

**Gladman Developments Limited**

**Land West of White Post Road,  
Banbury**

**Cherwell District Council**

**Planning Statement**



**July 2015**

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## EXECUTIVE SUMMARY

### Description of Development and Overview

- I. The application relates to land west of White Post Road, Banbury. It seeks Outline Planning Permission for up to 280 dwellings with associated public open space and landscape with all matters reserved, except for access.
- II. There is a wealth of evidence from figures at the highest levels of the Government and the Bank of England which demonstrate that there is a clear and pressing requirement to build more homes to meet the significant level of unmet need, particularly for homes that are affordable. The development proposal responds directly to those concerns.

### Cherwell Local Plan 2011-2031

- III. The Cherwell Local Plan was submitted to the Secretary of State for formal examination on the 31<sup>st</sup> January 2014. Hearing sessions were suspended in June 2014, after the Inspector expressed concerns regarding the Plan's ability to deliver Cherwell's full objectively assessed market and affordable housing needs.
- IV. The Hearing Sessions resumed and were held between the 9<sup>th</sup> December and the 23<sup>rd</sup> December 2014. The Inspector's report into the soundness of the plan was published on the 12<sup>th</sup> June 2015, concluding that the Cherwell Local Plan provides an appropriate basis for the planning of the district to 2031, and provided a number of modifications necessary to enable the plan to be adopted. The Report is intended to be presented to Council members on the 20<sup>th</sup> July 2015 with one of the options for members to adopt the plan.
- V. Gladman submit that the Cherwell Local Plan (2011-2031) should be afforded significant weight in the determination of this planning application, after being found sound by the Inspector and the application will be determined after the plan has been adopted by the Council. The Adopted Cherwell Local Plan (1996) should be afforded no weight in the determination of this application.
- VI. The application site forms part of the Banbury 17 allocation to the west of White Post Road, Banbury. The allocation is intended to deliver 1,345 dwellings. The Applicant has demonstrated in this planning statement that the application has complied with the provisions of Policy Banbury 17.

### Housing Land Supply

- VII. Cherwell District Council currently claim a five year housing land supply at 5.1 years. Whilst the five year supply does not include the allocated site within the calculation, the site will contribute to the Council's housing requirement and has been identified by the Council as a sustainable location for growth in order to meet its housing requirement 2011-2031.

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### **Sustainable Development and Key Benefits**

VIII. The accompanying reports show there are no unacceptable adverse impacts associated with the proposal. Conversely, the proposal provides significant material planning benefits, which weigh heavily in favour of the application proposal. These include;

- Delivering market housing to meet an identified need, in an area where there has been historical substantial under-delivery;
- The application proposals would deliver 30% affordable homes and provide the full range of affordable housing at a time when other schemes might have been unable to a deliver policy compliant level of affordable housing.
- The site will provide 45.5% open space provision, for the benefit of new residents and the existing wider community;
- Accessibility - the proposal site is in both walking and cycling distance to the main facilities and services within the settlement;
- New Homes Bonus of £2.1 million and the wider economic benefits associated with construction and job creation;
- Ecological benefits through the protection and enhancement of existing wildlife corridors and provision of new green infrastructure within the development; and

IX. There are no significant and demonstrable adverse impacts that would outweigh the benefits of granting permission when assessed against the Framework as a whole. The proposals constitute sustainable development in the context of the three dimensions of sustainable development; environmental, social and economic.

### **Decision Taking**

X. The presumption in favour of sustainable development set out in national planning guidance confirms that in circumstances where the development proposals accord with the development plan, the decision-taking test in §14 of the Framework applies, and the proposals should be approved without delay. In the absence of any significant and demonstrable harm capable of outweighing the benefits, the presumption in favour of sustainable development is engaged which confirms that development should be approved 'without delay'.

# 1 INTRODUCTION

## 1.1 Context

- 1.1.1 This planning statement forms part of the suite of documents submitted to Cherwell District Council by Gladman Developments Ltd (referred to herein after as Gladman) in support of a planning application for:

***“Outline planning permission for up to 280 residential dwellings (including up to 30% affordable housing), introduction of structural planting and landscaping, informal public open space and children’s play area, surface water flood mitigation and attenuation, vehicular access point from White Post Road and associated ancillary works. All matters to be reserved with the exception of the main site access.”***

- 1.1.2 The statement sets out the context for the development by providing the background to the proposals including a description of the site and its surroundings and the relevant up-to-date policy framework. It then assesses the proposals against the identified policy framework and the key material considerations and sets out the case in support of development. A full list of documents which accompany this Planning Application can be found at Appendix 1.

