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COMMERCIAL PROPERTY ADVICE



Planning Supporting Statement
Town and Country Planning Act 1990
Planning and Compulsory Purchase Act 2004
Localism Act 2011

On behalf of David Wilson Homes (Mercia) Limited and Gladman Developments Limited

Reserved Matters Application for the approval of the 'Layout', 'Scale', 'Appearance' and 'Landscaping' in relation to Outline Planning Permission Ref. 15/01326/OUT for the residential development of up to 280 dwellings and 34 space car park at OS Parcels 6741 And 5426 West of Cricket Field North of Wykham Lane, Bodicote, Oxfordshire

Prepared By:

Sam Silcocks BSc (Hons) MA MRTPI

Harris Lamb | Grosvenor House | 75-76 Francis Road | Edgbaston | Birmingham B16 8SP

Telephone: 0121 455 9455 Facsimile: 0121 455 6595 E-mail: sam.silcocks@harrislamb.com

Job Ref: P1637

Date: 10th May 2019

FINAL

PLANNING SUPPORTING STATEMENT

LAND TO THE WEST OF WHITE POST ROAD, BODICOTE, BANBURY

Main Contributors

Sam Silcocks BSc (Hons) MA MRTPI

Issued By



Signature:

Print Name: SAM SILCOCKS

Date: 10.05.2019

Approved By



Signature.....

Print Name.....

JOHN PEARCE

Date.....

10/5/19

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1.0 INTRODUCTION

- 1.1 This supporting planning statement has been prepared by Harris Lamb Planning Consultancy on behalf of David Wilson Homes (Mercia) Limited and Gladman Developments Limited (“**the Applicant**”) in support of this Reserved Matters application for the approval of the ‘Layout’, ‘Scale’, ‘Appearance’ and ‘Landscaping’ in relation to Outline Permission 15/01326/OUT (“**the Scheme**”) at Land to the west of White Post Road, Bodicote, Banbury (“**the Site**”).
- 1.2 The application has been prepared in accordance with the provisions of Outline Planning permission and delivers the items secured through the s.106 agreement. This statement sets out how these are met in Sections 4.0 and 5.0.
- 1.3 This submission follows a detailed pre-application process, including two meetings with Officers at Cherwell District Council and Oxfordshire County Council as the Highway Authority. A summary of these discussions is set out in Section 4.0, along with our commentary on the feedback received. The initial meeting and written response related to the layout submitted at that time (see Appendix 1). The layout has evolved as a direct result of this process and the supporting application pack prepared accordingly.
- 1.4 The Site is part of the wider Banbury 17 allocation, which in total seeks to deliver up to 1,345 dwellings, complementary uses and associated facilities. The Scheme has been prepared to allow for the comprehensive delivery of the Banbury 17 residential allocation.
- 1.5 The detailed design process has resulted in a high quality, integrated and inclusive scheme.
- 1.6 This statement also set out the local plan and national planning policies relevant to the consideration of this Reserved Matters application in Section 6.0 and demonstrates how the proposal complies with these policies. In doing

so, it is noted that in complying with the provisions of the Outline permission, that it has already been determined that the Scheme would fulfil the requirements of most of the policies relevant to the delivery of this allocated site.

2.0 DESCRIPTION OF THE SITE AND ITS PLANNING HISTORY

2.1 The Site is located on the southern side of Banbury and to the west of Bodicote. The Site is the eastern part of Banbury 17, a residential allocation in The Cherwell Local Plan (“**CLP**”) for up to 1,345 dwellings with associated facilities and infrastructure. The Site also benefits from outline planning permission – ref. 15/01326/OUT. The description given to the outline application was as follows:

“Up to 280 dwellings (including 30% affordable housing), introduction of structural planting and landscaping, formal and informal public open space and play areas, surface water flood mitigation and attenuation, new priority junction arrangements to White Post Road, creation of section of spine road to link Bloxham Road with White Post Road as well as creation of 34 space car park and other associated ancillary works. All matters reserved except for access.”

2.2 The Site is bound by The Salt Way to the north; White Post Road to the east; the existing Recreation Ground, Cricket Ground, Allotments and Cemetery to the south; and agricultural fields to the west, which form the remainder of the Banbury 17 allocation.

