



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.
-

- 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.
-

- 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.
-

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 26th March 2015. The Council provided the applicant with a pre-application consultation letter on the 21st 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 23rd 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.

- 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 23rd 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 23rd June 2015. A response was received on 23rd 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 23rd 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 and became operational on 23rd 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.
-

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
The Proposals <ul style="list-style-type: none"> Significant need for bungalows in the area. The car park is not big enough to cope with the demand from the local primary school at peaks times Why put a cricket pitch away from the cricket club? We understood Banbury 17 did not extend as far down as Wykham Lane Locate the youth games court by the 3rd field away from the already busy White Post Road 	<ul style="list-style-type: none"> 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. 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. 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. 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. 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.

<ul style="list-style-type: none"> • There is enough affordable houses going up everywhere 	<ul style="list-style-type: none"> • Affordable housing on developments such as this goes a long way to providing young local people with a home that is within economical reach. • Cherwell District Council Planning Policy seeks the provision of 35% affordable housing for this site. Our proposal is policy compliant.
<p>Highways</p> <ul style="list-style-type: none"> • Traffic congestion at the beginning and end of school is unbelievable. • Concern over the new spine road being built directly opposite the local primary school. 	<ul style="list-style-type: none"> • 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. • 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.
<p>Impact on Area</p> <ul style="list-style-type: none"> • Building here would ruin the wonderful views towards Bloxham. • Any development would have a significant impact on local wildlife, with the loss of hedgerows, fields and agricultural land. • Under development of brownfield sites in local area 	<ul style="list-style-type: none"> • Landscape and visual considerations have been comprehensively assessed in the Landscape and Visual Impact Assessment submitted with the application. • 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. • 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.
<p>Facilities/Services</p> <ul style="list-style-type: none"> • Many of the local facilities and services are at saturation point and will not cope with increased development (doctors surgery/ dentist/ supermarket/ schools) • School has no capacity to take further children 	<ul style="list-style-type: none"> • 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. • 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.

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.
-

This page has been
left intentionally
blank

Appendix A

Pre-Application Correspondence

This page has been
left intentionally
blank

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

T: 01260 288800

F: 01260 288801

www.gladman.co.uk

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

3rd 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

Direct Dial: 01260 288820

CHERWELL DISTRICT COUNCIL

Request Form for Pre-application advice

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

Applicant: 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>01260 288820</u> Mobile No: <u>07793 454 576</u> Email: <u>a.green@gladman.co.uk</u>	Agent (if applicable): Name: Address: Postcode: Telephone No: Mobile No: Email:
---	--

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 Feoffe 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.*

.....

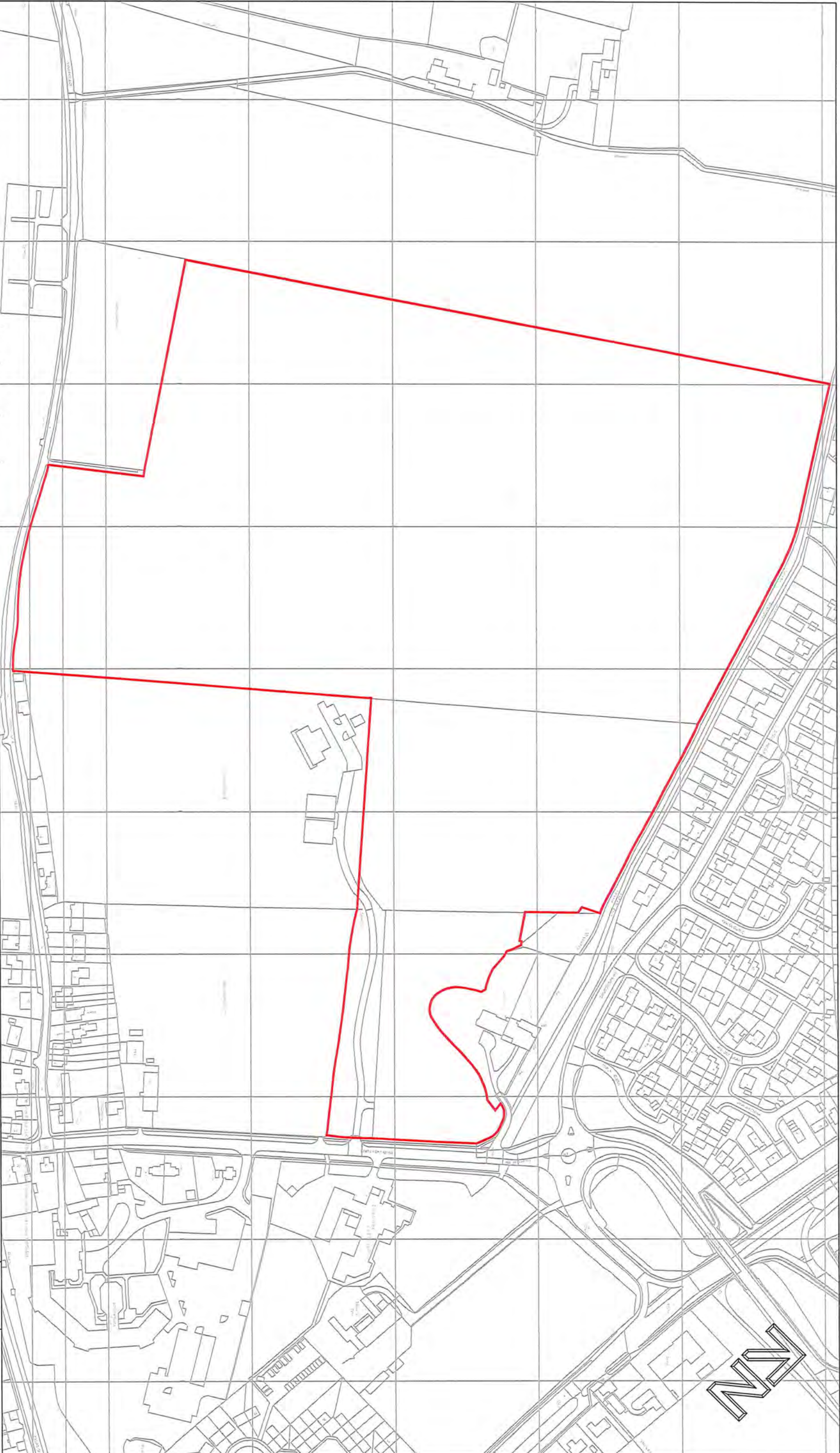
.....

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..... *A. J. Green* on behalf of..... *Gladman Developments Ltd* Date..... *3/3/15*

This page has been
left intentionally
blank



GLADMAN
Gladman House, Alexandra Way
Congleton Business Park
Congleton, Cheshire
CW12 1LB
Tel: 01260 288800
Fax: 01260 288801
www.gladman.co.uk

Rev	Date	By	Revision notes
C	08/13	AG	Amendments to boundary
B	08/13	AG	Amendments to boundary
A	08/13	AG	Amendments to boundary

Status

INFORMATION

Project

LAND SOUTH OF SALT WAY
BANBURY

Title

LOCATION PLAN

Drawn by	Issue date
AG	MAY 2013

Scale(s)

1:2500@A3

Drawing No

2013-049-100-001-C

This page has been
left intentionally
blank



This drawing is the property of FPCR Environment and Design Ltd and is issued on the condition it is not reproduced, retained or disclosed to any unauthorised person, either wholly or in part without written consent of FPCR Environment and Design Ltd.
Ordnance Survey material is used with the permission of The Controller of HMSO, Crown copyright 100018896.

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:\573\InDesign\573-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**

This page has been
left intentionally
blank

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
Congleton Business Park
Congleton, Cheshire
CW12 1LB

Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

www.cherwell.gov.uk

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

This page has been
left intentionally
blank

CHERWELL DISTRICT COUNCIL

Pre-Application Report

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

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 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

associated species and habitat surveys so that the impact of the development can be understood. Harm to biodiversity should first be avoided before mitigation is considered. The proposals should retain existing significant landscape features that are of ecological interest as well as reinforcing them through appropriate new features. Such an approach should be set out fully within an ecological report.

Flood Risk

The site lies within flood zone 1 as defined by EA flood modelling. There are no known existing critical drainage problems. However, due to the size of the proposed development a site-specific flood risk assessment should be submitted to demonstrate that the proposals would not increase flood risk locally or elsewhere. In line with the requirements of national policy as well as emerging policy ESD 7 of the SLP, sustainable drainage systems should be incorporated into the scheme and the FRA should set out how this would be achieved.

Conclusion:

I hope my comments are of use to you in deciding how to proceed from hereon. Notwithstanding some of the more detailed comments above, in my view it is essential that you engage in discussions with the proposed developer of the adjoining land to enable a comprehensive and fully integrated development to come forward in the interests of delivering a more successful urban extension to Banbury which should include agreement to provide pedestrian and vehicular access routes linking Bloxham Road with White Post Road. It is officers' intention that an indicative masterplan for the whole site be taken before a design review panel to ensure that the proposed access and general layout arrangements have taken the opportunities available to deliver sustainable high quality urban design.

Date of Report: 20/4/15

Case Officer: Matthew Parry

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.

This page has been
left intentionally
blank

Appendix B

Screening Request

This page has been
left intentionally
blank

Head of Planning
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

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

T: 01260 288800
F: 01260 288801

www.gladman.co.uk

Letter by Email Only

13 May 2015

Dear Sir/Madam

***Proposed Residential Development at land south of Salt Way, Banbury
Town and Country Planning (Environmental Impact Assessment) (England Wales) Regulations 2011:
Request for a Screening Opinion Pursuant to Regulation 5***

Revised EIA Screening Thresholds

Following on from the Government laying before Parliament that EIA screening thresholds are to be raised from areas exceeding 0.5 hectares to 5 hectares, and as of 6th April 2015 urban development projects will only need to be screened if;

- the area of the scheme is more than 5 hectares;
- it would provide a total of more than 1 hectare of development which is not dwelling house development; or
- the development includes more than 150 dwelling houses.

We refer to the above site and formally request the adoption of a Screening Opinion pursuant to Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, for:

“Proposed outline application with means of access to be considered for residential development of up to 250 dwellings (use class C3), access, open space and associated infrastructure.”

In addition in accordance with Regulation 5(2), of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011, we enclose a Site Location Plan (reference 2014-021/ 100) and set out below a brief description of the nature and purpose of the proposed development and its possible effects on the environment. This Screening Request considers these matters in full.

Site Location

The proposed application site is located to the south of the Salt Way, Banbury and comprises three agricultural fields with a number of mature trees and hedgerows which denote the boundaries of each of the fields. The site is presently in use predominantly as agricultural land. The site has an area of approximately 17.53 hectares.

Development Proposals

The proposals for the application site comprise a residential development comprising up to 250 no. dwellings, with associated access, landscaping and amenity space. The site would be accessed from White Post Road.

Directors: D J Gladman BA, K J Gladman MCSP, SRP, J M S Shepherd BSc, CEng, MIEE, G K Edwards DipTP, MRTPI

VAT Registration No. 677 6792 63

Registered Address: Gladman House, Alexandria Way, Congleton Business Park, Congleton, Cheshire, CW12 1LB, Registration No. 3341567

It is intended that the application will be supported by a number of technical reports to assist the Local Planning Authorities determination of this application, these will include:

- Design and Access Statement;
- Landscape and Visual Appraisal;
- Transport Assessment;
- Flood Risk Assessment;
- Air Quality Assessment;
- Phase 1 Site Investigation Report;
- Foul Drainage Strategy;
- Noise Screening Assessment;
- Arboricultural Assessment;
- Ecological Appraisal;
- Archaeological Desk-Based Assessment; and,
- Supporting Planning Statement.

Determining whether Environmental Impact Assessment (EIA) is required

The determination of whether an assessment is required rests in the consideration of whether the development is:

- Schedule 1 development – in which case EIA is necessary; or
- Schedule 2 development – in which case EIA is necessary only if the development is likely to have significant environmental effects.

