

# 13 Local Plan 2012

South East Plan  
13,400 houses  
2006 to 2026

= 16750 houses  
2006 to 2031  
in Cherwell Local Plan

# RSS & SE Plan REVOKED

Regional Spatial Strategies & South East Plan

# Future is NPPF\*

- Market driven
- Council makes a fact-based forecast of need
- Council identifies sites & broad locations
- Developers compete to build, on sites

\* National Planning Policy Framework

# NPPF calls for

- 5 year, annual update of deliverable sites
- Developable broad locations for years 6-10 & 11-15
- Allowing for Windfalls

# NPPF calls for

- Presumption in favour of sustainable development, on chosen sites
- A plan that
  - meets development needs/proactive
  - is objectively assessed, flexible

# NPPF calls for

- Decisions & approvals according to plan
- Neighbourhood plans for local area
- Local Neighbourhood plans. Where is the Banbury Master Plan? Who owns it?



# How to plan?

- Objectively identify housing needs
- Take into account
  - Market
  - Land prices
  - Affordability

# So?

“Plan mix of housing based on **demographic trends, market trends and community needs**. Identify size, type tenure and range of housing by location, *reflecting local demand.*”

- Where is CDC's fact-based market forecast?
- What is the housing need in Cherwell, and in Banbury?
- If there is 16750 demand, why is Bankside not built?

# What is the demand?

- Council have no numbers, no evidence

## Cherwell population growth

2008	138,800
2033	164,000
Growth	25200

ONS 2010

# Simple arithmetic

Growth	25,200
People/ house	2.5
Houses 2008-33	10080

# And for Banbury

Banbury 33%	3326	Rate/yr	117
Built 2008-12	983est	NPPF need 5Years	586
To build 2013-33	2344	+5%	615

CDC proposes 1200



# Two times higher

## Cherwell's numbers

CDC	Built	Approved	Allocation	TOTAL	5yr	yr 6-10	yr 11-15	TOTAL
BAN1 CS	0	0	950	950	0	150	500	650
BAN2 SR	0	0	600	600	150	350	0	500
BAN3 WBH	0	0	400	400	250	150	0	400
BAN4 BS2	0	0	400	400	0	0	175	175
BAN5 NH	0	0	500	500	250	250	0	500
- WR	0	0	0	0	0	0	0	0
- BS1	0	1092	0	1092	150	500	400	1050
- SITE H	0	0	0	0	0	0	0	0
OTHER	1150	153	100	1403	210	42	0	252
WINDFALL	226	133	383	742	135	122	70	327
TOTAL	1376	1378	3333	6087	1145	1564	1145	3854
240/yr need					1200	1200	1200	3600

Site allocations

Housing Trajectory

# Sites to meet population fact-based forecast

	5 YEAR	6-10	11-15	TOTAL
BAN1 CS		100	100	200
BAN2 SR				
BAN3 WBH				
BAN4 BS2				
BAN5 NH				
BSI	270	350	450	1070
OTHER	210	42		252
WINDFALL	135	122	70	327
<b>TOTAL</b>	<b>615</b>	<b>614</b>	<b>620</b>	<b>1849</b>

Other and Windfall from CDC, but there is more than one  
projection...

# Conclusion

- Sites NOT required for 15 year NPPF plan:
  - BAN2 Southam Road
  - BAN3 West Bretch Hill
  - BAN4 Bankside 2
  - BAN5 North Hanwell

# Naming these sites was a BIG Mistake

Leading to developer "Land Grabs"  
not house builds

If the demand is not there...

Naming new sites will NOT  
build more houses!!!

Basic error of thinking

# Analysis of reports

1. Landscape & Capacity
2. Sustainability
3. Traffic

# Landscape & Capacity

- A full assessment has been made of the landscape sensitivity & capacity
- From this the suitability for development can be defined
- The report does NOT have analytic conclusions - but here they are...
- Note: report uses areas named as A, B... G

The map displays the town of Banbury and its surrounding areas, including Drayton, Ruscot, Neithrop, Easington, and Bodicote. Various roads and landmarks are marked. Overlaid on the map are several yellow labels in black boxes: 'BAN2' is located in the upper right; 'BAN5' is in the upper left; 'BAN3' is in the lower left; 'BANI' is in the center, covering a large area outlined in red; 'BSI' is in the lower right; and 'BAN4' is in the bottom right corner. Letters A through J are also scattered across the map, likely indicating specific sites or features. A north arrow is visible in the top right corner.

