

Manor Oak Homes welcomes you to Blackthorn Road, Launton

This is a public consultation event for a landscape-led residential scheme seeking **outline planning permission** for land adjacent to Blackthorn Road, Launton **to agree the principal of development**. At this point the scheme is **not fixed and could be amended** following comments received during this consultation.



This consultation has been organised to inform the local community of the emerging proposals and **to give you the opportunity to ask questions and make comments**.

Comments forms are available near the entrance and we would be grateful if you would assist us by completing one. All comments will be logged and given due consideration.

The exhibition boards and comments forms will be available on our website.

The address is:

www.manoroakhomes.co.uk/BlackthornRd-Launton

Comments should be sent to:

info@manoroakhomes.co.uk

- The total **site area** is **5.39 Hectares** (13.3 Acres).

- **72** proposed residential **dwellings**.

- The development will provide the following house types:

Market Value Dwellings

5-Bedroom Dwellings	4
4-Bedroom Dwellings	10
3- Bedroom Dwellings	22
2-Bedroom Dwellings	11
Total	47

Affordable Dwellings

3-Bedroom Dwellings	4
2-Bedroom Dwellings	11
1-Bedroom Dwellings	10
Total	25

- **35%** of proposed dwellings will be **affordable housing**.

- No dwellings will be proposed within the **flood zones 2 and 3**.

- The area of proposed **Public Open Space** totals **2.76 hectares** (51.16% of total area).

- **Traffic calming** may be proposed as part of the development.

1. INTRODUCTION

LAUNTON - RESIDENTIAL DEVELOPMENT





About the Site

The Site is located on the south-eastern edge of Launton. The southern half of the Site is within a Conservation Target Area (CTA) which identifies the most important areas for wildlife where targeted conservation work will have the greatest benefits. A proportion of the Site is liable to flooding so no development is proposed within this area.

Planning Background

The Planning Policy context for this proposal is provided by the National Planning Policy Framework (NPPF) and the Cherwell District Council Development Plan, which comprises the adopted Cherwell Local Plan 2011 – 2031 Part 1 (July 2015) and ‘saved’ policies of the Cherwell Local Plan (1996-2001).

The main thrust of all planning policy is the delivery of sustainable development.

Launton is identified as a category A ‘Service Village’ within the Council’s adopted Cherwell Local Plan 2011 – 2031 Part 1 (July 2015). This means it is one of the most sustainable villages in the district with a broad level of services and facilities, all of which need to be sustained. This proposal will help to do just that by providing easy access for the new residents to these important local amenities thereby providing support and bolstering the local community.


In addition, this well-designed and planned scheme will provide a much needed mix of both market and affordable housing that will blend naturally with and add to the overall quality of the village in accordance with local and national planning policy.

