

C.3 Banbury

- C.102** Banbury is the District's ~~largest town with its own principal town centre that serves the needs of its~~ sub-region. ~~It Banbury will be a~~ is a focus for major retail developments, employment, housing and ~~other~~ cultural and community uses that attract large numbers of people.
- C.103** Banbury is a ~~historic~~ market town, ~~with an~~ historic core ~~and that~~ is expected to see continued growth over the period of the Local Plan. The growing population will have consumer ~~needs,~~ employment ~~needs~~ and community needs. Whilst most employment and housing growth will take place on the edge of the town, the ~~is~~ Plan seeks to also take active steps to strengthen the town centre. The town centre of Banbury will adapt and evolve to meet the new growth and changing needs, demands and patterns of activity.
- C.104** Banbury faces topographic and historic landscape constraints important to the setting of the town including ~~the to the east (the M40 and River Cherwell valley to the east, a) and west (steep sided valley and villages to the west,)~~ rising landform and village conservation areas to the north ~~with a historic town boundary and an open aspect and village to the south beyond the Salt Way, being important to the setting of the town.~~ These are all ~~natural (and manmade)~~ barriers to growth that have shaped how the town has grown and ~~which affect its is to growth~~ in the future. More recently, the M40 motorway has also become a significant factor in identifying directions of growth and the need for focused urban renewal has become more pressing. The identified ~~As a result only a limited number of~~ strategic development sites in this section of the Plan reflect these constraints and issues; particularly the need to retain the Banbury's historic landscape context and character. ~~are available for new housing growth including Bankside, Canalside, West of Bretch Hill (to support an area of renewal to the east), North of Hanwell Fields and at Southam Road.~~
- C.105** ~~Alongside other evidence, t~~he development of a Masterplan for Banbury, to be adopted as a Supplementary Planning Document (SPD) ~~will is~~ providing the means to establish an integrated delivery plan for the growth of the town that respects its setting, ~~and~~ meets the needs for a stronger economy, housing and community facilities, and delivers as part of sustainable development. The Council will explore all potential mechanisms, including public-private partnerships, and appropriate powers for the delivery of Local Plan sites and key proposals, to secure the development vision for town.

Meeting the Challenge of Developing a Sustainable Economy in Banbury

- C.106** Banbury's economy is focused on manufacturing, distribution, service industries, local government and health. Generally it has had very low levels of unemployment and a high demand for labour. However, there is a need to further diversify its economy, to attract more highly skilled businesses, to increase the levels of education, training and ambition in the town and to continue addressing the impact of the recent recession. In recent years the major manufacturers Hella (automotive parts) and SAPA (aluminium) have left the town with the loss of about 800 jobs.
- C.107** The key economic issues facing Banbury are:

- Ensuring the town remains competitive so that it retains and attracts major employers
- Addressing the impact of recession on the unemployment level: in February 2009 the number of job seeker allowance claimants in Banbury had risen to 4.1%, significantly higher than for other Oxfordshire towns (e.g. Bicester – 1.9%, Oxford – 2.3%, Witney – 2.2%). The claimant count has reduced in Cherwell since it rose fairly sharply in 2009 but it remains higher in Cherwell than in other rural Oxfordshire Districts. In areas of Grimsbury and Castle Ward and Banbury Ruscote ward unemployment as a percentage of working age population was at 8.2% and 7.4% respectively, again the highest in Oxfordshire
- The need to improve standards of education and training: five areas within Banbury Ruscote ward and one in Banbury Neithrop are in the worst 10% in England in terms of skills, education and training. GCSE performance is below county and national averages. A third of residents have no qualifications. There is an above average concentration of people employed in low-skilled and lower paid occupations
- Maintaining a strong manufacturing sector but further diversifying the economy and creating more higher skilled and knowledge based job opportunities
- The need to improve the overall attractiveness of the town as a place to live and work
- The need to improve the appearance and vitality of the town centre outside of the Castle Quay shopping centre
- Banbury has undergone considerable growth over the last 20 years and the Council's Economic Development Strategy (2011-2016) (EDS) envisages this as continuing in the long-term. The EDS considers that there will be a reduction in the size of the town's manufacturing sector (in common with UK trends) however since much of this is in higher value and specialised areas which are more dependent upon skilled input, it is of great importance that the sector remains an important local employer. The town has a strong industrial heritage and the EDS sees this evolving over the 21st century into a robust engineering economy driven by flagship sectors such as motor sport and advanced materials.
- Some of Banbury's employment areas/sites are in need of investment and there are vacant buildings. Development should take place on existing employment sites wherever possible to help regenerate these and ensure land is used efficiently.

C.108 A key challenge for the Local Plan will be to ensure that the needs of both existing employers seeking to relocate and expand, and new businesses moving to the area can be met, by ensuring that the redevelopment of sites and buildings on existing sites within the town is encouraged by planning policies. This is a particular issue as this Local Plan seeks to regenerate the Canalside area of the town. This 25 hectare area includes a number of existing businesses and it will be important that there are sites and help available to relocate any of these that wish to develop locally.

C.109 Banbury has the largest supply of employment land in the district and the Council's Employment Land Review (2006, updated 2012) identified a range of available sites totalling over 46 hectares. In this Local Plan Bicester will be the focus for new employment land to respond to its significant planned housing growth and to reduce out-commuting. Banbury also has valued landscapes on the edge of the town where growth is not appropriate. Whilst many of the sites in Banbury are non strategic, one site is considered to be of strategic importance to securing Banbury's long term supply of employment land and is identified in this Local Plan (Policy Banbury 6: Employment Land West of M40). Planning permission has recently been granted for

new employment uses on this site. Proposals for the town centre set out in this plan will also provide jobs particularly in the retail and leisure sectors.

C.110 Providing for economic growth and diversification is necessary to increase the number of economically active residents, to lower unemployment to pre-recession levels, to provide more training opportunities and to encourage more ambitious educational attainment in Banbury. This will help provide a broader range of employment opportunities and potential access to more highly skilled jobs. Our plan seeks to build on the current manufacturing strength of the town with support for new business units for [small-medium enterprises \(SME's\) growth](#). We wish to encourage a wider range of employers into the town, particularly higher skilled and higher technology businesses, by providing suitable employment land, delivering regeneration and improving the quality of the built environment, to help create the conditions that will help reduce deprivation and improve the attractiveness of Banbury as a place to live, work and visit.

Strengthening Town Centre Vitality

C.111 This Plan seeks to ensure that the town centre remains the primary focus for new development; particularly retail uses together with other appropriate town centre uses such as ~~commercial~~, employment, community, leisure and residential development being accommodated in accordance with the principles of the NPPF.

C.112 In addition to the town centre there are out-of-centre retail locations [including ; this comprises](#) freestanding supermarkets, ~~and other~~ retail parks [and neighbourhood centres](#). Banbury's role within the District is also supported by Bicester and Kidlington, together with other local centres that provide a hierarchy of facilities to serve Cherwell's population.

C.113 The existing and future role of Banbury has been considered in relation to the competition experienced from other centres outside the District. The principal centres that currently compete with Banbury are as follows:

- Leamington Spa - 22 miles
- Stratford upon Avon - 27 miles
- Oxford - 28 miles
- Northampton - 32 miles
- Milton Keynes - 35 miles.

C.114 These centres generally fulfil a similar role to Banbury within their respective catchment areas, although Oxford and Milton Keynes are identified as higher level regional centres. Other centres such as Milton Keynes and Northampton are also growing rapidly which is increasing the level of competition experienced by Banbury (and also Bicester and Kidlington). In addition to this, significant commercial development is being delivered in Oxford City Centre which [will](#) significantly enhance the commercial offer in the city centre.

C.115 This competition illustrates the need to maintain the renewal and strengthening of the town centre.

C.116 We will strengthen Banbury town centre to be the focus of the town. This plan will ensure that it remains a pleasant place to spend time and a usable space for all members of the community which brings people together and fosters a stronger sense of belonging. This plan builds on the heritage and natural assets of the town,

but will also encourage change. It must be a place that people choose to use and enjoy. Therefore we will:

- Create more natural flows of people between its various quarters, creating a single whole rather than a group of unrelated parts
- Bring together a broad mix of uses including open space, commercial, residential in the built environment; leisure, shopping, and education, to ensure there is a human dimension throughout the day
- Ensure the town is accessible from a variety of transport options, making it a place with a steady flow of life
- Make features and focal points of our key assets including our waterside areas, our built and cultural heritage, to create and maintain uniqueness and a sense of community ownership
- Promote a wide variety of activities at all times of the year.

C.117 In general terms, mixed-use (residential, commercial and retail) development will be favoured to ensure that there is an active ground floor commercial use.

Meeting the Challenge of Building a Sustainable Community in Banbury

C.118 Banbury faces some challenging community and social issues. Increasing opportunities in the Ruscote, Neithrop and Grimsbury and Castle wards is a priority and many of Banbury's main social issues are related, but not confined, to the complex problems of deprivation. This includes educational attainment, teenage pregnancy, anti-social behaviour, child well-being and access to services and facilities and affordable housing. This Local Plan provides for new development in a way that helps deal with Banbury's social issues and provides necessary community facilities, working in combination with the Council's 'Brighter Futures in Banbury' project which has been established to improve outcomes. In particular, the proposals for area renewal around Woodgreen and the wider Bretch Hill area are concerned with renewing the physical and community fabric of the area, to help reduce social disadvantage, improve health and well-being, educational attainment and employment outcomes. This approach will be extended to other wards within Banbury over the life of this plan and beyond.

C.119 The key community issues facing Banbury are:

- The need to ensure social opportunities increase in a number of wards in Banbury, particularly Ruscote ward and two areas of Banbury Grimsbury and Castle Ward which are in the 20 per cent most deprived areas nationally according to the Index of Multiple Deprivation 2010
- The need to foster social cohesion, integration and equal opportunity: Banbury has a diverse population, with higher concentrations of people of non-white ethnic origin than elsewhere in the district, many of whom live in the more deprived areas
- The need to reduce the incidences of teenage pregnancy, anti-social behaviour and to improve educational attendance and attainment
- The need for a replacement library
- The need for affordable housing and a more diverse private rented housing sector
- The need to improve access to services and facilities and to address deficiencies. A new ground is needed for Banbury United Football Club, and the town is lacking 11 junior football pitches, 1 cricket pitch, children's play space,

allotments and tennis court provision. There are deficiencies in natural/semi-natural green space. Accessibility to open space and recreation opportunities is also mixed. Improved cultural facilities are also needed

- Additional open space, sport and recreation provision will also be required to provide for future development needs
- New cemetery space is also needed.

