has carried out early engagement through the pre-application process in line with local and national policy. This pre-application engagement and public consultation has included:
 - Pre-application discussions with Cherwell District Council;
 - Pre-application discussions with Highways Officers at Oxfordshire County Council;
 - Engagement with local Councillors, Banbury Town Council and Drayton Parish Council; and Online public consultation between March and April 2022;
- 6.2. The proposals have sought to respond to the feedback received during the pre-application process and public consultation. This SCI has set out how the proposals have responded to and addressed comments received during this engagement which has resulted in a high quality scheme in line with planning policy.
- 6.3. Following receipt of the pre-application written response from Cherwell District Council, the requested technical requirements have been prepared and submitted alongside the application.
- 6.4. In summary the public consultation has revealed that there is evident support for this site as a location for development, and the need for a large area of public open space in this location providing much needed play facilities.

Land South of Banbury Rise



Appendices



Land South of Banbury Rise

Appendix 1 – Pre-application written response

CHERWELL DISTRICT COUNCIL

Pre-Application Report

Pre-application Reference No:	22/00710/PREAPP
Proposal:	Pre-application advice request - development proposal for up to 250 dwellings and associated development
Site Address:	Land adjoining Withycombe Farmhouse Stratford Road A422 Drayton
Meeting:	10 th May 2022, via Teams

TECHNICAL ASSESSMENT

Flood Risk: The site is within Flood Zone 1 which is the zone of lowest flood risk. The Environment Agency has produced advice for applicants and agents about assessing flood risk in the planning process, and this can be viewed online at: <u>https://www.gov.uk/flood-risk-assessment-for-planning-applications</u>. You should have regard to this advice when preparing your application.

The Environment Agency also offers a pre-application service, details about which are available online at: <u>https://www.gov.uk/government/publications/planning-advice-environment-agency-standard-terms-and-conditions</u>

Drainage: You need to consider foul and surface water drainage when designing your proposals. In respect of foul drainage, you should first seek to connect to the public sewer network. You can contact Thames Water for further advice about this; information about their pre-application service is available online at: <u>https://developers.thameswater.co.uk/commercial-building-works/water-supply/disconnections/pre-application-help-and-advice</u>.

Only if a connection to the public sewer network is not feasible should you then consider other foul drainage options. The Environment Agency would be consulted on any planning application that proposes non-mains foul drainage. If you are proposing non-mains foul drainage, you should submit a completed Foul Drainage Assessment Form with your planning application. This form can be viewed online at:

https://www.gov.uk/government/publications/foul-drainage-assessment-form-fda1

In respect of surface water drainage, wherever possible surface water should be drained within the site using Sustainable Drainage Systems (SuDS). Technical Standards for the design, maintenance and operation of SuDS can be viewed online at: https://www.gov.uk/government/publications/sustainable-drainage-systems-non-statutory-technical-standards

In some cases the Water Authority may adopt SuDS which meet the legal definition of a sewer. Water UK has published <u>Design and Construction Guidance</u> which contains details of the water sector's approach to the adoption of SuDS. If you wish to explore the option of the Water Authority adopting SuDS, you will need to ensure the SuDS are designed in accordance with the Guidance.

In addition, you should refer to the guidance published on <u>Oxfordshire County Council's Flood</u> <u>Toolkit</u> concerning surface water drainage, and in particular the detailed guidance provided in the "Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire".

EIA Screening Opinion Required? No

Committee or Delegated Matter?

Committee, as the application would be a major application and a departure from policy, as this is not an allocated site.

Relevant Planning History:

21/03644/OUT – Erection of up to 49 dwellings, associated open space, sustainable urban drainage systems and access from Balmoral Avenue. Recommended for approval, awaiting imminent completion of S106.

20/01643/OUT - Erection of up to 49 dwellings, associated open space and other infrastructure, with all matters reserved except access – Refused but allowed at appeal.

