



Figure 1: Aerial view of the site



Figure 2: Site location plan

Introduction

Welcome to this public exhibition. Thank you for taking the time to attend today.

Our team wishes to use this event as a forum to inform local residents of the outline planning application that is being prepared for submission to Cherwell District Council on land at Broken Furrow, off Warwick Road, Banbury.

The Development is being promoted by MK 1 Developments LLP.

Purpose of the Exhibition

The exhibition seeks your views of the development proposals, and we will consider all comments made and collected from this consultation. Where possible we will adjust the proposals in response to feedback.

The scheme proposes the following:

- Up to 55 homes
- Retention of existing green infrastructure
- Sustainable Urban Drainage Systems
- New vehicular access off Warwick Road
- Pedestrian and cycle access throughout the site

Key members of the team are here today to answer any questions you have about the approach we have taken and to discuss the proposals with you.



Planning Policy Background

Cherwell District Council adopted its Local Plan 2011-2031 Part 1 in December 2016. The Local Plan includes Policy 'Banbury 5: North of Hanwell Fields' which allocates a 26 hectare parcel of land for residential development of approximately 544 homes.

Policy Banbury 5 states:

"Located at the northern edge of Banbury, this residential-led strategic development site will provide approximately 544 dwellings with associated facilities and infrastructure in a scheme that demonstrates a sensitive response to this urban fringe location."

The Broken Furrow site lies within the Banbury 5 Local Plan allocation and will contribute up to 55 homes.

The two neighbouring sites, Persimmon hatched green and Davidson hatched blue on the map below, complete the wider allocation. Both of these sites have obtained planning permission for residential development and construction has commenced on site.

Our reports have taken into account the surrounding development.

