

## 5. Proposed Development & Scheme Definition

5.1 This chapter provides a summary description of the Proposed Development. Further details of the design are provided in the Design and Access Statement which are submitted with the Application.

### Overview of the Proposed Development

5.2 The description of the Proposed Development is as follows:

**“The erection of up to 540 dwellings (Class C3), up to 9,000sqm GEA of elderly/extra care residential floorspace (Class C2), a Community Home Work Hub (up to 200sqm)(Class E), alongside the creation of two locally equipped areas for play, one NEAP, up to 1.8 hectares of playing pitches and amenity space for the William Fletcher Primary School, two vehicular access points, green infrastructure, areas of public open space, community woodland, a local nature reserve, footpaths, tree planting, restoration of historic hedgerow, and associated works”.**

5.3 The Application for the Proposed Development is submitted as outline, with all matters reserved, save for the principle access points. Specific details relating to the Proposed Development will be dealt with via reserved matters in due course.

5.4 The Site comprises one single parcel of land of approximately 59.3 hectares. The Site forms part of a wider area (comprising approximately 99 hectares) which is allocated for development under Policy PR9 within the adopted Cherwell Local Plan Partial Review. In accordance with the allocation the proposed area for development within the Site comprises approximately 25 hectares.

5.5 In line with the allocation and Policy PR9, the Proposed Development can be divided into two broad elements or areas, namely (i) a development area (referred to as ‘Residential’ in Policy PR9) and (ii) land that is retained within the Green Belt where environmental enhancements are proposed as part of the Proposed Development.

5.6 The Proposed Development comprises the following:

### **Development Area / Residential Area**

- Up to 540 dwellings (Use Class C3) on approximately 16 hectares split into seven development parcels. Average net density to be around 37.5 dwellings per hectare;
- The provision of 50% of dwellings as affordable;
- Overall housing mix, tenure and size in line with the requirements of Policy PR2;
- Up to 9,000 sq. m GEA of elderly/extra care residential floorspace (Use Class C2);
- Provision of a Community Home Work Hub (up to 200 sq. m) (Use Class E);
- Retention and integration of Yarnton Medical Practice into the development, with no changes to the Centre itself proposed;
- Two Locally Equipped Areas for Play (LEAP) and one Neighbourhood Equipped Area of Play (NEAP);
- Provision of 1.8 hectares for playing pitches and amenity space, enabling William Fletcher Primary School to expand within its existing site;
- Two vehicular access points, one to the north via the A44 and the second to the south, via Rutten Lane;
- Green infrastructure and areas of public open space based on the retention of veteran trees and provision of a network of swales and attenuation ponds. Incorporation of existing hedgerows into the layout, maintaining connectivity with retained and restored hedgerows passing through open habitat. New tree planting amongst strips of grassland to buffer retained habitats from development and reinforce the movement of wildlife.

### **Within retained Green Belt**

- Restoration of historic hedgerows through the site;
- Provision of two areas of new community woodland (7.8 hectares) separated by the wooded belt of Dolton Lane. To the west the new

woodland would provide a physical buffer to Begbroke Wood, existing ancient woodland. East of Dolton Lane, it would provide a substantial multi-structural vegetated feature currently demarcated by hedgerow;

- Use of part of the retained agricultural land (19.3 hectares), immediately west of the development area as meadow, a higher value habitat requiring sympathetic management to achieve its biodiversity potential. This would be achieved through rotational grazing, with the public permitted access to fields where livestock have previously grazed, or through partitioning fields with electric fencing;
- Provision of a Local Nature Reserve providing access to pupils of William Fletcher Primary School and the public on an agreed basis;
- Two new footpaths, one connecting the centre of the site to Frogwelldown Lane, the second running south to the rear of the Care Home and providing a connection to Cassington Road, adjacent to Hill Farm;
- Retention of the remainder of the site for agricultural purposes.

5.7 The current proposed disposition of uses is as follows:

<b>Table 1</b>	
<b>Land Use</b>	<b>Comment</b>
Residential (Class C3)	Provision of up to 540 residential dwellings on the eastern part of the site (use class C3)
Extra Care/Elderly Care Provision (Class C2)	Located on the eastern part of the site (use class C2)
Community Home Work Hub	A Community Home Work Hub (Use Class E) will provide a complementary use to the wider development. It will be a significant focal point, providing flexible internal and external areas capable of hosting a variety of functions including neighbourhood activities and working space
Primary School	Expansion of existing neighbouring William Fletcher Primary School through the provision of an optimised sports area
Public Open Space	Mix of informal landscaped open space, with more formal provision as appropriate.
Local Nature	Provision of a Local Nature Reserve

Reserve	
Woodland	Provision of two new woodland areas
Hedgerows	Provision of both new and re-instated hedgerows
Biodiversity Enhancement Area and other Green Infrastructure	Provision of an area for the enhancement of local biodiversity

5.8 The proposed land use budget, prepared by the architects and set out in the Design and Access Statement is summarised below:

<b>Indicative Application Site Land Budget</b>		
<b>Name</b>	<b>Area (Ha)</b>	<b>% of Area</b>
Application Site Boundary	59.3	100%
Residential	15.9	26.9%
Health Centre	0.3	0.5%
Primary School Expansion*	1.8	3.0%
<b>Sub-Total</b>	<b>18.1</b>	<b>30.5%</b>
Green Open Space**	9.1	15.3%
Additional Green Open Space	0.6	1.0%
<b>Area Outside Green Belt</b>	<b>27.7</b>	<b>46.8%</b>
Further Green Open Space***	0.2	0.4%
Meadowland	19.3	32.5%
Woodland	7.8	13.1%
Retained Agricultural****	4.3	7.2%
<b>Area Inside Green Belt</b>	<b>31.6</b>	<b>53.2%</b>
<b>Total</b>	<b>59.3</b>	<b>100%</b>

\*School area is 1.67Ha but includes 0.13Ha for access

\*\*Green Open Space within Development Land

\*\*\*Open Space within defined Green Belt boundary

\*\*\*\*Only within Site Application Boundary

5.9 Full details of the Proposed Development are set out in the Design and Access Statement which is submitted with this Application.