C.120 The Sustainable Community Strategy emphasises the importance of increasing opportunity across all wards in Banbury, reducing crime, anti-social behaviour and providing affordable housing and better training and employment opportunities. It looks to improve the skills and aspirations of young people and the opportunities open to them. It aims to provide better access for diverse communities to services and the provision of affordable recreational opportunities to help residents of all ages stay healthy. Retention of Banbury's Horton ~~District~~ General Hospital remains of particular importance as a valued community facility and given the distance to alternatives.

Meeting the Challenge of Ensuring Sustainable Development in Banbury

C.121 Banbury's rapid post-war and continuing expansion has placed great pressures on its environment. The quality and distinctiveness of Banbury's town centre, its residential areas, green spaces and employment areas are important to the well-being of existing residents and in attracting new businesses and drawing people to the town. Growth has pushed the built-up perimeter of the town close to major landscape and other constraints and managing further expansion is a major challenge. Improving the town's river / canal corridor and continuing with regeneration to improve the environment and make effective and efficient use of land is also necessary. Banbury has some deficiencies in 'green' infrastructure which also need to be addressed.

C.122 Banbury's key environmental challenges are:

- Managing growth in a way that will not unacceptably harm important natural and historic assets
- The need to manage traffic congestion and to provide more opportunities to travel using more sustainable modes.
- Improving footpaths and cycle ways to encourage walking and cycling
- Preserving and enhancing the quality and distinctiveness of the urban area including the historic street pattern of the town centre
- Recognising the river and canal as an asset, and improving the river / canal corridor to improve the setting of the town centre,
- Make more efficient and effective use of land and enhance its ecological value
- Improving access to natural and semi-natural green space
- The need for more publicly accessible woodland and protecting existing areas of urban woodland
- Protecting the ecological value and the historic rural character of ~~the~~ Salt Way.

C.123 The major environmental challenges at Banbury are managing growth in a way that will not unacceptably harm areas of sensitive landscape around the town; which will preserve and, where possible, enhance natural and historic assets; plus its green spaces to provide more wooded areas and to minimise the impact of new development on the natural environment which will enhance biodiversity, improve the quality and distinctiveness of the built environment and which will maximise the

opportunity for more sustainable traffic management and reducing carbon emissions. In particular we will regenerate land east of Banbury town centre and west of the railway line to improve the setting of Banbury town centre, the river/canal corridor and make effective and efficient use of underused land.

C.124 For each of the proposed new strategic development areas ~~such as West of Bretch Hill, North of Hanwell Fields~~ there is a need for creation of a green buffer for the reasons set out in Policy ESD 15; for example at West of Bretch Hill and North of Hanwell Fields to ~~to~~ prevent coalescence with ~~the~~ neighbouring villages and protect important landscapes. ~~;~~ likewise To the south of Salt Way there is a need for a clear green buffer to constrain future growth to retain the open aspect of the south west of the town.

Banbury in 2031

C.125 By 2031, Banbury will have become a larger and more important economic and social focus for its residents, for business, and for a large rural hinterland.

- The town will have a more diverse economic base and new employment areas will have been established with levels of deprivation reduced
- Almost 6,000 new homes will have been constructed from 2012 to 2031 of which a substantial number will be 'affordable'. New services, facilities and cultural and recreation opportunities will have been provided. A new football ground will have been provided.
- The town centre will be vibrant, regionally competitive and at the heart of the town; a place that builds on our heritage and natural assets. The quality and distinctiveness of the built environment will have improved, particularly as a result of Canalside regeneration and the construction of new urban extensions. There will be more opportunity to travel on foot, by cycle and by bus and traffic management measures will have been implemented
- There will be more natural and semi-natural open space accessible to the public including new wooded areas and a green corridor or 'lung' will have been created through the town, with effective screening and access.
- Electrification of the railway line through Cherwell will encourage investment and regeneration at Banbury.

C.126 To achieve this vision, our strategy for Banbury is to:

- Bring about Canalside regeneration for the benefit of the whole town
- Ensure implementation of the permitted urban extension at Bankside
- Support the role of the town centre by creating opportunities for further growth to meet the needs of local people
- Help reduce the level of deprivation by securing benefits achieved through specific development proposals and by economic growth and diversification
- Secure a site that will deliver a new ground for Banbury United Football Club in an accessible location
- Provide for new development that will bring with it new open space and recreation opportunities
- Plan new development in a way that will improve access to natural and semi-natural green space and promote opportunities for new publicly accessible wooded areas

- Provide for new development in accessible locations which will provide good opportunities for improving and accessing public transport services, for delivering and using new cycleways, for travelling on foot and for minimising the impact on the highway network and traffic congestion.

What will Happen and Where

- C.127** Mixed use strategic development sites delivering housing, services and facilities and contributions to local infrastructure are considered to be the most sustainable way of meeting Banbury's housing needs and addressing the issues facing the town. We have sought to identify sites which will maximise benefits in terms of providing new homes and affordable housing, address deprivation, encourage economic growth and achieve good urban design, and to balance this with the need to minimise the use of natural resources, the harm to nearby villages and the surrounding the landscape, and the pressure on the road network.
- C.128** A major strategic site of some 1,092 dwellings has already been permitted for the south east of Banbury at Bankside and will be delivered with a new primary school, park, playing fields, shops, community facilities and employment opportunities. A further extension of the site and the relocation of the town's football club next to the existing rugby club will complete development in this area. The now completed redevelopment of the former Cattle Market site will be complemented by major Canalside regeneration close to the town centre. An extension to the west of the town will be accompanied by proposals to help the regeneration of the wider Bretch Hill area and extensions to the north of the town will bring about new housing and community facilities.

Strategic Development: Banbury 1 - Banbury Canalside

- C.129** Banbury Canalside is the name given to the land between Banbury Town Centre and Banbury Railway Station. The successful regeneration of Canalside and its potential to act as a catalyst for change in the town has been a key component of Cherwell District Council's planning and regeneration aims for a number of years.
- C.130** ~~Canalside The development area~~ represents a major opportunity to redevelop a substantial area close to the town centre, to secure improved access to the town's railway station, the reintegration of the canal as a central feature of the town area, ~~and to provide with~~ new residential tenancies, commercial and retail development premises.
- C.131** Canalside is a highly sustainable location for housing development next/close to the town centre, railway station, bus station, leisure centre, parks, a supermarket, health centre and community centre. Its redevelopment will make effective use of brownfield land, contribute towards the remediation of contaminated land and significantly reduce the need for less sustainable greenfield development on the edges of the town.
- C.132** Given the complexities of the site, a separate SPD is in preparation which will form the basis for developing an Action Plan to take forward this e-regeneration scheme.

~~using a Public-Private Partnership to ensure all appropriate powers are used to secure the development vision.~~

Policy Banbury 1: Banbury Canalside

Development Area: 25 hectares

Development Description: Provision of new homes, retail, office and leisure uses, a primary school, public open space, pedestrian and cycle routes including new footbridges over the railway line, river and canal, and multi-storey car parks to serve Banbury railway station. Re-development would bring about significant environmental benefits in terms of improving the appearance of the built environment, the town centre, and the quality of the river and canal corridor. The wider community will have access to new services and facilities and Banbury's economy will benefit with the increase in the number of visitors to the town.

Employment

- Land Area - 15,000m²
- Use classes - ~~Town centre/c~~Commercial uses (~~including~~ only limited new B1a office use classes). [Town centre uses \(in the northern part of the site – see Policy Banbury 7\)](#).

Housing

- Number of homes – Approximately 950
- Dwelling mix - approximately 70% houses 30% flats. Generally, flats and smaller homes to the north and west of the site, larger family homes to the south and east
- Affordable Housing – 30%
- The provision of extra-care housing and the opportunity for community self-build affordable housing

Infrastructure Needs

- Education – Primary School
- Health – No health requirements anticipated
- Open Space – High quality open spaces that follow the canal and river corridor and support greater connectivity of the area and provided in line with Council requirements
- Access and Movement – Use of existing junctions at Station Approach (from Bridge Street), Canal Street (from Windsor Street), Lower Cherwell Street (from Windsor Street) and Tramway Road (or a realigned Tramway Road) with a new junction off Swan Close Road provided west of Tramway Road. Provision of a bus only link provided from Station Approach to an extended Tramway Road. Improvements to Windsor Street, Upper Windsor Street and Cherwell Street corridor
- Community facilities – Nursery. A contribution towards indoor sports provision may be required
- Utilities – Key constraints to development are located within the area to the east of the Oxford Canal. A twin foul rising main is also present, crossing the site from Canal Street to the football ground and there are also multiple existing services located in other places. The anticipated costs associated with relocating or realigning the other existing apparatus throughout the site are unlikely to be significant or 'abnormal' for a development of this type in a town centre location.

Key site specific design and place shaping principles

- Proposals should comply with Policy ESD16
- A distinctive residential proposition for Banbury that integrates well and helps make connections with the adjoining town centre and Railway Station
- An appropriate location for higher density housing to include a mixture of dwelling styles and types
- A high quality design and use of innovative architecture, including the use of robust and locally distinctive materials, which reflect the character and appearance of Banbury, respect the setting of the retained historic buildings and in particular reference the canal side location
- Taking advantage of the accessibility of the town centre, an age friendly neighbourhood with extra care housing and housing for wheel chair users and those with specialist supported housing needs
- Retail, commercial and leisure uses focused in the north of the site adjacent to the town centre and station, not including any significant convenience retail
- Units sized and located to attract small specialist leisure and niche retailers which combine to create a destination.
- Selected leisure and entertainment uses including art spaces and galleries, restaurants and cafes
- ~~The potential inclusion of live/work units but no 'B' uses classes and other sui generis uses which do not accord with the vision for the site~~
- A noise survey will be required to accompany any planning application
- 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 to existing networks, with provision of a designated pedestrian and cycle route from the station to the town centre over the canal and river and a new pedestrian / cycle bridge over the railway
- New pedestrian and cycle bridges erected over the Oxford Canal and the River Cherwell to enable and encourage walking and cycling through the site
- The River Cherwell should be maintained in a semi natural state and mature trees should remain
- Provision of a landscape corridor along the edge of the river to facilitate a footpath and cycleway on one or both sides for the length of the river through Canalside to link the open countryside of the Cherwell Valley to the south with Spiceball Park to the north.
- Open/urban spaces provided located in various locations within the site and new trees planted.
- High quality open spaces that follow the canal and river corridor and support greater connectivity of the area.
- The implementation of proposals in the Movement Study including improved junction arrangements on Bridge Street and Cherwell Street to improve traffic capacity but also to facilitate pedestrian movement between the town centre and Canalside
- Buildings fronting Windsor Street enabling pedestrian permeability of the site to correspond with the proposed highway improvements which include frequent informal crossing points along Windsor Street ~~boulevard~~
- Parking provision that complies with County Council's Parking Standards for new Residential Developments Policy and will not exceed maximum standards. Some car free or reduced levels of parking with innovative solutions to accommodating the private car
- Good accessibility to public transport services should be provided for, including the provision of a bus route through the site with buses stopping at the railway Station and at new bus stops on the site
- A transport assessment and Travel Plan to accompany development proposals

- Development fronting on to the canal and public access to and from the canal
- The continued use of canal boats for leisure purposes with a canal basin and mooring facilities located in the northern part of the site with the opportunity to enhance facilities and mooring in this area.
- Preservation and enhancement of the biodiversity value of the site, with the enhancement, restoration or creation of wildlife corridors (recognising the importance of the river and canal corridors)
- Retention [and integration](#) of the most valuable historic buildings/structures including the [Grade II Listed](#) Old Town Hall and the [bBridge](#) over the river.
- The integration of existing historic buildings, which will enrich the environment and maintain the long term character of the area
- Public art should be provided and there is the opportunity for this to be creatively engaged through the creative refurbishment of existing buildings and new bridges to the canal
- Appropriate treatment and remediation of contaminated land.
- Provision of sustainable drainage in accordance with [Policy ESD 7: Sustainable Drainage Systems \(SuDS\)](#), taking account of the recommendations of the Council's Strategic Flood Risk Assessment
- Compliance with policies ESD 1-5 on climate change mitigation and adaptation.

