

# Cherwell Local Plan 2011-2031

## Examination Hearings

December 2014

### **Statement of Common Ground Between Cherwell District Council and Framptons on behalf of Hallam Land Management Policies Banbury 4 and Banbury 12**

#### **1. Introduction**

- 1.1. This Statement has been prepared by Framptons on behalf of Hallam Land Management and Cherwell District Council (CDC) to reflect the current position agreed by both parties with regard to Bankside Phase 2.
- 1.2 The Statement is provided without prejudice to other matters of detail that parties may wish to raise during the hearings.

#### **2. Background**

- 2.1. Hallam Land Management holds an interest in land that is allocated under Policy BAN4 and BAN12. Proposals are in preparation for bringing forward housing development as identified on the Proposals Map. Rights of access have been retained from two access roads situated on Bankside Phase 1 which will connect to Phase 2 by the end of 2015. Preparation of a planning application is well advanced and it is anticipated that pre-application discussions will be held with the LPA during early 2015. It is anticipated that a grant of planning permission may be achieved by the end of 2015, enabling the site to come to the market early in 2016. It is anticipated that

following a sale to a volume house builder and the discharge of planning conditions that the first new homes would be available on this site from early 2017.

### **3. Matters on which the parties agree**

#### **3.1 *Policy: Banbury 4 / Subject: Bankside Phase 2***

#### **3.2 The parties agree that:**

- The capacity of the site is approximately 600 new homes, and that the final capacity will be determined through the development control process.
- The site is deliverable for new homes to commence within 5 years, with a reasonable delivery of some 350 dwellings within the 5 year period from the adoption of the Local Plan. The Local Plan trajectory does not preclude early delivery of the site.
- BANBURY 4 is a site in a single ownership which is being actively promoted by a housing developer. It is intended that an outline planning application will be submitted early in 2015 to Cherwell District Council.

#### **3.2 *Policy: Banbury 12 / Subject: Land for the Relocation of Banbury United FC.***

- BANBURY[12] will facilitate the safeguarding of land that has been identified as a possible relocation site for Banbury United FC. It will also safeguard land to enable further examination of its potential for a new secondary school, advised by the County Council (SUB24PM, Modification 114). Confirmation would be required that BANBURY 12 is large enough to accommodate both interests.

Signed on behalf of Cherwell District Council

.....  
Adrian Colwell

Head of Strategic Planning and the Economy

Date: .....

Signed on behalf of *P.F.*  .....

Hallam Land Management

Name PETER FRAMPTON

Date 05/12/14