

2.0 MASTER PLAN AND DESIGN: THE PROPOSAL

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2.1 INTRODUCTION

2.1.1 This chapter of the ES has been prepared by Frampton Town Planning Ltd and provides a description of the application site in its immediate and wider context. Where it is required, a more detailed description of site features are included in the relevant topic chapters.

2.1.2 The Chapter also describes the different elements of the Proposed Development; and, the Applicant's approach to alternative sites.

2.2 THE APPLICATION SITE

2.2.1 The site lies to the south east of Banbury and extends to 39.23ha (**Appendix 1.01**). The site's north western boundary is contiguous with Longford Park, Phase 1 of the new neighbourhood for Banbury which was approved under Planning Application Ref 05/01337/OUT in September 2005. The site forms an extension to Longford Park Phase 1 to create Phase 2 of the new neighbourhood and a new edge of settlement to Banbury.

2.2.2 To the south of the site is open countryside and beyond the village of Twyford and Adderbury. Bodicote Park and the Bannatyne Health Club separates the site from the Oxford Road (A4260); the main arterial route into Banbury, beyond which is the settlement of Bodicote. The M40, Oxford Canal, River Cherwell and the London -Birmingham railway line, all lie to the east of the site, separated by arable fields.

2.2.3 The site is generally flat. Beyond the site boundary, the topography is more pronounced with slopes rolling down to the flatter land of the Cherwell Valley floor, with the Oxford Canal and River Cherwell beyond. The M40 is locally screened by woodland copses and belts of tree planting alongside the Motorway.

- 2.2.4 The application site consists of large arable fields to the east of Longford Park Phase 1, and part of the field to the south that bounds the A4260. The fields are bounded by hedgerows with a number of tracks that dissect the site. Existing trees on the site are mostly positioned around the boundaries. A significant belt of trees enclose Bodicote Park and the Bannatyne Health Club.
- 2.2.5 An existing access from Oxford Road adjacent to the Health Club forks to the left to access College Park House and then extends straight ahead into the application site where it becomes a track running parallel to the southern boundary of the site.
- 2.2.6 A Public Footpath by Bodicote Park passes through the site and links Oxford Road and Bushy Furze Barn. A further Public Bridleway north of the site connects Canal Lane; the Longford Park development and Oxford Road.

2.3 THE PROPOSED DEVELOPMENT

- 2.3.1 The description of the development is set out in paragraph 1.1.8 of the ES.
- 2.3.2 The Proposed Development does not include the relocation of Banbury Football Club or the provision of a new secondary school. The Parameters Plan identifies land for the Football Club and a secondary school, which has been agreed with Oxfordshire County Council. The application will however deliver the access road which adjoins these potential land uses.
- 2.3.3 An Indicative Layout 6394-P-05 Rev P (**Appendix 1.03**) has been submitted with the application. The Layout demonstrates the design principles that have underpinned the Proposed Development, and will assist the preparation of future Reserved Matters application. A

Parameters Plan 6394-P-01- Rev AK (**Appendix 1.02**) identifies the established principles of the development and comprises a formal part of the application submission.

2.4 THE PROJECT VISION AND DESIGN PRINCIPLES

2.4.1 The Vision for the Proposed Development is encapsulated in the following description;

Table 2.01 The Vision

The Vision
To create a high-quality sustainable neighbourhood for Banbury as an extension to Longford Park, which delivers a choice and range of high quality new homes, attractive pedestrian friendly streets and accessible greenspaces for biodiversity, recreational benefits and supports the viability of existing services and facilities at Longford park.
To deliver a place that has easy access to day-to-day facilities for modern living such as public transport, local shopping, education, and open space.
To create a built form that draws inspiration from local character and vernacular with Banbury.
To sensitively respond to the site and its setting, to include, for example, providing a landscape buffer to the open countryside south of the site.