Additional requirements for this large complex site include:

- [1.](#) Development proposals will be expected to be in accordance with a Supplementary Planning Document (SPD) for the site. Ideally proposals should come forward for the whole site accompanied by a detailed master plan but applications for parts of the site may be permitted provided that they clearly demonstrate their proposals will contribute towards the creation a single integrated community. Applications should cover significant land area within the site in order to achieve continuity in design and delivery of the vision. Reduced levels of open space may be considered if it can be demonstrated that high quality urban spaces are being provided within the scheme and strong links are being provided to the open areas to the north and the south by improvements to the Canal walkway.
 - [2.](#) The Council will expect an application to demonstrate it has complied with the SPD and has taken into account the known or anticipated implications of the proposals on adjoining areas. The Council will expect applications to comply with the requirements for each character area in the SPD, but will not expect applications to necessarily cover the same geographical area.
 - [3.](#) The Council believes that the most effective and equitable means of promoting development at Canalside will be based on an outline planning application being made by consortia of key landowners and/or their developer partners, supported by a master plan. It is expected that key landowners will have agreed a means of capturing and mutually benefiting from the uplift in land values as a result of a successful development scheme.
- The Canalside area falls primarily within Flood Zones 2 and 3 at present. It has been subject to flooding in recent years and the Environment Agency (EA) [has completed is implementing](#) a scheme to provide flood alleviation to the town centre. The scheme will provide a defence for flood events up to the 1 in 200 year (0.5% annual

probability) by constructing a flood storage area upstream of the town centre and bunds in places in the Canalside area. To assess the potential flood risk in the Canalside area, a level 2 Strategic Flood Risk Assessment has been undertaken to assess both the fluvial flood risk to the development proposals from the River Cherwell and the flood risk associated with the Oxford Canal. This confirms that with the implementation of the Flood Alleviation Scheme and the implementation of other measures on the site the site can be redeveloped safely. Applications will be required to follow the requirements set out in the Strategic Flood Risk Assessment and a detailed Flood Risk Assessment (FRA) for the site will be required with any planning application.

4. The proposals for Canalside mean that nearly all existing land uses and buildings will be removed. ~~All of the existing businesses would be relocated.~~ One of the Council's key priorities is to ensure that businesses remain in Banbury or the District. In terms of locations where businesses may wish to go this could include within vacant units/premises elsewhere, in new buildings on existing employment sites (through intensification), or in/on new buildings/sites allocated in the Council's Local Plan or Local Neighbourhoods DPD such as on land near the motorway, or on sites which have recently been given planning permission, such as the former SAPA site in Banbury. The re-development of Canalside will provide businesses with the opportunity to invest for the future and the Council's Economic Development team will assist any businesses to relocate. The redevelopment of Canalside is a long term plan and therefore it is possible some businesses may want to remain on a temporary basis for some time. All of the existing businesses would be relocated but it is also possible that a small proportion of existing businesses which are offices, retail units and community uses which are conducive to the aims of this Policy and the SPD could occupy new buildings on the site, potentially helping them to expand and prosper in this town centre location.

Strategic Development: Banbury 2 - Hardwick Farm, Southam Road (East and West)

C.133 The development area East and West of Southam Road at Hardwick Farm is a sustainable location for housing growth on the northern periphery of Banbury. The site is bounded to the east by the M40 and by a cemetery to the west.

C.134 The design of the development will need to respect the landscape sensitivity of the site, especially to the west where only the south east corner of the site is considered suitable for built development. The topography of the area rises to the north and the potential visual impact will need to be addressed. Careful consideration will be needed to the nearby heritage assets including Hardwick House, a listed building and an area of archaeological potential to the north of Noral Way (Hardwick ~~D~~eserted Medieval Village) in the creation of a high quality neighbourhood.

Policy Banbury 2: Hardwick Farm, Southam Road (East and West)

Development Area: 43 hectares

Development Description: The Development Area east and west of the Southam Road is located in a sustainable location, close to existing employment uses and north of Banbury town centre. Residential development (of approximately 600 dwellings) will be permitted

provided it can be demonstrated that high quality design has been applied to address the potential landscape/visual impact issues and that careful consideration has been given to minimise the impact on historic assets / potential archaeological sensitivity of the sites. A masterplan for the whole development area (east and west) should be submitted which demonstrates that proposals meet with the design and place shaping principles set out below; the masterplan should also demonstrate the successful integration of the development area with the rest of the town as well as an integrated approach between the areas east and west.

Housing

- Land area: 43 hectares
- Number of homes: approximately 600 including no more than 90 homes to the western side of Southam Road
- Dwelling mix: A variety of dwelling types (see Policy BSC 4: Housing Mix)
- Affordable/social: 30%
- The provision of extra care housing and the opportunity for community self build affordable housing

Infrastructure Needs

- Education – primary school required on site, location ~~on-site~~ to be negotiated
- Health – no requirements anticipated
- Open Space – to include general greenspace, play space, allotments and onsite or offsite outdoor sports provision as outlined in Policy BSC 11: Local Standards of Provision- Outdoor Recreation.
- Community facilities – ideally an onsite community facility to include a community hall (~~with youth wing~~) and with potential for a local shop. Off site contributions towards community hall at Hanwell Fields may also be required in addition. However the precise nature of the provision remains to be negotiated.
- Utilities – off site improvements to ~~the water supply and sewerage utilities~~ network may be required.

Key site specific design and place shaping principles

- Proposals should comply with Policy ESD16
- A high quality residential ~~d~~District for the north of Banbury that is designed in configuration with the landscape setting and well integrated with the adjacent commercial and residential uses
- A well considered approach to mitigating the landscape sensitivities through good design, including consideration of lower density building typologies, building height and form
- Development that respects the landscape setting with particular attention to the west of Southam Road where the visual sensitivity is considered to be greater. Careful consideration should be given to address the topographical changes on the site to ensure minimal visual impact
- The landscape sensitivity needs to be fully understood and should include a full landscape and visual impact assessment which establishes the zones of visual impact and the development envelope.
- A lower housing density is anticipated on parts of the site due to landscape constraints.
- —Development that retains and enhances significant landscape features (e.g. hedgerows) which are or may be of ecological value; and where possible introduces

new features (e.g. green buffer along the watercourse) to enhance, restore or create wildlife corridors and therefore preserve, enhance and increase biodiversity in the area

- A great crested newt survey will be required
- An archaeological survey will be required due to close proximity to heritage assets. Development should respect and have minimal impact on the historic environment, including listed buildings (Hardwick House) and area of archaeological potential north of Noral Way (Hardwick [Deserted Medieval Village](#))
- Layout of development that enables a high degree of integration and connectivity between new and existing communities
- New footpaths and cycleways should be provided that link to existing networks, the wider urban area and community facilities, with a legible hierarchy of routes to encourage sustainable modes of travel
- Good accessibility to public transport services should be provided for with effective footpaths and cycle routes to bus stops including the provision of a bus route through the site with buses stopping at the railway station and at new bus stops on the site
- A transport assessment and Travel Plan to accompany development proposals
- Consideration needs to be given to the traffic calming of Southam Road, including safe pedestrian crossing points and provision for walkers and cyclists to ensure ease of movement between the two sites.
- Development that considers and addresses any potential amenity issues which may arise- including noise impact from the M40 (forming the north-east boundary), and any issues arising from the crematorium (to the north). The introduction of buffers/barriers/screening and the location of uses should be carefully considered to mitigate potential nuisances
- Public open space to form a well-connected network of green areas within the site suitable for formal and informal recreation, with the opportunity to connect to the [BanburyCherwell](#) Country Park (Policy Banbury 14: [BanburyCherwell](#) Country Park)
- Provision of Green Infrastructure links beyond the development site to the wider town and open countryside
- The provision of public art to enhance the quality of the place, legibility and identity
- A well designed approach to the urban edge, which relates development at the periphery to its rural setting and affords good access to the countryside
- The incorporation of SuDS in accordance with Policy ESD 7: Sustainable Drainage Systems (SuDS), taking account of the Council's Strategic Flood Risk Assessment. The Council's Level 2 SFRA recommends for the east of Hardwick Hill Road; combined infiltration and attenuation techniques are likely to be suitable in the north western corner, central and eastern areas, and attenuation SuDS techniques for the western, north eastern, south western, and south eastern areas. To the west of Hardwick Hill Road, the Level 2 SFRA recommends combined infiltration and attenuation techniques are suitable for the north eastern corner, with the rest of the area incorporating attenuation SuDS techniques
- The Council's Level 2 SFRA asks for the adoption of a surface management framework as part of the masterplan to reduce surface water runoff
- The requirements in the level 2 SFRA need to be considered including [regarding](#) the provision of dry access and egress [and](#), taking into account the Council's [Emergency Plan](#) ~~will need to be considered~~.
- Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5
- A detailed survey of the agricultural land quality identifying the best and most versatile agricultural land and a soil management plan.

