

APPENDIX 1

Cotefield Farm Screening Opinion

Public Protection & Development Management

Andy Preston – Head of Public Protection & Development Management



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Please ask for: Linda Griffiths

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Our Ref: 13/00059/SO

9th September 2013

Dear Sirs

Proposed Development of up to 100 Residential Units, Land South of Cotefield Business Park, Oxford Road, Bodicote

Request for Screening Opinion under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment)(England) Regulations 2011

Application Number 13/00059/SO

I write regarding your request for a 'Screening Opinion' under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2011 as to whether the above proposal requires an Environmental Impact Assessment (EIA).

I consider that the proposed development is an 'Urban Development Project' falling within Schedule 2 Section 10(b) of the Regulations where the area of the development exceeds 0.5 hectares, which is the applicable threshold for the purpose of classifying the development as Schedule 2 Development.

The EIA Regulations are supplemented by guidance within Circular 2/99, paragraph 33 of that Circular gives advice on the main types of development that would require an EIA as follows:-

1. For major developments of more than local importance
2. Developments which are proposed on environmentally sensitive or vulnerable locations
3. Developments with unusually complex and potentially hazardous environmental effects

Consideration of the proposal has been given to the selection criteria for screening Schedule 2 developments in Schedule 3 of the Regulations and Circular 02/99. Furthermore, paragraph A18 of the annex to Circular 02/99 states that an EIA is unlikely to be required for the redevelopment of

land unless the new development is on a significantly greater scale than the previous use, or the types of impact are markedly different in nature or there is likely to be a very high level of contamination, or if the development is occurring in a 'sensitive area'.

Whilst the development site is currently in agricultural use, it lies adjacent to the built up area of Bodicote and immediately bounds a new residential development site and the existing Cotefield Farm Business Units. The development of the site as proposed would not be of major or more than local importance. An assessment of the sites planning constraints has not revealed any ecological or other sensitive matters, although, the site is within an area designated locally as an 'Area of High Landscape Value and there is potential for protected species, such as swifts, lowland deciduous woodland and archaeological finds to be found in close proximity to the site; and there is naturally occurring arsenic chromium nickel on the site and the site is on a minor aquifer, however, the site is not within a 'sensitive area' as defined by the Regulations. Given the nature of the proposal therefore, it is considered that the development does not fall into the above mentioned criteria, and I therefore conclude that the proposed development is unlikely to have significant effects on the environment by virtue of its size, nature and location and that an Environmental Impact Assessment is therefore NOT required in this instance.

Whilst you are not required to provide an Environmental Statement with an application for the development proposed, the submission must still adequately cover ecological, archaeological, air quality, hydrology, landscape and visual impact and highway issues.

This letter constitutes the Local Planning Authority's formal 'Screening Opinion' of the proposed development under Regulation 5 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011.

Yours Faithfully

Andy Preston

Head of Development and Public Protection

APPENDIX 2

Pre-app letter

CDC pre-app report

Our Ref: OXF7993

E-mail: barry.odonnell@rpsgroup.com

Date: 2 July 2014

The Directorate of Planning Services
Cherwell District Council,
Bodicote House,
Bodicote,
Banbury,
Oxfordshire,
OX15 4AA.

Dear Sirs,

RE: PRE-APPLICATION ADVICE FOR A DEVELOPMENT OF 95 HOMES AT BLOSSOM FIELDS, COTEFIELD FARM, BODICOTE.

RPS has been instructed by Mr. Rowland Bratt to prepare an outline planning application for up to 95 new homes at the above site, south of Bodicote village. Mr Bratt is the sole freehold owner of the site, which is identified by plan reference 7993-0015-03. The site has a total area of about 4ha.

Please accept this letter and accompanying drawings as a formal request for pre-application advice from your Council In respect of that proposed development.

This submission comprises this letter, the completed pre-application form and the following plans:

- Site location plan Ref. No. 7993-0015-03
- Constraints Plan Ref. No. 7993-0014-01
- Framework Plan Ref. No. 7993-0017-02
- Illustrative Site Layout Plan Ref. No. 7993-0018-02

We are happy to provide digital copies of these plans, should the planning officer require.

Type of Pre-Application Advice Requested and Applicable Fee

We have selected ~~£~~Category Cq from the pre-application fee schedule and seek (a) a meeting with officers, (b) written advice, and, (c) a site visit. In addition to any overall comments from the planning team we would particularly welcome feedback from internal consultees, to include the Council's Landscape, Housing, Environmental Protection, Urban Design and Community Safety Officers.

We have summarised the particular advice sought at the end of this letter.

The requisite £3,000 (including VAT) fee is being provided separately by our client. If you would kindly confirm receipt of this submission and provide a point of contact and a reference for payment we will ensure that payment is made without delay.

The Site

The development would be located on land known locally as Blossom Fields south of Cotefield Nurseries and south-west of Cotefield Business Park. This site was submitted to Cherwell District Council on 8th June 2012 for inclusion in the Strategic Housing Land Availability Assessment (SHLAA) and has been registered as Site BO 022q On 24th June 2014 RPS submitted an updated SHLAA submission form by email to the District Council.

The site forms the southern half of the field, the northern half of which received planning permission on appeal by Banner Homes in 2012 (Ref. 11/00617/OUT, PINS reference APP/C3105/A/11/2159619) for a residential development of 82 houses.

The site is currently arable and is bounded to the south and west by agricultural land (also owned by Mr Bratt), to the north east by Cotefield Business Park and to the north by the approved Banner Homes site. There is a strategic woodland belt passing along the south and west field boundaries, forming a robust and defensible landscape belt, shielding the site in public views from the south and south east of the site, back towards Bodicote village. The site is more prominent in views from east to west, along the A4260. In those views the site is seen in the context of the larger scale commercial buildings at Cotefield Business Park, Cotefield House, Cotefield Nurseries and is set against the backdrop of the strategic woodland belt. In due course the site will be framed to the immediate north by the Banner Homes development.

Access to the site is taken directly from the A4260, via an existing high grade access which currently serves Cotefield Nurseries and Cotefield Business Park and, again, in due course, the Banner Homes development.

The Proposal

The planning application will seek outline planning permission for the construction of 95 new dwellings, with approval for means of access. All other matters would be reserved.

The illustrative layout (Drawing No. 7993-0018-02) has been designed to take account of the character of the local area; the topography of the site; and, the design, form and layout of the development approved on the north-adjointing site under planning permission Ref. 11/00617/OUT.

The enclosed framework development plan (drawing No. 7993-0017-02), identifies the constraints and opportunities that have been considered in the development of the site layout thus far. These include:

- (a) Visual connections to Adderbury Church, the Sor Brook valley and Bloxham;
- (b) A mature Oak tree at the centre of the site, and,

- (c) The strategic woodland belt along the south-east and south-west boundaries, made up of a mixture of native specimens up to a height of 12 foot, and,
- (d) A Thames Water underground water main on the site

The application will be supported by a Design and Access Statement which discusses in detail the design evolution of and justification for the proposal.

Housing will be predominantly two-storey and two-and-a-half storey, provided in a mix of detached, semi-detached and terraced formations. We would also, following discussions with the Parish Council, potentially look to provide a small number of bungalow units in the areas identified as providing visual connections to the surrounding countryside. Maximum ridge heights are currently envisaged as being 9.6m.

We are aware of emerging policy BSC4, which confirms the Council will negotiate housing mix based on up-to-date evidence but, for the purposes of this draft layout we have assumed the following housing mix, based on the approved mix for the adjoining Banner Homes development:-

- 7 No. 1 beds
- 15 No. 2 beds
- 46 No. 3 beds
- 21 No. 4 beds
- 6 No. 5 beds.

It is proposed that 35% of these new homes will be affordable housing. RPS would welcome comments and guidance from the Councils Housing Officers on the housing mix for both market and affordable housing and desired tenures for the affordable element.

Consultation to Date

RPS held a pre-application meeting with Bodicote Parish Council on 18th June 2014 to discuss the proposal and is currently awaiting formal feedback. Subject to receipt of those comments RPS may choose to further refine the enclosed layout plans in response to the views of the Parish Council.

RPS also plan to hold a public exhibition prior to the submission of a planning application. We will hold a 1 day public consultation event, at Bodicote Church House, following recommendation from the Parish Council. The event will be advertised in the Bodicote News and through local letter drops.

RPS Transport is also currently in discussions with Oxfordshire County Council with a view to agreeing what information should be provided as part of the Transport Assessment to be prepared in support of the forthcoming planning application.

Planning Policy Context

The Examination of the Council's Draft Replacement Local Plan 2006 - 2031 was suspended on 4th June 2014, to allow the Council to undertake further work to meet its objectively assessed housing need as identified in the Oxfordshire Strategic Housing Market Assessment 2014 (SHMA). It is considered that whilst the Examination remains suspended the emerging policies related to the provision and distribution of housing can thus be given limited weight and the proposal therefore falls to be considered primarily under the Policies of the adopted Cherwell Local Plan 1996, the National Planning Policy Framework and Planning Practice Guidance.

The Adopted Local Plan has developed a housing distribution strategy which limits residential development in Bodicote (and other Category 1 Settlements) to *some limited extra housing*. Policy H13 clarifies the term *limited* as being (a) infilling, (b) minor development within the built up area, or (c) conversion of suitable non-residential buildings. The proposed development is not supported by these policies. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, planning permission should be refused, unless material considerations indicate otherwise.

National Planning Policy Framework (NPPF)

The NPPF provides Government policies and guidance for the planning system and is a material consideration in the consideration of all planning applications.

A golden thread underpinning the NPPF is a presumption in favour of sustainable development. The policies set out within the NPPF, taken as a whole, constitute the Government's view of what sustainable development means in practice.

According to Paragraph 14, for decision-taking this presumption in favour of sustainable development means *where the development plan is absent, silent or relevant policies are out of date, granting permission* unless the impacts of doing so would *significantly and demonstrably outweigh the benefits* when assessed against the NPPF's policies.

In relation to housing developments, Paragraph 49 states that such applications "*should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites*".

Therefore, the Council's position in relation to housing land supply is crucial in determining whether adopted policies in the Adopted Local Plan should be considered *up-to-date*

RPS notes that the Council's June 2014 *Housing Land Supply Update* concludes the current five year supply of deliverable housing sites is (at best) 3.4 years (Appendix 1). On this basis, following the guidance of Paragraphs 14 and 49 of the NPPF, RPS respectfully concludes the Council's housing supply policies are not up-to-date and the presumption in favour of sustainable development should be applied. On this basis planning permission

should be granted, unless there are adverse impacts which *significantly and demonstrably outweigh the benefits* of the development.

Whether the Proposed Development Represents Sustainable Development

Paragraph 6 of the NPPF explains that the purpose of the planning system is to contribute to the achievement of sustainable development and that the policies set out across paragraphs 18 to 219 of the NPPF represent the Government's view of what sustainable development means in practice for the planning system.

Paragraph 7 of the NPPF goes on to consider the component dimensions of sustainable development which it lists as economic, social and environmental. Paragraph 7 goes on to explain that:

“These dimensions give rise to the need for the planning system to perform a number of roles:

- *Economic role: contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;*
- *Social role: supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being; and*
- *Environmental Role: contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”.*

Mechanisms and actions for achieving these overarching objectives and principles are expanded upon throughout Planning Practice Guidance (PPG).

Of particular relevance to the proposed development, the section relating to Rural Housing (Reference ID: 50 . 001 . 20140306) highlights the role of housing in supporting the broad sustainability of villages and smaller settlements. In particular it states *“a thriving rural community in a living, working countryside depends, in part, on retaining local services and community facilities such as schools, local shops, cultural venues, public houses and places of worship. Rural housing is essential to ensure viable use of these local facilities”.*

It goes on to state that *“all settlements can play a role in delivering sustainable development in rural areas – and so blanket policies restricting housing development in some settlements and preventing other settlements from expanding should be avoided unless their use can be supported by robust evidence”.*

This policy guidance clearly confirms, in RPS's view, that the Government considers housing development in villages and small settlements to be a sustainable option, and that it should be facilitated by the planning system where possible, and appropriate.

In light of this, RPS considers the proposed development has the potential to contribute to the delivery of each of the aforementioned component parts of sustainable development, and the more specific objectives and principles within them.

Turning to the current site, in considering whether Blossom Fields represents a sustainable location for new residential development it is helpful to draw reference to the Planning Inspector's report on the Banner Homes appeal at the adjoining site (APP/C3105/A/11/2159619) which considered in detail (a) whether the site was a sustainable location and (b) the impact of the proposal on the character of the general area.

In particular we draw attention to the following conclusions:-

Future residents of the appeal site would have reasonable access to...local services and would have the realistic opportunity to use alternatives to the private car. The site is therefore in a sustainable location.

The appeal site is seen in the context of immediately adjacent residential development, the large garden centre buildings and, set a short distance away, the large business buildings which, due to their design, size and surrounding car and vehicle storage, give a distinct commercial impression. Whilst views of the proposed development would be gained from viewpoint 9, the context would mean that the proposal would not represent an unacceptable intrusion into the open countryside.

The appeal site represents a suitable location for the provision of new housing, within the context of a significant shortfall of housing land supply.

As can be seen from the foregoing excerpts, the clear conclusion from the Inspector's report was that the application site was in a sustainable location.

RPS considers a number of the conclusions made by the Planning Inspector in 2012 are relevant to the circumstances underpinning the Blossom Fields site.

This site is in the same sustainable location as the Banner Homes site, within 5 minutes walking distance of Bodicote Stores and Bodicote Post Office, within 15 minutes walking distance of the Loveday Primary School and is within a 25 minute walk of the entire village. The site is also well connected to Banbury and Oxford by public transport, with 2 bus stops along Molyneaux Drive (Route No. B1) and Oxford Road (A4260) (Route Nos. 59, 59A and 59B) within maximum 15 minutes walking distance and providing regular bus connections. We attach at Appendix 2 an isochrone plan, which identifies zones in both Bodicote and Banbury within 5, 10, 15, 20, 25 and 30 minutes walking distance.

The presence of the strategic woodland belt along the south and west boundaries provides a robust landscape feature, which both contains the current site within views from the surrounding countryside and also provides a defensible boundary to the scheme. The

application site is very similar to that of planning permission Ref. 11/00617/OUT in that it is seen in the context of adjacent residential development, the Cotefield Nursery glasshouse buildings and the large business buildings at Cotefield Business Park.

Importantly, the development permitted by planning permission Ref. 11/00617/OUT, which sits immediately adjacent to the current site, has been commenced and is expected to be built out over the next 2 years. This is an important factor in the assessment of the current development as the Banner Homes development will provide a physical and visual connection between the current proposal site and the existing village-edge. The Blossom Fields development will be read as a logical extension to the Banner Homes development, and be framed by the existing, established, landscape framework and surrounding development. Potential connections between and through the Banner Homes and Blossom Fields developments, and with the wider Bodicote Village, are outlined on our illustrative site layout plan (7993-0018-02)

The site is in Flood Zone 1 and is not subject to any other environmental designations.

A Phase 1 Habitat Survey has been carried out and identified potential for bat activity. Bat surveys are currently underway and any mitigation requirements will be built into the proposals. No other features of ecological or biodiversity interest were identified.

Vehicular access to the site is taken via the existing access to Cotefield Nurseries and Cotefield Business Park of the A4260. This access has been constructed to a high standard and is considered to be capable of accommodating the additional traffic generated by the proposal. This will be considered in detail in the Transport Assessment currently being prepared in support of the planning application.

RPS concludes that housing development in Bodicote is sustainable and is supported by Government policies in both the NPPF and PPG. RPS furthermore considers Blossom Fields to be a sustainable location for new housing, having particular regard to the findings of the Inspector in his report on the Banner Homes development adjacent to the site.

Conclusion

RPS considers the proposed site to represent a suitable, achievable and deliverable location for the provision of housing, within the context of a significant shortfall of housing land supply and in line with the presumption in favour of sustainable development should be considered favourably by Officers.

We look forward to receiving the Council's pre-application response. In doing so we should be grateful if the Council could provide guidance on the following questions, in addition to any further advice or observation Officers may have:-

- What mix of housing would be sought by the Council (for both affordable and market)?
- What quantum of Public Open Space would the Council expect to be provided on site?

- What planning obligations are likely to arise as part of the application, with a view to agreeing draft Heads of Terms prior to the submission of a planning application?
- We are currently preparing a draft planning application and would appreciate Officers views on the draft application package scope, and whether any additional material is likely to be expected. We currently propose to submit the following material in support of an outline planning application:
 - Planning application forms and certificates.
 - Plans package, including:
 - Site location plans;
 - Illustrative layout;
 - Indicative elevations; and,
 - Indicative street scenes.
 - Planning statement.
 - Draft Heads of Terms.
 - Design and Access Statement
 - Transport Impact Assessment
 - Flood Risk Assessment and draft drainage strategy.
 - Landscape and Visual Impact Assessment.
 - Phase 1 ecological survey and bat activity surveys
 - Phase 1 Contaminated Land Assessment
 - Arboricultural survey and impact assessment
 - Archaeological Evaluation Report

Thank you for your kind attention in this matter. Please do not hesitate to contact me should you wish to discuss the matters raised in further detail.



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Yours sincerely,

For RPS

Barry O'Donnell

Senior Planner

Enc. Site location plan Ref. No. 7993-0015-03
Constraints Plan Ref. No. 7993-0014-01
Framework Plan Ref. No. 7993-0017-02
Site Layout Plan Ref. No. 7993-0018-02
Appendices

Cc: R Bratt (client)
W Bratt (client)
S Gamage (RPS)



ISO9001
FS 32940



ISO14001
EMS 70824

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CHERWELL DISTRICT COUNCIL

Pre-Application Report

Pre-application Reference No:	14/00179/PRE-APP	
Proposal:	Outline application for 95 houses with approval for means of access	
Site Address:	Land South of Cotefield Business Park, Oxford Road, Bodicote	
Date Site Visited:	12 th August 2014	
Date & Time of Meeting (if applicable):	6 th August 2014	Start: 10am
		Finish: 11am
Location of Meeting:	Bodicote House	
Attendees:	Linda Griffiths – Planning Officer Barry O'Donnell – Agent Rowland Bratt - Applicant	

TECHNICAL ASSESSMENT

Internal Consultations Required:

Planning and Affordable housing Policy – comments awaited

Urban Design and Conservation –
Site Context

- The site is currently in agricultural use and lies adjacent to the built up area of Bodicote and the existing Cotefield Business Park off Oxford Road. The site bounds a new residential asite with outline planning permission to the north
- The character of Bodicote is varied, with the historic core following a linear pattern along the High Street. Extensive 20th Century development has seen the village expand to the south and east towards the Oxford Road, with this proposal seeking to extend the village beyond its current built up limits
- Given the permission for the site to the north, it is anticipated that a comprehensive development approach in this area can be achieved
- Despite being relatively well screened, it will be essential to achieve a high quality scheme that responds sensitively to the site conditions and draws on the local character to establish this as a new edge of the village

Development Approach

- A consistent approach between site analysis, concept development and site

layout is expected. While the concept plan demonstrates an approach that responds to some of the constraints of the site, it is considered that further analysis of the site will draw out a set of development principles that can be applied to the Layout Plan

- It is expected that this will also have regard to the development proposals brought forward by the outline application for the northern part of the field, to achieve a comprehensive development

Concept Plan – the fundamental issues are as follows:-

- Access – this is fundamental at this stage if it is to be considered. Do not agree with the access coming in and around the area of open/green space. Instead there is scope for the access to branch off the proposed access to the north part of the field in a T-junction style arrangement. This would significantly improve the ability to create a strong entrance to the site.
- Edges – development should have a mind to the existing consented development. On that site a frontage is proposed along the boundary with this site and this should be addressed positively with frontage. The tree and hedgerow boundaries to the south and west are also important features and should be fronted positively. Where negative noise and visual constraints have been identified they have not been appropriately dealt with. Instead of fronting these areas it might be more appropriate to develop a buffer zone and back properties onto these boundaries.
- Connections – there are two public rights of way in close proximity to the site which should be utilised and enhanced as a driving principle of the scheme. There will also be a need to make positive contributions to the proposed development in the north half of the field (which provides connection through to Bodicote)
- Open space structure – it is noted that there are significant constraints on the site which have so far driven the location of the open space. While this is probably reasonable given the constraints, further work will be required to show how this has generated a designed response, working with opportunities of the site, not just constraints
- Street and block structure – the proposed framework seems to have very little relation to the proposed outline scheme in the north half of the field. It is considered that that scheme has developed a strong framework and street hierarchy which could provide cues for any new proposals on the south of the site. It is expected that a comprehensive approach will be taken here to establish a characterful and cohesive place.