17/00189/F – Full application for the erection of 319 dwellings, including affordable housing, areas of open space, new vehicular junction onto Bretch Hull and Edinburgh Way and associated infrastructure. Approved along with subsequent variations, NMAs, DISCs and M106 applications.

16/00576/REM - Reserved Matters application in respect of planning permission reference 13/00444/OUT for the erection of 110 dwellings, associated infrastructure and landscaping - Land at Bretch Hill, Banbury. Approved.

13/00444/OUT – OUTLINE – construction of up to 400 residential dwellings including 60 sheltered housing, extra care accommodation, 500sqm of small scale employment and training premises, open space and other infrastructure. Approved.

Policy: Planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan in Cherwell comprises the Cherwell Local Plan 2011-2031 Part 1, and the saved polices of the Cherwell Local Plan 1996. The policies considered most relevant to your proposal are:

CHERWELL LOCAL PLAN 2011 - 2031 PART 1 (CLP 2031)

- PSD1 Presumption in Favour of Sustainable Development
- BSC1 District Wide Housing Distribution
- BSC2 The Effective and Efficient Use of Land Brownfield Land and Housing Density
- BSC3 Affordable Housing
- BSC4 Housing Mix
- ESD1 Mitigating and Adapting to Climate Change
- ESD2 Energy Hierarchy and Allowable Solutions
- ESD3 Sustainable Construction
- ESD4 Decentralised Energy Systems
- ESD5 Renewable Energy
- ESD6 Sustainable Drainage Systems
- ESD 15 The Character of the Built and Historic Environment

OTHER MATERIAL CONSIDERATIONS Saved policies of the Cherwell Local Plan 1996 The National Planning Policy Framework (2019) is a material consideration which should be afforded significant weight. Other material considerations include: Planning Practice Guidance (PPG)

You should be aware of the following matters/issues/designations:

- § The site lies adjacent to the Grade II Listed Withycombe Farm House;
- § The site lies within an area of archaeological interest. An assessment of the significance of the heritage asset and the potential effect of the development upon it should be submitted with the application;
- § The application site lies in proximity to several public rights of way, including those which run through the site;
- § The site lies on the edge of Banbury;
- § If the Highways Authority need to be involved contact <u>www.highways.gov.uk</u>. Useful link: <u>http://www.highways.gov.uk/publications/planning-protocols-for-planning-and-development</u>
- § You may need to consider the effect on protected species when developing your proposals. Further information may need to accompany your application including a phase 1 survey to identify habitats present and features likely to be used by protected species and any further detailed survey reports for any individual protected species should these be necessary. In order to assist you in this you should refer to the Standing Advice prepared by Natural England (link below). This 'standing advice' will help in assessing if there is a reasonable likelihood of protected species being present and if so the relevant survey and mitigation requirements. This advice will be a material consideration in the determination of your application.

http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standinga dvice/advice.aspx

In this case I have considered the standing advice and note that there is a reasonable likelihood of protected species being present within the site due to the open countryside location of much of the site and it's context. I would, therefore, advise you to submit a phase 1 survey/bat and barn owl survey/great crested newt survey. Failure to do so could result in your application being refused as the Council will not be able to properly assess the impact of the development on protected species.

PROFESSIONAL ASSESSMENT BY CASE OFFICER

It is considered that the main issues relating to your proposal are:

- § Principal of Development
- § Impact on Heritage Assets
- § Residential amenity
- § Visual amenity
- § Landscape Impact
- § Protected species
- § Highway safety
- § Drainage

- § Archaeology
- § Education
- § Minerals and Waste

On balance, I confirm that I will be able to support the proposal at the current time given the Authority's housing land supply position. However, should this position change to one where the Authority can provide a sufficient 5-year housing land supply, then I would be unable to support the application.