## 1.2 The Site and Surroundings

- 1.2.1 The proposed application site is located to the west of White Post Road, 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 and has an area of approximately 17.53 hectares (43 acres).
- 1.2.2 The eastern edge of the site is bound by White Post Road, with the south-eastern boundaries being formed around Banbury Cricket Club. The southern boundary is defined by Wykham Lane, with existing allotments falling outside the site boundary to the south-west of the site. The northern boundary abuts existing residential development on Sycamore Drive. The western boundary is defined by a hedgerow interspersed with a number of mature trees, beyond which are agricultural fields. The Access into the site is proposed via White Post Road.

## 1.3 Planning History

- 1.3.1 There is no relevant planning history for the submitted site. However, the site forms part of the Banbury 17 allocation within the Cherwell Local Plan (2011-2031), for the delivery of 1,345 dwellings. An application for 145 dwellings was granted outline approval at appeal in June 2012. A subsequent reserved matters approval was granted in November 2014.
- 1.3.2 The site to the west of Banbury 17, Banbury 16, was allocated for 150 dwellings in the submission Cherwell Local Plan (2011-2031). An outline application (14/01188/OUT) has subsequently been approved for up to 350 dwellings, associated open space and associated infrastructure.

- 1.3.3 An application for 1,000 units (14/01932/OUT), directly adjacent to this scheme, is currently pending a decision from the planning authority. An illustrative masterplan is being prepared, in line with Policy Banbury 17, to ensure the proposed access and general layout arrangements have taken the opportunities available to deliver sustainable, high quality urban design.

## **1.4 EIA Screening**

- 1.4.1 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. Cherwell District Council issued a screening opinion on the 3<sup>rd</sup> 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 that includes the matters identified by the Council.

## **1.5 The Application Proposals**

### **Introduction**

- 1.5.1 This application seeks outline planning permission with all matters, except for site access, reserved for a residential development comprising;
- Up to 280 market dwellings, of which 30% will be affordable homes;
  - Spine road between sites in separate ownership connecting adjacent scheme, Wykham Park Farm to White Post Road;
  - Highway and associated infrastructure work, including pedestrians links;
  - Significant formal and informal public open space, including two local equipped areas of play (LEAP);
  - Land for the provision of an additional cricket pitch at Banbury Cricket Club;
  - Overflow car park for Bishop Loveday Primary School;
  - Youth games court adjacent existing recreation ground;
  - Landscaping;
  - Commuted sums for necessary community infrastructure.
- 1.5.2 Details of the parameters of the development for which outline permission is sought are included within the Design and Access Statement. Further detail (including detailed housing mix, precise location of buildings and appearance) will be brought forward at the reserved matters stage.
- 1.5.3 The proposals aim to establish part of a mixed use allocation and sustainable urban extension that will form part of a south eastern extension to Banbury that supports the overall growth objectives for Banbury and the wider Cherwell District, in general compliance with Policy Banbury 17 within emerging Cherwell Local Plan.
- 1.5.4 In addition, an illustrative Development Framework has been prepared, giving an indication of how the site could be developed, helping to demonstrate the acceptability of the development and



having proper regard to the constraints manifest on site. This illustrative Development Framework presents one iteration of how the site could be developed. It is not for determination at this stage.

### **Public Consultation**

- 1.5.5 Gladman has undertaken a public consultation exercise during the preparation of this planning application. Details of this and the way in which the submitted proposal responds to the comments received are set out in the Statement of Community Involvement.

### **Planning Obligations and Conditions**

- 1.5.6 Gladman will seek to enter into constructive dialogue with Cherwell District Council to agree obligations for any necessary and reasonable on and off site provisions which are related in scale and kind to the proposed development and which meet the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010. Regulation 123 confirms that there should be no duplication between CIL and other infrastructure payments. A draft Heads of Terms can be found at Appendix 2.
- 1.5.7 A list of proposed draft planning conditions for discussion is included at Appendix 3.

## **1.6 Delivery**

- 1.6.1 It is likely that, subject to market conditions, on average around 25 to 30 market dwellings would be completed per annum. The affordable housing would be delivered simultaneously alongside the market dwelling completions. Taking into account infrastructure delivery, it is anticipated that the development of the site would take in the order of four to five years to complete.
- 1.6.2 Attached at Appendix 4 is table of sites for which Gladman has secured planning permission. It outlines the timescales from initial permission to start on site. This demonstrates that where planning permission has been granted these are sold on to developers as expeditiously as possible and delivered quickly which, in turn, will make a valid contribution to the District wide local housing land supply.