Guidance on assessing whether a development would have significant environmental effect is contained in Schedule 3 to the Regulations.

The proposed development does not meet any of the categories of development in Schedule 1 of the Regulations for which EIA is mandatory. It does, however, fall within Category 10(b) of Schedule 2 of the Regulations 'Urban Development Projects on sites exceeding 0.5ha'.

Accordingly it is necessary first to consider whether the development is located in a "sensitive area" as defined by the regulations and whether it is likely to have any significant effects on the environment.

The development is not located in a sensitive area, nor is there a high level of contamination. This is highlighted in the NPPG (Paragraph 4-057-20140306) which states, "when considering the thresholds, it is important to also consider the location of the proposed development."

The NPPG also sets out key issues to consider in relation to Category 10(b) development which may occur from development, these are noise, traffic and emissions. In regards to the proposed development we believe;

- **Traffic:** the Transport Assessment has concluded that the proposed residential development would have a minimal impact on the highway network.
- **Emissions:** An Air Quality report produced for the proposed development has concluded that the background pollutant concentrations are 'well below' the annual mean air quality objective, therefore any slight increase in pollutant concentrations due to additional traffic will not cause any quality objectives to be approached or exceeded at existing or proposed receptor locations.
- **Noise:** Additional road traffic generated by the development is likely to result in a small but imperceptible increase in noise levels at existing receptors.

In relation to the guidance set out in the NPPG and following the Schedule 3 criteria it is necessary first to consider whether the development is located in a “sensitive area” as defined by the Regulations and whether it is likely to have any significant effects on the environment.

Sensitive Area

The Regulations define sensitive areas as being:

- Sites of Special Scientific Interest (including their consultation areas);
- land to which Nature Conservation Orders apply, International conservation sites;
- National Parks, Areas of Outstanding Natural Beauty;
- World Heritage Sites; and,
- Scheduled monuments.

Having consulted the online Magic Map¹ it is confirmed the proposed development is not within a “sensitive area” for the purposes of environmental assessment as set out in the Regulations Nor is the Site defined within a “sensitive area” on the Local Plan proposals map.

Schedule 3 Selection Criteria

A simple consideration of high level sensitivity is not a robust consideration of the potential effects which could arise from any development. Schedule 3 of the EIA Regulations provides a selection criteria for Screening Schedule 2 development, which includes three broad categories:

1. The characteristics of the development;
2. The environmental sensitivity of the location; and
3. The characteristics of the potential impacts.

In considering the likelihood of effects arising, we consider it is appropriate at the Screening stage to consider the potential effectiveness of mitigation measures and the likelihood that mitigation can result in an effect not being considered to be significant².

1. The characteristics of the development

The proposed development is for a residential development of up to 250 units with access from White Post Road. As identified above we have instructed a number consultants to prepare technical surveys, initial information has been received on a number of matters, as a result we are able to confirm residential uses do not result in any significant emissions or waste, and do not involve processes which will introduce new pollutants, significant noise or any hazardous materials to the area. It is therefore our view that the characteristics of the development will not give rise to any likely significant effects on the environment.

In summary, we consider the proposed development does not require an EIA based on the above areas that would warrant an EIA.

¹ <http://www.natureonthemap.naturalengland.org.uk/> (last accessed 31/03/2015)

² This statement follows the logic of the *Bellway Southern v Gillespie* case of 2003, where it was held that all elements of a project, including the potential mitigation to be undertaken as part of that development, can form part of the consideration of whether an effect on the environment is likely or not and that if the remedial measures are “plainly established and plainly uncontroversial” then the case may not necessarily call for EIA.

2. The location of the development

Schedule 3 of the Regulations indicates that when assessing the environmental sensitivity of an area, particular regard must be had to:

- Existing land use;
- Relative abundance, quality and regenerative capacity of natural resources; and
- Absorption capacity of the natural environment.

The Site is currently used for agricultural purposes. The Arboricultural Report has confirmed that the majority of the existing trees are being retained with areas of public open space with proposed new tree planting which will increase tree cover of the site. The residential proposals will take account of the character of the existing residential development in relation to the Site, which is not particularly sensitive given residential use would be a compatible neighbouring use, and management of the construction process will ensure that no significant effects arise. In addition the proposals will provide appropriate landscape buffers to the northern and western boundaries to mitigate any potential landscape impacts to views beyond in the countryside.

The proposal would not have materially adverse (or positive) impacts upon natural resources in the area such that it would require EIA.

The impact of the proposed development on to the following areas is considered below:

- i. Wetlands – Not applicable.
- ii. Coastal Zones – Not applicable.
- iii. Mountain and forest area – Not applicable.
- iv. Nature reserves and parks – Not applicable.
- v. Classified areas – Not applicable.
- vi. Areas where environmental quality standards are exceeded - Not applicable
- vii. Densely populated areas - The site is located adjacent to the existing urban area of Banbury and the proposal will be of a character and density that is in keeping with the pattern and density of surrounding land uses and which will not adversely affect the capacity of the urban area surrounding it. The characteristics of likely effects on nearby residential uses is considered further below.
- viii. Landscapes of historical, cultural or archaeological significance – The site is not within a Conservation Area, and there are no listed structures on the site. There is nothing intrinsically important or special about the quality of the landscape on site.

The proposed development would have no impact on the above areas that would warrant an EIA.

3. The characteristics of any potential impact

Schedule 3 of the Regulations requires potentially significant effects to be considered having regard to: the extent of impact / geographical area of affect; any transfrontier effects; the magnitude and complexity of the impact; the probability of impacts; the duration, frequency and reversibility of such.

We consider that development of up to 250 dwellings is of a scale which can only be considered to be of local importance. The development is similar in nature to the surrounding housing and will not have any complex, hazardous or significant environmental effects which suggest that the area is not suitable for this type of development in environmental terms. There will be no trans-frontier effects arising from the development and the nature of effects likely to arise is considered further below.

We consider the following matters to be relevant to the environmental considerations of the proposals and the characteristics of any potential impact on these matters is set out below:

- **Arboriculture:** Mature trees and established hedgerows are located on the perimeter boundary of the site. The proposals would seek to retain these wherever possible and will also include new landscaping which will be designed to compensate for any trees lost as a result of the proposal.
- **Archaeology/Heritage:** A full Archaeological Evaluation has been carried out on the proposed site. Correspondence with the County Archaeologist has confirmed that a condition recommending a full archaeological excavation (probably in the form of a 'strip, map and sample excavation' that can take place during the ground works phase of construction work on-site) of the two archaeologically-sensitive areas (i.e. the higher ground near the allotments and the area in the south west corner of the site) should the intention be to construct housing and/or related infrastructure in these areas. At this stage, the applicant is proposing to locate a cricket pitch in the south western corner of the site, to comply with the policy requirements of Banbury 17.
- **Air Quality:** The site is not located within an Air Quality Management Area (AQMA) which suggests that relevant air quality objectives are not close to the national target values. Therefore it is not considered the impact of the proposals are likely to be significant.
- **Drainage and Flood Risk:** The Environment Agency Flood Map confirms that the entire site lies within Flood Zone 1 and is considered to be at a low risk of flooding. A site wide drainage system will be designed to ensure that run-off rates and discharge are limited to the existing rates with an allowance for climate change.
- **Ecology:** The site is not sensitive in ecological terms; however, the scheme design would include the retention where possible of any habitats which are potentially of value, including the existing trees and hedgerows. The scheme will also provide some new habitats, including landscaping, open space and garden areas. It is considered that if any protected species are using the site, then it should be possible to employ a range of tried and tested mitigation techniques to ensure that the relevant habitats or species are protected, replaced or relocated to a suitable area of the site which will not harm their inherent interest.
- **Highways and Transportation:** Given the scale of the proposed development, the impact of the proposed development in traffic, transport and highways terms is not considered to be significant. The site occupies a sustainable location within walking distance of shops, local schools, services and community facilities. The area is also not sensitive to traffic borne pollution and therefore no significant effect is likely.
- **Noise and Vibration:** The proposed development is not of a scale or nature that will create additional noise and/or vibration nuisance during the operational phase. The effects during the construction phase will be short term and will cease when construction ends. Best practice measures, including restricted hours of working and proper maintenance of plant and machinery, will assist with ensuring that construction stage noise does not cause a nuisance.
- **Sustainability / Energy:** The proposed dwellings will deliver high levels of energy efficiency in accordance with current Building Regulation requirements.

Conclusion

Having regard to the above consideration of the relevant criteria and thresholds set out and explained within the Regulations, it is evident that the proposal is not a Schedule 1 development but is considered to fall within those developments listed in Schedule 2 of the former EIA Screening thresholds.

The Site is not considered to be sensitive, and a review of the Site and location indicates that the chances of significant effects arising on this Site itself are minimal. The characteristics of the development are identical to adjacent land uses and receptors including nearby residents and the water and air environments, ecological receptors are either not affected by, or can be protected from, adverse effects using standard and commonly employed mitigation techniques.

The effects which are likely to arise from the proposed development have been considered and it is concluded that **none of the likely effects are considered to be significant to warrant EIA.**

In arriving at our conclusion we have had regard to the fact that the Council has agreed that larger greenfield schemes in the District, notably up to 400 dwellings on land to the west of the A361 Bloxham Road (14/00031/SO), did not constitute EIA development.

For the reasons set out above, the proposals are not considered to be of a scale or character that would be likely to have significant environmental effects on the environment.

This consideration of issues which may give rise to potential effects on the environment has highlighted matters where further detailed assessment would be appropriate to accompany any planning application on the Site. Nonetheless, these issues are not considered to be significant enough to require EIA and it is concluded that normal planning controls, with recommended mitigation techniques can be utilised to address these issues.

This letter takes into account the construction and operational phases of development and it is concluded that the proposal does not comprise "EIA development" as defined in the Regulations. We therefore request that the Local Planning Authority adopts a Screening Opinion to confirm that no ES is required. In accordance with Regulation 5(5) we look forward to hearing from you within the statutory period of 21 days from the date of this letter. **When replying, I would be grateful if you would confirm that you have the necessary authority to do so on behalf of the Council and provide a summary of your reasons.**

If you need any further information or assistance to enable the Council to address this request, please do not hesitate to contact me.

Yours sincerely,



Liam Ryder

Gladman Developments
01260 288912
l.ryder@gladman.co.uk

Enc: Site Location Plan

Public Protection & Development Management

Andy Preston – Head of Public Protection & Development Management



DISTRICT COUNCIL
NORTH OXFORDSHIRE

Mr Liam Ryder
Gladman Developments Ltd
Gladman House
Alexandria Way
Congleton Business Park
Congleton
Cheshire
CW12 1LB

*Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA
www.cherwell.gov.uk*

Please ask for: Matthew Parry
Email: matthew.parry@cherwell-dc.gov.uk

Direct Dial: 01295 221837
Our Ref: 15/00040/SO

3rd June 2015

Dear Mr Ryder

Application Ref **15/00040/SO**

Location **Land South Of Salt Way, Banbury**

Proposal **Screening Opinion – Outline application with details of means of access for a development of up to 250 dwellings with associated infrastructure**

I write following receipt of your letter on 14th May 2015 which represented a formal request for the Local Planning Authority to adopt a Screening Opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended), as to whether the proposal set out in your submission requires an Environmental Impact Assessment (EIA). This letter constitutes the Screening Opinion of the Local Planning Authority for the proposed development under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended).

