

# Cherwell District Council

## Executive

4 January 2016

### Neighbourhood Planning: Application for Designation as Neighbourhood Area – Bodicote Parish

#### Report of Head of Strategic Planning and the Economy

This report is public

#### Purpose of report

To consider an application to designate Bodicote Parish as a Neighbourhood Area for the purpose of preparing a Neighbourhood Plan.

#### 1.0 Recommendations

The meeting is recommended:

- 1.1 To refuse the Bodicote Parish Neighbourhood Plan application as submitted but to approve the designation of the more appropriate alternative as shown on the map at appendix 4.
- 1.2 To authorise the Head of Strategic Planning and the Economy to issue a Notification of Decision pursuant to Recommendation 1

#### 2.0 Introduction

- 2.1 On 6 November 2015 the Council received an application from Bodicote Parish Council (dated 2 November 2015) to designate a Neighbourhood Area. The application included a map (shown at appendix 1) which identified the area to which the application relates. The area proposed covers the whole of the existing Bodicote Parish Council area. The application is being made under Section 61G of The Town and Country Planning Act 1990 (as amended) and the Neighbourhood Planning (General) Regulations 2012 (as amended). Under Section 61G, Bodicote Parish Council is a 'relevant body' for the purpose of making the application.
- 2.2 The application states that the Parish Council wishes to prepare a Neighbourhood Plan and explains why the area is considered appropriate. It states that the Parish Council wishes to ensure that any future development within the Parish boundary is in line with the needs of the residents of the village whilst ensuring that such

development is suitable for the area, bearing in mind the current development pressures within and around the Parish boundary.

- 2.3 It is for the Local Authority to determine whether to designate the proposed area or propose an appropriate alternative area for the Neighbourhood Plan.
- 2.4 The application is valid, however there are special circumstances to consider for this area application, namely two areas of land currently in Bodicote Parish will from 1 April 2016 be part Banbury. This will involve removing land to the east of the Oxford Road, which includes part of the Bankside development (Longford Park), and land containing properties in the Wykham Farm area from Bodicote Parish Council's administrative area to Banbury Town Council's administrative area. The revised boundaries are shown on the map at appendix 3. Appendix 4 shows the boundary that is recommended the Executive designates for the Neighbourhood Area for the Neighbourhood Plan.
- 2.5 Bodicote Parish Council and Banbury Town Council are due for election in May 2016 based on the new boundaries.
- 2.6 Bodicote Parish Council has confirmed following discussion with officers their wish for the Neighbourhood Plan Area to be based on the boundary as they submitted (appendix 1). They state that whilst they understand that Longford Park will become part of Banbury from April 2016 they also understand that the rules for a Neighbourhood Plan are that this can cover an area outside the existing Parish, as long as it is not part of someone else's Neighbourhood Plan and that they believe this applies to the Longford Park area currently in their Parish.
- 2.7 Section 61H of the Act requires the Council to consider whether the area concerned should be designated as a 'business area'. This applies where an area is primarily or wholly business in nature. This does not apply in Bodicote's case as the Parish is predominantly residential in character.
- 2.8 Neighbourhood Plans allow local communities to develop their own planning policies. If they conform with the Local Plan, are supported by the Local Planning Authority and successful at referendum, they are adopted as part of the statutory Development Plan and must be considered, where material, in the determination of applications for planning permission.
- 2.9 Under Schedule 4B of the Town and Country Planning Act 1990 (as amended), Local Planning Authorities have a statutory duty to "give such advice or assistance to Parish Councils and designated Neighbourhood Forums as in all the circumstances, they consider appropriate for the purpose of or in connection with facilitating the preparation of Neighbourhood Development Plans".
- 2.10 The District currently has eight designated neighbourhood areas: the Parishes of Adderbury, Bloxham, Deddington, Hook Norton, Merton, Stratton Audley, the multi-parished area of 'Mid-Cherwell', and the recently designated area for Weston on the Green. The Mid-Cherwell Neighbourhood Plan boundary crosses a number of Parish boundaries.

### **3.0 Report Details**

- 3.1 The application as submitted by Bodicote Parish Council is presented at Appendix 1. The application was made in accordance with the Regulations and was formally consulted upon for four weeks from 18 November until the 16 December 2015. The application was placed on the Council's website, advertised in the Banbury Guardian by way of a public notice and notification letters were sent to relevant consultees registered on the Council's Local Plan database. Public notices were also provided to the Parish Council for display.
- 3.2 The Council is now required to formally determine the application taking into account the representations received.