## 2 PRE-APPLICATION ADVICE

- 2.1.1 The Applicant and the Council held a pre-application meeting on the 26<sup>th</sup> March 2015 for the residential development of up to 250 dwellings, access, landscaping and associated infrastructure. The PPG (Para 11 Reference ID: 20-011-20140306) makes clear that pre-application advice received by applicants is not binding and cannot pre-empt the democratic decision making process; *'the advice could, however, be a material consideration to be taken into account and given weight in the planning application process'*. A full copy of the pre application advice prepared by the Council is available at Appendix 5, and a summary of the main points is provided below:

### **Principle**

- 2.1.2 The Planning Officer confirmed that emerging Policy Banbury 17 is at *"an advanced stage"* and that Officers intend to afford it significant weight at this stage. The Officer confirmed:

*"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**

- 2.1.3 The Planning Officer stressed 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."* A wider masterplan, encompassing the pending site to directly adjacent to this application and this site is required to ensure that it is delivered.
- 2.1.4 Gladman can confirm that work has been undertaken with Gallagher to develop an illustrative Framework for the entirety of Banbury 17. A Spine Road has also been included within the Illustrative Framework, which shows the route from White Post Road in the east, to the connecting point with the adjacent site.
- 2.1.5 Policy Banbury 17 requires a footpath that provides a link around the site. At the time of the Pre-Application advice, the proposed footpath on the proposed site did not link with the route proposed in the submitted application adjacent to this scheme. This has now been resolved as demonstrated by the Draft Illustrative Masterplan.

### **Impact on Wider Public Infrastructure**

- 2.1.6 The proposed scheme will, where necessary and in compliance with CIL regulations, provide on and off site contributions for identified infrastructure deficiencies. The mitigation measures should be necessary to make the development acceptable, proportionate and reasonable in scale and kind to the development proposed.

**Site Facilities**

- 2.1.7 The site should include community facilities and play space, allotments and sports provision. The site proposes two LEAPS and a new cricket pitch for Banbury Cricket Club. The adjacent site is providing a local centre, NEAP, and primary school.
- 2.1.8 Land within the site for both informal and formal play spaces will be maintained by a bespoke management company if the Council do not intend to adopt the spaces.

**Urban Design/Layout**

- 2.1.9 The Officer's response states a preference for the majority of formal play areas to be located in the gap retained to the south and east of the site to prevent the urban sprawl of Banbury from coalescing with Bodicote. The additional cricket pitch has been located where shown on the Illustrative Framework because of topographical constraints. The SUDS pond has been located in this portion of the site, rather than integrated into the development as it is the lowest point of the development site, which the water naturally soaks to.

**Mix of Housing/Affordable Housing**

- 2.1.10 Gladman can confirm that the site will deliver 30% affordable housing. The affordable housing will be "pepper potted" throughout the development site, rather than clustering in specific areas. A mix of affordable housing sites will be provided, from starter homes, to 3 and 4 bedroom family homes.

**Landscape Impact**

- 2.1.11 As stated by the Officer in his advice, *"it is inevitable that the proposals will result in harm to the countryside simply as a result of the physical loss of it."* In response to the Planning Officer's advice, the applicants have instructed a Landscape and Visual Impact Assessment which has been submitted alongside this planning statement.
- 2.1.12 The LVIA concludes that it is considered the application site and receiving environment have the capacity to accommodate the proposals. The proposals will not result in significant harm to the landscape character and visual environment and, as such, it is considered that the proposed development can be successfully integrated in this location, is supportable from a landscape and visual perspective, and therefore meets the landscape requirement of both national and local planning policy. This mirrors the Council's Banbury Landscape and Capacity Assessment Addendum (October 2014), which formed part of the examination material put forward to justify the residential allocation.

**Implications for Heritage Assets**

- 2.1.13 The Planning Officer acknowledged within his response:

*"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.”*

- 2.1.14 The Applicant has undertaken archaeological field evaluations which have informed the development of the illustrative framework and the locations of the developable area.

**Sustainable Energy Generation**

- 2.1.15 A Sustainable Energy Generation statement has been submitted alongside this planning statement.

**Ecology**

- 2.1.16 The Officer recommends:

*“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 of the development can be understood. Harm to biodiversity should first be avoided before mitigation is considered.*

- 2.1.17 The application has been submitted with a full ecological report, which sets out the mitigation measures and survey results to deliver a net gain in biodiversity.