2.3 The remainder of the Banbury 17 allocation is subject to an outline application – Ref. 14/01932/OUT. The description given to this application is as follows:

Development of up to 1,000 dwellings together with a mixed-use local centre. [including A1 retail up to 1,000 m², financial services (A2), restaurants, pubs and takeaways (A3, A4, A5), community uses (D1)]; primary school and safeguarded additional primary

school land; secondary school playing field land; green infrastructure including formal (including playing fields) and informal open space, landscape and amenity space; changing and sports facilities (including D2); sustainable drainage systems; highway, cycle and pedestrian routes; car parking; infrastructure (including utilities); engineering works including ground remodelling; demolition, site reclamation and removal of structures. Formation of a new roundabout access from the A361 together with associated alterations to alignment of Bloxham Road and provision of a section of link road through the site up to its eastern-most boundary

- 2.4 The Site itself comprises three agricultural fields with a number of mature trees and hedgerows that denote the boundaries of the site. The Site has predominately been used for agricultural land and has an area of 17.53 hectares.

3.0 DESCRIPTION OF THE SCHEME

- 3.1 This Reserved Matters application seeks permission for the matters relevant to the 'Layout', 'Scale', 'Appearance' and 'Landscaping' pursuant to outline planning permission 15/01326/OUT. These Reserved Matters are defined in article 2 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 ("DMPO") and this application should be considered accordingly:

- 'Appearance' – the aspects of a building or place within the development which determine the visual impression the building or place makes, including the external built form of the development, its architecture, materials, decoration, lighting, colour and texture.
- 'Landscaping' – the treatment of land (other than buildings) for the purpose of enhancing or protecting the amenities of the site and the area in which it is situated and includes: (a) screening by fences, walls or other means; (b) the planting of trees, hedges, shrubs or grass; (c) the formation of banks, terraces or other earthworks; (d) the laying out

or provision of gardens, courts, squares, water features, sculpture or public art; and (e) the provision of other amenity features;

- ‘Layout’ – the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development.
- ‘Scale’ – the height, width and length of each building proposed within the development in relation to its surroundings.

3.2 The Scheme proposes 280 dwellings, 30% (84) of which would be affordable. The proposed layout includes the access from White Post Road that was approved through the outline permission.

3.3 The submitted Design and Access Statement provides a detailed description of the proposed Layout, Scale, Appearance and Landscaping subject to the consideration of this Reserved Matters application. However, the key features can be described as follows:

- A central spine road runs from the approved access from White Post Road to the agreed coordinates on the western boundary of the Site to allow this to be extended when the remainder of the Banbury 17 allocation comes forward.
- A 34-space carpark is provided adjacent to White Post Road. The one-way system is designed to safely deal with the high turnover of cars during the peak hour.
- A perimeter block structure is proposed providing well defined and active street scenes, a clear definition between the public and private realm, and a good level of natural surveillance.
- Four distinct character zones have been designed to add to the sense of place, aid legibility and reinforce the street hierarchy.
- Affordable dwellings are dispersed across the site and integrated with the market dwelling. Their appearance is proposed to be indistinguishable from the market dwellings.
- The existing Public Right of Way (“**PRoW**”) that runs north to south and links to the Salt Way is proposed to be upgraded to include a pedestrian

and cycle route and incorporated in a tree lined avenue. The Scheme results in a subtle change to the alignment of the existing PRoW.

- An adult and a children's football pitch designed to meet FA guidelines
- One combined LEAP and LAP, one separate LAP and a MUGA
- A Sustainable Urban Drainage system, including a sequence of Swales and detention basins.
- New allotments located next to the existing allotments on Wykham Lane

4.0 PRE-APPLICATION ADVICE AND ENGAGEMENT WITH BODICOTE PARISH COUNCIL

4.1 The Applicant has gone through a detailed pre-application process with the District Council, Oxfordshire County Council and Bodicote Parish Council, and the submitted Scheme has evolved significantly as a direct result of this collaborative process. The pre-application process can be summarised as follows:

- 5th December 2018 – Bodicote Parish Council Meeting
- 17th December 2018 – Formal Pre-App Meeting with District Council – Matthew Parry (Case Officer)
- 7th February 2019 – Second Formal Pre-App Meeting with District Council - Linda Griffiths (New Case Officer)
- 7th February 2019 – School Meeting Scheduled – Cancelled and awaiting a date for rearranged meeting
- 12th February 2019 – Bodicote Welfare Fund Meeting
- 24th April 2019 – Public Parish Council Meeting

4.2 The latest public Parish meeting was extremely positive, and the Parish Council stated they want to work coherently with the Applicant through the project.

