

Appendix 2

Indicative Site Development Templates

Introduction

Core Policy 25: Meeting Business and Employment Needs and *Core Policy 34: District Wide Housing Distribution* set out the level of new employment and housing development we think Cherwell needs up to 2040, and our current preferred approach to delivering that growth.

This section presents Indicative Site Development Templates for the sites identified in Core Policies 25 and 34.

The Indicative Site Development Templates identify key constraints and opportunities for each site, and we would welcome your views and comments on these.

Indicative site development templates

Banbury

- LPR52: North of Wykham Lane
- LPR49: Withycombe Farm
- Core Policy 14 (Site 2): Bolton Road
- LPR55: Canalside
- LPR56: Higham Way

Bicester

- LPR21A: South-East of Wretchwick Green (Site A)
- LPR33: North-West Bicester
- LPR37A: South of Chesterton and North-West of A41
- LPR21B: Land adjacent to Symmetry Park, North of A41 – Bicester
- LPR38: Land East of M40 J9 and South of Green Lane

Kidlington

- LPR8A: North of The Moors
- LPR2: South East of Woodstock/Upper Campsfield Road
- LPR63: Begbroke Science Park

Heyford

- LPR42A: South of Heyford Park

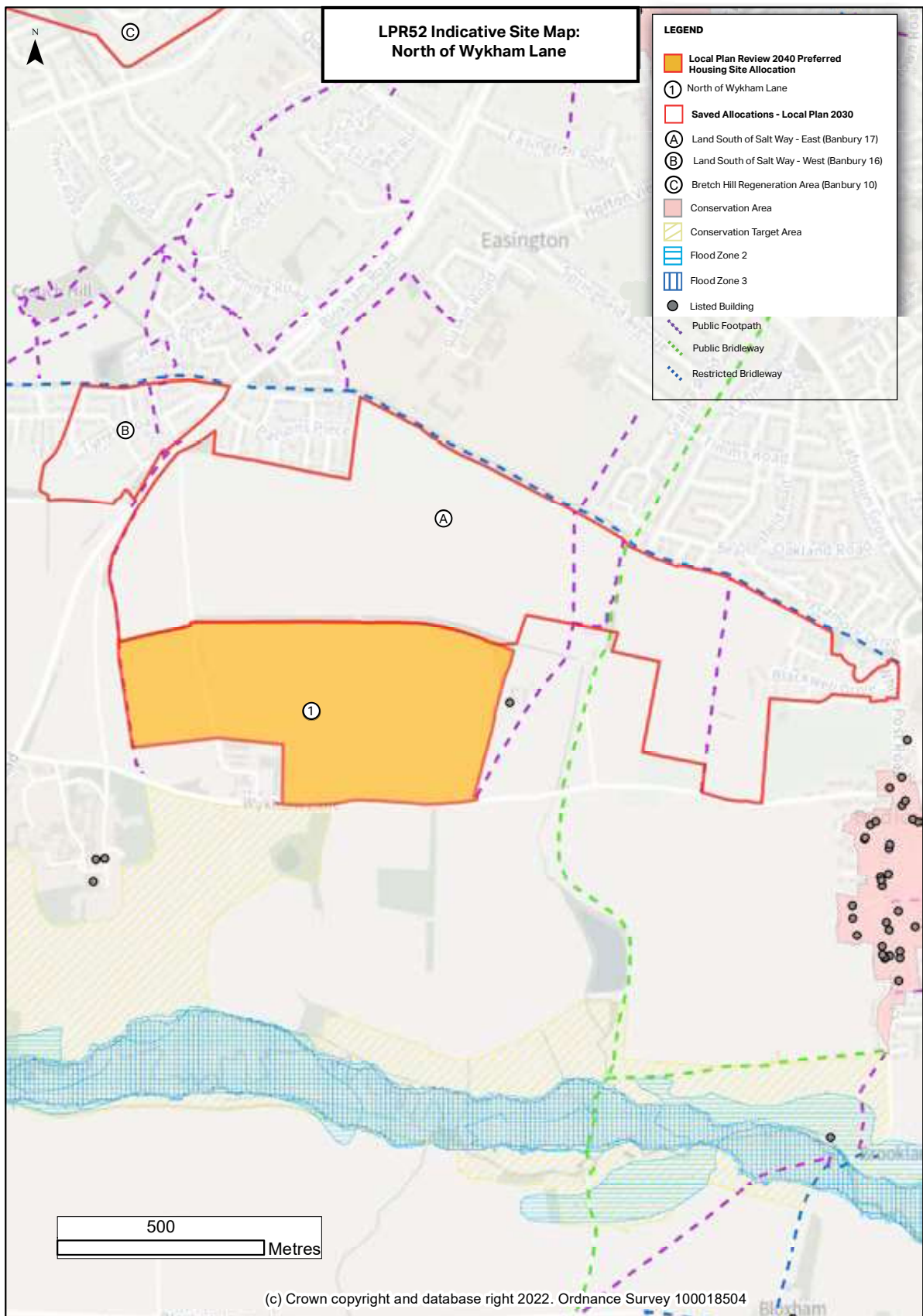
Site Reference	LPR52: North of Wykham Lane
Area	Banbury
Site Area	32.39 ha
Site Capacity	Housing, indicative capacity of 600 dwellings
Site Type	Greenfield

Key Constraints:

- The site is adjacent to the Northern Valleys Conservation Target Area;
- A Public Right of Way runs north-south along the length of the western boundary of the site;
- The site is located within the 'Wider Landscape Zone' of the Nature Recovery Network;
- The Grade II Listed Wykham Farmhouse lies immediately to the east of the site;
- A waterway skirts the northern boundary of the site;
- Rural character and transport capacity of Wykham Lane.

Key Opportunities:

- Opportunity to develop a new neighbourhood of approximately 600 dwellings as an add onto the existing development allocation immediately to the north (Banbury 17);
- Opportunities to deliver improved pedestrian and cycle routes including the Salt Way and Bodicote Circular Walk;
- Contribution towards the expansion of Bishop Loveday Primary School, the expansion of secondary school capacity in Banbury and additional primary healthcare provision;
- Provision of biodiversity net gain through the provision of lowland meadows, hedgerows and trees, and
- Opportunities to create new linear parks.



**LPR52 SOUTH OF SALTWAY/WYKHAM LANE:
Indicative Strategic Green and Blue Infrastructure**



KEY:

- | | | | | |
|--|---|--|---|---|
|  Lowland meadow areas |  Walking and cycling network |  Hedgerows |  Trees |  Sustainable urban drainage (SuDS) |
|  Waterbody |  Public Right of Way |  Accessible green space | | |

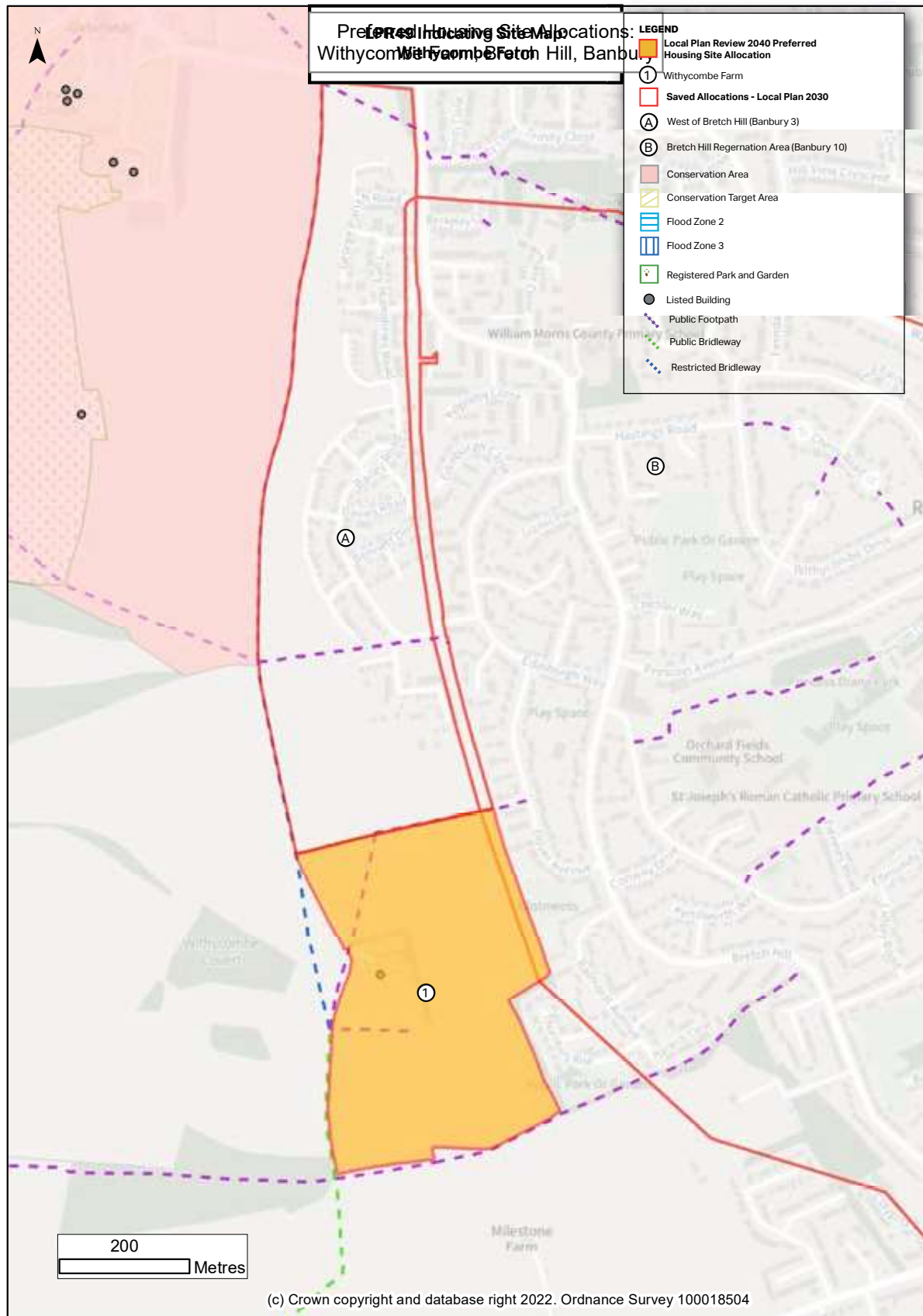
Site Reference	LPR49: Withycombe Farm
Area	Banbury/Drayton
Site Area	15.55 ha
Site Capacity	Housing, indicative capacity of 230 dwellings
Site Type	Greenfield

Key Constraints:

- The site is located within the Nature Recovery Network “Wider Landscape Zone”;
- The Sor Brook and Priority Habitat lowland meadows pass 1 km to the west of the site;
- The Banbury Circular Walk skirts along the western border of the site;
- Public Right of Ways pass across the northern corner of the site towards Bretch Hill and along the site boundaries;
- Potential transport impacts on Parklands/Warwick Road/Orchard Way roundabout;
- Potential landscape impact on Sor Brook Valley to the west of the site.

