

## **Gladman Developments Ltd**

### **Land west of White Post Road, Banbury**

### **Cherwell District Council**

## **Statement of Community Involvement**

**July 2015**

Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as you name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.

## **1.0 INTRODUCTION**

### **1.1 Background**

- 1.1.1 This statement sets out the process of community engagement that has been undertaken by Gladman Developments Ltd to inform a planning application for housing and open space for up to 280 homes on land west of White Post Road, Banbury.

### **1.2 Purpose**

- 1.2.1 This statement has been prepared in order to provide a considered response to matters that have been raised during the pre-application consultation stage and how they have been addressed or acknowledged in the application submission and proposed development.

### **1.3 Policy Background**

#### **The Localism Act (November 2011)**

- 1.3.1 In November 2011, the Localism Act received Royal Assent. This is the Government's method of devolving greater powers to Councils and neighbourhoods in order to give local communities more control over planning decisions.
- 1.3.2 Of particular relevance is paragraph 122 of the Localism Act which came into force on the 17th December 2013 and introduces a new requirement for developers to consult local communities on a wider range of developments before submitting planning applications.
- 1.3.3 Section 61W dictates the requirement to carry out pre-application consultation where a person proposes to make an application for planning permission for the development of any land in England, and the proposed development is of a description specified in a development order.
- 1.3.4 Whilst the 'development order' is yet to be published and may now be in 2015 and therefore during the determination of the Application, the exact guidance as to which schemes this will apply is therefore unavailable, but it is anticipated to include major schemes. Gladman see it as good practice to adhere to this approach now.
- 1.3.5 Where section 61W applies, section 61X sets out there is a duty to take account of responses to consultation. Applicants should consider responses received before proposals are finalised and show how they have been taken into account through the application submission.
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- 1.3.6 Notwithstanding this, GDL maintains it is good practice to seek the views of the local community prior to the formal submission of the application.

### **National Planning Policy Framework (NPPF)**

- 1.3.7 In March 2012, the Government published the National Planning Policy Framework (NPPF). This document aims to simplify the planning system in the UK. It is this new found accessibility which aims “to put unprecedented power in the hands of communities” directly affected by development.

- 1.3.8 As Greg Clark MP wrote in the Forward to the NPPF:

“People have been put off from getting involved because planning policy itself has become so elaborate and forbidding – the preserve of specialists, rather than people in communities...This National Planning Policy Framework changes that...we are allowing people and communities back into planning”.

- 1.3.9 There is therefore a clear rationale from the Coalition Government to increase the amount of public consultation undertaken in the planning process.

- 1.3.10 The NPPF section “pre-application engagement and frontloading” states how early engagement can “improve the efficiency and effectiveness of the planning application system for all parties” thus leading to “better coordination between public and private resources and improved outcomes for the community.”

- 1.3.11 Paragraph 189 further states that whilst a Local Planning Authority (LPA) “cannot require that a developer engages with them before submitting a planning application”, they should nevertheless “encourage take-up of any pre-application services they do offer”. Furthermore and where deemed to be beneficial, the LPA should “encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications”. This is to ensure that any potential issues are resolved as early in the planning process as possible.

- 1.3.12 Gladman has therefore endeavoured to undertake a consultation exercise that complies fully with both national and local policy guidance.

### **Cherwell’s Statement of Community Involvement 2006**

- 1.3.13 Cherwell District Council (CDC) adopted their Statement of Community Involvement (SCI) in July 2006.
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- 1.3.14 The SCI states that the Council is committed to working in partnership with a wide range of organisations and will provide opportunities for applicants to discuss development proposals with Planning Officer before they submit an application for planning permission. Where proposals are likely to be of significant interest to the wider community, the Council also encourages applicants to undertake community consultation exercises before submitting an application.

