

Land at Station Road Cropredy



Welcome

We would like to thank you for attending today's public consultation in relation to land located at Station Road, Cropredy.

We want to hear your views in respect of the potential residential development of the site. Please take time to review all of the information presented here today and ask any questions you may have. Representatives from both Catesby Estates Limited and the appointed consultant team are on hand to assist.

Catesby Estates Limited

Catesby Estates Limited specialise in the promotion of land, on behalf of landowners, through the planning system to bring forward exciting and sustainable residential development in areas with an identified housing need.

Such a development at Station Road could help to deliver a number of key benefits highlighted at the end of this presentation.

We are committed to working with and listening to stakeholders and members of the local community to make sure we get the scheme right.

Re-Introducing the Site

The site is located on the south western edge of Cropredy, Oxfordshire, approximately 6km north of Banbury. Currently used for equestrian use, the site is generally flat with a slight fall towards the south east.

Located west of Station Road, existing residential properties border the Site to the north whilst agricultural land lies to the south and west. The Chiltern Main Line runs adjacent to the western boundary.

The site is split into two parcels by a Network Rail access that crosses from Station Road to the railway line. Spring Lane also crosses the site as a track from Station Road to the west, underneath the railway line.

The site provides a logical extension to the village and represents a sustainable location within walking distance of a range of local services.

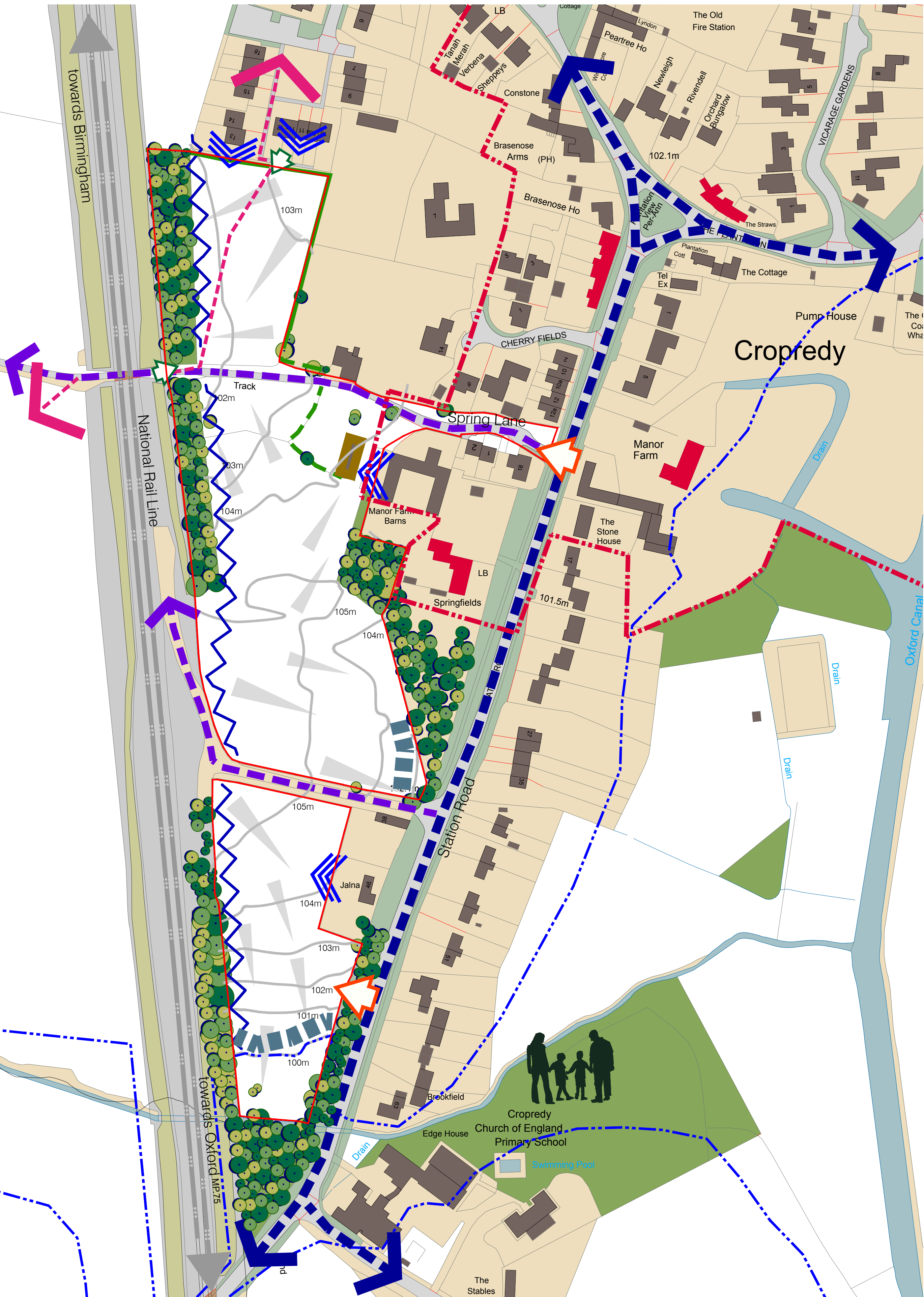
The site was previously subject to proposals by David Wilson Homes who held a public exhibition in April 2014.