The Local Planning Authority considers that the proposal constitutes a Schedule 2 development by virtue of the proposed development being an urban development project falling within the definition of an Infrastructure Project as defined in Schedule 2, section 10(b) of the EIA Regulations 2011 (as amended) with the relevant applicable threshold exceeded (150 dwellings or a site area greater than 5ha). For the development to be considered an EIA development it would need to be likely to have significant effects on the environment by virtue of factors such as its nature, size or location having regard to the criteria set out in Schedule 3 of the EIA Regulations. Government guidance on interpretation of the EIA Regulations is provided within the Planning Practice Guidance which superseded Circular 2/99 on 6th March 2014. The Local Planning Authority considers that the proposal is likely to have significant environmental effects for the purposes of the EIA Regulations and that the proposal constitutes EIA Development. A planning application would therefore need to be accompanied by an Environmental Statement that includes the information set out in Schedule 4 of the EIA Regulations.

The site is greenfield and forms part of an undeveloped gap separating Banbury from the village of Bodicote. The site constitutes part of a wider site allocation for residential development in the Council's Submission Cherwell Local Plan which is currently awaiting the outcome of its examination. The site is adjacent to the Salt Way, a historic trading route and now a public right of

way that is a locally designated heritage asset. It is also in relatively close proximity to the statutorily designated Bodicote Conservation Area and is known to feature Neolithic archaeological deposits. Whilst the site is in a locally designated Area of High Landscape Value it is relatively flat and does not feature in beautiful or dramatic sweeping landscape views and also lacks notable ecological, flood risk, contamination and natural landscape constraints though a newly designated local wildlife site incorporates hedgerows along the site's northern boundary. However, traffic flows and car parking congestion around the site have long been considered to be problematic and affect the safe and convenient movement of traffic as well as detract from the enjoyment and character of Bodicote village for its residents. Furthermore, as a result of significant new recent development in and around Banbury, local education services are stretched and Oxfordshire County Council has identified a clear need for new facilities in order to be able to accommodate additional residents without adversely affecting education services for existing residents. Nevertheless, taken together and taking account of the criteria for considering the location of development as set out in paragraph 2 of Schedule 3, the site and the immediate surrounding area is not considered to be of such environmental sensitivity that the impact of the proposed development alone on the environment would be likely to be significant.

However, Schedule 3 makes it clear that the size of the proposed development and its consequent potential impact needs to be considered cumulatively with other development. In this respect the PPG states in ID: 4-024-20140306 that *"local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development. There could also be circumstances where two or more applications for development should be considered together..... where the overall combined environmental impact of the proposals might be greater or have different effects than the sum of their separate parts"*.

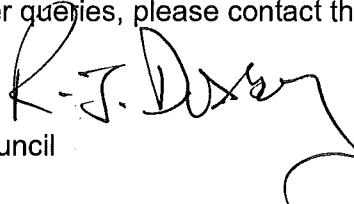
The Annex to the PPG sets out indicative thresholds as guidance for when a proposed development would be likely to result in significant environment effects such that it amounts to EIA development. In this respect it regards this as developments having a significant urbanising effect in a previously non-urbanised area and includes developments of over 1000 dwellings. Clearly this threshold is to be used as guide and in more environmentally sensitive areas a lower threshold would be expected to be applied. 145 dwellings have already been approved on land south of the Salt Way with another 350 dwellings expected to be approved shortly on land to the west of Bloxham Road following a resolution to grant planning permission earlier this year. A planning application is also awaiting determination for 1300 dwellings and associated community infrastructure on the adjoining land to the west. Therefore, the proposed development would result in a cumulative total of over 2000 dwellings (double the indicative threshold) being developed across a relatively contained area within a short period of time on greenfield land as part of a major urban extension to the south of Banbury.

Having regard to paragraph 3 of Schedule 3, the cumulative impact of such a development on wider and local landscape character, the special character and appearance of the Bodicote Conservation Area, community infrastructure and particularly local traffic flows (through Bodicote, along Wykham Lane and in Banbury itself) are likely to be significant, have a high probability of occurring and would be of a permanent nature. Consequently the Local Planning Authority considers that by virtue of the scale, nature and location of the proposed development it would, in combination with other planned and committed developments, have a significant urbanising effect on the environment which can only be properly assessed by the submission of an Environmental Statement. In reaching this opinion the Local Planning Authority has considered the factors above, the criteria in Schedule 3 to the EIA Regulations 2011 (as amended) and Planning Practice Guidance together with the thresholds and criteria set out in the Annex.

This opinion has been made by an appropriately authorised officer at the Local Planning Authority. In accordance with the EIA Regulations 2011 (as amended) and a copy of this screening opinion has been placed on the Planning Register.

If you have any further queries, please contact the Case Officer Matthew Parry.

Yours sincerely



Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA

Cherwell District Council

Certified a true copy



Head of Public Protection &
Development Management

This page has been
left intentionally
blank

Appendix C

Leaflet

This page has been
left intentionally
blank



PUBLIC CONSULTATION

Potential Residential Development

Land off White Post Road, Banbury



This page has been
left intentionally
blank

OUR PROPOSAL

Gladman Developments are proposing a new residential led development of approximately 280 homes on land off White Post Road, Banbury.

GET INVOLVED - HAVE YOUR SAY

The purpose of this consultation is to provide an opportunity for local residents, businesses and organisations to learn about our draft proposals.

This will be your first opportunity to tell us what is important to you and what you would like to see on this development should it be built. Your feedback is important to us and will be used to help shape our final proposals.

Whether you are in favour of, or opposed to new housing on this site, please tell us why.

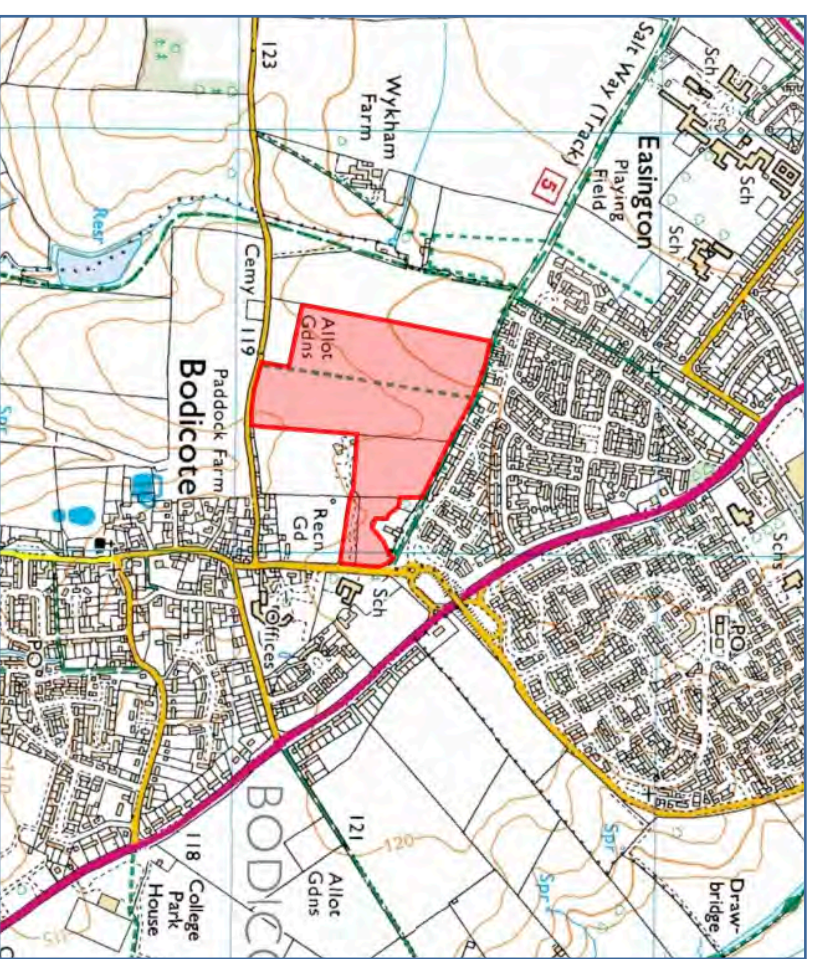
We give careful consideration to the sites we choose, identifying sensible locations in areas where councils have not met their full housing needs. This approach has enabled us to gain planning approval on over 90% of the sites we promote. We therefore believe that this site is likely to gain planning approval, and hope that you take this opportunity to respond to this consultation to help ensure that any development that may be permitted is as beneficial as it can be in meeting the settlements needs.

Your comments and contributions will be received without prejudice to your rights to comment on the planning application. By having your say, you will have helped shape the developments design and, where relevant, off-site improvements if planning permission is granted.

Following this public consultation, we expect to submit a planning application shortly thereafter.

We appreciate that people who live within the immediate vicinity of our housing proposals may be concerned about matters such as increased levels of road traffic, loss of views and doubtless many other topics. In order to help address these questions, we have put together a Frequently Asked Topics section at the end of this Leaflet.

SITE LOCATION



Contains Ordnance Survey data © Crown copyright and database right 2015

Whilst we fully understand why people may have concerns, they need to be balanced against the requirement to provide much needed new houses, to meet the differing needs of an increasing population and address housing affordability. It is schemes like this that enable younger people and their families, in roles that we rely upon (such as teachers, nurses, police officers etc) to have a suitable home conveniently located for their needs. We all know and accept that more housing is needed and a stance of 'put it elsewhere' will result in not enough houses being built.

OUR APPROACH

Gladman Developments recognise its responsibility to respect the character and needs of the existing community, as well as providing housing for new and existing residents. We are also fully committed to delivering additional benefits to Banbury and Bodicote wherever possible. As such please do tell us if there are any community facilities that you would like to see improved or developed as part of this scheme.

With the help of our consultant team, we are formulating our proposals to deliver a high quality, low density housing scheme. Throughout the process each member of the team provide their specialist advice and input to ensure that the design of the site responds positively to its surroundings, taking into account any constraints.

BENEFITS

Our housing proposals will bring a wide range of benefits to Banbury and Bodicote in the form of:

- New high quality housing;
- Affordable housing (up to 30% / 84 no dwellings);
- Over 50% formal and informal public open space on site including space for a new cricket pitch;
- Improved / enhanced footpath / cycle links;
- Drop off car parking facility for the primary school on White Post Lane ; and
- Increased spending and customers to support local businesses and facilities such as the local school.
- Access to the development will be provided off White Post Road with footpath / cyclepaths;
- Youth games court.

More information, including a short technical summary of key topics can be found on our website:

www.your-views.co.uk/banbury

THE NEED FOR HOUSING

The UK's population is growing year on year, with new housing stock needed to meet new demand.

The House Builders Federation estimate that the country is over 1 million homes short of what is needed to adequately house the existing population, with several experts suggesting it is nearer to 2 million.

The difficulty for many first time buyers is access to high street mortgage facilities, this exacerbates the demand for affordable housing especially from young families.

Councils have a duty to ensure that sufficient housing can be delivered to meet all of the housing needs of the population in a 5 year rolling period. To do this they must identify sufficient land to meet their wider housing need. Presently we do not believe Chewell District Council can do this.

This site has been identified by the Council and is a proposed housing allocation forming part of Banbury 17 within the emerging local plan.

NEXT STEPS

We will take into account all comments and suggestions provided to us as part of this consultation. Once a planning application has been submitted you will also be able to make further representations to Chewell District Council who will take these into account before making their decision on the planning application.

You can keep up to date on progress using our dedicated website which includes an online feedback form for making comments:

www.your-views.co.uk/banbury

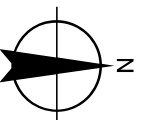
Should you be unable to access the internet and would like to request a printed copy, please write to:

Your Views Banbury

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



ILLUSTRATIVE PURPOSES ONLY



FREQUENTLY ASKED TOPICS

1. HIGHWAYS AND TRAFFIC

For each planning application we employ specialist highway consultants, who liaise with the local highway authority, to produce a suitable highways strategy. This will include providing a safe means of access into the site and ensures that the development will not adversely impact the surrounding road network.

Whilst there will be some additional traffic generated from the proposed development, the harm will be offset by enhancements to the local footpath and cycle network to encourage people to travel more sustainably. If necessary we will also carry out local highway improvements to ensure that the additional traffic does not produce a severe impact.

