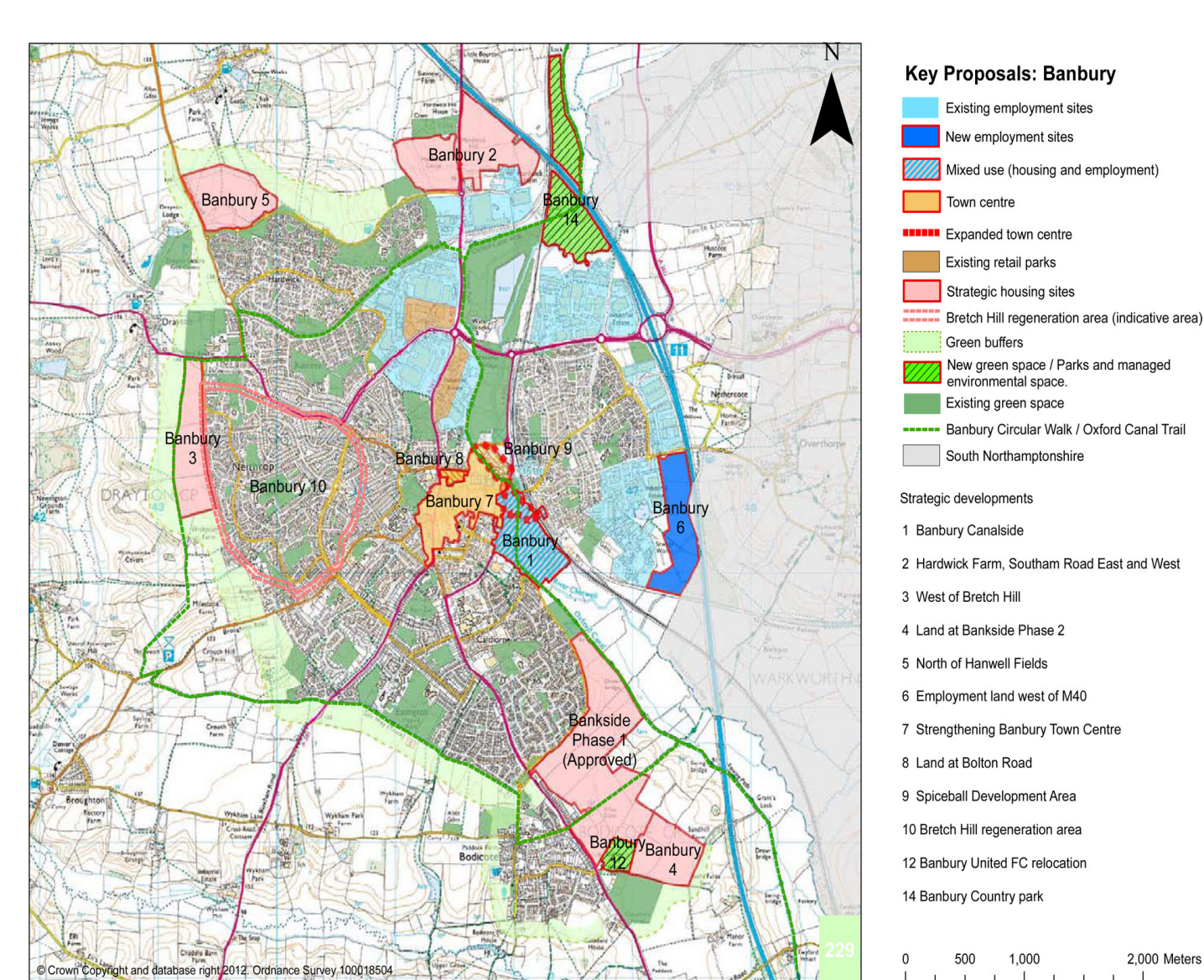
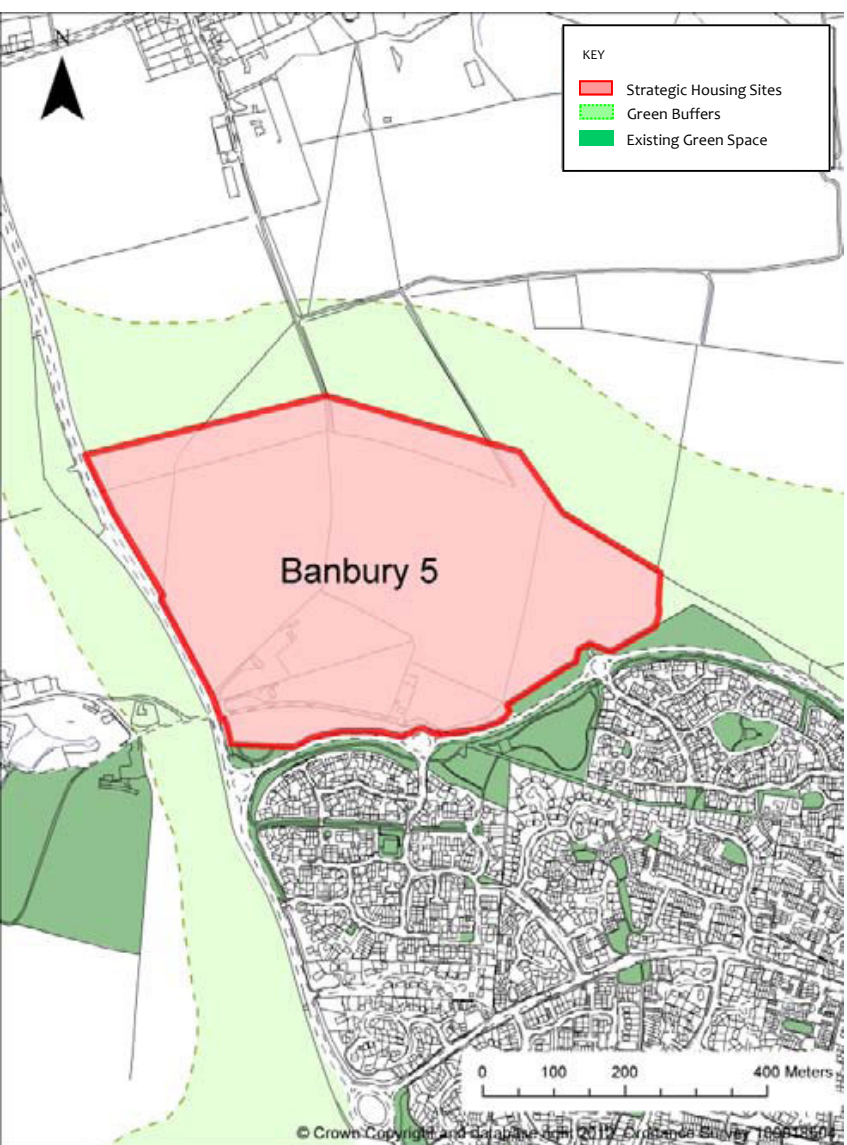