4.3 In addition to the above a written response was received from Mr Matthew Perry on 22nd January 2019. This followed the meeting with him in December and provided comments on the layout submitted at that time (see Appendix 1) and took account of matters discussed in the meeting. Mr Perry set out his response in distinct sections to reflect how he considers the Reserved Matters application would be considered. These sections are summarised below, with our commentary / response in blue:

Background

The response stressed the Council's desire for the comprehensive development of the Banbury 17 allocation as a whole - *which we agree with.*

The response stated that the Framework Plans for the Site (ref. 5713/ASP03 Rev.H) and for the Banbury 17 allocation as a whole (ref. 5713/ASP03 Rev.F) were not approved plans and so it does not follow they should not be deviated from. *We would not have expected these to be listed as approved plans, because they are only Framework Plans. We also agree that as Framework Plans they are not fixed in stone. This notwithstanding, they are based on the key principles agreed as part of the outline permission and so provide a useful reference when considering the acceptability of the Reserved Matters submission.*

Layout and Structure

Concerns were raised with the segregated nature of the 6 blocks of development proposed – *this has been addressed through a more integrated layout. In a loose sense the layout is based around four blocks created by the Spine Road and the north / south pedestrian corridor. However, these blocks still engage with one another and pedestrian connectivity is strong.*

It was stated that a clear integrated street hierarchy should be provided to reduce the number of private drives – *the proposal takes a perimeter block formation and the road hierarchy has been improved. However, creating a fully integrated block structure is not desirable in this instance and is not compatible with other comments from the Council. For example, the Council's desire to limit access points onto the Spine Road.*

It is recommended that the hedgerow removed from the middle of the site – *this has been done, with mitigation provided through the new tree lined*

bridleway. The removal of the hedge has played a big part in creating a more integrated layout.

It was stated that the street hierarchy, legibility and character zones needed to be improved – this has been achieved through a more integrated road layout and the character zones help define both the street hierarchy and legibility. For example, the use of Iron stone along parts of the Spine Road helps define it as the primary route through the site. Other measures include corner buildings and road materials. Further details in this regard are provided in the Design and Access Statement (“**DAS**”)

The 20-metre buffer to The Salt Way should remain free of buildings – this buffer is shown on the plans and no buildings are proposed within it, this includes the substation that has been relocated. Where possible the proposed dwellings have been set back further than the 20 metres buffer to provide a more generous offset.

The treatment of western boundary should be considered in the interest of comprehensive development of Banbury 17 - Appropriate vehicle and pedestrian points are shown to the western boundary. The Development Framework Plan for the whole of Banbury 17 (ref. 5713/ASP03 Rev.F) identifies the land immediately to the west of the Site as a large area of open space. All the proposed dwellings either front onto this boundary or are dual aspect buildings, providing natural surveillance and addressing this open space.

It was stated that by utilising the whole of the development parcels identified at the outline stage that this is not achieving an efficient use of land contrary with Policy BSC2 of the CLPP1 and Policy ESD15, which are supported by NPPF. It is suggested that large more spatial plots should be replaced with small plots and by extension, we assume, the net developable area decreased. – We do not agree that this is correct use of these policies. It is our view that the intention of these policies is to maximise the potential of sites so that existing opportunities for development are maximised before new land is released. Since the delivery of 280 dwellings was considered to be an appropriate return from this site at the outline stage, we can see no reason to artificially restrict the spacing, garden size, etc. in the individual units proposed. This notwithstanding, the Scheme proposes a net density of 27 dwellings per hectare (“**dph**”), which is broadly in line with the target density of 30dph set in policy BSC2. Policy BSC2 does not exclude developments of

less than 30dph and if a higher density was deemed necessary, this should have been addressed at the outline stage by increasing the number of dwellings proposed.

