



TOWN AND COUNTRY PLANNING ACT 1990

STATEMENT OF COMMUNITY INVOLVEMENT

TO ACCOMPANY A FULL PLANNING APPLICATION FOR

**DEMOLITION OF EXISTING RETAIL UNITS AND PUBLIC CAR PARK AND REDEVELOPMENT FOR
RESIDENTIAL DWELLINGS (C3 USE), PROVISION OF PRIVATE CAR PARKING, HARD AND
SOFT LANDSCAPING AND PHOTOVOLTAIC (PV) PANELS ON ROOF, AND ASSOCIATED
WORKS**

ON LAND BETWEEN CALTHORPE STREET AND MARLBOROUGH ROAD, BANBURY

FOR Tri7 BANBURY LLP

**JUNE 2023
OUR REF: PF/10387**

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1.0 INTRODUCTION

- 1.1 This Statement of Community Involvement ('SCI') has been prepared by Framptons on behalf of the Applicant, Tri7 Banbury LLP, in support of a planning application for full planning permission for:

'Demolition of existing retail units and public car park and redevelopment for residential dwellings (C3 use), provision of private car parking, hard and soft landscaping and photovoltaic (PV) panels on roof, and associated works.'

- 1.2 On land between Calthorpe Street and Marlborough Road, Banbury.
- 1.3 The public consultation process sought to make local residents and stakeholders aware of the development proposals for the site and to provide local residents with an opportunity to comment. Paragraph 39 of the National Planning Policy Framework (2021) places emphasis on the need for early engagement in order to improve the efficiency and effectiveness of the planning application system for all parties. It states that good quality pre application discussions enable better co-ordination between public and private resources and improve outcomes for the community.
- 1.4 This SCI describes the process by which arrangements have been made to engage with the local community to establish views about the development proposals. This report explains the consultation process undertaken, in terms of engagement with local residents and stakeholders; the method used to publicise the public exhibition; the information presented at the exhibition; the method used to gather feedback on the proposals; and, a summary of the responses received during and after the public exhibition, and how we have sought to accommodate any constraints as part of the planning application submission.

2.0 COMMUNITY CONSULTATION PROCESS

Publication of the Exhibition

- 2.1 A public exhibition was held at The Town Hall, High Street, Banbury, OX16 5JS on Thursday 30th March 2023 from 3:00pm – 7pm.
- 2.2 In an attempt to generate the maximum possible attendance by members of the local community for the consultation, at a time most convenient to them, the applicant carried out an afternoon and early evening consultation session. Publicity was arranged in various forms, in an endeavour to ensure that all interested parties were fully aware of the consultation process and the date of the public exhibition event.
- 2.3 A site notice was displayed on the site from Friday 17th March 2023 until Friday 31st March 2023 to notify users of the site and the NCP operated public car park of the public exhibition. A copy of the site notice and photographs of the notices in place are attached at **APPENDIX 1**.
- 2.4 A public notice was also placed in the Banbury Guardian on Thursday 16th March 2023. A copy of the notice is attached as **APPENDIX 2**.
- 2.5 Letters of invitation were also sent to Banbury Town Council and Banbury Civic Society. A copy of these letters are attached at **APPENDIX 3**.

The Exhibition

- 2.6 Intended to stimulate discussion with the local community, a series of exhibition boards were displayed. Copies of the exhibition material are appended to this SCI in **APPENDIX 4**.
- 2.7 Following the Public Exhibition, the presentation boards were (and remain) available on the Framptons Town Planning website, <http://www.framptons-planning.com>, for attendees to have a second look and to allow residents and stakeholders unable to attend to provide their comments. Residents and stakeholders did attend the Public Exhibition but preferred to review the consultation material at home following the event.

3.0 ATTENDANCE AND FEEDBACK

- 3.1 The exhibition event was attended by approximately 55 visitors in total. Photos of the exhibition are attached (**APPENDIX 5**).
- 3.2 Comment forms were provided at the exhibition, attendees were given the opportunity to submit comments during the event or to take comment forms away, enabling them to reflect on the proposals and submit comments afterwards (the comment form is attached in **APPENDIX 6**).
- 3.3 A total of 33 written representations (completed comment forms) have been received following the consultation event. A summary of the comments received is available below. (Copies of the original comments are available upon request).

