

Next Steps

This leaflet precedes the submission of an outline planning application which will seek permission for the principle of up to 175 dwellings along with 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 2022/23;
- Detailed 'Reserved Matters' application: Spring 2023;
- Reserved Matters planning permission: Autumn 2023;
- Start on site: Winter 2023;
- Site completion: Summer 2026

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 <https://www.manoroakhomes.co.uk/project/ban-065-2/>. 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 **19 August 2022**:

info@arplanning.co.uk; or

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

A PROPOSED NEW PHASE OF HANWELL FIELDS

Manor Oak Homes will shortly submit a planning application for up to 175 dwellings as Phase 2 of its successful development proposal 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.



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.

The company already has committed significant resources into the creation of the first phase of a new landscape-led community at Hanwell Fields resulting in the recent permission for up to 78 dwellings on land adjacent to Dukes Meadow Drive. In planning Phase 2, a significant level of work has been undertaken by Manor Oak Homes' specialist team of technical and environmental consultants in the preparation of the proposals with particular attention paid to highways, ecology, landscape and drainage.

The layout of the proposal will directly complement the Phase 1 scheme to the south and will comprise a natural extension to Banbury as a result. Connectivity and the relief of the site have been principal factors leading its design ensuring that it helps build a community which is both visually and functionally well-related to Hanwell Fields to the south.

Background

The application responds to the continuing and 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 as per the Council's own figures from December 2021 there is only a 3.5-year supply across the district, a reduction from the 4.7-years previously.

As established by the recent permission for Phase 1 to the south this is a perfect place at which to deliver the new homes that Cherwell needs. The site has no environmental constraints and is located immediately next to the district's largest town. It is therefore capable of providing up to 175 new homes in a location well served by shops, services, and sustainable modes of transport.

The Proposed Development

- The delivery of up to **175 new homes** as a second phase to the recently approved 78 dwellings on Phase 1 to the south;
- A mixed community including a range of smaller properties and family dwellings;
- Development at an approximate **density of 25-30dph** similar to Phase 1 and similar development to the east and west on Dukes Meadow Drive;
- The provision of up to **53 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 and a multi-use games area and new children's play facilities;
- **A vehicular access** from the adjacent Dukes Meadow Drive / Lapsley Drive roundabout via the approved Phase 1;
- The **retention of all hedgerows and trees** around the fringes of the site; and
- An **integrated drainage system** designed to function in a similar fashion to the Phase 1 scheme using a series of surface water attenuation ponds to ensure run off is managed at existing rates.