Strategic Development: Banbury 3 - West of Bretch Hill

- C.135** Helping to create opportunity for all and positively renew and regenerate areas with challenging social conditions in parts of Banbury is important to the delivery of the objectives of the Local Plan. This strategic development to the west of Bretch Hill will positively contribute to improving opportunities in western Banbury by providing new housing and associated facilities and improvements to the built environment. It will also enhance the built environment and provide opportunities for contributions and linkages to long-term community based projects and schemes designed to specifically help community development.
- C.136** Accommodating development in this area has challenges due to [issues of the site comprising grades 1, 2 and 3a agricultural land and](#) landscape sensitivity. The ridges and slopes and historic environment to the west of Banbury, and the rural character of, and important views from, the Banbury Fringe Circular Walk in this area will all warrant a very carefully designed development. The boundary of the site shown extends to Stratford Road to the north and the bridleway to the west. However, the whole of this area will not be developed. It is important that the rural character of the bridleway is maintained and that open space and landscaping is used to protect the character, appearance and setting of the Drayton Conservation Area, the listed Drayton Arch, the registered Wroxton Abbey Historic Park and Garden and the listed Withycombe Farmhouse to the south. The relationship with the wider landscape will also need careful consideration. Whilst some impact will be inevitable, the wider growth of the town and potential community benefits are considered to be overriding justification for strategic development in this area.

Policy Banbury 3: West of Bretch Hill

Development Area: Approx 26.5 hectares

Development Description: Land west of Bretch Hill will be developed with approximately 400 homes to provide an integrated extension to the Bretch Hill area, to provide a mix of housing together with physical and social infrastructure.

Housing

- Land area: approximately 14 ha (net)
- Number of homes: Approximately 400
- Dwelling mix – to be informed by Policy BSC4:Housing Mix
- —Affordable Housing – 30%
- The provision of extra care housing and the opportunity for community self build affordable housing

Employment

- [Inclusion of some small scale enterprise space](#)

Infrastructure Needs

- Education – contributions will be required towards the expansion of existing primary schools. Contributions may also be sought towards provision of additional secondary school places.
- Health – improvements to existing surgery/on site provision
- Open Space – to include general greenspace, play space, allotments and outdoor sports provision as outlined in Policy BSC 11: Local Standards of Provision- Outdoor Recreation.
- Access and Movement- A transport assessment and travel plan will be required to assess the transportation implications of the proposed development and identify mitigation measures. The existing Bretch Hill bus service may need amending/improving to serve the site. Vehicular access to the site should be provided from the existing development to the east of the site depending on the movement strategy of the Banbury Masterplan.
- Community facilities – contributions will be required towards the improvement of existing community facilities in the area. This will include a contribution towards improvement of indoor sports provision at Woodgreen.
- Police- Thames Valley police will require an on site drop in facility [\(or alternative contribution\)](#)
- Utilities – off site improvements to ~~the water supply and sewerage~~[utilities](#) network may be required.

Key site specific design and place shaping principles

- Proposals should comply with Policy ESD16. [An archaeological survey will be required.](#)
- Development must respect the landscape setting, particularly the major ridgeline to the west of the site and the undulating landscape to the south-west. A landscape and visual impact assessment will be required.
- —Development must respect the historic environment, including listed buildings (Withycombe Farmhouse, Drayton Arch and Park Farm Barns), Drayton Conservation Area and Wroxton Abbey parkland [and their settings](#). Development must respect and enhance significant landscape features (e.g. hedgerows) which are or may be of ecological value; and where possible introduce new features to enhance, restore or create wildlife corridors. Ecological surveys should be used to identify wildlife corridors and features to be protected, including badger, bat and bird surveys. Overall, biodiversity should be preserved and enhanced
- Existing trees and hedgerows and the area of woodland in the north east corner of the site should be retained
- New planting will be required to take place at an early stage to ensure planting is established prior to development being completed
- A well designed and soft approach to the urban edge will be required, which relates development at the periphery to its sensitive landscape setting and affords good access to the countryside. The development should improve the appearance of Banbury's western edge within the landscape
- The development layout should enable a high degree of integration with the Bretch Hill area to the east and connectivity between new and existing communities, including the provision of footpaths and cycleways that link with existing networks.
- New footpaths and cycleways should be provided that link to existing networks, the wider urban area and community facilities with a legible hierarchy of routes to encourage sustainable modes of travel
- Good accessibility to public transport services should be provided for with effective footpaths and cycle routes to bus stops
- A transport assessment and Travel Plan to accompany development proposals
- Development should bring about wider community benefits for the Bretch Hill area

- Proposals should include provision of extra care housing and the opportunity for self-build affordable housing ~~in conjunction with the Council's "Build!" programme~~
- A layout that maximises the potential for walkable neighbourhoods with a legible hierarchy of routes. Existing public rights of way should be preserved and enhanced.
- A green buffer should be provided either side of the bridleway that marks the western boundary of the site, to safeguard the rural character of the bridleway marking the western boundary of the site and forming part of the Banbury Fringe Circular Walk which should be maintained and kept separate from the development
- Public open space should form a well connected network of green areas within the site suitable for formal and informal recreation and connected with wider strategic landscaping. This should protect the landscape setting and provide a green north/south linear park along the western portion of the site. Formal recreation would be best located at the northern end of the site
- Provision of Green Infrastructure links beyond the development site to the wider town and open countryside
- Careful consideration should be given to the relationship of the development with existing streets and houses to the east
- Careful consideration should be given to the relationship between the existing edge of Bretch Hill and new development to ensure that the impact on existing residents is minimised
- Careful consideration should be given to building heights in relation to the landscape setting
- The provision of public art to enhance the quality of the place, legibility and identity
- A surface water management framework should be prepared to maintain runoff rates to greenfield run off rates and volumes
- Sustainable drainage should be provided for, including the use of SuDS in accordance with 'Policy ESD 7: Sustainable Drainage Systems (SuDS)'. The Council's Strategic Flood Risk Assessment and a site specific flood risk assessment should include consideration of whether infiltration SuDS techniques are suitable or whether attenuation techniques would be appropriate, informed by a site geological investigation
- Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5
- A detailed survey of the agricultural land quality identifying the best and most versatile agricultural land and a soil management plan will be required.

Strategic Development: Banbury 4 - Bankside Phase 2 (Links to Policy Banbury 12: Land for the Relocation of Banbury United FC)

C.137 A south-eastern urban extension to Banbury, providing some 1,092 new homes, has been granted planning permission and will be developed over the coming years. The development will change the existing rural character of the area north-east of Bodicote on the eastern side of Oxford Road but will provide much needed family homes, including affordable housing. It will also bring about new services and facilities including a new primary school, canalside facilities, and an extensive area of public open space. In this changing context, there is capacity for this area to receive some additional development.

C.138 A Phase 2 development in this area would enable the consolidation of new infrastructure such as school provision, sport facilities and public open space together with the Phase 1 scheme. Land previously identified for formal sports

provision would also be available to provide a new football ground for Banbury United to replace the existing ground which would be redeveloped as part of the proposals for Canalside (Policy Banbury 1: Banbury Canalside). This would provide the potential for some joint sharing of facilities such as car parks with the Banbury Rugby Club already located off Oxford Road at Bodicote.

C.139 The Phase 2 site comprises mostly 'Best and Most Versatile' agricultural land (grade 2 with some grade 3b). However, the site has relatively low landscape sensitivity, no substantive flooding issues, and relatively few ecological constraints. Development will provide the opportunity to enhance biodiversity in this area including through the possibility of surface water attenuation as part of a Sustainable Urban Drainage System (SuDS)

C.140 The site will benefit from the provision of new services and facilities, a new employment area and a large valley park to be provided within Phase 1. There is potential to extend Phase 1 bus services, cycleways and footpaths to provide good accessibility to key destinations in the south of the town, particularly secondary schools, a major supermarket, GP surgeries and the hospital.

Policy Banbury 4: Bankside Phase 2

Development Area: 21.5 hectares

Development Description: 400 homes with associated services, facilities and other infrastructure.

Employment

- ~~Land Area — remains to be negotiated~~
- ~~Jobs created — remains to be negotiated~~
- ~~Use classes — remains to be negotiated~~

Housing

- Land area – 13 ha net
- Number of homes– Approximately 400
- Dwelling mix – to be informed by Policy BSC4: Housing Mix
- Affordable Housing - 30%
- [The provision of extra care housing and the opportunity for community self-build affordable housing](#)

Infrastructure Needs

- Education – contribution to expansion of Phase 1 school
- Health – [no requirements anticipated to be confirmed](#)
- Open Space – to include general greenspace, play space, allotments and outdoor sports provision as outlined in 'Policy BSC 11: Local Standards of Provision- Outdoor Recreation'. Account will be taken of open space provision in the Phase 1 scheme.
- Access and Movement – bus route extension from Phase 1
- Community facilities – local centre, contributions towards the enhancement of community facilities to be provided as part of phase 1 may be preferable to a

community facility being provided on site. A contribution towards indoor sports provision may be required.

- Utilities – extension and enlargement of Phase 1 connections and pumping station if required

Key site specific design and place shaping principles

- Proposals should comply with Policy ESD16
- Layout of development that enables a high degree of integration and connectivity with Bankside Phase One.
- A layout that maximises the potential for walkable neighbourhoods with a legible hierarchy of routes with footpaths and cycleways provided on site with good linkages for cyclists and pedestrians to the wider urban area, ~~and~~ existing networks and community facilities
- ~~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 to existing networks, the wider urban area and community facilities with a legible hierarchy of routes to encourage sustainable modes of travel~~
- Good accessibility to public transport services should be provided for with effective footpaths and cycle routes to bus stops and, ~~including~~ the provision of a bus route through the site
- A Transport Assessment and Travel Plan to accompany development proposals
- Development that respects the identity of Bodicote village
- Development that respects the Cherwell Valley landscape setting, the importance of Banbury's southern approach, and which protects important views from the south and east
- Development that ensures that important valley views from the park within Phase 1 are secured and retained
- A surface water management framework and the incorporation of attenuation Sustainable Urban Drainage Systems (SuDS) in accordance with 'Policy ESD 7: Sustainable Drainage Systems (SuDS)' and taking account of the recommendations of the Council's Strategic Flood Risk Assessment, to reduce surface water, control drainage and protect a Minor Aquifer (subject to further ground investigation)
- The retention of the line of Ash trees on the site's western boundary
- The protection of other important trees, the retention of hedgerows where possible to provide wildlife corridors, and the preservation and enhancement of the biodiversity value of the site. Development should demonstrate the enhancement, restoration or creation of wildlife corridors
- Public open space to form a well-connected network of green areas within the site suitable for formal and informal recreation. Outdoor sports provision should ideally be located in close proximity to the existing pitch provision at Banbury Rugby Club or the proposed relocation site for Banbury United Football Club (Policy Banbury 12: Land for the Relocation of Banbury United FC)
- Layout and design that ensures a satisfactory relationship between this development site and the proposed relocation site for Banbury United Football Club
- Development of the Design Code for Phase One with careful consideration of street frontages to ensure an appropriate building line and incorporation of active frontages. A well designed approach to the urban edge, which relates development at the periphery to its rural setting, creates clearly defined but soft boundaries, and affords good access to the countryside
- Protection of the rural character of the Public Right of Way along the site's southern boundary

- A green buffer to be provided to the north and east of the development and to the south to the east of the Rugby Club
- ~~The provision of extra-care housing and the opportunity for community self-build affordable housing~~
- The incorporation of well-designed noise attenuation techniques in view of the site's proximity to the M40 motorway
- Provision of public art to enhance the quality of the place, legibility and identity.
- ~~Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5~~
- A detailed survey of the agricultural land quality identifying the best and most versatile agricultural land and a soil management plan.