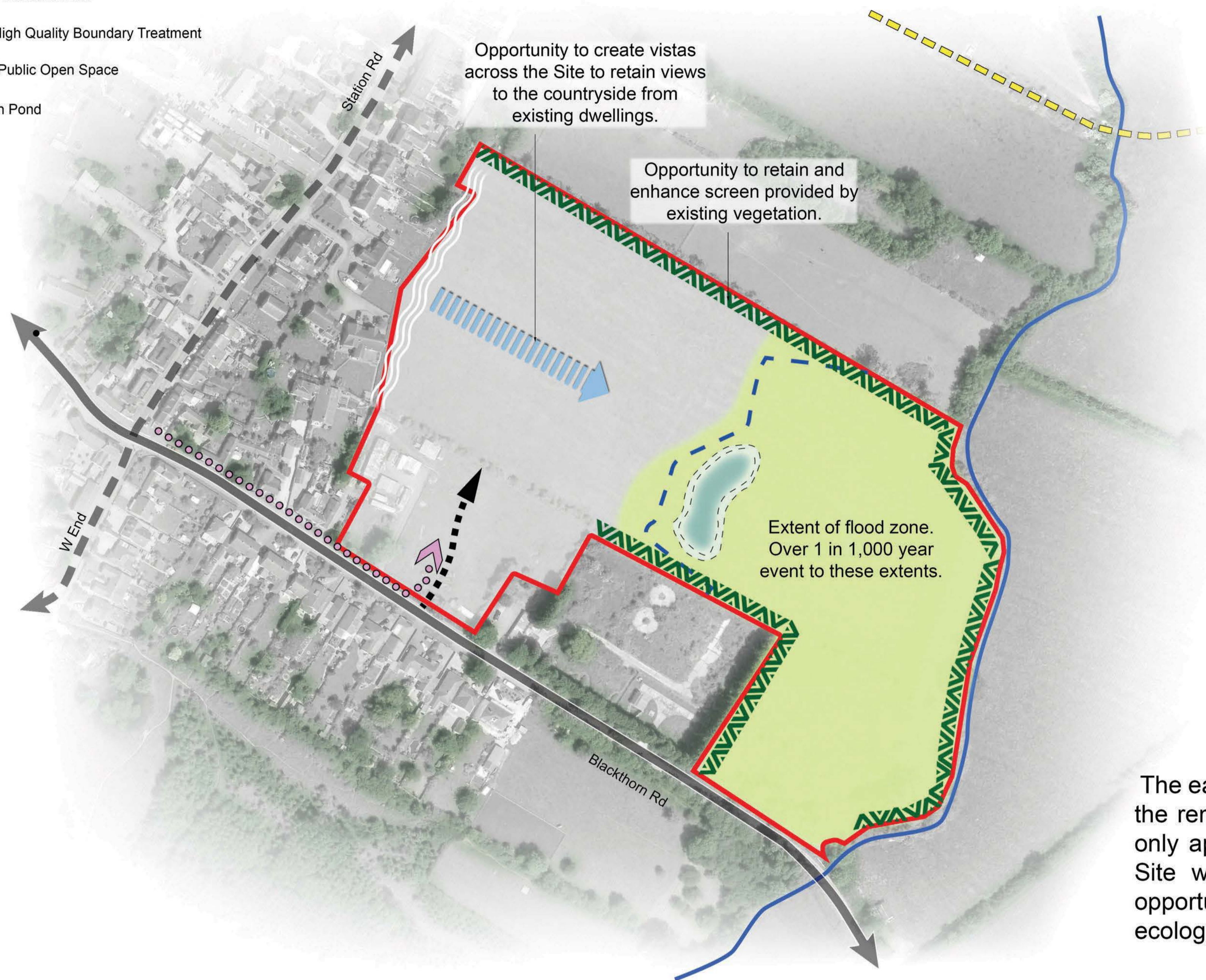
2. PLANNING POLICY CONTEXT

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KEY

-  Site Boundary
-  Main Road: Blackthorn Road
-  Secondary Road: Station Road
-  Existing Public Footpath
-  Existing Boundary Vegetation
-  Flood Zone - Over 1 in 1,000 Year Event
-  View Arrow
-  Potential Site Access
-  Potential Pedestrian Link
-  Potential High Quality Boundary Treatment
-  Proposed Public Open Space
-  Attenuation Pond



The Site and its surroundings have been assessed to identify their key landscape characteristics and how they relate to the wider context. This information has been used to inform the layout and associated Public Open Space (POS). The proposed scheme will provide an extension to Launton on the opposite side to Bicester and therefore avoids coalescence.

The Site is located next to existing dwellings at the edge of the settlement of Launton and is composed of three fields with boundary hedgerows and hedgerow trees. These lie to the north of Blackthorn Lane and wrap around the sewage works.



Blackthorn Road



Blackthorn Road looking towards the Site



Blackthorn Road at south-east corner of the Site



Western boundary of the Site



Eastern part of the Site

The eastern end of the Site is within Flood Zones 2 and 3, with the remainder in Flood Zone 1, meaning that development is only appropriate in the western part. The eastern end of the Site would need to remain undeveloped but presents an opportunity to provide a large open space with significant ecological enhancements.