1. Introduction and Planning Background

The site subject of this consultation is part of a 26 hectare allocation in the Cherwell District Council Local Plan, which in August 2012 was published as a Proposed Submission Draft. Policy Banbury 5 of the Local Plan identifies the land, which is north of Dukes Meadow Drive between the existing Hanwell Fields development to the south and Hanwell Village some 500 metres to the north, for a residential-led strategic development site that will provide approximately 400 dwellings with associated facilities and infrastructure in a scheme that demonstrates a sensitive response to this urban fringe location.



Key Proposals: Banbury



Policy Banbury 5 Map

The consultation relates to up to 160 units on an area of 6.76 hectares. The majority of the remainder of the allocation is being pursued by Persimmon Homes and Pegasus Planning Group, for which an application has been submitted to Cherwell District Council under reference 12/01789/OUT and is an Outline application for up to 350 dwellings, together with new vehicular access from Warwick Road and associated open space. The accompanying plans (below and following) shows the two parcels of land that constitute the wider allocation in situ. Policy Banbury 5 states as a requirement of the allocation, that the site will be developed in a planned, coordinated, integrated way using a single Masterplan for the area as a whole.



Aerial View of Site

Policy Banbury 5 identified the following key design and place shaping requirements for the allocation as a whole:

- Layout of development that enables a high degree of integration and connectivity with the Hanwell Fields development to the south
- A layout that maximises the potential for walkable neighbourhoods, with a legible hierarchy of routes and community facilities
- New footpaths and cycleways should be provided that link with existing networks
- Good accessibility to public transport services should be provided for
- Provision of a Travel Plan to maximise connectivity with existing development, including linkages with and improvements to existing public transport servicing Hanwell Fields and the Hardwick area
- Careful consideration of street frontages to ensure an appropriate building line and incorporation of active frontages
- A well designed, ‘soft’ approach to the urban edge, which integrates with the design and layout of the Hanwell Fields development and which respects the rural, gateway setting
- The maintenance of the integrity and quality of the strategic landscaping for the Hanwell Fields development
- Retention of the two Public Rights of Way and a layout that affords good access to the countryside
- Public open space to form a well-connected network of green areas within the site, suitable for formal and informal recreation
- Detailed consideration of ecological impacts, wildlife mitigation including relocation of a bat roost and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity
- Careful design of the height and extent of built development to minimise adverse visual impact on the setting of Hanwell village and Hanwell Conservation Area
- Provision of appropriate lighting and the minimisation of light pollution in order to avoid interference with Hanwell Community Observatory based on appropriate technical assessment
- Use of attenuation SuDS techniques (and infiltration techniques in the south eastern area of the site) in accordance with 'Policy ESD 7: Sustainable Drainage Systems (SuDS)' and taking account of the Council's Strategic Flood Risk Assessment