Strategic Development: Banbury 5 - North of Hanwell Fields

- C.141** An area of land to the north-west of Banbury has been identified for development as an extension to the recent Hanwell Fields development. The 26 hectare site lies immediately north of Dukes Meadow Drive, a carefully designed residential spine road which links Warwick Road to the west (adjoining the site) with Southam Road to the east. The road presently marks the northern extent of the town. The site will be developed in a planned, coordinated, integrated way using a single Masterplan for the area as a whole.
- C.142** The site benefits from its proximity to employment areas, a secondary school, supermarkets and a retail park in the north of the town. It is large enough to accommodate some small scale employment uses in addition to providing local services and facilities to complement those nearby in Hanwell Fields and to the south in Hardwick. It can be readily connected to, and integrated with, existing residential development to the south and there is also the potential to improve local bus services to the wider area.
- C.143** The site includes grade 2 and 3a 'Best and Most Versatile' agricultural land and has ecological value in its small areas of woodland, hedgerows and semi-improved grassland. Bats and badgers have also been recorded. Whilst the site is of some landscape value it is considered capable of accommodating some development and has no flooding issues. There is scope for wildlife mitigation and biodiversity enhancement through the replacement and improvement of existing features and the extension of green corridors.
- C.144** Hanwell village is situated about 500m to the north and the southern boundary of its Conservation Area is approximately 400m from the site. The village also hosts a community observatory. Development of the site can be achieved without harm to the character and appearance of the Conservation Area but the existence of a local ridgeline means that new houses could protrude into the skyline when viewed from the north. Careful design will therefore be necessary to ensure harm to the historic environment is avoided and the impacts on the character of the rural area and local amenity are minimised. This should include the enhancement of the band of semi-mature trees on the site's northern and western boundaries and detailed consideration of building heights and lighting schemes. The improvement of woodland to the north would help permanently establish a green buffer between the site and Hanwell.

C.145 It will also be important that development respects the design and layout of the Hanwell Fields development, sits well in the rural landscape, and ensures that a 'soft' urban edge is created in view of the site's prominent position at a northern gateway to Banbury.

C.146 Land North of Hanwell Fields has been identified as having the potential to provide up to ~~500~~400 homes and associated services, facilities and other infrastructure, set out in the policy below.

Policy Banbury 5: North of Hanwell Fields

Development Area: 26 hectares

Development Description: Located at the northern edge of Banbury, this residential-led strategic development site will provide approximately 500 dwellings with associated facilities and infrastructure in a scheme that demonstrates a sensitive response to this urban fringe location. The development area will require an integrated, coordinated and comprehensive planning approach to be taken with a link road through the site to ensure a sustainable and inclusive access and movement strategy for the Development Area to be taken and connection in to the surrounding road network.

Housing

- Land area – 11.5 ha (net)
- Number of homes – Approximately 500
- Dwelling mix – to be informed by Policy BSC4:Housing Mix
- Affordable Housing - 30%
- The provision of extra care housing and the opportunity for community self build affordable housing

Infrastructure Needs

- Education - contributions will be required towards the expansion of existing primary schools. Contributions may also be sought towards provision of additional secondary school places.
- Health – Health needs would be best met by expansion/improvement of existing surgeries or development of a branch surgery
- Open Space – to include general greenspace, play space, allotments and outdoor sports provision as outlined in 'Policy BSC 11: Local Standards of Provision- Outdoor Recreation'. Additional playing pitches can be provided towards the western edge, and children's play space on a phase by phase basis
- Access and Movement – Access off existing roundabout and Warwick Road. Extension and improvement of existing bus services.
- Community facilities – A contribution towards indoor sports provision may be required
- Utilities – Two new electrical substations will be required; Hanwell Fields water booster station will need to be upgraded, Hardwick Hall booster pumps will need to be upgraded, SuDS will be required, [off-site improvements to the sewerage networks may be likely to be](#) required

Key site specific design and place shaping principles

- Proposals should comply with Policy ESD16
- Layout of development that enables a high degree of integration and connectivity with the Hanwell Fields development to the south
- A high quality residential district for the north of Banbury that is designed with consideration to the landscape setting and well integrated with the adjacent residential area.
- Development should actively address Dukes Meadow Drive, providing active frontage and surveillance onto this route
- 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
- Good accessibility to public transport services should be provided for with effective footpaths and cycle routes to bus stops including the provision of a bus route through the site and new bus stops on the site.
- Provision of a transport assessment and Travel Plan including to maximise connectivity with existing development, including linkages with and improvements to existing public transport servicing Hanwell Fields and the Hardwick area
- —A well designed, ‘soft’ approach to the urban edge, which integrates with the design and layout of the Hanwell Fields development and which respects the rural, gateway setting
- The maintenance of the integrity and quality of the strategic landscaping for the Hanwell Fields development
- Retention of the two Public Rights of Way and a layout that affords good access to the countryside
- Retention and enhancement of the semi-mature band of trees on northern and western boundaries and establishment of a Green Buffer between the site and Hanwell village
- Public open space to form a well connected network of green areas within the site, suitable for formal and informal recreation
- Provision of Green Infrastructure links beyond the development site to the wider town and open countryside
- Detailed consideration of ecological impacts, wildlife mitigation including relocation of a bat roost and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity
- Development that retains and enhances significant landscape features (e.g. hedgerows) which are or may be of ecological value; and where possible introduces new features ~~including a green buffer along the watercourse.~~
- Careful design of the height and extent of built development to minimise adverse visual impact on the setting of Hanwell village and Hanwell Conservation Area
- An archaeological survey will be required due to close proximity to heritage assets
- Provision of appropriate lighting and the minimisation of light pollution in order to avoid interference with Hanwell Community Observatory based on appropriate technical assessment
- Provision of public art to enhance the quality of the place, legibility and identity.
- Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5
- Use of attenuation SuDS techniques (and infiltration techniques in the south eastern area of the site) in accordance with [Policy ESD 7: Sustainable Drainage](#)

[Systems \(SuDS\)](#) and taking account of the Council's Strategic Flood Risk Assessment

- The provision of extra-care housing and the opportunity for community self-build affordable housing
- If necessary, the satisfactory incorporation of 3 existing dwellings into the scheme
- A detailed survey of the agricultural land quality identifying the best and most versatile agricultural land and a soil management plan.

Strategic Development: Banbury 6 – Employment Land West of M40

C.147 The Council's aspirations for a new strategic employment site in this highly prominent location adjoining the M40 motorway and close to junction 11 are in the process of being realised. Planning permission for B2 and/or B8 uses on 5.5 hectares of land in the northern part of the site is being implemented. A planning application has now been approved on the land extending further south covering the extent of the allocation in the ~~proposed submission~~ Local Plan, 2012. ~~If anyn the unlikely event that a new applications are for the site is submitted for the site~~ the following ~~p~~Policy will apply.

C.148 The strategic road network and local distributor routes can be readily accessed from this area and be done so avoiding lorry movements through residential areas. Although an edge of town site, it is also within walking distance of the town centre and bus and railway stations. Development in this area provides an opportunity for high visibility economic investment, the remediation of land that is potentially contaminated (tertiary treatment of sewage), and the bringing into effective use land that would otherwise be unsuitable for residential purposes due to the impacts of neighbouring land uses. Land will be reserved for a new road connection ~~to act as should the Highways Authority identify the need for~~ an inner relief road ~~in the future that enables traffic to bypass the town centre should this be required. This will be the subject of further evaluation in the Banbury Masterplan SPD.~~

C.149 Policy Banbury 6 therefore seeks to deliver this land for economic development in the interest of delivering jobs and investment in a highly sustainable location.

Policy Banbury 6: Employment Land West of M40

Development Area: 24.5 hectares (in total)

Development Description: Located on the eastern edge of Banbury in an important position adjoining the M40, this strategic site provides for 24.5 hectares of mixed employment generating development. A variety of employment types will be sought to reflect the need for diversity and resilience in the local economy expressed in the Economic Development Strategy.

Employment

- ~~Land Area – 6.3 ha (net remaining area)~~
- Use classes – B1 (Office), B2 (General Industrial) and B8 (Storage and Distribution)

Infrastructure Needs

- Open space - Incidental
- Access and Movement – route to be safeguarded for potential ~~inner relief~~ road connection should this be shown to be required in the future, to be detailed in the Banbury Masterplan SPD. Necessary contributions to other transport improvements will be sought.

Key site specific design and place shaping principles

- A high quality commercial district for the east of Banbury that has high connectivity to major transport routes and is well integrated with the adjacent commercial uses
- Proposals should comply with Policy ESD16
- Layout of development that enables a high degree of integration and connectivity between new and existing development, including adjoining employment areas, nearby residential areas and the town centre
- Provision of new footpaths and cycleways that link to existing networks
- Protection of the amenity of the public footpath network including satisfactory treatment of existing footpaths on the site and diversion proposals where appropriate
- Good accessibility to public transport services should be provided for
- Satisfactory access arrangements including a detailed transport assessment and Travel Plan given the location of the site close to the strategic road network
- Development that reserves the potential for a future highway connection to bypass the town centre
- A high quality, well designed approach to the urban edge which functions as an high profile economic attractor but which also achieves a successful transition between town and country environments
- Development that respects the landscape setting, that demonstrates the enhancement, restoration or creation of wildlife corridors, and the creation of a green infrastructure network for Banbury
- A comprehensive landscaping scheme including on-site provision to enhance the setting of buildings onsite and to limit visual intrusion into the wider landscape, particularly given the key views afforded into the site from higher ground in the wider vicinity
- No built development south of the dismantled railway which represents a defensible boundary to the site in landscape impact terms
- Adequate investigation (through an ecological survey) treatment and management of protected habitats and species onsite to preserve and enhance biodiversity.
- A high quality design and finish, with careful consideration given to layout, architecture, materials and colourings to reduce overall visual impact
- The height of buildings to reflect the scale of existing employment development in the vicinity
- Provision of public art to enhance the quality of the place, legibility and identity.
- An archaeological survey will be required due to close proximity to heritage assets.
- Development must not adversely affect the significance of the Banbury No 9 Filling Factory Scheduled monument on the east side of the M40 or the associated archaeological remains of the filling factory on the west side of the motorway, which although not scheduled, are regarded by English Heritage as being a national importance and which therefore should be considered in the same way a Scheduled Monument.
- Full mitigation of flood risk in compliance with Policy ESD 6: Sustainable Flood Risk Management including the use of SuDS (Policy ESD 7: Sustainable Drainage

