

WELCOME

THANK YOU FOR VIEWING THIS ONLINE PRESENTATION

Thank you for taking the time to view our public exhibition and our emerging proposals for the development of up to 176 dwellings and associated open space on Land at Dukes Meadow Drive, Banbury Phase 2.

We value local knowledge and welcome your input. The comments received will be carefully considered so please help us shape the proposal by filling out the online feedback form. Alternatively, you can e-mail your comments to info@arplanning.co.uk at any point until 19.08.2022.

THE SITE

The site consists of 8.78 Ha of land and is located on the northern settlement edge of Banbury.

The site currently comprises areas of rough grassland and scrub, which are of low landscape value. Key landscape features are the robust native hedgerows, which characterise the site's northern, eastern and southern boundaries.

The development of this site would form phase 2 of Manor Oak Homes' recent successful Phase 1 proposals to the south which together will form a new sustainable and logical extension to the Hanwell Fields community and established developments to the south-east of Dukes Meadow Drive.

MANOR OAK HOMES

MANOR OAK HOMES IS AN EXPERIENCED LAND PROMOTER PROMOTING STRATEGIC LAND ACROSSTHE HOME COUNTIES AND EAST ANGLIA.

AS A BUSINESS, WE HAVE A FOCUS ON COMMUNITY ENGAGEMENT, SEEKING TO ACHIEVE HIGH QUALITY DEVELOPMENTTO MEET IDENTIFIED HOUSING NEEDS.

WE ARE LOOKING TO BRING FORWARD AN OUTLINE PLANNING APPLICATION ON LAND AT DUKES MEADOW DRIVE, BANBURY PHASE 2.

WE ARE ENGAGING WITH CHERWELL DISTRICT COUNCIL, AND LOCAL PEOPLE TO SEEK INPUT IN DEVELOPING SCHEMES WE CAN ALL BE PROUD OF.

THE TEAM



PLANNING POLICIES & LOCAL FACILITIES

PLANNING BACKGROUND

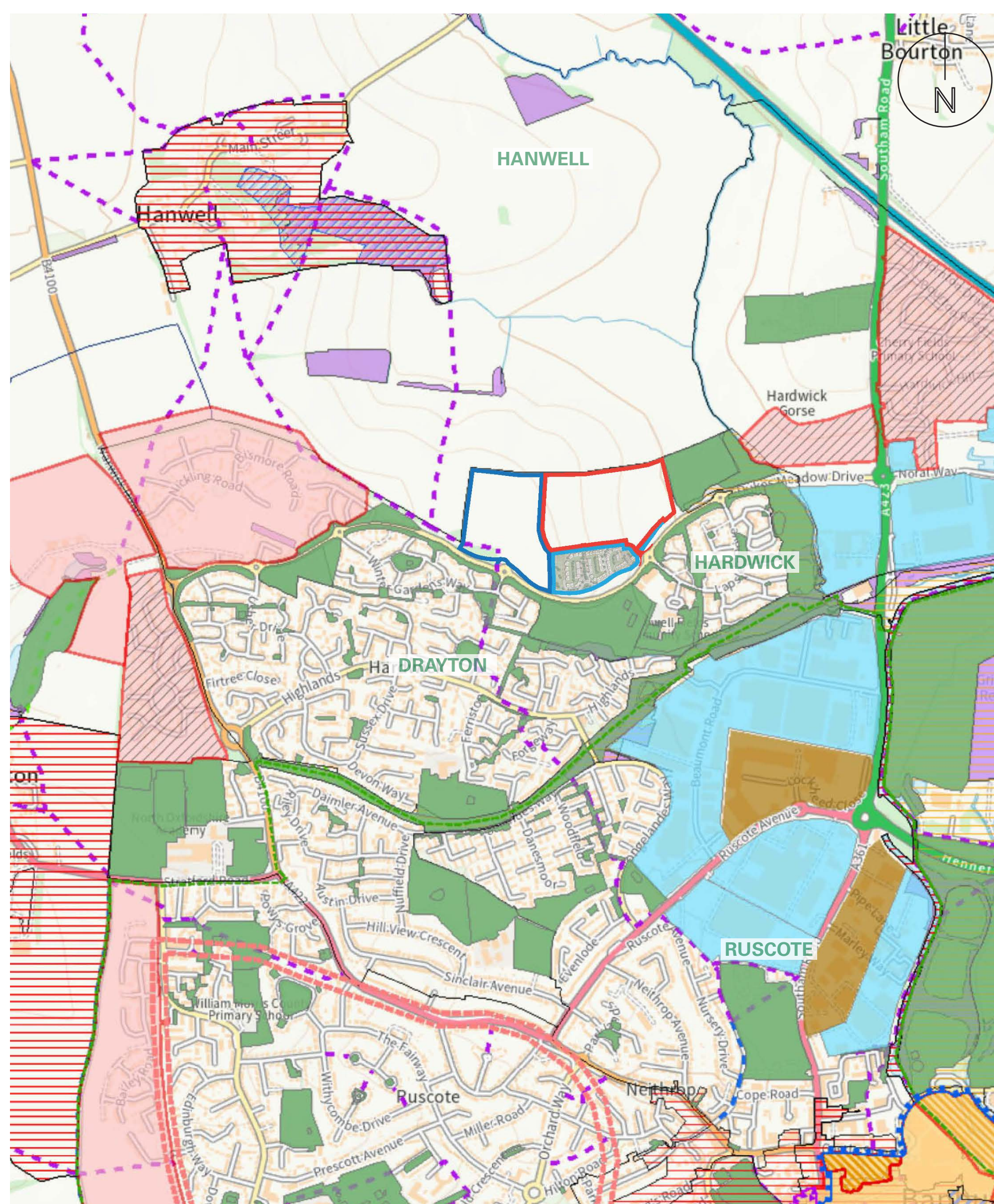
The site's immediate context has been undergoing considerable changes with the expansion of the settlement edge of Banbury as a result of recent housing development perceived within the immediate and localised setting to the west, south and east respectively.