The proposed landscape treatment will seek to strengthen existing boundary vegetation to filter views and soften the development. There is currently no official public access across the site so proposed POS would provide an additional resource to existing and new residents.

3. SITE APPRAISAL

LAUNTON - RESIDENTIAL DEVELOPMENT



Transport

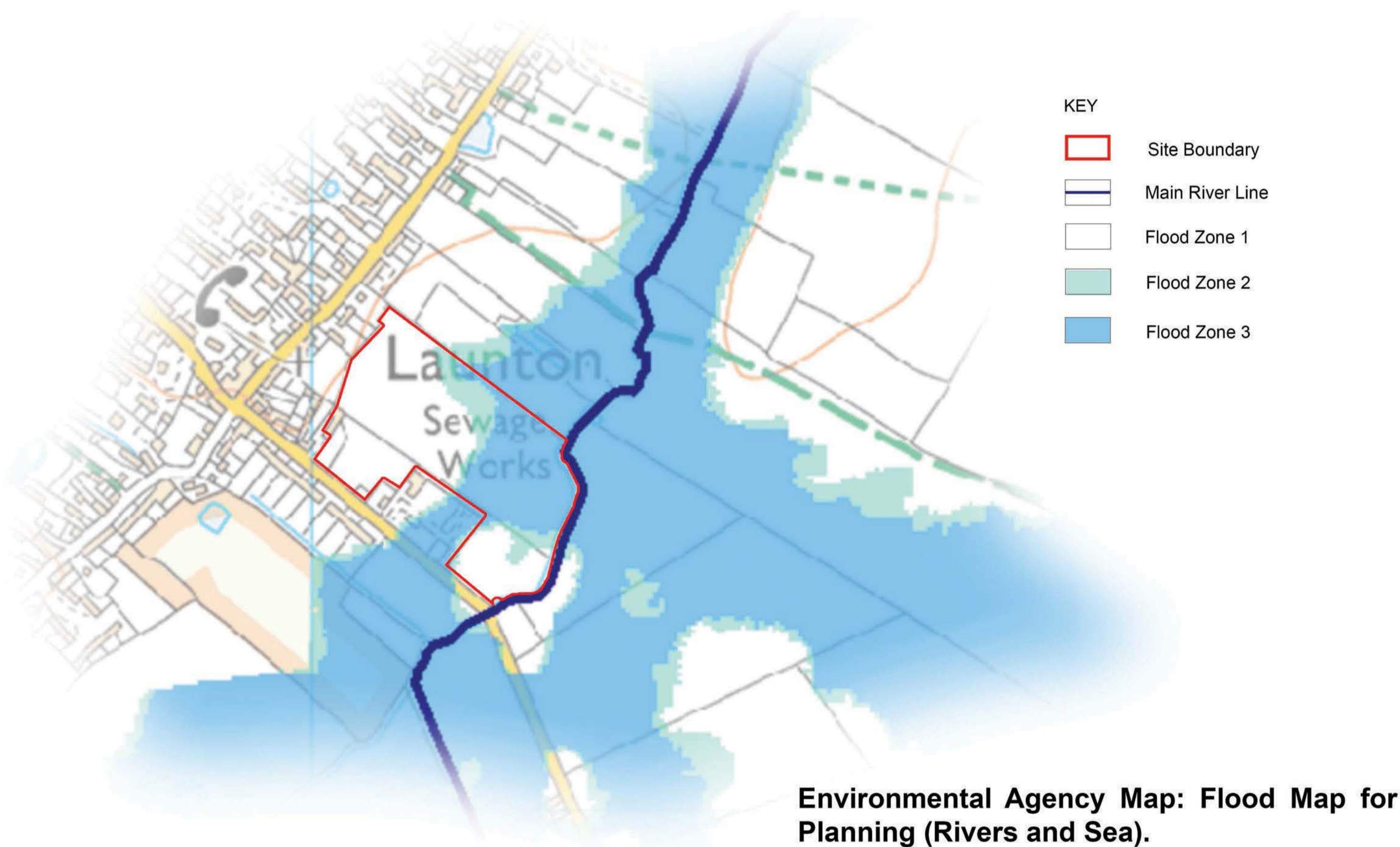
The proposed development of the Site will result in a number of new vehicle trips on the highway network. These new trips will access the existing highway network via Blackthorn Road. A Transport Assessment is being undertaken to determine the impact of the proposed development. The assessment will include traffic counts and a speed survey of Blackthorn Road. The predicted impact of the development will be mitigated as required.