2.5 DESCRIPTION OF INDIVIDUAL COMPONENTS

2.5.1 The Proposed Development will include the following:

Residential Element

2.5.2 The Proposed Development will provide up to 850 dwellings including up to 255 affordable (up to 30%). A mix of house types will reflect housing policy and agreed at reserved matter stage. The average housing density across the site is 37dph.

Public Open Space Provision

2.5.3 Table 2.02 lists the quantum of public open space included within the Proposed Development.

Table 2.02 Green Space Provision

Green Space Provision	
	Size (ha)
Sports Fields	4.65
Play Areas	1.6
Allotments	0.75
TOTAL	7

Car Parking Spaces

2.5.4 Levels of car parking will have regard to the standards identified by Oxfordshire County Council. A range of car parking solutions will be included based on best practice; on street

parking, either parallel or front on; garages; car-ports, on plot driveways, undercroft parking; and well-designed courtyard parking.

Access & Movement Strategy

- 2.5.5 There will be two vehicular access points to the Proposed Development. The existing access off the A4260 will link to the site through Longford Park Phase 1. A second access will be located further south off the A4260, Banbury Road, to link to the eastern part of the site.
- 2.5.6 The design principles underpinning the internal layout of the streets, routes and spaces are based upon the vision and best practice and include;

Table 2.03 Design Principles – Street, Routes and Spaces

	Design Principle
1	Ensuring that all users (pedestrians, cyclist, car users) can move safely and calmly through the development, with particular emphasis on non-car users and less mobile people.
2	To provide a network of well connected, attractive and inclusive streets, that provide a choice of movement routes. To establish a regular off-set grid system of streets that will deliver a legible environment.
3	Incorporate the use of public spaces and squares at key street intersections, to reinforce legibility and to provide focal areas within the layout.
4	The layout will provide opportunities for views and vistas of keynote buildings and public spaces.
5	Designing the layout to provide views of the surrounding context.
6	To control vehicle speed by using the best practice methods to conventional highway methods.
7	To ensure that the layout maximises the opportunity for pedestrian and cycle connections into Banbury and the development’s green infrastructure provision.
8	To ensure that streets are active, animated and well surveyed with buildings close to the street edge.

9	Creating a well-designed public realm of footways, crossing points shared surfaces, street trees, green spaces and street furniture.
10	Embracing successful design approaches as established within the Longford Park Design Code.

Drainage Strategy

2.5.7 Surface Water run-off will be managed by a Sustainable Urban Drainage Scheme (SuDS). The SuDS will use a multi-tiered approach; a primary drainage system where surface water is collected and routed to a secondary system, where water is stored at a local level and attenuated, before being conveyed through the site to the main outflow.

Primary Sources of Surface Water Management and collection may include the following;

- Permeable Paving may be used in managed car parking areas;
- Filter Strip may be incorporated into road corridors;
- Swales may be used along highways and in open spaces to infiltrate, attenuate and convey flows from hard surfaces across the development before being discharged into secondary systems; and
- Swales may be incorporated along the boundary of the site.

Secondary Sources of Surface Water Management and collection

- A dry attenuation basin with permanently wet flow channels to convey run off in periods of low rain flow. The basin will function as the final flow and water quality conditioning.

Foul Water Management

2.5.8 The Flood Risk Assessment (FRA) that accompanies the planning application has identified three strategies for dealing with the foul drainage for the site;

- If the existing drainage has sufficient capacity, the proposed foul drainage strategy will be to connect to the existing drainage infrastructure;
- If the existing drainage does not have sufficient capacity, either;
 - (i) Reinforcements to the network will be included as part of the Proposed Development; or
 - (ii) If reinforcements are not viable, attenuation storage will provide in the form of onsite storage. Details to be determined at reserved matters stage.

Ecology Strategy

2.5.9 Through the design, layout and working methods (during construction), potential effects on valued ecological receptors identified in the baseline biodiversity surveys have been avoided. The following ecological strategy underpinned the progress the Illustrative Masterplan.