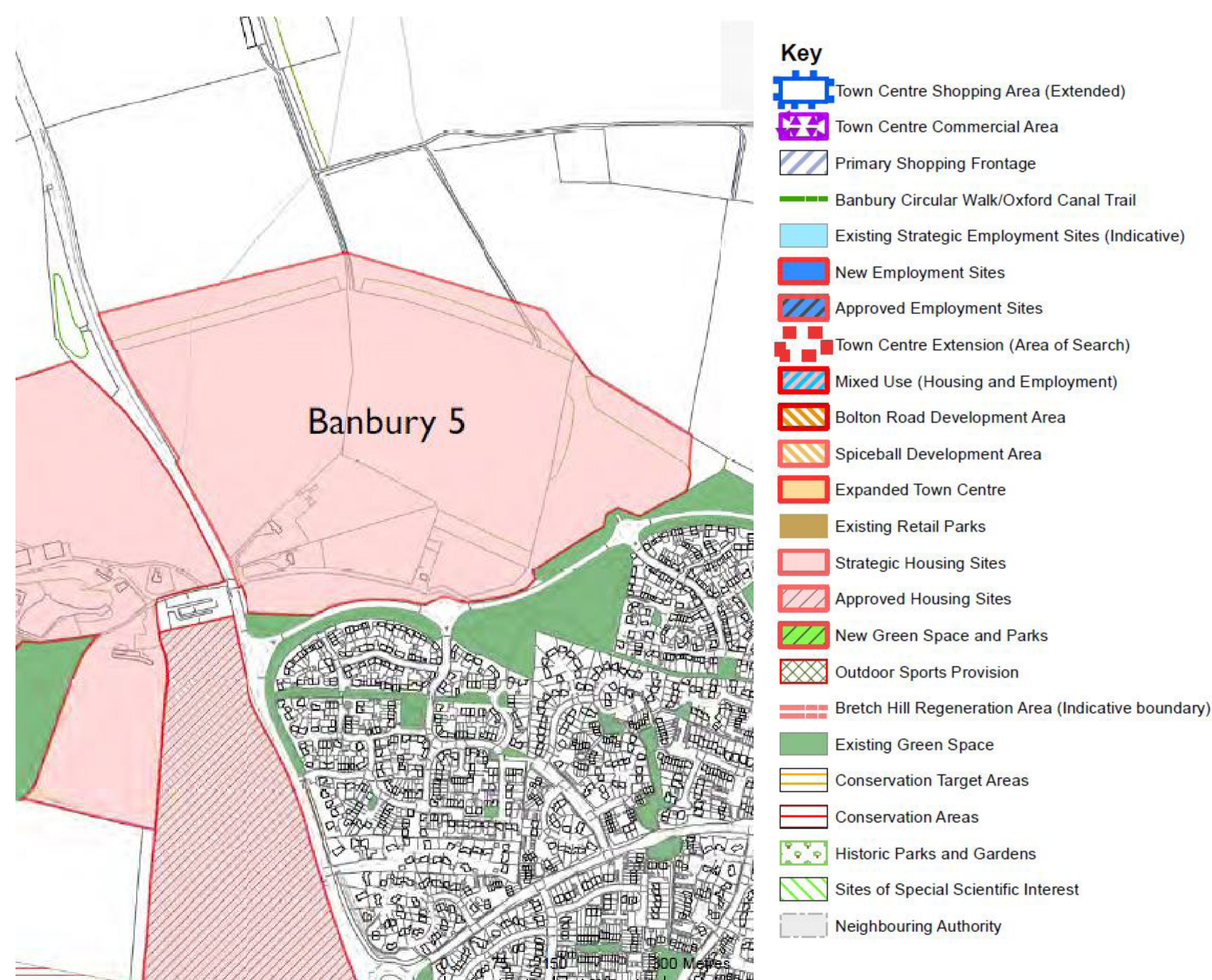


Figure 3: Extract and key from Cherwell Local Plan 2011-2031 (Part 1) Policies Map illustrating Banbury 5 site allocation