Accessibility / Connectivity

The response identifies that the vehicle access has been previously approved and that the spine road is within the 50-metre-wide corridor identified in the outline permission. The Spine Road also connects to the agreed coordinates on the western boundary.

2 bus stops are required – these are shown on the plans

The number of direct access points onto the Spine Road should be reduced – this has been reduced from 42 to 21. This has been achieved through a variety of methods, including parking courtyards designed in accordance with the Council's Design Guide. We consider that the reduced number of accesses secures the appropriate balance between the benefits of traffic calming identified in the pre-application response, without making the route unattractive.

The existing footway that links to the Salt Way and runs through the site has been enhanced and cycle link added as suggested.

Architecture / House types

The response explains that Mr Perry had not reviewed the house types submitted. However, some general advice is provided on how they should appear. The choice of houses types and architectural treatments follow a detailed review of the local area as set out in the DAS. The positive aspects of the local vernacular have been taken and integrated into the proposed dwellings.

Materials

Natural Ironstone should be used on an appropriate proportion of the proposed dwellings. Where Ironstone is used, blue slate roofs should be used – Natural Ironstone is proposed on some the dwellings along the spine road and along the eastern edge of the development. This helps creates a character zone through the centre of the site and defines this as the primary route through the development.

New Car Park

Comments were made in relation to the design and arrangement of the car park

34 spaces have been provided as required by the s.106 agreement. The arrangement creates a one-way system to reflect the high level of turnover anticipated at peak times in relation to Loveday Primary School, as suggested by Bodicote Parish Council. This design has been proposed to directly address the concerns raised with the arrangement of the car park at pre-application stage.

MUGA

Shown next to the existing recreation ground to the south east of the site. This is a logical location. It complements the existing recreation ground and ensures maximum usability for existing and future residents alike.

Recreation and Green Infrastructure

It was stated that a second LAP is required in accordance with the s.106 agreement – the location of the LAP has been moved to the western edge of the site and is accessible for the whole development. Subsequent discussions with the Council have suggested this is acceptable in the context of other play provision coming forward and in the context of the comprehensive development of the Banbury 17 allocation.

Play areas should be overlooked – all areas of open space are well overlooked by the proposed dwellings and public areas.

Junior and adult football pitch have been provided. They have been designed to meet FA guidelines and a scheme for their provision will be submitted to discharge the s.106 obligation.

It was stated that changing rooms were required for the football pitches – with a new pavilion proposed on the adjoining site we are not it is necessary to provide a permanent structure on this site. Furthermore, these pitches are proposed to offset the needs generated by the proposed development in line with Policy BSC11. The pitches are within a short distance of the proposed dwellings and we would, therefore, expect people to walk to the facility and change / shower at home. The Applicant is open to discussing this further as this application progresses.

It was identified that the level of Allotments shown met the requirement of the s.106 agreement, but that the details of the layout of the individual plots are

shown on the plans – this has been included, with the allotments proposed next to the existing allotments that adjoin the southern boundary of the site.

Housing Mix

The mix of market housing is queried, and it is stated that local need should be demonstrated - We do not consider that the housing mix is relevant to this Reserved Matters application because it does not relate to the definition of the Reserved Matters to be considered as set out in Paragraph 3.1 above. For the housing mix to be considered at this stage it would have needed to have been conditioned or included as a requirement of the s.106 agreement at the outline stage. This was not the case in this instance.

The pre-application response references the Planning Inspectors comments in relation to Housing Mix; however, it is clear the Inspectors approach was inconsistent, with an obligation to control the mix of affordable housing, but not one to control market housing. Regardless of the Inspectors reasoning for this, we can only work with the outline permission in front of us and the conditions / obligations as drafted. With no mechanism in relation to the mix of market housing in place, then this is not a consideration for this Reserved Matters application.

The above notwithstanding, the mix proposed has been informed by a review of the local market and we consider that the houses proposed meet the local need. It is also evident that the mix of dwellings should be considered across the Banbury 17 allocation as a whole, as part of the drive from Officers for its comprehensive development. With most of the dwellings within the Banbury 17 allocation still to come forward (i.e. up to 1000 dwellings on the land to the west), the final housing mix is not something that is going to be determined by this application alone.