It is intended that access into the site will be provided by a priority junction off White Post Road. We believe that this form of access is the safest and most appropriate way to enter the site.

The existing footpath crossing the site (Footpath No 137/13) will be retained in its current location through the site. Through the planning application we are proposing upgrade / enhancement work to this footpath.

2. BUS SERVICE

The best and most sustainable way of maintaining and improving bus services is by additional customers using the existing routes and creating revenue for the Operators.

New homes not only increase the population, they help to redress the balance towards the national demographic profile, because new homes are usually occupied by younger families who are currently excluded from this area due to affordability and lack of family homes. Just the extra customers who bus operators rely upon for custom.

3. SCHOOLS AND EDUCATION

As part of the initial site review process we have liaised with the Local Education Authority in order to establish the current and future capacity in local Primary and Senior schools.

It has been identified that there is limited capacity in the Primary / Senior School to accommodate the expected number of children who will be living on the completed development. As such, if planning permission is granted, a contribution will be paid to the Local Education Authority to ensure that sufficient school places are made available.

FREQUENTLY ASKED TOPICS

4. FLOODING

The site is within Flood Risk Zone 1 and therefore has the lowest risk of flooding. This is confirmed by the Environment Agency's Flood Map Data.

A Flood Risk Assessment will be produced by our appointed specialist consultants to accompany our planning application. The assessment will demonstrate how surface water will be dealt with at the proposed development.

In order to ensure flooding downstream from our site is lessened, rather than increased, as a result of our development, we are proposing to provide an attenuation pond (sometimes called a "Balancing Pond"). This pond collects the rainfall from our land and discharges it into the network at the rate the land currently releases rainfall, this is often referred to as the "Greenfield Run off Rate". The pond we place on site will be 20% larger than that required to accommodate rainfall from our site alone. This extra capacity lessens the likelihood and amount of existing flooding that may have already occurred further downstream.

5. GP CAPACITY

It has been identified that there is limited capacity in your local GP surgery. If planning permission is granted, a contribution will be paid to your clinical commissioning group to ensure that sufficient capacity is made available through additional capacity in your existing surgery or via additional GP facilities.

6. ECOLOGY

A specialist ecology consultant has been appointed to survey the proposed site for protected species. Their initial investigations have found that there is potential for bats, newts etc on-site. To ensure that we have comprehensively evaluated the site for ecology and wildlife, additional surveys will take place prior to the determination of the planning application.

Whilst the additional surveys may identify that there are protected species on-site, the development proposals will provide adequate mitigation, and wherever possible enhancement, to ensure these species are protected.

The land we are proposing to build homes upon is currently agricultural land. It is accepted by wildlife experts that suburban gardens, balancing ponds and green spaces on new developments provide a home to a vastly greater range of wildlife and flora than any farmed field. Therefore the range of biodiversity will be greatly increased by this proposal.

FREQUENTLY ASKED TOPICS

7. FACILITIES IN THE LOCALITY

We believe that, if possible, a scheme like the one we are proposing, should help provide additional facilities to improve the range of services that are currently available in Banbury and Bodicote. Any facility will be able to offer amenity to new and existing residents alike, and will make you community more self-sufficient ("sustainable").

Through this consultation, please let us know your opinion on what facility would be of most value to your household and community.

8. JOBS AND LOCAL ECONOMY

Your Local Authority has an enviable record for job creation and enjoys a very low level of unemployment, which at 4% is well below the National average of some 6%.

It is a combination of the skilled and well educated population living in your locality, along with a high proportion of entrepreneurs and a supportive council that has given rise to a far higher level of new business start-ups and jobs in typically the fast growing knowledge, technology and service sectors of our economy.

The development of 280 dwellings could provide up to 800 new residents in Banbury. Of these new residents 470 are expected to be economically active. These economically active residents could generate a total gross expenditure of £2.6m annually, a proportion of which will be spent within the locality.

9. AFFORDABLE HOUSING

The proposal will include up to 30% affordable homes. The homes provided will be "affordable" as defined by the Government. The range is expected to be shared ownership, discounted open market and rented homes. The exact mix of house sizes and tenures will be decided by negotiation with your Local Authority Housing team.

Typical occupants of the "Affordable" homes are skilled workers, newly married locals, teachers, nurses, policemen or local people wanting to return to the area they grew up in for example those local 'children' returning from University. Providing a range of affordable homes on site ensures that those living in the locality have access to a range of housing options.

FREQUENTLY ASKED TOPICS

10. OPEN MARKET HOUSING

This will form the other 70% of the homes to be built and typically attracts buyers with young, or imminent, families who normally have a local connection to the area. These families typically use the schools, shops and pubs in the area to a greater extent than the older generation and help ensure the continued survival of these community facilities, as well as creating a more balanced age profile.

Without more housing, the children of this part of Banbury have tended to have to move away to areas with more affordable housing, when in preference many would have preferred to stay far closer to home, friends and family.

11. POTENTIAL RESIDENTS

Many of our previous public consultations have raised concerns about the potential influx of people affecting the harmony of the existing settlement.

In our experience the biggest proportion of new residents will be people who already know and love this area. They will often have been brought up here, have relatives here, work locally or already live here and may be moving to a more appropriate accommodation to meet their needs.



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 your 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.

This page has been
left intentionally
blank



Your Views Banbury

Gladman House
Alexandria Way
Congleton
Cheshire
CW12 1LB

www.your-views.co.uk/banbury

Please note that all of the information we are providing to you in this document and on our Website is in draft form and will be refined and updated as part of the entire Consultation exercise. Not only will our proposals be shaped by your responses, we also cannot be as knowledgeable as local people who have lived and often grown up in Banbury, so if we have made errors or omissions in our work to date we will be grateful for help in correcting these.

This page has been
left intentionally
blank

Appendix D

Leaflet Feedback

This page has been
left intentionally
blank



BEE MAN SERVICES

3 ASHCROFT ROAD,
BANBURY, OXON, OX16 9DU

TEL: 01295 258860

MOBILE: 07802 744160

FAX: 01295 258877

E MAIL: beeman@btinternet.com

WEB: www.beeman.btinternet.com

GLADMAN
GLADMAN HSE.
ALEXANDRIA WAY
CONGLETON
CHESHIRE.
CW 12 1LB

Land off: WHITE POST ROAD.
BODICOTE BANBURY
OX15

Dear Sir

Thank you for consultation pack.

To get my vote you would need to keep all building at a low elevation. BUNGALOWS would sell like hot cakes.

This would draw older generation to this area reducing the amount of traffic the development would bring. One, Two or Three bed bungalows detached and semi detached. Then the need for money spent on schools places would not be necessary, make the 1 beds affordable housing.

There is great demand for this type of housing and would not ruin the area you are planning to develop.

Your faithfully

M J Harris

P.S. excuse my additional notes and handwriting.

I understand it would be more expensive in the amount of land each plot would take up. Using only entrance near the church school will not be an option if you build housing for young generations. It is already overwhelmed with vehicles. This area is covered by local buses and for fit people it is a walkable distance to the town centre, or train station. Our home is a bungalow like most of the homes around us.

Be different to all the other buildings here in Bonbury. Make these homes energy efficient with cat & window and doors. Solar Panels with the electric hot water heating with the need for no additional plumbing. Small homes that are light and airy in the summer, and cheap to heat warm homes in the winter.

Our home produced 8,000 Kwhour of electricity in two years. Its roof ridge runs EAST/WEST. We get free hot water from APRIL to NOV. Our home is modern but built 1963. It has had a few updates and would sell easily. It has only 2 bedrooms, detached. No garage only a small garden with plenty of parking at the front.

JUST A FEW THINGS THAT WOULD
MAKE A DIFFERENCE.

Mrs R. H. Murphy
25 Sycamore Drive
Banbury
Oxon OX16 9HF
Tel: 01295 257334

Dear Sirs,

re: Development - Land off White Post
Road, Bodicote

How many more green fields are being used for housing, do we need them all.

I note affordable housing is being built what's happened to all the bungalows not being built (I suppose they take up too much land).

Have you visited White Post Road (which I thought was in Bodicote not Banbury) the traffic congestion when the school starts and finishes is unbelievable. I moved to Sycamore Drive in 1980 when it was a lovely road, but now Sycamore Drive is used as a car park for the school, and a rat run from the Oxford Road.

So yet more traffic will use it.

I always thought Salt Way was the boundary of Banbury, obviously not

Soon Bodicote, Twyford, Adderbury and
Bloxham will be part of Banbury -
not villages - how sad.

I am not part of the internet, so
perhaps you could send me printed
copies which are relevant.

If the Council approve your plan
they must be made.

Yours

R.H. Murphy.

From: Scott <joedabadboy@hotmail.com>
Sent: 06 July 2015 19:17
To: YourViews; test@pearsontreehouse.co.uk
Subject: Comments - Banbury

Banbury

Form Name: Banbury

Date of Submission: Mon, 06 Jul 2015 19:17:10 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/banbury-comment/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: My suggestion for shaping your plan would be to build elsewhere, as usual you are company coming in who have no idea about the local area. This is shown by certain points within your consultation plan, first is the way you aim to just throw money at problems within your health and education topics and then of course take the profit run away and leave locals to suffer. Plus your lack of knowledge with your road suggestion and bus ideas, if you knew anything about the area the road is planned to come out in front of the local primary and to clear the traffic from White Post Road and the surrounding roads your suggested car park would need to be multi storey. Also as the local council are considering the road to be a link road between Oxford Road and Bloxham Road the potential traffic is going to be more than you can envisage as roads in the Easington area are already rat runs.

Would you like to suggest any changes to improve the proposals?: Why build another youth games court in such a ridiculous place right next to a busy traffic area, Why put a cricket pitch away from the cricket club.

My main complaint about the whole plan is the appalling idea of bringing a road out I front of a local school, ridiculous

Are there any other comments you would like us to consider?: If the building goes ahead, hopefully not how are lorries going to get down White Post Road because at present no buses go down the road due to the parking and traffics, do remember many ideas have been put forward to solve the traffic issues all failing and with the cricket and council banning local users of the school from parking within there grounds.I would love to know how building houses in the parish of Bodicote are going to bring in additional facilities as you're not building any. Also under affordable housing how dare you insult my intelligence by making out that all people buying the housing will all be professional or with degrees, when affordable should be for everyone, plus I have three children who are grown up and moving from the area has nothing to do with housing for most it's to do with employment as Banbury is consider a reasonably priced area.

Prefix:: Mr & Mrs

Your name: Scott

Your email: joedabadboy@hotmail.com

Address: 23 Sycamore Drive, Banbury

Postcode: OX16 9HF

From: ridding <peter.ridding@hotmail.co.uk>
Sent: 02 July 2015 15:08
To: YourViews; test@pearsontreehouse.co.uk
Subject: Comments - Banbury

Banbury

Form Name: Banbury

Date of Submission: Thu, 02 Jul 2015 15:08:17 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/banbury-comment/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: 1. I know this area of land very well. Development here is particularly ill-considered. It is a valuable green field open space enjoyed by residents for recreation, walks, & dog walking. Building here would ruin the wonderful views towards Bloxham.

2. Any development here would have a significant impact on local wildlife, with the loss of hedgerows & fields & agriculture land.

3. The immediate area may well be unable to cope or accommodate even a small increase in traffic.

4. Any development would have a detrimental effect on the character of the neighbourhood.

5. Lack of public transport, Oxfordshire County Council has at this time a consultation program seeking to achieve a possible reduction in local bus services.

6. Under development of brown field sites in the local area.

7. There is limited capacity for school & G P surgery, with the developers only making an unspecified contribution to upgrade already stretched services. The extra cost will therefor fall upon local tax payers.

8. Most employment opportunities are located, south or east of the proposed development, thus increasing the traffic on roads that already are on there maximum flow rate. Ie Oxford Road /Farmfield Road, Maximum flow according to Ox County Council.