Key Opportunities:

- The delivery of a high quality and sustainable urban extension to the west of Banbury which is well integrated with surrounding neighbourhoods;
- Opportunity to provide active travel connections between the site and adjacent residential areas, the Banbury Circular Walk, nearby services and facilities within Bretch Hill and the wider Banbury area;
- Opportunities for tree planting to re-connect existing areas of woodland across the site and to deliver a defined street tree network;
- Opportunities to enhance the existing Public Rights of Way network, and
- Options to provide improved access to local bus services.



**LPR49 WITHYCOMBE FARM:
Indicative Strategic Green and Blue Infrastructure**



KEY:

- | | | | | |
|--|---|--|---|---|
|  Nature-rich green spaces |  Walking and cycling network |  Woodland planting |  Hedgerows |  Trees |
|  NRN: Core Zone |  Public Right of Way |  Accessible green space | | |

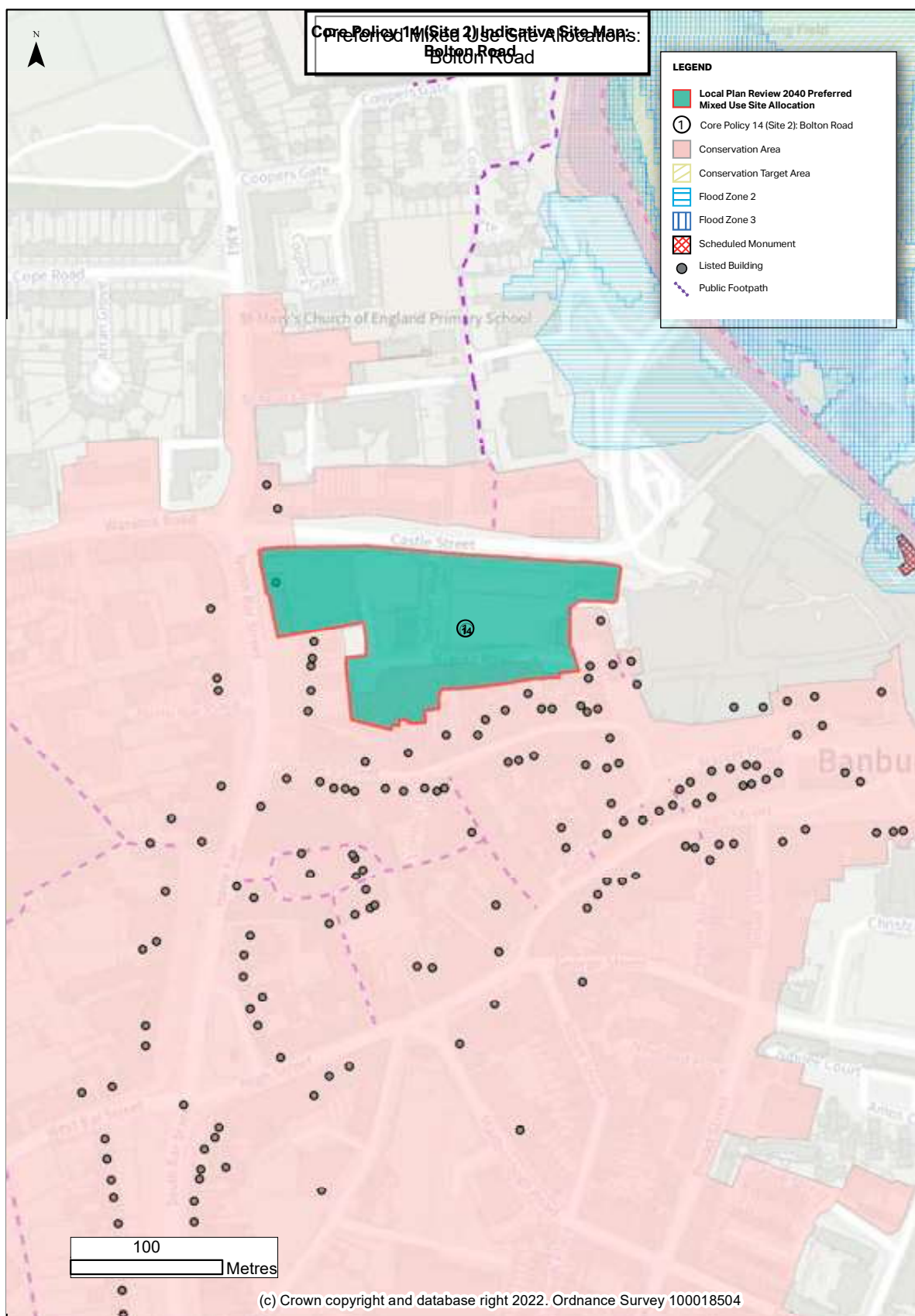
Site Reference	Core Policy 14 (Site 2): Bolton Road
Area	Banbury
Site Area	2 ha
Site Capacity	Residential-led mixed use development, indicative capacity of 200-300 dwellings
Site Type	Brownfield

Key Constraints:

- A complex mix of uses and ownership arrangements on-site, including a large public surface car park, a number of smaller car parks and service areas associated with properties fronting Parsons Street, and a number of historic buildings;
- The site of former offices and bingo hall is currently being redeveloped as retirement apartments.

Key Opportunities:

- Opportunity to deliver a high-quality, residential led mixed use redevelopment which integrates well with the town centre;
- Options to create high-quality and vibrant public realm;
- Opportunities to provide enhanced pedestrian and cycle links between the site and town centre routes such as Parsons Street and North Bar Street;
- Opportunity for a pocket park, and
- Opportunity for a low-car people-friendly development.



**CORE POLICY 14 (Site 2) BOLTON ROAD:
Indicative Strategic Green and Blue Infrastructure**



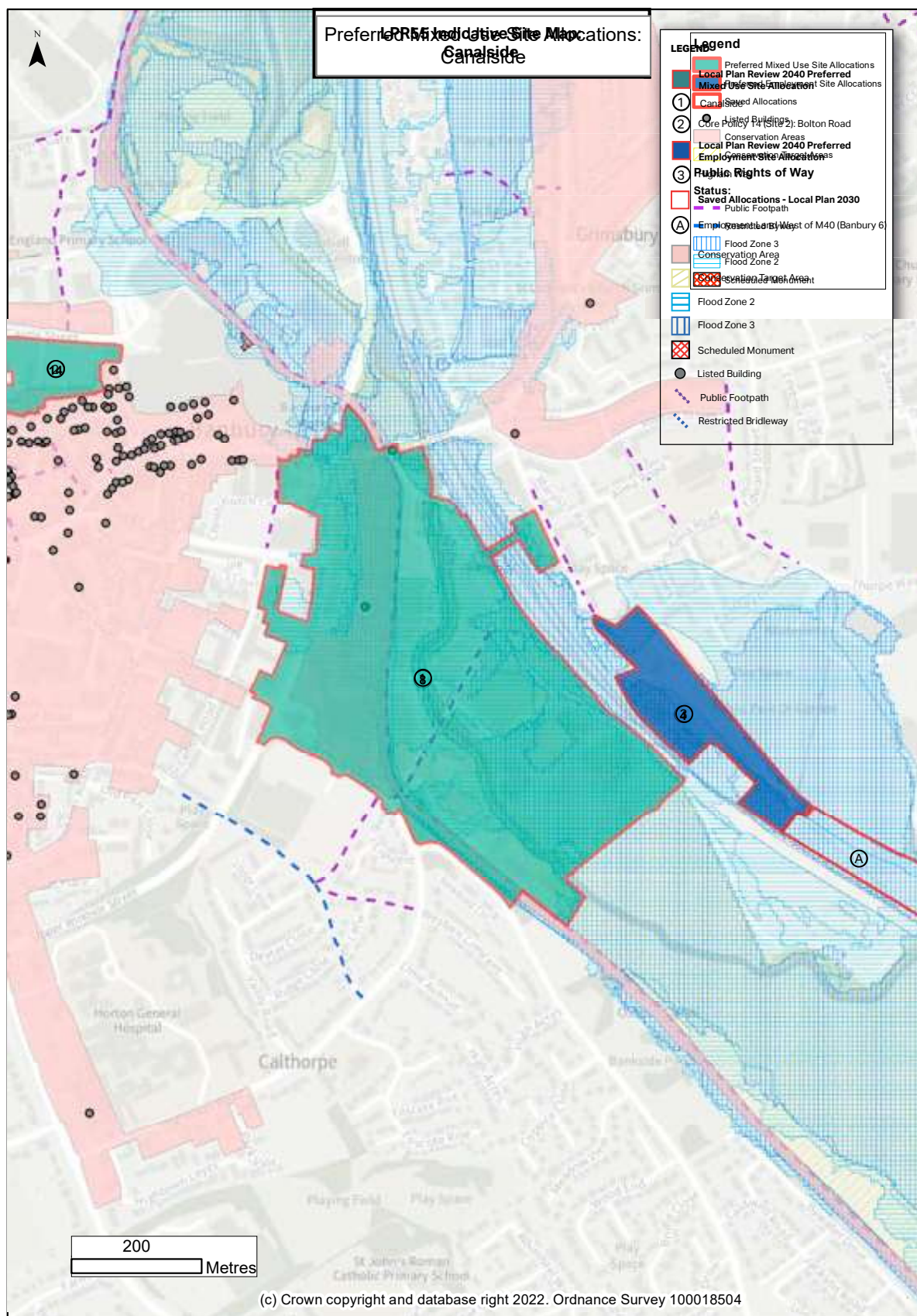
Site Reference	LPR55: Canalside
Area	Banbury
Site Area	25.57ha
Site Capacity	Mixed use, indicative capacity of 500 dwellings.
	Circa 7.5ha of employment land
Site Type	Brownfield

Key Constraints:

- The River Cherwell and the Oxford Canal pass through the site.
- Multiple and complex landownerships. The Oxford Canal is a designated conservation area;
- There are a number of listed buildings and structures within the site;
- Large areas of the site are located within Flood Zones 2 and 3;
- Located within the Nature Recovery Network Zone;
- The North Cherwell Conservation Target Area runs through the centre of the site along the river corridor;
- There is one Public Right of Way which crosses east-west through the site along Tramway Road;
- A twin foul rising main crosses the site from Canal Street to the football ground;
- Home of Banbury Utd FC;
- Multiple small business premises within the site.