The Local Plan Policy Map extract shows the site lying on the northern edge of Banbury as part of the Dukes Meadow Drive corridor which, as illustrated by the pink polygons showing existing committed development, is one of the main directions of growth at the town.

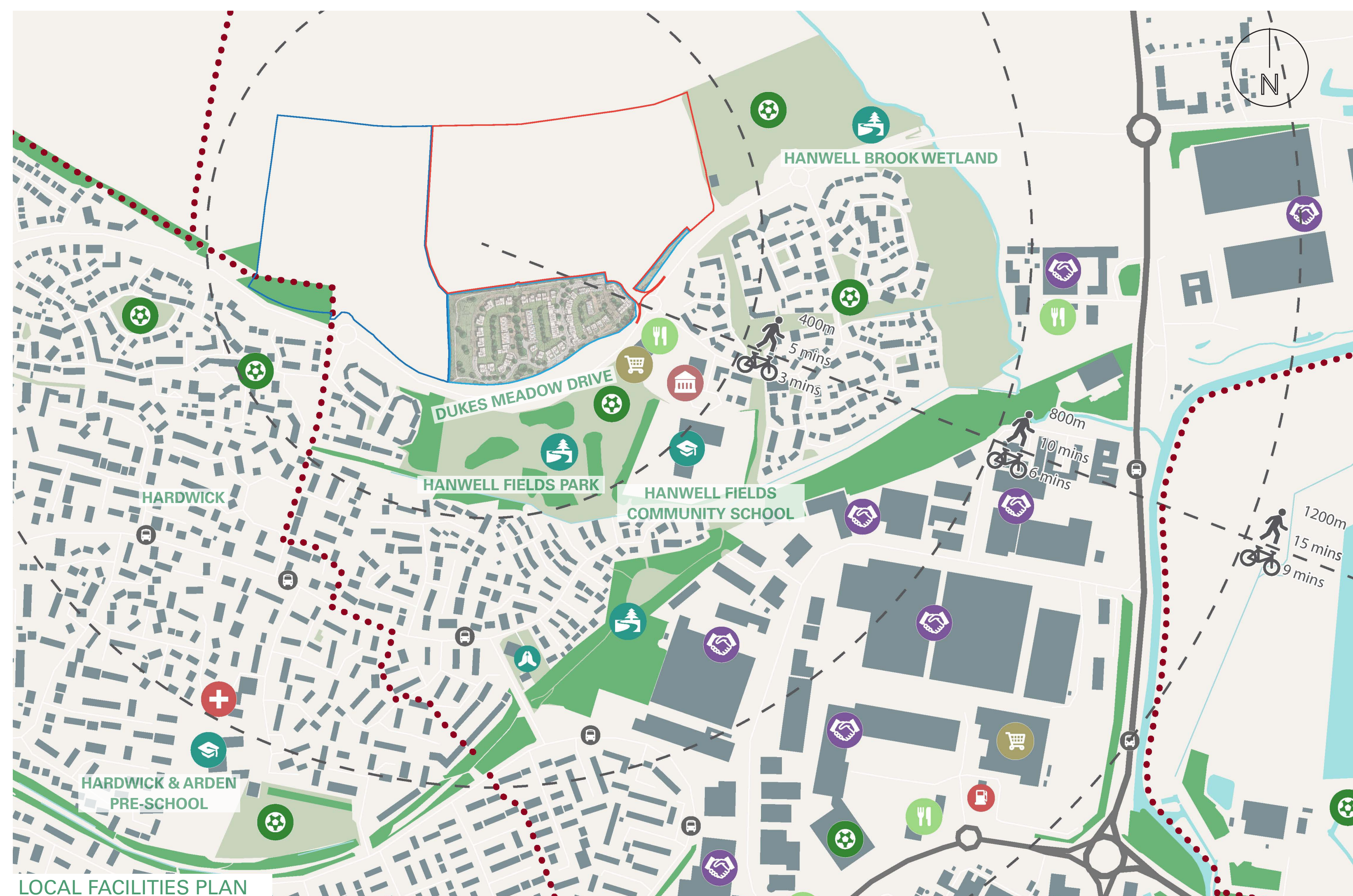
LOCAL FACILITIES

The site is within walking and cycling distance of a wide range of facilities including:

- Public transport and movement network to access the town centre and Banbury train station
- Primary and community schools within walking distance, and North of Oxfordshire Academy 1 Km to the south-west of the site
- Hanwell Fields local centre including convenience store, a restaurant, shops, and community centre
- Hanwell Field's Park is just to the south of Dukes Meadow Drive and includes play equipment and leisure routes
- The wider context offers a range of health and medical facilities, restaurants, retail parks, and leisure corridors