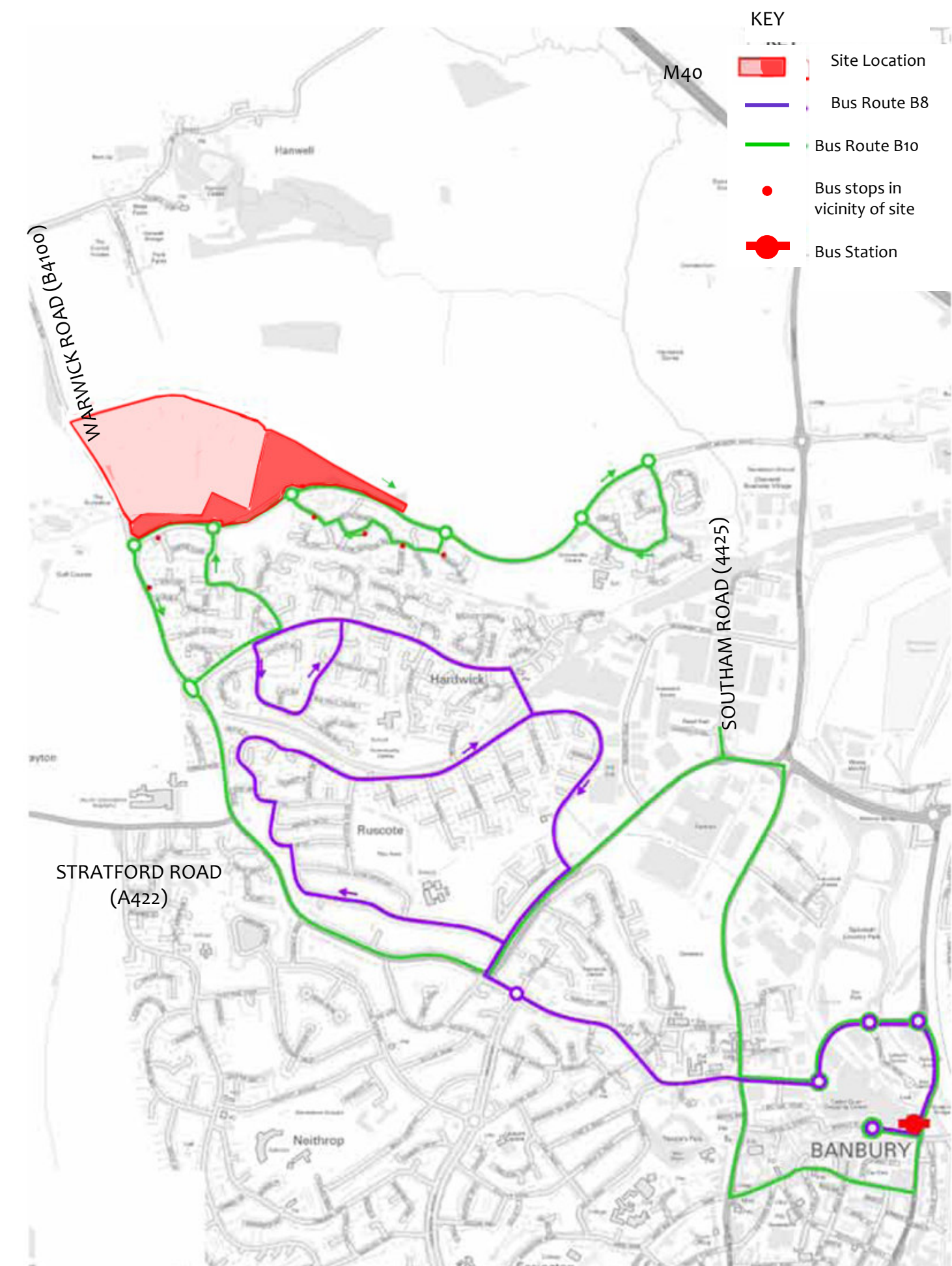
2. Site Analysis

KEY

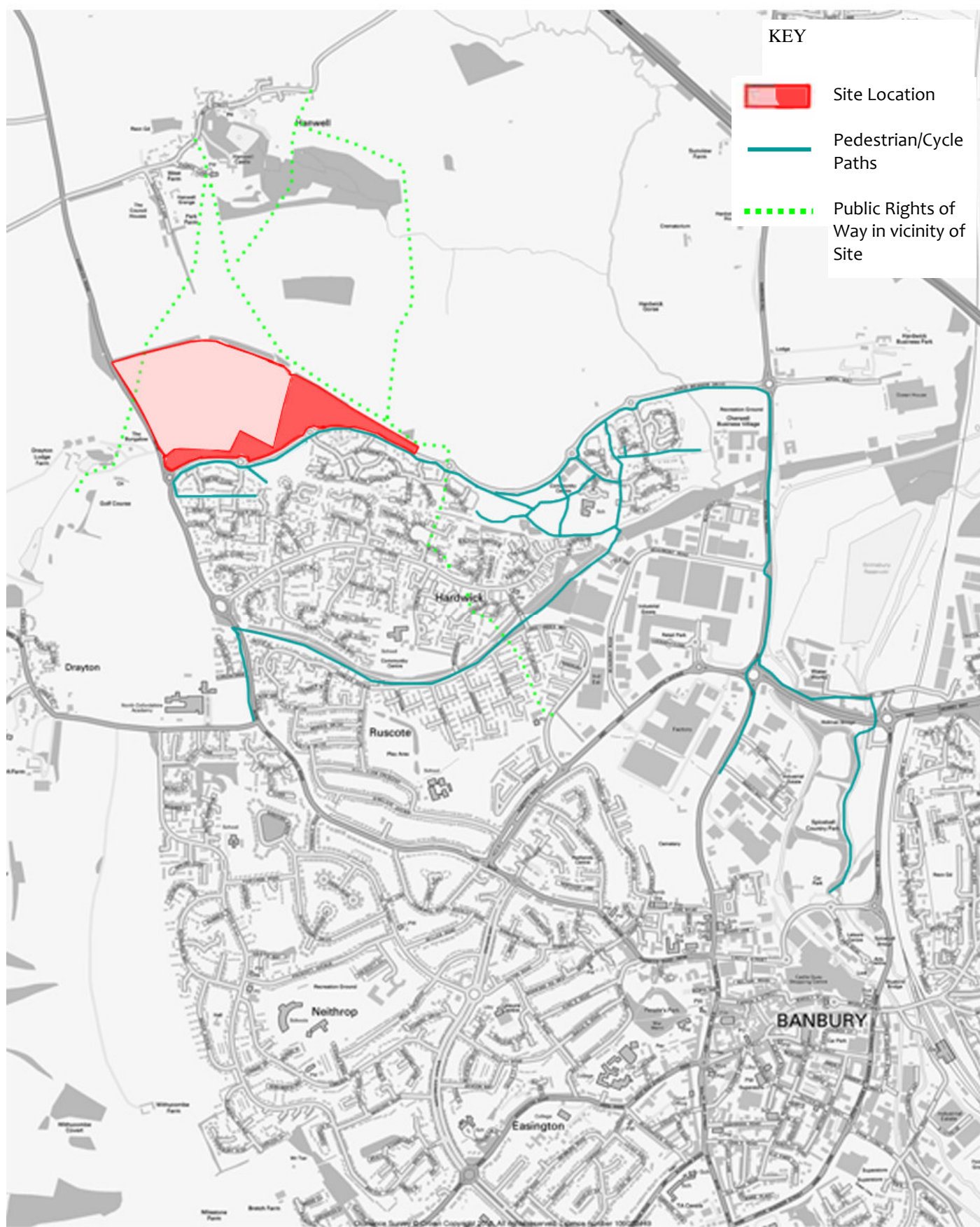
- Proposed Allocation in Cherwell Local Plan
- Application Site
- Existing Public Right of Way
- Contours at 0.5m
- Potential Position for Site Access
- Structural Planting along Northern Boundary
- Proposed Footpath Routes and Connections
- Existing Trees and Hedgerows
- Existing Buildings
- Connection Between Sites
- Strategic Routes and Connections required to existing road network –internal layout to be defined
- Potential Carriageway Pinch Point