Our proposals for the site will deliver up to 60 new homes including 35% affordable housing, parking for the primary school and dedicated public open space. The scheme will include a variety of house sizes catering for a range of needs.

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Evaluation

The site is suitable, available and capable of delivering new housing.
Initial environmental and technical work undertaken to date is summarised below:



Key

	Development Boundary - 3.32ha		Existing trees - mixed deciduous		site contours (AOD)
	Potential access - all modes		hedgerows		EA Flood Map for Planning Zone 2/3
	Potential access - pedestrian / cycle		Local public open space / amenities		Cropreddy Conservation Area
	Existing Roads		Existing built-up area		overlooking from adjacent dwellings
	Existing tracks (vehicular non adopted)		Listed Buildings		potential noise / visual constraint to railway boundary edge
	Existing Pedestrian routes or PROWs		potential attenuation area		Existing outbuilding structure to be removed

Landscape

- There are no landscape designations on or near to the site.
- The site is enclosed by the embankment to the railway line to the west, by existing development to the north and by Station Road to the east.
- The site is partially open to the north west where some filtered views from the wider landscape are available.
- Existing boundary vegetation limits open views into the site from the east and west, and allows greater integration into the settlement context.
- The existing vegetated boundaries to the west and east will largely be retained and enhanced.

Ecology

- The proposed development will deliver a diverse range of wildlife habitats through retention and enhancement, designed to both link to and complement neighbouring habitats and to support a wide and diverse range of local wildlife including protected and notable species.
- None of the following protected, rare or notable species: great crested newts, otters or water vole were recorded present during surveys undertaken in spring 2016. Badgers are present within the local area and will be fully considered in the detailed scheme.
- Retained habitats will be enhanced via additional native species planting throughout the site and via sympathetic management for wildlife.

Heritage and Archaeology

- An Archaeological and Heritage Assessment has been undertaken for the site and 1km surrounding area.
- Other than a small part of Cropreddy Conservation Area along Spring Lane, the site does not contain any Designated Heritage Assets.
- No Designated Heritage Asset would be adversely affected by the development proposals, either in terms of an effect on its physical form or through change to its setting.
- A trenched evaluation for any archaeological remains will be carried out prior to the determination of the application.

Transport and Access

- The site will be accessed by both vehicles and pedestrians via two priority junctions with Station Road; the northern access will re-align and upgrade the existing junction at Spring Lane and the southern access will be provided through a newly formed junction. Pedestrian footways and crossing points will also be provided which will tie in with existing infrastructure.
- Traffic surveys have been undertaken and will be used to establish baseline traffic conditions and inform the Transport Assessment impact appraisal process.
- The site is sustainably connected with local footways and footpaths which provide convenient routes to education and local facilities within the village centre.
- The site is within ten minutes' walk of day-to-day facilities such as the local shop, Village Hall, pub and Cropreddy Primary School.
- Bus stops are located along Station Road within a 3-minute walk from the site; bus route no. 277 provides a service to a wider range of facilities in Great Bourton and Banbury (including rail connections at Banbury Station).