#### ***Requirements and Guidance***

- 3.3 In determining applications under Section 61G (4) of the Town and Country Planning Act (as amended), the Council must have regard to:
- a) the desirability of designating the whole of the area of a parish council as a neighbourhood area; and
  - b) the desirability of maintaining the existing boundaries of areas already designated as neighbourhood areas (designated areas must not overlap).
- 3.4 Under Section 61G (5), if
- a) a valid application is made to the authority,
  - b) Some or all of the specified area has not been designated as a neighbourhood area, and
  - c) the authority refuses the application because it considers that the specified area is not an appropriate area to be designated as a neighbourhood area,

the authority must exercise its power of designation so as to secure that some or all of the specified area forms part of one or more areas designated (or to be designated) as neighbourhood areas.

- 3.5 Under Section 61G (9) the Council should designate the proposed neighbourhood area unless there are valid or reasonable reasons not to. If the Council considers the area not to be appropriate it must issue a refusal notice, explaining why, and then designate a revised neighbourhood area to include some or all of the originally proposed area.
- 3.6 The Government's Planning Practice Guidance provides further guidance on the designation and consideration of an area for a Neighbourhood Plan.
- 3.7 Paragraph: ID: 41-026-20140306 of the guidance states:

***“Can a parish council propose a multi-parish neighbourhood area?”***

*A single parish council (as a relevant body) can apply for a multi-parished neighbourhood area to be designated, as long as that multi-parished area includes all or part of that parish council's administrative area".*

3.8 Paragraph: ID: 41-027-20140306 states:

***"In a multi-parished neighbourhood area when does a town or parish council need to gain the consent of the other town or parish council/s in order to take the lead in producing a neighbourhood plan or Order?"***

*A single parish or town council (as a relevant body) can apply for a multi-parished neighbourhood area to be designated as long as that multi-parished area includes all or part of that parish or town council's administrative area. But when the parish or town council begins to develop a neighbourhood plan or Order (as a qualifying body) it needs to secure the consents of the other parish councils to undertake neighbourhood planning activities. Gaining this consent is important if the pre-submission publicity and consultation and subsequently the submission to the local planning authority are to be valid".*

3.9 Paragraph: ID: 41-032-20140306 of the guidance states:

***What flexibility is there in setting the boundaries of a neighbourhood area?***

*In a parished area a local planning authority is required to have regard to the desirability of designating the whole of the area of a parish or town council as a neighbourhood area (see 61G(4) of the Town and Country Planning Act 1990). Where only a part of a parish council's area is proposed for designation, it is helpful if the reasons for this are explained in the supporting statement. Equally, town or parish councils may want to work together and propose that the designated neighbourhood area should extend beyond a single town or parish council's own boundaries.*

3.10 Planning Practice Guidance (PPG) advises that the following could be considerations when deciding the boundaries of a neighbourhood area:

- village or settlement boundaries, which could reflect areas of planned expansion
- the catchment area for walking to local services such as shops, primary schools, doctors' surgery, parks or other facilities
- the area where formal or informal networks of community based groups operate
- the physical appearance or characteristics of the neighbourhood, for example buildings may be of a consistent scale or style
- whether the area forms all or part of a coherent estate either for businesses or residents
- whether the area is wholly or predominantly a business area
- whether infrastructure or physical features define a natural boundary, for example a major road or railway line or waterway
- the natural setting or features in an area
- size of the population (living and working) in the area

The PPG states that electoral ward boundaries can be a useful starting point for discussions on the appropriate size of a neighbourhood area; these have an average population of about 5,500 residents.

3.11 Paragraph: ID: 41-035-20140306 states:

***Must a local planning authority designate a neighbourhood area and must this be the area applied for?***

*A local planning authority must designate a neighbourhood area if it receives a valid application and some or all of the area has not yet been designated (see section 61G(5) of the Town and Country Planning Act 1990 Act as applied to Neighbourhood plans by section 38A of the Planning and Compulsory Purchase Act 2004).*

*The local planning authority should take into account the relevant body's statement explaining why the area applied for is considered appropriate to be designated as such. See section 61G(2) and Schedule 4C(5)(1) of the Town and Country Planning Act 1990 Act, as amended, for a description of 'relevant body'.*