CHERWELL LOCAL PLAN (2011-2031) POLICIES MAP WITH SITE BOUNDARY OVERLAID



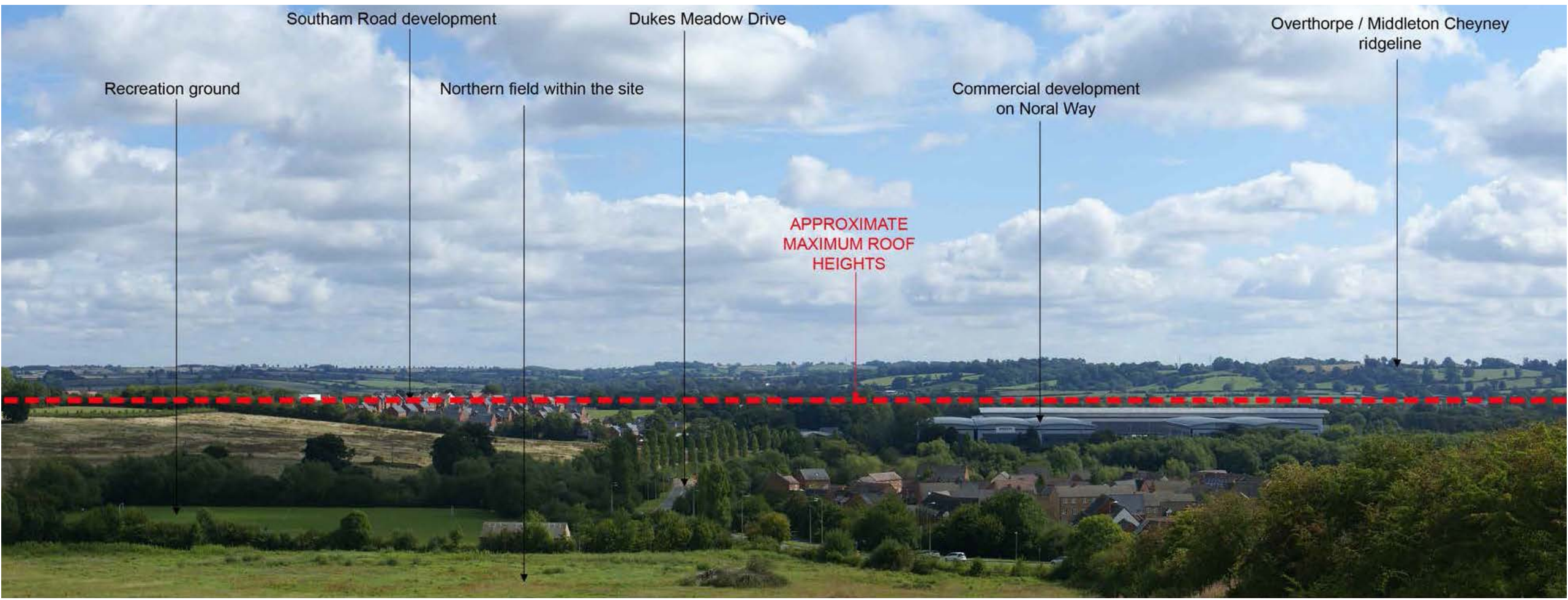
LOCAL FACILITIES PLAN

SITE TOPOGRAPHY & VIEWS

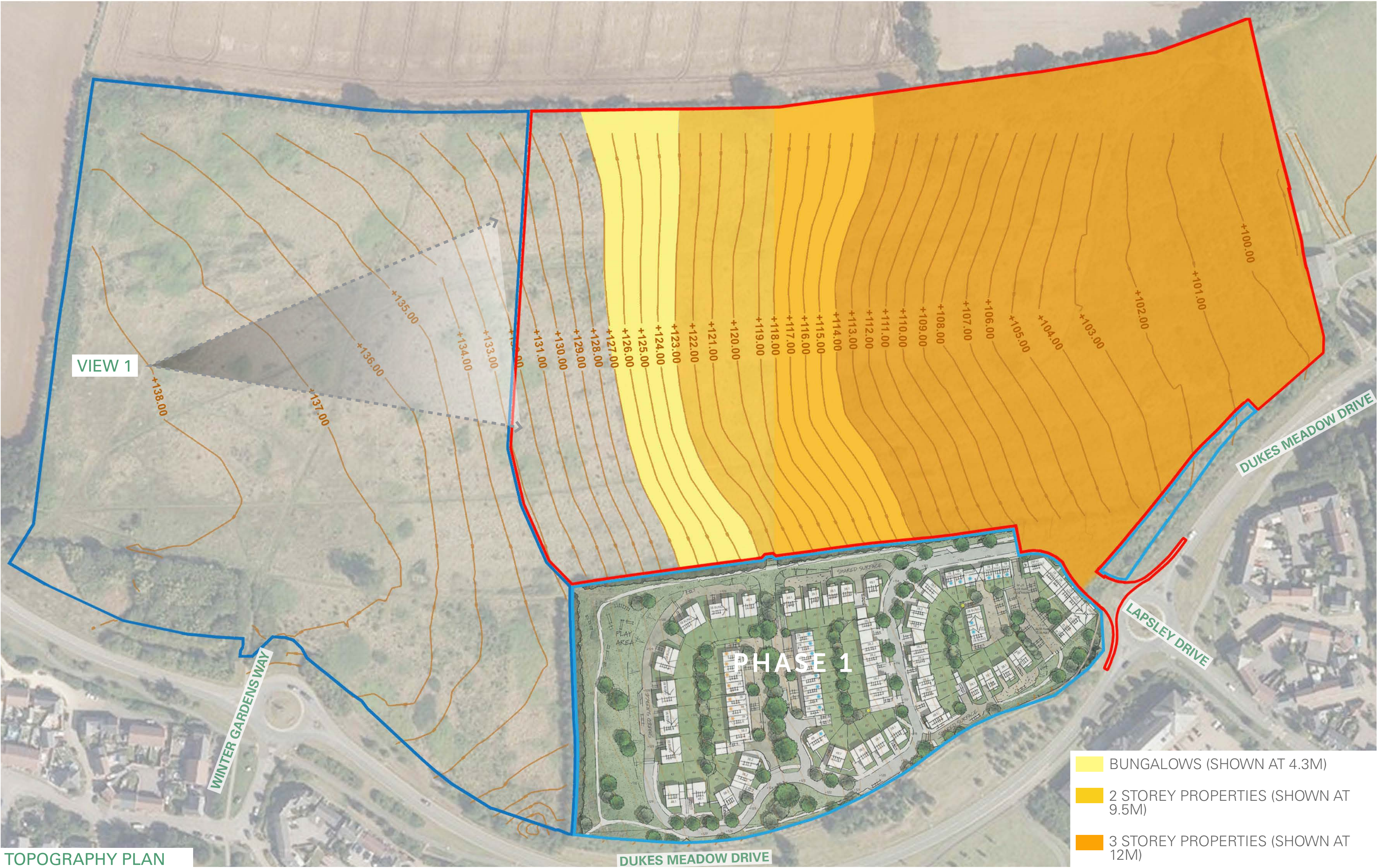
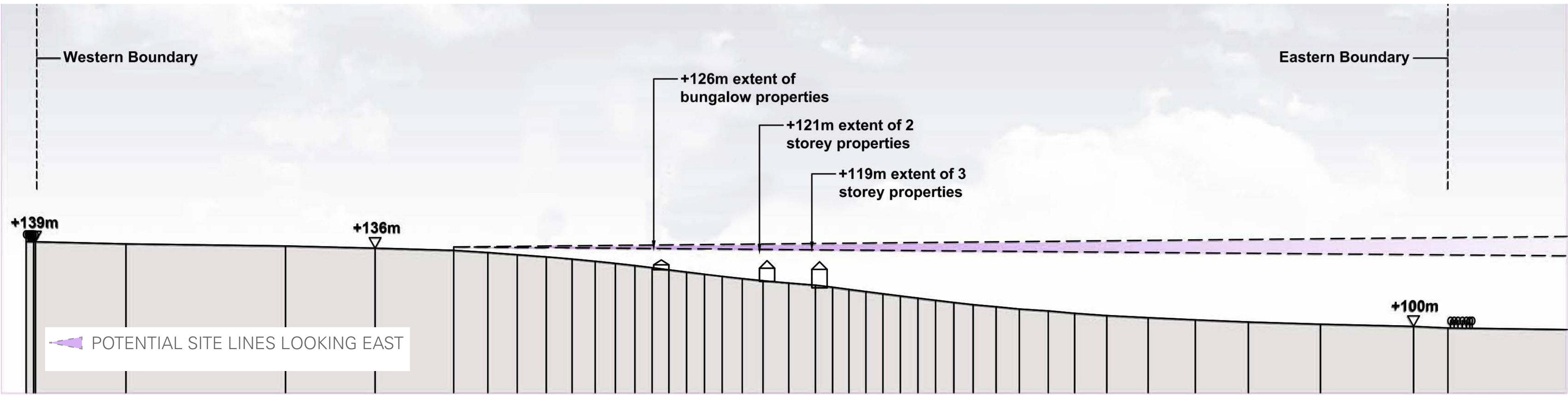
The sloping nature of the site means that there are some localised and longer distance views available, however these are perceived within the context of the wider settlement of Banbury.

