

Next Steps

This leaflet precedes the submission of an outline planning application which will seek permission for the principle of 78 dwellings and the design of the access. All other details will be subject to reserved matters applications in future.

If the application is approved, it is envisaged that the development would follow these indicative timescales:

- Outline planning permission issued: Winter 2021/22;
- Detailed 'Reserved Matters' application: Spring 2022;
- Reserved Matters planning permission: Autumn 2022;
- Start on site: Winter 2022;
- Site completion: Summer 2024

You should shortly receive a formal invitation to respond to the application from Cherwell District Council upon the submission of the application. Any response you make will be made available to Manor Oak Homes accompanied by Officer advice explaining how we should address any issues raised.

Greater detail of the proposals will shortly be available on Manor Oak Homes' website at <http://www.manoroakhomes.co.uk/project/ban-065/>. If you then wish to contact us directly prior to the submission of the application, we would be pleased to hear your views via the following means by the **end of September 2021**:

info@arplanning.co.uk; or

Armstrong Rigg Planning, The Exchange, Colworth Science Park,
Sharnbrook, Bedford, MK44 1LZ

NEW RESIDENTIAL DEVELOPMENT AT HANWELL FIELDS

Manor Oak Homes are to shortly submit a planning application for a development of up to 78 dwellings at:

Land at Dukes Meadow Drive, Banbury

This leaflet summarises the background of the proposals, what is planned, what happens next and how you can comment.



Site Location Plan

About Manor Oak Homes

Manor Oak Homes is a promoter of strategic development land across the East Midlands and Southeast. The company's approach to the planning of its sites is one that seeks to leave no stone unturned.

A significant level of up-front work is undertaken by its specialist team of technical and environmental consultants before an application is submitted to ensure that the eventual development sits comfortably within its environment. This work is always informed by discussions with the Local Planning Authority – indeed this application follows productive pre-application discussions with Cherwell District Council.

Background

The application will seek to respond to the urgent need for new homes across Cherwell due to the district's deficient housing land supply. Local Planning Authorities are expected to demonstrate a 5 year housing land supply to meet the needs of a growing population. Currently there is only at best a 4.7 year supply across the district.

Manor Oak Homes and Armstrong Rigg Planning have together worked positively with Council Officers to identify the best way to bring forward new homes on the application site. Importantly it is one which is located immediately next to the district's largest town and is capable of providing up to 78 new homes in a location well served by shops, services and sustainable modes of transport.

Additionally, it has been identified through extensive pre-application survey work that there are no environmental constraints which should preclude its development.

The Proposed Development

- The delivery of up to **78 quality new homes** including a mix of smaller properties and family dwellings;
- Development at an approximate **density of 30dph** similar to the nearby proposals to the east and west on Dukes Meadow Drive;
- The provision of up to **24 affordable homes (30% of the total)** including both social rented and shared ownership dwellings;
- A layout which includes **new trees and open space** both around and throughout the development;
- **New vehicular access** drawn from the adjacent Dukes Meadow Drive / Lapsley Drive roundabout;
- The **retention of all hedgerows and trees** around the fringes of the site; and
- An **integrated drainage system** using a series of surface ponds to ensure run off is managed at existing rates.