## **1.4 Gladman's Approach**

- 1.4.1 Having considered the Council's adopted SCI, GDL have completed a programme of community engagement which is considered appropriate for the proposed development on this site.
- 1.4.2 This report details the programme and results of the consultation, meeting the requirement to submit such a document as part of a planning application.
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## **2.0 ENGAGEMENT WITH CHERWELL DISTRICT COUNCIL & STAKEHOLDERS**

### **2.1 Discussions with District Council Officers**

- 2.1.1 GDL engaged with officers during the pre-application stage. A letter was sent to officers on 03 March 2014 including a copy of the draft proposals to allow for feedback to be provided by the Council on the content of the proposal. A pre application meeting was held with Cherwell District Council on 26<sup>th</sup> March 2015. The Council provided the applicant with a pre-application consultation letter on the 21<sup>st</sup> April 2015 which can be found at **Appendix A**.
- 2.1.2 An EIA Screening Request to determine whether the planning application required an Environmental Impact Assessment (EIA) was submitted to the Council on 13th May 2015. This correspondence can be viewed in **Appendix B**. Cherwell District Council issued a screening opinion on the 3rd June 2015 outlining the Council's belief that an Environmental Impact Assessment would be required. As such, the applicant has submitted an Environmental Statement with this planning application.

### **2.2 Engagement with other Local Stakeholders**

- 2.2.1 GDL both directly and through consultants have proactively engaged with other stakeholders during the pre-application stage including:
- Oxfordshire Highways Authority
  - Oxfordshire Archaeological Officer
  - Oxfordshire Ecology Officer
  - Utility Providers
  - NHS Oxfordshire Clinical Commissioning Group
  - Bishop Loveday Primary School

### **2.3 Engagement with the Local Community**

#### **2.3.1 Initial Consultation Leaflet**

- 2.3.2 Leaflets outlining the development principles and seeking comments were distributed on 23<sup>rd</sup> June 2015 to approximately 630 households & businesses within the proximity of the site. A copy of the leaflet is included at **Appendix C**.
- 2.3.3 8 people had responded to the leaflet by post and via email at the time of submitting the Application.
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- 2.3.4 All Copies of feedback received are included at **Appendix D**.

## **2.4 Discussions with Banbury Town Council and Bodicote Parish Council**

- 2.4.1 GDL wrote to Banbury Town Council on 23<sup>rd</sup> June 2015 outlining the proposals of the outline planning application. A copy of the correspondence is included in **Appendix E**.
- 2.4.2 In addition, GDL wrote to Bodicote Parish Council on 23<sup>rd</sup> June 2015. A response was received on 23<sup>rd</sup> June 2015 from Val Russell (Clerk to the Parish Council) the contents of which are located in **(Appendix F)**.

## **2.5 Letter to Ward Councillor**

- 2.5.1 GDL also wrote to the four Ward Councillors for Banbury on the 23<sup>rd</sup> June 2015 outlining the proposals of the outline planning application. A copy of one of the letters is included in **Appendix G**.

## **2.6 Your-views Website**

- 2.6.1 GDL have a dedicated website for each of its projects. These contain details of the project, copies of the display boards and other information about the particular scheme. The website also allows feedback to be sent via email to GDL. The Banbury website is [www.your-views.co.uk/banbury](http://www.your-views.co.uk/banbury) and became operational on 23<sup>rd</sup> June 2015 to coincide with the distribution of the leaflet. Extract pages are shown in **(Appendix H)**. The Website remains available and open for comment.
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## 3.0 CONSULTATION REVIEW

### 3.1 Consultation Outcomes

3.1.1 GDL is pleased that a number of people engaged with the consultation process for the proposed site and provided comments during the pre-application process. Whilst many respondents objected to the principle of residential development on the site, others offered constructive comments.

### 3.1 Summary of Comments and Responses

3.2.1 Responses to issues which emerged from the various forms of community engagement are detailed in the table below, together with the applicant's response.

3.1.2 GDL is pleased with the general level of response that have been expressed.

Summary of Comments	Response
<b>The Proposals</b> <ul style="list-style-type: none"> <li>Significant need for bungalows in the area.</li> <li>The car park is not big enough to cope with the demand from the local primary school at peaks times</li> <li>Why put a cricket pitch away from the cricket club?</li> <li>We understood Banbury 17 did not extend as far down as Wykham Lane</li> <li>Locate the youth games court by the 3<sup>rd</sup> field away from the already busy White Post Road</li> </ul>	<ul style="list-style-type: none"> <li>The development will provide a broad mix of dwellings and house types, offering a mix of market and affordable units. Details of the dwellings will be confirmed at the reserved matters stage.</li> <li>The car park will go some way to providing additional drop-off parking provision for the use of the primary school, taking cars away from the main traffic on White Post Road. A detail parking study has been carried out to help ascertain its size of car park needed to offset the current on street parking in front of the school, see Transport Assessment submitted as part of this application.</li> <li>The land adjacent to Banbury Cricket Club isn't suitable for the use of a cricket pitch due to its topography. In addition, the sewage line falls under this part of the site further adding to its unsuitability. The additional cricket pitch has been located on the best suited land for such use.</li> <li>The site has been allocated for residential development in the emerging Local Plan as part of Banbury 17. The allocation extends to Wykham Lane however the proposed developable area falls in line with the Cricket Club, limiting development to the north to the north of the site. Open space provision and an additional cricket pitch is located to the south of the site, adjacent to Wykham lane.</li> <li>The youth games court was an aspiration put forward by Bodicote Parish Council, and follows the location as put forward in a meeting that occurred early on.</li> </ul>