Principle of Development

The site is not an allocated housing site within the Cherwell Local Plan 2031. However, it is accepted that currently the Local Authority cannot demonstrate a 5-year housing land supply (presently 3.5-years) and as such, the 'tilted balance' presumption in favour of sustainable development is engaged as required by Para.11d of the NPPF. This requires Local Authorities to permit without delay residential development unless the harm arising from any such approval would be demonstrably significant to outweigh the benefit of providing housing. Whilst the position in 5-year housing land supply terms remains the same, it is necessary to provide a response separately based on the above site designations, given the planning considerations vary considerably in respect to the two land parcels.

The starting point for considering this proposal is from a permissive stance and consideration must be had to the impacts arising from development. The pre-application site is situated on the western edge of Banbury, a major town within the District. Policy BSC1 seeks to focus new residential development at Bicester and Banbury on strategic site allocations. This is due to the sustainable nature of these towns. This site lies to the south of the Banbury 3 allocation on the western edge of Banbury adjacent to the existing residential area of Bretch Hill. Banbury 3 was allocated for around 400 homes, and many of the houses have been completed or are under construction. An site that was allowed on appeal is located to the south west of the site.

The pre-application enquiry site is situated within a sustainable location, on the edge of Banbury. The following section provides an assessment of the development on the Grade II Listed Withycombe Farmhouse. Although it is noted that whilst there may be some harm arising to the setting of the Listed Building, given the housing land supply position of the Authority and that residential development would be a benefit, the harm arising to the setting of the Listed Building would be overcome by the benefits of providing new residential properties.

Overall, Officers consider that in the current titled balance, the principle of development would be acceptable subject to other material considerations. However, the Authority is undertaking a review of the adopted Local Plan which includes the allocation of sufficient housing sites to deliver a sufficient 5-year housing land supply. As such, should the Authority's housing land supply position change, the tilted balance would not be applied as paragraph 11d of the NPPF would not become engaged and the proposal may be considered unacceptable.

Impact on Heritage Assets

The Authority considers that the proposal is likely to have an impact upon the Grade II Listed Withycombe Farmhouse and its setting. The Council's Conservation Officer has provided a response to this pre-application enquiry, a copy of which is attached to this response. Below is summary of their considerations, however, please read this as part of their full response.

The development would sit to the south of the recent development on this edge of Banbury and would fill in the open space between the current edge of the town in this location and Withycombe Farmhouse which is a Grade II Listed Building. Therefore, inevitably this development will alter the setting of the Listed Building. Due to the development that has already taken place or is consented in this area it is considered that the setting has already been compromised to an extent.

Furthermore, the harm could be reduced by a well-considered layout, landscaping, and screening. It is suggested that the built development is moved away from Withycombe farm as much as possible and open space left to the western side of the site.

Overall, there is considered to be less than substantial harm caused to the Grade II Listed Withycombe Farmhouse and its setting. There are public benefits arising from the proposal due to the provision of additional residential homes within the district, which has added weight at the current time due to the lack of sufficient housing land supply. The weighting of the public benefit may alter depending on the housing land supply the Authority can demonstrate at the time an application is received and determined.

Residential amenity

The indicative plans show that there appears to be sufficient space within the site to allow for an acceptable layout to be achieved in regard to reasonable residential amenity both internally and within the context of existing development. It is acknowledged that given the early stage of the indicative layouts, these are subject to change and full details would not be required at outline application stage. It is recommended that as part of any outline application, proving layouts are provided which show how an acceptable layout may be achieved.

Visual amenity

These comments should be read separately to those of the Conservation Area in respect of Heritage issues and reflect the public amenity from the surrounding area, including any public rights of way.

There are a number of public rights of way that lie in close proximity to the site many of which are situated adjacent to the site boundaries. It is recommended that pre-application advice is sought with regards to the impact of the proposal on the public rights of way from Oxfordshire County Council.

Landscape Impact

The pre-application site is on the edge of Banbury, on the land which is currently used as farmland. There are several public rights of way within close proximity to the site, as well as wider vantage points from the west on to this edge of Banbury. As such, it is recommended that an application is supported by a Landscape and Visual Impact Assessment. It is also recommended that any existing hedgerows or trees present on the site are assessed as part of an Arboricultural survey and retained where possible.