Table 2.04 Biodiversity

Species	Outcome	Strategy
Bats	To enhance foraging opportunities, minimise potential disturbance, and enhance roosting opportunities. (mainly consisting of dry areas as means of mitigation)	Existing hedgerows and trees to be retained wherever possible;

		Where hedgerows are breached, retained hedgerows will be reinforced.
		Where breached of hedgerows are greater than 10m, standard tree will be planted to create 'hop-overs' to maintain the flight lines for bats.
		Plots/gardens will be set back and fenced to ensure that existing hedgerows are maintained.
		Low level and/or directional lighting will be used across the site
		Existing ditches to be retained.
Birds	To avoid disturbance and to enhance roosting opportunities. (mainly consisting of dry areas as means of mitigation)	Vegetation will removed be undertaken prior to the breeding season (March – August/Sep).
		Bird boxes will be included across the site.
Habitat Creation	New habitat created (A mix of dry and wet areas as means of mitigation)	Woodland/shrub and hedgerows.
		Grassland created in the north east of the site to encourage specie rich sward to develop in this area.
		Low level and/or directional lighting will be used across the site.
		Existing ditches to be retained.
Badgers	Protection of badger setts, provision of additional and enhanced badger foraging habitats	Provision of protection buffer strips either side of hedgerows; incorporating of badger underpasses where appropriate in road designs.

Construction and Environmental Management Plan

2.5.10 A Construction and Environmental Management Plan (CEMP) will be drawn up and agreed with the LPA prior to commencement of construction activities. The CEMP will describe generic and detailed site-specific measures to avoid, minimise and mitigate construction effects. The CEMP will incorporate mitigation measures that are set out within each of the topic chapters within this ES. The CEMP will be controlled through a condition on any approval granted.

2.5.11 A Site Waste Management Plan (SWMP) will be prepared prior to the commencement of construction activities. The SWMP will set out the approach to minimise and control the amount of construction waste to be disposed. The aim of the SWMP will be to ensure that as much construction waste is managed in accordance with the Site Waste Management Plan Regulations 2008. The SWMP will be controlled through a condition on any approval granted.

2.6 CONSIDERATION OF ALTERNATIVES

2.6.1 The 2017 EIA Regulations advise that Environmental Statements should provide *‘an outline of the main alternatives studied by the Applicant or Appellant and an indication of the main reasons for the choice made, taking into account the environmental effects.’* (Emphasis added)

2.6.2 The first potential alternative to consider is the “*do nothing*” option. This option considers what the outcome would be if the site was left undeveloped. This approach would eliminate the potential adverse impacts of developing the site, but would not bring forward the positive impacts arising from bringing the development forward, and would not be compliant with the Local Development Plan.

2.6.3 The positive impacts of bringing forward the site are; directly, the provision of 850 dwellings and associated infrastructure; indirectly; the provision of an access to allow the relocation of Banbury Town Football Club and the land that could accommodate a Secondary School (although not included in the Proposed Development); and, meeting the provision of the Development Plan.

Alternatives in terms of site location

- 2.6.4 The site is an allocated Strategic Site within the statutory adopted Cherwell Local Plan 2015. In terms of growth, the Council has sought to focus development in and around Bicester and Banbury, with limited growth in the rural areas. 10,129 homes are to be provided in Bicester, 7,319 home at Banbury and 5, 392 homes in the larger town of Kidlington and the rural areas. The Council seeks to deliver over half of its housing provision on allocated Strategic Sites; 7,919 in Bicester spread over 5 sites, and 4,219 over 10 sites in Banbury.
- 2.6.5 Bringing forward the site for development would deliver 850 new homes, of which 30% will be affordable, including increasing the choice of homes for the local population, additional public open space and sports facilities for local people to enjoy, and enhancements to the biodiversity value of the site. The development of the site is a substantial element in the delivery of the Cherwell Local Plan.
- 2.6.6 The Cherwell Local Plan Part 1 (2011-2031) was formally adopted in February 2015. During the Public Examination stage, the Planning Inspector considered that the evidence base that underpinned the housing delivery identified in the submission document was out of date. As a result the Council was required to significantly increase its housing requirement from 16,700 to 22,840 dwellings over the Plan Period.
- 2.6.7 The Council undertook an exercise to identify further housing land to meet its Objectively Assessed Housing Need. The Council's approach was 4-pronged:

Table 2.05 – Methods Used to Identify Additional Housing

	Methods
1	Identification of new reasonable alternative strategic development locations.
2	Further consideration of those reasonable alternative strategic development locations that were discounted for the Submission Local Plan.
3	Increasing the density of development on existing strategic development locations included in the Submission Local Plan – Part 1.
4	Extensions to the land covered by the existing strategic development locations so that they are of a larger size.

2.6.8 Each site was assessed in terms of the objectives of the Submission Local Plan; national objectives and guidance set out in the NPPF and PPG, and the site’s deliverability. The Council considered that the application site could be delivered without significant changes to the Local Plan objectives, vision or strategy.

2.6.9 The Local Plan Minor Amendments identified that the application site could be extended from 22ha to 27ha without compromising the sustainability credentials of the site, and the quantum increased to around 600 dwellings. The site forms a logical extension to Phase 1, Longford Park, which is under construction.

2.6.10 A Statement of Common Ground (SOCG) was agreed between the Site promoters and the District Council in preparation for the Examination of the Local Plan. It was formally agreed that the capacity of the Site is a matter to be determined through the development management process. The SOCG is attached as **(Appendix 2.01)**.

2.6.11 Paragraph 171 of the Planning Inspector’s Report on the examination into the Local Plan confirmed this approach, when he concluded that *‘The details of density and thus the exact total*

of new houses are best addressed in the context of specific proposals, rather than LP policy”.

(Appendix 2.02)

2.6.12 The application site has been tested twice through a Sustainability Appraisal that sought to assess the sustainability credentials of the identified options to achieve the level of housing growth required by the District. Firstly, at the submission Local Plan stage and, and secondly in response to the requirement to increase significantly the Objective Assessed Housing Need. In both cases, the application site was considered the most appropriate and sustainable option to take forward.

2.6.13 BUFC presently occupies the Spencer Stadium at Station Road Approach in Banbury and has been in need of a new ground for a number of years. Land at Station Road Approach is included in Policy BAN1: Banbury Canalside, an area designated for regeneration in Banbury. As a consequence of this, BUFC has to find an alternative site. The potential location for BUFC BAN12 was assessed in the Local Plan Sustainability Appraisal and included as a modification of the Examination in Public of the now adopted Local Plan. Policy.

2.6.14 The essential features of the Proposed Development are considered to be; pedestrian and cycle connectivity to Longford park (Phase 1); looped road network to create an effective bus route, through Phase 1; a central “green area” to connect visually Phase 1 and the Application site; a transition from the built form to the open countryside, locating the allotments on the eastern boundary of the site; access road to link the southern part of the site with Banbury Road, to facilitate the relocation of Banbury Town Football Club.

2.6.15 An alternative development is the development subject of the outstanding planning application 17/01408/OUT for 700 dwellings. This option does not include an access to BAN12 and link through to the BAN4 allocation. Whilst, this option could be brought forward, it would not

deliver the access to allow the future relocation of the BUFC or facilitate the opportunity for a new secondary school.

2.6.16 The illustrative layout submitted as part of the planning application is considered to be a sustainable option in bringing forward the site.

2.6.17 The EIA Regulations require an Applicant to set out environmental considerations relating to alternatives – where alternatives have been considered. The alternative in this case is no development, which would be inconsistent with the development plan, or development as included in the outstanding outline planning application, which would not facilitate the relocation of the BUFC and provision of a new secondary school. For the reasons explained above, the Proposed Development subject of this planning application is the most appropriate to be brought forward.