Within the context of views from Hanwell, the built edge of Hanwell Fields is not perceived, being contained by intervening vegetation that includes significant tree belts and a prominent mature woodland block.

There are a number of longer distance views in which the site is seen within the wider context of Banbury. Within the context of views from the north-east and east, the built-up area of Banbury characterises the landscape setting with development rising up from the valley floor to the ridgeline to the west. Built form set within a maturing vegetated context characterises the skyline.



VIEW 1



TOPOGRAPHY PLAN

LANDSCAPE & ECOLOGY

LANDSCAPE STRATEGY

The key focus of the emerging landscape proposals has been to continue the principal characteristics established in Phase 1 to ensure that views on approach to Banbury from the north east and east are not significantly harmed and that the development does not break the skyline in these views. A summary of the Green Infrastructure (GI) proposals is provided below:

- The western open space character will be retained and additional ecological enhancements introduced as well as native tree planting which should be carefully set out to ensure that the panoramic views to the north east and east are maintained;
- Green Infrastructure will incorporate defensible green buffers, recreational opportunities and substantial planting, to create an attractive and diverse setting for the development and settlement edge.
- Main Green Linkages will be provided through east – west connections allowing movement and green corridors for people and wildlife.
- Secondary Green Linkages provide north – south connections through the development parcels, establishing sufficient development offsets to incorporate significant landscaping and urban tree planting opportunities. These secondary links will help to visually break up the overall massing of development, perceived approach to the site from the east.
- Boundary hedgerows and hedgerow trees will be retained and enhanced to establish a defensible green edge to the development and contribute to diversity within the Main Green Corridors.
- The site is already well provided by recreational footpaths and cycle links. Further internal footpath links will take advantage of this opportunity to increase connectivity within the site and with the localised setting.



LANDSCAPE STRATEGY PLAN

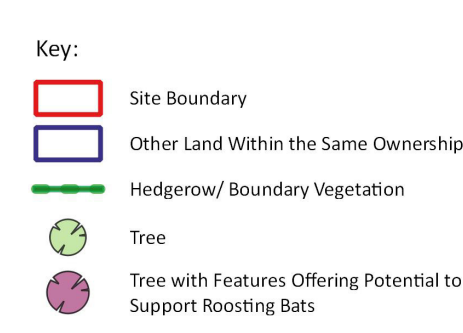
ECOLOGY AND NATURE CONSERVATION

The site has been subject to ecological survey and appraisal work, including background information review and site survey work, by Aspect Ecology Ltd in order to inform the proposed development.

The internal areas of the site are formed by grassland lacking in internal features, whilst mature boundary vegetation includes hedgerows and trees which provide cover and corridors for wildlife, in combination with the offsite areas. The boundary features will be largely retained, with the exception of small sections required to provide access. The affected habitats are unlikely to form an important resource for any rare or notable species, whilst suitable working measures and mitigation have been identified which will ensure that faunal species will be fully safeguarded throughout.

Further, the proposals will incorporate considerable areas of open space, focused on enhancing and buffering the boundary corridors, along with a new central open space corridor. Enhancements will include substantial new native structural planting, providing buffers to the retained habitats and offsite features and extending the cover and wildlife value of these areas. The enhancement strategy will provide a range of resources for use by wildlife in association with the surrounding areas.

The proposals also present the opportunity to include new faunal enhancements, such as bird and bat boxes providing nesting and roosting opportunities for these species (which are not currently present within the site), along with sensitive design of the new attenuation ponds and associated open space provision.