Protected species

There is a potential for protected species on the site, given the countryside location of the preapplication proposal. As such, an application should be supported by a Phase 1 Habitat Survey and any subsequent species surveys required.

Highway safety

The following provides a summary of Oxfordshire County Council's response, of which the full response is appended to the pre-application report. As such, the full response from OCC should be taken from their consultation response.

OCC have raised some concerns with the ability of the road layout within the Banbury Rise development to accommodate a further 250 dwellings. As such, a full application would need to demonstrate tat the existing road network of Banbury Rise is suitable for the additional traffic and propose any mitigation required such as traffic calming or other amendments.

An application should ensure that there are strong public and cycle connections into the existing Bretch Hill Area, Banbury Rise to the north and the extensive public rights of way network which surround the site.

An application should be supported by a Transport Assessment along with a Travel Plan. It is noted that discussion directly with OCC regarding the highways impacts of the development proposed are on-going.

In addition, OCC are likely to seek financial contributions towards the improvement and enhancement of the local public transport system, public rights of way and other highways works such as upgraded pedestrian and cycleways or other off-site works as necessary. However, the final projects that contributions would be sought towards, and any monetary figures are not available as yet as further work on the highways impact is required.

OCC have confirmed that a Transport Assessment with a Travel Plan, Construction Traffic Management Plan, Visibility Splays and Vehicle Tracking drawings would be required to support an application either as an outline or for full planning permission. A list of likely conditions has been provided. It may be possible to overcome the need for imposing these conditions, if an application is supported by sufficient information.

Drainage

The following provides a summary of Oxfordshire County Council's response, of which the full response is appended to the pre-application report. As such, the full response from OCC should be taken from their consultation response.

Whilst OCC acknowledge that it will be hard to determine al of the detail of source control attenuation and conveyance features at an outline stage, a Surface Water Management Strategy should set parameters for each parcel or phase and should be provided as part of an application submission. Details of how drainage is to be accommodated on site and the retention of existing drainage features, along with management/maintenance details should be provided in support of an application.

Given the size of the site and scale of proposal, an application should be supported by a flood risk assessment.

Archaeology

The following provides a summary of Oxfordshire County Council's response, of which the full response is appended to the pre-application report. As such, the full response from OCC should be taken from their consultation response.

The County Archaeologist advises that a scheme of archaeological evaluation will need to be undertaken prior to any grant of planning permission on the site. An archaeological desk-based assessment should also be submitted along with any planning application for the site. This is because the site lies in an area of archaeological interest and potential, with a potential ring ditch recorded southeast of Withycombe Farm. In addition, the site lies to the northwest of an area of Roman settlement which has previously been identified.

Education

The following provides a summary of Oxfordshire County Council's response, of which the full response is appended to the pre-application report. As such, the full response from OCC should be taken from their consultation response.

The proposed development would have an impact on educational infrastructure which includes childcare and nursery education providers, primary schools, secondary schools and Special Educational Needs (SEN) schools. As such, OCC would likely seek financial contributions towards the improvement or enhancement of existing educational facilities within the local area. OCC's response includes an indicative scale of educational contributions that may be sought, although this is subject to change based on the scale of impact, housing mix, number of dwellings and build rate, along with other factors.

Minerals and Waste

The following provides a summary of Oxfordshire County Council's response, of which the full response is appended to the pre-application report. As such, the full response from OCC should be taken from their consultation response.

OCC have confirmed that the proposed site does not lie within a mineral conservation or safeguarded area.

In regard to the inclusion of a CEMP, this is welcomed, and it is recommended that details of the source for the materials to be used on site are included, and ideally sourced locally. Details of

how the waste arisings are to be used is recommended and how waste is minimised once the site ahs been occupied.