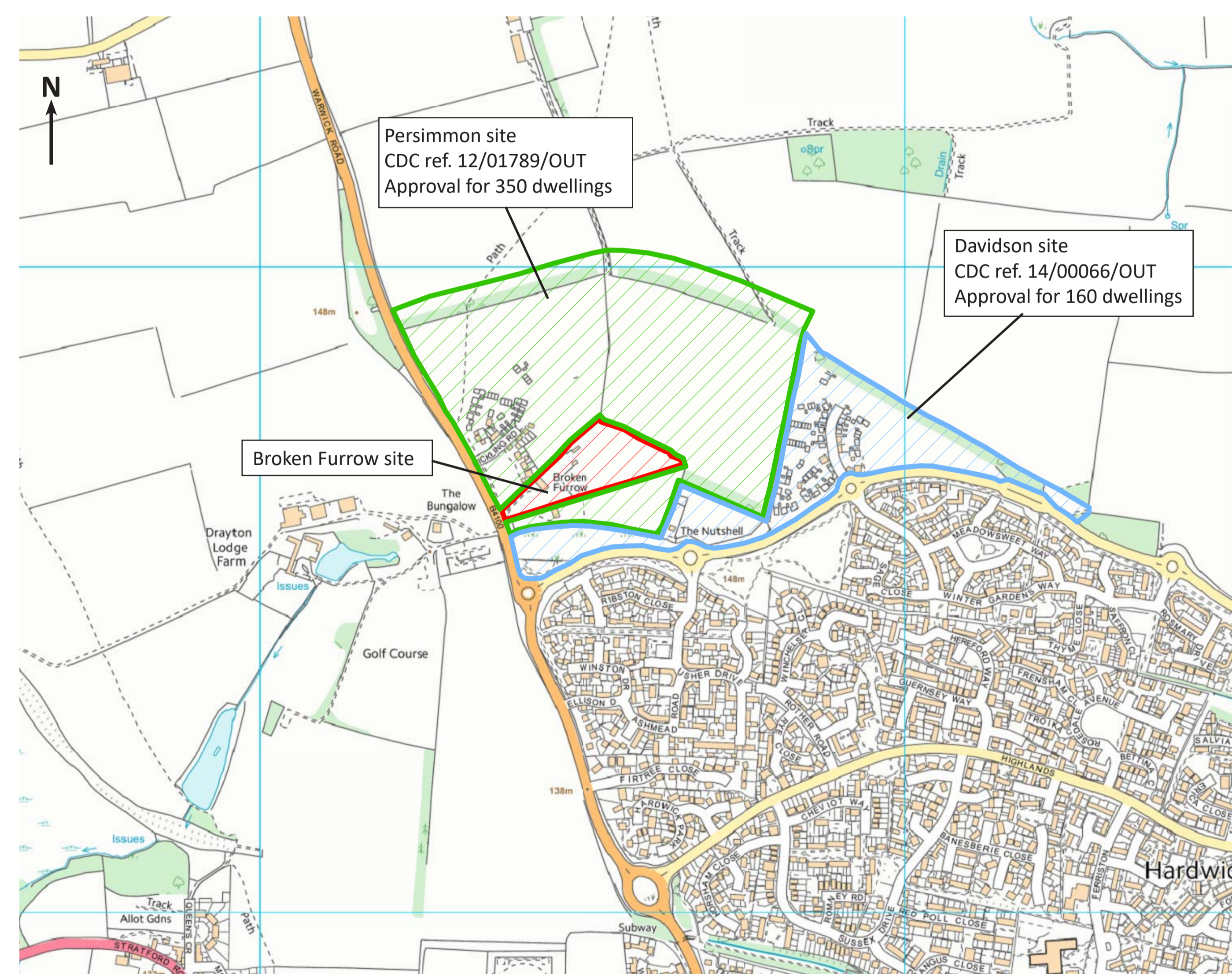


Figure 4: Plan identifying surrounding approved developments





Figure 5: Constraints and Opportunities Plan

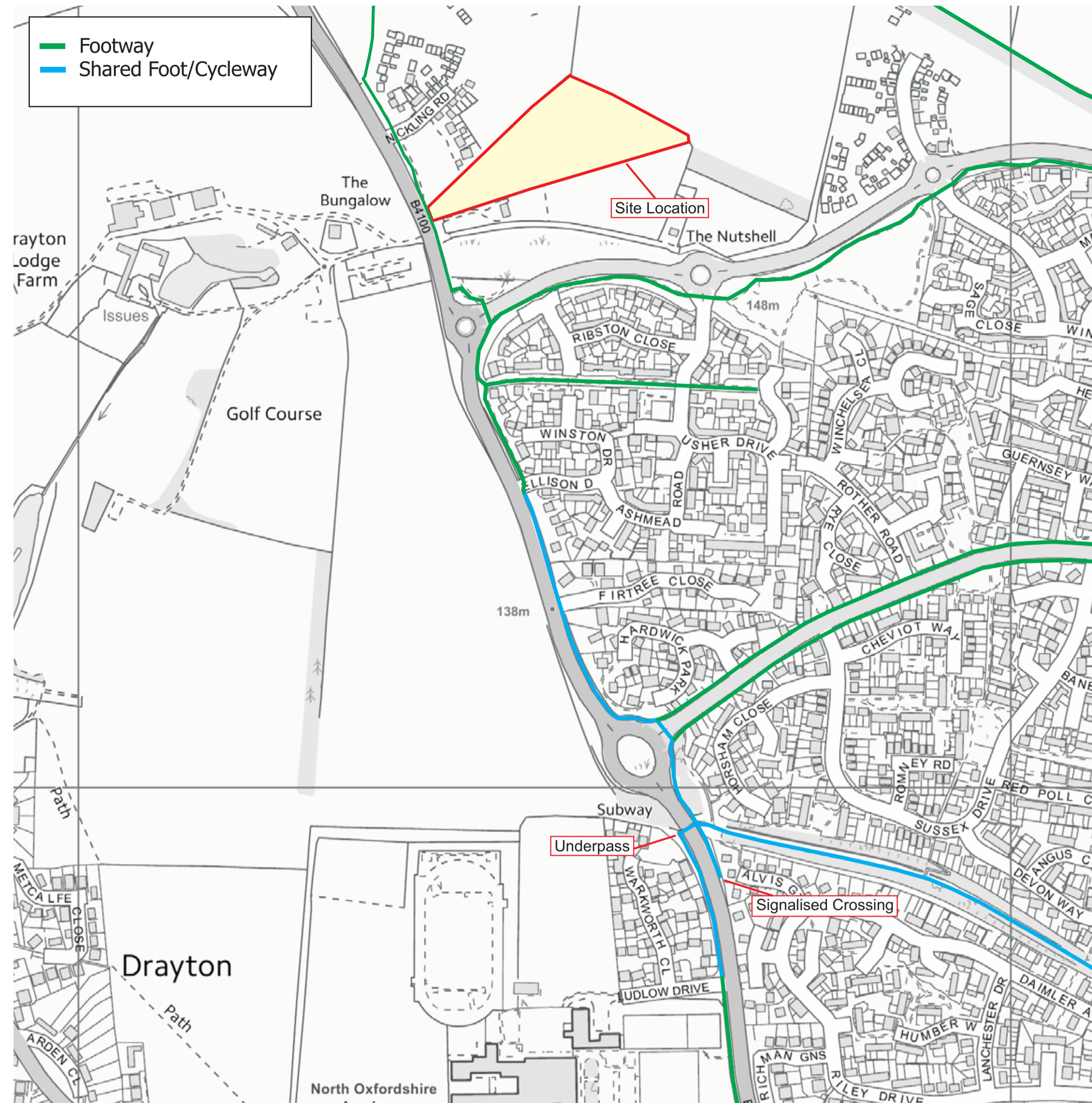


Figure 6: Location plan with access

The proposed site is located in a location close to amenities and facilities within Banbury. The main roads running through the area have walking/cycling provision and provide access to bus and rail services.

An air quality screening assessment has been undertaken in support of the proposed residential development. The Site does not lie within an area of the country expected to exceed any national air quality objectives, and therefore is not within a designated Air Quality Management Area (AQMA).

An assessment of the potential impact to the local air quality caused by the construction, and the increased traffic expected from the development has shown there to be negligible effect. Any impact would be considered not significant to local residents, local designated sites or conservation sites. Although the proposed development is very small scale, a damage cost calculation has also been conducted to promote long term sustainability with regards to air quality.