<ul style="list-style-type: none"> <li>• There is enough affordable houses going up everywhere</li> </ul>	<ul style="list-style-type: none"> <li>• Affordable housing on developments such as this goes a long way to providing young local people with a home that is within economical reach.</li> <li>• Cherwell District Council Planning Policy seeks the provision of 35% affordable housing for this site. Our proposal is policy compliant.</li> </ul>
<p><b>Highways</b></p> <ul style="list-style-type: none"> <li>• Traffic congestion at the beginning and end of school is unbelievable.</li> <li>• Concern over the new spine road being built directly opposite the local primary school.</li> </ul>	<ul style="list-style-type: none"> <li>• In depth capacity studies of the local highway network have been undertaken by our Highways consultation. Comprehensive modelling of the anticipated traffic impacts arising from the development demonstrates that the local highway network can readily accommodate the proposed development which is also accessible by other modes of transport. The application will be accompanied by a Transport Assessment and Travel Plan which will address all Highways congestion matters.</li> <li>• Following detailed highway assessments carried out by Ashley Helme Associates, GDL believe that the proposed location is the best position of the spine road. Further discussions will be had with Oxfordshire Highway Authority upon submission.</li> </ul>
<p><b>Impact on Area</b></p> <ul style="list-style-type: none"> <li>• Building here would ruin the wonderful views towards Bloxham.</li> <li>• Any development would have a significant impact on local wildlife, with the loss of hedgerows, fields and agricultural land.</li> <li>• Under development of brownfield sites in local area</li> </ul>	<ul style="list-style-type: none"> <li>• Landscape and visual considerations have been comprehensively assessed in the Landscape and Visual Impact Assessment submitted with the application.</li> <li>• The proposal provides opportunities to enhance ecology and biodiversity on site and lead to a net gain as a result of the development. The submitted Ecological Appraisal and Arboricultural Assessment provide additional information.</li> <li>• The housing requirement for Cherwell District are such that it will be necessary to develop greenfield sites on the periphery of sustainable urban areas. The site's allocation as part of the emerging Local Plan highlights the site's suitability for residential development.</li> </ul>
<p><b>Facilities/Services</b></p> <ul style="list-style-type: none"> <li>• Many of the local facilities and services are at saturation point and will not cope with increased development (doctors surgery/ dentist/ supermarket/ schools)</li> <li>• School has no capacity to take further children</li> </ul>	<ul style="list-style-type: none"> <li>• The provision of existing facilities and services within Banbury has been investigated. If there is a need for further capacity at any of the aforementioned local services, as a direct result of the development, then contributions can be provided as part of the S106 agreement.</li> <li>• Discussion with the Education Authority during the application period will establish if an education contribution is required (including having regard to recently approved development). Should additional school places be required then a S.106 contribution towards additional provision can be provided.</li> </ul>



## **4.0 Potential for Community Benefits**

- 4.01 Throughout the consultation process, Gladman encouraged suggestions as to how the local community could benefit from the proposed development.
  - 4.02 Potential suggestions must be tested against Government rules which limit what those seeking planning permission can offer (which exist to ensure developers cannot 'buy' consents). However, the applicant will discuss the ideas put forward with the Local Planning Authority to ascertain what can be delivered within the test of planning statute.
  - 4.03 Implementation of the agreed community benefits will be guaranteed through their inclusion within a Section 106 agreement.
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## **Appendix A**

### **Pre-Application Correspondence**

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Gladman House, Alexandria Way  
Congleton Business Park  
Congleton, Cheshire  
CW12 1LB

T: 01260 288800

F: 01260 288801

[www.gladman.co.uk](http://www.gladman.co.uk)

Cherwell District Council  
Bodicote House  
White Post Road  
Bodicote  
Banbury  
OX15 4AA

3<sup>rd</sup> March 2015

**Re Pre-Application Advice for Proposed Outline Planning Application for Residential Development on land West of White Post Road, Banbury**

Dear Sirs

Please find attached a completed pre-application advice form, cheque for £3600.00, 3No copies of our Red line location Plan and 3No copies of the draft Development Framework Plan for our proposed development for up to 250 dwellings, at Land West of White Post Road Banbury.

