

Andy Green

From: Chris Still
Sent: 01 September 2015 16:06
To: Matthew Parry
Cc: Andy Green; Liam Ryder
Subject: RE: Land west of White Post Road, Bodicote - Ref: 15/01326/OUT
Attachments: 1361-13-B.PDF

Matthew

Ahead of our meeting in a couple of weeks, please find attached an updated plan showing the access, a road to the western boundary and coordinates for the point of connection on the western boundary.

I can confirm that a copy of this plan has also been sent directly to the Highway Authority for their comments.

I trust that this overcomes a number of your concerns.

Kind regards

Chris Still

From: Matthew Parry [mailto:Matthew.Parry@Cherwell-DC.gov.uk]
Sent: 20 August 2015 12:25
To: Andy Green <A.Green@gladman.co.uk>
Cc: Chris Still <C.Still@gladman.co.uk>
Subject: Land west of White Post Road, Bodicote - Ref: 15/01326/OUT

Dear Andy

Following on from our previous email correspondence, I am contacting to re-emphasise the importance of the submission of a coordinated masterplan covering the whole of the allocated site as set out in Policy Banbury 17 and its supporting text (para C.206). Both officers at CDC and OCC consider it imperative that a coordinated approach is submitted and a framework for key links and infrastructure between the two parcels of land established at this stage. This will enable the Council to, amongst other things, satisfactorily assess and secure delivery of a spine road as well as other footpaths between the sites (see para C.208 of the Local Plan) that will provide a fixed basis to guide the layout of phases of development at reserved matters stage. Otherwise details of the actual routing and specification of the road could come forward at different times in an uncoordinated manner that would prejudice the ability of the site to be properly masterplanned by developers and assessed by the LPA. Securing the actual access and egress points (from White Post Road, Bloxham Road and between the two parcels of land) as part of the two contemporaneous applications is therefore considered to be key to establishing certainty going forward.

Officers in both CDC's Policy and DM teams consider this essential as do officers at OCC such that without this coordinated comprehensive masterplan at outline stage to be able to tie to any planning permission, officers are not likely to be able to consider the proposals favourably. The Council is keen to encourage all large scale developments to be subject to design review. Whilst at outline stage (and even with a coordinated masterplan) there will be relatively limited detail other than broad areas of development types and key infrastructure, it would be too late at reserved matters stage to truly consider the overall strategic layout of the site given that the timing and coordination of the reserved matters between the two sites and the submission of various condition details would make this problematic. The Council may decide to take the proposals to design review irrespective of developer involvement though in this case the developers would not be able to attend and present their scheme.

As an aside I should say that the various requirements of Banbury 17 are being considered across the whole site allocation rather than individually to the two planning applications. Therefore, whilst individually the scheme would not trigger a requirement to provide extra-care housing (see Policy BSC4) it might be expected that this site will contribute in accordance with the ratio set out in the policy (i.e. approximately 31 extra care dwelling) as would the

Gallagher's scheme to the west. If so, this would be expected to be secured by planning obligation. Similarly, it will be expected that the scheme would deliver allotment provision on site given that it would trigger a policy requirement to provide it even by itself (Policy BSC11) and clearly if taken as a whole with the Gallagher's scheme. Therefore approximately 0.2ha of the site will be expected to be set aside for allotments and this would be expected to be adjacent to the existing allotments and in a sensible position with respect to the allotments provided as part of the Gallagher's scheme. This area should also be identified on a coordinated masterplan to which this land could then be secured for this purpose within a S106.

In due course it may be worthwhile arranging a meeting between planning officers at CDC as well as highway/infrastructure officers at OCC to agree some of the details for the masterplan and discuss any other issues that have arisen. I understand that Gallagher's are happy to provide a coordinated masterplan once the size and location of the necessary primary and secondary school land has been established – something that is currently the subject of some discussion but seems to be nearing agreement. I should however just say that I will be on leave for most of the second half of September as well as early October though I do not know the exact dates at present.