*The local planning authority should aim to designate the area applied for. However, a local planning authority can refuse to designate the area applied for if it considers the area is not appropriate. Where it does so, the local planning authority must give reasons. The authority must use its powers of designation to ensure that some or all of the area applied for forms part of one or more designated neighbourhood areas. When a neighbourhood area is designated a local planning authority should avoid pre-judging what a qualifying body may subsequently decide to put in its draft neighbourhood plan or Order. It should not make assumptions about the neighbourhood plan or Order that will emerge from developing, testing and consulting on the draft neighbourhood plan or Order when designating a neighbourhood area.*

***Representations***

- 3.12 The area application was advertised so that it would be brought to the attention of people who, live, work or carry on business in the area to which the application relates. A public notice was placed in the 19 November edition of the Banbury Guardian. Letters or e-mails were sent to: District and relevant County Councillors; Oxfordshire County Council; contiguous Parish Councils; statutory stakeholders including the Highways England, Network Rail, Environment Agency, Natural England and Historic England; infrastructure providers including Thames Water, National Grid and Scottish and Southern Energy. Relevant consultees listed on the Council's Local Plan database made up of local members of the community and businesses that live or operate within the application area were also advised.
- 3.13 Representations received to the consultation are set out at appendix 2. A late representation has been received from Historic England which will be available to view on the Council's website on the Neighbourhood Planning page. A summary of comments received are as follows:

<b>Stakeholder</b>	<b>Summary of Comments</b>
<i>Natural England</i>	<i>Propose general advice in relation to the preparation of the Neighbourhood Plan.</i>
<i>Highways England</i>	<i>No comments made, but will work with the Council as Plan progresses.</i>
<i>Banbury Town Council</i>	<p><i>Banbury Town Council supports Bodicote Parish Council in their pursuit of a Neighbourhood Plan. However, Banbury Town Council strongly objects to their proposed designation of the Bodicote Parish Neighbourhood Area.</i></p> <p><i>They state that Bodicote Parish Council have inadvertently taken responsibility for planning part of Banbury, including Longford Park which has long been intended to be in Banbury, as an urban extension. Banbury Town Council has been informed that proposed Neighbourhood Areas do not automatically flex with changed ward boundaries, and as such, Banbury Town Council would have to object to this application.</i></p> <p><i>Banbury Town Council would suggest that Bodicote Parish Council reconsider their designation of their Neighbourhood Area and keep it in line with the new parish boundaries and urge Cherwell District Council to refuse this application based on the reasons stated in this letter.</i></p>
<i>Gladman Developments</i>	<p><i>Gladman wish to participate in the Neighbourhood Plan's preparation. They highlight how the NPPF and NPPG set out the requirements for producing a Neighbourhood Plan including how Neighbourhood Plans should be produced to conform to up to date strategic policy requirements set out in Local Plans.</i></p> <p><i>They state that the Neighbourhood Plan should therefore be consistent with Policy 17 and should not set out any prescriptive requirements or unsubstantiated policy burdens which may affect the delivery of this scheme.</i></p> <p><i>They state that the framework is clear that Neighbourhood Plan's cannot introduce policies and proposals that would prevent development from going ahead.</i></p> <p><i>The requirements of the SEA Directive are also highlighted and how it is likely to be necessary where a Plan is proposing specific allocations or site designations.</i></p> <p><i>They explain how they have land interests in Banbury at land at White Post Road and the site falls within the proposed Bodicote Neighbourhood Area. They explain</i></p>

	<i>how they have submitted a planning application to Cherwell District Council for 280 dwellings and other uses (15/01326/OUT) which has yet to be determined and a site plan is included in appendix 1 of the representation.</i>
<i>Oxfordshire County Council</i>	<p><i>Oxfordshire County Council (OCC) has no objection to the proposed neighbourhood area designation but requests that the following is considered:</i></p> <p><i>The proposed boundary severs two strategic site allocations (South of Salt Way East and Bankside Phase 1)</i></p> <p><i>The outcome of Cherwell's parish/town council boundary review.</i></p>