ECOLOGY PLAN

CONSTRAINTS AND OPPORTUNITIES

CONSTRAINTS

- The site slopes from higher ground to the west (Circa 133.5m AOD) to lower ground to the east (Circa 102.5m AOD)
- There are some views of the development from higher ground to the west
- Building heights should be restricted to bungalows to the west, and 2/3 storey height building to the east
- Existing vegetation along the boundaries is to be retained where possible

OPPORTUNITIES

- Vehicular access to the site is off Dukes Meadow Drives roundabout to the south-east
- Emergency vehicular access could link to the proposed Hanwell Fields development to the south
- Sustainable Drainage Systems (SuDS) could be located on the eastern side of the site
- Potential east-west connections to footpaths and cyclepaths to provide movement and green corridors for people and wildlife within the development including existing hedgerows and trees along the northern and southern boundaries
- North-south connections to create green corridors through the development incorporating robust street tree planting to break up the development when viewed from the east
- Green buffers to create an attractive setting for the development and settlement edge
- Opportunity to connect to existing footpaths and cycle paths network to the south of Dukes Meadow Drive and the west of the site

— SITE BOUNDARY

— APPROVED APPLICATION PHASE 1 :
21/03426/OUT BOUNDARY

— OTHER LAND IN OWNERSHIP

▬▬▬▬▬ EXISTING ROADS

➡ POTENTIAL SITE ACCESS

➡ POTENTIAL EMERGENCY ACCESS

●●● PUBLIC RIGHT OF WAY

— EXISTING HEDGES

— EXISTING TREES

— EXISTING TREES WITH BAT ROOST
POTENTIAL

— LOW POTENTIAL RISK FOR SURFACE
WATER FLOODING

— MEDIUM POTENTIAL RISK FOR SURFACE
WATER FLOODING

↔ POTENTIAL GREEN LINKS

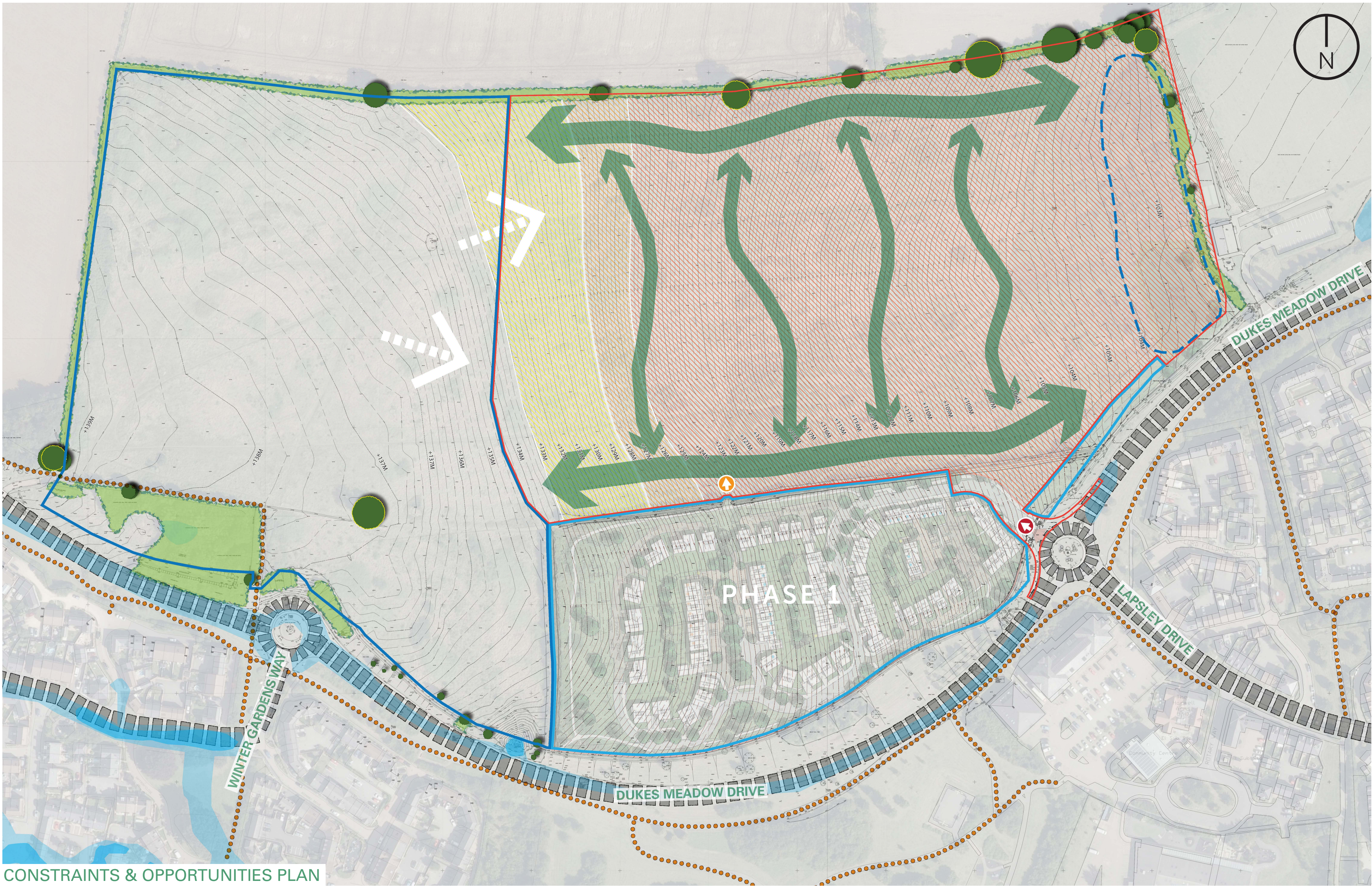
— POTENTIAL AREA FOR SUDS

— KEY VIEWS

— HEIGHT RESTRICTED TO 4.3M

— HEIGHT RESTRICTED TO 9.5M

— HEIGHT RESTRICTED TO 12M



SITE PROPOSALS

ILLUSTRATIVE CONCEPT MASTERPLAN

The site and context analysis have informed the design process which has been consolidated within an Illustrative Concept Masterplan showing:

- Robust green infrastructure to deliver a network of green corridors throughout the site and retain/enhance the existing landscape and ecology features
- Permeable network of streets and development parcels which follow the site's topography
- Vehicular access off Dukes Meadow Drives to the south via Phase 1
- Main street meandering through the site to maintain appropriate street gradients and connect the lower area to the east to higher levels to the west
- Emergency access via Land At Hanwell Fields development to the south
- Network of new footpaths and cycle links integrated with the site's green infrastructure and linking to the existing linkages through the proposed Land at Hanwell Fields to the south
- Sustainable Drainage System (SuDS) basin within the lowest area of the site
- Play space in the form of a Neighbourhood Equipped Area for Play (NEAP) and a Local Area for Play (LAP)