- Systems (SuDS)), specifically attenuation SuDS techniques, taking account of the recommendations of the Council's Strategic Flood Risk Assessment
- Development should be rolled back to outside the modelled Flood Zone 3 envelope to create 'blue corridors' which provide public open space / recreation areas near watercourses
 - Adoption of a surface water management framework to reduce run off to greenfield rates
 - Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5
 - [An assessment of whether the site contains contaminated land including a detailed site survey where necessary](#)
 - An assessment of whether the site contains best and most versatile agricultural land, including a detailed survey where necessary.
 - A soil management plan may be required to be submitted with planning applications

Strategic Development: Banbury 7 - Strengthening Banbury Town Centre

- C.150** Banbury town centre is the largest shopping and service centre in the hierarchy of centres. It is a regional centre which draws in visitors from south Warwickshire, and south Northamptonshire, as well as from a rural hinterland within Oxfordshire. The town centre has substantial shopping floorspace as well as leisure, cultural, commercial and civic uses.
- C.151** The historic heart of the town centre is the Market Place, and much of the town centre lies within the Banbury conservation area. The town centre has, however, grown significantly in recent years to the east with the opening of the Castle Shopping Centre in 1974 and its expansion into the Castle Quay Shopping Centre in 2000. There are an increasing number of vacancies in Banbury town centre. Focussing development in the town centre will contribute to addressing this issue.
- C.152** The Council has worked with the Banbury Town Centre Partnership to develop a strategy for Banbury and this has informed the preparation of the Local Plan. The spatial strategy identifies a vision for the town centre and from this a number of themes emerge:
- We need to create more natural flows of people between the various quarters of the town centre
 - We need to encourage a broad mix of uses within the town centre and ensure there is a "human dimension" throughout the day
 - The town centre should be accessible by a variety of transport options
 - We should make the most of our assets (our waterways, built and cultural heritage) using features and focal points to create and maintain the uniqueness and sense of community ownership
 - We should promote a wide variety of activities at all times of the year
 - We need to reflect and adapt to changes yet protect the asset of the town centre
 - The Retail Assessment carried out in 2012 identified a number of sites -where it was considered that there is development potential. This work has been further supported by other work -for the Canalside, Bolton Road and Spiceball Development Areas. On the basis of this work, the following sites are identified as being of strategic importance in meeting the Plan's objectives:
 - Canalside (Policy Banbury 1: [Banbury Canalside](#)) - This area is identified as a strategic housing allocation to deliver a housing-led mixed-use

regeneration of this area. This area will form an important link between the railway station and new housing to the south and the heart of the town centre

- Land at Bolton Road (Policy Banbury 8: [Land at Bolton Road](#)) - This is [a](#) major opportunity for [a](#) the regeneration of this area through mixed use development
- Banbury Spiceball Development Area (Policy Banbury 9: [Spiceball Development Area](#)) - Including land at the former Spiceball Sports and Leisure Centre This site provides a unique opportunity to regenerate this area and introduce new retail and provision for the night economy as well as improved arts and cultural uses within an expanded town centre.

C.153 In addition, the Banbury Bus Station is an important site that links the existing Castle Quay shopping centre, Canalside and the Spiceball Development Area. It will be redeveloped within this plan period as part of a major investment programme to strengthen the town centre.

C.154 The boundary for the town centre is to be extended to facilitate additional town centre development that will broaden the attraction of central Banbury and assist economic growth. The [existing](#) boundary combines the town centre shopping area and town centre commercial area as [previously](#) set out in the Non-~~S~~statutory Cherwell Local Plan 2011 ([see Map Banbury 7, Appendix 5](#)). [This Local Plan extends the town centre and also now to](#) includes the Spiceball [Development Area](#) ~~site~~ (Policy Banbury 9 [Spiceball Development Area](#)). ~~Land at Bolton Road (Policy Banbury 8 Land at Bolton Road) is also included within the town centre boundary.~~

~~The primary shopping frontage set out in the non-statutory Cherwell Local Plan remains un-changed for this Local Plan.~~

~~An Area of Search has been identified in the centre of Banbury and is shown on the proposals map. This includes the northern part of the Canalside site (Policy Banbury 1).~~

~~Changes to the boundaries of the town centre and Primary Shopping Frontage will be explored in the Local Neighbourhoods DPD and Development Management DPD.~~

C.154a [The Plan also includes an area of search in the interest of extending the town centre into the northern part of the Canalside site \(Policy Banbury 1\) which includes the railway station. The regeneration of the Canalside area provides an opportunity to improve the attractiveness of the eastern edge of the town centre and take advantage of the river and canal corridor. Detailed planning of the Canalside area is continuing and therefore an area of search has been identified for further consideration in either the Local Neighbourhoods DPD or Development Management DPD. This will be supported by further work through the Banbury Masterplan and Canalside SPD.](#)

C.154b [Land at Bolton Road \(Policy Banbury 8\), another key development site, already lies within the town centre.](#)

C.154c [The Primary Shopping Frontage is that defined in the Non-Statutory Local Plan 2011 \(reproduced at Map Banbury 7, Appendix 5\). Any further, non-strategic review of the Town Centre Shopping Area, the Town Centre Commercial Area or the Primary Shopping Area will undertaken through preparation of either the Local Neighbourhoods DPD or Development Management DPD.](#)

C.155 In 2010 the Council commissioned an update to its 2006 PPS6 Retail Study –and this identifies the capacity for comparison and convenience floorspace in each of the district’s urban centres up to 2026. In the light of recent changes facing the retail sector this study has itself been followed by a further examination of retail needs through to 2031 and the opportunity that exists to strengthen Banbury’s retail offer. In 2012 a study was commissioned and produced by CBRE which identifies the capacity for comparison and convenience retail floorspace in the District to 2031. A strategy for sites to accommodate retail floorspace is identified for Banbury. Following the CBRE study our plan aims to help strengthen the retail base of the town centre, supporting the growth of retailers, particularly independent retailers and the night economy, to encourage dwell time and help generate new employment. The Local Plan identifies land within Banbury town centre that will help meet Banbury’s identified need as well as positioning Banbury to compete on a regional basis.

Policy Banbury 7: Strengthening Banbury Town Centre

Shopping, leisure and other town centre uses will be supported within the boundary of Banbury town centre. Residential uses will be supported in appropriate locations in the town centre except where it will lead to a loss of retail or other ‘Main Town Centre Uses’.

A1 uses will not be permitted within the existing Town Centre Commercial Area.

Only A1 and A3 uses will be permitted at ground floor in the primary shopping frontage. Residential development will not be permitted within the primary shopping frontage unless above ground floor level.

The Council will identify an extension to the Town Centre within the defined ‘Town Centre Extension - Area of Search’. Prior to this Within the Area of Search retail and other main town centre uses will only be supported within the Area of Search should if they form part of a package of proposals new schemes which to help deliver the aims for Banbury Canalside and be in accordance with . Proposals should accord with Policy Banbury 1: Banbury Canalside. In order to maintain a viable and compact town centre A1 uses should only be small units and form a small part of individual schemes and the overall Banbury Canalside site.

In all cases proposals for town centre uses will be considered against Policies SLE2, ESD16 and ESD10.

Residential development will not be permitted within the primary shopping frontage unless above ground floor level.

Strategic Development: Banbury 8 - Land at Bolton Road

C.156 Land at Bolton Road will be developed to provide new shopping, residential and other town centre uses. The site lies immediately to the west of the Castle Quay Shopping Centre and to the north of Parsons Street. It comprises a large multi-storey car park, a number of smaller car parks and service areas associated with commercial units fronting Parsons Street, a former car repair workshop, a Bingo Hall and a number of historic outbuildings.

C.157 The PPS6 Assessment carried out for the Council in 2006, its subsequent review 'The Retail Study Update 2010' and the initial Bolton Road site analysis identified that this site could offer suitable accommodation for larger retailers and should be given the greatest priority by the Council. The site offers an ideal opportunity to provide significant additional retail floorspace adjacent to the current Shopping Centre and presents the potential to provide a link through to Parsons Street to improve pedestrian circulation in this area capitalising on the recent pedestrianisation of Parsons Street.

C.158 The Council is ~~preparing currently completing~~ a masterplan for the Bolton Road site in the form of a Supplementary Planning Document (SPD). It will set out the capacity and mix of uses that should be supported on the site to ensure a comprehensive and viable scheme that sits well with the Conservation Area that it sits alongside. The aim is to secure a mix of convenience and comparison shopping on the site, together with other uses including high quality residential and leisure uses at the heart of Banbury. The site will connect and integrate with the Castle Quay shopping centre, and link through to Parsons Street, strengthening the role of the independent sector to increase footfall. We intend to secure a high quality mixed use development on the site which would also provide ~~thean~~ option for ~~food retailinga supermarket~~.

Policy Banbury 8: Land at Bolton Road

Development Area: 2 hectares

Development Description: Bolton Road is located in a prominent location on the northern edge of Banbury Town Centre. The Council will seek the redevelopment of the area to include a range of town centre and high quality residential uses that will regenerate and enliven this part of the town centre. Proposals should respect and enhance the historical setting, and include the creation of a high quality public realm, which ensures successful integration and connectivity with the rest of the town centre.

Employment

- Use classes:
 - Retail: including small scale class A1, A3 including boutique stores
 - Hotel (C1)
 - Leisure (D2)
 - Ancillary Residential (C3)
 - Car parking

Housing

- Number of homes – Residential use would be acceptable but in conjunction with the wider retail and leisure proposal

Infrastructure Needs

- Access and Movement–Improved links between the site and Parson Street
- Community facilities – Replacement of the Bingo hall is desirable. A contribution towards indoor sports provision may be required
- Utilities – -off site improvements to ~~the water supply and sewerage~~utilities network may be required.