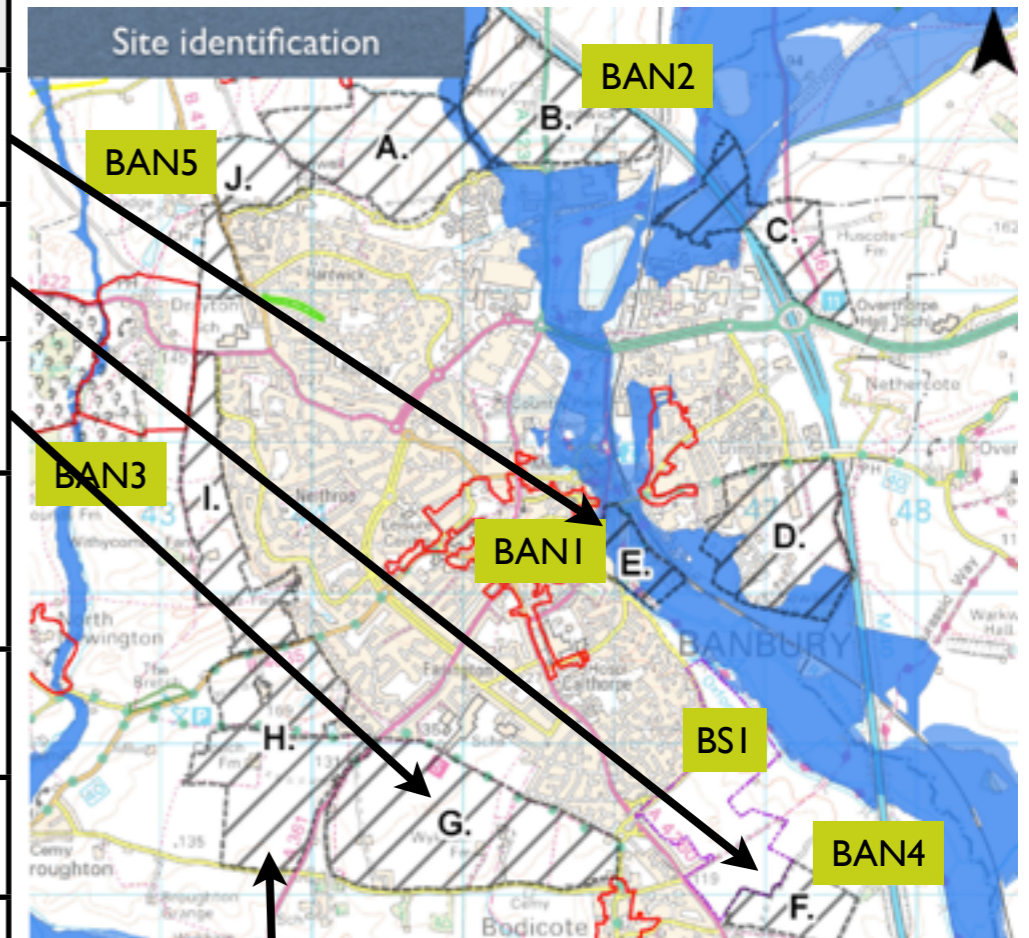
# Landscape & Capacity

- Conclusion High/Medium/Low given rating 1...5, Low = bad for development

Area/Site	E BAN1 CS	B BAN2 SR	I BAN3 WBH	F BAN4 BS2	J BAN5 WR & NH
Landscape	18	13	12	17	13
Capacity	12	4	15	13	12
TOTAL	30	17	27	30	25
Best Ranking	1	5	3	2	4

# Landscape & Capacity

	Area	Score	Comments
E	BANI CS	30	Planned
F	BAN4 BS2	30	Extension
G	Salt Way	29	Should consider
J	BAN5 NH & WR	29	Not Required
I	BAN3 WBH	27	Not required
A	Hanwell	20	Green buffer
B	BAN2 SR	17	Not required



H scores 31 !!!