Key Opportunities:

- Opportunity to deliver a high quality, well designed, sustainable, employment-led mixed-use redevelopment of a key gateway site adjacent to the town centre;
- Potential inclusion of live/work units;
- Opportunity to develop a new sustainable neighbourhood of approximately 500 homes, primarily within the northern and western parts of the site, including the Oxford Canal corridor;
- The retention of approximately 7.5 hectares of employment uses (Use Class E(g) B2, B8), primarily to the east of the River Cherwell;
- Opportunity to reserve a site of up to 0.5 hectares for a new primary care facility;
- Options to relocate Banbury United Football Club;
- Provision of new pedestrian routes and cycleways across the site including across the canal and River Cherwell;
- Potential options to improve junction arrangements on Bridge Street and Cherwell Street;
- Delivery of improved public transport services, including a bus route through the site, and
- Provision of a linear park(s) and natural space concentrated along the canalside/ riverside, including a natural buffer through the site along the Oxford Canal and River Cherwell for riparian planting and additional tree cover.



**LPR55 CANALSIDE:
Indicative Strategic Green and Blue Infrastructure**



KEY:

- | | | | | |
|---|--|--|--|---|
|  'Grey to green' linear park/play area |  Strengthening Oxford Canal trail |  Footbridge |  Woodland planting |  Flood Zones 2 and 3 |
|  Waterbody |  Public Right of Way |  Accessible green space |  NRN: Core Zone | |

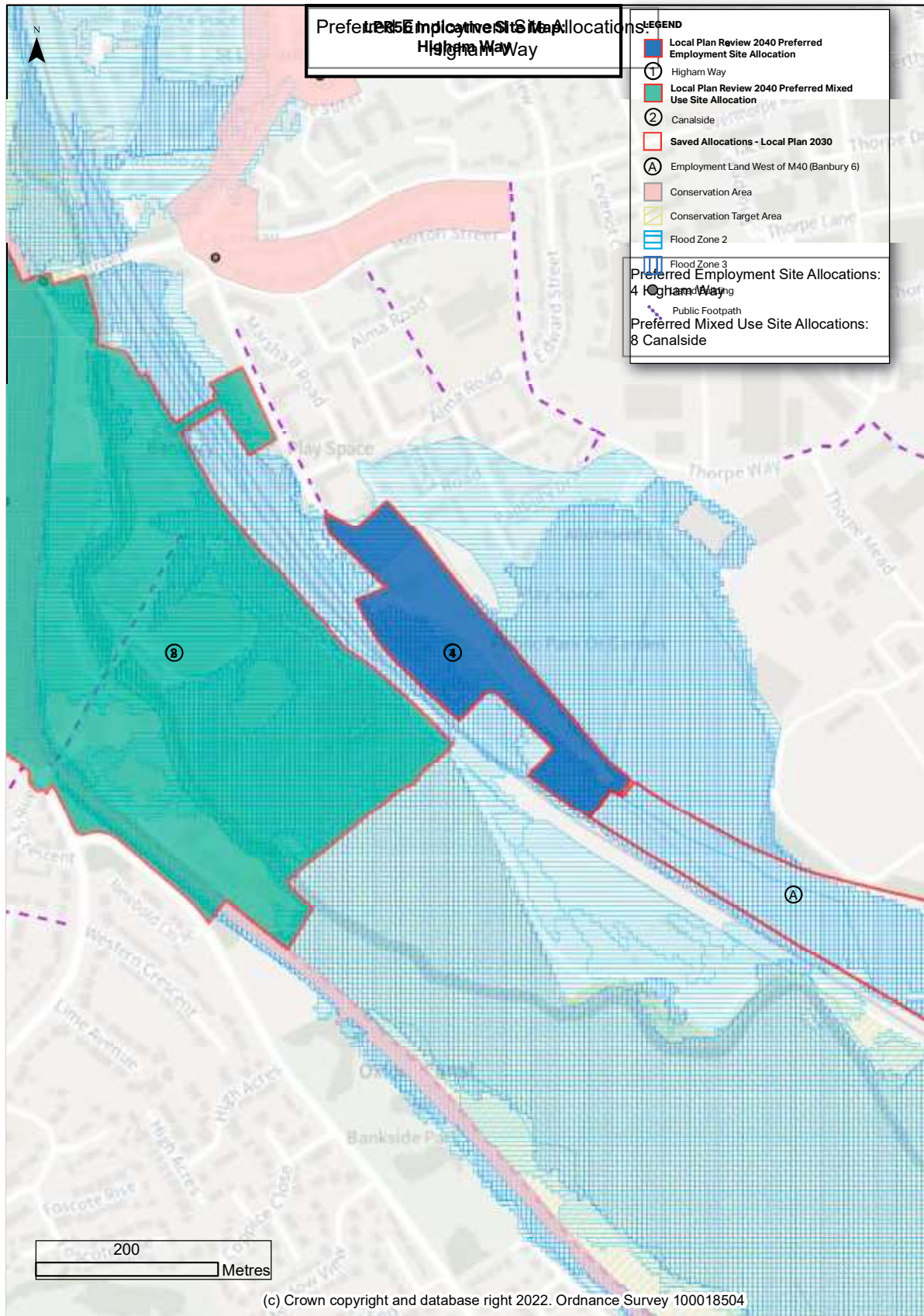
Site Reference	LPR56: Higham Way
Area	Banbury
Site Area	3.17 ha
Site Capacity	Employment site
Site Type	Brownfield

Key Constraints:

- The North Cherwell Conservation Target Area is close to the site to the west. The site is bordered by areas of priority habitat grassland;
- The eastern half of the site is located within the NRN “Wider Landscape Zone” and the western half of the site is located within the NRN “Recovery Zone”;
- There is one Public Right of Way which terminates at the northern edge of the site;
- Banbury Castle lies 500m north-west of the site and there could be ephemeral medieval remains in the area;
- The site may include protected species, including reptiles.

Key Opportunities:

- A regeneration opportunity extending to 3.17 hectares directly to the south-east of Banbury Town Centre capable of accommodating high quality, well-designed employment development;
- Development should incorporate energy efficiency measures and support climate change resilience;
- Opportunity to develop an active travel hub;
- The Public Right of Way should be connected through the site to provide onward links to the town centre;
- Opportunity to develop a footbridge or crossing over the railway;
- Opportunity to protect and enhance this area as part of the surrounding landscape context to the adjacent North Cherwell Conservation Target Area, and
- Opportunities for tree planting along the railway corridor and proposed streets.



**LPR56 HIGHAM WAY, BANBURY:
Indicative Strategic Green and Blue Infrastructure**



KEY:

-  Walking and cycling network
-  Flood Zones 2 and 3
-  Footbridge
-  Public Right of Way
-  Tree planting
-  Accessible green space
-  Sustainable urban drainage (SuDS)

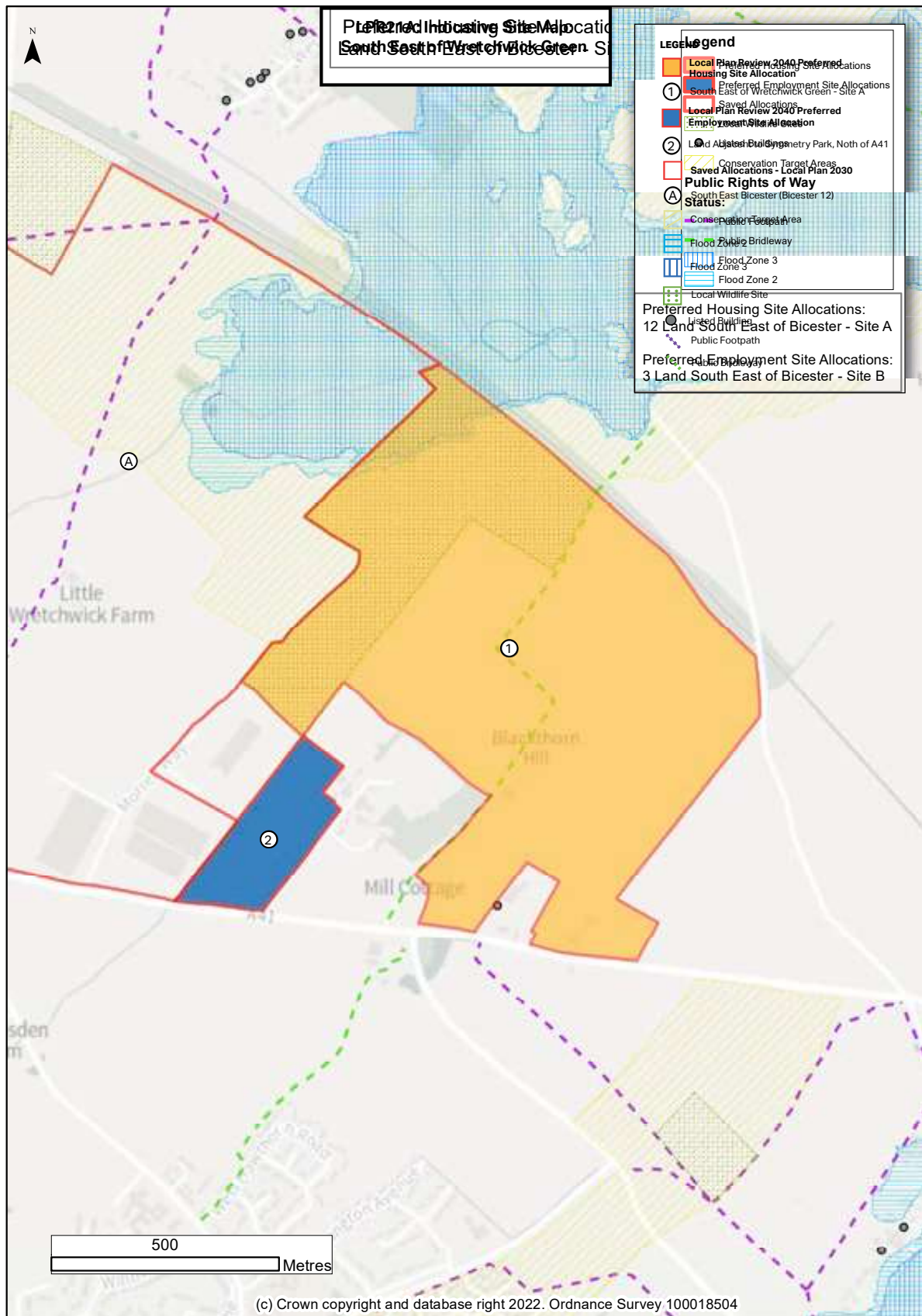
Site Reference	LPR2 1A: South-East of Wretchwick Green - Site A
Area	South-East Bicester
Site Area	75ha
Site Capacity	Housing, 800 dwellings
Site Type	Greenfield

Key Constraints:

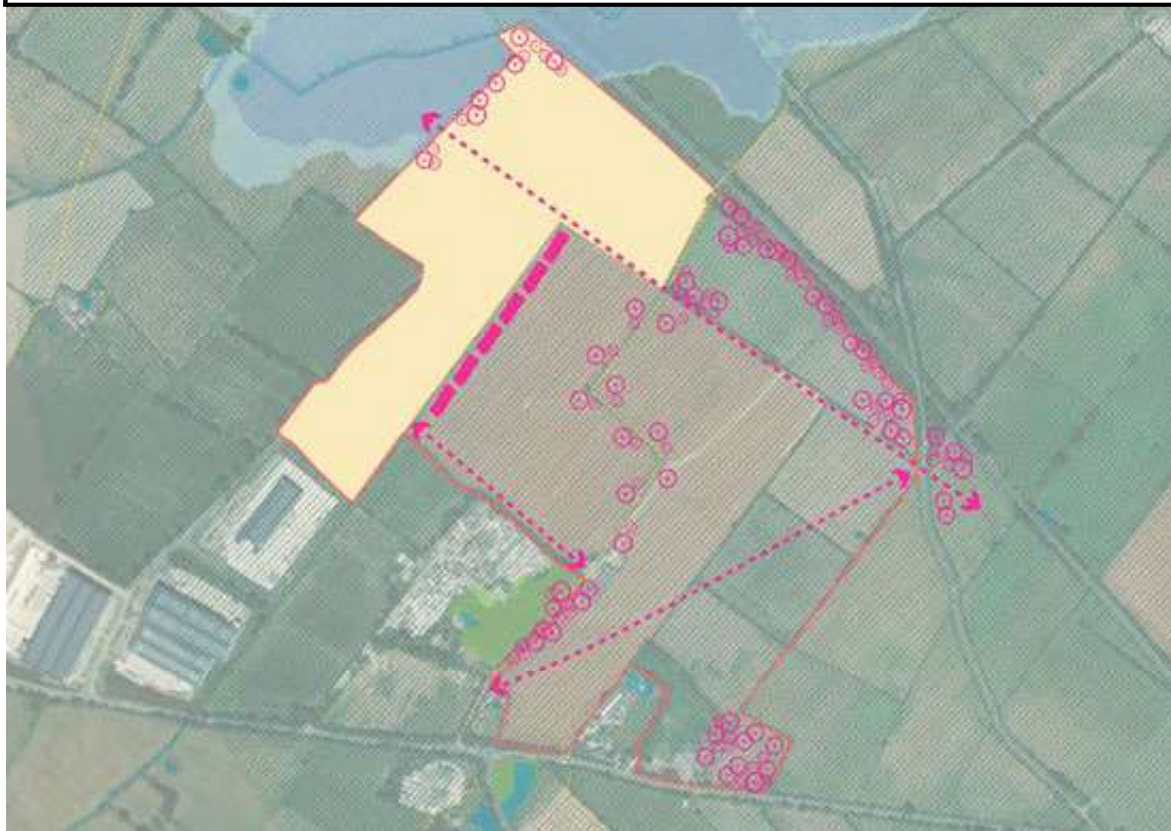
- Blackthorn Hill Local Wildlife Site and part of the River Ray Conservation Target Area are located in the north of the site;
- The Windmill, Blackthorn Hill is a listed building located to the south of the site;
- An area of Flood zones 2 and 3 in the north of the site;
- Potential landscape impact on the wider countryside;
- Sensitivities include the sloping landform of Blackthorn Hill and the open and rural setting of the landscape, and
- Approximately one-quarter of the site is designated as a local wildlife site.

Key Opportunities:

- Opportunity to deliver a high-quality and sustainable development of approximately 800 homes, with strong connections to Bicester town centre and surrounding employment areas;
- Opportunities to improve and enhance the existing transport corridor along the A41;
- Potential options for a mobility hub or strategic bus service and other such as a park and ride, cycle parking and EV charging facilities;
- Opportunities to improve Public Rights of Way and provision of additional footpaths and cycleways linking the site to surrounding areas, including Symmetry Park;
- Provision of a bus route through the site;
- Opportunities to establish ecological corridors and strategic-scale linear green spaces, and
- Biodiversity enhancement areas to be provided including speciesrich grassland and native woodland planting on-site.



**LPR21A SOUTH EAST OF WRETCHWICK GREEN- SITE A:
Indicative Strategic Green and Blue Infrastructure**



KEY:

- | | | | | |
|--|---|--|--|---|
|  Hedgerows |  Reconnect
PRoWs and
cycleways |  Tree planting |  Strategic scale
linear green
space |  Accessible
green space |
|  Local Wildlife
Site |  Public Right
of Way |  Flood Zones 2
and 3 | | |

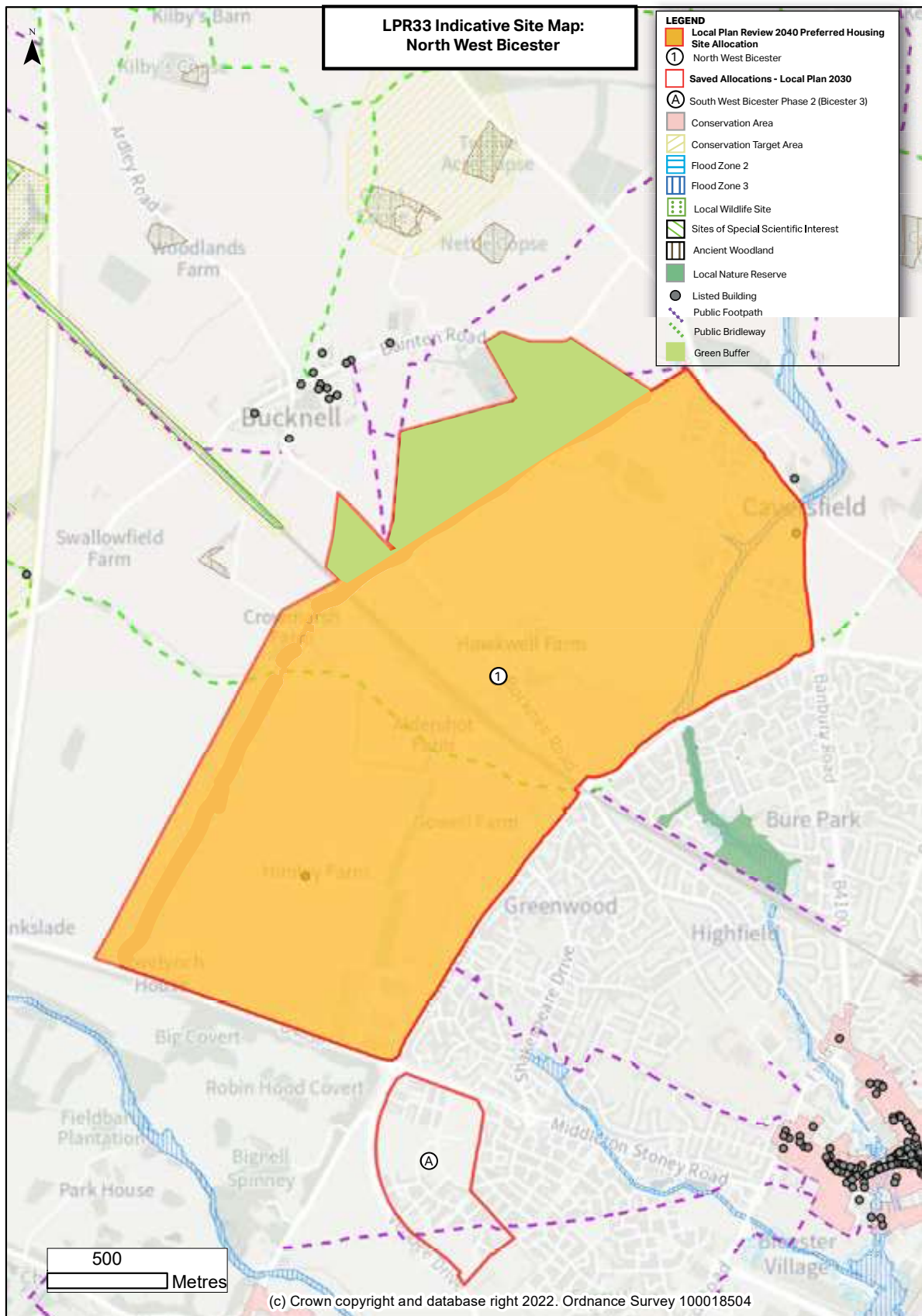
Site Reference	LPR33: North-West Bicester
Area	Bicester
Site Area	454ha
Site Capacity	7000 dwellings plus associated community uses, open space and employment
Site Type	Greenfield

Key Constraints:

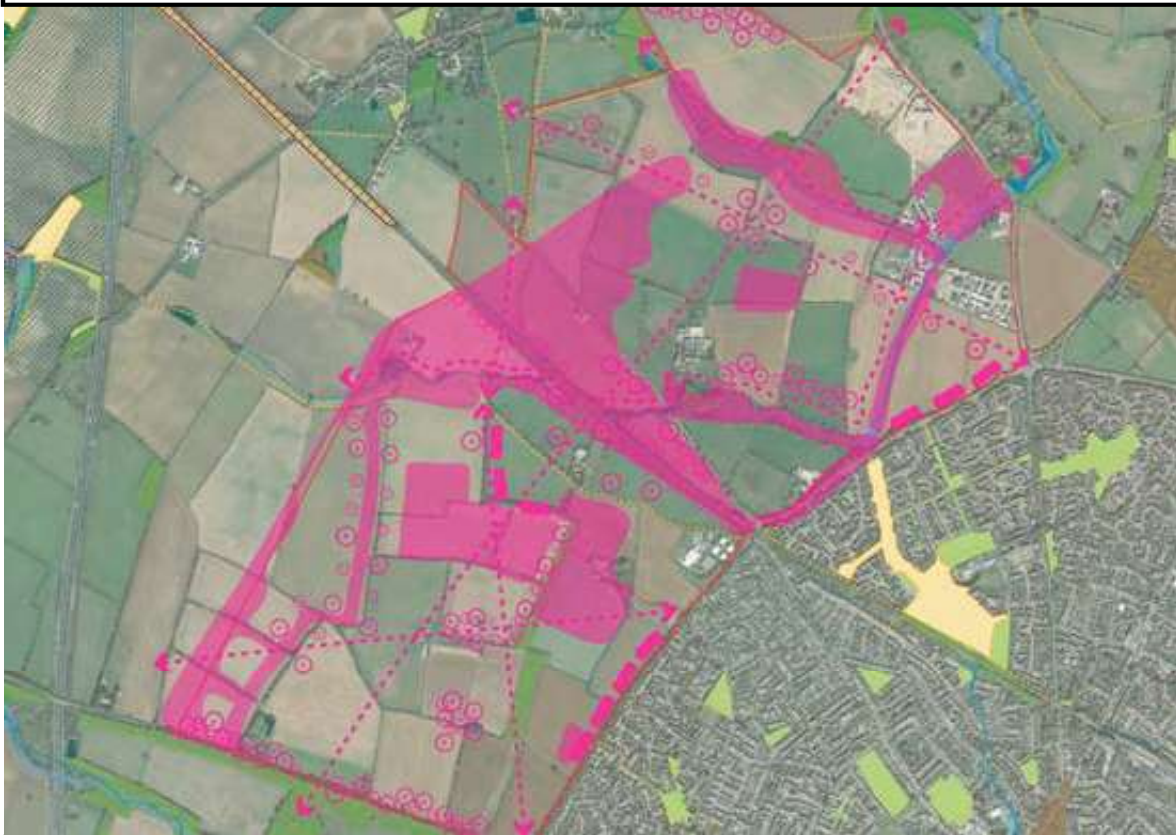
- Bignell Park; a historic parkland landscape, lies to the southwest of the site;
- The site has a number of existing Public Rights of Way;
- The site is within an area of archaeological interest;
- There are three Grade II listed buildings within the site and some notable historic buildings within the surrounding area;
- The site is located within the Nature Recovery Network “Wider Landscape Zone”;
- Town Brook crosses the middle of the site leading to some areas of fluvial flood risk;
- The village of Bucknell lies immediately to the north of the site.