**Flood Risk**

- 2.1.18 The application has been submitted with a site-specific flood risk assessment which demonstrates that the proposals will not increase flood risk locally or elsewhere, in line with the requirements of national policy as well as emerging policy ESD 7 of the Cherwell Local Plan. SuDS have been included within the scheme, including a large balancing pond at the natural low point of the site, and a swale has been sited along the contours, where possible, between the proposed cricket ground and the development area.

**Summary**

- 2.1.19 Gladman have taken the time to consider the Officer’s advice contained within the Pre-Application response and have set out above how the concerns have been addressed. Further discussions in respect to remaining concerns (if there are any) can continue during the application process.

### 3 HOUSING NEED

#### 3.1 Introduction

3.1.1 This section provides a summary of the National Planning Policy Framework and considers the housing need and supply in Cherwell District Council.

#### 3.2 National Context

3.2.1 There is a wealth of evidence from figures at the highest levels of the Government, the Bank of England and internationally with the European Commission and International Monetary Fund which demonstrate that there is a clear and pressing requirement to build more homes to meet the significant level of unmet need, particularly for homes that are affordable.

3.2.2 On the 12<sup>th</sup> June 2014 the Chancellor of the Exchequer George Osborne delivered his annual Mansion House speech, where he provided:

***“We need to see a lot more homes being built in Britain. The growing demand for housing has to be met by growing supply....I will not stand by and allow this generation, many of whom have been fortunate enough to own their own home, to say to the next generation; we’re pulling up the property ladder behind us. So we will build the houses Britain needs so that more families can have the economic security that comes with home ownership.”***

3.2.3 The Governor of the Bank of England, Mark Carney, also made further reference to this matter in his speech at the same event on 12<sup>th</sup> June 2014 stating that:

***“The underlying dynamic of the housing market reflects a chronic shortage of housing supply, which the Bank of England can’t tackle directly. Since we are not able to build a single house, I welcome the Chancellor’s announcement tonight of measures to increase housing supply”***

#### 3.3 National Planning Policy Framework Summary

3.3.1 At the heart of the Framework is the ‘presumption in favour of sustainable development’, seen as the ‘golden thread’ running through plan-making and decision-taking (§14). For plan-making this means meeting objectively assessed needs; for decision-taking this means approving development where it accords with the development plan, or where the Plan is absent, silent or out-of-date, granting permission unless adverse impacts would significantly and demonstrably outweigh the benefits, or policies in the Framework indicate development should be restricted.

3.3.2 Paragraph 17 sets out a series of underpinning Core Principles which, inter alia, seek to proactively drive and support sustainable economic development to deliver the homes, business, infrastructure and thriving local places that the country needs; secure high quality design; take account of the different roles and character of different areas; recognise the intrinsic character and beauty of the countryside; contribute to the conservation and enhancement of the natural environment; promote mixed use development and sustainable, accessible development.

- 3.3.3 Paragraphs 18 and 19 of the Framework give significant weight to the need to support economic growth. The Framework calls for a positive approach to new development and amongst other things seeks to boost significantly the supply of housing. LPAs are required to identify a 5 year land supply of deliverable sites for housing development; where the authority has a persistent record of under-delivery against the delivery of housing they should provide an additional 20% flexibility allowance (§ 47). Policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a deliverable five-year supply of sites (§ 49).
- 3.3.4 Developments should be located where the need to travel will be minimised and the use of sustainable modes of transport can be maximised. This should take into account the development needs and opportunities available in rural areas, which differ from those in urban areas (§ 29 and §34). Sustainable development in rural areas should be promoted, with housing located where it will enhance or maintain the vitality of rural communities (§ 55).
- 3.3.5 Paragraph 215 sets out that due weight should be given to development policies in existing plans according to their degree of consistency with the Framework. Paragraph 216 also states that due weight should be given to relevant policies in the emerging plan according to: its stage of preparation, the extent of unresolved objections and their degree of consistency with the Framework.

### **3.4 Housing Requirement and Five Year Supply**

#### **Strategic Housing Market Assessment**

- 3.4.1 The Oxfordshire Strategic Housing Market Assessment (SHMA) published in April 2014, calculated that Cherwell's Objectively Assessed Need (OAN) is 1090-1190 dwellings per annum; a midpoint figure of 1,140dpa. This updates the Housing Land Supply published in December 2013 Annual Monitoring Report and outlines the Council's required delivery for the period 2015-2020.
- 3.4.2 Based on supporting Committee Economic Growth, the evidence indicates a need for 1,142 dpa (2011-2031) for Cherwell District. The figure of 1,142 dpa now forms the requirement in the soon to be adopted Local Plan requirement.