The requirement in the s.106 to agree the affordable housing mix was identified through the submission of the Affordable Housing Scheme – the full Affordable Housing Scheme will follow, but the mix of affordable houses is set out below:

Affordable Rent
16 x 1-bedroom
9 x 2-bedroom

34 x 3-bedroom
Shared Ownership
11 x 2-bedroom
14 x 3-bedroom

30% (84) of the dwellings are proposed to be affordable. The affordable dwellings are distributed across the site in small groups and the design and architectural treatments will be indistinguishable from the market dwellings. The mix and arrangement of the affordable dwellings is supported by the affordable housing provider, Aster, which is evidenced by their letter of support submitted with this application.

Biodiversity

A biodiversity matrix is provided within the Ecological Statement that will be submitted to discharge the pre-commencement condition in this regard

5.0 REQUIREMENTS OF THE OUTLINE PLANNING PERMISSION

5.1 The outline planning permission included a range of requirements for the Scheme to deliver. These were included in the planning obligations in the s.106 agreement and in the conditions on the decision notice. These requirements are largely covered above in the discussion of the pre-application response. This includes:

- Affordable Housing Scheme
- Allotment Scheme
- Bridleway Scheme
- Car Park Scheme
- On Site Outdoor Sport Facilities
- Play Areas
- Spine Road
- SuDs Scheme

5.2 The conditions also require the following to be submitted and these have been submitted with this application unless specified:

- Condition 9 – existing and proposal ground and floor levels
- Condition 11 – Arboricultural survey, AMS, AIA (to be submitted under discharge of conditions application)
- Condition 13 – Secure by Design Statement (see DAS)
- Condition 14 - Phase 2 Investigation (to be submitted under discharge of conditions application)
- Condition 18 – Mitigation strategy for Badgers (to be submitted under discharge of conditions application)
- Condition 20 – Strategic Environmental Management Plan (to be submitted under discharge of conditions application)
- Condition 21 – Construction Works Management Plan (to be submitted under discharge of conditions application)
- Condition 22 – Details of protection of PROW (to be submitted under discharge of conditions application)
- Condition 25 – WSI archaeology (to be submitted under discharge of conditions application)
- Condition 26 – Energy Statement (see DAS)

6.0 Planning Policy

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework (“**the Framework**”) is an important material consideration in the determination of applications. As both the Cherwell Local Plan 1996 and the Cherwell Local Plan 2011-2031 were published prior to the Framework, in accordance with Paragraph 213, the weight to be attached to the policies relates to their degree of consistency with the Framework.

6.2 In this case, the Development Plan comprises:

- The saved policies of Cherwell Local Plan 1996
- The Cherwell Local Plan 2011 – 2031

6.3 The matters for consideration in this application relate to the Layout, Scale, Appearance and Landscaping. What is evident is that by complying with the provisions of the Outline permission it has already been determined that the provisions of all of the policies in the Local Plan will be met. As such, we focus on the more detailed design policies relevant to the consideration of the Reserved Matters being considered.

Saved Policies of Cherwell Local Plan

6.4 Policy C30 states that design control will be exercised to ensure:

- (i) That new housing development is compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity;
- (ii) That any proposal to extend an existing dwelling (in cases where planning permission is required) is compatible with the scale of the existing dwelling, its curtilage and the character of the street scene;
- (iii) that new housing development or any proposal for the extension (in cases where planning permission is required) or conversion of an existing dwelling provides standards of amenity and privacy acceptable to the local planning authority.

6.5 Banbury 17 is proposed as a new neighbourhood. References have been taken from the positive elements of the local vernacular and the wider character of the existing residential developments in the area, as set out in the Design and Access Statement. The design of the Scheme also takes a site lead approach and has been designed to respond to the constraints and opportunities presented by it and create a locally distinctive scheme, building on the Framework Plans considered at the outline stage. Further detail is

provided in the Design and Access Statement; however, we consider the proposed Scheme delivers a high-quality residential scheme in this context.

- 6.6 In terms of amenity, the layout has been designed with reference to the guidance on garden sizes and separation distances as set out in Section 6.7 of the Cherwell Residential Design Guide.