Key Opportunities:

- Opportunity to develop an exemplar zero carbon mixed-use development to include a total of 7,000 new homes;
- The opportunity to provide a range of well-designed, and sustainably constructed housing that integrates well with the local area and which demonstrates innovation;
- The provision of affordable housing;
- The provision of local cultural, recreational, social, retail and education facilities within walkable neighbourhoods;
- Many opportunities to conserve and positively enhance local features, habitats and character including through the provision of extensive areas of green infrastructure (at least 40%) and biodiversity enhancements of at least 20% biodiversity net gain;
- Opportunity to create a permanent and extensive green buffer between the new North West Bicester community and Bucknell village;
- The provision of a total of 10 hectares (including completed development) of employment land in the south-east of the site (use classes B and E(g));
- The provision of new active travel routes, and
- Delivery of key infrastructure including local green spaces, children’s play areas outdoor sports facilities, new primary schools, an extension to Gagle Brook School, a secondary school, community facilities, a large GP surgery and other health-related facilities.



**LPR33 NORTH-WEST BICESTER:
Indicative Strategic Green and Blue Infrastructure**



KEY:

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|---|---------------------|---|-----------------------------|---|-----------------------------|---|------------------------|
|  | Hedgerows |  | Walking and cycling network |  | Woodland planting |  | Accessible green space |
|  | Local Wildlife Site |  | Public Right of Way |  | Strategic linear park space | | |

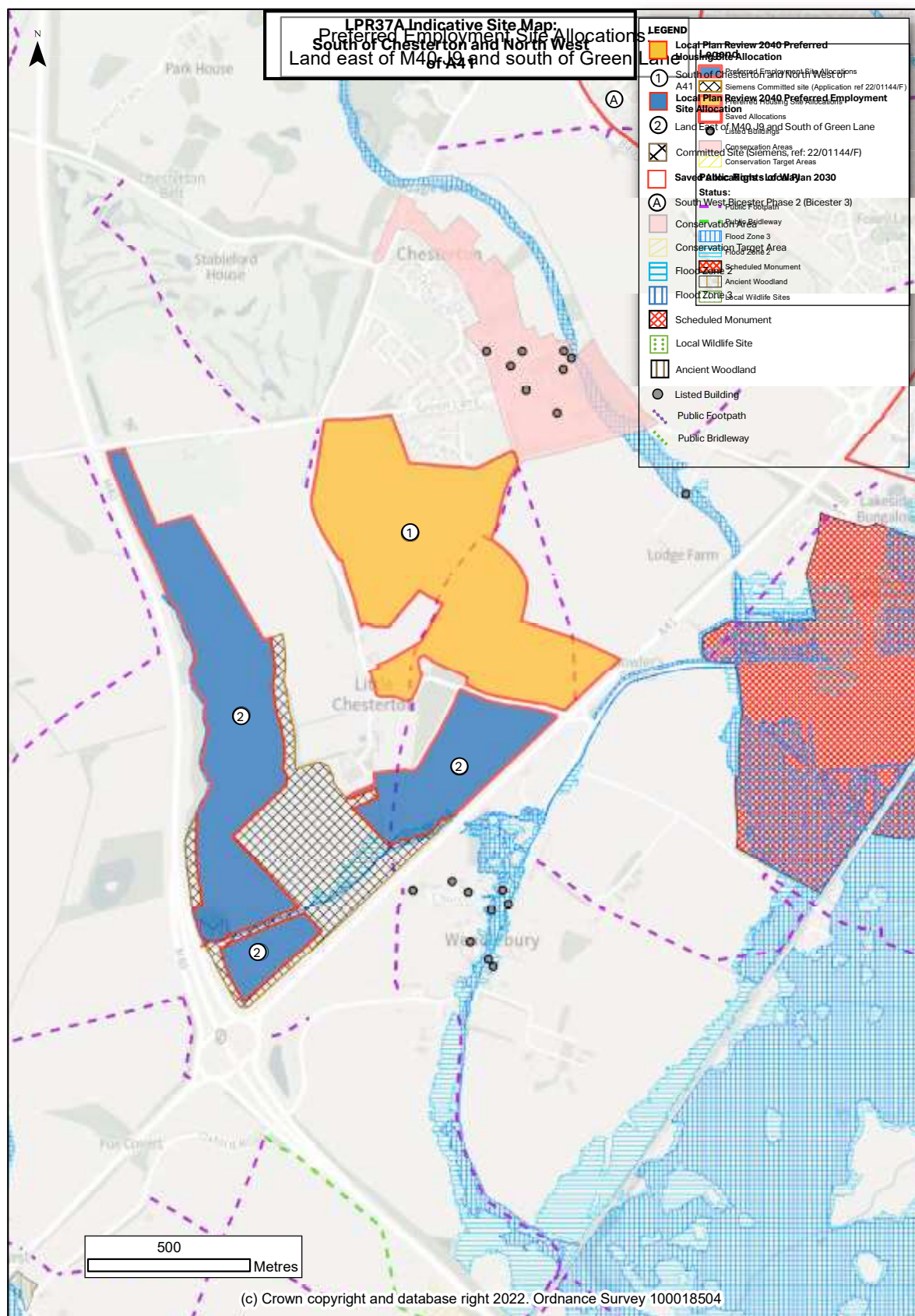
Site Reference	LPR37A: South of Chesterton and North-West of A41
Area	Chesterton
Site Area	42.37ha
Site Capacity	500 dwellings
Site Type	Greenfield

Key Constraints:

- Infrequent bus service serving Chesterton with the closest bus stop located approximately 500m to the east on Green Lane;
- The site is located within the Nature Recovery Network “Wider Landscape Zone”;
- Public Rights of Way across the site;
- The village of Chesterton and the Chesterton Conservation Area are immediately to the north of the site;
- High voltage power lines cross the site.

Key Opportunities:

- Opportunity to develop a new well designed, sustainable neighbourhood of approximately 500 dwellings;
- Opportunity to provide improved public transport services for Chesterton;
- Opportunity to deliver extensive active travel improvements including enhancement of footpath and cyclepath connectivity with the town centre, employment areas and rail stations;
- Opportunity for a strategic linear green public open space which connects with Chesterton village;
- Opportunity for woodland planting, particularly along the western boundary;
- Opportunity to provide new formal sports facilities and children’s play areas;
- Contributions towards expanded school provision, including special educational needs;
- Contributions to the Byrnehill community woodland and a blue and green corridor along Vendee Drive, and
- New biodiversity enhancement areas including through species-rich grassland and native woodland planting within areas of open space to achieve 20% biodiversity net gain.



**LPR37A LAND SOUTH OF CHESTERTON AND NORTH WEST OF A41:
Indicative Strategic Green and Blue Infrastructure**



KEY:

- | | | | | | | | |
|---|-------------------|---|-----------------------------|---|-----------------------|---|------------------------|
|  | Hedgerows |  | Walking and cycling network |  | Woodland planting |  | Accessible green space |
|  | Conservation Area |  | Public Right of Way |  | Strategic green space | | |

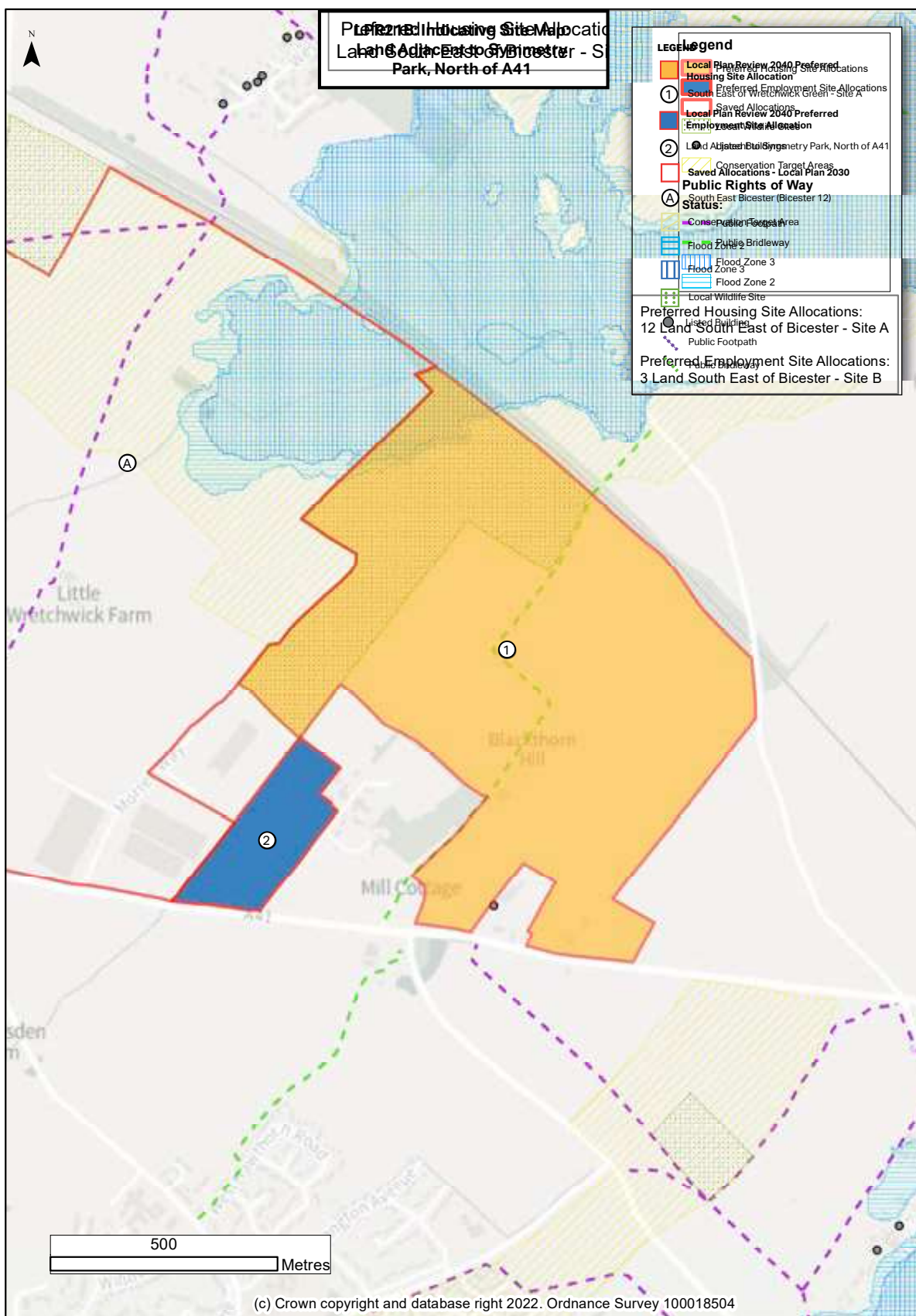
Site Reference	LPR21B: Land adjacent to Symmetry Park, North of A41
Area	Bicester
Site Area	6.32ha
Site Capacity	Employment uses E(g)(i)/(ii)/(iii)/B2/B8 floorspace
Site Type	Greenfield

Key Constraints:

- Arncott Bridge Meadows Site of Special Scientific Interest (SSSI) is located just over 2.5km to the south-east; Stratton Audley Quarries SSSI 4km to the north and Long Herdon Meadow SSSI 4.71km to the east of the site;
- Blackthorn Hill Local Wildlife Site and the River Ray Conservation Target Area are located immediately to the north;
- Sensitivities include the sloping landform of Blackthorn Hill and the open and rural setting of the landscape.

