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# Land to the North West of Station Road, Launton

## Welcome

Welcome to our exhibition about the proposed residential development at Land to the North West of Station Road, Launton.



## About Greencore Homes

At Greencore, we have harnessed our vast experience and knowledge to champion the groundbreaking concept of a Climate Positive home. Our factory manufactures closed timber frame panels which are insulated with natural materials and are built into a timber frame superstructure that locks up more carbon than it emits.

Our homes are also highly energy efficient and powered by electricity rather than gas. We utilise renewable energy sources for every home and target these supplying 100% of the energy required in use. We are creating communities where people can live low carbon, healthy and active lives.

For more information visit [www.greencorehomes.co.uk](http://www.greencorehomes.co.uk)



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## The Site

The Site is located on the north western edge of the village of Launton, and is accessed from Station Road. The Site comprises 5.8 hectares of land and currently consists of greenfield, alongside an open storage area and a large yard which is utilised for car and bus parking.

Within the Site there are several mature landscape features including two woodland areas a drainage ditch and a network of hedgerows along the boundaries to fields. A Public Right of Way also runs through the woodland and crosses the Site in the centre, before heading north over the railway line via a new pedestrian bridge.

## Planning History

An Outline Planning Application for the Site was submitted to Cherwell District Council in 2021 and allowed at appeal in November 2022. Greencore Homes acquired the Site in May 2023 and have instructed an experienced project team to prepare a masterplan and house type designs in line with the Outline Planning Approval. Greencore Homes will be aiming to submit a Reserved Matters Application to Cherwell District Council in the Autumn.

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**Key:**

- |                           |                               |                                     |
|---------------------------|-------------------------------|-------------------------------------|
| Site boundary (5.8ha)     | Surface water flooding        | Telephone mast                      |
| Biodiversity area (2.4ha) | Existing bund (to be removed) | Noise                               |
| Existing built form       | Existing trees/hedgerows      | Overhead powerlines                 |
| Existing hard surface     | Existing scrub area           | Listed building                     |
| Existing pond             | Tree protection area          | Proposed site access                |
| Ditch                     | Asbestos                      | Proposed access to telephone mast   |
| Offset from ditch         | PRoW                          | Proposed enhanced boundary planting |

## Constraints & Opportunities

The proposals will seek to:

- Retain and minimise the impact on green/blue infrastructure and integrate these features into the landscape and drainage strategy;
- Retain existing PRoW connectivity through the Site and improve the environment for pedestrians and cyclists along Station Road;
- Improve biodiversity on the Site by protecting priority habitats and creating a dedicated Biodiversity Area adjacent to the development;
- Minimise the impact on existing residential properties and businesses by respecting boundaries; and
- Manage the demolition of existing buildings carefully to prepare the site for delivering new homes and open space.

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## Masterplan Key:

- Site boundary
- Biodiversity area
- 1 Consented vehicular, pedestrian and cycle entrance
- 2 Proposed sustainable urban drainage
- 3 Play area
- 4 Wildflower planting
- 5 Public Right of Way
- 6 Access to telephone mast
- 7 Enhanced boundary planting
- 8 Proposed pumping station and microgrid



## The Masterplan

The proposed development will deliver 65 new homes, including 23 affordable homes, and 8 Live-Work units, set within new landscape and public open space. Homes will be Climate Positive, targeting Passivhaus standards of energy efficiency. The landscape-led site layout has been sensitively designed to incorporate existing mature landscape features and the Public Right of Way, and includes an additional Biodiversity Area to ensure the proposals have a positive impact for ecology.



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## New Climate Positive Homes

The new homes on this site will be designed and constructed to be Climate Positive. This is achieved through a combination of locking up carbon in construction and renewable energy provision in use. The following principles further explain what we mean by Climate Positive:



Simple, compact building forms with a good 'form factor' (the efficiency relationship between floor area and extent of external thermal envelope).



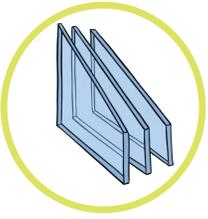
Materials like cement, steel and bricks will be minimised so each timber superstructure locks up more carbon than it emits.



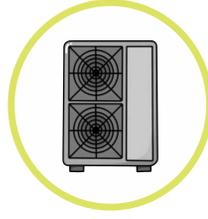
Building orientation and using (controlled) solar gain to assist with energy balance of the dwelling. Integrated PV system to increase energy generation.



Homes constructed with closed timber panels made in Greencore's factory, meaning homes can be erected on site in a matter of days.



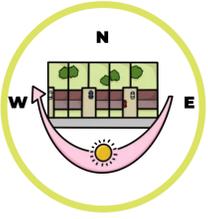
Areas of glazing on each elevation carefully considered to minimise heat loss and to maximise (controlled) solar gain. Triple glazing throughout will reduce heat loss and thermal comfort for occupants.



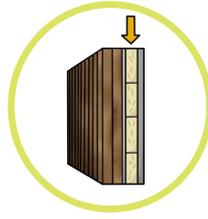
High levels of airtightness - used in conjunction with fully openable windows and an MVHR system.



Hot water and space heating are highly energy efficient and powered by electricity (rather than gas).



Homes orientated east to west on the site to maximise south facing living spaces, and bedrooms and service spaces to the north.