The site is part of the proposed site allocation 'Banbury 17' and we would like to discuss the extent of our proposals with you, before submitting further information. We have carried out a significant amount of site surveys and investigations. However, we would like the opportunity to discuss these with the allocated case officer prior to further submissions and prior to the initial pre-application meeting. I am aware that there is currently a live application, immediately to the west of our proposed site which forms part of 'Banbury 17'. This site could have a significant impact on our proposals.

I would be grateful if you could identify a suitable time and location for the initial pre-app meeting.

Any queries please contact me.

Yours Faithfully

  
**Andy Green**

**Project Manager**

Gladman Developments Ltd

[a.green@gladman.co.uk](mailto:a.green@gladman.co.uk)

Direct Dial: 01260 288820

**CHERWELL DISTRICT COUNCIL**

**Request Form for Pre-application advice**

<b>For office use only:</b>		
Date Received:	Amount Paid: £	Reference Number:
Method of Payment:	Amount Required: £	

<b>Applicant:</b> Name: <u>GLADMAN DEVELOPMENTS LTD</u> Address: <u>GLADMAN HOUSE, ALEXANDRIA WAY, CONGLETON BUSINESS PARK, CONGLETON, CHESHIRE</u> Postcode: <u>CW12 1LB</u> Telephone No: <u>[REDACTED]</u> Mobile No: <u>[REDACTED]</u> Email: <u>[REDACTED]</u>	<b>Agent (if applicable):</b> Name: ..... Address: ..... Postcode: ..... Telephone No: ..... Mobile No: ..... Email: .....
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**Type of Advice Required: FEE CATEGORY** ☐ (see Fee Schedule)

Written advice +/- or site visit ☐ Follow up ☐  
 Meeting + written advice +/- or site visit ☒ Follow up ☒

**Location and ownership of the application site:**

Full address of the site: LAND WEST OF WHITE POST ROAD, BANBURY, OX15 4BN

The applicant is the: Owner ☐ Occupier ☐ Lessee ☐ Prospective Purchaser ☐ Promoter

Name and address of the owner (if different to the applicant):  
Oxford Diocesan Board of Finance and Adderbury Feoffee Charity

Does the applicant own or control any adjoining land? Yes / NO

**Description of the proposed development:**

A residential development for up to 250 dwellings including access, POS, landscaping and associated infrastructure.

**P.T.O.**

**Attached Information:**

**ESSENTIAL**

- ☒ Cheque with appropriate fee (see schedule in guidance notes)
- ☒ Site location plan (1:2500 or 1:1250)
- ☒ Description of the site and/or schedule of uses
- ☐ Existing floor plans, elevations, building heights with all measurements marked (preferably to scale)
- ☐ Proposed floor plans, elevations, building heights with all measurements marked (preferably to scale)
- ☒ Existing and proposed site layout/block plan (preferably at 1:500)

**3 copies of each of the plans will be required (more may be sought on request for consultation purposes especially on Major schemes)**

**DESIRABLE**

- ☐ Design statement, photomontages, computer images, street scene (where appropriate)
- ☐ A CD of drawings, documents and photographs.
- ☐ Any other relevant information (please list):

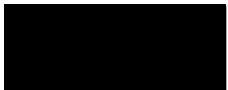
..... *Further information to follow.* .....

.....

.....

Please note the quality of the information we can provide depends on the level of information that you submit. Whilst treated confidentially from members of the public (unless the subject of an FOI request) it will be made known to Councillors. If and/or when you submit a formal planning application for the proposed development, all information you have submitted will no longer be treated as confidential.

I, the undersigned, confirm that I am seeking pre-application advice on the proposed development described in the attached documentation. I understand that any advice given cannot prejudice any decision which the Council, as Local Planning Authority, may make either at Planning Committee or at delegated officer level.

Signed.  .....on behalf of *Gladman Developments Ltd* Date *3/3/15* .....