#### **Housing Land Supply**

- 3.4.3 Cherwell District Council currently claim a housing land supply of 5.1 years against the emerging Local Plan requirement of 1,142dpa, as provided within the latest Annual Monitoring Report March 2015.

### **3.5 Interim Conclusion**

- 3.5.1 The UK has a secular problem with inadequate housing supply, which has led to low income and middle income families being priced out of the housing market. National Government recognise that house price inflation is getting to dangerous levels and that building new homes is necessary in order to address this issue.

- 3.5.2 The NPPF is a material consideration to be taken into account in the determination of the application. It is framed as a positive and enabling document, seeking to facilitate sustainable development and growth. Its core principles and policies seek to identify and meet the need for new housing in full, and boost significantly the supply of housing.
- 3.5.3 The development proposal responds directly to meeting the housing requirement in Cherwell.

## **4 THE DEVELOPMENT PLAN**

### **4.1 Introduction**

4.1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that the determination of a planning applications must be made in accordance with the development plan unless material considerations indicate otherwise.

4.1.2 The adopted development plan for CDC is the saved policies of the Local Plan adopted in 1996. A number of Local Plan policies were saved by the Secretary of State's Direction in 2007. The Local Plan period ran until 2001. However, having been found sound following examination, the Cherwell Local Plan (2011-2031) is about to be adopted.

#### **Weight Attributed to Development Plan and its Policies**

4.1.3 The Framework makes clear at paragraph 215 that now 12 months have passed since its publication, due weight should be given to relevant policies in existing plans according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weigh that may be given). Whilst at the time of writing we acknowledge that the saved policies of the Cherwell Local Plan 1996 form the Development Plan, however the emerging Local Plan is about to be adopted and holds more weight than the out of date and inconsistent saved policies of the saved Cherwell Local Plan.



## 5 CHERWELL LOCAL PLAN (2011-2031)

### 5.1 Context

5.1.1 Cherwell District Council (2006-2031) submitted their emerging Local Plan to the Secretary of State for Communities and Local Government on 31<sup>st</sup> January 2014 for formal Examination. Examination Hearings were suspended by the Inspector on 9<sup>th</sup> June 2014 for six months to:

***‘... enable the Council to put forward proposed modification to the plan involving increased new housing delivery over the plan period to meet the full, objectively assessed needs of the district, as required by the NPPF and based on the Oxfordshire Strategic Housing Market Assessment (undertaken by GL Hearn March 2014).’*** (CDC website)

5.1.2 The Council consulted on modifications to the Submission Cherwell Local Plan including a revised housing requirement, modified Policies Maps, an update to the Sustainability Appraisal and a range of other supporting documentation between August and October 2014. The modifications included a new plan period (2011-2031) to reflect the 2014 Oxfordshire SHMA, with an increased housing requirement from 16,750 dwellings in the submission version of the Cherwell Local Plan between 2006 and 2031 (ie. 670 dpa) to 22,840 dwellings between 2011 and 2031 (ie. 1,142 dpa).

5.1.3 CDC submitted its proposed modifications to the Submission Local Plan (Part 1) on 21<sup>st</sup> October 2014, and examination hearings resumed between the 9<sup>th</sup> and 23<sup>rd</sup> December 2014 with the Local Authority taking forward their full objectively assessed needs figure of 22,800 dwellings; there midpoint figure as shown in the Oxfordshire SHMA 2014.

5.1.4 In a report from the Inspector dated 9<sup>th</sup> June 2015 it was acknowledged that subject to the recommended main modifications set out in the Appendix the Cherwell Local Plan satisfies the requirements of Section 20(5) of the 2004 Act and meets the criteria for soundness in the NPPF. The intention of the Council is to present the Plan to Members at a meeting on 20<sup>th</sup> July 2015 with a recommendation for adoption. It is also relevant that at §1.23a of the Illustrative Cherwell Submission Local Plan it is recognised that there may be the need for a review to consider the unmet needs of Oxford City and therefore there is a likelihood of this figure needing to increase further:

*“There is no immediate necessity for a strategic review of the Green Belt, which currently plays an important role in checking the urban sprawl of Oxford. Any future review of the Plan will require the cooperation of all authorities in Oxfordshire to meet the County’s total housing need arising from the need assessed in the 2014 SHMA. This will include catering for the housing needs of Oxford City. A strategic Green Belt review is one of a number of options to consider in meeting the County’s overall housing needs. All local authorities in Oxfordshire are working jointly to take forward the conclusions of the new Oxfordshire SHMA and the outcome of this joint work may lead to a strategic Green Belt review.”*

- 5.1.5 The principle housing policies are dealt with below, however, for completeness the environmental, design and technical development-management policies of the emerging Local Plan have been considered within a Policy Compliance table, which can be found at Appendix 6.