SITE BOUNDARY	CYCLE & PEDESTRIAN ACCESS	PROPOSED PEDESTRIAN & CYCLE ROUTE	SUDS
OTHER LAND WITHIN OWNERSHIP	CYCLE, PEDESTRIAN & EMERGENCY ROUTE	PATHS	PLAY SPACES
APPROVED APPLICATION PHASE 1 : 21/03426/OUT BOUNDARY	MAIN STREET	DEVELOPMENT PARCELS	MULTI USE PITCH
PRIMARY ACCESS	SECONDARY STREET	BUILDINGS	EXISTING SHRUBS & HEDGES
CYCLE, PEDESTRIAN & EMERGENCY ACCESS	SHARED SPACE & PARKING	PUBLIC OPEN SPACE	EXISTING TREES
	PUBLIC RIGHT OF WAY	MEADOW PLANTING	PROPOSED TREES



APPEARANCE

The proposed development will reflect the distinctive characteristics of Banbury, the wider Ironstone Downs Character Area and respond positively to the site's landscape and its surroundings. This proposal is designed to be complementary and build upon the character and identity established in phase 1.

The key approach for the site involves a sequence of spaces with different characters that reflect their location and role within the masterplan.

Density - the main street meandering through the site will cross this sequence of spaces taking the visitor from a denser area to the east towards a less dense area to the west. Densities range from 21 dph along the eastern edge, 32 dph for other edges of development, 35.5 dph for a majority of the site & a higher density proposed around the gateway of the site.

Building heights - will follow a similar approach with smaller buildings/bungalows located towards the west and higher buildings/flats (up to 3 storey) located near the site entrance to the east.

Enclosure & openness - the alternation of narrow and open spaces throughout the development will contribute to provide visual interest, improve legibility and a distinctive character to the scheme.

Formality & informality - a character-led approach will be adopted for the design of the public realm where frontages and building typologies will contribute to the creation of different street typologies. North-south streets following the site's contours within medium/high density areas will have a formal character with continuous wide frontages and roof lines following the street.

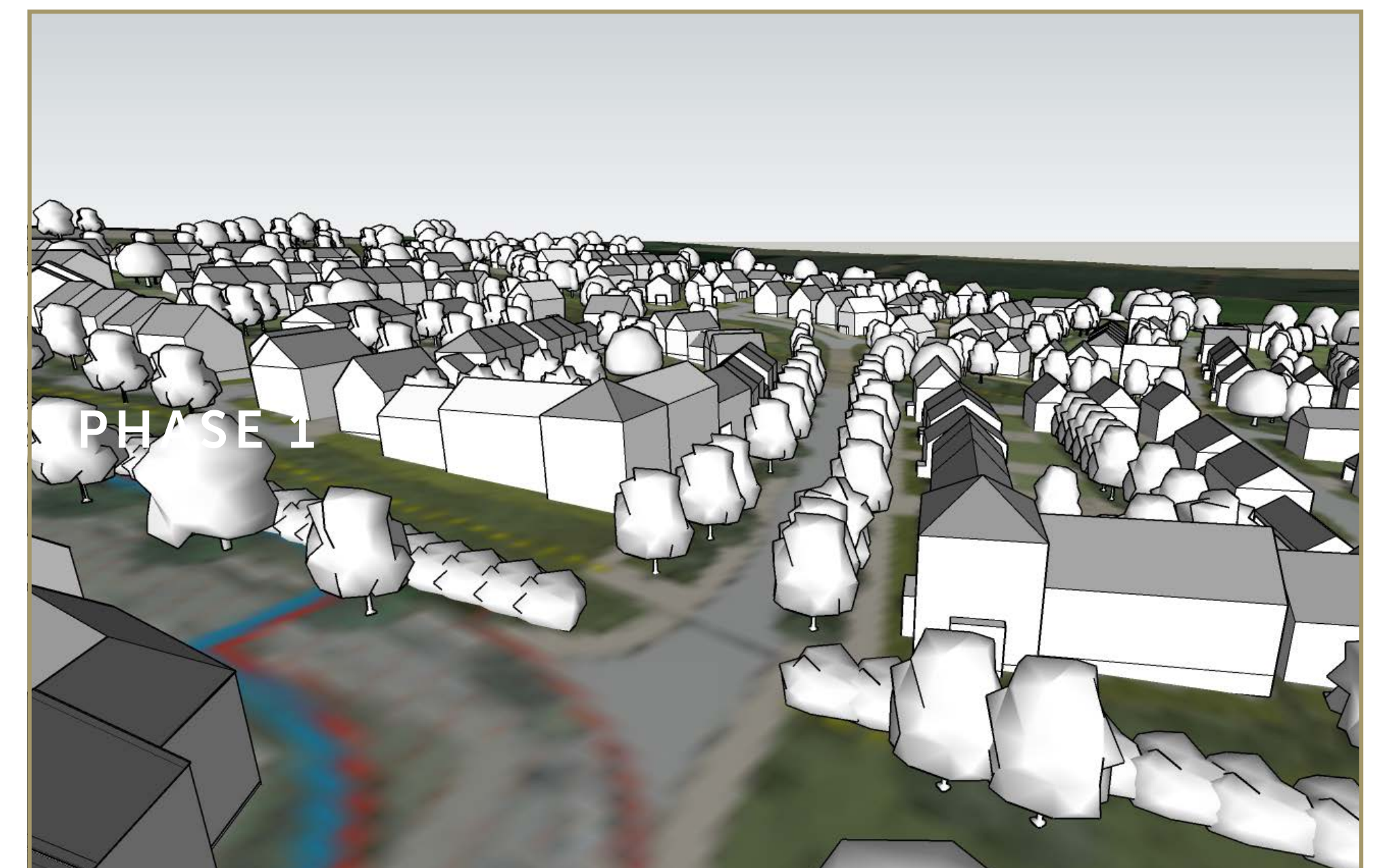
A more informal character will be created for the less dense areas to the east and northern edges with prevalence of detached and semi-detached typologies arranged to create more organic spaces. Buildings fronting the central east-west green corridor will be arranged with narrow frontages and gables overlooking the space. This reflects the nature of many streets within Banbury or within surrounding villages with more organic character.