Best regards

Matthew Parry
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Development Management
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Website: www.cherwell.gov.uk

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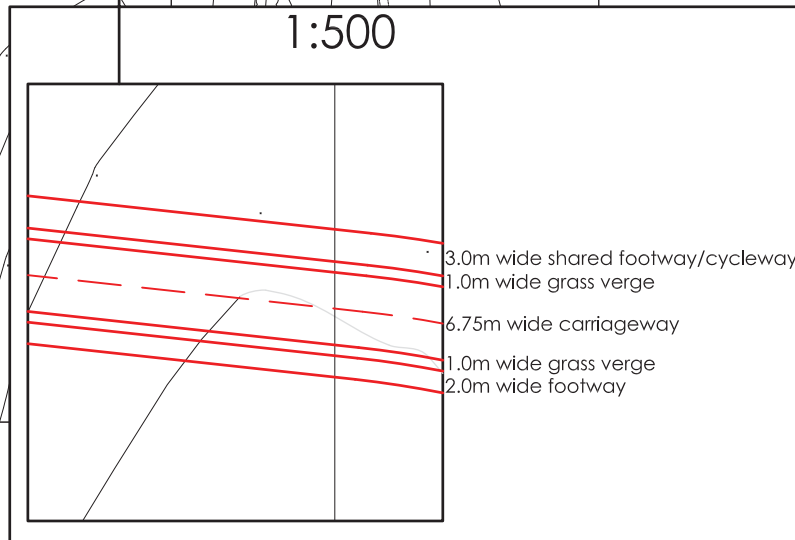
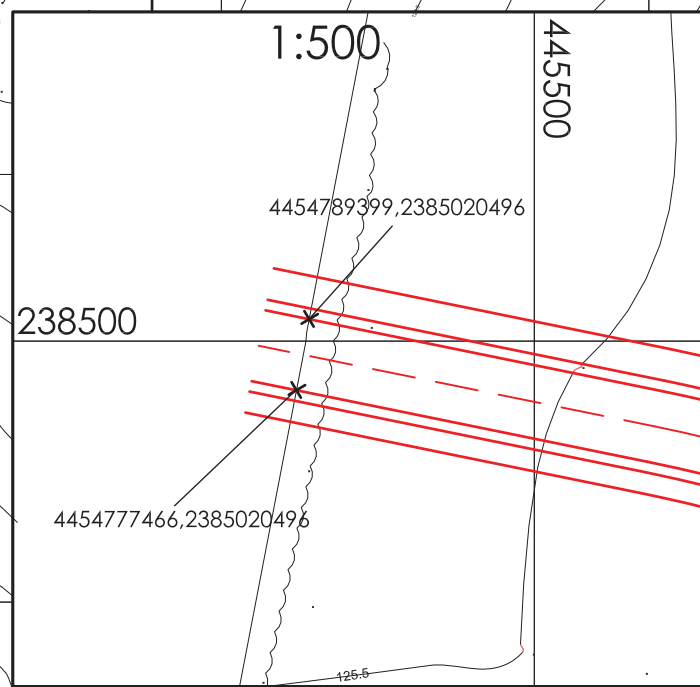
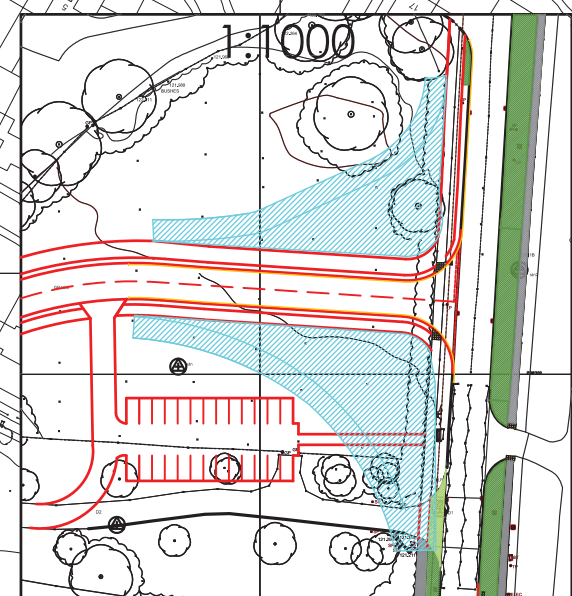
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- Key:
- Proposed kerbline
 - Proposed road markings
 - Safeguarded land defined as back of footway/cycleway from Drg No 1361/12/A with an additional 4.0m strip beyond



**INDICATIVE
FOR DISCUSSION ONLY**

Rev	Description	Date
B	Minor change following client comments	01.09.15
A	Various details added	27.08.15

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Project	LAND OFF WHITE POST ROAD, BANBURY
Client	GLADMAN DEVELOPMENTS

Title	INDICATIVE INTERNAL ROAD ALIGNMENT
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Drg No	1361/13	Rev	B
Date	MAY 2015	Scale	1:1250 @ A2

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