## **5.2 Weight Attributed to Emerging Local Plan and its Policies**

- 5.2.1 Paragraph 216 of the Framework confirms that weight may also be given to relevant policies in emerging plans according to the stage of the plan's preparation (the more advanced, the greater the weight that may be given), the extent to which there are unresolved objections and the degree of consistency with policies in the Framework.

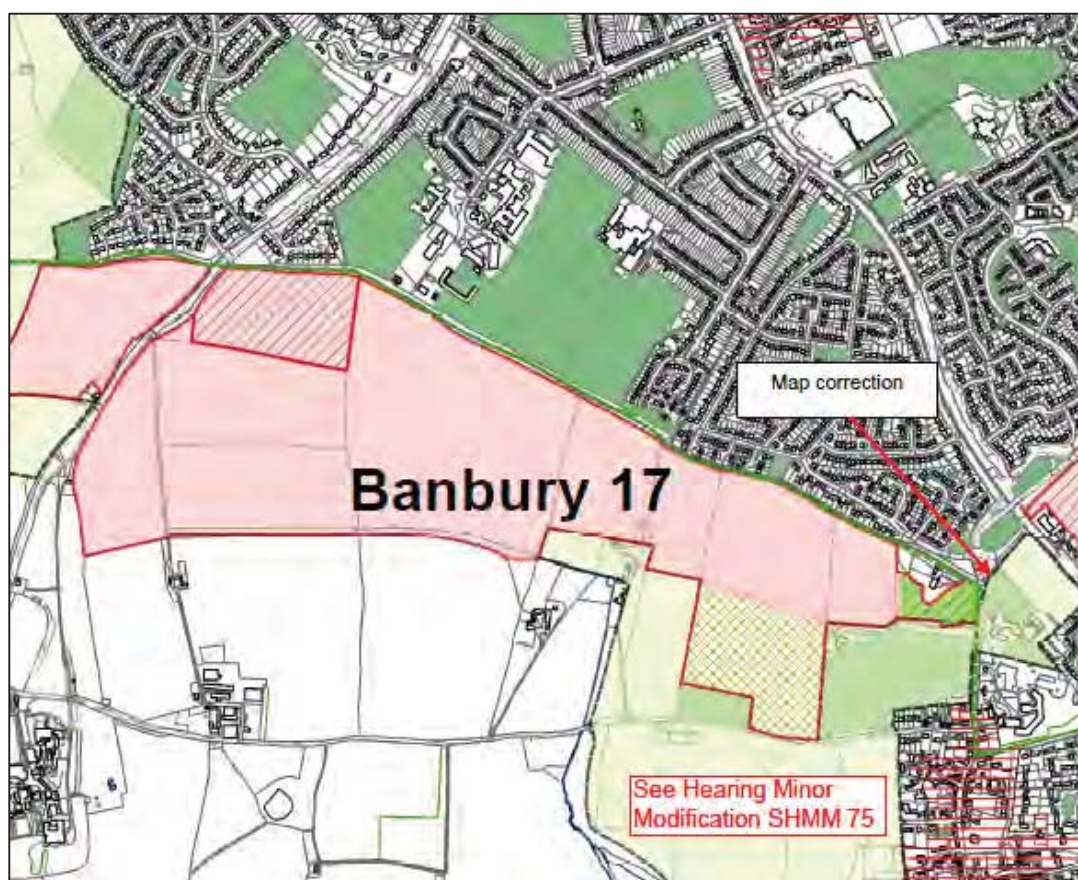
- 5.2.2 The plan is subject to no further objections and advanced to a point that the Inspector proposed it sound following the main modifications and the examination process. Accordingly, the emerging Local Plan can be attributed significant weight at this stage in terms of decision-making.

## **5.3 Accordance with the Cherwell Local Plan 2011-2031**

- 5.3.1 The development proposal accords with the objectives of the Local Plan which seeks to provide a continuous supply of housing land to meet strategic requirements in sustainable locations. The site is considered to be situated in a sustainable location and will contribute towards the housing needs of Banbury and Cherwell as a whole, and in particular meeting objectives set out in Policy BSC1: District Wide Housing Distribution.

- 5.3.2 Following the suspension of the examination hearing sessions in June 2014, further strategic allocations were required for Cherwell District to meet its full objectively assessed needs. The identification of further sites around the periphery of the principal settlements of Banbury and Bicester (including Banbury 17), have been the Council's preferred options for accommodating the additional growth. The principle of development on this site has been accepted by the Council by its inclusion as a housing allocation within the Cherwell Local Plan as Banbury 17.