Prefix:: Mr

Your name: ridding

Your email: peter.ridding@hotmail.co.uk

Address: 88 Grange Road

Postcode: ox16 9au

From: Valerie Russell <bodicotepc@tiscali.co.uk>
Sent: 01 July 2015 10:06
To: YourViews; test@pearsontreehouse.co.uk
Subject: Comments - Banbury

Banbury

Form Name: Banbury

Date of Submission: Wed, 01 Jul 2015 10:05:37 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/banbury-comment/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: 1) The internal spine road is shown as coming out directly onto White Post Road. Although designated for local traffic only at this stage, there is nothing to stop all traffic from using this as a "rat-run". White Post Road is already severely congested at school times and with vehicles coming to the District Council offices.

2) The area involved is shown as extending right down to Wykham Lane, although we had understood that BAN17 did not extend this far down. There must be no housing this close to Wykham Lane, as the temptation will be to bring traffic out onto this road, which is a narrow, winding country lane.

Would you like to suggest any changes to improve the proposals?: 1) We had understood this spine road would exit at the mini-roundabout at the top of White Post Road and that remedial measures would be put in hand to alleviate traffic congestion. What measures can be put in place to stop non-local traffic from using the spine road?

2) As stated, there must be no housing as far down as Wykham Lane, for the reasons stated above. What is actually planned close to Wykham Lane?

Prefix:: Mrs

Your name: Valerie Russell

Your email: bodicotepc@tiscali.co.uk

Address: Bodicote Parish Council

26 The Rydes

Bodicote

Banbury

Postcode: OX15 4EJ

From: Vine <svine25@yahoo.co.uk>
Sent: 25 June 2015 20:43
To: YourViews; test@pearsontreehouse.co.uk
Subject: Comments - Banbury

Banbury

Form Name: Banbury

Date of Submission: Thu, 25 Jun 2015 20:43:27 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/banbury-comment/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: I am concerned about the building of a road adjacent to the front of a primary school ! This would be heavily used with people taking short cuts to work and using it as a rat run let alone the most important aspect of the safety of the children that walk to school from the surrounding area. Police already have to come over to the roundabout now and again to police traffic at school times due to safety of the children and ridiculous parking. Surely a road is not allowed to be built across a public right of way?
Houses in the middle field is not a good idea knowing how much noise we currently hear from the cricket club every weekend in our house let alone in the garden. I think of houses in that field would not be saleable once people know.

Would you like to suggest any changes to improve the proposals?: !1) Move the youth games court away from the already busy white post road and make the car park bigger by covering that as well. Because it will need to be that big. Locate the youth games court by the 3rd field just behind Cricket club by trees.
2) If there must be a road it needs to be accessible from the entrance near the allotments on Wykam Lane. Along side the Public right of way.
3) Swap houses from middle field to the proposed area for a Cricket pitch away from the noise of the Cricket club. Or move the attenuation basin there with more trees for conservation.
\$) We already have a lovely play area why build another one?
4) Widen Wykam Lane to dual carriage way.
5) The only way traffic will ever be reduced in this town is for the county council to provide free bus service for everyone. With electric buses being used this would be economical and saver for the environment.

Are there any other comments you would like us to consider?: Personally I would rather see a lovely field to look over for horses or sheep, or a field filled with trees for conservation. but if you have to build anything in the middle field I would suggest bungalows for the old people as hopefully they will not hear the noise so much coming from the cricket club at night. It is really loud when I walked over the field. I said then if any houses were built here no one would buy them No brick walls can hide it as I can hear it from my house let alone houses right on the next field. Definitely not saleable.

Already the new development across the oxford road is poorly designed with very limited off road parking. 4 bed houses having space for one car plus garage is not adequate for that size house. Terraced houses have no front gardens and no parking area so when the estate is fully built the parking and congestion will be like west street in Grimsbury area of Banbury. A nightmare... just ask the taxi drivers in town. Similar problem in white post road only difference is it is around school time and not all night as well.

Prefix: Mrs

Your name: Vine

Your email: svine25@yahoo.co.uk

Address: 10

Postcode: OX16 9EZ

Alice Weston

From: Janice Rea <Janiceread21@yahoo.co.uk>
Sent: 25 June 2015 14:50
To: YourViews; test@pearsontreehouse.co.uk
Subject: Comments - Banbury

Banbury

Form Name: Banbury

Date of Submission: Thu, 25 Jun 2015 14:49:48 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/banbury-comment/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: There are enough affordable houses going up without the need for any more

Why do we need another cricket pitch when there are already two nearby?

The saltway footpath is fine as it is, please leave it alone. It shouldn't be crossed again by a new road.

Drop off car park facility for the local school? You wouldn't be able to make one big enough

The school is over subscribed already, where will all the new children go....not within walking distance, leading to yet more congestion through Easington.

How can you think access for approx 560 cars can be provided so close to a primary school. From the plans it looks like it's off Sycamore Drive which is equally as bad

Would you like to suggest any changes to improve the proposals?: Halve the number of houses

Access from Bloxham road only..no way can Easington/Timms estate, already a rat run, sustain this amount of traffic

Are there any other comments you would like us to consider?: You state that ' whilst there will be some additional traffic generated from proposed development, the harm will be offset by local footpath and cycle network to encourage more people to travel more sustainably.' What a pile of crap.

People these days have an average of two cars per household. The majority of people on this estate will be young professionals who will need their cars to travel to the other side of town where most of our industry is, or to take their children to school as they can't get into local one. The impact of traffic around Timms estate will be detrimental to the lives of the predominately older generation that live here.

Prefix:: Mrs

Your name: Janice Rea

Your email: Janiceread21@yahoo.co.uk

Address: 48 Grange Road, Banbury, Oxon,

Postcode: OX169AU

Alice Weston

From: Richard Swinford <swinfordsrppm@btinternet.com>
Sent: 25 June 2015 13:52
To: YourViews; test@pearsontreehouse.co.uk
Subject: Comments - Banbury

Banbury

Form Name: Banbury

Date of Submission: Thu, 25 Jun 2015 13:52:15 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/banbury-comment/>

Are there any other comments you would like us to consider?: Sorry to trouble you again, but where will the proposed access for construction traffic be during the building of your development. This is also very relevant to my previous comments regarding school parking at present.

Prefix:: Mr

Your name: Richard Swinford

Your email: swinfordsrppm@btinternet.com

From: Richard Swinford <swinfordsrppm@btinternet.com>
Sent: 25 June 2015 13:46
To: YourViews; test@pearsontreehouse.co.uk
Subject: Comments - Banbury

Banbury

Form Name: Banbury

Date of Submission: Thu, 25 Jun 2015 13:46:19 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/banbury-comment/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Thank you for sending the information and giving the opportunity for constructive feedback. You may be aware of the amount of parking that occurs along White Post Road and into Sycamore Road at School start and finish times (Bishop Loveday). Due to proposed vehicle access to development are there proposals to put traffic management measures into place (e.g. double yellow lines) to help ensure the safety and well - being of children and adults. Is the proposed car park large enough to take a good proportion of the present parked school traffic that presently exists.

You mention up to 30% of the housing will be ' affordable', is this 'Social Housing' and will the landlord be a local Housing Association.

Are there any other comments you would like us to consider?: Is the 'Attenuation' basin a type of lake, if so what safety measures will be made to ensure safety for children and adults.

The 'space' for a new cricket pitch, will this be for public use or have been purchased and maintained by a local cricket club. If Banbury CC is to be owner / user of this area, would it be more convenient for it to be next to the present club ground.

What date is planning permission be sought from Cherwell District Council and then will the public be able to have input into this process.

Prefix:: Mr

Your name: Richard Swinford

Your email: swinfordsrppm@btinternet.com

This page has been
left intentionally
blank

Appendix E
Banbury Town Council
Correspondence

This page has been
left intentionally
blank

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

T: 01260 288800

F: 01260 288801

www.gladman.co.uk

The Town Clerk
Banbury Town Council
The Town Hall
Bridge Street
Banbury
OX16 5QB

23 June 2015

Dear Sirs,

Land West of White Post Road, Banbury

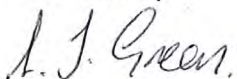
Gladman Developments Ltd are proposing a residential development on land west of White Post Road, Banbury. I enclose our consultation leaflet outlining the proposals, which is being delivered to approximately 630 homes in Banbury and Bodicote, as part of our public consultation process.

We recognise that new development can affect communities in a number of different ways and we would welcome the opportunity to meet with you, in a meeting closed to the general public, to explore how such a development can be formulated to respond positively to the needs of the community you represent. It is our view that the most constructive forum to discuss the proposals is a direct meeting with 3-4 representatives of the Parish Council who will convey the views of the residents. This allows us to fully understand the opinions and views of the Parish Council and local residents in an open and positive manner. Engaging with stakeholders early in the planning process helps us better understand the concerns and aspirations of the community and allows us to provide solutions as part of the proposals rather than as an afterthought.

The site is approximately 43 acres in size and could accommodate up to 280 high quality family houses of which 30% would be affordable homes suitable for local people.

I look forward to hearing from you.

Yours faithfully



Andrew Green
Project Manager
Gladman Developments
a.green@gladman.co.uk

Encs.

This page has been
left intentionally
blank

Appendix F

Bodicote Parish Council Correspondence

This page has been
left intentionally
blank

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

T: 01260 288800

F: 01260 288801

www.gladman.co.uk

Mrs V. Russell
Bodicote Parish Council Clerk
26, The Rydes
Bodicote
Banbury
Oxon
OX15 4EJ

23 June 2015

Dear Mrs Russell,

Land West of White Post Road, Banbury

Gladman Developments Ltd are proposing a residential development on land west of White Post Road, Banbury. I enclose our consultation leaflet outlining the proposals, which is being delivered to approximately 630 homes in Banbury and Bodicote, as part of our public consultation process.

We recognise that new development can affect communities in a number of different ways and we would welcome the opportunity to meet with you, in a meeting closed to the general public, to explore how such a development can be formulated to respond positively to the needs of the community you represent. It is our view that the most constructive forum to discuss the proposals is a direct meeting with 3-4 representatives of the Parish Council who will convey the views of the residents. This allows us to fully understand the opinions and views of the Parish Council and local residents in an open and positive manner. Engaging with stakeholders early in the planning process helps us better understand the concerns and aspirations of the community and allows us to provide solutions as part of the proposals rather than as an afterthought.

The site is approximately 43 acres in size and could accommodate up to 280 high quality family houses of which 30% would be affordable homes suitable for local people.

I look forward to hearing from you.

Yours sincerely



Andrew Green
Project Manager
Gladman Developments
a.green@gladman.co.uk

Encs.

Alice Weston

From: Andy Green
Sent: 08 July 2015 13:32
To: Alice Weston
Subject: FW: White Post Road, Banbury Residential Development

From: Val Russell [mailto:bodicotepec@tiscali.co.uk]
Sent: 01 July 2015 10:08
To: Andy Green
Cc: Susan Steel; Ron Glynn; Pat Cowan; Nigel Buttler; Margaret Christer; Keith Humphries; Joyce Washburn; Jim Blencowe; Jeremy Sacha; Ray Phipps; 'christineheath42'; Lynda Thirzie Smart; Fatemian, Arash
Subject: Re: White Post Road, Banbury Residential Development

We are submitting the following comments/objections:-

- 1) The internal spine road is shown as coming out directly onto White Post Road. Although designated for local traffic only at this stage, there is nothing to stop all traffic from using this as a "rat-run". White Post Road is already severely congested at school times and with vehicles coming to the District Council offices. We had understood this spine road would exit at the mini-roundabout at the top of White Post Road and that remedial measures would be put in hand to alleviate traffic congestion. What measures can be put in place to stop non-local traffic from using the spine road?
- 2) The area involved is shown as extending right down to Wykham Lane, although we had understood that BAN17 did not extend this far down. There must be no housing this close to Wykham Lane, as the temptation will be to bring traffic out onto this road, which is a narrow, winding country lane. What is actually planned close to Wykham Lane?