Notwithstanding the officer comments above, a Section 106 Legal Agreement is likely to be required for this type of proposal.

Contributions towards the following items are likely to be required, and would be based upon the final number of dwellings to be provided and the impact of the development

- § Payment of a financial contribution towards off site sports and recreation provision in the locality, both indoor and outdoor sports
- § Payment of a financial contribution towards the provision of refuse/recycling bins for the development of £65 per dwelling (index linked)
- § Payment of a financial contribution towards public art
- § Provision of sufficient play spaces and associated commuted sums
- § Payment of a financial contribution towards community hall facilities at The Sunshine Centre or The Hill.
- § Payment of a financial contribution towards a community development worker and an associated community development fund for resources
- § Payment of any landscaping maintenance commuted sums
- § Payment of a financial contribution towards the improvement or enhancement of the local cemetery
- § Payment of the Council's Monitoring Costs

In addition, 30% affordable housing will need to be provided on site, plus

- § Community facilities
- § Public Art

You are advised to read the Council's Supplementary Planning Document for further advice. This is available on the Council's website: <u>http://www.cherwell.gov.uk/index.cfm?articleid=3390</u>

Developer contributions may also be required by external agencies such as OCC:

- § Education, Museums, Libraries, Fire & Rescue, Archaeology (OCC)
- § Social Care (OCC)
- § Highways, public transport (OCC)
- § Monitoring (OCC)
- § Police and Community Safety (Thames Valley Police)
- § Health (Primary Care Trust)
- § Flood Risk mitigation (EA)
- § Health Care (OCCG)

You may wish to consult with these agencies prior to submitting a planning application.

Please note that a Solicitor's undertaking will be required to pay the Council's reasonable legal fees based on the time taken to prepare and negotiate the S106 agreement and to investigate land title/s. It would assist the efficient processing of your application if you provided such an undertaking with any formal application for planning permission.

You should also include in your submission the following additional plans/information:

- § Heritage Impact Assessment
- § Ecological Appraisal and any follow up surveys;
- § Landscape and Visual Impact Assessment;
- § Transport Assessment; & Travel Plan;
- § Full access and visibility details;
- § Drainage Strategy/Plan;
- § Land Contamination/Remediation Report;

- § Lighting Scheme.
- § § Flood Risk Assessment;
- Archaeology Survey
- § § Arboricultural Report
- Proposed materials make, type, colour etc
- § Proposed architectural detailing including 1:10 scale drawings including sections of windows and doors to include detail of reveal, colour materials; eaves and verge detailing; porch detailing; lintels and cills, rainwater goods; meter boxes
- Hard and soft landscaping proposals (to include hedge and shrub planting, sizes, species, § positions, area of grass seeded/turfed; trees/hedges to be retained; TPOs)
- Proposed boundary treatments § § §
- Proposed bin storage areas and bin collection points
- Details of roof lights

Date of Report: 27th June 2022

Case Officer: Samantha Taylor

DISCLAIMER

The above advice represents the professional views of Council Officers and although given in good faith, it cannot prejudice any decision with the Council, as Local Planning Authority, may make at either Planning Committee or delegated officer level.

Land South of Banbury Rise



Appendix 2 – Public Consultation Leaflet

BLOOR HOMES

LAND SOUTH OF BANBURY RISE, BANBU

Public Consultation-Proposed Residential Development

Bloor Homes (Western) are formulating proposals in respect of a residential development at Land South of Banbury Rise, Banbury. Following the submission of preapplication requests to Cherwell District Council and Oxfordshire County Council, Bloor Homes now wish to engage in public consultation with the local community.

As you will be aware, Bloor Homes is in the process of successfully delivering a residential-led development comprising of 480 dwellings and an area of employment land in the form of Banbury Rise. Banbury Rise is in its third phase of delivery, having been built out in a southerly direction from Stratford Road (A422). This newly proposed development provides an extension to Banbury Rise, via a fourth phase for up to 250 open market and affordable dwellings and associated infrastructure. The site, identified below, is considered a logical extension that will round off development at Bretch Hill.



