

**CHERWELL DISTRICT COUNCIL
PLANNING COMMITTEE**

31 July 2025

WRITTEN UPDATES

**Agenda Item 8 – Land West of the Old Piggeries Bloxham Road, Milcombe
(24/03399/OUT)**

Additional representations from third parties

None

Additional representations from consultees

THAMES WATER: **No objection**, subject to the imposition of condition: No development shall be occupied until confirmation has been provided that either:- all water network upgrades required to accommodate the additional demand to serve the development have been completed; or - a development and infrastructure phasing plan has been agreed with Thames Water to allow development to be occupied. Where a development and infrastructure phasing plan is agreed no occupation shall take place other than in accordance with the agreed development and infrastructure phasing plan. Reason - The development may lead to no / low water pressure and network reinforcement works are anticipated to be necessary to ensure that sufficient capacity is made available to accommodate additional demand anticipated from the new development.

CDC ECOLOGY: **further information is required** regarding Biodiversity Net Gain, breeding birds (including surveys and a mitigation plan), and the Great Crested Newt District Level Licensing certificate prior to determination.

Additional representations from Agent/Applicant

The agent is overseas and may not be able to address the committee, therefore he has submitted his speech in advance, which is attached below:

Thank you, Chairman, and good afternoon Councillors.

This application was deferred from last planning committee and whilst I was present then I am sorry I cannot be with you in person this evening.

I am a town planner at Arc Planning Associates and the planning agent for this outline planning application. With exception to access, all other matters are reserved. We are proposing up to 50 homes, including 18 affordable (at 35%) which follows a landscape design approach. The scale of the development has been reduced, from the previously refused application for up to 90 houses.

The proposals are submitted in accordance with Cherwell Local Plan Policies Villages 1 which categorises Milcombe as a category A village. As a Category A

village Milcombe is identified by the Local Plan as being a suitable settlement for minor development, infilling and conversions.

This application represents an opportunity for Cherwell District Council to make up its housing land supply shortfall which currently stands at 2.3 years. As Cherwell District Council cannot demonstrate a five-year housing land supply, the presumption in favour of sustainable development (paragraph 11d of the NPPF) applies.

In addition to the housing, we are providing a large area of public open space to ensure the development is softened within the landscape setting, particularly when viewed from the north-east. The proposals include a biodiversity net gain of 12.49% for on-site habitat units and 25.04% gain in hedgerow units.

We consider our scheme also enhances/softens the setting of Portland Road and Newcombe Close when approaching the village from Bloxham Road to the east. We are also proposing a children's playground. We are also ensuring the PROW follows its official alignment. Following discussions with your officer we have enlarged the landscape buffer between the development and Portland Road and Newcombe Close to ensure privacy and amenity for existing residents and new occupants of the site.

There are no technical objections to the scheme from consultees which is welcomed other than the objection from Milcombe Parish Council. I want to specifically highlight there are no objections from the Educational Authority or the Highway Authority.

This site is both available and deliverable and as stated will help the council meet its housing land supply. It is noted Neptune Group, the parent company of Neptune Land Promotion Ltd, have the ability to build out the scheme and deliver the homes quickly.

We very much look forward to working with the council and its officers to sign the S106 agreement quickly and submitting the reserved matters as soon as possible. It's our preference to start delivering the houses by mid-2027 and to have the site completed by 2029. We believe this application site will play a small but important role in helping the district meet its housing shortfall, as well as addressing issues concerning affordability of housing within the village and wider district.

We respectfully request that the committee supports our proposals.

I am happy to answer any questions you may have.

Thank you

Officer Update:

Following comments from the ecology officer, the recommended is changed to enable the further information requested to be submitted to overcome the ecologist's concerns. In addition, a further extension of time has been agreed with the applicant to finalise matters including the S106 until 30th September 2025.

Revised Recommendation:

**DELEGATE TO THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT
TO GRANT PERMISSION SUBJECT TO**

- 1. NO OBJECTIONS FROM NATURE SPACE AND ECOLOGY**
- 2. THE ENTERING INTO A S106 TO INCLUDE THE CONTRIBUTIONS AND INFRASTRUCTURE AS SET OUT IN APPENDIX 1 AND BELOW (AND ANY AMENDMENTS TO THOSE OBLIGATIONS AS DEEMED NECESSARY); AND**
- 3. THE CONDITIONS SET OUT BELOW (AND ANY AMENDMENTS TO THOSE CONDITIONS AS DEEMED NECESSARY)**

1. Provision of 35% affordable housing on site
2. Payment of a financial contribution towards off outdoor site sports and recreation provision in the locality of £2,017.03 per dwelling (index linked)
3. Payment of a financial contribution towards off indoor site sports and recreation provision in the locality of £40 238.40 (index linked)
4. Payment of a financial contribution towards the provision of Household Waste Recycling Centres of £5 094 (index linked)
5. On-site provision of an equipped Local Area of Play and payment of a financial contribution to be confirmed (index linked) towards maintenance or other management provisions thereof
6. Payment of a financial contribution towards the maintenance of on-site Open Space
7. Payment of a financial contribution towards community hall facilities of £64, 824 (index linked)
8. Provision of a Habitat Management and Monitoring Plan (including funding) to secure long-term biodiversity net gain
9. Payment of a financial contribution towards public transport provision of £56 650 (index linked)
10. Payment of transport infrastructure (if not dealt with the S278) contribution £20 944
11. Payment of Traffic Regulations Order contribution: £4 224 (Index linked)
12. Payment of a financial contribution towards improvements to Public Rights of Way in the vicinity of the site of £35 000 (index linked)
13. Payment of a financial contribution towards Primary education needs in the locality £472 074 (index linked)
14. Payment of a financial contribution towards Secondary education needs in the locality £410 076 (index linked)
15. Payment of a financial contribution towards Special Needs Education needs in the locality £47 215 (index linked)
16. Payment of a financial contribution towards the expansion of Hook Norton and Bloxham Surgeries £45 309 (indexed linked)
17. Payment of the Council's monitoring costs to be confirmed

FURTHER RECOMMENDATION: THE STATUTORY DETERMINATION PERIOD FOR THIS APPLICATION EXPIRES ON 30TH SEPTEMBER 2025. IF THE SECTION 106 AGREEMENT/UNDERTAKING IS NOT COMPLETED AND THE PERMISSION IS NOT ABLE TO BE ISSUED BY THIS DATE AND NO EXTENSION OF TIME HAS BEEN AGREED BETWEEN THE PARTIES, IT IS FURTHER RECOMMENDED THAT THE ASSISTANT DIRECTOR FOR PLANNING AND DEVELOPMENT IS GIVEN DELEGATED AUTHORITY TO REFUSE THE APPLICATION FOR THE FOLLOWING REASON:

1. In the absence of a satisfactory unilateral undertaking or any other form of Section 106 legal agreement the Local Planning Authority is not satisfied that

the proposed development provides for appropriate infrastructure required as a result of the development and necessary to make the impacts of the development acceptable in planning terms, to the detriment of both existing and proposed residents and contrary to Policy INF1 of the Cherwell Local Plan 2011-2031, CDC's Planning Obligations SPD 2018 and Government guidance within the National Planning Policy Framework

Agenda Item 9 - Land to the rear of Mole End Main Street Great Bourton (24/01885/F)

No Updates

Agenda Item 10 – Phase 2 SW Bicester, Kingsmere Parcle R East of Ludlow Drive, Bicester (23/03073/HYBRID)

No updates

Agenda Item 11 – Hanwell Community Centre, Rotary Way, Banbury (25/01191)

No updates

Agenda Item 12 - Appeals Progress Report

No updates