

CHERWELL DISTRICT COUNCIL
PLANNING COMMITTEE

02 October 2025

WRITTEN UPDATES

Agenda Item 8 – Land at Hanwell Fields, Dukes Meadow Drive, Banbury

Designation within the emerging Local Plan 2042

The landscape section of the committee report does correctly state that the application site is currently not the subject of and local landscape designations. It should be noted that it does fall within the proposed landscape designations within the emerging local plan (Ironstone Downs) which is currently at examination stage.

The relevant policy is:

“Policy COM 11: Cherwell Local Landscape Designations

Cherwell local landscape designations (as shown in the Policies Map) are:

- *Cherwell Valley*
- *Ironstone Downs*
- *Muswell Hill*
- *North Ploughley*
- *Otmoor*
- *Thames Valley*
- *Upper Cherwell Valley.*

Development proposals within or affecting a designated local landscape will be assessed based on its specific landscape and visual impact on the valued characteristics of the designated landscape.

Development must have regard to the Cherwell Local Landscape Designations Study and avoid loss or harm to the aspects of landscape value and qualities of the designated landscape.

Development will be required to respond appropriately to the recommendations for managing the designated local landscape.”

With the plan now at examination stage limited weight can be given to emerging policies.

Agenda Item 9 – Glebe House, 8 Mill Street, Kidlington, OX5 2EF

Affordable Housing Commuted Sum

Following further negotiation with the applicant, and notwithstanding continued disagreement in relation to the methodology of applying Vacant Building Credit, the applicant has agreed in this instance to make the full financial surplus calculated by the financial viability assessment

available for S106 financial contributions. The full sum is £226,667, as set out in the Officer's Report. After making provision for all other requested contributions, as set out in the Planning Obligation/Regulation 122 Assessment table at the end of the Officer's Report, a sum in the region of £59,000 will be available as a commuted sum towards the provision of off-site affordable housing.

Error correction

There is a typographical error at paragraph 10.3 of the Officer's Report, which should read "*It would not harm the settings of the nearby conservation areas*" rather than "*It would harm the settings of the nearby conservation areas.*"