Drainage and Flood Risk

- The residential development is to be fully located within Flood Zone 1. Flood Zone 1 comprises areas where there is less than a 1 in 1000 year (<0.1%) chance of flooding from rivers in any one year. Areas within Flood Zone 1 are considered appropriate for all land uses.
- Areas of the site within the flood extents will be used as Public Open Space.
- The development will not displace flood water or make predicted existing flooding of the Watercourse worse.
- Thames Water will confirm if capacity is available within the local system or if any upgrade works are required to accommodate the development.

Development
Proposal

Land at Station Road
Cropredy

The indicative development proposal illustrated on this panel has evolved from a design development process involving an appraisal of the site and surrounding context. Key features are listed below and annotated on the masterplan:

- Up to 60 new homes will be provided which represents a low density development in policy guidance terms. There will be a mix of dwelling sizes which may include 2,3,4 or 5 bedroom homes.
 - The indicative proposal provides an indication of the locations of the houses and streets. A detailed plan will be submitted at Reserved Matters stage.
 - Houses will be either two storey or two storey with potential for using the roof space with front dormers to provide a varied roofline.
 - Feature buildings are shown on street corners and at the termination of views. They will be particularly distinctive, for example including different materials, enhanced detailing or features that make them easy to identify. Feature buildings aid legibility and provide distinctiveness within the overall development.
- 35% of the dwellings will be affordable in accordance with planning policy. They will comprise of Shared Ownership or Affordable Rented homes.
 - Parking will be provided for the development in accordance with policy guidance. Parking spaces will typically be on-plot in the form of drives and garages. There will also be a small element of on-street visitor parking.
 - A dedicated car park for Cropredy Primary School will be provided at the southern boundary of the site in order to relieve the existing on-street parking along Station Road during school drop-off/pick-up times and improve highway safety. Crossing facilities will also be provided to enable children to safely cross Station Road and get to school.
 - The site access and internal road network, will accord with current national and local design standards.



Development Benefits

The development of the site will deliver a wide range of benefits, including:

- Achieving development in a sustainable location, with easy access to pedestrian routes, local facilities and amenities, and close to public transport, minimising the need to travel by car;
- Boosting the supply of housing to meet an identified need within Cropredy and Cherwell District;
- The provision of a range and mix of dwellings, including much needed family homes;
- Provision of much needed affordable and starter housing which will be available to qualifying local people including young families, first time buyers and those unable to get on the property ladder;
- Provision of public open space creating a green network through the site and a community play area that can be used by both residents and the whole community;
- The proposals will provide substantial habitat and faunal enhancements which will secure net gain in biodiversity;
- The provision of much needed parking for the primary school;
- Supporting the local economy and increasing the viability of local businesses;
- Creation of jobs associated with the construction phase;
- The development proposal will deliver energy efficient new homes;
- Additional Council Tax and New Homes Bonus receipts which will be spent in the area;
- Financial contributions will be secured through the planning process to ensure that the development contributes to local services and infrastructure. A selection of these could include:
 - *Highway and public transport improvements;*
 - *Increasing school places;*
 - *Increasing GP provision.*

Next Steps

Thank-you for taking time to view our proposals, we do hope that you have found this presentation useful. We are in the early stages of preparing a planning application and would welcome your comments to help inform our ongoing proposals.

Please do fill out a **Feedback Form** available here today, or take one away and return it to us by no later than **Friday 24 June 2016**.

by post addressed to:

**Catesby House,
5b Tournament Court,
Edgehill Drive,
Warwick
CV34 6LG**

Our proposals will be reviewed in light of the feedback that is received before finalisation and submission of an outline planning application.

Once the application has been submitted, there is a 13-week period within for Cherwell District Council to determine the application. At the start of the determination period you will be consulted directly by the council.

