

Invitation to submit sites for consideration within the Cherwell District Housing and Economic Land Availability Assessment (HELAA) and Brownfield Land Register (BLR)

Please complete this form if you would like to submit a site (land and/or buildings) for consideration, of at least 0.25 hectares in area, or which might be capable of accommodating at least 5 dwellings or at least 500 square metres of employment floor space or a site for gypsies and travellers or travelling showpeople. An appropriately scaled OS map showing the boundaries of the site must be provided. This form can also be used to provide updates on existing HELAA or BLR sites. A separate section for Local Green Space submissions is available at the end. Please complete as much information as possible on the site submission form below.

The current 2018 HELAA can be viewed at www.cherwell.gov.uk/helaa, and the BLR at www.cherwell.gov.uk/info/33/planning-policy/384/brownfield-land-register.

Housing and Economic Land Availability Assessment (HELAA)

Local planning authorities are required to assess the amount of land that is available for housing and economic development in their areas. The HELAA is a technical study that determines the suitability, availability and achievability of land for development. It is an important evidence document to inform plan-making. It does not establish policy nor does it determine whether a site should be allocated for future development.

Brownfield Land Register (BLR)

Local planning authorities are required to prepare, maintain and publish a Brownfield Land Register. The HELAA is used to inform Part 1 of the register which contains previously developed sites that have been assessed as being suitable, available and achievable for residential development. The register is reviewed at least once a year.

Subject to a process of publicity, notification and consultation, the Council can formally decide to add sites from Part 1 of the register onto a Part 2. 'Allocation' on Part 2 of the register results in a grant of 'Permission in Principle'. Permission in Principle is limited to the location, land use and amount of development. It can only be granted for housing-led developments. An application for 'Technical Details Consent' must be applied for and granted before development can proceed.

Submissions should be sent to:

Planning Policy, Conservation and Design Team
Cherwell District Council
Bodicote House
Bodicote, Banbury
Oxfordshire, OX15 4AA

01295 227985

planning.policy@cherwell-dc.gov.uk

HOUSING AND ECONOMIC LAND AVAILABILITY ASSESSMENT / BROWNFIELD LAND REGISTER - SITE SUBMISSION

Important:

Information provided, including the names of those making submissions, may be made publically available. Submissions cannot be made anonymously. Personal information (such as addresses (other than of the suggested site), telephone number and email address) will not be published.

The information provided will be used for the purpose of preparing planning policy documents and supporting evidence. It may be provided to consultants, consultees and other Council service areas involved in the production of planning policy documents. Information may also be considered as part of the wider Oxfordshire Plan 2050.

Your details will be added to our consultation mailing list which means that you will be automatically notified of future planning policy consultations by the Council. If you wish to be removed from our mailing list, please contact us. Your information will be processed in accordance with the Council's Privacy Notice, a copy of which is available upon request.

Legal Ownership	
Owner's Name (Please provide details of all owners to inform assessment of availability and achievability)	Mewslade (Eastern) Limited
Owner's Address	c/o Agent
Owner's Contact Details (unless using an agent)	c/o Agent
Is the site in single ownership?	Yes
Is there a developer option on the site which can be disclosed?	No

Agent Details (where applicable)	
Agent's Name	Mike Robinson (MRTPI) - Oxford & Country Planning
Agent's Address	14 Stirling Way, Moreton-in-Marsh, GL56 0GS
Agent's Contact Details	mike.robinson@ocplanning.co.uk 07435 446072
If you are not the owner, has the owner been made aware of this submission?	Not applicable



Site Information	
Site address (see attached plan)	Land north of Rau Court, Caversfield Land south of Springfield Road, Caversfield Three smaller parcels in the vicinity (Sites 1,2 & 3)
Grid reference	-
Total Site area (hectares)	Approx. 2.9 hectares (Rau Court) Approx. 1.4 hectares (Springfield Road)
Developable site area (the area of the site capable of being developed in hectares). Please provide a supporting plan / show on the location plan	Approx. 2.4 hectares (Rau Court) – allowing for trees in SW corner Approx. 0.4 hectares (Springfield Road) – remainder of land to be public open space
Has the site been submitted through the Oxfordshire Plan 2050 during the consultation in 2019?	No