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**GLADMAN**  
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C	08/13	AJG	Amendments to boundary
B	08/13	AJG	Amendments to boundary
A	08/13	AJG	Amendments to boundary
Rev	Date	By	Revision notes
Status			
INFORMATION			

Project	LAND SOUTH OF SALT WAY BANBURY
Title	LOCATION PLAN

Drawn by AJG	Issue date MAY 2013
Scale(s)  1:2500@A3	
Drawing No  2013-049-100-001-C	

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









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#### KEY:

-  Application Boundary: 17.53Ha
-  Proposed Residential Area: 8.3Ha  
(Up to 250 Dwellings @ 30dph)
-  Proposed SuDs (Balancing Pond): 0.30Ha
-  Proposed Public Open Space: 7.58Ha
-  Proposed Structural Landscape: 1.30Ha
-  Proposed LEAP & LAP (Play Areas): 0.05Ha
-  Proposed Individual Trees
-  Existing Vegetation/Hedgerows
-  Proposed Indicative Primary Road
-  Proposed Primary Access
-  Proposed Greenways (Footpaths / Cycleways)
-  Saltway (Existing PROW)
-  Existing Public Right of Way
-  Archaeological Sensitive Areas
-  Potential Bus Link to Adjacent Development



J:\5773\InDesign\5773-L-01 Development Framework Plan

Gladman Developments Ltd  
Saltway  
Banbury

## DEVELOPMENT FRAMEWORK

Scale 1:2500 @ A1 / 1:5000 @ A3

February 2015

5773-L-01 **D**



Masterplanning  
Environmental Assessment  
Landscape Design  
Urban Design  
Ecology  
Arbiculture  
FPCR Environment and Design Ltd  
Lockington Hall  
Lockington  
Derby DE74 2RH  
t: 01509 672772  
f: 01509 674565  
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w: www.fpcr.co.uk



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# Public Protection & Development Management

Andy Preston – Head of Public Protection & Development Management



DISTRICT COUNCIL  
NORTH OXFORDSHIRE

Gladman Developments Ltd  
Andy Green  
Gladman House  
Alexandria Way  
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Congleton, Cheshire  
CW12 1LB

Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA

[www.cherwell.gov.uk](http://www.cherwell.gov.uk)

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Please ask for **Matthew Parry**  
Direct Dial **01295 221837**

Our ref **15/00061/PREAPP**  
Email **Planning@cherwell-dc.gov.uk**

---

21.04.2015

Dear Sir/Madam

**Application Ref:** 15/00061/PREAPP

**Location:** OS Parcels 6741 And 5426 West Of Cricket Field North Of Wykham Lane Bodicote Oxfordshire

**Proposal:** Residential development for up to 250 dwellings including access, landscaping and associated infrastructure

Please find enclosed a detailed response relating to the above pre-application enquiry.

Yours faithfully

**Matthew Parry**  
Planning Officer

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## CHERWELL DISTRICT COUNCIL

### Pre-Application Report

<b>Pre-application Reference No:</b>	<b>15/00061/PREAPP</b>
<b>Proposal:</b>	<b>Residential development for up to 250 dwellings including access, landscaping and associated infrastructure</b>
<b>Site Address:</b>	<b>Land West Of Cricket Field North Of Wykham Lane, Bodicote</b>

#### TECHNICAL ASSESSMENT

**EIA Screening Opinion Required? Yes as it constitutes Schedule 2 development as defined in EIA Regulations 2011 and is over the relevant size threshold.**

**Any planning application for these proposals would need to be determined at Committee in accordance with the Council's constitution.**

**Relevant Planning History:**

None on this site but planning application (14/01932/OUT) awaiting determination on adjoining land to the west.

#### PROFESSIONAL ASSESSMENT BY CASE OFFICER

Thank you for submitting your pre-application enquiry and for attending a meeting with my colleague Laura Bailey a few weeks' ago. Having discussed matters with her and reviewed the proposals myself, it is my view that the issues set out below would be of greatest relevance to the consideration of your proposals. In the interests of clarity I set out my views accordingly by each main issue.