In short whilst this is not an exhaustive analysis of the site, we would expect these issues to be picked up and developed in the Design and Access Statement, and provide the driving principles of the design solution for this site.

Layout Plan

- The layout plan indicates a gateway to the site marked by key/feature buildings. While the principle of creating a sense of arrival is supported, there would be a better opportunity to achieve this if the point of access was brought closer to the site, branching off from the northern site access in a t-junction
- The layout establishes a series of perimeter blocks and edge development with building frontages shown to the public realm. This approach is considered appropriate, however there is scope to develop the block structure further in response to the site's opportunities and constraints, character and form of Bodicote and relationship with the northern half of the field
- The principle of identifying key/landmark buildings is sound and seems to draw out some logical locations responding to key views and sight lines.

Further work to establish where these key views and vistas are will inform the reconfiguration of the block structure, for eg, considerable focus is placed on the retained oak at the centre point of the scheme, but no direct view/vista to/from this point has been considered

Movement Network – further consideration is required of the movement network and street hierarchy within the site and how this makes quality connections to the adjacent site, public rights of way and Oxford Road. It will be necessary to show how the mix of buildings, form, density and massing will reinforce these routes.

Open Space and Landscaping

- While the layout identifies areas of open space, there is a need to consider how this responds to and is enclosed by the built form. It is also necessary to identify how these areas are connected. A 'green link' following the north-south axis of the northern site develops an interesting connection through the site and into Bodicote. It would seem logical to continue this element through the southern half of the field, following the axis of movement via the retained oak tree and making connection to the public right of way accessed either from the south east and west corners of the site.

Conclusion

The Design and Access statement should provide an appropriate analysis of the opportunities and constraints of the site, as well as extended context and character appraisal of Bodicote. We would expect this, along with a clear consideration of the fundamental issues raised within these comments, to develop a set of clear and robust design principles that respond to the site and context, with associated indicative masterplan showing the development of these into an appropriate design response.

Landscape Planning Officer – the site is well contained by existing vegetation on its SW and SE boundaries although these do lie outside the red line boundary. On the NW the site will be bounded by consented development and NE boundary mainly by industrial buildings.

I welcome the retention of the oak tree but it could form the focus of the open space rather than being awkwardly located on the edge of an odd shaped piece of open space. The consented development has a central area of open space around which dwellings are located and this approach should be followed.

The proposal has a layout pattern which is completely different from the adjacent development. The Cotefield Farm scheme has a sight line towards Bloxham Church spire. This has completely been ignored by this layout with buildings blocking the line and a lack of continuation of an informal avenue to the sight line.

The development needs a combined LEAP and LAP on the central green area.

Environmental Protection Officer – as a sensitive development of this scale, I'd expect to see a desk study and site walkover submitted with a future planning application as a minimum. Ideally I would like to see a full site investigation characterising the risk from potential contamination to the development, and any remedial proposals outlined if necessary. It is noted that this site is underlain by the Marlstone rock formation which may contain elevated concentrations of arsenic which should be considered in these investigations.

Ecology Officer – in keeping with the NPPF, the new development should not result in a net loss of biodiversity. Currently the arable field will support species such as ground nesting birds, hares and possibly badgers. Therefore, some type of ecological enhancement will be required within the new development, although it will have to be

different for species to those already most likely to be currently using the site, since those habitats will no longer exist. The indicative layout shows no informal open space, which restricts the options in terms of biodiversity enhancement options available. Integral bat and bird boxes (of the type Schwegler or similar) built into the new dwellings, as and where appropriate, would go some way to providing such enhancements and would be my preferred option. Ecological advice should be sought as the most appropriate types of enhancements and suitable locations of bat and bird boxes (as different species have different requirements).

External Consultations Required:

Oxfordshire county Council

Transport – (contact Geoffrey Arnold) A Full Transport Assessment will be required. It is advised that the scope of the transport assessment is discussed and agreed with the county Council. With regard to traffic impact, pertinent issues are likely to include access to Oxford Road and compliance with Oxfordshire Local Transport Plan and local transport strategies. A full travel plan will be required, and again, the applicant is advised to contact the County Council. In the event of planning permission being granted, financial contributions may be sought towards local transport schemes and services.

The general configuration of the site is acceptable in principle, but alternative pedestrian access should be provided so that direct walking routes can be provided; as submitted it appears all pedestrian trips toward Bodicote and Banbury would route via the proposed vehicular access.

The internal layout should prioritise movement of pedestrians, cyclists and provide appropriately for public transport and its users. The detailed design will, no doubt follow an iterative process and should accord with the following recommendations.

The layout should be designed in accordance with the guidance of 'Manual for Streets'. The layout should be permeable and legible with ease of movement along desire lines. A master-plan including a hierarchy of street types is recommended.

Appropriate provision must be made for parking, not only in terms of number but in terms of size, convenience and location. A mix of allocated and un-allocated parking would provide greater efficiency; visitor parking must be provided and on-street parking may be incorporated. Parking areas as streets and footpaths should be overlooked and appropriately lit to ensure security and encourage use. OCC guidance on parking provision is supported by the LPA and I suggest any application accords with these standards. If garages are to be included, which are rarely used for parking, then I recommend any garage must have minimum dimensions of 3m x 6m and should not be converted to any other use.

Provision must be made for waste collection with appropriate turning heads for HGV's/refuse vehicles. Access for fire tenders must be in accordance with relevant building regulations. Areas for adoption must include a minimum service strip of 600mm, and doors, windows etc must not open over any area to be adopted as public highway. SUDS must be incorporated throughout the development and associated highway.

A legal agreement would be required to secure developer contributions, works in the highway and road adoption.

Archaeology – (contact Richard Oram) the site contains a number of archaeological features as identified through a geophysical survey and trenched evaluation. A programme of archaeological investigation will be required ahead of any development on the site. This can be secured through a suitable worded condition.

Education – (contact Diane Cameron)

Primary – Bishop Loveday CE (VA) Primary School is 2 form entry and expected to be full on current trends. Housing here would push more children into schools in Banbury town – expansion of these would need to be taken into account. Pressure on this school may be reduced once the new primary school in Longford Park opens in 2016.

Banbury primary schools have experienced rapid growth in demand for places in recent years, so that overall, although there are still spare places in the older years groups, the younger year groups are full. AS the larger cohorts move through the school, all previously spare will be filled.

In order to accommodate growth from existing population, there are a number of school expansions underway. Further expansions are also planned in order to allow for the growth expected from the smaller housing developments indicated in Cherwell's emerging Local Plan and Banbury master plan. Larger housing developments are expected to include new primary schools. All housing development in Banbury is therefore expected to contribute towards a strategic programme of primary school capacity expansion in the town, as this is directly related to housing growth and necessary to make housing growth acceptable in planning terms.

Secondary – Banbury secondary schools currently have spare capacity, but primary numbers have risen rapidly in recent years, and this increase in population is expected to require increases in secondary school admission numbers from 2016, excluding the impact of housing. The level of planned housing currently proposed indicates that a new secondary education establishment will be required in the longer term. The Banbury secondary schools are all their own admissions authorities, and discussions are underway with them to identify a strategy to expand secondary school capacity both for the existing rise in school population, and to meet the needs of housing proposals.

Special – across Oxfordshire, 1.11% of pupils are taught in special schools. All housing developments are expected to contribute proportionately to the expansion of special school capacity.

Property – (contact Oliver Spratley) detailed comments are not possible as we do not know the housing mix or when the development is likely to take place. If the proposal as to take place, the county Council would expect that any additional strain on its existing community infrastructure would be mitigated. The County Council may require contributions towards Library; Strategic Waste and Recycling; Museum Resource Centre; Social and Health Care and Adult Learning. Other service areas may be included in the future.

The county Council as Fire Authority has a duty to ensure that an adequate supply of water is available for fire-fighting purposes. There will probably be a requirement to affix fire hydrants within the development site. Exact numbers and locations cannot be given until detailed consultation plans are provided showing highway, water main layout and size. This is usually dealt with by condition.

Legal fees and monitoring fees would also be required as part of any legal agreement.

Flood Risk: No

EIA Screening Opinion Required? YES 13/00059/SO issued

Committee or Delegated Matter?

This proposal is a major application and will therefore be determined by Planning Committee

Relevant Planning History: In 2005 an outline application was submitted for residential development (05/02180/OUT refers). This was refused and a subsequent appeal was withdrawn.

In 2012 outline planning consent was granted on appeal for residential development on the adjacent part of the field (11/00617/OUT refers). Reserved matters consent has been subsequently granted but development on site has not yet begun.

Policy:

Adopted Cherwell Local Plan 1996 – saved policies relevant to this proposal are:-

Policy H13: Category 1 settlements

This policy allows infilling and minor development within the built up area of these villages of which Bodicote is one.

Policy H18: New dwellings in the countryside

This policy sets out the criteria for allowing new dwellings in the countryside. It is intended to ensure that the countryside is protected from sporadic development.

Policy R12: Provision of Open Space

This policy requires the provision of public open space, including play areas

Policy C7: Harm to the topography and character of landscape

In preparing any detailed proposals, consideration should be given as to whether development would cause demonstrable harm to the topography and character of the landscape.

Policy C8 Sporadic development in the open countryside

This policy applies to all new development proposals beyond the built up limits of settlements. The council will resist such pressures and will where practicable direct development to suitable sites in Banbury and Bicester

Policy C9: Development beyond the existing and planned limits of the towns of Banbury and Bicester

This policy aims to limit the level of development elsewhere in order to protect the environment, character and agricultural resources of the rural areas.

Policy C13: Areas of High Landscape Value

Careful control of the scale and type of development will be required to protect the character of the Areas of High Landscape Value, and particular attention will need to be paid to siting and design

Policy C27: Development proposals are expected to respect their historic development pattern

Settlement pattern is important to the character of a village

Policy C28: Design

This policy seeks to ensure that new development is sympathetic to its context

Policy C30: Design

This policy seeks to ensure that all new development is compatible with existing

dwellings in the vicinity

National Planning Policy Framework 2012

National Planning Policy Guidance 2014

Non-statutory Cherwell local Plan 2011 remains relevant although some strategic policies have in effect been superseded by the Submission Local Plan.

Submission Local Plan 2006-2031

A new Local Plan was submitted to the Secretary of State on 31st January 2014 for Examination. There are outstanding objections to some policies which have yet to be resolved. The main policies relevant to this proposal are:

Policy Villages 1: Village Categorisation, Bodicote is identified as a Category A Village which allows minor development, infilling and conversions. In assessing whether proposals constitute minor development, regard will be given to the size of the village and the site's context within the existing built environment

Policy Villages 2: Distributing growth across the rural areas has placed Bodicote in the third group with 16 other villages. For this group there is a housing allocation of 96 homes between 2912 and 2031, however, not all villages will necessarily accommodate a site. The precise number of homes to be allocated to an individual village will be set out in the Neighbourhoods Development Plan Document which will be prepared once the Local Plan is adopted. Recently there have been a number of planning permissions approved or allowed on appeal which have utilised an apportionment for this group of villages. Paragraph C.235 explains that in the future allocation of sites, consideration will be given to the approval of schemes and level of building that has already taken place in each village to avoid over development

Policy Villages 4: Meeting the need for open space, sport and recreation addresses the shortfall of open space provision within the District and identifies Bodicote as one of the priority areas.

Policy BSC3: Affordable housing, sets out the requirements for the provision of affordable housing. IN rural settlements such as Bodicote, all proposed developments that include 3 or more dwellings, or which would be provided on sites suitable for more than 3 dwellings, will be expected to provide at least 35% of new housing to affordable homes on site.

Policy BSC4: Housing Mix, expects new residential development to provide a mix of homes to meet current and future requirements

Policy BSC10: open Space, outdoor sport and recreation provision, new development will be expected to contribute to this provision

Policy BSC11: Local standards of provision of outdoor recreation weeks to ensure adequate provision to meet the needs of the development

Policy ESD3: Sustainable construction, all new homes will be expected to achieve at least Code Level 4.

Policy ESD7: SuDS, all new development will be required to use sustainable drainage systems for the management of surface water run-off

Policy ESD10: Protection and enhancement of biodiversity and the natural environment

Policy ESD13: Local Landscape Protection and Enhancement

Policy ESD16: the character of the Built and Historic Environment sets out the requirements to ensure that new development seeks to conserve the historic environment and secure high quality urban design in ensuring that Cherwell is an attractive place to live and work.

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

- The site lies within an area designated locally as being of High Landscape Value
- Physical site constraints – topography, watercourses, hedges, highways, rights of way and the site is a minor aquifer
- Archaeological assets - The site lies within an area of archaeological interest. An assessment of the significance of the heritage asset and the potential effect of the development upon it should be submitted with the application. Contact should be made with the County Archaeologist on 01865 328944 or by writing to Richard.Oram@oxfordshire.gov.uk or Historic and Natural Environment Team, Infrastructure Planning, Speedwell House, Speedwell Street, Oxford, OX1 1NE.
- You may need to consider the effect on protected species when developing your proposals. Further information may need to accompany your application including a phase 1 survey to identify habitats present and features likely to be used by protected species and any further detailed survey reports for any individual protected species should these be necessary. In order to assist you in this you should refer to the Standing Advice prepared by Natural England (link below). This 'standing advice' will help in assessing if there is a reasonable likelihood of protected species being present and if so the relevant survey and mitigation requirements. This advice will be a material consideration in the determination of your application.
<http://www.naturalengland.org.uk/ourwork/planningdevelopment/spatialplanning/standingadvice/advice.aspx>

The constraints have identified that there may be Notable / UK BAP Priority and Section 41 Species present; Swifts, Smooth Newt and broadleaf woodland planting.

PROFESSIONAL ASSESSMENT BY CASE OFFICER

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

- Principle of development
- Residential amenity
- Highway safety
- Landscape Impact
- Proposed Layout

Introduction

The site lies at the southern edge of the village of Bodicote and is located adjacent to a proposed new residential development, an existing garden centre and Cotefield

Farm industrial units. It is currently agricultural land and does not constitute part of the built form of the village. There is currently a vehicular access to the main Oxford Road serving the Garden Centre and industrial units and will also serve the new permitted residential development adjacent. The site is enclosed along its southern and western boundaries by a woodland tree belt. This is a Greenfield site and comprises an area of approximately 4ha, according to your submission. The proposal indicates the erection of 95 residential units on the site with approval for the means of access, all other matters would be reserved.

The Principle of Development

The Development Plan for Cherwell comprises the saved policies in the Adopted Cherwell Local Plan 1996. Section 70 of the Town and Country Planning Act 1990 provides that in dealing with applications for planning permission, the Local Planning Authority shall have regard to the provisions of the Development Plan, so far as is material to the application, and to any other material considerations. Section 38 (6) of the planning and Compulsory Purchase Act 2004 requires that if regard is to be had to the development plan for the purpose of determination to be made under the planning acts, the determination must be made in accordance with the development plan unless material planning considerations indicate otherwise.

The site in question is not allocated for development in any adopted or draft plan forming part of the development plan. Bodicote is designated a Category 1 settlement in the Adopted Cherwell Local Plan. Policy H13 of that plan states that new residential development within the village will be restricted to infilling, minor development comprising small groups of dwellings on sites within the built up limits of the village, or the conversion of non-residential buildings. The site is not within the built up limits and is therefore in open countryside. Policy H18 of the adopted Cherwell Local Plan restricts new dwellings beyond the built up limits of settlements to those which are essential for agriculture or other existing undertakings or where dwellings meet a specific and identified housing need that cannot be met elsewhere. Policy C8 seeks to prevent sporadic development. These policies are carried through to the non-Statutory Cherwell Local Plan. The adopted Cherwell Local Plan contains no specific allocation for this site and the proposal does not comply with this policy criterion and therefore represents development beyond the existing built up limits of Bodicote and is a departure from the Development Plan.

The NPPF is a material consideration in respect of the consideration of this proposal. It states that 'housing developments should be considered in the context of a presumption in favour of development'. Relevant policies for the supply of housing cannot be considered up to date if the Local Planning Authority cannot demonstrate a five year housing supply of deliverable sites. To achieve sustainable development, the NPPF sets out the economic, social and environmental roles of planning including contributing to strong, healthy and vibrant communities; and contributing to protecting and enhancing our natural, built and historic environment.

The NPPF however does not change the statutory status of the development plan as being the starting point for decision making. Proposed development which conflicts with the development plan should be refused unless other material considerations indicate otherwise.

Such material policy considerations include those in the Submission Local Plan. Policy Villages 1 identifies Bodicote as a Category A settlement which remains similar to the adopted policy H13. Categorising villages ensures that the most sustainable distribution of growth in rural areas is directed to those that are the most sustainable. Policy Villages 2 seeks to distribute growth across the rural areas. Not

all villages will necessarily accommodate development sites and the precise number of homes allocated to an individual village will be set out in the Local Neighbourhoods Development Plan Document in the light of evidence such as the SHLAA.

The SLAA October 2013 identifies this site as a rejected site stating that at the present time, development of this site would potentially and inappropriately leave new housing separated from the main built up area of Bodicote and that the site is not currently suitable. The SHLAA is currently under review.

ON 28 May, 2014, the Council published a Housing Land Supply Update which showed there was a five year housing land supply, based on the Submission Local Plan requirement of 670 homes per annum from 2006 to 2031.

The examination of the Local Plan began on 3 June 2014. On that day, and the following day, 4 June 2014, the Local Plan's housing requirements were discussed in the context of the Oxfordshire Strategic Housing Market Assessment (SHMA) 2014, published on 16 April 2014 (after the submission of the Local Plan in January 2014).

The SHMA 2014 was commissioned by West Oxfordshire District Council, Oxford City Council, South Oxfordshire District Council, Vale of White Horse District Council and Cherwell District Council and provides an objective assessment of housing need. It concludes that Cherwell has a need for between 1,090 and 10190 dwellings per annum. 1,140 dwellings per annum is identified as the mid-point figure within that range.

The Planning Inspector appointed to examine the Local Plan made clear his view that the SHMA document provided an objective assessment of housing need in accordance with the NPPF and suspended examination to provide the opportunity for the Council to propose 'Main Modifications' to the plan in the light of the higher level of need identified. The 1,140 per annum SHMA figure represents an objective assessment of need (not itself the housing requirement for Cherwell) and will need to be tested having regard to the constraints and the process of Strategic Environmental Assessment/Sustainability Appraisal. However, the existing 670 dwellings per annum housing requirement of the Submission Local Plan (January 2014) should no longer be relied upon for the purpose of calculating the five year housing land supply. Until 'Main Modifications' are submitted to the Secretary of State for Communities and Local Government, the objectively assessed need figure of 1,140 homes per annum from the SHMA is considered to be the most robust and defensible basis for calculating the five year housing land supply.

A further Housing Land Supply Update (June 2014) has been approved by the Lead Member for Planning. It shows that the District now has a 3.4 year housing land supply which includes an additional 20% requirement as required by the NPPF where there has been persistent under-delivery. It also seeks to ensure that any shortfall in delivery is made up within the five year period.