As a local resident to the proposed development, we are seeking your views on the emerging proposals. We write to inform you that as part of the pre-application consultation, details of the emerging proposals for the development will published on Bloor's dedicated website at <u>bloorhomesbanburyrise.com</u>

The consultation website will include an illustrative masterplan and technical overviews including sustainability, transport and drainage for your consideration. Alongside, Bloor Homes invite you to submit comments via an online form.

Should you require a hard copy of the consultation plans or a comment form, please contact us via <u>banburyconsultation@bloorhomes.com</u> or <u>01684290485</u>.

We would welcome your comments on the proposals by **6th May 2022.**

Land South of Banbury Rise



Appendix 3 – Consultation Website







LAND SOUTH OF BANBURY RISE, BANBURY -PUBLIC CONSULTATION

INTRODUCTION

Thank you for taking the time to visit the website.

Bloor Homes is preparing a development proposal in respect of Land South of Banbury Rise, to the west of Banbury, and intends to submit a planning application for residential development to Cherwell District Council. This website provides opportunity for you to be part of the pre-application process and provides initial detail to the proposal. We welcome your views, which can be provided via the Feedback Survey at the base of this page.

View Location Plan +





BACKGROUND

Bloor Homes is in the process of successfully delivering an award winning residential-led development in the form of Banbury Rise. Banbury Rise was granted outline permission in 2016 under reference 13/00444/OUT. A further full planning permission was granted in 2017 (17/00189/F).

Banbury Rise has been built out in a southerly direction from the Stratford Road (A422) and is subject of an LABC Warranty Brick Winner Award for Development of the Year (South). In total, the three consented phases of development will deliver a quantum of 480 dwellings, employment land, public open space and associated infrastructure.

Bloor Homes now proposes to bring forward a further phase of development at Land South of Banbury Rise and the following sections provide further information on this proposal.

SITE DETAILS

The site measures circa 13.5 hectares and lies immediately south of development currently under construction, as seen in the Site Location Plan. The site lies west of residential development of Bretch Hill (and associated residential streets of Dover Avenue, Balmoral Avenue and Thornbury Rise). Land to the west and south of the site is in agricultural use.

Bloor Homes considers the site to represent a logical extension to its existing consented development, representing a highly sustainable location to deliver residential development. This will help to meet the local housing needs of the town in the form of market and affordable housing.

This new site is subject to promotion through the emerging local plan within Cherwell District. Whilst the site is not formally allocated for development, Bloor Homes is actively engaged in pre-application discussions with both Cherwell District and Oxfordshire County Council with a view to bringing forward a planning application.







Bloor Homes' vision for the Site is to create a high-quality sustainable community for up to 250 new homes,

including market and affordable housing, that will benefit from the site's landscape setting to promote health and wellbeing.

The development provides substantial new community open space, throughout which there will be network of new routes and a range of open spaces including areas of formal and informal play, amenity green space and natural and semi natural landscapes encouraging biodiversity. This is a landscape led approach allowing for passive and active recreation.

The Illustrative Masterplan shown below provides an indication of where new homes, public open spaces and landscaping could be located.

View Masterplan Details +

IN SUMARY

The proposal comprises:

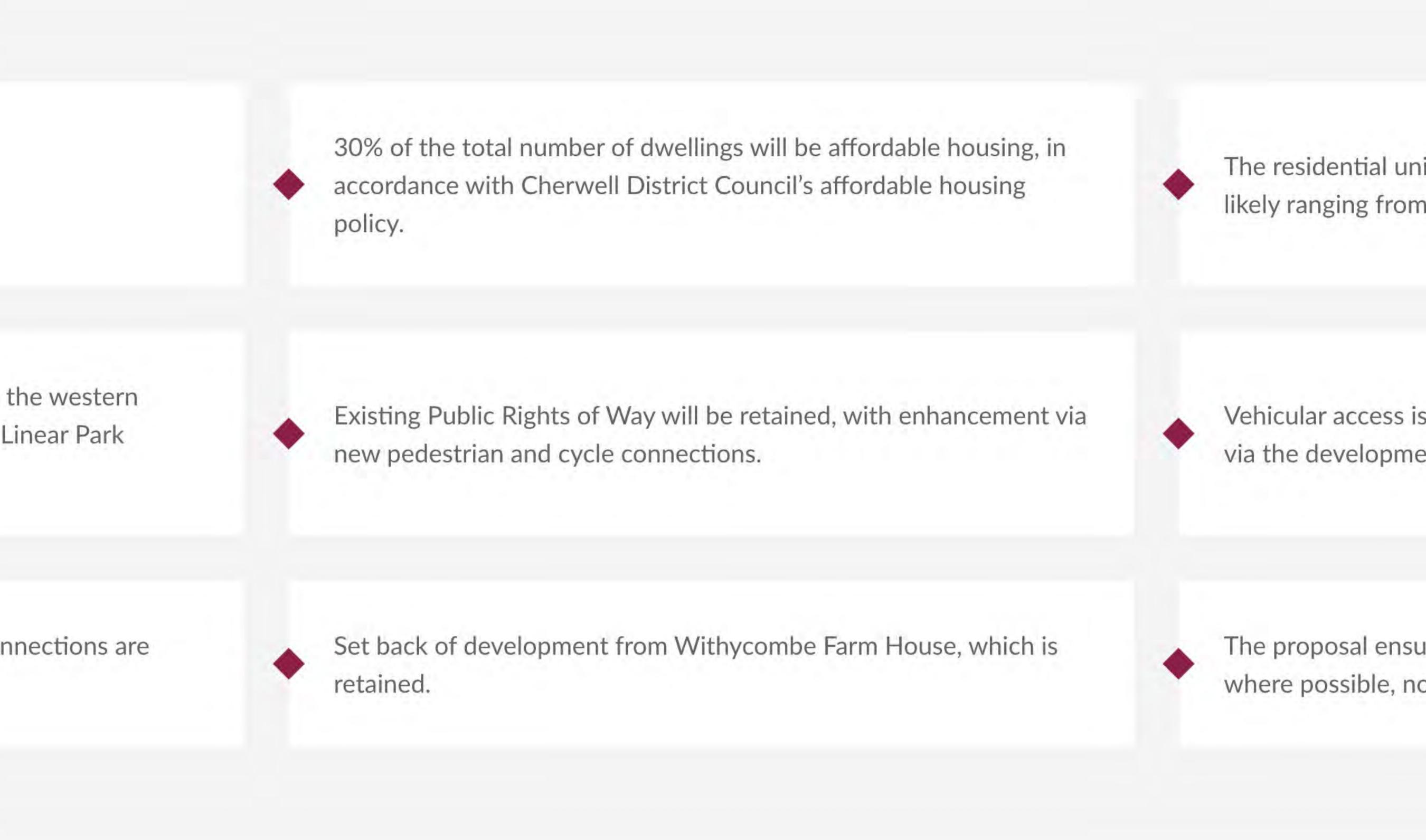
A capacity of circa 250 homes

High quality public open space will be provided on the western portion of the site, extending to meet the existing Linear Park directly north.



Additional pedestrian and cycle and emergency connections are proposed, (detailed further below).





TECHNICAL APPROACH

Technical survey work is in progress in order that the application proposal is informed by existing site conditions. The site features provides a series of opportunities and constraints which will influence the form that development might take.



SUSTAINABLE DESIGN

Bloor Homes is committed to ensure that all developments accord with the latest regulation requirements to provide a high quality sustainable design. As part of the development proposals, Bloor Homes will seek to deliver measures to reduce the carbon footprint of the development and a number of sustainable construction measures will be considered, including:

- Improved energy efficiency through careful building siting, design and orientation;
- PV (Photo Voltaics)
- Sustainable Drainage systems (SUDs)
- Fabric efficiency in the design of buildings
- Use of building materials capable of being recycled
- An element of construction waste reduction and recycling,
- Lighting controls,
- Electric vehicle charging, and
- Reduction in water usage.