Parking

Car and cycle parking for the development will be provided in line with guidance set out in Oxfordshire County Council's Residential Road Design Guide, Second Edition dated 2015.

Accessibility

The proposed development is located in a sustainable location, which is within an acceptable walking and cycling distance of local facilities.



Drainage

The drainage for the Site will be designed in line with current legislation:

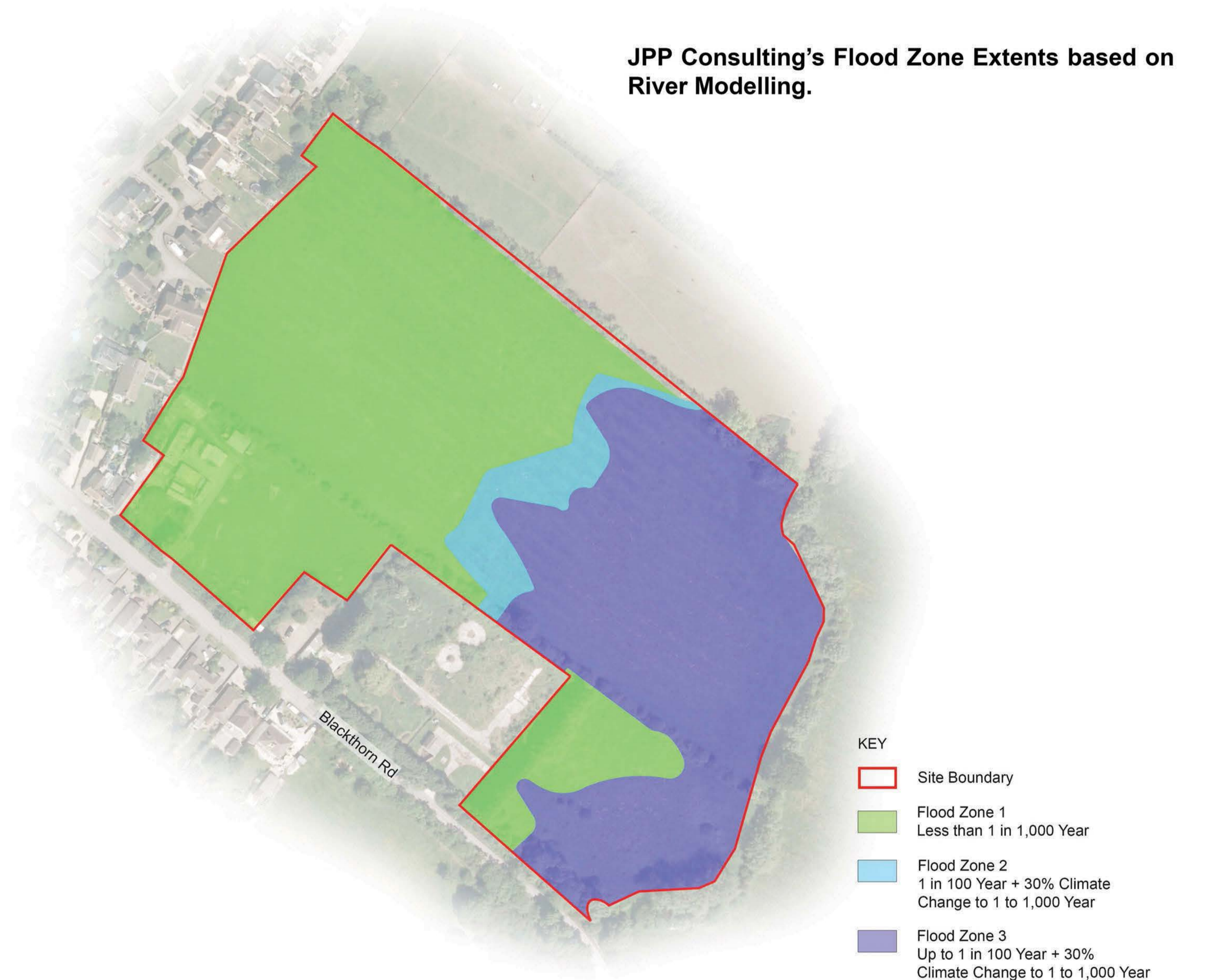
- Building Regulations;
- Sewers for Adoption;
- National Planning Policy Framework.