Regards
Valerie Russell
Clerk to Bodicote Parish Council

----- Original Message -----

From: [Andy Green](#)
To: ['Val Russell'](#)
Sent: Tuesday, June 30, 2015 1:27 PM
Subject: RE: White Post Road, Banbury Residential Development

Dear Val

Since circulating the leaflet we have received a number of comments from Parish Council members and wanted to provide you with a single response to some of the matters raised, as follows:

1. Consultation Closing date – There is no final date but obviously we encourage comments to be made sooner rather than later. It is our intention to submit the application next month but that does not prevent comments being received and us making changes to the proposals at any in the same way as comments made to Cherwell Council as part of the normal planning application consultation process (that will commence once the application has been submitted). As the leaflet confirms we will respond to those comments received prior to the application submission within a Statement of Community Involvement.
2. Orange Stars on the plan – these represent the location of listed buildings that will be considered within a heritage report with the application documents.

3. White Post Road in Bodicote – The development is part of the Banbury 17 allocation, hence the development is identified as an extension of Banbury in planning terms albeit it is acknowledge that it is close to Bodicote and located with the Bodicote Parish boundary.
4. Position of the car park and ball court – Whilst we will be submitting an outline application with just the access submitted for approval, we are showing on the illustrative layouts where the car parking and ball court is located but these are not yet fixed and we will happily consider suggestions for these to be located in a slightly different location and any reasons for this. We had located the ball court in a location that we were advised was preferred by the Parish Council but would happily review this if this is not the case.
5. Allotments – As we have shown the application boundary will not include the allotments on Wykham Lane and these will not be affected by our proposals.

We have had a few comments stating the website does not work - It does work (click on link below) <http://www.your-views.co.uk/banbury/> - however, if you type to address in to the google search box it will not bring up the website up. The address has to be typed in to the internet address box at the top of the page.

Regards

Andrew Green

From: Val Russell [<mailto:bodicotepc@tiscali.co.uk>]
Sent: 24 June 2015 09:00
To: Andy Green
Subject: Re: White Post Road, Banbury Residential Development

Another point which Councillors have raised, is that the final field to the east of White Post Road is BODICOTE, as is White Post Road itself. This should be acknowledged in all your paperwork.

Regards
Valerie Russell
Clerk to Bodicote Parish Council

----- Original Message -----

From: Andy Green
To: 'bodicotepc@tiscali.co.uk'
Sent: Tuesday, June 23, 2015 9:45 AM
Subject: White Post Road, Banbury Residential Development



Dear Mrs Russell,

Please find attached a letter regarding our proposed development at White Post Road, Banbury and our Public Consultation leaflet to be distributed to residents shortly.

Our project Website is now live

<http://www.your-views.co.uk/banbury/>

Regards

Andrew Green

Andy Green - Project Manager | a.green@gladman.co.uk | DDI: 01260 288 820 | www.gladman.co.uk

Gladman Developments | Gladman House | Alexandria Way | Congleton | Cheshire |
T: 01260 288800 | F: 01260 288801 | www.gladman.co.uk

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.2250 / Virus Database: 4365/9573 - Release Date: 06/22/15

No virus found in this message.

Checked by AVG - www.avg.com

Version: 2012.0.2250 / Virus Database: 4365/9619 - Release Date: 06/29/15

Alice Weston

From: Andy Green
Sent: 08 July 2015 13:33
To: Alice Weston
Subject: FW: White Post Road, Banbury Residential Development

From: Val Russell [mailto:bodicotepec@tiscali.co.uk]
Sent: 23 June 2015 14:51
To: Andy Green
Cc: Susan Steel; Ron Glynn; Pat Cowan; Nigel Buttler; Margaret Christer; Keith Humphries; Joyce Washburn; Jim Blencowe; Jeremy Sacha; Ray Phipps; Fatemian, Arash; Lynda Thirzie Smart; 'christineheath42'
Subject: Re: White Post Road, Banbury Residential Development

Thank you for this.
I have a couple of questions:-
When does the consultation close?
What are the orange stars on the plan representing?
Regards
Valerie Russell
Clerk to Bodicote Parish Council

----- Original Message -----

From: Andy Green
To: 'bodicotepec@tiscali.co.uk'
Sent: Tuesday, June 23, 2015 9:45 AM
Subject: White Post Road, Banbury Residential Development



Dear Mrs Russell,

Please find attached a letter regarding our proposed development at White Post Road, Banbury and our Public Consultation leaflet to be distributed to residents shortly.

Our project Website is now live

<http://www.your-views.co.uk/banbury/>

Regards

Andrew Green

Andy Green - Project Manager | a.green@gladman.co.uk | DDI: 01260 288 820 | www.gladman.co.uk

This page has been
left intentionally
blank

Appendix G

Ward Councillor Correspondence

This page has been
left intentionally
blank

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

T: 01260 288800

F: 01260 288801

www.gladman.co.uk

23 June 2015

Dear Councillor Chris Heath

Land West of White Post Road, Banbury

Gladman Developments Ltd are proposing a residential development on land west of White Post Road, Banbury. I enclose our consultation leaflet outlining the proposals, which is being delivered to approximately 630 homes in Banbury and Bodicote, as part of our public consultation process.

We recognise that new development can affect communities in a number of different ways and we would welcome the opportunity to meet with you to explore how such a development can be formulated to respond positively to the needs of the community you represent. Engaging with stakeholders early in the planning process helps us better understand the concerns and aspirations of the community and allows us to provide solutions as part of the proposals rather than as an afterthought.

The site is approximately 43 acres in size and could accommodate up to 280 high quality family houses of which 30% would be affordable homes suitable for local people.

I look forward to hearing from you.

Yours sincerely



Andrew Green
Project Manager
Gladman Developments
a.green@gladman.co.uk

Encs.

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

T: 01260 288800

F: 01260 288801

www.gladman.co.uk

23 June 2015

Dear Councillor John Colegrave

Land West of White Post Road, Banbury

Gladman Developments Ltd are proposing a residential development on land west of White Post Road, Banbury. I enclose our consultation leaflet outlining the proposals, which is being delivered to approximately 630 homes in Banbury and Bodicote, as part of our public consultation process.

We recognise that new development can affect communities in a number of different ways and we would welcome the opportunity to meet with you to explore how such a development can be formulated to respond positively to the needs of the community you represent. Engaging with stakeholders early in the planning process helps us better understand the concerns and aspirations of the community and allows us to provide solutions as part of the proposals rather than as an afterthought.

The site is approximately 43 acres in size and could accommodate up to 280 high quality family houses of which 30% would be affordable homes suitable for local people.

I look forward to hearing from you.

Yours sincerely



Andrew Green
Project Manager
Gladman Developments
a.green@gladman.co.uk

Encs.

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

T: 01260 288800

F: 01260 288801

www.gladman.co.uk

23 June 2015

Dear Councillor Kieron Mallon

Land West of White Post Road, Banbury

Gladman Developments Ltd are proposing a residential development on land west of White Post Road, Banbury. I enclose our consultation leaflet outlining the proposals, which is being delivered to approximately 630 homes in Banbury and Bodicote, as part of our public consultation process.

We recognise that new development can affect communities in a number of different ways and we would welcome the opportunity to meet with you to explore how such a development can be formulated to respond positively to the needs of the community you represent. Engaging with stakeholders early in the planning process helps us better understand the concerns and aspirations of the community and allows us to provide solutions as part of the proposals rather than as an afterthought.

The site is approximately 43 acres in size and could accommodate up to 280 high quality family houses of which 30% would be affordable homes suitable for local people.

I look forward to hearing from you.

Yours sincerely



Andrew Green
Project Manager
Gladman Developments
a.green@gladman.co.uk

Encs.

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

T: 01260 288800

F: 01260 288801

www.gladman.co.uk

23 June 2015

Dear Councillor Lynda Thirzie Smart

Land West of White Post Road, Banbury

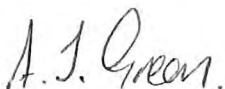
Gladman Developments Ltd are proposing a residential development on land west of White Post Road, Banbury. I enclose our consultation leaflet outlining the proposals, which is being delivered to approximately 630 homes in Banbury and Bodicote, as part of our public consultation process.

We recognise that new development can affect communities in a number of different ways and we would welcome the opportunity to meet with you to explore how such a development can be formulated to respond positively to the needs of the community you represent. Engaging with stakeholders early in the planning process helps us better understand the concerns and aspirations of the community and allows us to provide solutions as part of the proposals rather than as an afterthought.

The site is approximately 43 acres in size and could accommodate up to 280 high quality family houses of which 30% would be affordable homes suitable for local people.

I look forward to hearing from you.

Yours sincerely



Andrew Green
Project Manager
Gladman Developments
a.green@gladman.co.uk

Encs.

Appendix H

Consultation Boards

This page has been
left intentionally
blank

THE SITE

INTRODUCTION

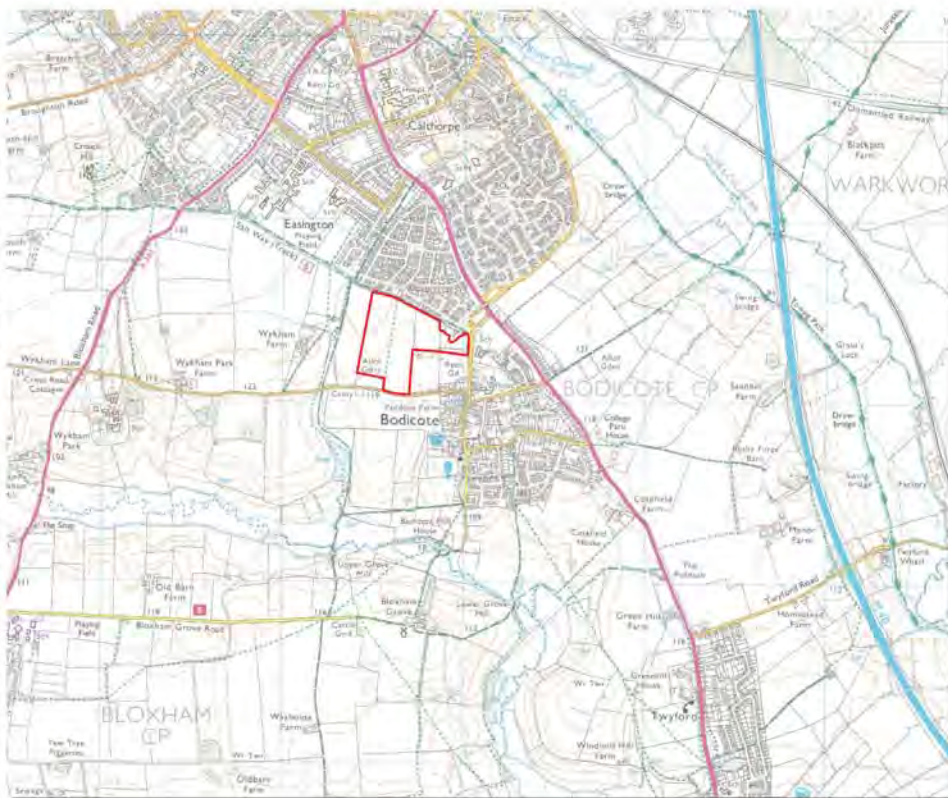
Gladman Developments Ltd have successfully invested in communities throughout the UK for over 20 years, developing high quality and sustainable residential, commercial and industrial schemes.

A process of public consultation is being undertaken regarding a proposal for a new residential development of up to 280 homes, together with new recreational space west of White Post Road, Banbury. The purpose of this consultation process is to outline the details of the draft scheme and seek comments from the local community which will be considered before the outline planning application is lodged with Cherwell District Council.