Key site specific design and place shaping principles

- Proposals should comply with Policy ESD16 and ESD10
- A high quality landmark mixed use development in Banbury Town Centre that will support the regeneration of this area and its integration in to the wider town centre.
-
- Pedestrian and cycle linkages that enable a high degree of integration and connectivity with existing networks, particularly between Parson Street, North Bar Street and Castle Street integrating these areas through well considered connections, building configuration and public realm
- A transport assessment and Travel Plan to accompany development proposals
- Provision of high quality routes to allow for~~The site offers good~~ accessibility to public transport services and sustainable modes of travel ~~should be encouraged.~~
- A high quality design, with the use of high quality materials in light of the adjoining historical setting.
- A design which respects and enhances the conservation area and the historical grain of the adjoining areas especially the Grade II listed building to the west of the site,
- The creation of a high quality public realm with careful consideration of street frontages and elevation treatment to ensure an active and vibrant public realm.
- Height and massing sensitive to the surroundings, ensuring there is no adverse effects on important views/vistas.
- Large scale units will front onto Castle Street
- There is an opportunity for low key, high end development, formed along new lanes that connect the area to Parsons Street.
- Architectural innovation is expected where large scale buildings and car parking areas are proposed to ensure that these objectives are met.
- Provision of public art to enhance the quality of the place, legibility and identity.
- The incorporation of SuDS (Policy ESD 7: Sustainable Drainage Systems (SuDS)), taking account of the Council's Strategic Flood Risk Assessment
- Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5

Additional requirements for this site include:

Development proposals will be expected to be in accordance with a Supplementary Planning Document (SPD) for the site. A comprehensive approach to site planning and delivery is preferred with proposals being ~~Ideally proposals should come forward~~ for the whole site accompanied by a detailed master plan. A phased approach ~~but applications for parts of the site~~ may be permitted provided that they clearly demonstrate ~~that their~~ proposals will contribute towards the creation a single integrated community and coherent development. ~~Applications should cover significant land area within the site~~ in order to achieve continuity in design and delivery of the vision, a small-scale piecemeal approach would not be appropriate. -

The Council will expect an application to demonstrate it has complied with the SPD and has taken into account and plan for the known or anticipated implications of the proposals on remaining adjoining areas. ~~The Council will expect applications to comply with the requirements for each character area in the SPD, but will not expect applications to necessarily cover the same geographical area.~~

Strategic Development: Banbury 9 - Spiceball Development Area

C.159 The land to the immediate north east of the Castle Quay Shopping Centre is home to a range of uses including the Mill Arts Centre, the Banbury Museum and the site of the former Spiceball Sports and Leisure Centre. On the other side of the river a new Spiceball Leisure Centre was completed in December 2009.

C.160 With the Museum and Arts Centre already established and the former sports centre site cleared, land between the canal and river is uniquely placed to deliver a shared vision of the District and County Councils: to deliver a further extension to the town centre to provide new retail and leisure uses, provide opportunities for a strengthened night economy, and enhance the appeal of central Banbury to both residents and visitors. It will be important that development in this area capitalises on its excellent linkages with the existing town centre and in particular the recreational potential of its canal and river front location. A high standard of design will be essential.

C.161 The Council is working with the County Council to deliver this project and will work with other stakeholders in shaping the proposals.

Policy Banbury 9: Spiceball Development Area

Development Area: 4.5 hectares

Development Description: Land between the canal and river Cherwell to the north east of the Castle Quay Shopping Centre will be developed to provide a mixture of town centre uses, comprising new retail and leisure uses associated with strengthening the night economy of the centre of Banbury.

~~Use Classes:~~

- Use classes -
- Retail - (including ~~small scale~~ class A1, A3)
- Hotel (C1)
- Leisure (D2)
- Car parking

Infrastructure Needs

- Open Space – to be focussed on the canal/river corridor and linking with existing open space to contribute to the objective of creating a linear park and thoroughfare from the north of the town to Bankside in the south.
- Access and Movement – access achieved from existing Spiceball park Road
- Utilities – off site improvements to ~~the water supply and sewerage~~ utilities network may be required.

Key site specific design and place shaping principles

- Proposals should comply with Policy ESD16 and ESD10
- Well-designed retail premises and leisure services should form a key element of this mixed use development.

- A high quality landmark mixed ~~retail use~~ and leisure development that supports the growth of the Town Centre to the north of the Oxford Canal and helps integrate and improve access to the existing Spiceball Leisure Centre.
- A refurbished Mill Arts Centre
- A new library for Banbury
- A public space focusing on the Oxford Canal and/or river and improved pedestrian access to the new Spiceball Centre from the town centre
- Public transport should be provided for, including the provision of new bus stops
- New footpaths and cycleways should be provided, that link to existing networks
- Additional car parking with opportunities for commercial and residential uses above
- A Transport Assessment and Travel Plan to accompany development proposals
- The creation of a high quality public realm with careful consideration of street frontages and elevation treatment to ensure an active and vibrant public realm.
- Architectural innovation is expected with large scale buildings and car parking areas to ensure that these objectives are met
- Height and massing sensitive to the surroundings, ensuring there are no adverse effects on important views/vistas.
- A design which respects and enhances the adjoining historical setting, especially the Mill arts centre and other historic canal related heritage.
- A design which maximises the opportunity of the Canal, providing active uses and more footfall in this area.
- Pedestrian and cycle linkages that are fully integrated with a new, high quality public realm and enable a high degree of integration between the town and spiceball leisure centre
- Provision for public art, relating to the canal to enhance the quality of the place, legibility and identity
- The Oxford Canal Towpath should be improved to encourage movement north to Spiceball Country Park and south to the Canalside area and the Bus Station
- Sustainable modes of travel should be encouraged
- A Flood Risk Assessment will be required for any future planning application
- Provision of sustainable drainage including the use of SuDS in accordance with 'Policy ESD 7: Sustainable Drainage Systems (SuDS)' and taking account of the Council's Strategic Flood Risk Assessment (SFRA), and the Level 2 SFRA currently underway
- Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5.

Additional requirements for this site include:

~~Development proposals will be expected to be in accordance with a Supplementary Planning Document (SPD) for the site. A comprehensive approach to site planning and delivery is preferred with proposals. Ideally proposals should come forward for the whole site being accompanied by a detailed master plan. A phased approach but applications for parts of the site may be permitted provided it can be clearly demonstrated that their proposals will contribute towards the creation a single integrated and coherent development community. Applications should cover significant land area within the site in order to achieve continuity in design and delivery of the vision, a small-scale, piecemeal approach would not be appropriate. Applications should~~

~~The Council will expect an application to demonstrate it has complied with the SPD and has taken into account and plan for the known or anticipated implications of the proposals on~~

~~remaining adjoining areas. The Council will expect applications to comply with the requirements for each character area in the SPD, but will not expect applications to necessarily cover the same geographical area.~~

Strategic Development: Banbury 10 - Bretch Hill Regeneration Area

- C.162** The Bretch Hill area is centred on Ruscote Ward. This is a ward with relatively low levels of income and employment, while poorer health and well-being and lower education and training outcomes are particular issues in this area of the town. The 'Brighter Futures in Banbury' initiative brings together key agencies to address such issues in the town and a number of projects are being pursued targeting western Banbury, together with Grimsbury in eastern Banbury. -
- C.163** Helping to create opportunity for all and positively renew and regenerate areas with challenging social conditions in parts of Banbury is important to the delivery of the objectives of the Local Plan. The strategic development to the west of Bretch Hill (Policy Banbury 3: West of Bretch Hill) will positively contribute to improving opportunities in western Banbury by providing new housing and associated facilities and improvements to the built environment. It will also provide opportunities for contributions and linkages to long-term community based projects and schemes designed to specifically help community development.
- C.164** A number of opportunities exist to further improve the Bretch Hill area and the identification of a regeneration area focussed on Ruscote Ward and part of Neithrop Ward under 'Policy Banbury 10: Bretch Hill Regeneration Area' below is intended to promote development proposals that would help to address some of the issues in this part of the town.
- C.165** The area of Bretch Hill will be regenerated through housing investment and new retail, community facilities and other investment from a multi-agency partnership. Area renewal will help improve the community fabric of the area, help reduce social disadvantage, improve health and well-being, educational attainment and employment opportunities. This development area takes forward many elements of the 'Brighter Futures in Banbury' initiative on a multi-agency basis.
- C.166** Planning permission will be granted for small scale redevelopment/renewal proposals that would result in improvements to the existing housing stock, retail and community facilities and services, and local employment, including opportunities for redevelopment in the Woodgreen area. An Area Action Plan will be prepared as the required means of delivery.
- C.167** The Sanctuary Group owns and manages a significant proportion of the affordable housing in the area, which provides the opportunity for further improvements to the housing stock. Neighbourhood Planning Front Runner status has secured funding for a community led self build housing scheme at the Fairway Methodist site. This is the first scheme to be developed under the Council's "Build!" programme and the land will be owned by the Community Land Trust (CLT) being established to facilitate community-led housing on a wider scale. The policy encourages further development proposals which would include an element of self build and community involvement, to progress the aims of "Build!" and the CLT.

C.168 Proposals which would provide local employment opportunities will be encouraged and the proposed development to the west of Bretch Hill (Policy Banbury 3: West of Bretch Hill) will include local recruitment of labour.

C.169 Local retail and community facilities in the Wood-green area are in the ownership of Cherwell District Council and Oxfordshire County Council, which provides the opportunity for improvements and regeneration to maximise the use of buildings by co-locating/ sharing of facilities, ensuring the facilities can be used for longer periods of time, providing better accessibility and improved facilities.

Policy Banbury 10: Bretch Hill Regeneration Area

Development area: Development area is indicative

Development Description: Development proposals will be permitted within the Bretch Hill regeneration area for small scale redevelopment/renewal that would result in improvements to the existing housing stock, retail and community facilities and services, and provide local employment. This will include opportunities for redevelopment in the Woodgreen area, through investment from a multi-agency partnership. Development proposals incorporating elements of the following will be encouraged:

Housing

- Improvement/renewal of existing stock where opportunities exist e.g. Sanctuary Group improvement programme
- Small scale redevelopment where opportunities exist e.g. Orchard Way flats, Woodgreen
- Opportunities for community led self build housing in accordance with the “Build!” programme and Community Land Trust initiatives
- Development proposals including an element of shared ownership /shared equity properties

Employment

- Increased opportunities for local employment and career progression through apprenticeships

Infrastructure Needs

- Education – opportunities to improve educational attainment
- Health – improvements to existing surgery may be required
- Open Space – improvement/enhancement of open space/recreation facilities
- Access and Movement – Improved access to facilities. Enhance existing bus services to the town centre and improve links to employment sites through promoting greater awareness of opportunities to travel by bus, enhancing public transport infrastructure in Bretch Hill and walking and cycling links to bus stops
- Community facilities – Improvement of existing community facilities at the Sunshine Centre and facilities in the Woodgreen area. Opportunities for community involvement and services to be managed by local people will be encouraged.