Sustainable Urban Drainage Systems (SUDS) will be utilised on the Site. Surface water will discharge to the watercourse located along the Site's north-eastern boundary and will be attenuated to greenfield runoff rates using a detention basin. Infiltration will be used on site should the underlying geology be shown to be permeable. Foul water will discharge to the local Thames Water network.

Flooding

The Site is located in Flood Zone 1 (less than 1 in 1000 annual probability), Flood Zone 2 (between 1 in 100 and 1 in 1000 annual probability) and Flood Zone 3 (greater than 1 in 100 annual probability). HECRAS flood modelling has been independently completed to determine the extents of Flood Zones 2 and 3 on the Site.

The Environment Agency (EA) flood map for the site is not based on river modelling and the EA do not have any predicted flood level information for the site. JPP have undertaken river modelling using HECRAS to determine the exact extent of Flood Zones 1, 2 and 3 on the site. It can be seen that both the EA's rough estimate and JPP's prediction based on modelled flooding levels are broadly similar.



4. HIGHWAYS, DRAINAGE & FLOODING

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KEY

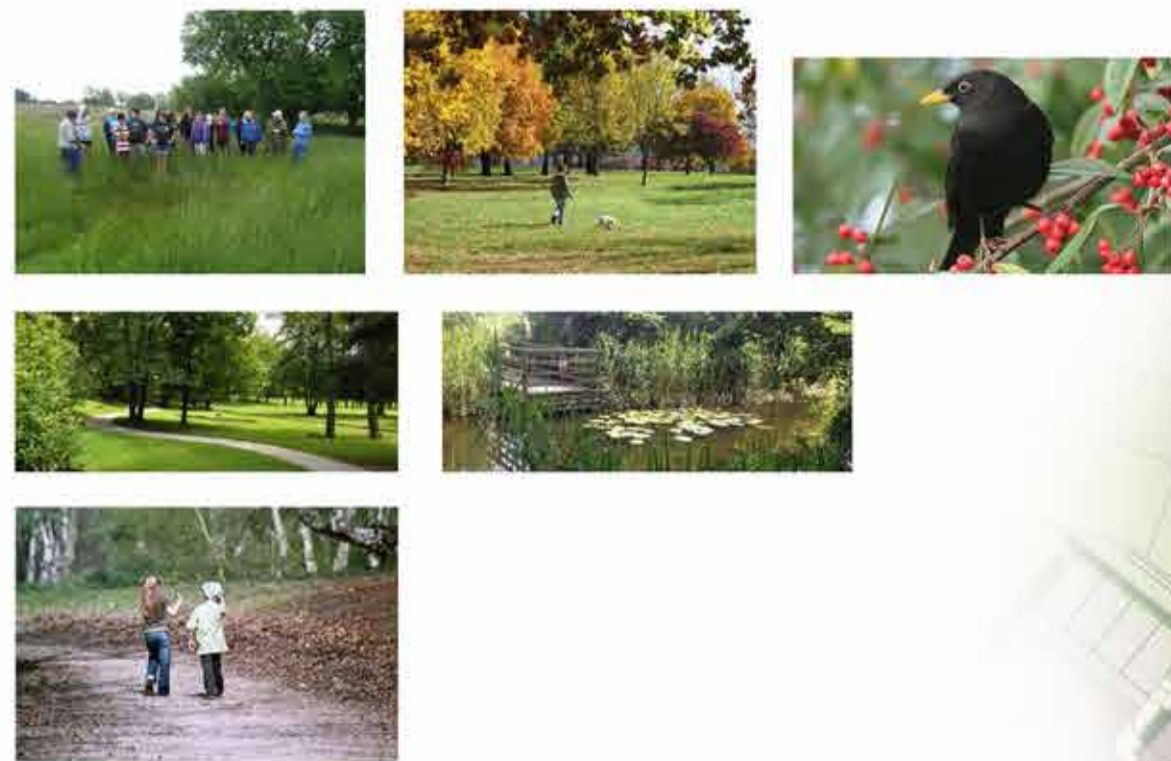
-  Existing Tree
-  Proposed Tree
-  Proposed Shrub
-  Proposed Hedge
-  Wildflower Meadow