Landscape and trees - the design of proposed spaces and trees will also embrace the nature of the different spaces they complement with more formal or informal planting depending on location.

Materials - use of local material typical of Banbury and Ironstone Downs Character Area including ironstone, soft toned red brick, clay tiles or slate tiles for roofs.

1 - GATEWAY AND FORMAL STREETS

- Medium to high density
- Flat blocks to define southern frontage facing Dukes Drive Road
- Mix of flats, maisonettes, semi-detached and terraced houses
- Wide frontages with roofline facing the street
- 2/3 storey height maximum

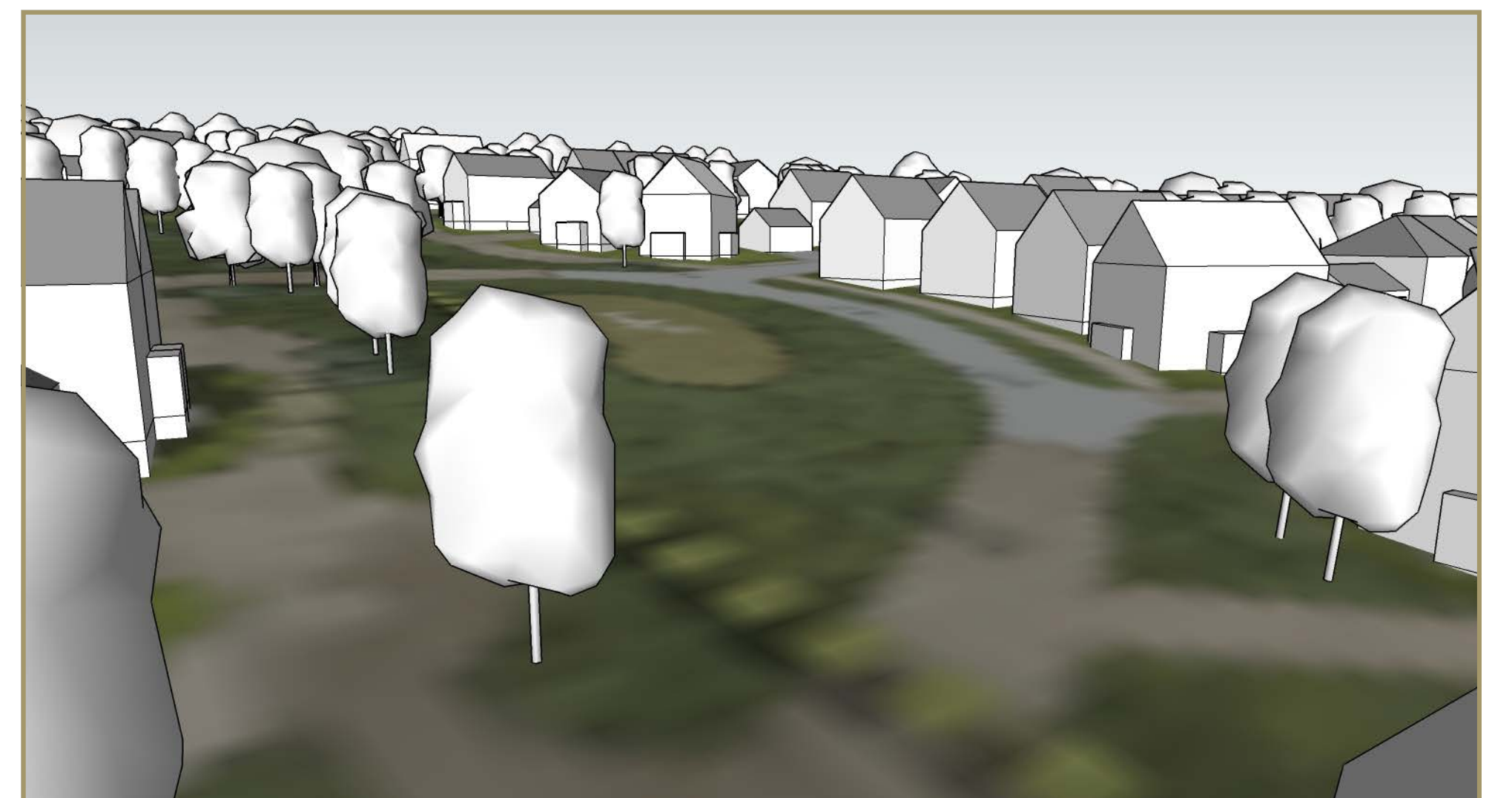


2 - WESTERN SLOPE

- Low density
- Mainly detached properties
- Informal arrangement of buildings
- Use of bungalows
- Mix frontages

3 - CENTRAL GREEN CORRIDOR

- Transition into medium/high density
- Mix of detached and semi-detached houses
- Prevalence of gable ends facing the green space
- Buildings arranged to define east to west green corridor
- Mainly 2/2.5 storey height























PARAMETER PLAN

PARAMETER PLAN

The Parameter Plan below sets the key parameters that have informed the concept masterplan and will inform any detail layout, these include:

- Access and Movements - the main and emergency access into the site and the movement network proposed
- Open spaces - significant areas set aside to provide new open space, landscape buffers, play areas and sustainable attenuation and biodiversity enhancements
- Development zones - in the form of perimeter blocks with internal green corridors to provide visual screening and assist with level transitions
- Building height - setting maximum building heights to positively respond to the site context and any sensitive or visually exposed areas

 SITE BOUNDARY	 PEDESTRIAN LINKS	 PUBLIC OPEN SPACE	 MAIN ROUTE
 OTHER LAND WITHIN OWNERSHIP	 EXISTING VEGETATION	 UP TO 1 STOREY DEVELOPMENT	 SECONDARY STREETS
 LAND AT HANWELL FIELDS PHASE 1	 PROPOSED TREES	 UP TO 2 STOREY DEVELOPMENT	 SHARED SPACE STREETS
 PRIMARY ACCESS	 GREEN FINGERS	 UP TO 2.5 STOREY DEVELOPMENT	 PROPOSED SUDS
 CYCLE, PEDESTRIAN & EMERGENCY ACCESS	 GREEN CORRIDOR	 UP TO 3 STOREY DEVELOPMENT	 PROPOSED PLAY AREA