The Cherwell Local Plan 2011 – 2031

- 6.7 Policy Banbury 17: 'South of Salt Way – East' is a detailed policy specifically produced to guide the delivery of this residential allocation. It includes a wide range of criteria / principles against which the residential development of this Site will be considered. This includes the desire to secure the comprehensive development of the Banbury 17 allocation. In determining the outline application, most of these criteria / principles have already been addressed / considered. Below we set out those criteria / principles directly relevant to this RM application:

- Existing natural features and additional structural planting will reinforce the landscape framework upon which to structure development parcels
- Public open space to form a well-connected network of green areas within the site, suitable for formal and informal recreation. Formal recreation should be located and phased to come forward as part of development at the southern part of the site; Informal open space is to be located where the site adjoins Bodicote village in order to create a buffer to maintain separation between the two settlements and respect the setting of the Bodicote Conservation Area.
- A linked network of cycle and footways to provide access into Banbury
- A high quality locally distinctive residential district for the south west of Banbury that is designed with consideration to the landscape setting and well-integrated with the adjacent residential area

- A layout that maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities
- New footpaths and cycleways should be provided that link with existing networks, the wider urban area and community facilities with a legible hierarchy of routes to encourage sustainable modes of travel
- A new footpath bridleway to be provided running from east to west along the southern boundary of the development area, incorporating links with existing footpaths to form a new circular route around the development linking back to Salt Way
- Retention and enhancement of existing hedgerows and trees including the boundary with the Salt Way Provision of Green Infrastructure links beyond the development site to the wider town and open countryside

6.8 The majority of the trees along the boundary of the Site are proposed to be retained. A limited number of trees and some of the hedging on site would be removed to facilitate the development. The landscaping scheme has been designed to deliver a significant increase in the number of trees on site.

6.9 The location of the Open Space across the allocation has been guided by the Development Framework (ref. 5713/ASP03 Rev.H) considered at the outline stage. This proposed layout seeks to work with this and designs the housing element of the proposal to address this.

6.10 In terms of connectivity, formal and informal linkages are provided to the existing public network and the start of new pedestrian linkages are included within the site. This includes the tree lined pedestrian and cycle corridor that runs north to south through the residential layout. The north / south corridor enhances the existing PRoW and links to the new footways within the public open space in the southern part of the site, which in turn link to the western boundary. These can then be extended into the site to the west as the remainder of the Banbury 17 allocation comes forward.

- 6.11 Overall, the scheme will secure more planting on site and connectivity forms a key component of the layout when considered in isolation and when considered with existing provision and the Banbury 17 allocation as a whole.
- 6.12 Policy ESD 15: 'The Character of the Built and Historic Environment' states that successful design is founded upon an understanding and respect for an area's unique built, natural and cultural context. New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high-quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the District's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential.
- 6.13 Policy ESD 15 then sets out a number of criteria for new developments to comply with. These are considered in more detail in the Design and Access Statement.
- 6.14 The application site is located within the setting of the Bodicote Conservation Area and the Salt Way, a non-designated heritage asset. The impact on setting of both of these was considered by the planning inspector in the Outline planning application in accordance with the relevant policy guidance and the provisions of the Planning (Listed Building and Conservation Areas) Act 1990. At the outline stage the focus in this regard was on the delivery of the access road in the informal green buffer shown on the Policies Map. Ultimately the Inspector concluded that the less than substantial harm identified was deemed to be outweighed by the public benefits of the scheme. In delivering the scheme in accordance with the provisions of the Outline consent, this ensures that this balance has not been altered.
- 6.15 The proposed Scheme also includes the provision of the car park and MUGA in this location. The provision of a mature landscaping scheme and the location of existing trees would mean these are largely screened from White Post Road. The car park relates to the existing school and replaces the informal road parking that used to exist at peak times. As such it has no more of an urbanising impact than the existing position. The MUGA will be surrounded by a timber enclosure, to further help its integration into the

landscape. We, therefore, conclude that the provision of these features would not add to the harm identified at the Outline stage and the public benefit of the scheme would still outweigh the less than substantial harm previously identified.

Other material considerations

National Planning Policy Framework

- 6.16 The National Planning Policy Framework supports Local Planning Policy in emphasising the importance of design. Chapter 12 relates to achieving well-designed places. It sets out how design should be considered in policy and decision making. However, it does not add anything above the local design requirements found in the Local Plan or Design SPD. Consequently, we consider that by complying with the local design policies and guidance, the Scheme also accords with the provision of the Framework.