5. PROPOSED SITE PLAN

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Proposed landscaping is designed to create an accessible and open space which will combine two main functions of recreation and education.



Ecological information boards provide an opportunity to learn and explore.



Four different meadow types will be planted to provide an assortment of habitats, including wetland, woodland, pollen and nectar, and recreation meadows.



KEY

- | | |
|---|--|
|  Existing Tree |  Proposed Willow Tunnel |
|  Proposed Tree |  Wildflower Meadow |
|  Proposed Shrub |  Wildflower Meadow (Regularly Mown) |
|  Proposed Hedge |  Woodland Meadow |
|  Proposed Fruit Tree |  Wetland Meadow |
|  Proposed Wetland Flower | |



Benches and adjacent footpath will guide people through the space and allow passive surveillance.



A community orchard will create an attractive semi-formal open space, providing an opportunity for education as well as fruit sources for residents.



Willow tunnels give shade and provide an interesting, soothing play environment for children of different ages.



Wooden deck and viewing platform will create an opportunity for safe access to the pond as well as offering a place below for wildlife to shelter.



6. WILDLIFE EDUCATION PARK

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House Types

- No development will be proposed within the flood plain.
- The amount of new public open space is very generous and will be accessible to both new and existing residents. Over half the site area is designated public open space and includes new footpath connections and newly planted grasslands.
- The housing mix would be in accordance with local need and information contained in the latest Strategic Housing Market Assessment and local policy.
- House types would reflect local style and detailing and a variety of forms could be included across the Site. Corner units could be dual aspect with two active frontages to provide a more active street scene.

- A range of surface treatments and materials would be used to assist traffic management and add interest to the development.
- The development will provide the following house types:

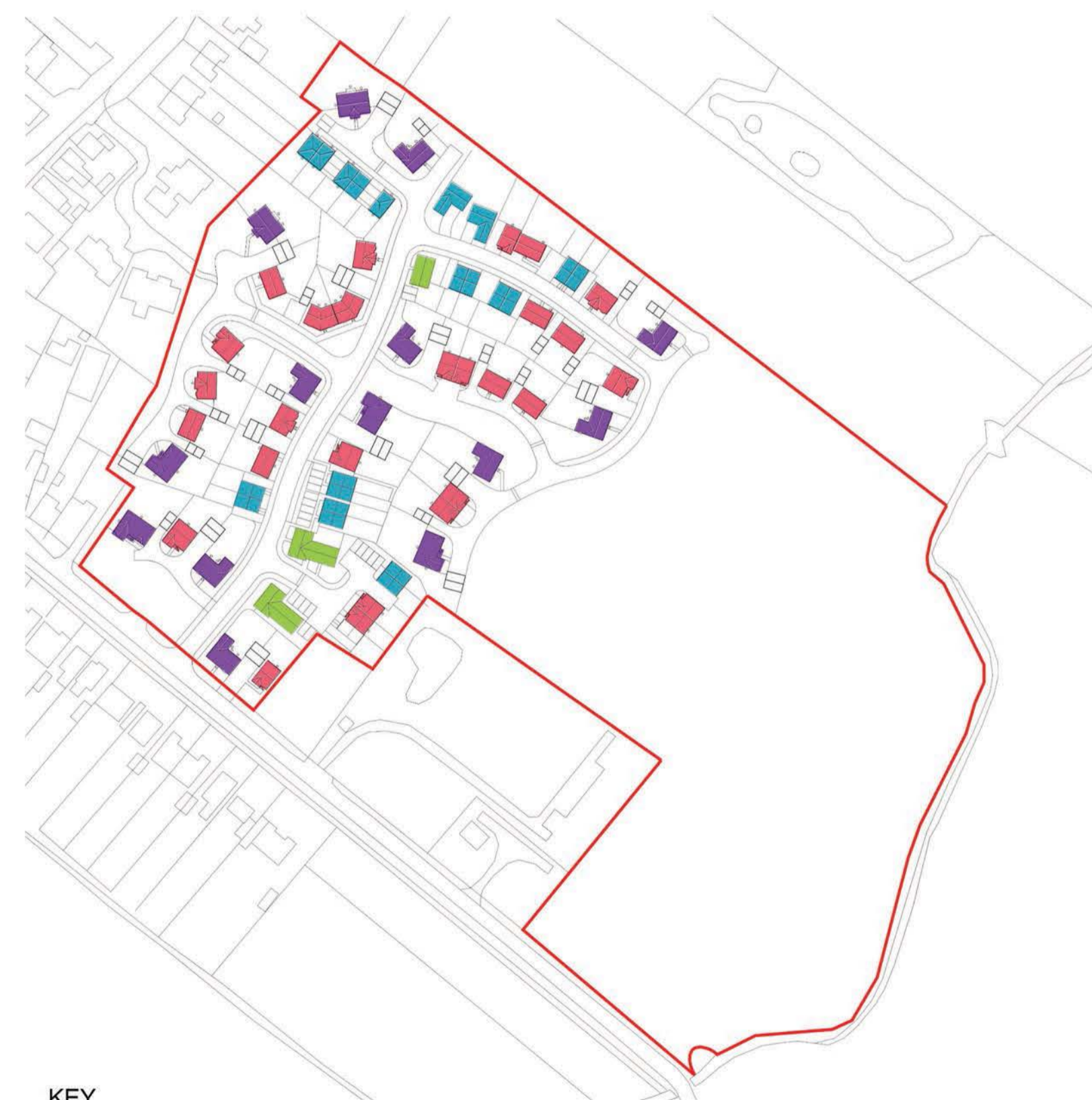
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Properties by Number of Bedrooms