Key Opportunities:

- Opportunity to provide over 6 hectares of land for employment development;
- Opportunities for structural planting and landscaping within the site to provide for the enhancement, restoration and creation of wildlife corridors;
- Opportunity to provide green infrastructure links within and beyond the development site;
- Provision of accessible public transport services, including bus stops and bus routes where necessary;
- The provision of cycleways and footpaths with onward connections to Symmetry Park;
- Provision of safe pedestrian and cycle access to/from the site and along the A41, and
- Provision of new green links, with connections to the adjacent employment sites and proposed residential site.



**LPR21B LAND ADJACENT TO SYMMETRY PARK, NORTH OF A41 - BICESTER:
Indicative Strategic Green and Blue Infrastructure**



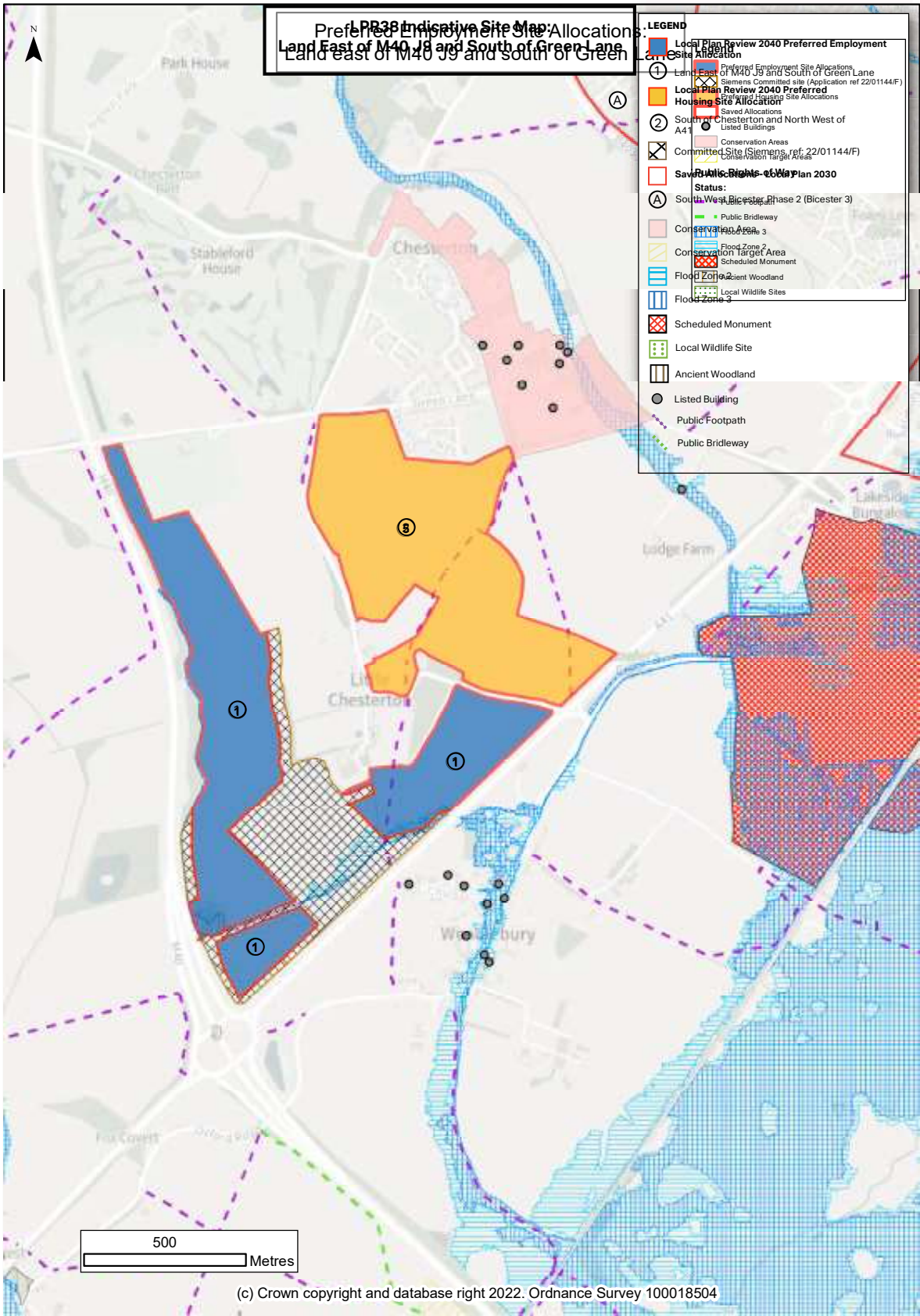
Site Reference	LPR38: Land east of M40 J9 and South of Green Lane
Area	Chesterton/Wendlebury,
Site Area	45.80ha
Site Capacity	40ha Employment floorspace E(g)(i)/(ii)/(iii)/B2/B8
Site Type	Greenfield

Key Constraints:

- The site is located within the Nature Recovery Network “Wider Landscape Zone”;
- A public right of way crosses the middle of the site and connects to Chesterton, Bicester and Wendlebury;
- Likely significant archaeological and other heritage assets within the site;
- Ancient woodland located in the south of the site adjacent to the M40;
- Wendlebury Brook crosses the south of the site.

Key Opportunities:

- Opportunity to deliver a high quality distinctive, sustainable and energy efficient employment development that integrates well with the local area and provides a positive gateway into the town;
- Provision for safe pedestrian and cycle access to/from the site and along the A41;
- Provision of accessible public transport services, including bus stops and bus routes where necessary;
- Opportunities for wetland habitats along the existing waterways on the edges of the site.



**LPR38: LAND EAST OF M40 J9 AND SOUTH OF GREEN LANE:
Indicative Strategic Green and Blue Infrastructure**



KEY:

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|---|--|---|----------------------------------|---|---------------------|---|------------------------|
|  | Key routes lined with SuDs and tree planting |  | Green walking and cycling routes |  | Woodland planting |  | Wetland habitats |
|  | Waterbody |  | Flood Zones 2 and 3 |  | Public Right of Way |  | Accessible green space |

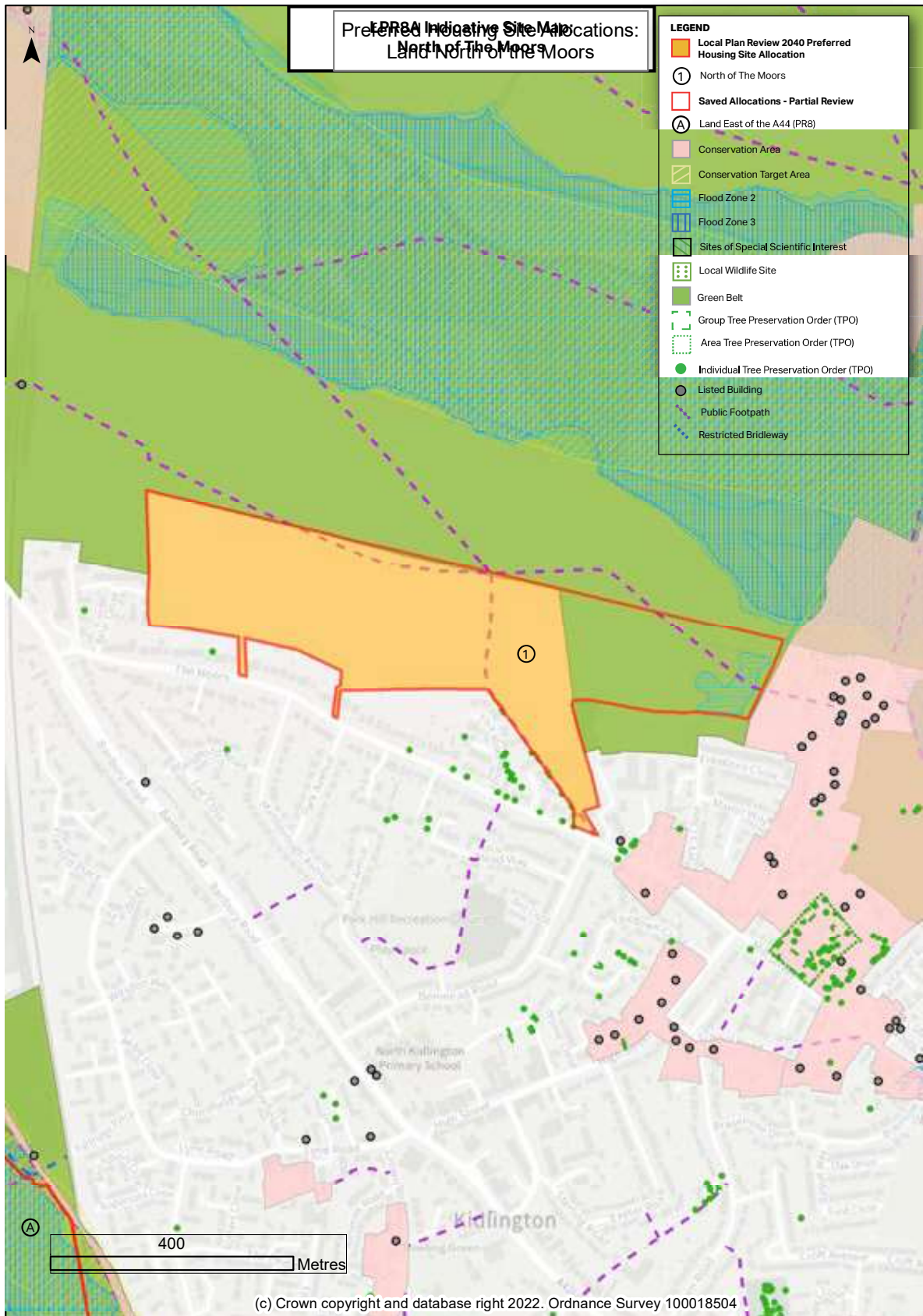
Site Reference	LPR8A: North of The Moors
Area	Kidlington
Site Area	21.5 ha
Site Capacity	Housing, indicative capacity 300 dwellings
Site Type	Greenfield

Key Constraints:

- The site is adjacent to Church Street Conservation Area and located in the proximity of Listed Buildings and four other Conservation Areas;
- Key views across the site towards the spire of St Mary the Virgin Church;
- The site is an area of archaeological interest related to Iron Age, Roman and medieval settlement;
- A medieval moat is situated to the east of the site;
- The site is located within the 'Recovery Zone' of the Oxfordshire Nature Recovery Network';
- The site is adjacent to the Lower Cherwell Valley Conservation Target Area and the setting of the River Cherwell Valley to the north;
- There are two Public Right of Ways east and north of the site;
- Part of the site falls within Flood Risk Zone 2;
- There are groups of Tree Preservation Orders (TPOs) and individual TPOs on-site;
- The site is within the Oxford Green Belt;
- Limited options for vehicular access.