SITE DESCRIPTION

The site is located on the southern edge of Banbury to the north west of Bodicote and to the west of White Post Road. The site comprises 17.35 ha of agricultural / arable land bound by established hedgerows to the sites boundaries. The Salt Way Bridleway lines the northern application boundary, with existing residential development located beyond. Existing allotments and the Banbury Cricket Club are located on the south western and south eastern site boundaries respectively, with White Post Road defining the eastern site boundary.

The sites wider countryside setting is located to the south and west. The northern site boundary which lines the Salt Way is to be redefined, with additional tree, shrub and hedge planting forming a robust green edge to the site. The site access is to be located off White Post Lane on the eastern site boundary.



PLANNING CONTEXT

The Cherwell Local Plan was adopted in 1996, which set out the planning policy guidance for the district, as well as housing growth for the period up until 2001.

Cherwell District Council has a draft new Local Plan, which will form the spatial planning guidance for the District up to 2031. At the point of publishing this consultation leaflet, the Inspector's Report into the soundness of the plan had just been published (9th June 2015). The report concluded that the Cherwell Local Plan (2011-2031) provides an appropriate basis for the planning of the district to 2031, providing a number of modifications are made. It is anticipated that the Report will be presented to Members at the meeting of the Council on 20th July 2015.

This site has been identified as part of the "Banbury 17" allocation within the draft Local Plan, for the total provision of up to 1,345 dwellings. The site is necessary to ensure that the projected housing needs of the district are met over the plan period. Land at the north west corner of the overall site has recently been granted permission for 145 dwellings. A Planning Application is currently pending for up to 1,000 dwellings for the remaining western portion of the allocation.

THE NEED FOR NEW HOUSING

Every Council is required by the Government to boost significantly the supply of housing and to make planning decisions in the light of a presumption in favour of sustainable development.

It is considered that Cherwell District Council (CDC) does not have an adequate level of land to meet their 5 year housing requirement. With a growing population, CDC has a demonstrable need for more housing and additional new deliverable sites are required in order to meet this shortfall.

WHY IS THE SITE SUITABLE FOR DEVELOPMENT?

The proposed development of the site would form a logical extension to Banbury, located close to a good range of local services and facilities, including Bishop Loveday Church of England Primary School, Sports facilities, pubs and Bodicote Village Hall. The site relates well to the wider urban setting and benefits from strong links to both Banbury and Bodicote.

THE APPLICATION

APPLICATION TYPE & SUBMISSION DATE

Gladman Developments Ltd intends to submit an outline planning application for up to 280 homes to Cherwell District Council in the coming weeks. This would establish the principle of development with the access to be agreed, and all other details will form part of subsequent applications if planning approval is given.

DEVELOPMENT PROPOSALS

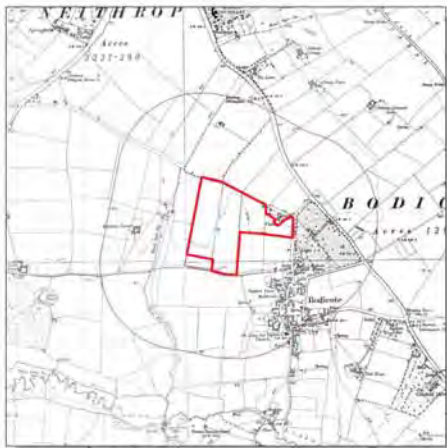
- Up to 280 new homes, including affordable properties;
- Proposed new access off White Post Road;
- Provision of extensive Public Open Space, including children's play areas and a community park;
- Improved connectivity between the proposed open space and wider footpath network;
- An area for a new cricket pitch and provision of a Youth Games Court;
- New landscaping to enhance the site and boundaries.

HISTORIC CONTEXT

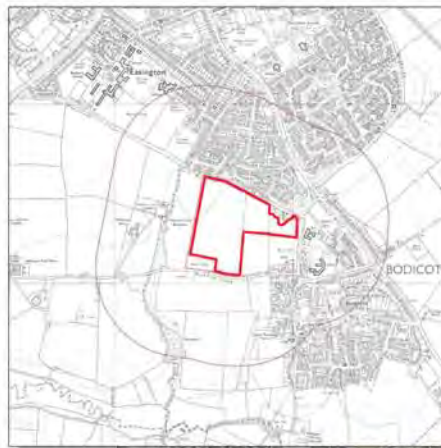
HISTORIC MAPS

The historic maps below illustrate the expansion and growth of Banbury and Bodicote over the past 100 years. The land was largely characterised by medium scale open fields set within a broad undulating valley landscape until the mid – late 1900's, with a substantial portion of Bodicote and the principle road network dating back to pre 1899. The southern fringe of Banbury and the village of Bodicote saw rapid expansion between 1954 and 1992, with residential development replacing open agricultural fields, transforming Banbury into a more substantial town and doubling Bodicote in size.

The present day map shows the extent of Bodicote and the southern fringe of Banbury to have remained largely unchanged since the expansion of the urban area in the mid – late 20th Century, with the exception of a pocket of development to the north west of the application site.



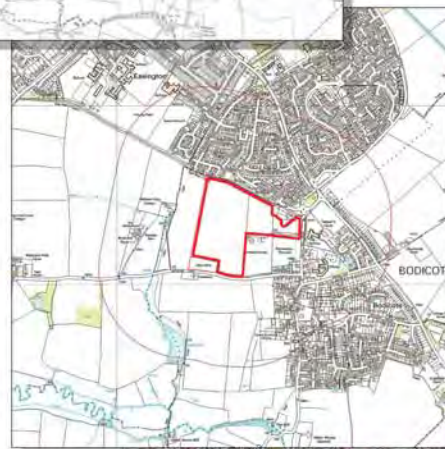
C1899



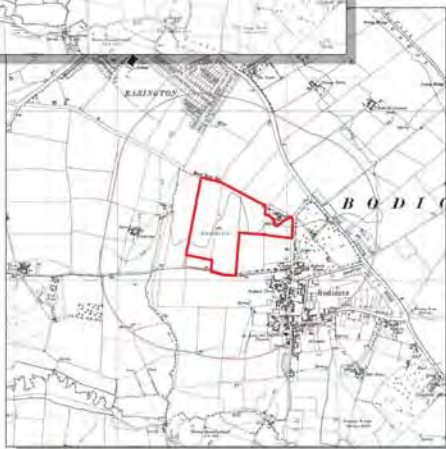
C1992



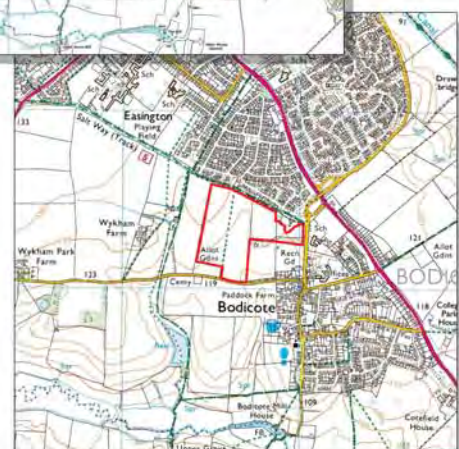
C1920



C2002



C1954



Current

SITE AND LANDSCAPE

SITE & SETTING

The site is open in character and consists of three agricultural fields bound by existing hedgerows with occasional hedgerow trees. The topography and landscape around Bodicote and the southern fringe of Banbury is characterised as undulating valleys which create a rolling, well defined landform. The wider landscape context is further characterised by a pattern of medium - large irregular fields set within a network of established hedgerows. A network of farm tracks and Public Rights of Way traverse the wider landscape, which when combined with the rolling topography, irregular field pattern and associated boundary vegetation, promotes a varied landscape typology.

The presence of the existing urban edge to the north and east of the application site influences the character of the site, with views of the existing built form characterising views from within the site.

VISUAL ENVIRONMENT

As stated the site sits within a rolling landscape with a series of interlocking valleys that is characterised by a medium – large scale field pattern, bound by established vegetation. The topography and vegetation structures located within the sites context frame occasional views from localised and middle distance viewpoints. Within localised views from the immediate context of White Post Road and the Public Rights of Way to the north and west, the development of the site will be apparent representing a noticeable change to that which exists at present. It is considered, however, that the site and its setting have the capacity to accommodate this change. The presence of the existing urban edge already forms a prominent feature within these views, and as such the proposals will be seen as in keeping with that which exists at present. Within wider views, where views of the site are available due to the topography, these will be seen within the wider context of Banbury and Bodicote, and as such seen as a minor component of the wider landscape context.

LOCAL BUILDING STYLES

A cluster of Listed buildings and a Conservation Area characterise the historic centre of Bodicote to the east of the site, predominantly located to the High Street; and Wykham Farmhouse Grade II Listed Building lies to the west of the site. Currently there is a degree of separation afforded to the heritage assets within Bodicote provided by existing residential development, and the recreational ground to the south east of the site. The degree of separation to the heritage assets is to be enhanced in the proposals through the provision of public open space in the eastern site area and the reinforcement of boundaries.

Within Banbury the local vernacular is defined by a mixture of architectural styles predominantly using traditional building materials including, brick and stone with clay tiled roofs. This is particularly true of the town centre, however within the wider setting more recent development is characterised by modern brick dwellings of a style more typical of mid - late 20th Century development.

The development proposals will reference the varying architectural styles and materials that characterise the local area, ensuring that the proposals respect and enhance the local character.



View looking west towards the application site and the entrance to Banbury Cricket Club from White Post Road. This view illustrates the extent of vegetation lining the eastern boundary.



View looking south into the application site from the Salt Way illustrating the relationship between the site its wider countryside setting.



View looking north from the Public Right of Way that runs through the application site. This view illustrates the relationship between the site and the existing urban edge of Banbury's southern fringe.



Above: View looking east from a Public Right of Way at Wykham Farm which runs between the Salt Way and Wykham Lane. This view illustrates the relationship between the site and its wider countryside setting in the foreground.

Below: Examples of built form and materials used within Banbury and Bodicote. The proposals will seek to reference the built character of the local vernacular so as to create an appropriate and sympathetic development in keeping with the character of the site and its setting.