4.0 RESPONSES TO COMMENTS RAISED

4.1 The public exhibition identified that the main concern with the development proposals is the proposed loss of the existing public car park, which was considered to be detrimental to the vitality of the town centre and local businesses. In addition, concern was raised regarding insufficient parking proposed for the residents of the scheme, which was considered likely to cause parking stress for local residents living in the town centre. Other concerns raised, in summary form:

- Concern regarding overlooking/loss of light and townscape impact by reason of the proposed height, scale and massing of the proposed buildings
- Impact of traffic on roads within the vicinity of the site
- Queried whether the proposals would increase flood risk in the area

4.2 The applicant has carefully considered the feedback received, including as part of the full suite of supporting technical work in support of the planning application, to ensure all the issues raised are addressed as part of the application submission to an appropriate degree. Therefore, in this section, each of the main concerns raised are responded to with cross reference to other application documents where appropriate.

Transport Impacts and Parking

4.3 The submitted Transport Assessment considers the impact of the loss of the site's existing public car park on the surrounding area. In order to determine the existing demand for parking at the site, 30-minute parking beat surveys were undertaken over a Thursday (market day), Saturday and Sunday across 15 car parks within a 400-metre (5-minute walk) distance from the site. The surveys were undertaken at the following times:

- Saturday 11th April – 09:00-19:00
- Sunday 12th April – 10:00-17:00
- Thursday 16th April – 07:00-19:00

4.4 The demand for the existing NCP operated public car park peaks at 103 vehicles, which is equivalent to 41% of the total capacity of 254 spaces.

4.5 The survey of the 15 car parks within 400-metres (5 minute walk) of the site demonstrates that there is significant spare capacity within the town centre car parks to accommodate the demand for the existing public car park on-site. The surveys indicate that at peak demand, the town centre provide some 22% residual capacity with 201 spare spaces.

4.6 Therefore, it has been demonstrated that the proposed redevelopment of the public car park would not materially affect the ability of visitors to park in Banbury town centre using alternative car parks within close proximity of the site.

4.7 A total of 75 allocated private car parking spaces is proposed. 63 of these are proposed to be located within a lower ground car park accessed from Calthorpe Street, allowing them to be concealed from view and without any negative impact to the character of the Conservation Area. 6% (4) of the lower ground car parking spaces are designated as accessible spaces and 8 spaces are proposed for two wheeled spaces. In addition to the lower ground car park, 9 surface level car parking spaces are proposed outside of the townhouses.

- 4.8 Secure storage cycle parking is proposed for residents, with one space per one bed unit and two spaces per 2 bed or larger unit provided. 115 secure cycle parking spaces for visitors is to be provided (50% provision) and will comprise Sheffield-hoop type stands, all of which will benefit from natural surveillance and overlooking, lighting and a proportion of them are also under covered shelters.
- 4.9 During pre-application discussions held with officers of the District Council on 17th March 2021 and 28th April 2022, it was confirmed by the Local Highways Authority that they would be supportive of a car-free development.
- 4.10 It is considered that the provision of parking for approximately 33% of the total units strikes a balance between realistic need and sustainable ambition. The site lies in a highly sustainable town centre location in close proximity to a range of local services and facilities, in addition to a range of public transport services. There are supermarkets, bars, restaurants, cinemas, libraries, parks, surgeries and schools within a 400 metre (5-minute walk) of the site.
- 4.11 There are two bus stops in close proximity to the Site, located on Calthorpe Street along the western site boundary and the High Street approximately 100m metres to the east. From these stops, regular services connect the site to Leamington Spa, Stratford-upon-Avon, Chipping Norton and Oxford.
- 4.12 Banbury Railway Station is located approximately 800 metres to the east of the site. Chiltern Railways provide frequent services to London Marylebone (3 trains per hour) and Birmingham (2 trains per hour). In addition, the station is served by Great Western Railway and Cross Country Services to Oxford and Reading.
- 4.13 A Travel Plan accompanies the submission of the planning application which has been prepared with the purpose of providing the Local Planning and Highways Authorities with a strategy to minimise the number of single occupancy car movements generated by the development. The Plan's objective is to reduce private car use in favour of more sustainable modes of travel, in line with current Government policy. The Travel Plan is prepared to illustrate the approach that would be adopted by the Travel Plan Coordinators from first occupation of the site.
- 4.14 It is considered that the Local Highways Authority could preclude the granting of parking permits for those apartments which do not benefit from allocated spaces, to avoid any exacerbation of resident parking issues in the town centre whilst also promoting active travel. This could be secured by S106 Agreement.

Overlooking/Loss of Light

- 4.15 All units have been designed in accordance with National Space Standards and the Cherwell Residential Design Guide SPD (2018), including the achievement of separation distances between properties.
- 4.16 A Daylight and Sunlight Assessment has been undertaken by GIA. Technical analysis has been completed using the methodologies set out within the Building Research Establishment Guidelines entitled 'Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice (2022).'