Key Opportunities:

- Opportunity to deliver a high quality, sustainable new neighbourhood for Kidlington of approximately 300 homes;
- Opportunity to establish new woodland and a green linkage to the District Wildlife Site to the northeast;
- Opportunity to extend the National Cycle Network through the site;
- The provision of bus priority and walking/cycling improvements to the A4260;
- Opportunities to deliver formal and informal open space, a village green, play space, pitches, allotments and community food growing space, and
- Opportunity to establish a new woodland which links to the Thrupp Community Forest.



**LPR8A NORTH OF THE MOORS:
Indicative Strategic Green and Blue Infrastructure**



KEY:

-  Hedgerows
-  Connect and enhance PROWs
-  Woodland planting
-  Wetland habitats and SuDs
-  Accessible green space
-  Conservation Area
-  Public Right of Way
-  Flood Zones 2 and 3

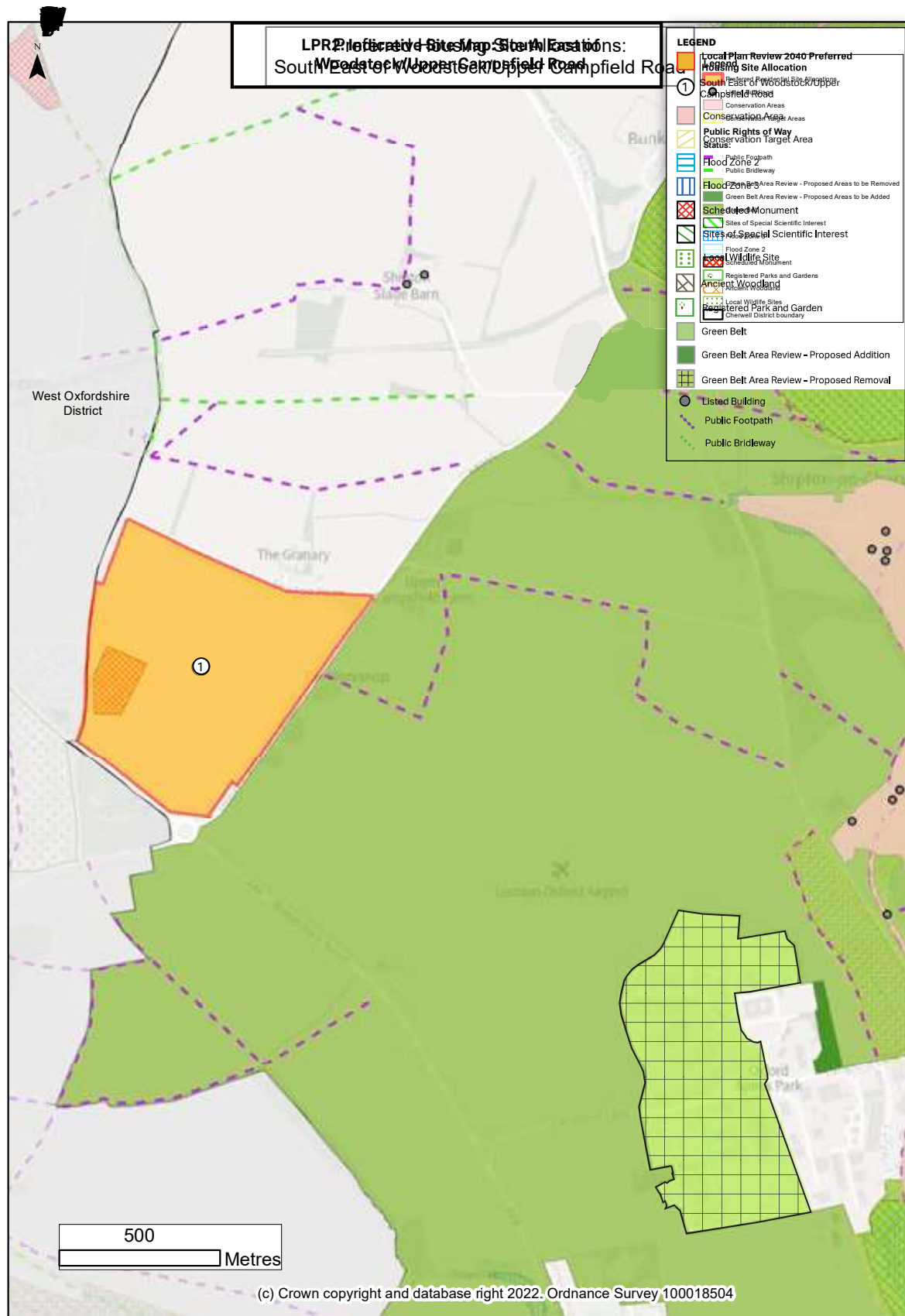
Site Reference	LPR2: South-East of Woodstock /Upper Campsfield Road
Area	Shipton on Cherwell
Site Area	48.71 ha
Site Capacity	Housing, indicative capacity of 450 dwellings
Site Type	Greenfield

Key Constraints:

- The majority of the site is located within the NRN “Wider Landscape Zone”;
- Blenheim Palace, a World Heritage Site and SSSI, is located to the west of the site;
- Blenheim Village Scheduled Monument is located in the southwestern part of the site;
- Multiple Public Rights of Way connect to the site boundary;
- Areas of broadleaved woodland at the northern and eastern boundaries;
- High voltage power lines cross the site;
- A main badger sett is present on the north-eastern area of woodland at the site;
- Common lizards have been recorded at the site;
- The site is of Local or County importance for most bat species.

Key Opportunities:








- Opportunity to deliver a high-quality residential development of approximately 450 homes, that is well-integrated with the Woodstock and Kidlington communities;
- Opportunity to link the primary street/spine road with the Park View development;
- Opportunity for the development proposal to benefit from the proposed A44 Transport Hub/Park & Ride;
- Opportunities to contribute towards the expansion of Woodstock CE Primary School and/or contribute towards a new primary school;
- Opportunities to enhance the coverage of meadow and grassland habitat on-site, and
- Options to incorporate natural play areas and green space within the setting of the Blenheim Villa scheduled monument.



**LPR2 SOUTH EAST OF WOODSTOCK/UPPER CAMPSFIELD ROAD:
Indicative Strategic Green and Blue Infrastructure**



KEY:

	Lowland meadow areas		Walking and cycling network		Woodland planting		Green space and natural play		Accessible green space
	NRN: Core Zone		Public Right of Way						

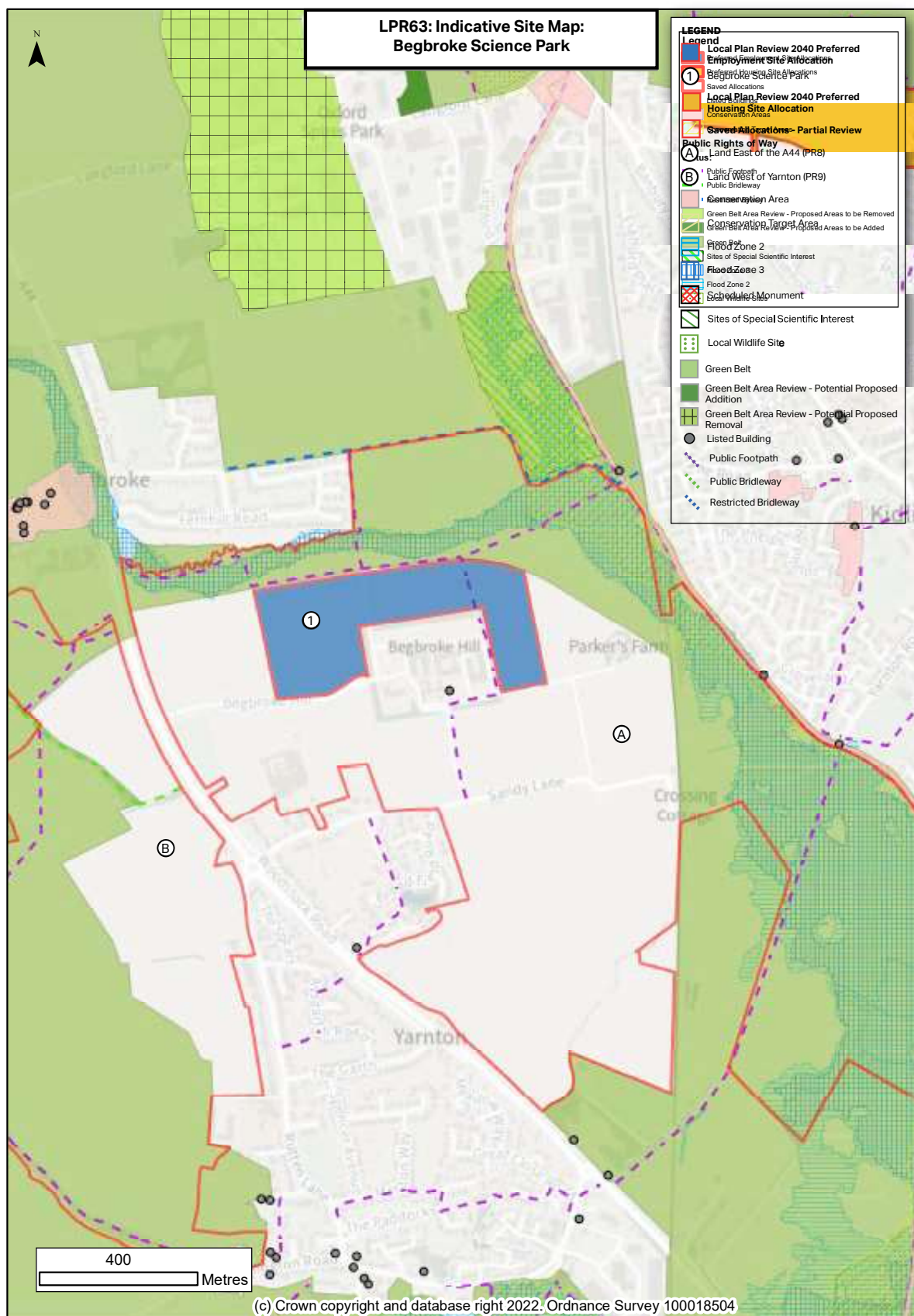
Site Reference	LPR63: Begbroke Science Park
Area	Begbroke
Site Area	14.74ha
Site Capacity	14.74ha Employment – focus on R&D (class E(g)(ii))
Site Type	Greenfield

Key Constraints:

- The site is located within the Nature Recovery Network (NRN) “Wider Landscape Zone”;
- The Lower Cherwell Valley Conservation Target Area is 100m to the east of the site;
- The site is situated along the southern edge of the wooded Rowel Brook, a tributary to the River Cherwell, and is 200m south-west of Rushy Meadows SSSI;
- Two Public Right of Ways cross north-south through the middle of the site and along the northern site boundary along Rowel Brook;
- High voltage power lines cross the site;
- The site lies directly south of Rowel Brook and Flood Zone 3 brushes along the northern site boundary;
- The northern boundary lies adjacent to a Thames Water foul sewage pumping station.