Given the out of date adopted planning policies and the limited weight that can be afforded to the emerging housing policies contained within the local plan and that the Council cannot demonstrate a five year housing land supply, Paragraphs 14 and 49 of the Framework are consequently engaged.

However, notwithstanding the Council's Housing Land Supply position, it should be noted that the NPPF does not indicate that in the absence of a five year land supply that permission for housing should automatically be granted for sites outside of

settlements. There remains a need to undertake a balancing exercise to examine any adverse impacts of a development that would significantly and demonstrably outweigh the benefits.

Visual Amenity and Landscape Impact

The site clearly lies beyond the existing built up limits of Bodicote into agricultural land which is within an area identified locally as being of High Landscape Value (Saved Policy C13 of the adopted Cherwell local Plan). Policies C7 and C8 of the adopted Cherwell Local plan also seek to protect the landscape, preventing sporadic development that would cause harm to the topography and character of the area. Careful control of the scale and type of development is necessary to protect the character of these designated areas. The landscape significance of these areas is carried through in the Submission Local Plan through Policy ESD13 which seeks to conserve and enhance the distinctive and highly valued local character of the entire district. The NPPF also advises that the open countryside should be protected for its own sake.

If an application for planning permission is subsequently submitted it will need to be accompanied by a Landscape and Visual Impact Assessment. Public footpaths pass close to the site and the development will be visible from the adjacent Oxford Road in winter months.

In respect of the appeal on the adjoining land the Inspector concluded that 'the site would be seen in the context of immediately adjacent residential development, the large garden centre buildings and the large business buildings, which due to their design, size and surrounding car and vehicle storage, give a distinct commercial impression. Whilst views of the proposed development would be gained from viewpoint 9, the context would mean that the proposal would not represent an unacceptable intrusion into the open countryside'.

Highway Safety

The comments of the highway authority are given in detail above and must be fully considered in the submission of any subsequent application.

Residential Amenity

The proposal does not appear to have paid full regard to the existing adjacent industrial units and the relationship between the proposed residential and the industrial uses. It is not normally acceptable to have B2 and B8 uses in close proximity to residential units because of the incompatibility between the uses and the potential noise and disturbance created by such uses to the detriment of the residential amenities of the occupiers of the proposed dwellings. The residential properties are indicated very close to the industrial area with no buffer proposed between the two developments.

If an application was to be submitted, it would need to be accompanied by a noise assessment.

Proposed layout

The submitted proposal must be considered under Policy C27 of the adopted Cherwell Local Plan which states that development proposals in villages will be expected to respect their historic settlement pattern. Policies C28 and C30 of that plan go on to state that all new development should be sympathetic to the character of the urban or rural context of the development, development in areas of high landscape value will be required to be of a high standard of design and that new housing development is compatible with the appearance, character, layout, scale and

density of existing dwellings in the vicinity. I have assessed the submitted indicative master plan and consider that a development of this form, pays no regard to the traditional settlement pattern nor the adjacent consented development and would be contrary to the above mentioned policies and therefore the Development Plan.

It is further considered that due to the position of the site and the layout indicated in relation to the village itself that the proposal cannot easily be integrated with the existing village and lacks connectivity, resulting in a development that relates poorly to the remainder of the village. As the development lacks connectivity for pedestrians and cyclists with the remainder of the village and its facilities, it is likely that residents would be more likely to use a car than walk or cycle. Having regard to the above, it is considered that the new residential community proposed would be separated from the remainder of the village and would exist very much as an independent and separate community that cannot be easily integrated.

As discussed in our meeting, the indicative layout is not considered acceptable for a number of reasons:

- No consideration has been given to the consented scheme adjacent. The proposal must consider the approved scheme and create a cohesive development
- The layout must consider further the site's opportunities rather than being designed purely around the constraints.
- The retention of the existing oak tree is welcomed, but it must be given a better setting. The area of open space has evolved as the gap between the Thames Water pipeline and the storm water drain rather than being designed as set piece. The consented development has a central area of open space around which the dwellings are located and this approach should be followed in respect of this scheme.
- The proposed development must front the consented development, not back onto it, with the frontage development served from the existing access road with links through to ensure proper integration and connectivity to the main village centre and its facilities.
- The layout pattern does not pay any regard to the consented scheme. The consented scheme has a sight line towards Bloxham church spire, the layout indicated blocks this line and lacks the continuation of an informal avenue to the sight line.
- The point of access is not considered acceptable. It is not compatible to serve this development through the industrial access, and coming in around an area of open space which is excluded from the application red line site fails to create a strong entry into the development. Further consideration must be given to the consented scheme and combining the point of entry to create a single development rather than two independent developments which bear no relationship to one another.
- There are two public rights of way in close proximity to the site which should be utilised and enhanced as a driving principle of the scheme.
- The proposed framework must consider the cues and street hierarchy on the consented scheme.
- The layout must have regard to the existing woodland planting belt, it is considered that properties are shown too close and rear gardens as shown would be overshadowed.
- In terms of the layout, in order to ensure reasonable living environments and usable garden areas, there must be a minimum of 22m back to back and 14m between rear elevations and a two story side elevation of an adjacent property. The layout does not comply with these requirements.

- The layout indicated provides minimal scope for any significant tree planting within the public domain and within the street scene.

Conclusion

To conclude, I must advise you that I would not be able to support an application in its current form for the reasons specified above. The proposal conflicts with the Development Plan, and notwithstanding the Council's 5 year housing land supply position, it is considered that the development of this site would be poorly integrated with the existing village and is likely to be incompatible with the adjacent industrial uses and therefore would not be sustainable development in accordance with the requirements of the NPPF.

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

Contributions towards the following items are likely to be required:

- Payment of a financial contribution towards off site sports and recreation provision in the locality
- Provision of on-site play facilities and amenity space with commuted sums for their future maintenance
- Payment of a financial contribution towards the provision of refuse/recycling bins for the development of £67.50 per dwelling
- Payment of the Council's Monitoring Costs

In addition, 35% affordable housing will need to be provided on site, if you wish to discuss the mix required, please contact Gary Owens in housing.

- Community facilities
- Public Art

You are advised to read the Council's Supplementary Planning Document for further advice. This is available on the Council's website:

<http://www.cherwell.gov.uk/index.cfm?articleid=3390>

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

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

The following issues may also need to be addressed by the legal agreement.

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

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

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

- Planning statement
- Design and Access Statement
- Flood Risk assessment
- Transport Assessment
- Landscape Impact assessment
- Hard and soft landscaping proposals (to include hedge and shrub planting, sizes, species, positions, area of grass seeded/turfed; trees/hedges to be retained;
- Full tree survey of the site and adjacent land
- Arboricultural Assessment
- Noise assessment
- Drainage details
- Proposed boundary treatments
- Ecological Assessment

Date of Report: 18th August 2014

Case Officer: Linda Griffiths

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.

APPENDIX 3

Copy of Powerpoint Presentation for PC

Email from Parish Council following presentation

Parish Council comments



Residential development at Land South of Bodicote

Barry O'Donnell

RPS

Location plan



Design Rationale

- “ Site contained within strategic landscape buffer
- “ Maintain feature view to Adderbury Church
- “ Maintain countryside view towards Sor Brook and Bloxham
- “ Maintain 3m easement from Thames Water pipe



Current Masterplan

- " 95 units
- " 35% affordable housing provision
- " Mix of 1-bed, 2-bed, 3-bed, 4-bed & 5-beds
- " LEAP, Public Open Space



RPS

Countryside view
towards Bloxham,
as currently seen,
with Oak tree in
centre



RPS



Community benefit for Bodicote

1. New permissive footpath providing new recreational routes around the village edge
2. Improvement of an existing footpath



Next stages

1. Feedback from Parish Council
2. Pre-application submission to Cherwell DC
3. Amendments to the proposal
4. Public consultation
5. Amendments to the proposal
6. Continuation of environmental assessments and surveys
7. Submission of application (Summer 2014)



Comments & Questions?

Barry O'Donnell

From: Valerie Russell <bodicotepc@tiscali.co.uk>
Sent: 04 July 2014 11:46
To: Barry O'Donnell; Rowland Bratt
Subject: Cotefield Phase II - comments from Bodicote PC
Attachments: Phase II, Cotefield - comments.docx

Following your recent presentation to this Council, as requested here are our comments re the above.

Barry - could you check that Rowland receives this e-mail, as I am not sure if I have the right e-mail address.

Regards
Val Russell
Clerk to Bodicote Parish Council

We have the following comments/concerns:-

Surface water drainage . will this go down to the Sor Brook: this could cause problems for the houses down there. Bodicote is built on springs, the water situation is a problem.

Will the main sewer have sufficient capacity? The existing sewer north of the Longford Park development has not been replaced, as it has been to the south; the pipe under the canal is the old one . at least 15 years old and made of the same materials as the one which collapsed.

How will sufficient supplies of drinking water be obtained? Thames Water - in a leaflet introduced by their CEO, Martin Baggs - have stated that there is not enough drinking water, all supplies are already in use.

We are concerned at the effect the additional dwellings will have on highway and pedestrian safety because of the additional traffic generated, both on the Oxford Road itself and in and out of the entrance onto the Oxford Road. People will use their cars to take children to school, to go shopping, to go work, etc. There are lots of access roads along this stretch of the Oxford Road, already bringing more traffic onto the Oxford Road and this development would exacerbate the problem.

We understand there is a current shortage of bricks (8 months delay) . what materials will be used? There is also a shortage of builders. Will this cause the development to drag on, causing more problems and disruption for local residents?

We do not want any more houses, built right up to the Parish line. However, if it is approved, we would have the following requests:-

We would like to see bungalows on this site, as it is in a village location.

If it is intended to provide a new footpath circuit, then it should not compromise the screening value of the perimeter tree belt.

Can we have an offsite contribution for the proposed youth kick about area in the village or will they provide one on this site?

Can the green open space area adjacent to the Oxford Road and main entrance be dedicated as open space for the village? For the rural character of the village it will be important to maintain a green wedge between the Oxford Rd and the built area.

Who will end up maintaining all the open space, play provision and footpath circuit. Will there be adequate commuted sum provision for all of this?

We would like to see better use of the public open spaces so that they join with the phase one development and form a larger, more meaningful area for recreation with a link to/from the heart of the village.

APPENDIX 4

Public Consultation Responses

Public Consultation Display Boards

Public Consultation Questionnaire

Public response comments to public exhibition held 13 August 2014

Blossom Fields - Public Consultation 13/08/14						
Response No.	Q1). Do you have any comments on the draft development proposals and masterplan displayed today?	Q2). Do you consider Blossom Fields to be an appropriate site for housing?	Q3). Are there any specific types of housing you believe are required in Bodicote? For example; family housing, affordable housing, sheltered housing (over 55), etc	Q4). Are there any community facilities or infrastructure improvements in Bodicote that you would like to see the developer make contributions towards, should the proposed housing development come forward?	We welcome any other comments you may have on the proposal	Respondent name and contact details
1	Really pleased with the Blossom Fields development plans and the news that affordable housing is being considered and houses built with this in mind	I think it's a perfect site	Affordable housing	Affordable housing	(blank)	Nina Dillon 2 Dillon Court, Bodicote, OX15 4DA

2	Another bus stop on Oxford Road, near entrance to estate / Cotefield Nurseries	(blank)	(blank)	(blank)	(blank)	
3	Where are any bungalows? There is a shortage in Bodicote & to buy an old one and renovate would cost as much as a new one	No. It is pie in the sky to envisage parents walking children to school, even in good weather. Cars will be used and access to Oxford Road at 8.30am is impossible. Accident waiting to happen south.	Bungalows	Bus stop on Oxford Road needed for A4 service	(blank)	M. Christer mgtchrister@aol.com
4	Good idea	Yes	Affordable housing	Yes	(blank)	Richard Hannah (named signed, so can't be sure)
5	(blank)	(blank)	(blank)	(blank)	bungalows are needed on this estate	B. Hobday 39 Red House Road, Bodicote

Blossom Fields

The site & surroundings



The proposal

Our application will seek outline planning permission for up to 95 new houses, together with formal and informal open space. We are also proposing to extend the existing public footpath network in the area, providing both new and enhanced footpath routes around the southern edge of Bodicote and the Sor Brook valley.

Blossom Fields



Proposed site layout

Blossom Fields



Artist's impression looking across the site, to the south west



Bodicote & surrounding area contextual photographs

Blossom Fields

Community gain:
new & enhanced
public footpath
walking routes



Blossom Fields

The development will be high quality, in terms of its design, layout and the use of materials. The design of housing will match that on the adjacent Banner Homes development, which has recently been approved by Cherwell District Council, and will reflect the local vernacular in terms of the choice of materials and specification of details such as doors and windows.

Ironstone walling and slate roofs will be the principal facing materials, together with a selection of other elevational treatments such as red brick and buff render.

We are working with Cherwell District Council to agree a suitable housing mix, based on the most up-to-date housing needs data for the area.

Of the total houses proposed, 33 homes will be provided as affordable units; the tenure and mix of which will also be agreed with Cherwell District Council. We are also working with Cherwell District Council to prioritise the allocation of affordable housing to people with local connections.

Blossom Fields

Blossom Fields is not covered by any statutory or non-statutory ecological or biodiversity designations.

We have carried out an Ecology Desk Study and Phase I Habitat Survey and also subsequent Bat Surveys. The Phase I Habitat Survey did not record any protected species on the site but recommended carrying out a short programme of Bat Surveys to understand how Blossom Fields might be being used by Bats. It was noted that Bats could be, for example, using the two in-field trees as a foraging resource.

The Bat Surveys found that activity was greatest around a small area of broad-leaved woodland in the eastern corner of the site and around the two in-field trees. Otherwise there was limited bat activity on the site itself. Our ecologists have identified ways in which the site and proposed development can successfully enhance the environment for bats, by retaining key trees and hedgerows and creating new foraging resources, much enhancing the overall value of the site for bats.

Blossom Fields

Blossom Fields is bounded to the south and west by a mature woodland belt, which acts as a robust screening barrier in views of Bodicote from the surrounding countryside. This woodland belt is 12m in height and will help to screen the new housing from views from the surrounding countryside.

We have undertaken a Landscape and Visual Appraisal, carried out by a Landscape Architect, which assesses the proposal from a number of key viewpoints in the local and surrounding areas. The Landscape and Visual Appraisal considers that in landscape and visual terms, the proposal is acceptable. This is because although the character of Blossom Fields would be changed, the effects would be localised and the character of the local area would be maintained.

Blossom Fields

Blossom Fields is situated in an accessible location, within 30 minutes walking and cycling distance of bus stops, Bishop Loveday Primary School and Banbury Academy, Sainsburys Supermarket, Bodicote Stores and Post Office, Horton General Hospital and a range of leisure facilities. The majority of Banbury, including its Town Centre and Rail Station, are within a 25 minute cycle of the site. For a number of trips for everyday needs, residents will have real options other than the private car.

Blossom Fields would be accessed via the existing priority junction, which serves Cotefield Business Park, Cotefield Nursery and the Banner Homes development. This access is a high grade access, capable of accommodating the increased volume of traffic.

Blossom Fields is also well connected to public transport routes, with bus stops along the A4260 Oxford Road (Route Nos. 59/59A, 59B) and Molyneaux Drive (Route No. B2) each within a 5 minute walk of the site and providing regular access to both Banbury and Oxford. Banbury Rail Station is also within 15 minutes cycling distance, and provides regular connections to Birmingham and London.

The development is likely to generate around 450 two-way vehicular movements daily and is predicted to give rise to up to 50 two-way vehicular movements (less than one vehicle every minute) per hour during peak hours. We are working with Oxfordshire County Council to prepare a Transport Assessment, which will assess the impact of the proposal on the local road network and identify any mitigation measures that may be required.

Blossom Fields

We have completed a Flood Risk Assessment which confirms Blossom Fields is at low risk of either fluvial or tidal flooding, and will increase the risk of flooding elsewhere.

The Flood Risk Assessment confirms that the proposal can manage surface water run-off rates for the site, through the use of Sustainable Urban Drainage Systems (SuDS). SuDS are a sequence of surface water management practices which are designed to drain surface water in a sustainable manner. This could include things such as porous ground surfacing materials and soakaways, to reduce the post-development run-off rate.

Blossom Fields

The existing mature Oak tree provides a natural focal point on the site, and will be retained as part of the proposed development as a key landscaping feature. The development will also provide a range of landscaping measures, to include significant new tree planting.

The mature woodland belt that wraps around the majority of the field will also be retained, with the exception of a small section in the southern corner which will be used as an access point for the new footpath routes.

We have undertaken an Arboricultural Survey, to survey the condition of existing trees on the site, and an Arboricultural Impact Assessment, to confirm whether the proposed layout will give rise to any undue pressure to fell any existing trees, post-development.

Land at Blossom Fields: Consultation Response Form

We welcome your comments on the proposed development. Your responses help us to understand your views and opinions and we will take them into consideration as part of the development proposal.

Have Your Say

- 1. Do you have any comments on the draft development proposals and masterplan displayed today?** (Please continue on a blank sheet if necessary)

- 2. Do you consider Blossom Fields to be an appropriate site for housing?**

- 3. Are there any specific types of housing you believe are required in Bodicote? For example; Family housing, Affordable housing, Sheltered housing (over 55), Etc?**

4. Are there any community facilities or infrastructure improvements in Bodicote that you would like to see the developer make contributions towards, should the proposed housing development come forward?

We welcome any other comments you may have on the proposal. (Please continue on a blank sheet if necessary)

Thank you

Thank you for taking the time to respond to this consultation. Please submit your response by one of the following:

- Place it in the consultation response form box here today
- Email to: blossomfields@rpsgroup.com
- Send to: Land at Blossom Fields Consultation, RPS, 20 Western Avenue, Milton Park, Abingdon, Oxfordshire, OX14 4SH.

Please note the deadline for the submission of responses is Friday 22nd August 2014.

Please fill in your name, address and contact details below (include e-mail address if applicable)

Name: ō .

Address: ō .

E-mail address: ō .

We would be grateful if you could please provide at least a postcode so we have an indication of the geographical distribution of comments.

Any responses received will be recorded for the purposes of our consultation report and may be made public as a requirement of the planning process. Individual names and contact details will not be used or passed on to any other party.

APPENDIX 5

Housing Land Supply Update June 2014

Housing Land Supply

CHERWELL DISTRICT COUNCIL HOUSING LAND SUPPLY UPDATE JUNE 2014

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1. Introduction

Cherwell District Council is required by national planning policy to identify a continuous five-year supply of deliverable housing sites. Government requires all Local Planning Authorities to do this and the five-year supply is often material in determining planning applications for new housing.

The requirements for maintaining a five-year supply are contained within the National Planning Policy Framework (NPPF). Further advice is found in national Planning Practice Guidance.

Local Planning Authorities are required to *"...identify and update annually a supply of specific deliverable sites sufficient to provide five years worth of housing against their housing requirements with an additional buffer of 5% (moved forward from later in the plan period) to ensure choice and competition in the market for land. Where there has been a record of persistent under delivery of housing, local planning authorities should increase the buffer to 20% (moved forward from later in the plan period) to provide a realistic prospect of achieving the planned supply and to ensure choice and competition in the market for land"* (NPPF, para' 47).

The NPPF further advises, *"To be considered deliverable, sites should be available now, offer a suitable location for development now, and be achievable with a realistic prospect that housing will be delivered on the site within five years and in particular that development of the site is viable. Sites with planning permission should be considered deliverable until permission expires, unless there is clear evidence that schemes will not be implemented within five years, for example they will not be viable, there is no longer a demand for the type of units or sites have long term phasing plans"* (NPPF, para' 47, footnote 11).

Under the NPPF Local planning authorities may make an allowance for unanticipated 'windfall' sites in the five-year supply, *"...if they have compelling evidence that such sites have consistently become available in the local area and will continue to provide a reliable source of supply..."* (para' 48).