Key site specific design and place shaping principles

- Proposals should comply with Policy ESD16 and ESD10

- Layout of new development should enable a high degree of integration and connectivity with the existing communities and support improved walking and cycling connections to the Town Centre
- Development proposals should assist in addressing problems of deprivation in the existing community and aid community development.
- Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5
- Provision of public art to enhance the quality of place, legibility and identity.

Strategic Development: Banbury 11 - Meeting the Need for Open Space, Sport and Recreation

C.170 There are existing deficiencies and future shortfalls in open space and recreation provision which will need to be addressed in part through the Local Plan. The action plans contained in the Playing Pitch and Green Spaces Strategies recommended deficiencies being met through a combination of improvements to the quality of and access to existing facilities, using existing areas of one type of open space to meet deficiencies in another type (e.g. locating play equipment on some areas of amenity open space), and the provision of new areas of open space.

C.171 Open space should form an integral part of new development and 'Policy BSC 11: Local Standards of Provision- Outdoor Recreation' indicates that provision should usually be made on site. The proposed strategic sites shown on the Proposed Submission Policies Map (Appendix 5: Maps) will be expected to make provision on site for open space and recreation to meet the needs of the new development. The precise composition and size of green space provision will be determined in relation to the overall size of development, the character of the site, the overall green space provision in the locality and with reference to the minimum standards of provision set out in Policy BSC 11: Local Standards of Provision- Outdoor Recreation.

C.172 Whilst new development will only be expected to make provision for its own needs, meeting existing deficiencies requires land to be allocated through the Local Plan process. Based on the deficiencies identified in the Playing Pitch Strategy and the Green Spaces Strategy (as updated by the 2011 Open Space review) land is required for the following:

- 3 junior football pitches
- 1 cricket pitch
- 9.75 ha of allotments
- 8.81 ha of natural/semi-natural green space.

C.173 The Playing Pitch and Green Spaces Strategy estimated that the following additional provision was required to meet development needs to 2026:

- 6 junior pitches
- 2 mini-soccer pitches
- 2 cricket pitches
- 3 rugby pitches
- 3.3 ha park on the north west outskirts of the town
- 3.7 ha of natural/semi-natural space through new provision/public access agreements to privately owned sites
- 3.5 ha of amenity open space

- 5.41 ha of children's play space to be met through new equipped play areas and additional play opportunities using other open space
- 2 multi-use games areas (MUGAs)
- 2 tennis courts
- 1 bowling green
- 2.1 ha of allotments.

- C.174** The Playing Pitch and Green Spaces Strategies were based on allocations in the draft Core Strategy and future needs are being updated to reflect the amount and preferred distribution of development in the district for an extended plan period through to 2031.
- C.175** The most effective way of planning to meet current and future requirements is through integrating provision with the planning of the strategic sites. For example, the proposed strategic allocation on land west of Bretch Hill should provide the opportunity to contribute towards provision of a park on the north west outskirts of the town, which could assist in landscaping the proposed development and improving the urban fringe, in addition to providing a facility for the local population. The intended components of open space and recreation provision of the strategic sites are briefly summarised in the site allocation policies. Overall open space provision and green infrastructure requirements are being examined in more detail as part of the Banbury Masterplan work and any additional non-strategic allocations will be contained in the forthcoming Local Neighbourhoods DPD.
- C.176** Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision, Policy BSC 11: Local Standards of Provision- Outdoor Recreation and Policy BSC12: Indoor Sport, Recreation and Community Facilities will be used to help address existing deficiencies in provision and future development needs, in addition to Policy Banbury 11: Meeting the Need for Open Space, Sport and Recreation.
- C.177** The strategy retains the long-term objective of seeking to establish a series of open spaces based on the Oxford Canal and River Cherwell linked by public footpaths/cycleways. The [BanburyCherwell](#) Country Park proposal (Policy Banbury 14: [BanburyCherwell](#) Country Park) represents a major expansion of the public green space available to the citizens of Banbury. The river canal corridor provides the opportunity for flat, traffic free and pleasant footpath cycleway routes linking residential areas to employment areas, the town centre, railway station and bus station. The provision of these routes is an important measure in seeking to reduce the need to travel by private car. Contributions towards the provision of these routes and areas of open space will be sought from developers when it can be shown to be necessary in order to ensure that the development is adequately served by sustainable transport modes in a safe, segregated environment.
- C.178** The regeneration of Canalside (Policy Banbury 1: Banbury Canalside) and Spiceball Development Area (Policy Banbury 9: Spiceball Development Area) will provide the opportunity to form public access routes alongside the canal and [riverwatercourse](#), together with new areas of open space, improving the amenity and appearance of the area. Much of the land in the river / canal corridor lies within the flood plain and there may be other opportunities to improve the open space network; for example the Council's proposed country park and community woodland at Wildmere Wood (Policy Banbury 14: [BanburyCherwell](#) Country Park, below), which has the potential to contribute to the green infrastructure network of the town, improving the river corridor by providing a screen for the M40 to the north and Wildmere Industrial Estate to the south.

Policy Banbury 11: Meeting the Need for Open Space, Sport and Recreation

As part of measures to address current and future deficiencies in open space, sport and recreation provision in the town we will:

- **Retain the long-term objective of seeking to establish a series of open spaces based on the Oxford Canal and River Cherwell linked by public footpaths/cycleways, with the intention of creating a linear park and thoroughfare from the north of the town and Grimsbury reservoir to the new park to be provided as part of the committed development south of Bankside. Development that would prejudice this objective will not be permitted.**
- **Identify a site for the relocation of Banbury United Football Club (see ‘Policy Banbury 12: Land for the Relocation of Banbury United FC’, below).**

Strategic Development: Banbury 12 - Land for the Relocation of Banbury United FC

C.179 Banbury United Football Club is an important sporting and community asset with a long history. ‘The Puritans’ have over 20 teams including youth squads and a team for people with learning difficulties. The club presently occupies the Spencer Stadium at Station Approach but has been in need of a new ground for a number of years. The proposals for Canalside regeneration (Policy Banbury 1: Banbury Canalside) mean that an alternative site needs to be secured.

C.180 Land adjacent to Banbury Rugby Club at Oxford Road, Bodicote is available. Although previously allocated for formal sports provision to meet the needs as part of the permitted Bankside urban extension, it is no longer required for that purpose as alternative provision is to be made. The site is in a suitable location on a main transport corridor. At 5.5 hectares, the site is larger than the football club requires. Therefore, any land not needed by the club will be used to address existing shortfalls in town wide provision. There may also be the potential for some sharing of facilities with the adjacent rugby club. [Sport England will be consulted on the proposed relocation.](#) In developing proposals, consideration will need to be given to the detailed traffic and amenity impacts arising from the proposed use of the site.

Policy Banbury 12: Land for the Relocation of Banbury United FC

An area of land to the east of the Oxford Road at Bodicote, adjacent to Banbury Rugby Club, will be secured for the relocation of Banbury United Football Club and for sport and recreation use.

Development proposals for relocation of the football club will need to be accompanied by:

- **An assessment of the potential effects on the local community**
- **A transport assessment and travel plan to ensure the site is accessible by sustainable modes of transport and the traffic impact of the development is minimised**
- **A detailed survey of agricultural land quality and a soil management plan to ensure that soils are retained on site or re-used off site**
- **An ecological assessment including appropriate mitigation**
- **A landscape and visual assessment including appropriate mitigation**
- **A lighting strategy designed to limit upward glare in order to avoid adverse effects on nearby residents and wildlife**

Strategic Development: Banbury 13 – Burial Site Provision in Banbury

C.181 As indicated above, additional burial site provision will be required during the Local Plan period to meet the needs of the town. The Town Council has carried out initial investigations and has requested that land be allocated to provide increased burial capacity. However, this does not require a strategic land allocation to be made in the Local Plan and will therefore be progressed as part of the Local Neighbourhoods DPD.

Policy Banbury 13: Burial Site Provision in Banbury

An extension to the existing cemetery is required to meet the needs of both the existing population and future development in the town. As such developer contributions will be sought from new development in the town towards the establishment of the facility. Further details will be contained in the Developer Contributions SPD.

Detailed investigations will be required to determine the suitability of ground conditions for cemetery use.

Strategic Development: Banbury 14 – [BanburyCherwell](#) Country Park

C.182 The Council has for some time held aspirations for a new community woodland to be established on the fringe of Banbury. It owns land at Wildmere Wood, immediately to the north of Wildmere Industrial estate, and the completion of the Banbury Flood Alleviation scheme to the north has provided the opportunity for the Council and the Environment Agency to work in partnership to design and implement a scheme for a new country park, designed to benefit both residents of and visitors to the town. The site is approximately 3 miles from the town centre and will be located in close proximity to the proposed Banbury Gateway retail development site. [A Grade 2 listed lock and Lock Cottage on the Oxford Canal is located at the north end of the proposed country park.](#)

C.183 The site comprises approximately 27ha of unused pastureland and includes the flood alleviation scheme comprising earth embankments to the east of the M40 corridor and a flood storage area with flood control structures adjacent. Additional land acquired by the Council will enable the provision of a country park, [much of which will be including new woodland planting as an extension to Wildmere Wood, and T](#) to the north of the M40 there will be areas of wetland meadow, reedbeds and scrapes.

C.184 A visitor car park will be provided accessed via the Environment Agency's maintenance access to the Flood Alleviation Scheme embankment off the A361 Daventry Road. A network of existing rights of way and permissive paths will enable public access to most areas of the park and will also allow access to Wildmere Wood, currently inaccessible due to its position between the industrial estate, railway line embankment and private land.

C.185 Provision of a country park with new woodland planting will help meet deficiencies in natural/semi-natural provision identified in the evidence base, and will also contribute

to the objectives of the Council's BAP. It will also help contribute to the objective of establishing a series of linked open spaces through the town based on the river canal corridor (Policy Banbury 11: Meeting the Need for Open Space, Sport and Recreation).

Policy Banbury 14: [BanburyCherwell](#) Country Park

Development Area: 33 hectares

Development Description: Land to the north of Wildmere Road industrial estate and east of the M40 will be developed as a country park, with a permissive footpath network with DDA access.

Infrastructure Needs

- Access and Movement– A visitor car park is proposed off the A361 Daventry Road which will allow access to the Flood Alleviation Scheme Embankment permissive footpath and the proposed parkland between the canal, M40 and railway. Pedestrian and maintenance access will be provided between [the existing](#) Wildmere Wood and the ~~proposed community woodland~~. [The new](#) Country Park's permissive path system ~~will be linked~~[linking](#) with the canal towpath, and the bridleway on the defunct Daventry Road.

Key site specific design and place shaping principles

- Woodland planting ~~in the form of community woodland~~ will form a major component of the scheme.
- The scheme will include the creation of new habitats such as wetland scrapes, grassland and meadows.