Higher score = good for development

# Sustainability

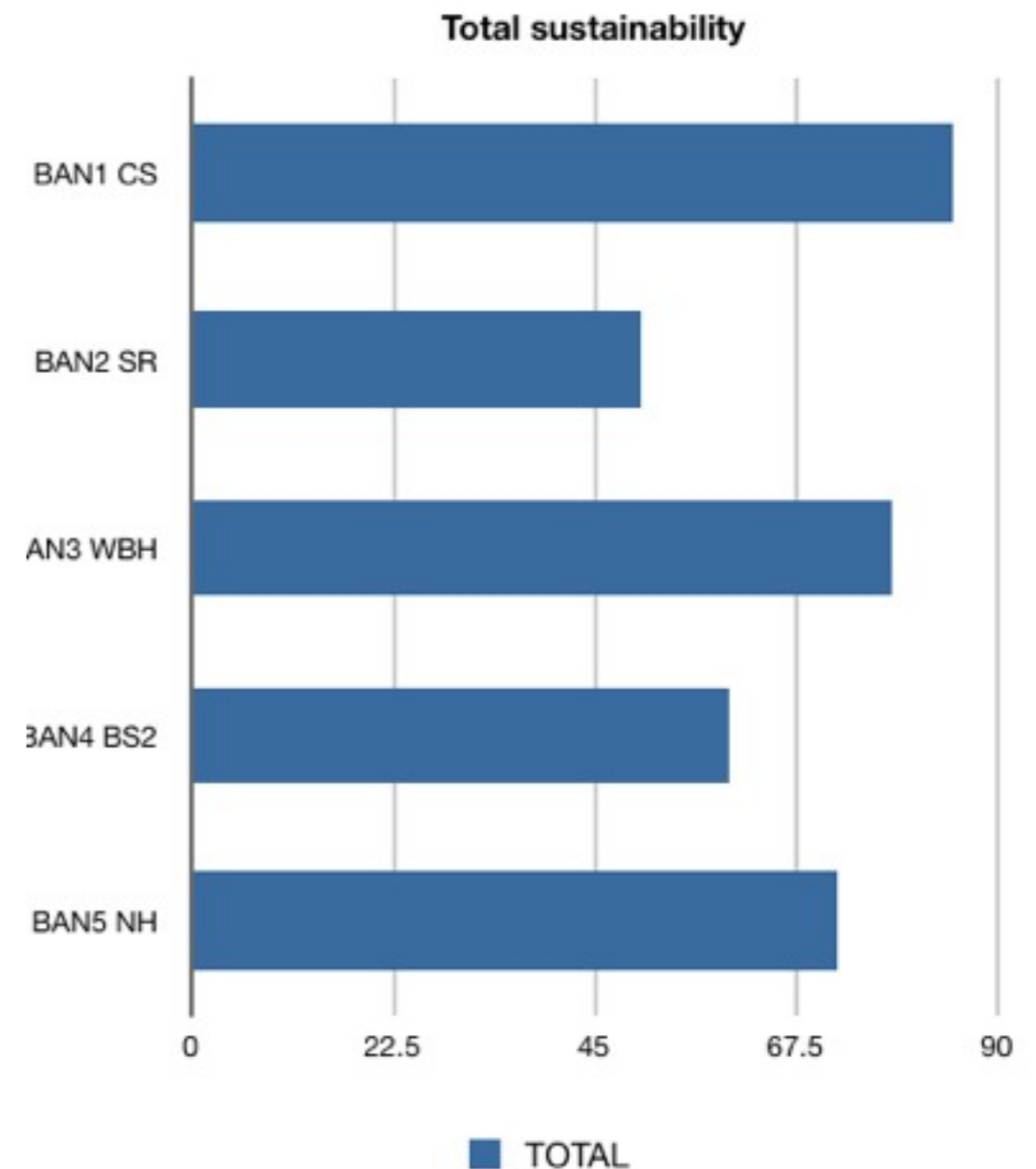
- Again a report has been published, but it also has no analytic conclusions
- All 19 points were covered and each site ranked from 0...7
- So here they are...