Applications for planning permission for housing are expected to be considered in the context of the presumption in favour of sustainable development. The NPPF states (para' 49), *"Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites"*.

Para 14 of the NPPF states where the development plan is absent, silent or relevant policies are out-of-date, the presumption in favour of sustainable development, means, *"...granting permission unless...any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or...specific policies in [the NPPF] indicate development should be restricted"*.

The purpose of this report is to update the Council's five year housing land supply position which was last published in the 2013 Annual Monitoring Report (AMR) (Jan 2014) and last updated in May 2014. A further update is required because of a significant change in the circumstances of the five-year supply position (see below).

The Council's Lead Member for Planning, on behalf of the Council's Executive, has approved this Housing Land Supply Update (June 2014).

Oxfordshire Strategic Housing Market Assessment 2014

On 3 and 4 June 2014, Hearings were held for the Local Plan Examination at which the Local Plan's housing requirements were discussed in the context of the new Oxfordshire Strategic Housing Market Assessment (SHMA) 2014. The SHMA was published in April 2014 after Submission of the Local Plan in January.

As required by the National Planning Policy Framework (NPPF), the SHMA produces a new objective assessment of housing need. It concluded that Cherwell has a need for 1,140 homes per annum.

The Planning Inspector appointed to Examine the Local Plan has suspended the Examination to provide the opportunity for the Council to propose 'Main Modifications' to the Plan in light of the higher level of need identified in the SHMA. By suspending the Examination, rather than recommending withdrawal of the Plan, the Inspector has reached a view that there are 'reasonable prospects' that the Plan can be modified with a view to meeting the SHMA requirement.

Whilst the SHMA requirement and any additional housing brought into the Local Plan will need to be tested having regard to constraints and the process of Strategic Environmental Assessment / Sustainability Appraisal, it is clear that the existing housing requirement of the Submission Local Plan (January 2014) can no longer be relied upon for the purpose of calculating the five year housing land supply. Until 'Main Modifications' are submitted to the Secretary of State for Communities and Local Government, the objectively assessed need figure from the SHMA is considered to be the most robust and defensible basis for calculating the five year housing land supply.

2. Methodology

This Housing Land Supply Update revisits the supply position as presented in the 2013 AMR. The AMR monitors the deliverability of all sites of 10 or more dwellings on a site by site basis and includes a windfall allowance based on evidence set out in the Council's Strategic Housing Land Availability Assessment (SHLAA, October 2013).

It presents a Housing Delivery Monitor which takes into account housing completions and planning permissions and which identifies all potential deliverable and developable sites. Reviewing the deliverability of sites involves consultation with development management officers, housing officers and developers or their agents.

A comprehensive review was undertaken for the 2013 AMR including liaison with developers and agents. As required by the NPPF, the AMR calculation of the five-year land supply builds in an additional 20% requirement within the five-year period due to past under delivery. It also presents a supply position on the basis of any shortfall in delivery being made up within the next five years rather than being spread-out over the remainder of the Plan period.

This report updates that AMR assessment with new information on completions and permissions and consideration of any significant changes in circumstances. The update brings forward the current five-year period (2014-19) and provides a calculation for the next five-year period (2015-20). A number of sites from the Submission Cherwell Local Plan (January 2014) were included in the AMR's assessment of supply having been previously approved. Remaining Local Plan sites, not previously included in the AMR's Housing Delivery Monitor, are now included in this update either as

deliverable or developable sites. 'Main Modifications' to the Local Plan are now being prepared by the Council and will be consulted upon before Hearings re-commence at the end of 2014.

This update takes into account:

- the SHMA objectively assessed need figure of 1,140 homes per annum
- the 2013 AMR Housing Delivery Monitor as updated May 2014;
- housing completions to 2014
- an additional 20% on top of the 5 year requirement;
- the shortfall against the SHMA need figure for 2011-2014 being met with the next five years;
- planning permissions as at 31 March 2014 including any expiries of planning permission;
- an update of the supply for new deliverable sites (positive or negative) including sites approved or permitted on appeal as at 15 May 2014
- an update of delivery expectations (also having regard to the advice of developers and agents for the 2013 AMR)
- remaining strategic allocations from the Submission Local Plan (January 2014).

The report presents an update of the AMR's Housing Delivery Monitor at Appendix 1 and a revised calculation of the five-year land supply.

3. Conclusions

The main conclusions are:

- there were 410 net additional homes completed in the district during 2013/14.
- since the publication of the 2013 AMR an additional deliverable supply of 775 dwellings has come forward from planning approvals (as at 15 May 2014)
- there have been changes to delivery timescales, e.g. Southam Road, Banbury; the former Highways Depot at Bicester; and Land at Banbury AAT Academy
- planning permission for two sites (of 10 or more dwellings) for 50 homes in total expired in 13/14 (but neither were considered to be deliverable sites in the 2013 AMR);
- the five year supply of deliverable sites for 2014-19 is now 3.4 years (compared to 4.9 in the 2013 AMR). This includes the requirement for an additional 20% buffer and taking into account of the shortfall (2314 homes) within the next five years. The projection for 2015-20 is 3.4 years.

4. Five Year Land Supply Calculation

Table 1: Revised Calculation of housing land supply from deliverable sites (with 20% buffer)

		Five Year Period 2014-19 (current period)	Projected Five Year Period 2015-20 (from 1 April 2015)
a	Housing Target 2011-2031 (SHMA, 2014)	22800	22800
b	Annual Requirement (a/20) (SHMA, 2014)	1140	1140
c	Requirement to date (b*years)	3420	4560
d	Completions	1106	*1946
e	Shortfall at 31/3/14 (c-d)	2314	2614
f	Base Requirement over next 5 years (b x 5)	5700	5700
g	Base Requirement over next 5 years plus 20% (f + 20%)	6840	6840
h	5 Year Requirement plus 20% plus shortfall (g+e)	9154	9454
i	Revised Annual Requirement over next 5 years (h/5)	1830.8	1890.8
j	Deliverable Supply over next 5 Years	6310	6409
k	Total years supply over next 5 years (j/i)	3.4	3.4
l	Shortfall (h – j)	2844	3045

* Including a projection of 840 to roll forward to 2015-20 (see Appendix 1 – deliverable sites)

Appendix 1: Updated Housing Delivery Monitor (May 2014)

HOUSING DELIVERY MONITOR (DECEMBER 2013 & UPDATED 15 MAY 2014)
Replaces Appendix 2 of the 2013 Annual Monitoring Report

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/14 minus units built & recorded at 31/03/14 (net)	Completions 01/04/06 to 31/03/14	Projection 14/15	Projection 15/16	Projection 16/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2006-2031	Details
1 BANBURY																								
Banbury - Completed Identified Sites (10 or more dwellings)																								
61-66 Calthorpe Street	Complete. 06/00221/F	0.04	PDL	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Conversion of upper floors to 14 no. one bed apartments. Complete
Oxford Lodge, 51 Oxford Road	Complete. 00/02253/F	0.08	PDL	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Change of use from house in multiple occupation to 12 flats (net gain 11). Complete.
108 Bretch Hill	Complete. 06/00237/F	0.01	PDL	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Demolition of existing shop and garages. Construction of 10 No. one bedroom flats. Complete.
Spencer House, Britannia Road	Complete. 03/02159/F	0.42	PDL	0	68	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	68	Redevelopment. Complete.
Hanwell Fields	Complete. Urban extension. Committed in the Non-Statutory Local Plan for 900 dwellings.	32.94	G	0	269	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	269	Strategic site. 1016 completions (747 before 1/4/06). Complete.
Land north of Castle Street & east of Southam Road	Complete. Non-statutory allocation. 05/01591/F & 08/00258/F.	1.24	PDL	0	122	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	122	Complete. 05/01591/F for 56 assisted living flats, 30 sheltered flats and 30 affordable housing units (McCarthy and Stone - 116 dwellings net) on northern part of the site. 08/00258/F for the conversion of 19, 21 and 23 Castle Street to form 12 studio apartments (7 net). One unit lost elsewhere (04/00641/F). Lapsed permission (07/00082/F) for 4 one bed flats and 4 two bed flats on adjacent builder's yard within the allocated area.
South of Warwick Road & west of North Bar	Two parts of a non-statutory allocation complete (01/00588/F for 58 homes (before 1/4/06) and 05/01880/F for 12 with care home). Part of the allocation still available (see North Place). Non-statutory allocation for 110 dwellings.	0.82	PDL	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	70 dwellings and a care home complete on two parts of the non-statutory allocation (01/00588/F & 05/01880/F). 58 of these units completed before 1/4/06.
Hanwell Fields Farm	Complete 07/01886/REM, 08/00307/REM, 09/01000/F	0.85	G	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	Former farm buildings and agricultural land remaining from the Hanwell Fields urban extension.
The Autoshop, 38 Middleton Road	Complete. 07/01428/F	0.1	PDL	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Delayed in 2009 but now complete
Former Bridge Motors Site, Causeway	Complete. 06/01332/F. One part of non-statutory allocation for 40 dwellings.	0.19	PDL	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	New permission (06/01332/F) granted in Oct 06 for mixed use development including 24 flats on the former Bridge Motors site. Complete.
Orchard Fields Primary School	Complete. 08/02066/F	1.66	PDL	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	Disused school. Redeveloped by the Oxfordshire Care Partnership for 40 extra care flats & 60 bed care home (08/02066/F).
Former Cattle Market	Complete. Most of the site allocated in the Non-Statutory Local Plan (410 dwellings). 00/01832/F, 01/00210/OUT, 05/00070/REM, 04/02630/REM, 05/00768/REM, 04/02710/REM, 05/01631/REM, 06/02443/REM, 07/02088/F, 08/02180/F.	15.28	PDL	0	435	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	435	Large part of non-statutory local plan allocation. 523 completions recorded (88 before 1/4/06). Other remaining areas to be developed are the Cemex and Grundons sites (elsewhere in the Housing Delivery Monitor).
Land adjoining and to the rear of 286 to 304 Broughton Road	Complete. 05/00173/OUT & 06/00376/REM	0.81	G	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	Complete. 18 detached dwellings (Linden Homes).
Old Stanbridge Hall, Banbury School, Ruskin Road	Complete. Full permission granted on 20/9/10 (10/00907/F).	0.95	Mostly PDL	0	70	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	Conversion and extension of disused school building by Housing 21 to provide 70 extra care dwellings. Complete 22 March 2012.
Former allotment, Miller Road	Complete. Planning permission (10/01053/F) granted for 10 flats on 16/9/10	0.15	G	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Self-build project to develop 10 flats sub-contracted through Sanctuary housing association. Funding secured. Partnership with Southwark Habitat for Humanity and the Council and supported by Oxford and Cherwell Valley College, Oxfordshire County Council and Connexions. Monitored by CDC Housing Services. Complete 28 February 2012.
62 64 and land to the rear of 58, 60 Oxford Road	Complete. Planning permission 07/02377/F for 11 homes (gross) granted on appeal on 1/10/08. Site complete 4th January 2012.	0.41	Greenfield	0	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	9	Development of 11 dwellings (9 net). Sold to Taylor Wimpey in 2010. Complete 4th January 2012.
Dashwood School	Complete. Full planning permission 10/00664/F granted 1 April 2011. Amended by 11/00683/F. Completed October 2012.	0.29	PDL	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	Pupils transferred to new school on the former Cattle Market site. Permission granted for refurbishment of school building and construction of new building to provide 19 affordable dwellings. Conditions discharged. Site completed in October 2012.
1A Banbury - Completed Identified Sites Sub-Totals				0	1171	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1171	
Banbury - Deliverable (Available, Suitable and Achievable) Sites (10 or more dwellings)																								
56-60 Calthorpe St	Granted on appeal on 17 March 2009 - 07/02584/F & APP/C3105/A/08/2087474. Extension of time approved on 2nd July 2013 - 12/00198/F.	0.11	PDL	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Redevelopment of site for retail use on ground floor with 14 residential units on three upper floors. From discussions with Planning Works Ltd, (for Lionsgate Properties) (December 2013) it was advised that the expected site completion should be moved back a year to 2015/16. There are ongoing discussions between the clients and a third party.
Bankside	Permission granted on 30/9/09 for 1070 homes (05/01337/OUT). Separate (but linked) permission for another 22 dwellings (net) (09/00939/F). This has been superseded by 12/00290/F which was approved on 11th December 2012. The total number of dwellings proposed is now 20 (net). An amended application (13/01682/F) was approved subject to legal agreement on 6 February 2014. Reserved Matters for 215 dwellings (13/00822/REM) was approved on 20/09/13 (as part of 05/01337/OUT). Non-statutory allocation for an urban extension.	75.1	G	1082	8	50	120	120	120	120	120	120	120	120	72	0	0	0	0	0	0	0	1090	Permitted urban extension (up to 1070 homes) previously controlled by Hallam Land and Gallaghers. Separate permission for 21 dwellings (20 net) at 33 Oxford Road and land to the rear of nos. 35 - 59 but linked to implementation of the main permission. Design code (including masterplan principles) approved 11/7/12 (10/00294/DISC). Legal agreement varied in Feb 2013. An amended application (13/01682/F) was approved subject to legal agreement on 6th February 2014. Taylor Wimpey, Barratts and Bovis developing the site. A reserved matters application 13/00822/REM was approved in September 2013 for the first 215 dwellings. Development has commenced. 50 dwellings anticipated in the first year and then a steady delivery rate of between 100-150 homes per annum. Delivery from 2014/15 to 2023/24 at a rate of about 120 dpa is considered to be reasonable. Taylor Wimpey advised (December 2013) that the delivery rates for the site should remain unchanged. This has been agreed by Barratt Homes and Bovis Homes.
Neithrop House, 39 Warwick Road	Half implemented. 05/01431/F	0.08	PDL	7	7	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Conversion & extension. Listed building in conservation area. Conversion of building to 7 dwellings completed. Completion of the 7 new build awaited. The owner of the site advises (December 2013) that he will be continuing to market the site over the next couple of years as market conditions improve.

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/14 minus units built & recorded at 31/03/14 (net)	Completions 01/04/06 to 31/03/14	Projection 14/15	Projection 15/16	Projection 16/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2006-2031	Details	
Penrose House, 67 Hightown Road	Planning Permission 04/01395/F for 12 flats expired. Application 10/01877/F for 12 flats due to expire 3/10/14. New application 11/00820/F for 14 flats granted permission on 20th December 2011.	0.16	PDL	26	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Owners of the site, Kingierie Homes, advised in March 2013 that they expected commencement in 13/14. They advised no change to this in Dec 2013 but completion projections have been put back a year in the interest of caution in current market conditions. Whitley Stimpson LLP occupy Penrose House itself and intend to keep the building in office use.
Calthorpe House, 60 Calthorpe Street	Outline permission 09/00038/OUT granted on 22/7/09 & part of land allocated for mixed use development in the non-statutory plan. 12/00555/OUT for 13 dwellings approved 23/04/12. Now a Council led scheme to be delivered by 2015. New application (13/01709/CDC) for 15 dwellings was approved on 25th April 2014.	0.08	PDL	13	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Permission for 13 flats and two retail units. Redevelopment now being led by the Council. CDC Housing confirmed in December 2013 that that funding has been secured from the HCA Affordable Homes Programme which requires delivery by March 2015. Update: New application for 15 dwellings was approved in April 2014.
Land to the rear of Methodist Church, The Fairway	Funding secured and site being acquired. Council led scheme to be delivered by 2015. Application 13/01372/CDC for 11 dwellings was approved subject to legal agreement on 6th February 2014.	0.25	PDL	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Council led scheme. CDC Housing advised (Dec 2013) that funding has been secured from the HCA Affordable Homes Programme which requires delivery by March 2015. Site is expected to be completed by March 2015. Update: Application for 11 dwellings was approved in February 2014.
Orchard Lodge, Warwick Road	Application for change of use from former care home to residential use to provide 16 residential units (13/01879/CDC) was approved on 25th April 2014.	0.33	PDL	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	SHLAA (2013) estimates 16 homes. Now a Council led scheme. CDC Housing confirmed in December 2013 that funding has been secured from the HCA Affordable Homes Programme which requires delivery by 2015. Update: Application for 16 dwellings was approved in April 2014.
Lincoln House, Lincoln Close	Application for change of use from former care home to residential to provide 18 units (13/01880/CDC) was approved subject to legal agreement on 6th February 2014.	0.4	PDL	0	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	County Council property - now vacant. Council led scheme. CDC has agreed acquisition from the County Council. CDC Housing confirmed in December 2013 that funding has been secured from the HCA Affordable Homes Programme which requires delivery by 2015. Update: Application for 18 dwellings was approved in February 2014.
Land south of Hightown Road	Large part of this site is a non-statutory allocation for 10 dwellings. Outline permission (09/01845/OUT) granted permission on 10/3/10 for demolition of 47 Hightown Road and erection of 9 dwellings (8 net). Extension of time approved on 13th March 2013 - 13/00045/OUT Included in the Housing Delivery Monitor as an allocated site. Further application expected in March/April 2014.	0.78	G	8	0	0	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	8	Agents, Tuckley Chester Design, advised (December 2013) that they are preparing a detailed scheme, delayed due to access through bungalow plot and awaiting soil report due to wet ground conditions. Expected timeframe: outline application for extension of time June 2013. Reserved matters September 2013 and marketing end of 2013. Delivery put back a year in the interest of caution in current market conditions.
Junction of Warwick Road & Foundry Street, 92-94 Warwick Road	Planning permission 03/02616/F granted in February 2005. Work started on site.	0.13	PDL	22	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	Planning permission granted for 19 flats and 3 maisonettes. A number of conditions were discharged in 2010 (10/00018/DISC). Others outstanding. Agents (Demarcation) advised (March 13) that site had been sold to a housing association. CDC Housing Services advised that Greensquare intend to implement the approved scheme starting in May 2013 and completing in December 2014. CDC Housing advised (Dec 2013) that substantive work on site will start imminently and is expected to be completed by March 2015.
Land adjoining and north west of 35 Crouch Hill Road	Permission granted on 22/12/10 (10/00388/OUT). Reserved matters application (12/01807/REM) withdrawn. 13/00402/REM for 26 dwellings was approved on 18th June 2013 (after basedate)	0.6	G	26	0	26	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	26	Permission granted on 22/12/10 (10/00388/OUT) site capacity estimated at 25 dwg. Agents (Savills) for the owners of the site (A T Kimberley Holdings) advised 11th March 2013. 13/00402/REM for 26 dwellings was approved on 18th June 2013. The agents advised (Dec 2013) that there is a developer on board and that work will begin in the new year. Update: All 26 completions expected by 2014/15.
Land at Banbury AAT Academy	Application for residential development (13/00265/OUT) was approved on 24th April 2014.	2.03	G	0	0	0	0	0	10	34	0	0	0	0	0	0	0	0	0	0	0	0	0	44	The agents (Framptons) are currently consulting neighbours again on the application. The site needs to be sold to a developer therefore there is no timescale for the proposal to be implemented. Given the lack of certainty the delivery timetable has been pushed back a year (2017-2019). Update: Planning application was approved on 24th April 2014.
Land East of Southam Road	Planning application for 510 homes (13/00159/OUT) was approved on 18th December 2013.	25.61	G	510	0	0	55	100	100	100	155	0	0	0	0	0	0	0	0	0	0	0	0	510	One part of a proposed strategic allocation (East and West of Southam Road). Approved in the context of a (then) under-supply of deliverable sites. The agents (Rapleys) advised (December 2013) that a developer has been identified to develop both East and West of Southam Road site. Expect delivery 2014-2019. Planning permission was granted on 18th December 2013. Update: It was advised by Development Management that the delivery timetable is too optimistic therefore it should be push back a year (2015-2020).
Land West of Southam Road	Planning application for 90 homes (13/00158/OUT) was approved on 18th December 2013.	17.62 (gross)	G	90	0	0	90	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	90	One part of a proposed strategic allocation (East and West of Southam Road). Approved in the context of a (then) under-supply of deliverable sites. The agents (Rapleys) advised (December 2013) that a developer has been identified to develop both East and West of Southam Road site. Expect delivery in 2014/15 in one phase. Planning permission was granted on 18th December 2013. Update: It was advised by Development Management that the delivery timetable is too optimistic therefore it should be push back a year (2015/16).
North of Hanwell Fields	Resolution (13 June 2013) to approve 350 homes (12/01789/OUT) subject to legal agreement. Planning application 14/00066/OUT for an additional 160 dwellings was submitted in January 2014. Pending consideration.	18.75	G	0	0	0	75	100	100	75	50	60	50	0	0	0	0	0	0	0	0	0	0	510	Large part of a proposed strategic allocation for 500 homes. Approved in the context of a (then) under-supply of deliverable sites. Developers (Persimmon Homes Midlands) advised (December 2013) that a Reserved Matters application will be submitted in June 2014 with start on site by the end of 2014. Delivery programme as follows: 75 in 2015/16, 100 in 2016/17, 100 in 2017/18 and 75 in 2018/19. Update: An application for an additional 160 dwellings was submitted in January 2014. Pending consideration. This application is for the remaining part of a wider strategic allocation in the Submission Local Plan.
West of Bretch Hill	Resolution (11 July 2013) to approve 400 homes (13/00444/OUT) subject to legal agreement.	27.03	G	0	0	0	50	100	100	100	50	0	0	0	0	0	0	0	0	0	0	0	0	400	Bloor Homes. Proposed strategic allocation. Approved in the context of a (then) under supply of deliverable sites. Delivery programme provided by the developer. Completion by 19/20. Agents (Boyer Planning) advised (December 2013) that the Section 106 is expected to be completed by end of 2013 and a Reserved Matters application in the 1st quarter of 2014. Delivery rate to remain unchanged.
42 South Bar Street	Permission 07/01457/F for 13 flats expired. Permission 10/01465/F for 9 flats. Application 11/00974/F for 13 granted permission on 10 November 2011 (expires 10.11.2014).	0.04	PDL	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	Agents (Clefford Essex Associates) advised (December 2013) that there has been progress in bringing the site forward for development. The site is expected to be completed by March 2015. Now considered to be deliverable.