3. Transport, Access and Movement



Bus Routes



Pedestrian/Cycle Routes

4. Masterplan



5. What Happens Next?

The purpose of the exhibition has been to provide members of the public and other interested parties the opportunity to consider and discuss the emerging proposals that have been outlined by the previous boards. As can be seen from the Planning Process Chart the master plan is still at an early stage and will be subject of continuing discussion with stakeholders at a number of stages before the site will be developed.

The proposals will comprise an outline planning application seeking planning permission for the principle of up to 160 units together with access. The remaining matters will be reserved for later consideration as outlined on the Planning Process Chart. The master Plan in this sense is an indicative drawing.

The intention is to submit the outline planning application shortly. Once submitted, Cherwell District Council will announce receipt of the application. The District Council will undertake a formal consultation exercise as outlined on the Planning Process Chart. It is not known as to the extent to which the Council will notify individual residents within Banbury and Hanwell Villages on the proposals. However details of the applications will be generally available on the Council's web-site: www.cherwell.gov.uk

The content of the applications will also be displayed at Framptons web-site: www.framptons-planning.com

The planning process is expected to last around 13 weeks from the point of submission.

The main planning application will be accompanied by the following documents technical reports; and plans including:

- Planning Statement
- Design and Access Statement
- Landscape and Visual Impact Assessment
- Arboricultural Assessment
- Transport Assessment
- Ecological Assessment
- Statement of Community Involvement
- Flood Risk Assessment and Drainage Strategy
- Lighting Assessment

We welcome your views on the proposals. We ask you to complete and return a comments form or email if you wish to express an opinion on the proposals at this stage. The results of the consultation exercise will be summarised in the application submission as part of the Statement of Community Involvement and will therefore be considered by the Local Planning Authority (Cherwell District Council).

Thank you for taking the time to attend this public exhibition. Should you have any queries, please do not hesitate to speak with a member of the consultant team in attendance, who will hopefully be able to assist you. We welcome your views on the proposals and would ask you to contact Alex Barter by e-mail: alex.barter@framptons-planning.com or by telephone 01295 672 310 should you require any further information or clarification.

Land North of Hanwell Fields (Banbury 5) & the Planning Process