- 5.3.3 The site is part of the housing allocation, **Banbury 17**, which forms a wider extension to Banbury, south of Salt Way. A map of the allocation from the Submission Local Plan is shown below;



**Figure 1: Banbury 17 Allocation**

- 5.3.4 The proposals form a key part of policy 'Banbury 17' which states;  
*"Development of land south of Salt Way- East will deliver a new neighbourhood of up to 1,345 dwellings with associated facilities and infrastructure as part of SW Banbury."*
- 5.3.5 The parcel of land to the north west of the allocation has been granted outline and reserved matters approval for the development of up to 145 dwellings.
- 5.3.6 Directly adjacent to this proposed site, an outline application for up to 1,000 dwellings is currently awaiting determination by the Council. The adjacent site is providing a local centre, primary school and associated community facilities, as well as the route for the spine road which is an integral requirement of Policy Banbury 17.
- 5.3.7 A comprehensive planning approach as demonstrated on the Development Framework (5713/ASP03 Rev E) has been adopted. A spine road between the sites in separate ownerships connects the principal access off Bloxham Road with White Post Road for local traffic and will provide a sustainable route for buses
- 5.3.8 The proposals include the provision of two combined local equipped areas of play (LEAP), youth games court, overflow car park for the use of Bishop Loveday Primary School and an additional cricket pitch to support Banbury Cricket Club. The provision of primary school, neighbourhood

- equipped area of play (NEAP), and additional outdoor sports provision is proposed as part of the adjacent scheme, Wykham Park Farm.
- 5.3.9 The proposal has been carefully designed to ensure the development can start to deliver homes as soon as possible alongside the wider allocation.
- 5.3.10 **Policy Banbury 17** is the overarching policy for the allocation. The Policy seeks to deliver a new neighbourhood of up to 1,345 dwellings with associated facilities and infrastructure as part of SW Banbury. The policy seeks an integrated, coordinated and comprehensive planning approach with a spine road between the sites in separate ownership.
- 5.3.11 The allocation expects land for a primary school (provided on site adjacent), land safeguarded for secondary school education needs, open space, community provision (in the form of the Local Centre provided on Gallagher's site), the spine road, and a comprehensive masterplan.
- 5.3.12 Gladman have worked with the adjacent site's agents to produce a draft comprehensive masterplan, which outlines the entire site. The proposed site respects the landscape setting and provides a buffer between the site and the Salt Way, mitigating the impact on the non-designated heritage asset.
- 5.3.13 A suite of technical reports have been prepared, including an Environmental Statement, to meet the requirements of the allocation. The illustrative Framework demonstrates how the site has retained green infrastructure and open space to the south, to prevent coalescence with Bodicote.
- 5.3.14 The spine road's proposed route has also been included to demonstrate where local traffic and public transport will be directed through the proposed site. The provision of the spine road is essential for the Council's allocation.
- 5.3.15 The proposed development is in compliance with Banbury 17, and the Illustrative Framework has responded to the requirements of the allocation. The application's supporting technical reports outline how the development can be achieved.
- 5.3.16 **Policy PSD1: Presumption in Favour of Sustainable Development** outlines the aims of the Framework at paragraph 14. The policy identifies that where planning applications accord with the policies of the Local Plan (or any other part of the statutory Development Plan) will be approved without delay unless material considerations indicate otherwise. The proposals are in accordance with the development plan (when read as a whole).
- 5.3.17 The material benefits of this scheme are outlined in a Planning Benefits table at Appendix 7. There are no unacceptable adverse impacts that outweigh these benefits and planning permission should be granted without delay, as required by paragraph 14 of the Framework.
- 5.3.18 **Policy BSC1: District Wide Housing Distribution** set outs a need for Cherwell District to provide 22,840 additional dwellings between 1 April 2011 and 31 March 2031. Cherwell's housing needs are identified in the Oxfordshire SHMA 2014.

- 5.3.19 **Policy BSC3: Affordable Housing** identifies that in Banbury and Bicester, all developments that include 10 or more dwellings will be expected to provide at least 30% affordable housing. This application provides a policy compliant level of affordable units.
- 5.3.20 The technical and development management policies of the emerging Local Plan are discussed in the Policy Compliance Table which can be found at Appendix 6.