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/14 minus units built & recorded at 31/03/14 (net)	Completions 01/04/06 to 31/03/14	Projection 14/15	Projection 15/16	Projection 16/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2006-2031	Details	
South of Salt Way, Crouch Farm, Bloxham Road, Banbury	Outline application 12/00080/OUT for 145 dwellings was refused in December 2012, called in by the Secretary of State and was allowed on appeal on 23rd September 2013.	5.93	G	145	0	0	40	55	50	0	0	0	0	0	0	0	0	0	0	0	0	0	145	Permitted on appeal in the context of a (then) 5 year land supply shortfall. Agents (Savills) advised (December 2013) that Barwood intend to complete a sale by 1st April 2014. If this is not done so by then they will pursue Reserved Matters themselves. The Planning Statement suggests that the site has advantages such as: it is easy to commence given the limited level of new infrastructure that is required to service the development; the length of the build period is relatively short (approximately 18 month build and up to two years sale); and the site is not reliant on any land assembly or complex access issues. Based on this, the projected completions are as follows: site to be sold by 1st April 2014, Reserved Matters application in Summer 2014, start on site in 2015 with a 3 year build programme.	
Canalside House, Tramway Road	A Commercial Prior Approval (13/01124/CPA) for change of use from office (B1a) to residential (C3) - Conversion to provide 14 dwellings was accepted on 6th September 2013.	0.15	PDL	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Commercial Prior Approval (13/01124/CPA) was accepted by the Council on 6th September 2013 (Class J of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995). The cut off date to implement the change of use permission is 30th May 2016. Agents (J & M Humphris) advised (December 2013) that the existing tenants are due to vacate August 2014 and the property will be marketed for development.	
Crown House, Christchurch Court	A Commercial Prior Approval (13/01122/CPA) for change of use of the existing Crown House office building into 33 No. Apartments was accepted on 5th September 2013.	0.28	PDL	33	0	0	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	33	Commercial Prior Approval (13/01124/CPA) was accepted by the Council on 6th September 2013 (Class J of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995). The cut off date to implement the change of use permission is 30th May 2016. Update: The site is considered to be deliverable as a decision regarding the compulsory purchase of the site by the Council has been made.	
Crown House, Christchurch Court	A Commercial Prior Approval (13/01123/CPA) for change of use of a section of existing office building into 10 No. Apartments, as part of an overall mix use of conversion of Crown House and part of No. 18 Bridge Street was accepted on 6th September 2013.	0.33	PDL	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Commercial Prior Approval (13/01124/CPA) was accepted by the Council on 6th September 2013. This is Class J of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995. The cut off date to implement the change of use permission is 30th May 2016. Update: The site is considered to be deliverable as a decision regarding the compulsory purchase of the site by the Council has been made.	
Town Centre House, Southam Road	Commercial Prior Approval (13/01829/CPA) for conversion of office building to 31 no. residential apartments was accepted on 21st January 2014.	0.19	PDL	31	0	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	31	Commercial Prior Approval (13/01829/CPA) was accepted on 21st January 2014. Agents (Berry Morris) advised (December 2013) that their client is envisaging that commencement on site would start in late Spring 2014 and the whole project would then take just under 12 months.	
OS Parcel 0063 North East Of Crouch Hill Farm Adjoining Broughton Road, Banbury	Outline application 13/01528/OUT for Residential development including means of access from Broughton Road was approved subject to legal agreement on 6th February 2014.	2.81	G	0	0	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	Approved by Planning Committee in the absence of a 5 year supply of deliverable sites. Update: Outline application 13/01528/OUT for residential development including means of access from Broughton Road was approved subject to legal agreement on 6th February 2014.	
Land Adjoining And West Of Warwick Road, Banbury	Outline application 13/00656/OUT for up to 300 dwellings with access from Warwick Road together with associated open space, allotments and a 500 sq m retail store was allowed on appeal on 3rd March 2014.	12.14	G	300	0	0	50	90	90	70	0	0	0	0	0	0	0	0	0	0	0	0	300	Allowed on appeal in the absence of a 5 year supply of deliverable sites. The agents (Wolf Bond Planning) had prepared a Proof of Evidence relating to town planning matters as part of the appeal. A development timetable for the site was provided as part of the Proof of Evidence which suggest the delivery rates as shown.	
Windfall Allowance (<10 dwellings)				157	267	27	27	27	27	27	27	27	14	14	14	14	14	14	14	14	14	14	596	Projection based on SHLAA (2013). For previously developed sites only and discounted to allow for non-implementation. Expectations lowered for second half of plan period in the interest of caution. Windfall completions on sites less than 10 dwellings are also recorded.	
1B Banbury - Deliverable (Available, Suitable and Achievable) Sites Sub-Totals				2501	282	229	640	599	597	526	402	207	184	134	86	14	14	14	14	14	14	14	3984		
Banbury - Specific, Developable Sites (10 or more dwellings)																								Identified developable sites not yet considered to be deliverable	
North Bar Place	Remaining part of Non-Statutory Allocation (South of Warwick Road & West of North Bar). Planning application (13/01643/F) for a 73 bed care home was approved subject to legal agreement on 6th March 2014.	0.79	PDL	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	Vacant land as well as car servicing, engineering, workshop and public car parking uses to the rear of offices and a restaurant within the site and fronting North Bar Street. Previous uses included car breakage. Past applications include withdrawn schemes for 71 and for 85 flats (04/01660/F & 01/00778/F), a refused scheme for 73 flats (00/01181/F) and an unimplemented office development (98/01858/F & 99/00073/F). Excluding the historic buildings on North Bar Street and important groups of trees, there is approximately 0.5 hectares of developable land. Update: A planning application (13/01643/F) for a 73 bed care home was approved subject to legal agreement on 6th March 2014.
Cemex and Grundons, Merton Street	Remaining part of 'Cattle Market and adjoining land' allocation in the Non-Statutory Local Plan. SHLAA (2013) site BA317	3.1	PDL	0	0	0	50	50	50	0	0	0	0	0	0	0	0	0	0	0	0	0	150	SHLAA (2013) concludes that approximately 150 homes could be accommodated on these sites. Flood Alleviation Scheme (FAS) for the north of Banbury completed in 2012. A replacement waste management site for Grundons has been approved nearby. Cemex advised that its site had been cleared and is surplus to requirements. They intend to make the site available for redevelopment once the Grundons access road (Higham Way) has been adopted. Adoption process is on-going (Dec 13). The site is currently being marketed by Savills. Not deliverable at this time.	
Canalside	Non-statutory allocation for 165 dwellings. Identified in Proposed Submission Local Plan incorporating Proposed Changes (2013). Draft SPD. SHLAA (2013) site BA300	24.5	PDL	0	0	0	0	0	0	0	50	100	100	100	100	100	100	100	100	100	0	0	950	Since 2008, consultants have been working on feasibility and masterplanning for a comprehensive scheme. Early conclusions suggested potential for some 1200 homes. The potential yield in the Housing Delivery Monitor was increased in 2008 to just under 500 homes in view of the consultants' emerging conclusions. Further work was carried out by consultants in producing a draft SPD which included plans for up to 1200 homes pending completion of the Local Plan. The completed Banbury Flood Alleviation Scheme (FAS) helps delivery of the site. The current estimated yield reflects work on the emerging Local Plan in which the site features as a proposed strategic allocation.	
Bankside Phase 2	A strategic allocation in the Submission Local Plan for 400 dwellings.	21.5	G	0	0	0	0	0	0	0	0	0	0	0	0	50	50	75	75	50	50	50	400	Update: A strategic allocation in the Submission Local Plan for 400 dwellings which will continue from Bankside Phase 1. Delivery is expected at the end of the Plan period.	

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/14 minus units built & recorded at 31/03/14 (net)	Completions 01/04/06 to 31/03/14	Projection 14/15	Projection 15/16	Projection 16/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2006-2031	Details
Banbury Fire and Ambulance Stations, Cope Road	Outline consent for 2 detached houses was approved in November 2005 which has since expired. Separate outline application for 2 pairs of semi detached houses was submitted in parallel to the initial application however this was withdrawn. SHLAA (2013) site BA313.	0.3	PDL	0	0	0	0	0	0	12	0	0	0	0	0	0	0	0	0	0	0	0	12	The site was previously given consent for 2 detached houses which has now expired. The site is currently in part use by the Banbury Fire Station. The Ambulance station is now vacant and is being marketed. The 2013 SHLAA considers the site to be developable.
1C Banbury - Specific, Developable Sites Sub-Totals				0	0	0	50	50	50	12	50	100	100	100	100	150	150	175	175	150	50	50	1512	
1A BANBURY - COMPLETED IDENTIFIED SITES				0	1171	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	1171	
1B BANBURY - DELIVERABLE (AVAILABLE, SUITABLE & ACHIEVABLE) SITES				2501	282	229	640	599	597	526	402	207	184	134	86	14	14	14	14	14	14	14	3984	
1C BANBURY - SPECIFIC, DEVELOPABLE SITES				0	0	0	50	50	50	12	50	100	100	100	100	150	150	175	175	150	50	50	1512	
1D BANBURY- HOUSING LAND AVAILABILITY TOTAL (1A-1C)				2501	1453	229	690	649	647	538	452	307	284	234	186	164	164	189	189	164	64	64	6667	
2. BICESTER																								
Bicester Completed Identified Sites (10 or more dwellings)																								
Jubilee Garage (Coach House Mews)	Complete. 03/00469/F	0.55	PDL	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	Complete. 55 Completions (20 since 1/4/06)
Vine Cottages	Complete. 03/00762/F. Previous commitment in non-statutory local plan.	0.33	PDL	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	Complete.
Rose Cottage, London Road	Complete. 05/01147/F.	0.27	PDL	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Complete.
Sunlight Services, Buckingham Road	Complete. Planning Permission 05/01734/F. Subsequently amended by 08/00748/F.	0.42	PDL	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	Mixed use development with 3 No. retail units and 1 No. food supermarket to ground floor and 20 No. flats to first and second floor. Complete
Land & Buildings Adjacent & South of 59 Priory Road	Complete. Planning permission 05/00390/F. Part of the Bicester Town Railway Station non-statutory allocation (elsewhere in the Housing Delivery Monitor)	0.15	PDL	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Part of a site allocated in the Non-Statutory Cherwell Local Plan 2011
4-6 London Road	Complete. 99/00475/F. Commitment in non-statutory local plan.	0.87	PDL	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	Remaining part of a development of sheltered flats and cottages. Complete.
West of Chapel St. & Bryan House	Complete. Planning permission (10/00106/F) for 23 homes (5 net). Similar site to the Non-Statutory allocation for 20 dwellings.	0.5	PDL	0	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	5	Allocated in the Non-Statutory Cherwell Local Plan 2011. Informal development principles produced in December 2008. Permission granted on 11/1/11 (10/00106/F) for the demolition of Bryan House (18 sheltered homes) and for 23 new affordable homes (gross). Constructed as an Eco-Bicester demonstration project by Sanctuary housing association.
Transco Depot, Launton Road	Non-statutory allocation for 25 dwellings. SHLAA (2013) site BI034. Outline Planning Permission 04/02756/OUT expired in May 2009. 12/01216/F approved 5th March 2013 for 23 dwellings. Site completed in 2013/14.	0.4	PDL	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	House builder Taylor Wimpey advised (December 2013) that the site is expected to be completed in 2014. Update: Site completed in 2013/14.
2A Bicester - Completed Identified Sites Sub-Totals				0	129	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	129	
Bicester - Deliverable (Available, Suitable and Achievable) Sites (10 or more dwellings)																								Contributing to the '5 year land supply'
Former Oxfordshire County Council Highways Depot	Non-statutory allocation for 30 dwellings. Outline permission 06/01003/OUT granted for 60 dwellings and a care home. Reserved matter approvals 06/01166/REM & 09/01077/REM. An amended application (09/01076/F) approved extending permission to 7/10/14. An alternative application for 42 dwellings (13/01708/CDC) was approved on 25th April 2014.	0.56	PDL	40	20	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	62	Non-statutory allocation and adjoining land. Development of 40 dwellings, 20 extra care flats for the elderly and a 60 place care home (60 dwellings net). The 20 extra-care units have now been developed by Bedfordshire Pilgrims Housing Association (in 11/12). CDC Housing advised confirmed that the Council has secured funding from HCA Care and Support Fund and that approximately 40 homes should be delivered by 2015. Update: A new application (13/01708/CDC) for 42 affordable homes was approved on 25/04/2014. CDC Housing confirmed (May 2014) that the site will be completed by March 2015.
Kingsmere (South West Bicester) - Phase 1	Under construction. Outline planning permission for an urban extension (1631 homes - 06/00967/OUT (1585) & 11/01052/OUT (46). Non-statutory allocation. Reserved matter approvals on-going. Planning Committee resolution on 11 July 2013 for an additional 100 homes (13/00433/OUT). Application (11/01840/F) for conversion of existing barns to form 7 no. dwellings and construction of 4 no. dwellings was approved on 15th July 2013. This is 11 dwellings in addition to the 1631 dwellings.	82.7	G	1362	280	136	150	150	150	150	150	150	150	100	50	26	0	0	0	0	0	0	1642	Under construction. Countyside Properties joint venture. Permission 06/00967/OUT (27/6/08) for 1585 homes. Design code approved. 46 additional homes permitted on 30/8/11 (11/01052/OUT). Perimeter road completed. Approval for new dwellings on parcels KM1 (94 homes, Taylor Wimpey, 11/00110/REM & 11/00111/REM); KM2 & KM6 (57 & 38 homes, Bovis Homes, 10/01491/REM & 10/01492/REM); for 32 homes on KM8 (David Wilson Homes - 11/01508/REM), for 101 homes on KM12 (11/01926/REM - David Wilson); for a further 21 affordable units on KM21 (12/01388/REM) Strategic landscaping applications approved (11/00325/REM & 11/01925/REM). Reserved matters for 110 units on KM3 (13/00292/REM) approved on 19/6/13 and 141 units on KM7 and KM9 (12/01787/REM) on 24/4/13. Resolution (11/7/13) to grant outline permission for a further 100 dwellings (over the 1631) (13/00433/OUT). Countyside Properties has advised (December 2013) that the rate of delivery has increased in 2013 suggesting an average of around 150 completions per annum. It is expected that this will increase to around 200 per annum from Spring 2014, with 4 developers on site. However, the stated projected delivery of about 150 dpa is retained in the interest of caution in current market conditions. Update: There are now 5 developers on site (Taylor Wimpey, Bovis Homes, David Wilson Homes, Bellway Homes and Persimmon Homes).
SW Bicester Phase 2	A strategic allocation in the Submission Local Plan for 650 dwellings. An Outline application for residential development (700 dwellings) was submitted in June 2013. Pending consideration.	36.88	G	0	0	0	0	0	0	0	0	0	0	50	100	150	150	150	50	0	0	0	650	Update: A strategic allocation in the Submission Local Plan for 650 dwellings. An Outline application for 700 dwellings was submitted in June 2013. Pending consideration. SW Bicester Phase 1 has already received planning permission and is currently under construction.
North-West Bicester Eco-town Exemplar Project	First stage of Council endorsed eco-development. Application (10/01780/HYBRID) approved including 393 homes (July 2012).	22.4	G	393	0	0	94	114	156	29	0	0	0	0	0	0	0	0	0	0	0	0	393	Full approval for 393 residential units, an energy centre (up to 400 square metres) and ancillary development (Approved 10 July 2012). Outline permission for a nursery of up to 350 square metres (use class D2), a community centre of up to 350 square metres (sui generis), 3 retail units of up to 770 square metres (including but not exclusively a convenience store, a post office and a pharmacy (use class A1)), an Eco-Business Centre of up to 1,800 square metres (use class B1), office accommodation of up to 1,100 square metres (use class B1), an Eco-Pub of up to 190 square metres (use class A4), and a primary school site measuring up to 1.34 hectares with access and layout to be determined. Residential developer is A2 Dominion. Site purchase complete. Contractor appointed. Delivery rate reflects occupation projections of A2 Dominion. Update: A Masterplan for the wider North West Bicester site has been prepared and submitted to the Council. A Supplementary Planning Document to be prepared for the overall site. The site was identified in Annex A of the Eco-towns PPS (2009).