Land Use and Planning	
Brownfield/Greenfield/Mix	Greenfield, although two of smaller parcels are redundant garage courts.
Current use of the site (e.g. vacant, agriculture, employment – include use class if known)	Largely vacant/unused land within the built-up area of Caversfield.
Past uses	As above
Current planning status e.g. with planning permission, no planning permission, allocated in the Local Plan (include application number if known)	No planning permission
Relevant planning history	Outline planning applications for residential development on both sites refused in 2003 (03/02299/OUT & 03/02300/OUT).
What are the surrounding uses?	Residential

Current Policy / Physical Constraints	
Local Plan Context/Designations	None
	Provide Details
Do you consider the site to be within a built-up area?	Yes
Does the site fall within the Green Belt?	No
Does the site fall within an Area of Outstanding Natural Beauty?	No
Does the site fall within Flood Zone 2 or 3?	No
Does the site fall within a Registered Battlefield?	No
Does the site fall within a Historic Park and Garden?	No
Does the site fall within a Site of Special Scientific Interest?	No
Does the site contain any ecological interest?	There are a number of trees on the south and western edges of the Rau Court site which are subject to a woodland TPO. There are also some individual trees on the Springfield Road site that are subject to TPOs.
Does the site contain any designated heritage assets? (e.g. listed buildings, scheduled monuments, conservation area)	No, although the land north of Rau Court adjoins the RAF Bicester Conservation Area.
Is there any known contamination on site?	No
Is the site affected by any physical constraints?	No
Any legal or ownership issues that may prevent development ?	No
Other	-

Accessibility	
Public Transport Accessibility (e.g. range of means of transport and frequency of service)	Caversfield is served by a number of buses including the Elmsbrook Bus (E1) which provides a local service into Bicester, the S5 which connects to Oxford and the X5 which provides a link between Oxford and Bedford.
Access to Services and facilities (e.g. employment, retail, leisure, health, school, post office)	The sites are all close to Bicester which is a main service centre in the District. Bicester North train station is around less than two miles away and Bicester Village train station is around three miles away.
Access to the site (vehicle and pedestrian access)	All sites have good and immediate access onto the local highways network.

Suggested Development – Please provide justification	
Suggested potential type of development (e.g. economic development uses – retail, leisure, cultural, office, warehousing etc; community facilities; residential – by different tenures, types and needs of different groups such as older people housing, private rented housing, travellers and people wishing to build or commission their own homes)	<p>The sites have the potential to provide market and affordable housing to meet the local needs of Caversfield, as well as contribute to the wider district housing needs.</p> <p>A significant proportion of the land at Springfield Road could also help address the shortage of open space within the village. This site, and the three smaller parcels, could also be used for allotments as well as recreation use.</p>
Number of dwellings or employment floorspace/area suggested?	Approx. 100 residential dwellings (approx. 85 on Rau Court and 15 on Springfield Road).
Is the site Suitable? Are there any barriers to delivery and if so, how can these be overcome?	Yes – the sites are an appropriate location for development, being well related to adjoining residential development and free of any physical or technical constraints.
Is the site Available? Are there any barriers to delivery and if so, how can these be overcome?	Yes – all land parcels are in single ownership with no legal or ownership impediments to development.
Is the site Achievable? Are there any barriers to delivery and if so, how can these be overcome?	Yes – the sites are viable and there is a reasonable prospect that the types of development outlined above can be delivered in this location.
Indicative timescale to complete and reasons	0-5 years - from permission to completion based on the indicative scales of development outlined above.

<p>Other considerations:</p> <p>Appropriateness and likely market attractiveness for the type of development proposed</p> <p>Contribution to regeneration priority areas</p> <p>Environmental/amenity impacts experienced by would be occupiers and neighbouring areas</p>	<p>Caversfield is located close to Bicester which is a Garden Town and key area for growth in the District and the wider region. The development could help improve the availability of suitable homes in this part of Cherwell. The development in the area demonstrates it is attractive to the market.</p> <p>The sites adjoin existing residential development. The provision of new public open space, recreation land and allotments would be of significant benefit to Caversfield.</p>
<p>How will the site be delivered? Single developer, multiple developers, etc</p>	<p>To be determined by the level of market interest and the landowner's preference.</p>