With high levels of thermal insulation to the building fabric and continuity of insulation - minimising thermal bridging.



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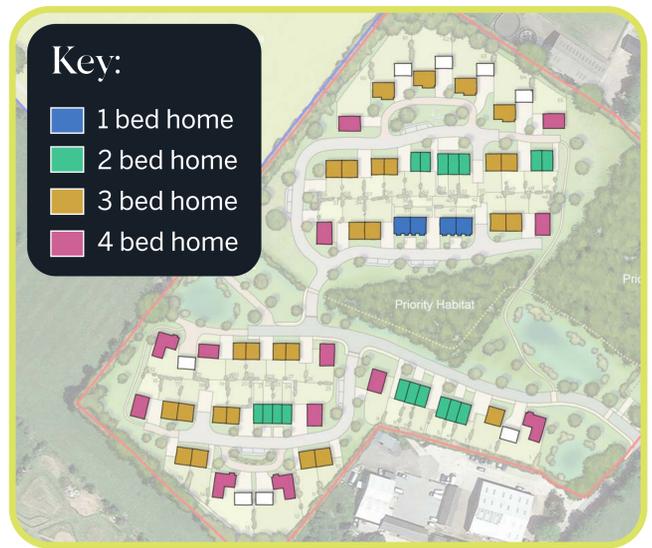


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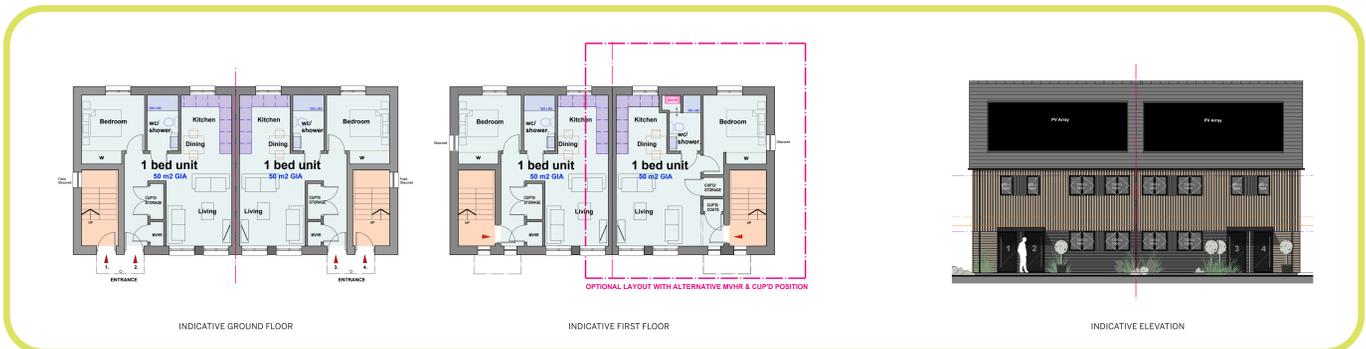
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## A Range of Dwellings

The proposals include a range of dwelling types and sizes. Homes include detached, semi-detached, terraced and maisonette homes across different tenures. Example floor plans and elevations are shown below, with an indication of a materials palette.



### Example 1 Bedroom Maisonette:



### Example 2 Bedroom Terrace:



### Example 4 Bedroom Detached:



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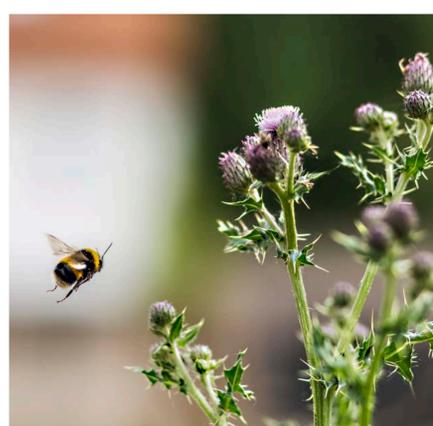
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## Landscape & Biodiversity

A dedicated area of the site, outlined in blue on the Illustrative Masterplan, will be enhanced and managed in the long term for biodiversity net gain. Species-rich grassland, hibernacula, and native hedgerows form part of the proposals in this area.

Within the development site itself, existing hedgerows and woodland features will all be retained and new habitats and wildlife corridors will be created in the form of wildflower meadows, scrub planting and sustainable urban drainage. The proposals will include enhancements for wildlife including bats, birds, barn owls, hedgehogs and insects.



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## Development Benefits

The proposals include a number of benefits for the community including:



Providing 65 new Climate Positive market and affordable rate homes to meet growing demand for homes in the District;



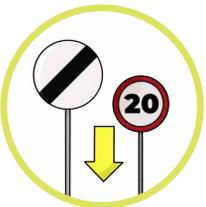
Creating a variety of open spaces accessible to the public via the existing PRow and new footpaths;



Retaining and enhancing the existing PRow including increasing the safety of the route through passive surveillance from new homes;



Reducing our impact on the planet through sustainable strategies including construction & energy supply as part of Greencore's One Planet Living commitment;



Reducing the speed limit along Station Road to 20mph to create a safer environment for pedestrians and cyclists;



Providing a new play area set within landscape, easily accessible from the village via the existing PRow;



Dedicating an area of land for biodiversity to ensure the proposals have a positive impact on local ecology; and



Contributions through a S106 agreement for improvements within the community.

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