# Sustainability

Site	BAN1 CS	BAN2 SR	BAN3 WBH	BAN4 BS2	BAN5 NH*
	85	50	78	60	72
Rank	1	5	2	4	3

\* includes VWR

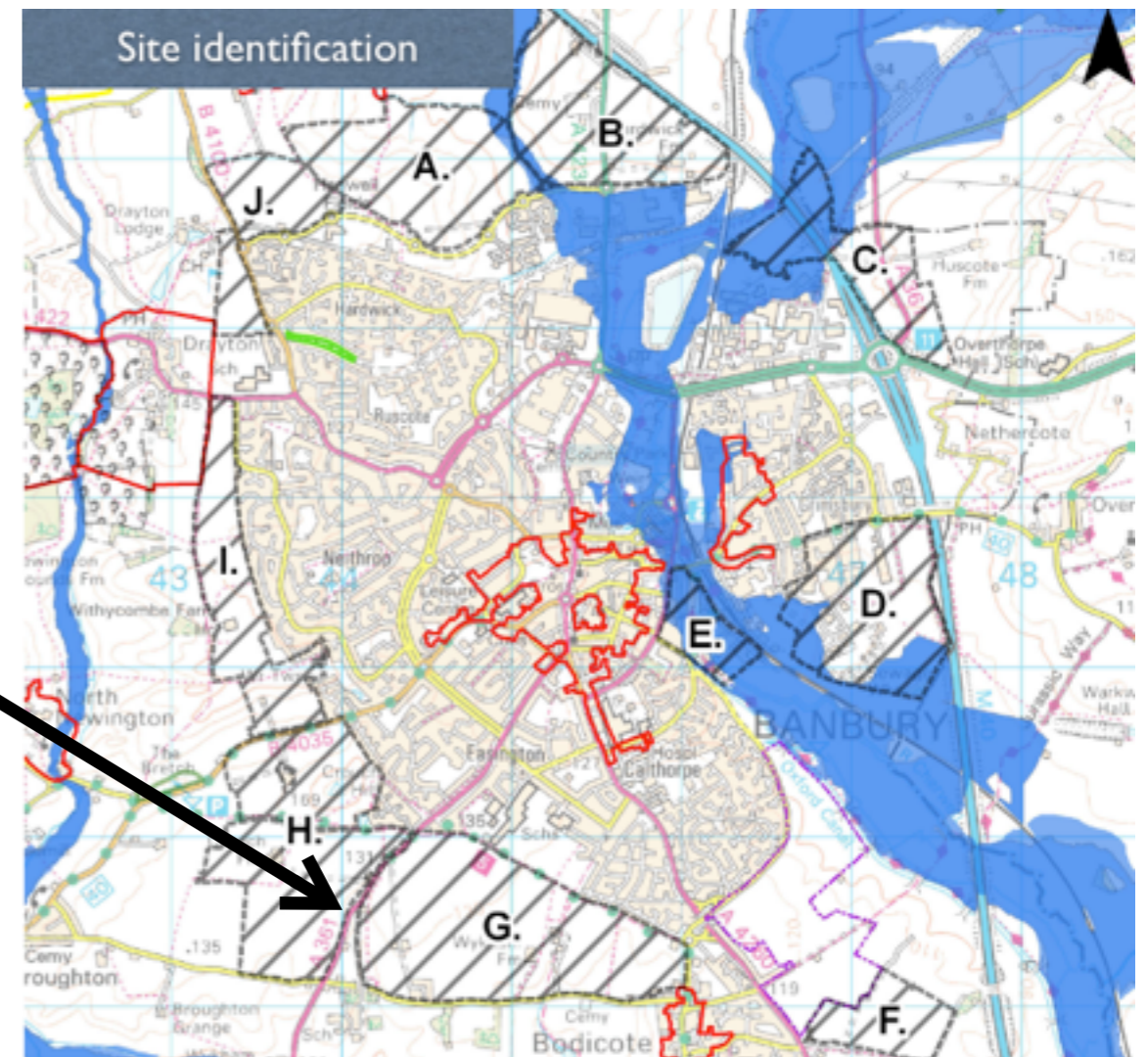
Low = Bad for development



# Traffic analysis "F"

- 2nd choice: Housing Central & West, employment on S & SW

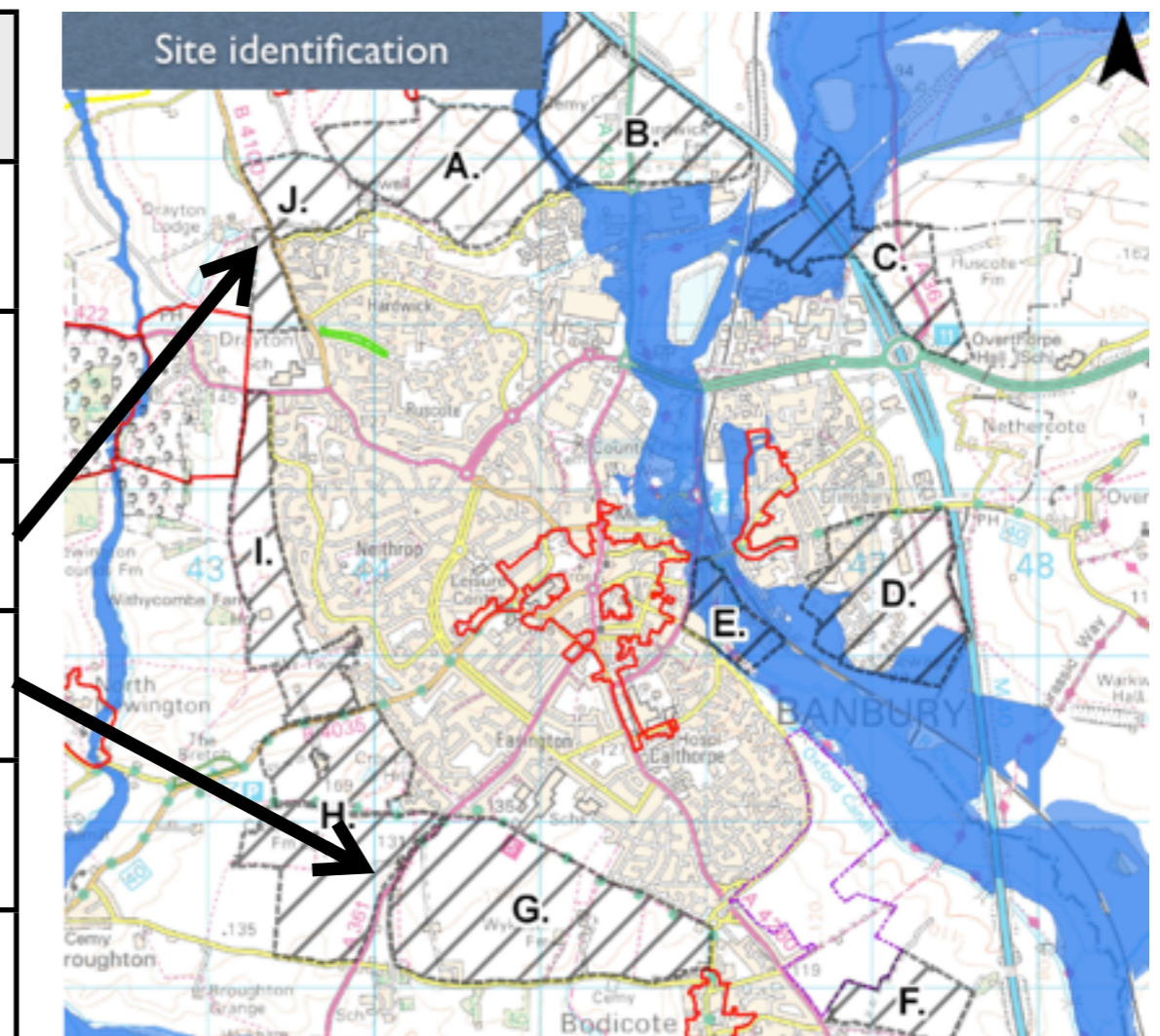
	Location	Housing	Employment
E	BAN1 CS	1200	
I	BAN3 WBH	-	
J	BAN5 NH	-	
H & G	-	1600	10ha
B	BAN2 SR	-	
D	-	-	



# Traffic analysis "K"

- 1st choice: Housing Central & West, employment on NW & SW

	Location	Housing	Employment
E	BANI CS	1200	
I	BAN3 WBH	400	
J	BAN5 WR		10ha
H & G	-		20ha
B	-		10ha
D	-	1200	10ha



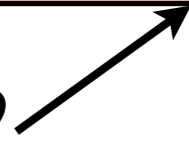
# Housing where?

## Summary

	Approved	Priority	1st Area	2nd Area
Population	BSI	CS	-	-
Landscape	na	CS	BS2	Area G
Sustain	na	CS	WBH	NH
Traffic	na	CS	WBH	Area D

na = no analysis made?

Industrial?



# Moving forward

ASAP

# Home and Community web site

"Councils should have **strong Local Plans in place** to decide what development their local areas need. These should provide detail on the required design, quality and style of buildings, and **the number of developments allowed**.

**Working with communities is vital if local people are to be persuaded of the benefits of developments occurring in their local areas.**

# Home and Community web site

What you said...

"Cherwell Council, in North Oxfordshire, is bringing together its land, funding, powers, welfare policy and community programmes into a housing plan **driven by local people and the community.**"

Is this TRUE?

# Do this...

- Make NPPF forecast for 5 years, 6-10 & 11-15. Annual rolling update. New statistics group?
- Focus on Bankside I & Canalside, make all others “development Locations” (Areas)
- Make north areas J, A and B green buffer
- Put some employment on the Southwest
- Tell developers that no other approvals will be given for foreseeable future. Block Persimmon on the 16th... in the light of NPPF forecast...

# Thank you

## Questions?