Key Opportunities:







- Opportunity to deliver high quality and sustainable high-tech employment floorspace that integrates well with the local area and the adjacent proposed new residential neighbourhood;
- Opportunities for enhanced cycling and walking connections;
- Opportunities to deliver enhanced wetland, woodland and meadow habitats;
- Opportunity to establish wooded areas, particularly along the northern boundary of the site along the Rowel Brook Corridor, and
- Opportunity to explore nature-based solutions to flooding on the site.



**LPR63 BEGBROKE SCIENCE PARK:
Indicative Strategic Green and Blue Infrastructure**



KEY:

-  Reconnected PRow and cycle routes
-  Enhancements to Rowel Brook
-  Woodland planting and street trees
-  Flood Zones 2 and 3
-  Public Right of Way
-  Accessible green space

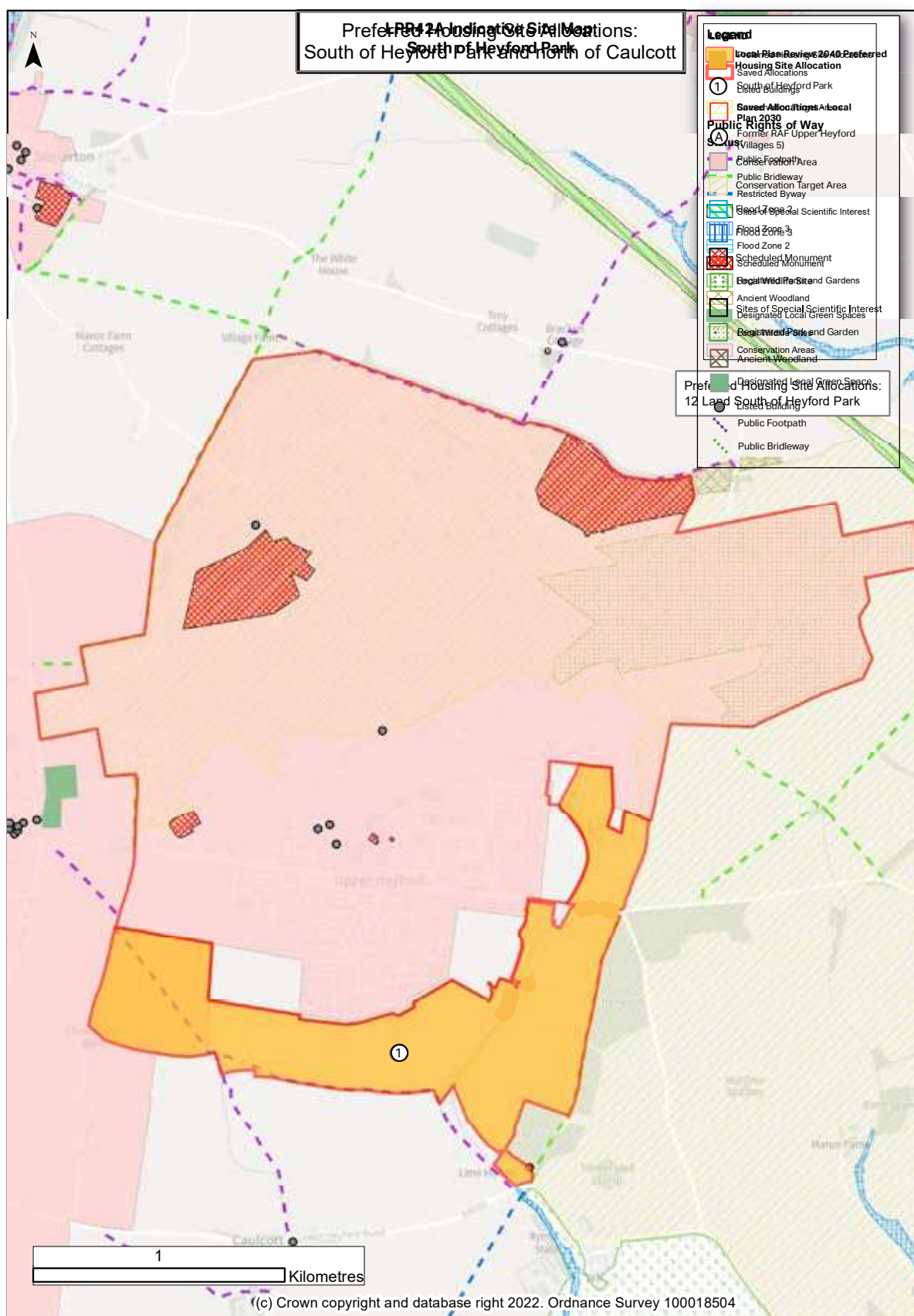
Site Reference	LPR42: South of Heyford Park
Area	Heyford Park
Site Area	105ha
Site Capacity	1,235 dwellings
Site Type	Greenfield

Key Constraints:

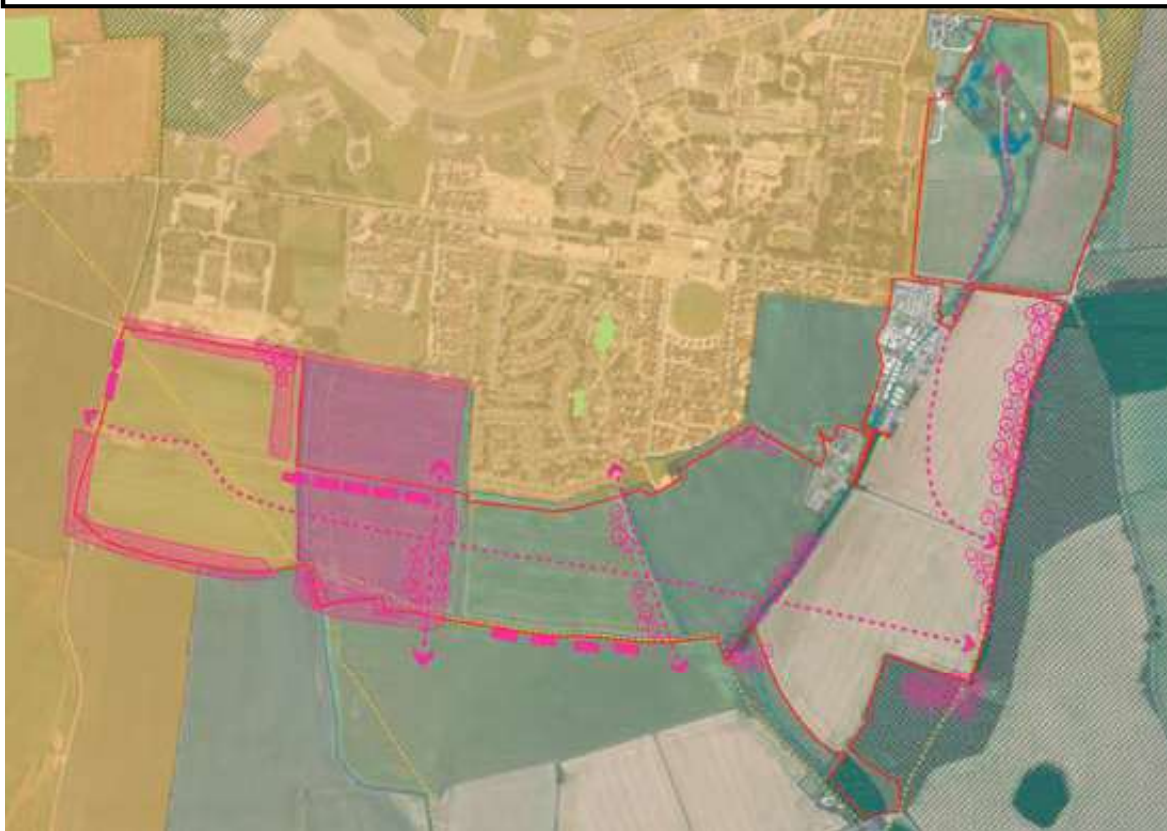
- Some of the wider Heyford Park site is within the Ardley and Upper Heyford Conservation Target Area;
- The River Cherwell and Oxford Canal corridor lie to the west of the site;
- North of the proposed site, on the flying field, is a local wildlife site; The Ardley Cutting and Quarry SSSI is located approximately 2km northeast of the site;
- A small watercourse runs north-south through the site;
- The site borders a District Wildlife Site;
- Middleton Park, a registered park and garden, lies to the south of the site;
- The Grade 1 listed Rousham Park is to the southwest;
- The Rousham and former RAF upper Heyford Conservation Areas adjoin the site;
- There is a Mineral Safeguarding Area south-east of Heyford Park.

Key Opportunities:









- Opportunity for a high quality, sustainable development of approximately 1,235 homes that integrates well with Heyford Park.
- Opportunities to expand the existing Heyford Park 2 form entry allthrough school;
- Opportunity for a new spine road connecting Camp Road and Kirtlington Road;
- Opportunities for additional community facilities, including health and leisure facilities;
- Opportunities to deliver a strategic green space with natural play areas and new wooded areas along the waterway network, and
- Opportunities to deliver biodiversity enhancement areas which include species-rich grassland and native woodland planting.



**LPR42A SOUTH OF HEYFORD PARK:
Indicative Strategic Green and Blue Infrastructure**



KEY:

- | | | | | | | | |
|---|---|---|----------------------|---|---------------------|---|------------------------|
|  | Strategic green space and nature-based play |  | Network of footpaths |  | Woodland planting |  | Hedgerows |
|  | Waterbody |  | Conservation Area |  | Public Right of Way |  | Accessible green space |