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/14 minus units built & recorded at 31/03/14 (net)	Completions 01/04/06 to 31/03/14	Projection 14/15	Projection 15/16	Projection 16/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2006-2031	Details	
NW Bicester Phase 2	A strategic allocation in the Submission Local Plan. The North West Bicester site is allocated for 5000 homes in total with 393 in Phase 1 and at least a further 1400 to be delivered in Phase 2 by 2031 (the Plan does not preclude earlier delivery).	322.6	G	0	0	0	0	0	50	50	110	110	110	110	110	110	110	110	110	110	110	90	1400	Update: A Masterplan for the wider North West Bicester site has been prepared and submitted to the Council. A Supplementary Planning Document to be prepared for the overall site. The site was identified in Annex A of the Eco-towns PPS (2009).	
Land south of Talisman Road, Bicester	Outline application 09/01592/OUT for 140 dwellings granted on appeal (APP/C3105/A/11/2147212) on 18/8/11. Reserved Matters application for 125 dwellings (13/01226/REM) was approved on 13th February 2014.	3.83	G	125	0	20	45	40	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	125	Appeal allowed in the context of a (then) under-supply of deliverable housing land. Also permission for off-site flood mitigation (10/01316/F). Persimmon Homes advised at the public inquiry in July 2011 that it had agreed terms in March 2010 subject to contract to purchase the site from Leda Properties Ltd. Persimmon advised that they expected to change contracts as soon as possible; that the proposed scheme was deliverable and viable to both Persimmon and Leda (including with 40% affordable housing); that they would be in a position to commence the development within 9 months from grant of outline permission; that they anticipated a delivery rate of about 40-50 private and 20-30 affordable dwellings per annum; and, delivery of the entire site within two and a half years of commencement. Update: A Reserved Matter application for 125 dwellings was submitted in August 2013 on behalf of Mulberry Property Developments Ltd which was approved on 13th February 2014.
Land south of Church Lane (Old Place Yard and St Edburgs)	Non-statutory allocation for 15 dwellings. Development Principles June 2007. SHLAA (2013) site BI063. An application for 11 dwellings is expected shortly.	0.63	PDL	0	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Existing library, County Council offices and older person's home (St. Edburg's). A new library may be provided as part of a phase 2 to the town centre redevelopment scheme subject to funding. St. Edburg's now vacant following the transfer of residents to the former Highway Depot development. The County Council's offices are also now empty. Development principles approved in June 2007 would allow for about 30 dwellings in total (as reflected in the SHLAA). Estimated that about 25 homes could be deliverable through the redevelopment of St Edburg's and the County Council's offices although heritage / archaeological constraints will require detailed consideration. CDC has secured funding from the HCA for development of the office and care home parts of the site. It has also reached agreement to acquire the land from the County Council. Update: CDC Housing advised (May 2014) that an application for 11 homes is expected shortly with the site to be completed by March 2016.
Graven Hill, Bicester	Outline application 11/01494/OUT conditionally resolved to be approved on 11th April 2013.	207.23	PDL	0	0	0	0	50	100	100	100	100	150	150	150	150	150	150	150	150	150	100	1900	Redevelopment of MoD site including development of 1900 homes, school, community hall, local shops/facilities, a pub/restaurant/hotel, employment floorspace and ancillary development. 'Linked' application to consolidate MoD logistics at Arncott. The Operational Efficiency Programme (2008) identified the opportunity to rationalise the logistics function at Graven Hill, by withdrawing and redeveloping at 'C Site', Arncott using the value of the surplus land to develop a new logistics hub. Although the applicant's intention to sell the site on, and so the intentions of any future owners with regard to housing delivery are presently unknown, the site is expected to be available for development in 2015 with first completions being possible in 16/17. The resolution to approve (11/01494/OUT) on 11/4/13 includes a requirement that the legal agreement and conditions be referred back to Planning Committee for approval when negotiations are complete. Approval of Section 106 is expected to be considered at Planning Committee early 2014. A Masterplan is currently being prepared for the whole site. Update: The site is in the process of being acquired by the Council.	
Bicester Community Hospital Kings End	Application (12/00809/F) for demolition of existing community hospital and redevelopment of site to provide a new community hospital and 14 residential units was approved on 27th September 2012.	0.79	PDL	14	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Agents (Indigo Planning Ltd) advised (December 2013) that work has started on the new hospital building. Once this has been built, the old building will be demolished for the 14 residential dwellings. It is envisaged that the hospital will take 2 years to complete with another 2 years for the residential. The site is expected to be completed by 2017.
Windfall Allowance (<10 dwellings)				71	94	7	7	7	7	7	7	7	4	4	4	4	4	4	4	4	4	4	4	183	Projection based on SHLAA (2013). For previously developed sites only and discounted to allow for non-implementation. Expectations lowered for second half of plan period in the interest of caution. Windfall completions on sites less than 10 dwellings are also recorded.
2B Bicester - Deliverable (Available, Suitable and Achievable) Sites Sub-Totals				2005	394	205	307	375	483	336	367	367	414	414	414	440	414	414	314	264	264	194	6380		
Bicester - Specific, Developable Sites (10 or more dwellings)																								Identified developable sites not yet considered to be deliverable	
South East Bicester	A strategic allocation in the Submission Local Plan for 400 dwellings. A Scoping Opinion was carried out in 2013.	40	G	0	0	0	0	50	100	100	100	50	0	0	0	0	0	0	0	0	0	0	0	400	Update: A strategic allocation in the Submission Local Plan for 400 dwellings. A Scoping Opinion was carried out in 2013.
Cattle Market	Non-statutory allocation for 40 dwellings. SHLAA (2013) site BI007. In temporary use as a public car park.	0.79	PDL	0	0	0	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	Previously granted outline permission subject to s.106 (01/00073/CDC) but granted temporary change of use to public car park (04/00779/CDC & 09/00828/CDC). The site is required as a public car park during town centre redevelopment. Phase 1 has now been completed. A review of the town's car parking capacity will need to be undertaken before the site is released. No more than 40 dwellings are likely to be provided due to the anticipated need for some informal parking and/or more scope to provide an attractive, open environment (square/open space). Best estimate for delivery 2015-17. Not currently deliverable.
St. Edburg's School	Development principles approved Oct 2008. Outline application withdrawn in 2009 (09/00082/OUT). SHLAA (2013) site BI216	0.7	PDL	0	0	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	14	Declared surplus to educational requirements. A planning application for residential development was submitted in 2009 (09/00082/OUT) but withdrawn to enable landownership issues to be resolved. The Oxford Diocesan Board Of Education advised in March 2013 that it was working on the basis of the school moving sites in September 2014 to South West Bicester (Kingsmere) and for a planning application to be submitted in 2013/14. In December 2013 it was advised that a realistic start date would be Easter 2015. Not currently deliverable.
Bessemers Close / Launton Road	Non-statutory allocation for 70 dwellings.	3.35	PDL	0	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	Existing employment site with a large vacant unit (formerly occupied by the Lear Corporation), a unit occupied by Firstline (to be vacated in Spring 2012), Joblings Garage (car sales and servicing) and storage units to the rear. The Non-Statutory Local Plan seeks a mixed residential and B1 employment development on this site. Although allocated in the Non-Statutory Plan for 70 units a more realistic yield on site would be approximately 30 dwellings allowing for other uses. Best estimate for delivery - 15/16. Not currently deliverable.
2C Bicester - Specific, Developable Sites Sub-Totals				0	0	0	50	84	100	100	100	50	0	0	0	0	0	0	0	0	0	0	0	484	
2A BICESTER - COMPLETED IDENTIFIED SITES				0	129	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	129	
2B BICESTER - DELIVERABLE (AVAILABLE, SUITABLE & ACHIEVABLE) SITES				2005	394	205	307	375	483	336	367	367	414	414	414	440	414	414	314	264	264	194	6380		
2C BICESTER - SPECIFIC, DEVELOPABLE SITES				0	0	0	50	84	100	100	100	50	0	0	0	0	0	0	0	0	0	0	0	484	
2D BICESTER - HOUSING LAND AVAILABILITY TOTALS (2A - 2C)				2005	523	205	357	459	583	436	467	417	414	414	414	440	414	414	314	264	264	194	6993		
3 OTHER AREAS																									

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/14 minus units built & recorded at 31/03/14 (net)	Completions 01/04/06 to 31/03/14	Projection 14/15	Projection 15/16	Projection 16/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2006-2031	Details
Other Areas - Completed Identified Sites (10 or more dwellings)																								
Land off Banbury Road, Ells Lane, Bloxham	Complete. Non-statutory allocation for 10 dwellings. 06/00312/F	1.21	G	0	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	27	Full planning permission for 27 dwellings (06/00312/F). Complete.
Beauchamp Squash Club, Barford Road, Bloxham	Complete. 03/02443/F amended by 05/00859/F	0.34	PDL	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Complete. Demolition of existing building and erection of 14 No. new houses (3 built before 1/4/06)
Fritwell C of E School, Fritwell	Complete. 03/01035/F	0.21	PDL	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Erection of 15 No. 2 bedroom dwellings.
Green Hill House, Oxford Road, Adderbury	Complete. 07/02135/F for 53 dwellings.	1.99	PDL	0	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	53	Complete. Developer was Linden Homes. Site of former care home (Leonard Cheshire) now at Warwick Road, Banbury.
North of Milton Road, Bloxham	Complete. Outline planning permission 05/02103/OUT & reserved matter approval 07/01653/REM. Non-statutory allocation for 40 dwellings.	2.38	G	0	74	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	74	Complete
Land south of Aynho Road, Adderbury	Site complete. Non-statutory allocation for 10 dwellings. Full Planning Permission 06/00017/F	0.76	G	0	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	19	Erection of 13 market dwellings and 6 affordable.
Land adjacent 55 High St, Kidlington	Site Complete. Full Planning Permission 04/02571/F amended by 06/01529/F	0.09	PDL	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Complete.
Oxford Road, Chesterton	Complete. 02/00840/F	1.2	PDL	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	Complete
Former MOD housing estate (land adjoining Laburnum Close), Ambrosden	Part of a larger non-statutory allocation for 50 dwellings. Site complete	0.75	G	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	24	Comprises 3 areas of land: 1) West of Willow Road (1.62 ha) - full permission for 24 dwellings (04/02435/F). Now complete. 2) West of Birch Road (0.74 ha) - only refurbishment of existing dwellings - no additional units. 3) West of Alder Drive & Willow Road (1.04 ha) - unlikely to be developed with further housing.
OS Parcel 1400 East Of Sands Close Adjacent Junction Of Springwell Road And Station Road, Bletchington	Site Complete. Full Planning Permission 06/00977/F	0.64	G	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	2 storey development of 12 no. affordable dwellings
Bowood House Hotel, 238 Oxford Road, Kidlington	Site Complete. Full Planning Permission 06/01187/F	0.29	PDL	0	21	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	21	Demolition of existing hotel buildings and construction of 21 no. flats (one and two bed) with associated access road, parking, amenity space and landscaping. Now complete.
The Manor House, Springhill Road, Begbroke	Site Complete. Full Planning Permission 04/01471/F	0.39	PDL	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	Conversion, alteration and extensions to form 14 flats (13 net)
West of West Hawthorn, Ambrosden	Complete. Non-statutory allocation for 15 dwellings. Outline Planning Permission 05/01007/OUT & reserved matters approval 06/02400/REM	0.81	PDL & G	0	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	Disused MoD garrison social club and adjoining field. Outline planning permission (05/01007/OUT) for 40 units (April 2006). Reserved matter approval (06/02400/REM). Complete.
South of Buchanan Road, Arncott	Complete. One of two sites permitted under 06/01213/OUT & 07/00700/REM. Non-statutory allocation for 15 dwellings.	0.4	G	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Outline permission granted (06/01213/OUT) for south of Buchanan Road (16 homes) & south of Greenfields (25 homes) for 41 dwellings (see below). Reserved matter application 07/00700/REM approved on 15/6/07. Martin Grant Homes
South of Greenfields, Arncott	Complete. One of two sites permitted under 06/01213/OUT & 07/00700/REM. Non-statutory allocation for 15 dwellings.	0.67	G	0	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	25	Outline permission granted (06/01213/OUT) for south of Buchanan Road (16 homes) & south of Greenfields (25 homes) for 41 dwellings (see above). Reserved matter application 07/00700/REM approved on 15/6/07. Martin Grant Homes
Adult Training Centre, Blenheim Road, Kidlington	Complete. Outline Planning Permission 03/00782/OUT. Reserved Matter Approval 07/00645/REM & amended by 08/01761/F	0.86	PDL	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Complete. Amending permission resulted in an additional dwelling
Land north east of Gosford Farm, Blicester Road, Gosford	Complete. 07/01718/F	0.67	G	0	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	36	Complete. McCann Partnership Homes (Agent: David J Stewart Associates)
North of Gossway Fields (formerly Crutchmore Crescent), Kirtlington	Complete. Non-statutory allocation for 15 dwellings. Outline Planning Permission 05/01064/OUT. Reserved matter approval 08/00726/REM amended by 08/00841/REM	0.59	G	0	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	15	Complete. Bloor Homes. 6 four-bed, 5 three-bed and 4 two-bed including 4 affordable units.
18 High Street, Kidlington	Complete. 08/00811/F	0.08	PDL	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Complete. Includes an additional dwelling over a shop.
Land at and including Sherwood Close, Launton	Complete. 01/00260/F	1.94	PDL	0	18	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	18	Complete. 24 in total with 6 before 1/4/06.
Former Little Bourton Service Station (now Pinson Close), Southam Road, Little Bourton	Outline Planning Permission 06/00698/OUT. Alternative reserved matter applications (07/00856/REM (22 dwellings) & 07/01670/REM (20 dwellings)) both allowed on appeal on 1 May 2008. Resolution to approve a further 2 dwellings instead of a shop and flat (10/00002/F). Site completed August 2012.	0.55	PDL	0	23	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	23	Now known as Pinson Close. Developer (Avoncroft Homes). Recorded as complete in 12/13.
South of Milton Road, Bloxham	Full planning permission (09/01811/F) granted on 26 July 2010. Site completed September 2012.	1.9	G	0	61	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	61	61 homes granted permission in the absence of a five year rolling supply in Summer 2010. Conditionally required to implement within 2 years. 39 dwg completed in 2011/12 and remaining 22 completed in 2012/13.
North of Cassington Road (land adjacent to Exeter Farm), Yarnton	Full Planning Permission 08/02541/F for 168 dwellings and 08/02594/F for 63 bed nursing home. Permission granted for 50 extra care homes on 23rd November 2011 (10/01302/F). Subsequent variation of conditions. Non-statutory allocation for 135 dwellings. Site completed 30th September 2013.	5.87	G	0	218	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	218	50 extra care homes remaining to develop. Site completed in September 2013 (i.e. after AMR basedate of 31/3/13)
Land Adjoining Fenway & West Of Shepherd's Hill, Steeple Aston	Planning application (12/01611/F) for 12 dwellings was approved on 24th July 2013.	0.43	G	0	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	12	Update: Planning permission given on 24th July 2013. All units were completed at the end of March 2014.
3A Other Areas - Completed Identified Sites Sub-Totals																								
				0	791	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	791	
Other Areas - Deliverable (Available, Suitable and Achievable) Sites (10 or more dwellings)																								
Contributing to the '5 year land supply'																								
Thornbury House, The Moors, Kidlington	Planning application (13/00395/F) for 54 extra care flats was permitted on 30th August 2013. SHLAA (2013) site KI015.	0.72	PDL	54	0	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	54	Thornbury House children's home has been redeveloped leaving surplus land which is being acquired by a Housing Association to deliver self-contained, affordable, extra housing. Permitted in August 2013. The agents (The Design Partnership) could not provide a precise start date however the site is expected to be completed by March 2015.

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/14 minus units built & recorded at 31/03/14 (net)	Completions 01/04/06 to 31/03/14	Projection 14/15	Projection 15/16	Projection 16/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2006-2031	Details	
Former RAF Upper Heyford	Outline permission 08/00716/OUT granted on appeal on 11 January 2010. Saved policy under the 2016 Structure Plan for 1000 dwellings gross (700 net) & non-statutory Local Plan allocation. Development Brief (SPD) adopted March 2007. Revised outline application 10/01642/OUT permitted on 22nd December 2011. Reserved Matters have been given permission. 13/01394/REM for 30 dwellings was approved on 19th February 2014. 13/01584/REM for 69 dwellings was approved on 19th February 2014. A separate application for additional 60 dwellings (13/01811/OUT) was approved subject to legal agreement on 15th May 2014.	505	PDL	761	0	50	100	100	100	100	100	100	100	71	0	0	0	0	0	0	0	0	0	821	Outline application 08/00716/OUT was granted on appeal on 11th January 2010 for a new settlement of 1075 dwellings, together with associated works and facilities including employment uses, community uses, school, playing fields and other physical and social infrastructure (there are 314 existing homes, leaving a net new build of 761). The site has been acquired by the Dorchester Group. The approved revised application (10/01642/OUT) allows for retention of more of the existing housing. The Dorchester Group has signed up Bovis Homes as a partner housebuilder. Three detailed applications have been made and site preparation has commenced. Once the necessary approvals have been issued, work is scheduled to start on site. Update: An additional 60 units have been approved in May 2014 on a site that was previously identified for a new school.
Oak Farm, Milcombe	Outline permission (10/00967/OUT) granted on 5/4/11 for 29 dwellings. Non-statutory allocation for 15 dwellings. Reserved matters application 12/01095/REM approved on 27th January 2012.	0.93	G	20	9	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	29	Carey Group advise that they intend to start on site 18th April 2013 and anticipate 1 year to complete.	
DJ Stanton (Engineering) Ltd Station Road, Hook Norton	Permission for 37 units (09/01450/F, 11/00585/F & 12/00472/F granted on appeal on 8th March 2013. SHLAA (2013) site HO004	1.88	PDL	37	0	20	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	37	Delta Planning confirm (Dec 2013) that the delivery estimate and a two year build programme is reasonable.	
Land South West of Orchard Close and adjoining Murcott Road, Arncliffe	Outline planning permission granted on 13/7/11 (10/00807/OUT) for 60 dwellings. Reserved matters application (12/00799/REM) for 48 dwellings approved 31st May 2012.	1.7	G	9	39	9	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	48	An application (10/00806/OUT) considered in the (then) absence of a five year rolling supply. Approved 13/07/11. Reserved Matters application (12/00799/REM) for 48 dwg approved 31/05/12. Agents advised (December 2013) that the site is well underway and that the site is expected to be completed by July 2014.	
Former DLO Caversfield	11/00151/F - permitted 16 Dec 11 - change of use and conversion of buildings to form 160 new dwellings, construction of 27 new dwellings, change of use to a shop/cafe, change of use to B8 storage and ancillary development. 11/00805/F - additional 8 dwellings. 12/00764/F - additional 1 dwelling.	9.52	PDL	111	85	40	40	31	0	0	0	0	0	0	0	0	0	0	0	0	0	0	196	Former domestic site within the RAF Bicester conservation area. Change of use and conversion of buildings to form 160 new dwellings, construction of 27 new dwellings, change of use of lodge building (building 19) to a shop/cafe, change of use to B8 storage (building 50 only), two new access to Skimmingdish Lane, car parking, landscaping and ancillary development. An additional 8 dwellings (net) approved separately. Progress on site. 33 complete at March 2013. Developers (City and Country Group) advised (December 2013) that the delivery rate should remain unchanged.	
Yew Tree Farm, Station Road, Launton	Application 11/01907/F for 40 dwellings (including 3 barn conversions) permitted 11th February 2013.	2.58	G	40	0	15	25	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	40	Developer (Vanderbilt Homes) advised (December 2013) that they are currently in the process of discharging the planning conditions. A simple site to be developed with the following delivery programme: 15 dwellings in 2013/14 and 25 dwellings in 2014/15. Update: No new homes were developed when a site visit was carried out in late March 2014 therefore the delivery timetable has been pushed back a year (2014-2016).	
The Green, Chesterton	12/00305/OUT for 44 units village hall/sports pavilion and associated car parking, enlarged playing pitches, new children's play area, access and landscaping granted on appeal on 21st February 2013 (12/00050/REFAPP). Reserved Matters for 44 dwellings (13/01525/REM) was approved on 15th January 2014.	4.75	G	44	0	20	24	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	44	Application 12/00305/OUT for 44 units village hall/sports pavilion and associated car parking, enlarged playing pitches, new children's play area, access and landscaping allowed on appeal (12/00050/REFAPP) on 21 Feb 2013 in the (then) absence of a 5 year land supply. Agent (Carter Jonas) advised (December 2013) that the site has now been sold. Expected start date in Spring/Summer 2014 with a 18 month build programme. Update: Reserved Matters for 44 dwellings (13/01525/REM) was approved on 15th January 2014.	
Land North of Station Road, Bletchington	Application (13/00004/OUT) for 40 market homes plus 18 affordable, school, village hall, shop was approved on 14th May 2014.	3.92	G	0	0	20	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	58	The 'Bletchington Project' aims to deliver significant benefits for the local community. It is being supported by the Duchy of Cornwall. The agents advised (December 2013) that the anticipated start date is January 2014 with a new school and affordable housing being delivered first before the market housing is provided over the following 2 years. Site to be completed by 2015/16.	
Cotefield Farm, Bodicote	Permission granted 26.03.2012 (11/00617/OUT) on appeal (APP/C3105/A/11/2159619). Reserved matters application 12/01802/REM for 82 dwellings was approved on 10th April 2013.	4.1	G	82	0	33	33	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	82	Development approved on appeal in the (then) absence of a 5 year land supply. Banner Homes Midlands Ltd confirms (March 2013) that a Reserved Matters application is to be made soon. A Reserved Matters was approved on 10th April 2013. Banner Homes Midlands Ltd advised (December 2013) that they will need to start on site by April 2014 due to a condition and the site is expected to be completed by April 2016.	
Springfield Farm, Ambrosden	Application for 90 dwellings (13/00344/HYBRID) was approved on 3rd March 2014.	8.19	G	89	0	30	40	19	0	0	0	0	0	0	0	0	0	0	0	0	0	0	89	Approved by Planning Committee in the absence of a 5 year supply of deliverable sites. Archstone Land Ltd & Bloor Homes. Resolution allows for full permission of the 90 dwellings. The agents (Barton Willmore) advised (December 2013) that the developer is keen to get on site with a likely start date of Spring 2014. It is likely to be a 3 year build programme with approximately 30 homes in 2014/15, 40 in 2015/16 and 20 in 2016/17. Update: Application for 90 dwellings (13/00344/HYBRID) was approved on 3rd March 2014.	
Chestnut Close, Launton	Application 13/00186/F for 11 dwellings was approved on 4th September 2013.	0.36	G	11	0	0	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	11	Approved by Planning Committee in the (then) absence of a 5 year supply of deliverable sites. Bayhill Property Developments Ltd. One year permission expected.	
4 The Rookery, Kidlington	Outline permission for 11 dwellings (12/01321/OUT) was approved on 22nd November 2012. Application 13/01947/F for Redevelopment to form 31 retirement living apartments was approved subject to legal agreement on 3rd April 2014.	0.5	G	10	0	0	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	Update: The developers are expected to be on site late 2014 and is expected to complete the site by 2016.	
Land North of The Bourne and adjoining Bourne Lane, Hook Norton	Outline application 11/01755/OUT of up to 70 dwellings was refused in September 2006, called in by the Secretary of State and was allowed on appeal on 23rd September 2013. Reserved Matters application (14/00379/REM) was received on 10th March 2014. Pending consideration.	3.7	G	70	0	25	25	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	70	Outline permission for up to 70 dwellings (11/01755/OUT) was approved at appeal on 23rd September 2013. Taylor Wimpey are the developers who are keen to start on site. Likely to be a 3 year build programme with an average 25-30 per year. Update: A Reserved Matters application has been submitted in March 2014.	