Cherwell Residential Design Guide 2018 (CRDG)

- 6.17 The CRDG is the latest and most recent design guidance from the Council. It expands upon the content of Policy ESD 15 and provides practical examples of how things could be designed. The content of this guidance is considered in more detail in the Design and Access Statement and this sets out how the proposal has been designed accordingly.

7.0 Conclusions

- 7.1 This Planning Statement has been prepared in support of a Reserved Matters application for the approval of the 'Layout', 'Scale', 'Appearance' and 'Landscaping' pursuant to Outline planning permission 15/01326/OUT.
- 7.2 This Statement demonstrates that the Scheme presented meets the requirements and principles from the Outline permission. In doing so this

ensures that the measures put in place at the Outline stage to ensure the Scheme complies with planning policy have been achieved.

7.3 This Statement also identifies the definition of the Reserved Matters to be considered as set out in the DMPO and identifies that matters outside of these definitions or those things controlled at the outline stage should not influence the outcome of this application.

7.4 Combined with the other supporting reports, it has been demonstrated how the proposed Scheme delivers a high quality and inclusive residential scheme, both in its own right and in the context of the wider Banbury 17 allocation. We consider the Scheme meets the provisions of the Local Development Plan and the Council's CRDG. No material considerations have been identified that would justify a decision contrary to the provisions of the Development Plan and we respectfully request that this Reserved Matters application is granted accordingly.

Appendix 1 :

Pre-application Layout

Appendix 1



Accommodation Schedule

House Type	No. of Bedrooms	Bed Space	Amount
P382	3B	5	28
P403	4B	6	18
M486	4B	7	15
M487	4B	6	5
M417	4B	6	5
M418	4B	6	5
M488	4B	8	8
M489	4B	8	17
M490	4B	8	5
M491	4B	9	5
M492	4B	9	11
Total			128

DWH - Affordable Rent *

House Type	No. of Bedrooms	Bed Space	Amount
SH72	1B	2	4
SH73	3B	5	22
SH75	3B	5	3
Total			29

DWH - Affordable Shared Ownership #

House Type	No. of Bedrooms	Bed Space	Amount
SH72	1B	2	1
SH73	3B	5	11
SH75	3B	5	3
Total			15

DWH Total 172

Barratt - Private

House Type Name	House Type Code	No. of Bedrooms	Bed Space	Amount
Mossburn	MAL	3B	5	25
Mossburn	MAL	3B	5	5
Mossburn	MAL	3B	5	2
Colston	COL	3B	5	2
Ernestine	ERN	3B	5	2
Parson	PAR	3B	5	4
Chesler	CHS	4B	6	11
Lutonworth	LSK	3B	5	3
Altonway	ALW	4B	6	7
Hale	HAL	4B	6	6
Total			68	

Barratt - Affordable Rent *

House Type	No. of Bedrooms	Bed Space	Amount
Type 50	2B	4	9
Type 52	3B	5	7
Total			16

Barratt - Affordable Shared Ownership #

House Type	No. of Bedrooms	Bed Space	Amount
Type 50	2B	4	2
Type 52	3B	5	2
Total			4

Barratt Total 100

20m Offset from Public Right of Way
 Co-Ordinates
 A) X=194229 Y=100192 Z=0.0000
 B) X=194247 Y=102116 Z=0.0000
 C) X=193964 Y=101193 Z=0.0000
 D) X=194947 Y=105751 Z=0.0000
 WELL
 X=193941 Y=108427 Z=0.0000

Informal hoggin path



Site: White Post Road, Banbury
 Title: Planning Layout (2)_Dual Brand
 Date: 09.10.18 Scales: 1:800@A0
 Drawn: IR/JLM Checked: IR
 Drawing No. BOD_PL_001_DB

DAVID WILSON HOMES
WHERE QUALITY LIVES

clearthinking

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COMMERCIAL AGENCY



PROJECT
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PROFESSIONAL
SERVICES



LAND & DEVELOPMENT



CORPORATE
SUPPORT



VALUATION



INVESTMENT



RATING



PLANNING
CONSULTANCY



PROPERTY
MANAGEMENT