- 4.17 A three-dimensional computer model of the site and the surrounding properties has been created to allow for a detailed daylight and sunlight assessment. The report concludes that the impact of the scheme on surrounding residential properties in terms of daylight and overshadowing is wholly acceptable.
- 4.18 In addition, an assessment of sunlight amenity to surrounding and proposed amenity areas has been undertaken, which shows that all surrounding amenity areas fully comply with the BRE target criteria.
- 4.19 On this basis, the design of the scheme has been carefully considered in terms of the impact on nearby properties.

Townscape and Visual Effects

A Townscape and Visual Appraisal (TVA) has been prepared by Bidwells to make a qualitative assessment of the potential townscape and visual effects arising from the proposed development.

- 4.20 A Townscape and Visual Baseline was submitted to Cherwell District Council to accompany pre-application discussions undertaken in April 2022. The assessment methodology, proposed area of study and critical receptors were agreed with Planning Officers. Further discussion on the selected viewpoints was carried out with Conservation Officers following the Pre-application meeting, in which additional viewpoints were agreed.
- 4.21 The appraisal of townscape and visual effects concluded that the proposal would result in some initial adverse effects. However, these effects are considered to be mitigated through design and once the proposed landscape scheme has reached maturity.
- 4.22 The report considers that the proposed is well-integrated and designed responsively to the local townscape context. The proposal replaces an area of poor quality urban real with a high quality design and a high-quality urban realm that contributes positively to the townscape qualities and the special qualities of the Banbury Conservation Area.
- 4.23 The proposed development is considered to result in the following positive effects:
- Improvement to the local townscape character with the replacement of a negative space with positive, active architecture that engages with its context;
 - Restoration of a vernacular sense of enclosure along Calthorpe Street and Marlborough Road, introducing a contemporary re-interpretation of the local character; and
 - Improvement of the legibility of the Methodist Church from the High Street junction with Marlborough Road.
- 4.24 It is submitted that the proposal complements and enhances the character of its context through sensitive siting, layout and high quality design and is therefore in accordance with Local Plan policy ESD 15.

Flood Risk

- 4.25 The site is shown as being in Flood Zone 1 and thus is situated in an area with very low risk of flooding.
- 4.26 The proposed foul water drainage strategy is to discharge foul water flows into foul sewers in Calthorpe Street and High Street. The estimated peak foul water flow for this development is 7.0 L/s. Thames Water have confirmed that the adopted sewer network has capacity to receive these flows.
- 4.27 The overall surface water drainage strategy is to use attenuation and restricted discharge in conjunction with other SuDS features to meet requirements of interception, treatment and biodiversity. The proposed SuDS features are:
- Green roofs – a roof covered by plants to provide treatment at source to surface water. The proposed green roofs will have discharge points that will convey surface water to the drainage network
 - Blue roofs – to store surface water runoff at source, which provides hydraulic control by slowing the rate at which water enters the drainage system.
 - Permeable paving – a block paved surface with a filter medium beneath it that contains surface water run off
 - Geo-cellular tanks
- 4.28 The site will be split into two catchments which will discharge surface water to separate locations. The north catchment is expected to discharge via the existing manhole in the private car park to the north and the south catchment is expected to discharge into the existing adopted sewer in Calthorpe Street to the west of the site.
- 4.29 The development will incorporate sustainable drainage systems in accordance with Paragraph 169 of the Framework. The submitted Drainage Statement confirms that there will be no increase in the residual flood risk to the site or other areas as a result of the development proposals, in accordance with Paragraph 167 of the Framework.

5.0 CONCLUSION

- 5.1 In accordance with Government planning policy guidance, the Applicant has sought to ensure that the Community Consultation undertaken has been appropriate to the scale and nature of the development proposed. The specific purpose of the involvement has been to: engage with the local community and stakeholders to ensure that their views and concerns are heard, considered and addressed wherever possible; provide an opportunity to comment; and inform the application proposals.
- 5.2 It is considered that the involvement undertaken has been appropriate and also useful in serving the above purpose. Following the Public Exhibition, the project team has considered the comments received and addressed them as far as possible in the resultant proposed development that is the subject of the full planning application.
- 5.3 The planning application is supported by a full suite of technical reports and documents, which conclude that there are no technical constraints that cannot be appropriately addressed during the determination of the planning application that would warrant the refusal of planning permission.
- 5.4 This has been a positive and engaging process, which has informed the proposals of this application.