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/14 minus units built & recorded at 31/03/14 (net)	Completions 01/04/06 to 31/03/14	Projection 14/15	Projection 15/16	Projection 16/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2006-2031	Details
Land South of Milton Road, Bloxham	Outline application 12/01139/OUT of up to 85 dwellings was undetermined, called in by the Secretary of State and allowed on appeal on 23rd September 2013.	5.4	G	85	0	0	40	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0	85	Agents (Framptons) advised (December 2013) that the site will be marketed from the commencement of the New Year. It is envisaged that the sale is to be completed by March 2014. Expected commencement on site by October 2014 and there is a 2 year delivery of new homes. The site has no complex infrastructure requirements and is situated in a strong market location.
Land adjoining and South of St Christopher Lodge, Barford Road, Bloxham	Outline application 12/00926/OUT for 75 dwellings was refused in December 2012, called in by the Secretary of State and was allowed on appeal on 23rd September 2013. Reserved Matters application (14/00761/REM) was received on 12th May 2014. Pending consideration.	2.65	G	75	0	0	40	35	0	0	0	0	0	0	0	0	0	0	0	0	0	0	75	Applicants (Gladman Developments) advised (December 2013) that a Reserved Matters application is expected in Spring 2014 and developers will start on site in Autumn 2014. The site to be completed by mid 2016. Update: A Reserved Matters application has been submitted in May 2014.
Land at Station Road, Enslow	Outline application 12/00643/OUT for 10 dwellings was refused in 17th August 2012 and was allowed on appeal on 18th September 2013.	0.58	G	10	0	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0	10	Application was recently allowed on appeal on 23rd September 2013. Agents (Kemp & Kemp) advised (December 2013) that the site is currently on the market.
Land North of Gaveston Gardens, Deddington	Granted permission on appeal on 18th December 2013 for 85 homes (13/00301/OUT)	3.79	G	85	0	0	25	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	85	Granted on appeal (APP/C3105/A/13/2201339) in the absence of a 5 year land supply. Conditions require Reserved Matter application within a year and implementation within a year of approval of the last of those matters.
1-20 Lakesmere Close Kidlington	A Commercial Prior Approval (13/00948/CPA) for conversion from 20 office units to provide 18 dwellings and 4 apartments was accepted on 19th August 2013.	0.32	PDL	22	0	0	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	22	Commercial Prior Approval (13/00948/CPA) was accepted by the Council on 19th August 2013 (Class J of Part 3 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995). The cut off date to implement the change of use permission is 30th May 2016.
The Tally Ho Inn, 45 Ploughley Road, Arncott	Outline application 13/01576/OUT for conversion of 3 No bedroom blocks to form 17 one bedroom retirement dwellings was approved subject to legal agreement on 9th January 2014.	0.39	PDL	0	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	17	Update: Legal agreement currently being finalised. A viability exercise is likely to be undertaken by the applicants following completion of the legal agreement, with a view to amend the affordable housing clause. This may delay the submission of a Reserved Matters application which is reflected in the projected completions.
OS Parcel 4100 Adjoining and South of Milton Road, Adderbury	Application 13/00456/OUT for erection of 65 dwellings with associated access, open space and structural landscaping was allowed on appeal on 23rd January 2014.	4.8	G	65	0	0	20	25	20	0	0	0	0	0	0	0	0	0	0	0	0	0	65	Update: Allowed on appeal in the absence of a 5 year supply of deliverable sites.
OS Parcel 8300 East Of Deene Close, Aynho Road, Adderbury	Application 13/01788/F for demolition of existing agricultural building and development of 59 dwellings was approved subject to legal agreement on 6th March 2014.	3.14	G	0	0	0	15	25	19	0	0	0	0	0	0	0	0	0	0	0	0	0	59	Update: Approved by Planning Committee in the absence of a 5 year supply of deliverable sites.
Land North Of Oak View, Weston On The Green	Outline application 13/01796/OUT for residential development of up to 20 dwellings was approved subject to legal agreement on 6th March 2014.	0.89	G	0	0	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	20	Update: Approved by Planning Committee in the absence of a 5 year supply of deliverable sites. A Reserved Matters application is expected in 2014.
Land to the south west of Tadmarton Road, Bloxham	Outline application 13/00496/OUT for erection of up to 60 dwellings was allowed on appeal on 27th March 2014. A Reserved Matters application is expected in 2014.	6.23	G	60	0	0	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60	Update: Allowed on appeal in the absence of a 5 year supply of deliverable sites. Conditions attached to the appeal decision - A Reserved Matters is expected within a year of the appeal decision and commencement to start within a year of the Reserved Matters decision.
Ambrosden Court, Merton Road, Ambrosden	Outline application 13/00621/OUT for demolition of Ambrosden Court and erection of 45 No residential units was allowed on appeal on 2nd April 2014.	1.62	PDL	0	0	0	0	24	20	0	0	0	0	0	0	0	0	0	0	0	0	0	44	Update: Allowed on appeal in the absence of a 5 year supply of deliverable sites. Conditions attached to the appeal decision - A Reserved Matters is expected within a year of the appeal decision and commencement to start within a year of the Reserved Matters decision.
81 - 89 Cassington Road, Yarnton	Outline application 13/00330/OUT for erection of 16 dwellings and new access road was approved subject to legal agreement on 6th March 2014.	0.9	PDL	0	0	0	0	16	0	0	0	0	0	0	0	0	0	0	0	0	0	0	16	Update: Approved by Planning Committee in the absence of a 5 year supply of deliverable sites.
Windfall Allowance (<10 dwellings)				276	748	70	70	70	70	70	70	70	35	35	35	35	35	35	35	35	35	35	1588	Projection based on SHLAA (2013). For previously developed sites only and discounted to allow for non-implementation. Expectations lowered for second half of plan period in the interest of caution. Windfall completions on sites less than 10 dwellings are also recorded.
3B Other Areas - Deliverable (Available, Suitable and Achievable) Sites Sub-Totals				2016	881	406	645	516	276	170	170	170	135	106	35	35	35	35	35	35	35	35	3755	
Other Areas - Specific, Developable Sites (10 or more dwellings)																								Identified developable sites not yet considered to be deliverable
Builder's Yard, The Moors, Kidlington	SHLAA (2013) site KI082	0.31	PDL	0	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	13	SHLAA site. PDL. The 2013 SHLAA has considered the site to be developable.
Land at Arncott Hill Farm, Buchanan Road, Arncott	Outline planning permission granted on 13/7/11 (10/00806/OUT) for 17 dwellings. Reserved Matters application (12/01003/REM) permitted on 18/10/12. Planning permission lapsed on 18th October 2013 due to a condition attached to the Reserved Matters.	0.58	G	0	0	0	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	17	An application considered in the absence of a five year rolling supply in Summer 2010. Agents (Pegasus Planning) advised (29 July 2010) that terms had been agreed with Bellway Homes (confirmed separately by Bellway), that Bellway's intention was to proceed immediately with a reserved matter application following the grant of outline permission, that development should commence within 8 months of outline permission, and that Bellway has undertaken all necessary investigations to confirm that the submitted scheme is viable. Reserved matter application conditionally required to be made within one year of permission. Implementation also required within one year of reserved matter approval. Pegasus advised the site was being marketed by Berry Morris on behalf of the landowner. A Reserved Matter application (12/01003/REM) was approved on 18/10/12. Implementation was required within a year of the decision (18 Oct 2012). Planning permission lapsed on 18th October 2013 due to a condition attached to the Reserved Matters. Taken out of the 5 year housing land supply. Update: This is a potential site if needed to address any identified shortfall in the Council's housing supply.
3C Other Areas - Specific, Developable Sites Sub-Totals				0	0	13	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	
3A OTHER AREAS - COMPLETED IDENTIFIED SITES				0	791	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	791	
3B OTHER AREAS - DELIVERABLE (AVAILABLE, SUITABLE & ACHIEVABLE) SITES				2016	881	406	645	516	276	170	170	170	135	106	35	35	35	35	35	35	35	35	3755	
3C OTHER AREAS - SPECIFIC, DEVELOPABLE SITES				0	0	13	0	17	0	0	0	0	0	0	0	0	0	0	0	0	0	0	30	
3D OTHER AREAS - HOUSING LAND AVAILABILITY TOTALS (3A - 3C)				2016	1672	419	645	533	276	170	170	170	135	106	35	35	35	35	35	35	35	35	4576	
4. DISTRICT TOTALS																								
4A DISTRICT - COMPLETED IDENTIFIED SITES (1A + 2A + 3A)				0	2091	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	2091	

Sites	Status	Site Area	Greenfield (G) or Previously Developed Land (PDL)	Planning Permissions at 31/3/14 minus units built & recorded at 31/03/14 (net)	Completions 01/04/06 to 31/03/14	Projection 14/15	Projection 15/16	Projection 16/17	Projection 17/18	Projection 18/19	Projection 19/20	Projection 20/21	Projection 21/22	Projection 22/23	Projection 23/24	Projection 24/25	Projection 25/26	Projection 26/27	Projection 27/28	Projection 28/29	Projection 29/30	Projection 30/31	Total Completions and Projected Completions 2006-2031	Details
4B DISTRICT - DELIVERABLE (AVAILABLE, SUITABLE AND ACHIEVABLE) SITES (YEARS 1-5) (1B + 2B + 3B)				6522	1557	840	1592	1490	1356	1032	939	744	733	654	535	489	463	463	363	313	313	243	14119	
4C DISTRICT - SPECIFIC, DEVELOPABLE SITES (YEARS 6-15) (1C + 2C + 3C)				0	0	13	100	151	150	112	150	150	100	100	100	150	150	175	175	150	50	50	2026	
4D DISTRICT - HOUSING LAND AVAILABILITY TOTALS (4A +4B + 4C)				6522	3648	853	1692	1641	1506	1144	1089	894	833	754	635	639	613	638	538	463	363	293	18236	

Notes
Permissions exclude 16 pitches for a Gypsy and Traveller Site shown separately in the AMR

APPENDIX 6 6

Appeal Decision 1100617OUT



Appeal Decision

Inquiry held on 28 and 29 February 2012

Site visit made on 29 February 2012

by Tim Wood BA(Hons) BTP MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 26 March 2012

Appeal Ref: APP/C3105/A/11/2159619

Land at Cotefield Farm, Oxford Road, Bodicote, Oxfordshire

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Banner Homes Ltd against the decision of Cherwell District Council.
 - The application Ref 11/00617/OUT, dated 11 April 2011, was refused by notice dated 12 August 2011.
 - The proposal is for residential development of 82 dwellings.
-

Decision

1. The appeal is allowed and planning permission is granted for residential development of 82 dwellings at Land at Cotefield Farm, Oxford Road, Bodicote, Oxfordshire in accordance with the terms of the application, Ref 11/00617/OUT], dated 11 April 2011, subject to the conditions set out in schedule 1 of this decision.

Preliminary Matters

2. The terms of the application were amended during its consideration by the Council: the number of dwellings proposed was increased from 80 to 82 and the matters reserved for subsequent approval were corrected such that the application was in outline form with only the means of access to be considered at this stage.
3. A completed S106 Agreement was submitted at the Inquiry which overcomes the Council's second reason for refusal relating to the effects on local infrastructure and services.

Main Issues

4. Taking account of the above, the main issues in this appeal are as follows;
 - Whether development outside the built up area is justified by a need for more housing in the area
 - If so, whether the appeal site is suitable.

Reasons

Whether development outside the built up area is justified by a need for more housing in the area

5. The appeal site forms part of an agricultural field which is located adjacent to the south eastern edge of the village of Bodicote, outside its built up area. Planning Policy Statement 3 (2010) '*Housing*' (PPS3) states that Local Planning Authorities should identify sufficient specific deliverable sites to deliver housing for 5 years. The requirements for the District are set out in the South East Plan (SEP), which states that for the period 2006-2026 a figure of 13,400 houses are required, or 670 per year. The Council's most recent Annual Monitoring Report (December 2011) (AMR) shows that the District has a 2.8 years housing land supply for 2011-2016 and a 2.9 years supply for 2012-2017. The AMR also presents a figure for that part of the District which contains the appeal site as 1.7 years for both 5 year periods.
6. The Cherwell Local Plan (LP) was adopted in 1996 and had an end date of 2001. Policy H13 of the LP states that, in Bodicote and a number of other villages, residential development will be restricted to infilling, minor development of small groups within the built up area and conversions. It is readily accepted that the proposal does not accord with this policy. Policy H18 of the LP seeks to ensure that dwellings beyond the built up areas will only be for agricultural or other existing undertakings. None of these categories apply to the proposal, which is therefore contrary to this policy. However, it is an important consideration that these policies were formulated some considerable time before the SEP, in the context of a now out of date Structure Plan, and can not be expected to provide for an up to date housing provision.
7. The Non-Statutory Cherwell Local Plan (NSCLP) was intended to replace the LP with a plan running until 2011, but was not adopted, but has been approved by the Council for use as interim planning policy. It also pre-dates the SEP and for these reasons I attach limited weight to it in consideration of the appeal.
8. In recognition of the Council's inability to demonstrate a 5 year housing land supply approval was given by the Council's Executive to a Housing Land Supply Position Statement (HLSPS) on 6 February 2012. It is intended that the HLSPS is used until the adoption of the Core Strategy or when the Council can demonstrate a 5 year supply of housing land, whichever is the sooner. The HLSPS summarises the appropriate sources for additional housing land as: i) development in the built up areas of Banbury and Bicester; ii) sites identified for residential development in the NSCLP; iii) mixed use sites in the NSCLP; iv) extensions to the built up areas of Banbury and Bicester which are in accord with or complementary to the emerging Core Strategy; and v) very limited development within the built up areas of villages. I have to agree with the appellant's summary, that only category iv) is likely to identify any new sites and furthermore, there is no assessment of a likely trajectory of delivery arising from any sites which are specifically referred to.
9. The HLSPS also adds at paragraph 34 that "Notwithstanding these considerations, the primary requirement will remain whether or not the proposals are acceptable having regard to the statutory Development Plan and all other material considerations". I agree that this could be invoked to frustrate some further sites coming forward even if they qualified under the 5 categories set out above. With these points in mind, it seems unlikely that the

HLSPS would lead to a timely resolution of the under supply of housing land supply in the District.

10. Whilst there remains an urban focus to the development of new housing set out in the Draft Core Strategy (Draft CS), there is provision for new housing in order to meet the needs of the rural population. Policy RA 2 of the Draft CS shows that a total of 350 new dwellings will be directed to the 4 villages of Adderbury, Bodicote, Bloxham and Deddington. Although individual figures are not produced, the explanatory text states that it is envisaged that the number will be divided broadly equally. Whilst only limited weight can be attached to the contents of the Draft CS, it is telling that the Council accepted at the Inquiry that this could only be achieved by development outside the existing limits of the built up areas.
11. Where local planning authorities are unable to demonstrate a 5 year housing land supply PPS3 paragraphs 69 and 71 state that planning applications for housing should be considered favourably, having regard to the policies in PPS3. In the context of all the factors set out above, there is clear justification for allowing residential development outside the built up area.

Is the Appeal Site a Suitable Location

12. The site is immediately adjacent to the edge of the existing limit of built up development of Bodicote. The site would have close access to bus routes leading to Banbury and the wider area and these are within a short walk of the appeal site. A local shop and post office would be readily accessible from the proposed footpath/cycle link into the site and the local school is said to be about 1km away.
13. The Council state that the range of shops and services available in Bodicote is limited and would not provide for the full needs of new residents. This would seem to be a function of its place in the settlement hierarchy, despite which the Draft CS envisages additional housing, and secondly, the close proximity to the larger town of Banbury, with its broader range of services. The future residents of the appeal site would have reasonable access to these local services and would have the realistic opportunity to use alternatives to the private car. The site is therefore in a sustainable location.
14. In relation to the visual effects of the proposal, notwithstanding submissions, the Council's witness confirmed that their objection does not relate to the effects on landscape quality but to the visual intrusion into the open countryside. The Council accept that the viewpoints selected by the appellant are representative in reaching a view on the proposal. The Council raise concerns in relation to viewpoints 2 and 9 as set out by the appellant.
15. The site lies within an Area of High Landscape Value, as set out by the Council. Planning Policy Statement 7: '*Sustainable Development in Rural Areas*' states at paragraphs 24 and 25, that criteria based policies utilising such methods as landscape character assessments should provide sufficient protection for these locally designated landscapes. It adds that such designations should only be maintained where it is clearly shown that criteria-based planning policies cannot provide the necessary protection.
16. In relation to viewpoint 2, the existing edge of development is visible adjacent to the appeal site. The rear elevations of properties on Keyser Road, Molyneux Drive and Blackwood Place are visible from the identified footpath. The

photographs show that this is more so in the winter months. The proposed development would bring the built edge of the settlement closer to viewpoint 2, but in terms of the overall distances involved, it would represent only a marginal foreshortening of this gap. Additionally, the details submitted indicate that the proposal would include additional landscaping which would provide a soft edge to the appeal site and would help to screen the proposed buildings. In relation to the existing view from viewpoint 2, the proposal would have only a negligible effect on views and the perception of intrusion into the countryside. I noted at my site visit that the effect of the proposal from this viewpoint would be likely to be less intrusive than the development to the west of the appeal site which, due to the topography, reveals views of a large number of dwellings on rising ground which do not benefit from any screening.