### **Bodicote**

- 3.14 Bodicote Parish is largely centred upon the village of Bodicote which is located about 2 miles south of the centre of Banbury. The 2011 Census recorded the Parish's population as 2,126. Bodicote has a large Church of England primary school, two public houses; the Horse and Jockey and the Plough, and an Indian restaurant; the Spice Room. There is also a shop, post office, bus service and some other services and facilities. Banbury Cricket Club is also based in the village. Bodicote House is the main offices for Cherwell District Council and there is a large leisure centre (Bannatynes) adjacent to the Rugby Club. The village has an attractive historic core, with a Conservation Area and listed buildings, and there is open countryside particularly to the south and west of the village. Over recent years there has been considerable development pressure in the area due to the Parish's location immediately to the south of Banbury which is an expanding town. There have also been planning applications for smaller sites on the edge of the village at Cotefield Farm and nearby.
- 3.15 New housing development is currently taking place at the Bankside development (Longford Park) which is a south-eastern urban extension to Banbury. The site adjoins Bodicote village on the eastern side of Oxford Road and is within the existing Parish Council boundary. The development will provide around 1090 homes.
- 3.16 In addition to the above development a phase 2 extension for 600 additional homes has been allocated in the Local Plan Part 1 (Policy Banbury 4). The Local Plan was adopted in July 2015 and its strategy focuses development at the District's two main towns of Banbury and Bicester. Part of the Banbury 4 allocation is within the proposed Neighbourhood Plan area.
- 3.17 The phase 1 and 2 Bankside development will provide affordable housing, new infrastructure, community services and facilities including; local shops, a school, sport facilities and public open space. As stated in paragraphs 143 to 145 of the adopted Local Plan land adjacent to the site 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.

- 3.18 Part of the South of Salt Way-East (Banbury 17) housing allocation in the adopted 2015 Local Plan falls within the north western part of the Parish and proposed Neighbourhood Plan Area. One of the design shaping principles in policy Banbury 17 is that informal open space is to be located where the site adjoins Bodicote village in order to create a buffer to maintain separation between the two settlements and respect the setting of the Bodicote Conservation Area. A planning application is currently under consideration for the development of part of the Banbury 17 allocation for 280 homes with associated public open space and includes the area falling within Bodicote Parish.
- 3.19 The newly adopted Local Plan continues with a long standing policy approach which allows for minor development within the built up limits of Bodicote.

### ***Background to the Boundary Review***

- 3.20 As a result of the Community Governance Review Cherwell District Council at a meeting of Council on the 22 July 2013 approved amendments to the boundary between Banbury Town Council and Bodicote Parish Council. It was resolved that these changes are to take place at the time of the next ordinary election for Banbury Town Council in 2016. The reasoning behind the decision taken to approve the amendments to the boundaries is explained in the July 2013 report of the Chief Executive (which is available on the Council's website) and below.
- 3.21 Community Governance reviews are carried out under the Local Government and Public Involvement in Health Act 2007 and enable a principle Council to carry out reviews periodically, but at least once every 15 years of parish and town governance. In the past the Hanwell Fields area of Banbury was moved into the town boundary from the villages surrounding Banbury.
- 3.22 In the UK, parish boundaries are the basic building blocks for other electoral areas e.g. district wards, county divisions and parliamentary constituencies. When the Local Government Boundary Commission for England announced their review of Oxfordshire County Council in 2012 Cherwell advised them of their future intention to carry out a community governance review that would consult on the principle of bringing the two areas referred to above into Banbury Town Council control. This was subsequently carried out as part of the Community Governance Review ending in December 2013. Subsequently the Local Government Boundary Commission for England carried out a review of Cherwell District Council, which was completed in autumn 2015, using these new boundaries. Therefore all the boundaries (parish, ward and division) will be aligned from April 2016 which is in the interest of efficient governance.
- 3.23 Efficient governance is an important consideration in any community governance review. In 2013 due to the increasing amount of prospective development around the Banbury Town Council area, Cherwell District Council's Community Governance Working Group agreed to consult on the principle of including all new developments which either had extant planning permissions or which had been included in the emerging local planning policy framework for some time within the Banbury Town Council boundary.



- 3.24 During the first consultation stage Banbury Town Council submitted a request to have the new prospective development areas of the town moved into their administrative area, and also requested that properties in the Wykham Farm area be moved back into Banbury. These properties had been moved into the Bodicote area in the early 1990's at the request of a resident, and Doomsday records showed the properties as being in Banbury at that time. Bodicote Parish Council submitted a response objecting to both proposals. With regard to the Bankside development being included in Banbury, Bodicote Parish Council argued that the development is not an urban extension of Banbury but a rural extension of Bodicote. With regard to the Wykham Farm properties, Bodicote Parish Council reported that all affected residents objected to the proposal, and they supported the views of those residents. The Parish Council were concerned that the village was being squeezed from both sides and would be losing control of a lot of land.
- 3.25 The Working Group considered all responses received but were still of the view that both Bankside and Wykham Farm should be moved into the Banbury Town Council area. For the Bankside development they felt that a development of such a size would be better suited to the Banbury area. The Bankside development was always regarded by Cherwell District Council as being an urban extension of Banbury. This was reflected in the production of the Local Plan for the District. Due to the historical positioning of the Wykham Farm properties, and the use of the stream as a boundary in the past, the Working Group agreed that the recommendation should stand in terms of moving them back into the Banbury Town Council area.