Existing Residential Development off Foxwood Close, Banbury



The Church of Jesus Christ and Latter Day Saints, off Chatsworth Drive, Banbury

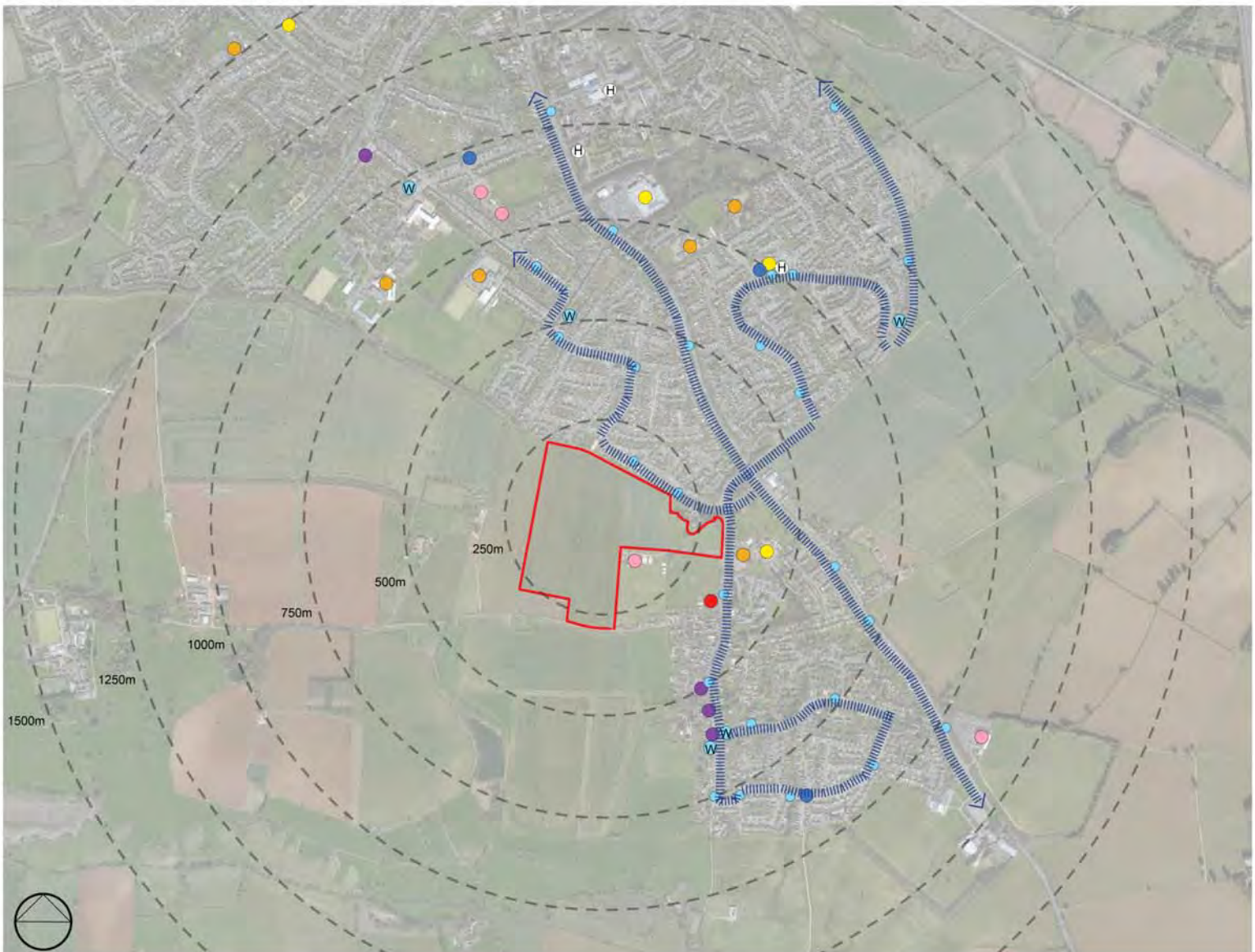


The Horse and Jockey Public House, Bodicote

LOCAL FACILITIES

Banbury and Bodicote offer a wide range of facilities within an easily accessible distance including a primary school. Further sports facilities are proposed as part of the development including a Cricket Pitch and a Youth Games Court, the proposals will also seek to enhance existing links between the site and existing facilities, as well as proposing additional footpath links to the wider footpath network.

The development site has good access to public transport with a bus stops located on White Post Road to the east and of the site and Sycamore Drive to the north. There will be enhanced footpath links to assist in providing safe access for pedestrians to the north onto Salt Way leading into Banbury and Bodicote or to public transport. Bishop Loveday Church of England Primary School lies to the east of the application site with easy access via an existing road network with supporting pavements. Banbury town centre is located approximately 2km to the north of the application site, which hosts numerous facilities. A post office, pub, churches and a Village Hall can all be found within a reasonable distance of the site, and are all easily accessible. The local bus services run throughout the day providing links to Banbury to the north.

**LEGEND**

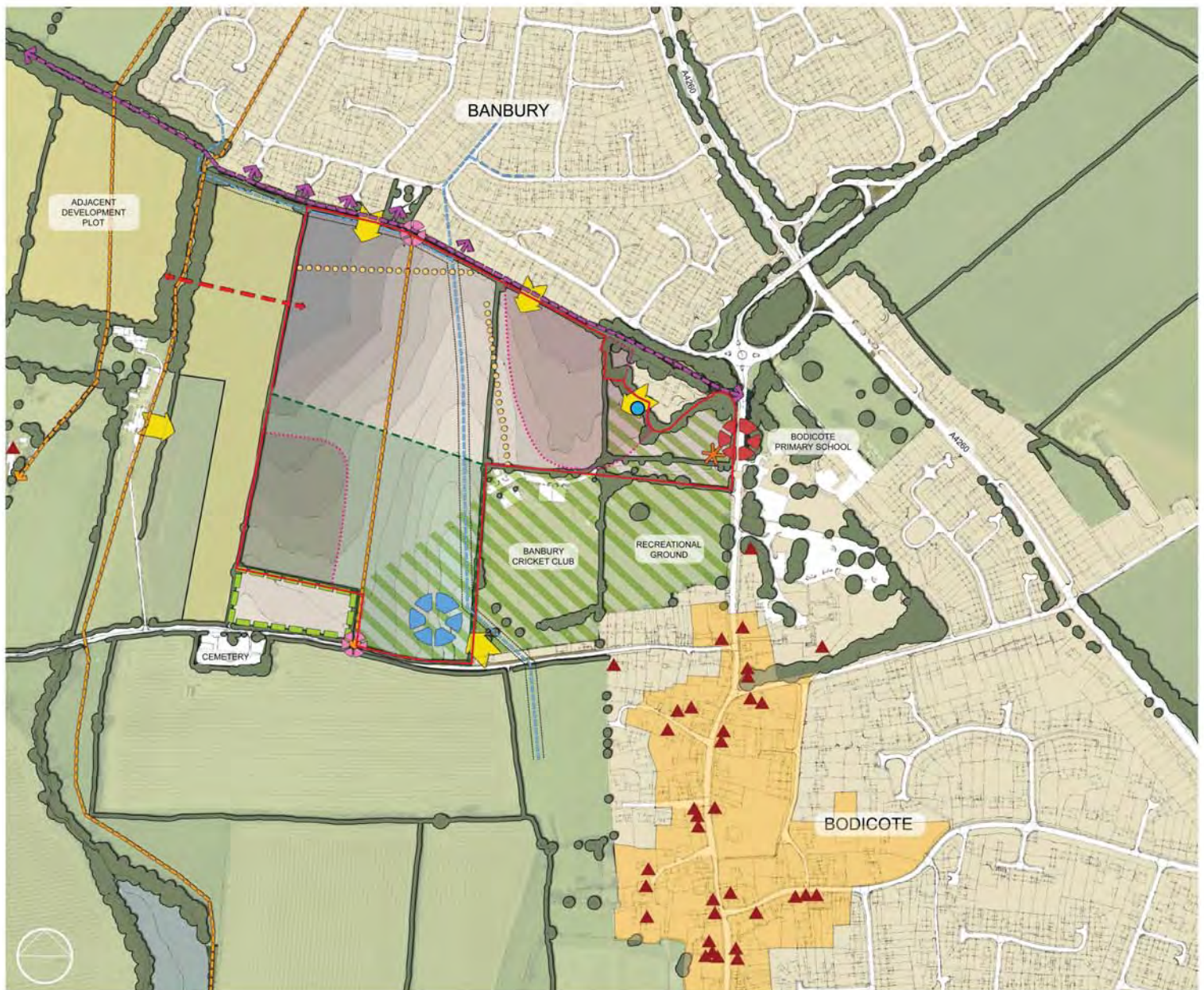
Site Boundary	Post Office	Public House/ Restaurant	Place of Worship	School	Shop
Key Bus Stops	Sports Facilities	Key Bus Routes	Walking Distance from Site	Community Building	Healthcare

KEY CONSIDERATIONS

The assessment of the site and its surroundings has identified a number of features which should be protected, retained and enhanced as part of the development proposals for the site. These considerations provide the opportunities and constraints for development and have been used to inform the preparation of the draft concept plan.

KEY:

Application Boundary: 17.53Ha	Existing Drainage - Surface Water	Existing Septic Tank	Potential Primary Access	Potential Bus Link to Adjacent Development
Existing Public Right of Way - Siltway	Existing Overhead Electricity Cables	Potential for New Car Park	Retained Pedestrian Access	Designated Outdoor Sports Provision Allocation
Existing Public Footpaths	Contours	Consider Views from Adjacent/Nearby Housing	Prevent Coalescence of Banbury and Bodicote - Retain a Green Buffer between Settlements	Listed Buildings
Existing Trees and Hedgerows	Existing Allotment	Low Point of Site - Potential SuDs Area	Archaeological Sensitive Areas	Bodicote Conservation Area





Key:

	Site Boundary		Proposed Road Corridor (13.7m wide)		Existing Public Right of Way		Key Views
	Existing Vegetation to be Retained		Proposed Secondary Road Corridor		The Salt Way Public Right of Way		Listed Buildings
	Proposed Indicative Vegetation Structures		Existing Access to Banbury Cricket Club		Proposed Footway / Cycleway		Conservation Area
	Developable Area		Potential Site Access		Potential Pedestrian / Cycle Access Points to be Enhanced		Potential Link to Adjacent Development
	Public Open Space						

DESIGN PRINCIPLES

The assessment of the site and its setting has helped to inform the preparation of a development framework for the site. A number of design principles have influenced the development proposals for the site. These principles include:

- ◆ The retention and enhancement of the existing vegetation structure associated with the site boundaries and other environmental assets;
- ◆ To deliver a high quality, sustainable development which reflects the scale, layout and pattern of the Banbury and is appropriate to its setting;
- ◆ Development should respect the visual amenities of the wider landscape setting;
- ◆ Scheme should be visually attractive, respecting the context, form and type of existing built form and building styles evident within the local area;
- ◆ The site has been designed with consideration to the "Banbury 17" allocation and proposed future development to the west of the application site;
- ◆ To deliver a mix of housing up to 280 new dwellings, including affordable housing and a range of property sizes and types;
- ◆ Provision of a youth games court and an area for a cricket pitch for use by the existing and proposed residents;
- ◆ The creation of a robust and appropriate development edge which provides a sensitive transition between the proposed development and the wider countryside setting;
- ◆ Provision of an integrated network of public open spaces forming part of a strong green infrastructure. Incorporating opportunities for extensive new landscaping to retain and further add to the existing green infrastructure.

HAVE YOUR SAY

Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback will be provided to the Local Planning Authority as part of the planning application.

Once a planning application has been submitted you will also be able to make further representations to Cherwell District Council who will take these into account before making their decision on the planning application.

You can keep up to date on progress using our dedicated website which provides further information and includes an online feedback form for making comments:

www.your-views.co.uk/banbury

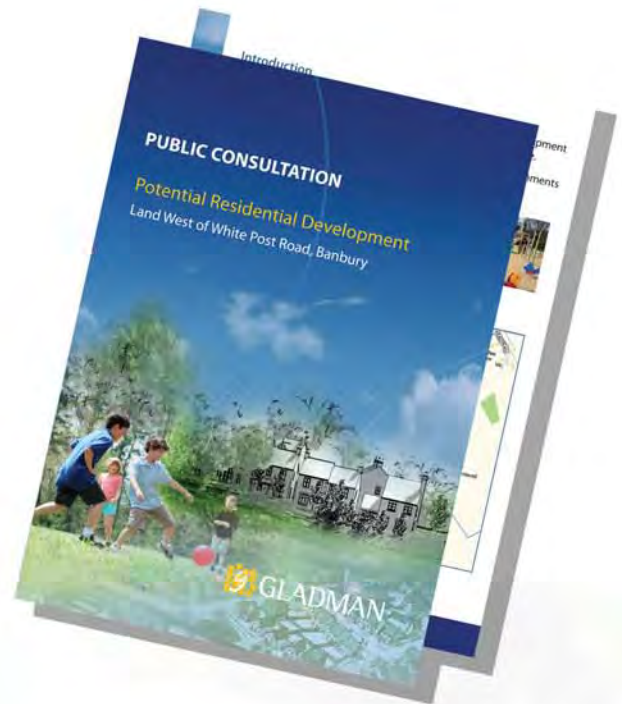
How do I comment?

You can respond by email:

comments@your-views.co.uk
(using "Banbury" as the subject line)

or by post:

Your Views Banbury
Gladman House
Alexandria Way
Congleton
Cheshire
CW12 1LB



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.

This page has been
left intentionally
blank