- Principle of the Development
- Site access and Connectivity
- Impact on Public Infrastructure
- Site Facilities
- Urban Design/Layout
- Mix of Housing and Affordable Housing
- Landscape Impact

- Implications for Heritage Assets
- Sustainable Energy Generation
- Ecology
- Flood Risk

#### Principle

The proposals represent major residential development on a greenfield site outside the built-up area of Banbury that is not allocated for such a purpose in the adopted Local Plan. As a result the proposals are considered contrary to the development plan and would need to be advertised as a departure from the development plan.

However, the majority of the strategic policies in the adopted Cherwell Local Plan 1996 are proposed to be cancelled and superseded by those in the Submission Local Plan (Part 1) which has been prepared to be in accordance with national policy set out in the NPPF. Your site is included as part of a wider strategic allocation within this Submission Local Plan and such a site is considered to be necessary to ensure that the projected housing needs of the district are met over the plan period.

Consequently, in principle, it is likely that residential development would be considered favourably albeit the Council is awaiting the Inspector's report on the examination of the emerging Local Plan which of course includes a review of this emerging site allocation policy.

As emerging Policy Banbury 17 is at an advanced stage, officers intend to afford it significant weight at this stage, a stance which will of course be flexible depending on the results of the examination of the Submission Local Plan (SLP).

Consequently when considering the principle of development on this site as well as some of the details of the proposals, officers would pay particular regard to the requirements of emerging Policy Banbury 17.

#### Site Access and Connectivity

It is presumed at this stage that any forthcoming planning application would be in outline form with details provided only of access. If access is not detailed then it is still necessary to indicate all means of access to the site which includes vehicular, pedestrian and cycleways. Emerging Policy Banbury 17 of the SLP emphasises the importance of a coherent development across the whole of the allocated site to ensure a successful integration of the urban extension into the surrounding area in the interests of high quality urban design, highway safety as well as prioritisation of sustainable transport modes such as walking and cycling. Indeed the emerging policy requires a wider masterplan for the whole allocated site to ensure that this is delivered and I would recommend that you enter into discussions with landowners and agents of the adjoining land to deliver this.

Planning officers (together with officers of the LHA whose response you will have seen) are of the view that any development on this site should have vehicular, pedestrian and cycle connections with the development proposed on the adjoining land if the proposals are to be considered favourably. Not only would this result in a better integration of the proposed developments into the surrounding area but it would also ensure car use is minimised and that it avoids unnecessary additional car movements along Wykham Lane which is awkward to navigate and unsuitable for greater traffic flows. It could also put unnecessary additional pressure on existing junctions within Banbury that already struggle with capacity. A spine road should be capable of accommodating regular buses that can link with Banbury town centre and its alignment will need to be considered at outline application stage assuming access is a detailed matter. In this respect it should accord with guidance in Manual for



Streets and the County Council's Residential Road Design Guide. In order to secure commitment of both developers to delivery of this spine road through the whole site it may be necessary for both parties to be signatories to a legal agreement prior to issuing planning permission on either site.

I note that a new footpath is shown that provides a link around the site as specified in emerging Policy Banbury 17 though again this does not appear to integrate with that proposed at the adjoining site. It is paramount that not only is there a more coordinated approach to vehicular access but also with respect to delivering these necessary pedestrian/cycle routes too both in terms of linking in to proposed new development as well as existing development to the north. Means of pedestrian/cycle access to the Salt Way should therefore be included in an outline application though these should not be of a formal nature or unduly affect the informal rural character of this historically significant public right of way. The number of access points should therefore be kept low and restricted to where there are existing informal openings with reduced vegetation to ensure the rural character of Salt Way and its associated buffer is retained.

An existing public right of way runs north-south through the site and this should be retained and its immediate setting preserved so that it continues to feel like a rural footpath hence it should have a modest but meaningful landscape buffer to either side.

You will have seen from the LHA's consultation response that any planning application needs to be accompanied by a full transport assessment so that the full traffic implications are identified and can, where necessary, attempt to be appropriately mitigated. This could include off-site works to a number of existing junctions which might come under additional pressure as a result of this development. Clearly however such mitigation would need to be relevant and proportionate to the development. The LHA has set out a number of potential off-site transport improvements that might need to be made to mitigate the impact of the development across the site allocation though this has been produced on the basis of the impact of the wider site allocation rather than this particular proposal and would need to be funded proportionately by each developer. An assessment of the suitability of the proposed junction with White Post Road would need to be assessed once more detail is provided of the access arrangements and once further information on traffic movements is available.