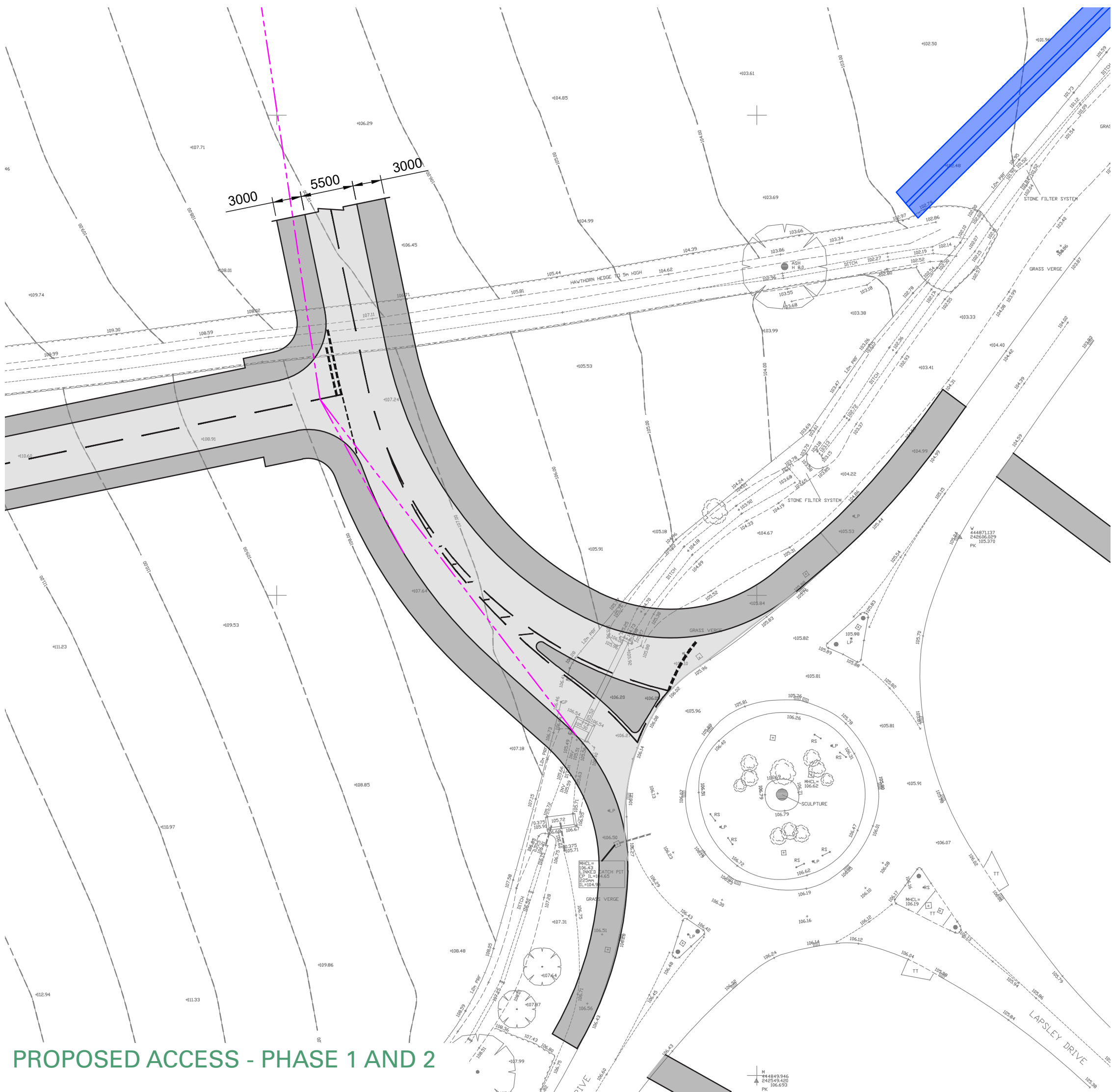


HIGHWAYS & DRAINAGE

HIGHWAYS

The development will be accessed via an alteration to the Phase 1 access which will see primary access taken into the Phase 2 site. The Phase 1 site will be served via a simple priority junction, as shown in the drawing to the right.

A Transport Assessment will support the outline planning application with a scope agreed with the Local Highway Authority.



Notes:
1. Based on Woods Hardwick 'Topographical Survey', drawing number 17525-7-853 dated 24-03-2016.

2. **Road Dimensions**
Carriageway Width = 5.5m
Footway Width = 2m
Footway / Cycleway - 3m wide

Key
--- Visibility Splay - 2.4m x 43m

FLOOD RISK & DRAINAGE

The site is located in Flood Zone 1 and is at a low risk of flooding from all sources.

Surface water will be attenuated to greenfield equivalent rates before discharging to a watercourse in the site's south eastern corner. Surface water will be attenuated within a detention basin which will be sized to serve the needs of Phase 1 and Phase 2.



FEEDBACK

WHAT HAPPENS NEXT?

We value your feedback. Thank you for taking the time to look at our proposals.

Your views on the proposed development are important to us and we will consider them as we finalise our proposals for the submission of the planning application.

We expect to submit a planning application in September 2022.



THANK YOU FOR TAKING THE TIME TO VIEW THIS EXHIBITION.
DO LET US KNOW WHAT YOU THINK BY PROVIDING YOUR COMMENTS.

BY COMPLETING THE
FEEDBACK FORM ONLINE



BY E-MAIL AT
info@arplanning.co.uk



ON OUR PROJECT WEBSITE:
<https://www.manoroakhomes.co.uk/project/ban-065-2/>

WWW.

WE WOULD APPRECIATE RECEIPT OF YOUR COMMENTS BY NO LATER THAN
19.08.2022

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HOMES