17. Viewpoint 9 is taken from opposite the existing entrance to the site, looking towards the garden centre, with the appeal site beyond. Particularly in the winter months the built forms of the garden centre, the rears of the houses to the north and the industrial/storage buildings to the south dominate the views. In the summer months the existing vegetation offers good screening and lessens the views of the buildings.
18. In the winter months the proposed houses would be visible from this point. Their upper sections would be seen above the sizeable garden centre buildings, against the back-drop of trees beyond. Where a Council accepts development beyond the existing limits of built-up areas, new development will often take place on undeveloped and open land; a change in character is inevitable. In the case before me, the appeal site is seen in the context of immediately adjacent residential development, the large garden centre buildings and, set a short distance away, the large business buildings which, due to their design, size and surrounding car and vehicle storage, give a distinct commercial impression. Whilst views of the proposed development would be gained from viewpoint 9, the context would mean that the proposal would not represent an unacceptable intrusion into the open countryside.
19. The views currently enjoyed by residents of the dwellings at the edge of the settlement would be considerably altered by the proposal. However, when it is accepted that new development is needed, as I do here, the most logical and sustainable locations will often be those immediately adjacent to existing development, and providing that the new development is of an appropriately designed and sited, the effects on the living conditions of those existing residents would not be unacceptable.
20. Therefore, taking the above matters and those considerations in Paragraph 69 of PPS3 into account, the appeal site represents a suitable location for the provision of new housing, within the context of a significant shortfall in housing land supply.

Other Matters

21. The proposal would include the provision of affordable housing which is greater than the local policy requirement. This is an important advantage which the proposal would bring with it.
22. The Council made reference to the lack of a travel plan for the proposed development, which they consider as an important contributor to sustainability.

At the Inquiry, the appellant accepted that, if planning permission is granted, a condition requiring a travel plan would be reasonable.

23. The completed S106 Agreement includes provisions for amenity and play space, a landscape management plan, affordable housing, contributions for transport, school transport, education and museums, and household waste and recycling. On the basis of the evidence submitted at the Inquiry, the provisions of the Agreement are necessary, relate directly to the proposed development and are fair and reasonable in scale and kind. Therefore, it meets the requirements of Regulation 122 of the CIL Regulations and can be taken into account in this appeal.

Conditions

24. I have considered the agreed set of conditions, and the additional one relating to a travel plan in the light of the advice in Circular 11/95 *The Use of Conditions in Planning Permissions*. Where necessary, I have modified the wording of the conditions in order that they comply with the advice in Circular 11/95.
25. The development is required in order to contribute to the shortfall in local housing supply. The appellant and the Council agreed that the time limits in the standard conditions for outline permissions can be reduced in this case and I agree.
26. It is necessary and reasonable to ensure that the development includes provision for foul and surface water drainage, including compliance with the submitted Flood Risk assessment, and sustainable methods are incorporated into the agreed schemes. An agreed connection point and capacity requirements for a water supply to the development is also necessary.
27. In order to ensure a satisfactory access and exit point for vehicles, the entrance shall be provided with visibility splays to an agreed standard. In order to ensure that a suitable footpath/cycleway is provided for the site a condition is required to ensure its provision. It is also necessary to include a condition to require a suitable archaeological investigation is carried out. In the interests of highway safety it is necessary that a construction vehicle travel plan is agreed and adhered to. As discussed above, it is necessary to require a travel plan for the occupiers of the proposed houses in order that the potential to use means of transport other than a private car is maximised. In respect of those matters not reserved for later approval, it is necessary that the development shall be carried out in accordance with the approved plans for the avoidance of doubt and in the interests of proper planning.
28. The agreed list of conditions included a number which relate to landscaping (Nos 6, 7, 8, 9 and 17 in the Statement of Common Ground). As this is a matter which is reserved for later approval it is not necessary to include conditions at this stage. The description of the proposed development includes the proposed number of houses and it is not necessary to require that number to be a maximum by the imposition of a condition.

Conclusions

29. I have taken account of all matters raised at the Inquiry and those made in writing, including the views set out by local residents. The overriding need to address the shortfall in land for housing weighs heavily in this appeal. The

inevitable effects of providing housing development outside the existing limits of the settlement are a matter that the Council has accepted on other sites locally and envisage in the Draft Core Strategy. Within the context of the significant shortfall in housing land supply, the effects on the locality of extending the built form of the settlement onto the appeal site are reasonable. Therefore, the appeal is allowed.

S T Wood

INSPECTOR

APPEARANCES

FOR THE LOCAL PLANNING AUTHORITY:

Mr G Lewis of Counsel	Instructed by Mr N Bell, Solicitor
He called	
Mrs L J Griffiths	Senior Planning Officer
BA(Hons) MRTPI	

FOR THE APPELLANT:

Mr I Dove QC	Instructed by Mr D Crofts
He called	
Mr D Crofts	Associate, RPS
BSc DipTP MSc DMS	
MRTPI	
Mr P Ellis	Principal Landscape Architect, RPS
BA(Hons) DipLA LMLI	

INTERESTED PERSONS:

Cllr C Heath	Ward Councillor, Cherwell District Council
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DOCUMENTS

- 1 Completed Planning Agreement
- 2 Email confirming status of matters reserved in the outline application
- 3 Admissions policy for Bishop Loveday School
- 4 Census data showing parishes with populations of around 2000 and above
- 5 Sheet showing corrections of Mr Croft's Appendix 9 – from the Council
- 6 Residential and commercial phasing plan
- 7 Extract from Arun District Council committee report

SCHEDULE 1: CONDITIONS (12 in number)

1. Details of the appearance, landscaping, layout, and scale, (hereinafter called "the reserved matters") shall be submitted to and approved in writing by the local planning authority before any development begins and the development shall be carried out as approved.
2. Application for approval of the reserved matters shall be made to the local planning authority not later than one year from the date of this permission.
3. The development hereby permitted shall begin not later than one year from the date of approval of the last of the reserved matters to be approved.
4. The development hereby approved shall not commence until works for the disposal of sewage has been provided to serve the development hereby permitted, in accordance with details to be submitted to and approved in writing by the local planning authority.
5. The development hereby approved shall not commence until drainage works have been carried out in accordance with details to be submitted to and approved in writing by the local planning authority. The details shall be in accordance with the submitted Flood Risk Assessment and shall include consideration of a sustainable drainage system in accordance with the principles set out in Annex F of PPS25 (or any subsequent version).
6. No development shall take place until details of the water supply for the proposed development have been submitted to and approved in writing by the local planning authority. Such details shall include a suitable connection point and the impact on the existing water supply infrastructure and any necessary increase in supply capacity. The development shall be carried out in accordance with the approved details.
7. None of the dwellings hereby approved shall be occupied until vision splays have been laid out and constructed at the site access in accordance with details which have been submitted to and approved in writing by the local planning authority. The approved vision splays shall thereafter be kept free of any obstruction above a height of 0.6 metres above carriageway level.
8. Development shall not commence until a construction phase travel plan, which shall also include the provision of wheel washing facilities, has been submitted to and approved in writing by the local planning authority. The approved construction phase travel plan shall be adhered to throughout the construction period.
9. No development shall take place until a travel plan has been submitted to and approved in writing by the local planning authority. The provisions of the approved travel plan shall be adhered to thereafter.
10. No development shall commence until full details of the proposed footpath link to Molyneux Drive have been submitted to and approved in writing by the local planning authority. The footpath shall be provided prior to the first occupation of any approved dwelling and shall be retained in its approved form thereafter.
11. No development shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation

which has been submitted by the applicant and approved in writing by the local planning authority.

12. The development hereby approved shall be carried out in accordance with the following approved plans; site location plan Rev A and PL.01 Rev F, but only in respect of those matters not reserved for later approval.

APPENDIX 7

WYG Report August 2014



4.3.28 The introduction of informal recreation would require either cessation of existing formal use or agricultural land use which would alter the overall character and appearance of the area. In general there is a medium capacity for informal recreation.

Capacity for Woodland Development

4.3.29 Woodland development of this scale within the localised context would not readily merge with existing landscape patterns. Areas of Bodicote Park could be developed as woodland with limited visual effect although this would require the relocation of the rugby club. In general there is a Medium to Low capacity for woodland development.

Future Management and Maintenance

4.3.30 Future management should aim to enhance the existing structure planting located on the boundary of the rugby club to provide increased diversity. Re-establishment of the hedgerow field boundaries that have been removed from the north, east and south boundaries of the arable land would be beneficial in reinforcing the landscape character of the site within the local context and mitigating long distance views.

4.4 Site 104

Site Overview

- 4.4.1 The area is located immediately south of Bodicote and to the west of the A4260 Banbury Road. To the east is Bodicote Park rugby ground and to the south and west is agricultural land on the valley sides of the Sor Brook. The topography of the site ranges between 100m AOD in the west and 115m AOD in the east adjacent to Banbury Road.
- 4.4.2 The site is located within Natural England National Character Area 95 Northamptonshire Uplands. At a county level, OWLS identifies the site as being within the 'Upstanding Village Farmlands' and 'Farmland Slopes and Valley Sides' Landscape Character Types.
- 4.4.3 At a local level, CDLA identifies the site as being within the Ironstone Hills and Valley character area.
- 4.4.4 For details relating to OWLS character areas refer to Appendix F of this report.



Key Features and Site Visit Information

- 4.4.5 A site walkover was carried out on 25th June 2014 during which the key characteristics and notable features of the area were recorded. See Figure L04 for landscape context and Figure P04 for site record photographs.
- 4.4.6 The site area is fragmented in its composition with the eastern area adjacent to Banbury Road comprising areas of open maintained grassland and an area of gravel hard standing through which access is provided to the commercial plant nursery located north of the site. The western area of the site is more natural in its appearance with a gently undulating arable landform. The arable fields in the west of the area contain a number of isolated trees, potentially in the alignment of a former field boundary.
- 4.4.7 The site area is overlooked from the north by residential properties located on the periphery of Bodicote. To the west the site area is screened by a belt of mature woodland structure planting. In the south east corner of the site is the existing Cotefield Business Park. Some of the buildings within the business park are traditional in their construction representing local vernacular style. The nursery located immediately outside the site boundary to the north is accessed through the site area via the main site access on Banbury Road.

Landscape Sensitivity

- 4.4.8 The area comprises a mixed land use of arable fields, amenity grass and access to garden centre via potential future development plots. Dense mature structure planting on the south/west boundaries prevent views into and out of the site and isolated trees within the fields are a notable feature. The structure planting on the west and south boundaries would benefit from further survey work. The sensitivity of natural factors is Medium to Low.
- 4.4.9 There are no heritage features located within the site area although immediately south of the site is an Archaeological Constraint Priority Area with a Recorded Heritage Site within it. The south east site boundary is formed by an Important Hedgerow. Overall, the sensitivity of cultural factors is Low.
- 4.4.10 There are few features within the site area that are of value for their aesthetics. The isolated mature trees located within arable fields are however noteworthy and an interesting feature of the site. The sensitivity of the aesthetics is Medium to Low.



4.4.11 Existing properties at Cotefield House/Cotefield Business Park show some signs of local vernacular and traditional materials used in their construction. Gravel and grass areas adjacent to Banbury Road are simple in their composition and have few features of good landscape quality. Overall the sensitivity of the landscape quality and condition is Medium.

4.4.12 The combined Landscape Sensitivity is Medium to Low.

Visual Sensitivity

4.4.13 There are limited views into the site area from the south, east and west due to vegetation located on the site boundaries. Views from the garden centre and residential properties to the north are available directly into the site. The general visual sensitivity of the site is Medium to Low.

4.4.14 Residential receptors to the north are highly sensitive although are limited in numbers due to the orientation of properties and screening offered once within the residential estate. The commercial garden centre located immediately north of the area is considered to be a low sensitivity receptor. Overall, the visual sensitivity of the local population is Medium to Low.

4.4.15 There is good potential to provide mitigation in the north of the site to mitigate views from the residential properties and garden centre. There is little to no requirement for mitigation on the southern and western site boundaries due to the existing structure planting. Overall there is a Low sensitivity to mitigation.

4.4.16 The combined Visual Sensitivity for the area is Low.

Landscape Character Sensitivity

4.4.17 The Landscape Character Sensitivity has been derived using 'Table 3 Overall Landscape Character Sensitivity' as set out within Section 3.0 Scope and Methodology.

4.4.18 The Landscape Sensitivity has been assessed as Medium to Low sensitivity and the Visual Sensitivity has been assessed as Low sensitivity. Using the matrix in Table 3, this results in a Medium to Low Landscape Character Sensitivity for Site 104.

Landscape Value



- 4.4.19 There are no designations within the area although the south eastern site boundary is identified as an Important Hedgerow in archaeological terms and Adderbury Lakes Local Nature Reserve is within the ecological study area at 1.9 km from the site. The value of designations is Low.
- 4.4.20 The site is heavily screened to the east, south and west however views are possible into the site from the site entrance and from residential properties to the north. The tranquillity of the area is disrupted by the volume of traffic using the busy Banbury Road located immediately east of the site. The scenic value and tranquillity is Medium sensitivity.
- 4.4.21 The area is not generally used by the public although used by workers at Cotefield Business Park for leisure purposes (at time of survey). The site area provides access to the nursery located immediately outside the northern site boundary. The perceived value of the area is Medium to Low.
- 4.4.22 The combined value of site 104 is Medium to Low.

Landscape Capacity

- 4.4.23 The Landscape Character Sensitivity and Landscape Value are combined as shown in Table 5 to arrive at the potential Landscape Capacity. In general, the potential Landscape Capacity of Site 104 is Medium - High. The potential for each considered development type is discussed further below.

Capacity for Residential Development

- 4.4.24 Residential development would bring the edge of Bodicote slightly further south although development would be contained within existing structure planting on the southern and western boundaries and contained by Cotefield Business Park therefore having limited visual intrusion. The overall capacity for residential development is Medium.

Capacity for Employment Development

- 4.4.25 There is a medium capacity for the extension of similar commercial development as the garden centre to the north or the business park to the south providing it is visually contained within the existing structure planting located on the site boundaries. There is a low suitability for industrial development as this would be out of character with surrounding land uses and visually intrusive from residential properties to the north.

Capacity for Recreation Development



4.4.26 Outdoor recreational use would be out of character with uses to the north although there is potential for indoor recreational uses associated with employment development. The capacity for formal and informal recreation is considered to be Medium to Low.

Capacity for Woodland Development

4.4.27 Site could potentially accommodate woodland if designed sensitively to fit with the local landscape context. There is a medium to Low capacity for woodland development.

Future Management and Maintenance

4.4.28 Management of structure planting on the site boundaries is essential if the area is to potentially be developed in the future as this structure planting would visually contain the area. Isolated mature trees located within the arable field should be protected.

4.5 Site 105

Site Overview

4.5.1 The area is located at Drayton Lodge Farm on the north west edge of Banbury. The eastern boundary is defined by Warwick Road north of Drayton Lodge Farm and an area of arable land in the south, although the arable land currently has consent for residential development. To the south of the area is the settlement of Drayton, located beyond the dismantled railway which forms part of the southern site boundary.

4.5.2 The site is located with Natural England National Character Area 95 Northamptonshire Uplands. At a county level, OWLS identifies the site as crossing two landscape character types which are Farmland Plateau, and Wooded Pasture Valleys and Slopes.

4.5.3 At a local level, CDLA identifies the site as being located within the Incised Ironstone Plateau character area.

4.5.4 For details relating to the OWLS character areas refer to Appendix F of this report.

Key Features and Site Visit Information

APPENDIX 8 8

Email correspondence Gary Owens CDC

Barry O'Donnell

From: Gary Owens <Gary.Owens@Cherwell-DC.gov.uk>
Sent: 12 September 2014 10:48
To: Barry O'Donnell
Cc: Linda Griffiths
Subject: RE: Housing development at Blossom Fields, Bodicote

Dear Barry

I have reviewed your preapp details and considered an indicative affordable housing mix, please see below;

4x1b2p Maisonettes
20x2b4p Houses
8x3b5p Houses
1x2b3p Bungalow

There should be a tenure split of 70/30 rented and shared ownership on the site.

I hope this provides the information you require.

Please contact me should you wish to discuss this further or have any other questions.

Regards

Gary Owens
Strategic Housing Officer
Cherwell District Council

01295 221663
07805813001

From: Barry O'Donnell [<mailto:barry.odonnell@rpsgroup.com>]
Sent: 11 September 2014 14:47
To: Gary Owens
Subject: Housing development at Blossom Fields, Bodicote

Dear Gary,

We are currently preparing an application for a development of 95 houses at Blossom Fields, Bodicote and have just received pre-application comments from Linda Griffiths (Ref. No. 14/00179/PRE-APP). In her response, Linda suggested that we should talk with you in relation to affordable housing.

We are looking to finalise the application and submit by early October, so, I wonder if you could confirm the Council's current requirements in terms affordable housing mix?

Thanks

Barry O'Donnell
Senior Planner - RPS Planning & Development
20 Western Avenue, Milton Park,
Abingdon, Oxfordshire, OX14 4SH.
United Kingdom
Tel: +44 (0) 1235 821 888
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APPENDIX 9

Draft HOTs

Land at Blossom Fields, Cotefield Farm, Bodicote: Draft Heads of Terms

- 1.1 The purpose of this document is to set out draft Heads of Terms on which to base negotiations with Cherwell District Council in respect of planning obligations for the proposed residential development at Blossom Fields, Cotefield Farm. It is anticipated that the potential benefits identified in this document will be secured via an appropriately drafted Section 106 legal agreement.
- 1.2 The document set out both the on-site and off-site contributions proposed by the applicant. All matters presented subject to agreement with officers at Cherwell District Council in relation to the need for such financial contributions and the scope and amount of those contributions.

On-site contributions

Affordable housing

- 1.3 35% of residential units will be provided as affordable, in line with the request made by the Council's Strategic Housing Officer, Mr Gary Owens. The requested mix of affordable units is as follows:-

Affordable Housing Provision	
1-Bed Maisonette	4
2-Bed bungalow	1
2-Bed House	20
3-Bed House	8

Public Open Space

- 1.4 Public open space to meet with the Council's most up to date policy requirements is provided within the development.

Energy efficiency

- 1.5 All homes will be constructed to a standard to be agreed with the Council.

Landscape and nature conservation

- 1.6 The applicant will provide opportunities for landscaping and opportunities to maintain existing habitat features, if agreed to be necessary.

Refuse and recycling

- 1.7 The applicant will contribute towards the provision of refuse and recycling facilities as may be agreed to be necessary.

Off-site Contributions

Sustainable transport measures

- 1.8 The applicant will consider providing a capped contribution towards sustainable transport measures to further improve the sustainability of the site if agreed to be necessary.

Sport and recreation

- 1.9 Subject to confirmation of current identified needs, the applicant will provide contributions towards local sports facilities.

Education

- 1.10 Subject to confirmation of current needs, the applicant will provide contributions towards primary, secondary and special education facilities.

Libraries

- 1.11 The applicant will consider providing a contribution towards local library facilities, if agreed to be necessary.

Social and health care facilities

- 1.12 The applicant will consider providing a contribution towards health care facilities, if agreed to be necessary.

Refuse and recycling

- 1.13 The applicant will consider providing a contribution towards local waste and recycling initiatives, if agreed to be necessary.

Public Art

- 1.14 The applicant will provide contributions toward new public art, if agreed to be necessary.

Community facilities

- 1.15 The applicant will consider providing a contribution towards community facilities, if agreed to be necessary.