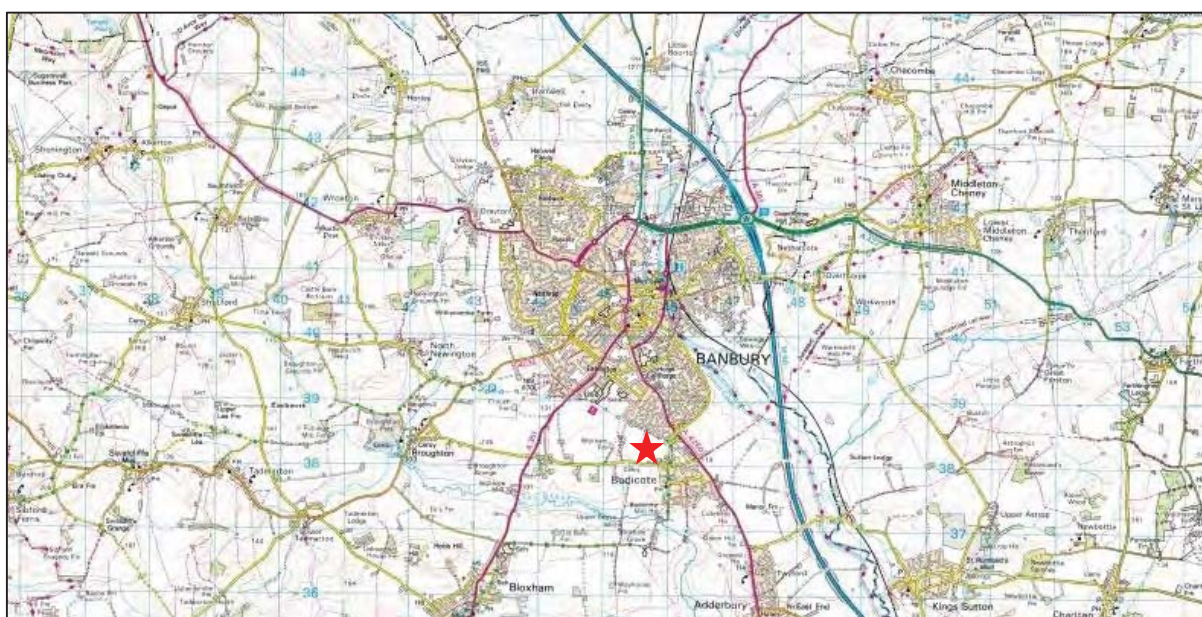
## **5.4 Interim Conclusion**

- 5.4.1 At the time of submission of this application the Cherwell Local Plan should be afforded significant weight. The plan has been found sound by the Inspector (subject to his main modifications being addressed) and is expected to be adopted by Full Council prior to the determination of this application. Indeed, Gladman are aware that the report is to be presented to Council on the 20<sup>th</sup> July 2015. Accordingly, the emerging Local Plan can be attributed significant weight at this stage in terms of decision-making. It has been demonstrated that the application proposals accord with the emerging Local Plan, particularly in regards to Banbury 17 which allocates this site for residential development.
- 5.4.2 It is notable that the application proposal complies with the (soon to be adopted) emerging Plan and will contribute towards meeting both market and affordable needs and accord with the spatial growth aspirations.

## 6 BANBURY AND THE APPLICATION SITE

### 6.1 Introduction

- 6.1.1 This section demonstrates that the development proposals provide for a high quality development in a sustainable location close to the services and facilities in the village and will provide significant economic support for the vitality and viability of Banbury and Bodicote.
- 6.1.2 The figure below demonstrates the situation of the development site in relation to the wider Oxfordshire area.



**Figure 2: Development Location**

### 6.2 A Sustainable Settlement

- 6.2.1 The Spatial Strategy for Cherwell District, as outlined within the Illustrative Submission Local Plan, states that *“Most of the growth in the district will be directed to locations within or immediately adjoining the main towns of Banbury and Bicester... Banbury will continue to grow, albeit to a lesser extent than Bicester, in accordance with its status as a market town with a rural hinterland.”*
- 6.2.2 The application is supported by its inclusion as part of the residential allocation for 1,345 dwellings in Banbury 17. This demonstrates the Council’s acceptance for development on the site.
- 6.2.3 The site is in close proximity to a wide range of facilities located in both Banbury and Bodicote. Banbury has been identified in the Sustainability Appraisal October 2014 as the administrative centre for Cherwell and fulfils the role as a regional centre. Banbury is expected to be the focus for the major retail developments, employment, housing and other community uses. The development site is located opposite Bishop Loveday Church of England Academy and all other facilities and services are available within the settlement of Banbury; 1.7km to the centre.