#### Impact on Wider Public Infrastructure

Emerging Policy Banbury 17 and emerging Policy INF1 require development proposals on the site to adequately mitigate their impact on transport, education, health, social and community facilities. The Council would need to ensure that any such mitigation is necessary to make the development acceptable, proportionate and reasonable in scale and kind to the development proposed to ensure compliance with CIL Regulations and the NPPF.

The Council can no longer seek general infrastructure contributions as set out in the draft Planning Obligations as most such contributions would no longer be lawful. However, other infrastructure impact is likely to be directly related to the development and would need to be secured by S106 agreement including financial contributions towards necessary off-site highway works, delivery of a new primary school on the adjoining site and the need to expand the nearby secondary school (Blessed George Napier) as it does not have capacity to provide for the homes on this wider allocated site. Such an expansion may be achieved by constructing further teaching accommodation on the existing school playing fields with replacement playing fields

provided as part of the adjoining site. Clearly the developer of the adjoining site cannot be left to face the full costs of mitigating the impact of the entire allocated site and so some negotiations would have to take place to ensure that the infrastructure required is reasonable in the circumstances. Discussions with the County Council are ongoing at present to try to understand their position more clearly in terms of the cost and land implications for the development across the allocated site but I would encourage you to enter into discussions with the proposed developer of the adjoining land to assist in this process. Provision of a financial contribution towards extending the adjacent local cemetery may be required as set out in the emerging site allocation policy as the restriction on pooled contributions by the CIL regulations does not preclude this specific requirement which has not been the beneficiary of developer contributions to date.

#### Site Facilities

In addition to a new primary school and possible expansion of the neighbouring secondary school, other infrastructure would need to be provided on the site too. This would include community facilities and play space, allotments and sports provision. Land for the allotments together with their laying out and initial maintenance is likely to fall within the proposed development on the adjoining site as there is little space available on this smaller parcel of the wider site allocation. A financial contribution would however need to be made towards the provision and maintenance of this facility by S106 as it is an impact of direct consequence of the proposed development.

Land within the site for both informal and formal play spaces would need to be secured by S106 and the associated facilities land out in full as part of the development before the ownership of the land is transferred to either the parish or district council to maintain as a public resource. Developments of larger sites should include provision of at least a community hall though this is shown as part of the proposed masterplan at the adjoining site. Given that this neighbouring development is large enough by itself to justify a community hall I do not have any concerns about equitable provision of this need for on-site infrastructure to ensure a sustainable community. However, a financial contribution may be required towards maintenance and events at this new community hall to mitigate the likely impact of the population in the new housing proposed on your site.

Public artwork would be expected throughout the site in a manner and scale proportionate to the proposed development however details of this could be left to condition. At least some of the public art ought to have a functional purpose rather than contribute solely to visual amenity with much of it perhaps best located within the greenspaces or on prominent corners within the residential areas.

#### Urban Design/Layout

Whilst the submitted masterplan is indicative and only shows broad areas for new housing, play areas, greenspace and sustainable drainage systems, I have a number of general comments on it. In doing so I have had particular reference to emerging policies Banbury 17 and ESD16 of the SLP as well as adopted policies C14, C15, C28, C30 and C31.

First, I note that in accordance with the emerging policy Banbury 17, an undeveloped gap is shown to be retained to the south and east of the site so as to try to prevent urban sprawl of Banbury coalescing with Bodicote which could have a significant effect on its setting and village character. It therefore seems sensible to me that the majority of the more formal play areas be located in this gap including the land for the additional cricket pitch, ownership and maintenance of which would of course need to

be transferred over to the appropriate body by legal agreement.

I have some concerns that the current indicative site layout shows much of the greenspace and local play areas on the fringes of the housing areas rather than being better integrated within it so as to make it more easily accessible and provide relief to future streetscenes. Similarly, and as suggested by the Council's landscape officers, the SuDS attenuation pond should really be better integrated into the built development by incorporating a series of retention ponds and open swales within green areas that are both visually and practically more effective than what essentially amounts to one large lake.

It is also apparent from the indicative masterplan that the proposed built development would project rather too close to Salt Way which is an important local heritage asset which should be safeguarded as an informal rural footpath. Development in such close proximity to it would inevitably urbanise its apparent setting both from the physical impact of the buildings as well as associated light/noise spillage etc particularly when taken together with the proximity of existing housing to the north. A far more generous green buffer should be provided which, as set out in emerging policy Banbury 17, should be approximately 20m wide. Any interventions into this buffer should be informal in nature to respect the setting of the footpath.