KEY

■	Four + Bedroom	14
■	Three Bedroom	26
■	Two Bedroom	22
■	One Bedroom	10

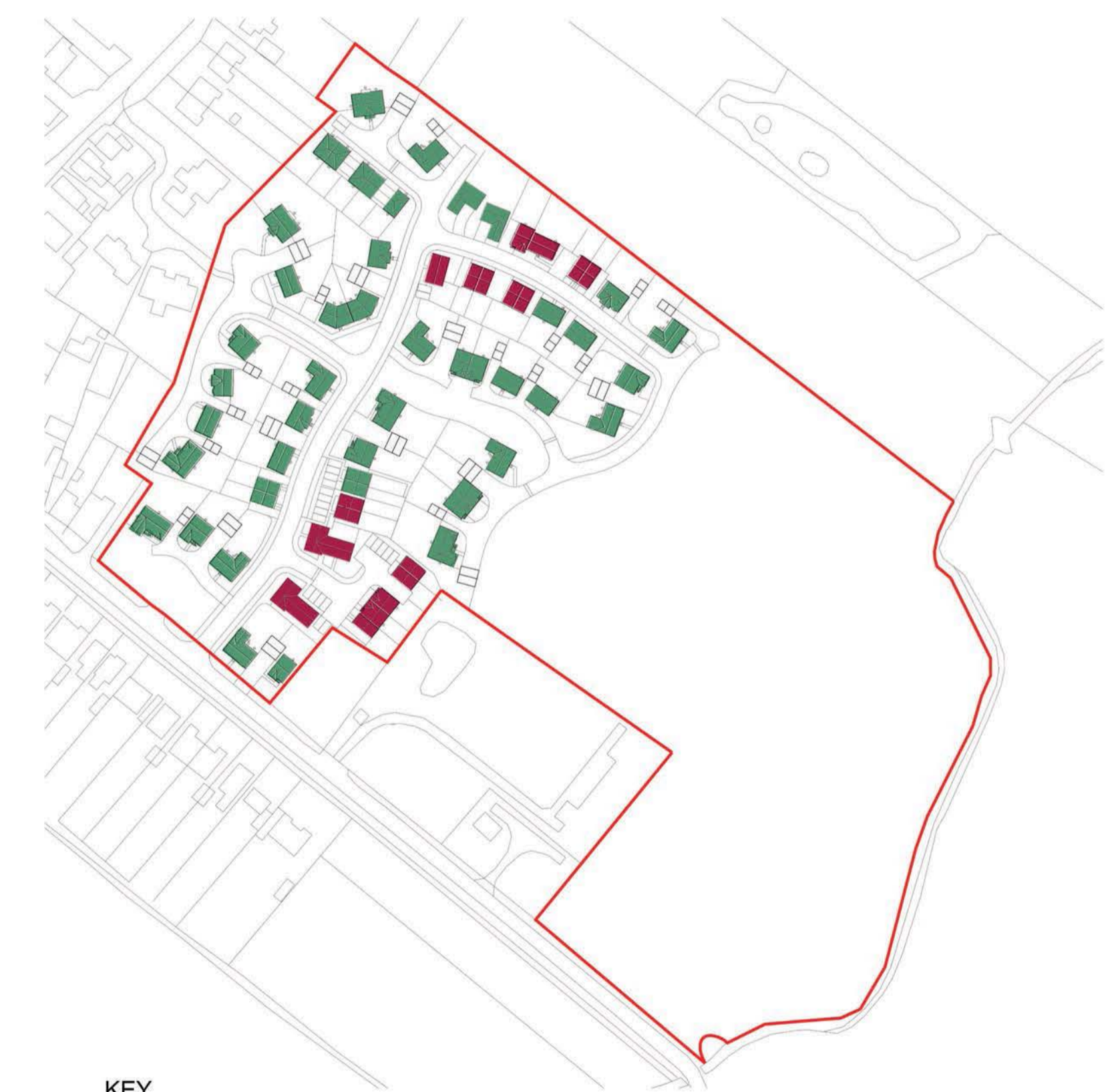
Properties by Storey Heights



KEY

■	1 Storey
■	1 1/2 Storey
■	2 Storey

Location of Affordable Housing



KEY

■	Affordable Units	25 (35%)
■	Private Units	47 (65%)

7. HOUSING MIX

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Indicative Street Frontage along Blackthorn Road

These illustrations are representative of the proposed street scene. They provide an idea of the overall form and scale of the development, but do not seek to provide a 'finished' look due to the outline nature of the planning application. Final material choices are usually provided as part of a Reserved Matters application.



Indicative Street Elevation of Affordable Apartments

Manor Oak Homes thanks you for your attendance at this exhibition.

Engagement with the local community is an important part of the planning process and your views are important to us.

Comments forms are available near the entrance and we would be grateful if you would assist us by completing one. All comments will be logged and given due consideration.

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Thank you for attending.

8. ELEVATIONS

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