### ***Area Designation Considerations***

- 3.26 An area application for a Neighbourhood Plan has been received from Bodicote Parish Council and the required processes, including public consultation, have taken place. The Council is now required to formally determine the application taking into account the representations received. The application is valid, however there are special circumstances to consider for this area application, namely those areas of land currently in Bodicote Parish will from 1 April 2016 be part Banbury.
- 3.27 Paragraph: ID: 41-032-20140306 of the Planning Practice Guidance suggests that under section 61G (4) of the Town and Country Planning Act 1990 in Parished areas the Parish boundary will normally be the appropriate boundary for the neighbourhood plan area. Equally, town or parish councils may want to work together and propose that the designated neighbourhood area should extend beyond a single town or parish council's own boundaries.
- 3.28 Section 61G of the 1990 Act gives a local authority discretion as to whether to designate the entire area applied for as a neighbourhood area or to designate only part of that area. Section 61G(5) requires the local planning authority to consider whether the area specified in the application is, or is not, an appropriate area to be designated as a neighbourhood area. Where a local planning authority determines an area not to be appropriate it must designate at least some of the area sought. In exercising its discretion, the local planning authority should have regard to the particular circumstances of the case. Where a local planning authority decides to refuse to designate a neighbourhood area it must provide reasons for the decision made.

3.29 Section 61F(2) of the Town and Country Planning Act 1990 (as amended) states that the Parish Council is authorised for those purposes to act in relation to that Neighbourhood Area only if the other Parish Council have given their consent.

3.30 Guidance on Section 61F (2) is provided in Paragraph: ID: 41-027-20140306 of the government's Planning Practice Guidance as follows:

*A single parish or town council (as a relevant body) can apply for a multi-parished neighbourhood area to be designated as long as that multi-parished area includes all or part of that parish or town council's administrative area. But when the parish or town council begins to develop a neighbourhood plan or Order (as a qualifying body) it needs to secure the consents of the other parish councils to undertake neighbourhood planning activities. Gaining this consent is important if the pre-submission publicity and consultation and subsequently the submission to the local planning authority are to be valid".*

3.31 The boundary review will take effect from 1 April 2016. From experience of other Neighbourhood Plans it is anticipated that the process is likely to take around two years. This means that most of the work on the preparation of the Bodicote Neighbourhood Plan would take place after April 2016 and importantly the Plan would be adopted after this date. If the Executive was minded to approve the area application as submitted, at the point of designation at the 4 January 2016 Executive meeting the area covered would all still be Bodicote Parish. However the boundary review is an important matter to consider and is confirmed.

3.32 The designation of the Neighbourhood Plan area at the January Executive meeting as proposed by Bodicote would in effect result in the Neighbourhood Plan area including part of Banbury and policies and proposals in the Neighbourhood Plan could apply to this part of Banbury after April 2016. The regulations and guidance allow for this but in the context of the regulations and guidance set out above the designation as proposed is not considered appropriate unless agreement can be reached with Banbury Town Council.

3.33 Banbury Town Council object to the proposed area designation. Bodicote Parish Council recognise that Neighbourhood Plans can be produced across boundaries, but to date it is not clear how they would work with Banbury Town Council on the Neighbourhood Plan. It is the officer view that representations need to have been received from Banbury Town Council during the consultation period on the area designation expressing full co-operation with Bodicote Parish Council on producing the Neighbourhood Plan including a commitment to undertaking joint neighbourhood planning activities in the proposed area with no substantial points of objection or concern expressed related to the designation before the area designation as proposed can be approved by the Executive. Representations received from other parties discussing the proposed designation should also be considered carefully.

