

Our Ref: PJF/dj/PF/10159  
(Please reply to Banbury office)

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19<sup>th</sup> February 2023

Andy Bateson – Team Leader  
Cherwell District Council  
Bodicote House  
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Dear Andy

**TOWN AND COUNTRY PLANNING ACT 1990  
APPLICATION Ref. 19/01047/OUT BANKSIDE PHASE 2  
OUTLINE PLANNING APPLICATION FOR A RESIDENTIAL DEVELOPMENT OF UP TO 825 DWELLINGS;  
GREEN INFRASTRUCTURE INCLUDING FORMAL (PLAYING FIELDS WITH CHANGING ROOMS,  
ALLOTMENTS) AND INFORMAL OPEN SPACE; LANDSCAPING AND ASSOCIATED INFRASTRUCTURE  
INCLUDING A BALANCING POND; ON LAND OFF THE A4260, WITH ACCESS OFF THE EXISTING  
LONGFORD PARK ACCESS OFF THE A4260 (OXFORD ROAD), AND A NEW ACCESS OFF THE A4260  
(BANBURY ROAD). ALL MATTERS OF DETAIL RESERVED, SAVE FOR ACCESS'**

I welcome your considerations regards a proposed amendment requested by the Local Highway Authority (LHA) for the site access (from Banbury Road) and internal spine road. The LHA seeks the addition of a 3m cycleway following the publication of LTN 1/20. I here set out a brief background below.

- 1.1. An outline planning application, all matters reserved for subsequent approval, except for access (Planning Ref: 2019/01047/OUT) was submitted to Cherwell District Council in May 2019. The planning application was accompanied by an Environmental Statement (ES). There was a resolution to grant planning approval for the outline application at the Planning Committee held on the 15<sup>th</sup> July 2021.
- 1.2. Since that time, Hallam Land Management Ltd (the Applicant) has been progressing the details of the S106 agreement. It is during this period of negotiation, that the LHA has requested that a 3m cycle way (in addition to the 2m footpath already included in the scheme) to be incorporated within the proposed Banbury Road Site access and internal spine road.

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1.3. The site access, off Banbury Road, is detailed within the outline application. The details of the internal spine road will be subject to further Reserved Matters submissions. To facilitate the 3m cycle path, the following plans included in the outline application, subject of the resolution to grant planning permission, have been amended. The amended plans are set down below, and attached to this letter.

- Dwg no: 10994-10-SK\_018 Rev C Planning Layout
- Dwg no: 6394-P-01 rev BC - Parameters plan

1.4. The addition of the cycle path has resulted in a reduction of the number of dwellings by five due to a slightly reduced developable area. Accordingly, it is proposed the description of development is amended to:

*'Outline planning application for a residential development of up to **820** dwellings; green infrastructure including formal (playing fields with changing rooms, allotments) and informal open space; landscaping and associated infrastructure including a balancing pond; on land off the A4260, with access off the existing Longford Park access off the A4260 (Oxford Road), and a new access off the A4260 (Banbury Road). All matters of detail reserved, save for access'*

1.5. A review of the effects of the proposed cycle path on the findings of the ES has been undertaken and is set out in **Table 1.01** below. As would be expected, the 3m cycle path has not changed any of the significance of effects on the environmental topics included in the Environmental Impact Assessment.

**Table 1.01: Review of Environmental Topics**

CHAPTER	TOPIC	ES Topic
2	Masterplan and Design: The Proposal	No significant effect
3	Planning Policy	No significant effect
4	Landscape and Visual Impacts	No significant effect
5	Ecological Effects	No significant effect
6	Agricultural Effects	No significant effect
7	Archaeology/Cultural Heritage Effects	No significant effect
8	Transportation Effects	No significant effect
9	Noise Effects	No significant effect
10	Air Quality	No significant effect
11	Socio- Economic Effects	No significant effect
12	Water and Drainage	No significant effect
13	Ground Conditions	No significant effect
14	Utilities	No significant effect
15	Waste	No significant effect
16	Climate Change	No significant effect
17	Lighting	No significant effect
18	Health Impacts	No significant effect
19	Overall Cumulative Impact	No significant effect

- 1.6. It is considered that the inclusion of the 3m cycle path does not constitute a material change to the planning application that was debated and resolved to grant planning permission at the 15th July 2021 Planning Committee. The inclusion of the 3m cycle path is, in fact, a positive addition to the scheme. The addition of the 3m cycle path does not affect the S106 obligation and contributions included in the Planning Committee Report.
- 1.7. As the granting of planning permission has not been issued, it is requested that the plans accompanying this letter replace the submitted application plans, and form part of the outline application that benefit from a resolution to grant planning permission.
- 1.8. For clarity, those plans that were subject to the resolution to grant planning permission and the amended plans are set down on **Table 1.02** below.

**Table 1.02: Plans to be Replaced**

Drawings – subject of resolution to grant planning permission	Amended Drawings (to replace drawing subject of resolution to grant planning permission)
Dwg no: 16052-01-124 Rev B Proposed Southern Access	Dwg no: 10994-10-SK_018 Rev C Planning Layout
Dwg no: 6394-P-01 rev AW - Parameters plan	Dwg no: 6394-P-01 rev BC Parameters plan

- 1.9. It is anticipated that negotiations on the S106 will be complete, with the document ready for engrossment in around 3 months. It is not anticipated that the proposed change to the attached plans will delay the issuing of the Decision Notice.
- 1.10. I welcome your agreement to receive these amended plans.
- 1.11. If it would be helpful, I will arrange for a Teams Call to discuss the above.

Yours sincerely



Louise Steele  
**Framptons**