

Site densities  
21<sup>st</sup> June 2024

Appeal site – Land east of Warwick Road, Banbury

(PINS ref. APP C3105/W/24/3338211)

170 dwellings

4.91ha developable area

**35dph net density**

**13.8 dph Gross density**

Hanwell Chase (Persimmon)

Outline permission (ref. 12/001789/OUT):

350 dwellings

9.4ha developable area

**37dph net density**

Phase 1 RM approval (ref. 15/00462/REM):

118 dwellings

3.18ha net developable area

**37dph net density** (source: site layout drawing ref P0918\_35V)

Phase 1 re-plan. LPA Ref. 16/01210/F:

20 dwellings

Net Developable area. 0.45ha

**44 Dph net density** (Source: approved Site Layout Plan Drawing No. P. 0918\_59 Rev M)

Phase 2 RM approval (ref.15/01859/REM):

210 dwellings

net developable area of 5.58ha

**37dph net density** (Source: proposed site plan ref 1018-001 rev. z)

Phase 3. LPA Ref; 19/02126/F:

Erection of 36 dwellings (Source. Site Plan. 050 Rev E)

Site area 1.3 HA (Planning Statement)

**27 dph gross density** (Source: para 9.24 of Officers report)

Drayton Lodge (marketed as Roman Fields)

Vistry RM (ref. 22/02357/REM):

320 homes

**17.4 dph gross density**