I also note that a relatively significant soft landscaped buffer is proposed along the western boundary of the site which might have been appropriate if the site was to be considered in isolation but might in fact deter it from achieving a more cohesive integrated overall urban extension to Banbury. I would advise that this approach be reconsidered slightly by, in part, including greater pedestrian/cycle links through to the larger western parcel of the allocated site. All links (pedestrian/cycle/vehicular) between the two land parcels may need to be secured by a legal agreement to bind both parties to an overall masterplan before a development on either site can be approved with the security that they will be delivered appropriately.

#### Mix of Housing/Affordable Housing

A development of this size would require 30% affordable housing provision on the site to be secured at outline application stage by S106 which should include a tenure split of 30% intermediate housing and 70% affordable or social rented dwellings. Affordable housing should not be clustered within the site and, externally at least, should be indistinguishable from market housing. This should encourage integration of the affordable housing into the open market units. Consideration should be given as to whether self-build housing could be incorporated into the scheme perhaps, in part, in lieu of affordable housing.

There should be a mix of house types provided in order to cater for demand for affordable housing in the District and those needing to access low cost home ownership. A mix akin to the following for the affordable units would seem suitable based on information from the Council's affordable housing register:

- 20% 1b2p Maisonettes
- 50% 2b4p houses
- 20% 3b5p houses
- 5% 4b5p houses
- 2% 1b2p bungalows
- 3% 2b3p bungalows

The RP taking on the affordable housing should be agreed with the Council beforehand and I would encourage the applicant/developer to engage with the

Investment and Growth Team at the earliest opportunity regarding this matter.

It is advisable that there is smaller accommodation in the open market housing to cater for first time buyers and downsizers and in this respect regard should be had to emerging policy BSC4 and the SHMA's conclusions of housing type need.

#### Landscape Impact

Policy C7 of the adopted Local Plan seeks the protection of landscape character which is supported by policy C28 which requires development proposals to respect its landscape context. In order to meet identified housing need projections further releases of greenfield land are required and emerging policies ESD15 and Banbury 17 affirm this. It is inevitable that the proposals will result in harm to the countryside simply as a result of the physical loss of it. Whilst the site is not particularly prominent in long distance views due to its topography, it will nonetheless be visible within the landscape and furthermore result in loss of workable agricultural land. A landscape and visual impact assessment should be carried out to assess the proposals and should accompany a planning application. Whilst environmental harm is likely to occur to some degree as a result of the proposed loss of countryside, this impact could in part be mitigated through the sensitive design, layout and landscaping of the development such that this harm may be outweighed by wider economic and social benefits from the new development.

#### Implications for Heritage Assets

Preserving features of heritage significance is an integral part of sustainable development as they represent irreplaceable resources. Any harm to heritage assets needs to be clearly outweighed by public benefits as set out in the NPPF and there is a statutory duty on the Council to consider the desirability of preserving the special character of conservation areas. Given the generous distance between the site and the boundaries of the Bodicote Conservation Area as well as listed buildings, it is unlikely that the development would have a substantial impact on their setting. A case could therefore be made that any harm caused would be outweighed by the significant benefits to the local community as a result of the proposed new development. Any application should however be accompanied by a heritage assessment to better enable consideration of this by the Council. Prior to determination of any planning application, archaeological field evaluations will be necessary to determine the nature and location of potential deposits of significance and, where necessary, a programme of archaeological mitigation so that that they can be preserved in situ. The County Council's archaeologist could provide a brief to work to.

#### Sustainable Energy Generation

Emerging policy ESD5 of the SLP requires all residential developments of 100 dwellings or more to submit a feasibility assessment detailing the potential for significant on site renewable energy generation. Similarly emerging policy ESD4 of the SLP encourages all new residential developments of 100 or more dwellings to be served by decentralised energy systems in the form of District Heating or CHP. A feasibility assessment should be submitted justifying the approach in this respect. Further to this, all residential development should be designed to achieve zero carbon. An Energy Statement should be submitted as part of an outline application detailing in broad terms how the final proposed development would achieve these policy objectives.

#### Ecology

Net loss of biodiversity is likely to be resisted in accordance with national policy in the NPPF. A full phase 1 habitat survey would be required to be undertaken as well as