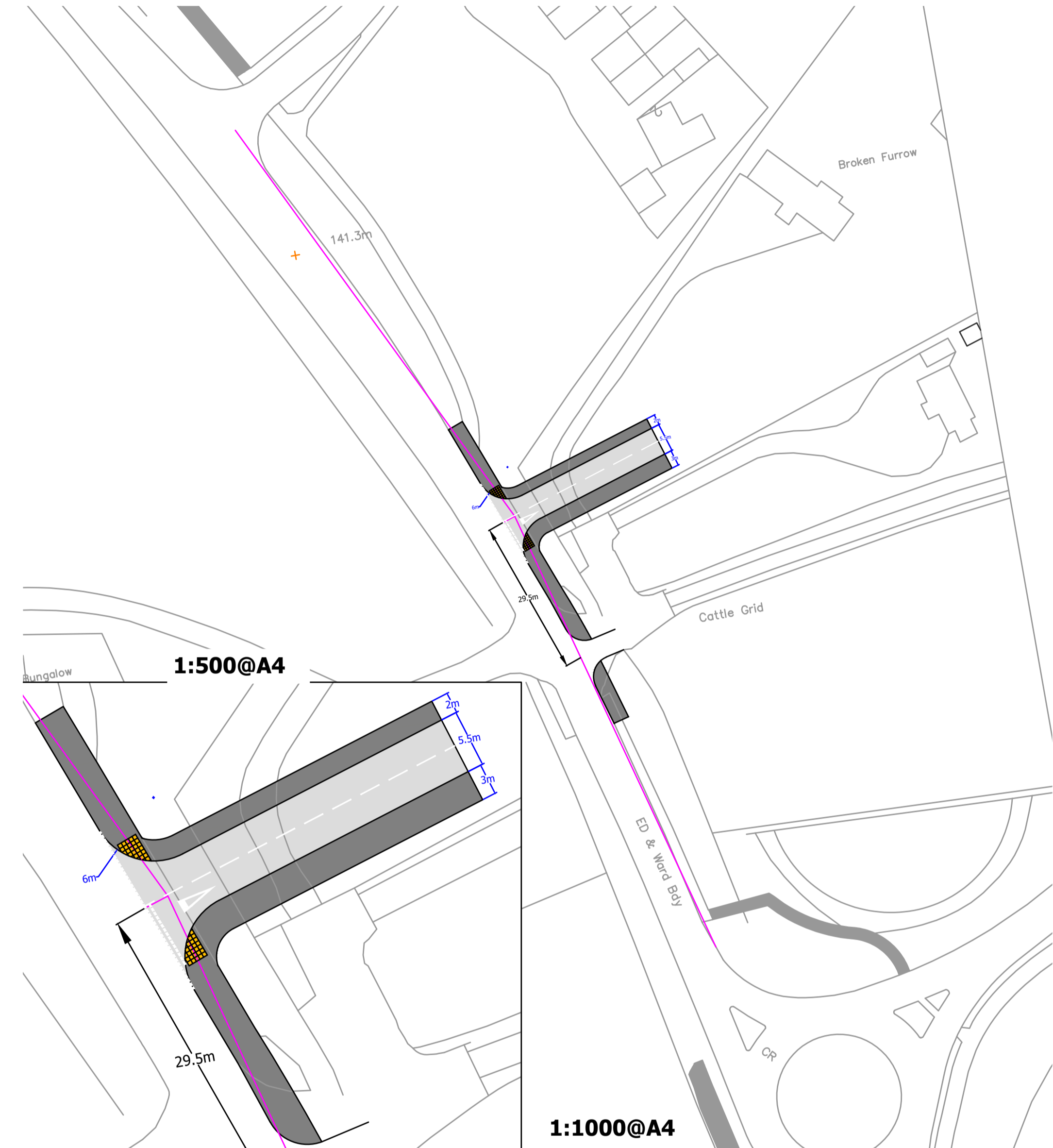


Figure 7: Potential site access

A Transport Assessment has reviewed the highways and transport implications of providing up to 55 dwellings on the site. The operation of the site access and a key local junction (at Warwick Road and Dukes Meadow Drive) have been modelled which shows that there is adequate capacity to accommodate the additional traffic generation.

The site access has been subject to pre-application discussions with Oxfordshire County Council Highways and an independent road safety audit, which have both raised no issues regarding the design or suitability of the junction to serve the site.



Key

-  Proposed Development Boundary
-  Existing Planting to be retained where possible
-  Proposed Dwellings
-  Proposed Block Paving
-  Proposed Tree
-  Proposed Landscaped Areas

The proposals include:

- Demolition of existing structures on site;
- Up to 55 homes, the indicative layout includes a mix of 1-4 bed dwellings - details of which would be determined at reserved matters stage should permission be granted;
- Construction of a vehicular access on to Warwick Road, in the form of a standard T-Junction arrangement;
- Parking provision on site will be provided in accordance with parking standards set by the Local Authority;
- Pedestrian and cycle access throughout the site connecting the site to the existing footway provision on Warwick Road;
- Sustainable Urban Drainage Systems; and
- Retention of existing tree line to maintain flight paths and roosting opportunities for bats, and to link in with the surrounding green infrastructure.

Figure 8: Illustrative Masterplan



How can you help?

We welcome your comments on these proposals and would ask you to complete and return a comments form if you wish to express an opinion on the proposals at this stage. Your comments will be used to inform and finalise the outline planning application for this site.

If you take a form away with you and wish to post it to us, please send the completed form to Framptons in the envelope provided.

All comments received will be compiled and submitted to Cherwell District Council (CDC) in a Statement of Community Involvement document.

Any comments you make in response to this exhibition will not affect your right to comment on a planning application submitted to the local authority at a later stage in the process.

What Happens Next?

It is proposed to submit a planning application to CDC and this will be accompanied by a full range of supporting documents and technical reports.

When submitted CDC will announce receipt of the application. Details will be publically available via the Council's website. Following submission to CDC there will then be a determination period. During this period comments can be made formally to the local planning authority on the application.

Should consent be granted for the planning application, a further detailed application will be required by the local planning authority on the development proposals, and there will be an opportunity to comment at this stage too.

This exhibition is available to view at: www.framptons-planning.com/projectsandconsultations/ where comments can also be left.

Thank you for visiting this exhibition and for any feedback you wish to provide.

If you require further details or wish to keep in contact with the progress of this proposal please email enquiries@framptons-planning.com



Figure 9: Snapshots of illustrative layout

BROKEN FURROW, BANBURY: ILLUSTRATIVE MASTERPLAN



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