The development proposal provides a good basis for the creation of a sustainable community, drawing on existing services of the town and utilising the existing transport network. Areas of publicly accessible open space will encourage opportunities for social and community cohesion, whilst a mix of house types, tenures and sizes will introduce a varied community.

The residential units will provide a mix of unit types and tenures, likely ranging from 1 to 4 bedroom properties.

Vehicular access is proposed at the northern boundary of the site, via the development of Banbury Rise (currently under construction).

The proposal ensures the retention of existing trees and hedgerows where possible, noting the need for access routes to/within the site.

HOUSE TYPES GALLERY

Images of Banbury Rise and other Bloor Homes developments in the Western Region



NEXT STEPS

FEEDBACK SURVEY

The public consultation on the proposal has now closed. Bloor Homes and the project team will consider all of the responses received.







WE ARE A 5 STAR BUILDER

Since 1969, we've always gone above and beyond for our customers. We do this by caring for you as much as we care about crafting the finest homes. For the fourth year running we have gained 5 star status for Customer Service by HBF, which is why 95.3% of our customers would recommend us.



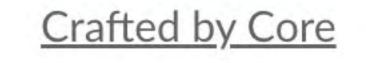






© Copyright <u>Bloor Homes</u> 2022

Privacy & Cookies Policy



~



Appendix 4 - Public Consultation Survey Responses

Appendix 4 – Public Consultation Survey Responses

Q1.

Do you consider the site is an appropriate location for new homes?

ANSWER CHOICES	RESPONSES	
YES	40.28%	29
NO	31.94%	23
PARTIALLY	27.78%	20
TOTAL		72

Q2.

The masterplan proposes up to 250 new homes – do you consider this number of dwellings appropriate for the size of the site?

ANSWER CHOICES	RESPONSES	
YES	33.33%	24
NO	44.44%	32
PARTIALLY	22.22%	16
TOTAL		72

Q3.

The masterplan provides for a large area of public open space as an extension to the Banbury Rise linear park. Do you consider this additional open space to be important and necessary alongside any future new housing on the site?

ANSWER CHOICES	RESPONSES	
YES	75.00%	54
NO	15.28%	11
PARTIALLY	9.72%	7
TOTAL		72

Q4.

The proposal includes a number of new pedestrian and cycle paths to provide links to the linear park, neighbouring countryside and Bretch Hill. Do you consider these links are appropriate?

ANSWER CHOICES	RESPONSES	
NONE OF THE ABOVE	4.17%	3
YES	61.11%	44
NO	18.06%	13
PARTIALLY	16.67%	12
TOTAL		72

Q5.

The main vehicular access to the site is proposed to the north through the Banbury Rise development, with an access reserved for emergency vehicles only via Balmoral Avenue. Do you consider these proposed vehicular access arrangements appropriate?

ANSWER CHOICES	RESPONSES	
YES	16.67%	12
NO	76.39%	55
PARTIALLY	6.94%	5
TOTAL		72



Q6.

Do you have any particular concerns with the development proposal. Please tick the following boxes if appropriate and add any other comments below?

ANSWER CHOICES	RESPONSES	
AMOUNT OF HOUSES	43.06%	31
LOCATION OF HOUSES	18.06%	13
HIGHWAY ACCESS	72.22%	52
TRAFFIC GENERATION	86.11%	62
DRAINAGE	30.56%	22
LANDSCAPE IMPACT	31.94%	23
ECOLOGY IMPACT	30.56%	22
IMPACT OF COMMUNITY SERVICES	62.50%	45
ALL OF THE ABOVE	33.33%	24
TOTAL		72