3.34 It is possible that even if the Neighbourhood Plan area proposed by the Parish Council was designated at the Executive meeting the progression of the Plan may be halted at other statutory stages. For example at or before the point of submission to the Council or at examination, due to required procedures not being met relating to this issue such as gaining the consent of Banbury Town Council to undertake neighbourhood planning activities in what will be under their administrative control. This would not result in timely or effective planning for the

area and may result in the stated objective of the Neighbourhood Plan not being met. Officers are keen to progress the Neighbourhood Plan as quickly as possible considering the development pressures that exist in order to assist the Parish Council with meeting their aims.

- 3.35 In principle a certain level joint working between authorities is an approach which the government, legislation and guidance requires and supports and this can have many benefits. At the same time, although in its self probably not a reason for rejection of the application, it is a point to consider that the process of producing a Neighbourhood Plan across administrative boundaries could be more complex and lengthy even if agreement can be reached.
- 3.36 The considerations for the boundary review relating to development including that the Bankside development (Longford Park) is an urban extension to Banbury is reflected in the Planning Practice Guidance set out above. Longford Park is effectively 'a physical feature' under construction which defines a natural boundary to Banbury, at the current time, in this location. It is appropriate for the Neighbourhood Plan area for Bodicote to include land where other future development is planned including as extensions to Banbury.
- 3.37 If the area designation is rejected an alternative is required and the recommended alternative area for the Bodicote Neighbourhood Plan is shown on the map at appendix 4. The appropriate neighbourhood area for Bodicote should be based upon the amended Parish boundaries which will come into force in April 2016. There is a mapping error which relates to the new District Ward boundaries and this matter should not preclude the designation of the Neighbourhood Plan area as recommended in this report.
- 3.38 Deferring designation is an option for the purpose of further exploring joint working arrangements. However if designation was deferred until after 13 January the time period of eight weeks set out in the regulations in which a designation of a Neighbourhood Plan area must be determined within since starting the area designation consultation will not have been met. It is therefore likely that the consultation will need to be repeated regardless of the area boundary designation proposed in a new consultation, causing delay in the process.

## **4.0 Conclusion and Reasons for Recommendations**

- 4.1 Bodicote Parish Council has made an application for the designation of its administrative area as a neighbourhood area for the purpose of preparing a Neighbourhood Plan. Taking into account all of the comments received and having regard to the circumstances explained above, officers have concluded that the current boundary for the Parish of Bodicote is not an appropriate neighbourhood area as part of the area will shortly become part of Banbury and the Town Council do not show an interest in joint working or providing the required consent. The recommended alternative area is shown on the map at appendix 4 which follows the newly aligned boundary as approved by the Local Government Boundary Commission for England.

## **5.0 Consultation**

5.1 Cllr Michael Gibbard, Lead Member for Planning

## **6.0 Alternative Options and Reasons for Rejection**

6.1 The following alternative options have been identified and rejected for the reasons as set out above.

Option 1 To approve the area for designation as submitted based on the current boundaries for Bodicote Parish

Option 2 To defer designation

## **7.0 Implications**

### **Financial and Resource Implications**

Work on assisting the neighbourhood planning process is to be met from within existing budgets. Designation of a neighbourhood area qualifies the Council for support from the government's neighbourhood planning grant.

Comments checked by:

Paul Sutton, Head of Finance and Procurement, tel. 0300-003-0106,  
Paul.Sutton@cherwellandsouthnorthants.gov.uk

### **Legal Implications**

The determination of this area application is a requirement of the Town and Country Planning Act 1990 (as amended) and associated regulations.

When a neighbourhood plan is finally made it becomes part of the statutory Development Plan for the area and must be considered in the determination of relevant applications for planning permission.

Comments checked by:

Nigel Bell, Team Leader – Planning, 01295 221687  
Nigel.bell@cherwellandsouthnorthants.gov.uk

## **8.0 Decision Information**

### **Key Decision**

**Financial Threshold Met: No**

**Community Impact Threshold Met: Yes**

## Wards Affected

Bloxham and Bodicote  
Banbury Calthorpe  
Banbury Easington

## Links to Corporate Plan and Policy Framework

Accessible, Value for Money Council  
District of Opportunity  
Safe and Healthy  
Cleaner Greener

## Lead Councillor

Councillor Michael Gibbard - Lead Member for Planning

## Document Information

Appendix No	Title
Appendix 1	Bodicote Neighbourhood Area Application
Appendix 2	Representations
Appendix 3	Map showing changes to administrative boundaries between Banbury Town and Bodicote Parish
Appendix 4	Map showing proposed alternative Neighbourhood Area for designation
Background Papers	
None	
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