**APPENDIX 1
COPY OF SITE NOTICE**

CONSULTATION EVENT

framptons

Land between Calthorpe Street and Marlborough Road, Banbury

A public exhibition is being held to view proposals for redeveloping existing retail units and car park for 230 new homes (both private and affordable), public amenity space and landscaping at land between Calthorpe Street and Marlborough Road, Banbury.

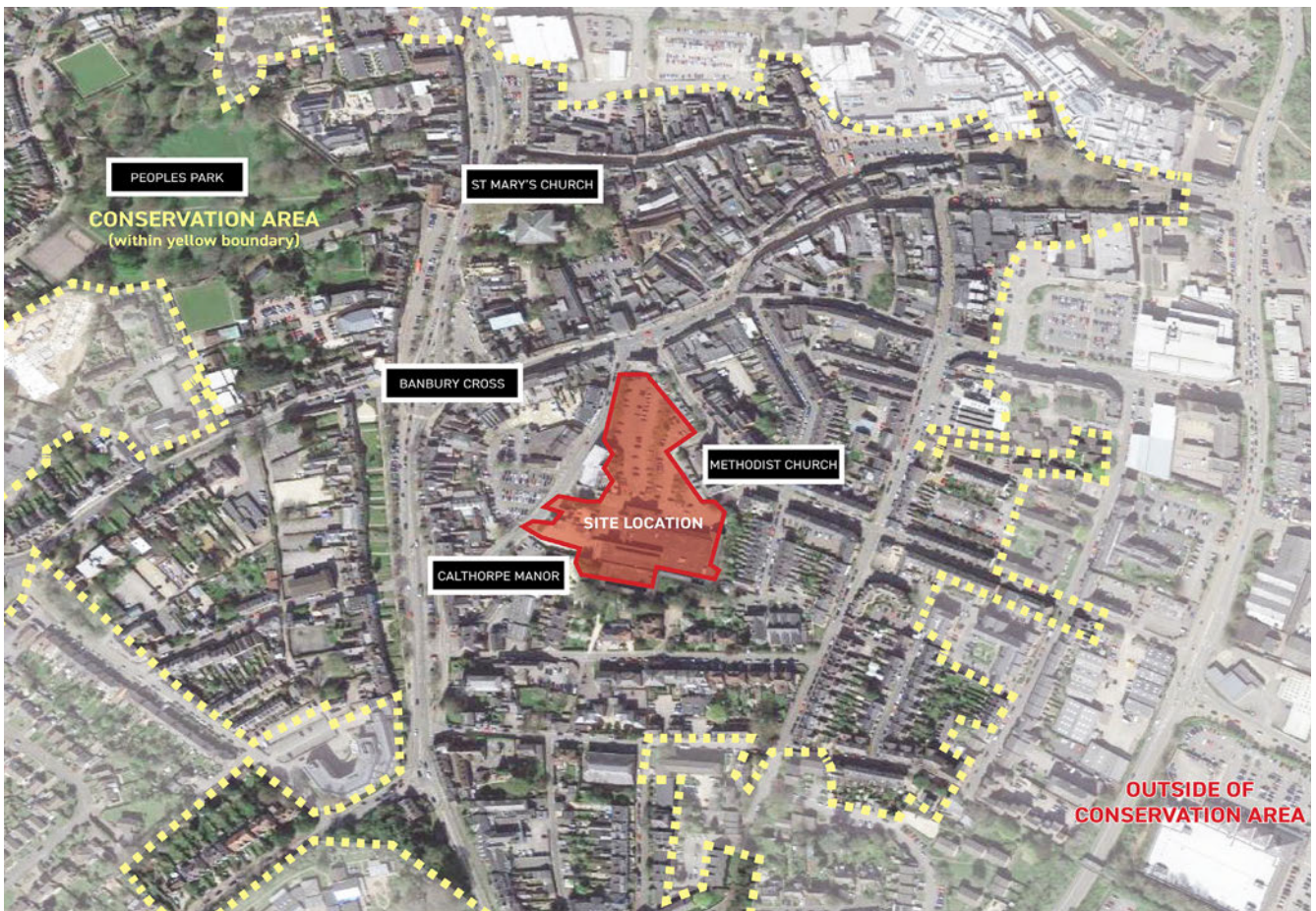
The exhibition has been arranged for:

**Thursday 30th March 2023 between 3pm and 7pm
at The Banbury Town Hall, 1 Bridge Street, Banbury, OX16 5QB.**

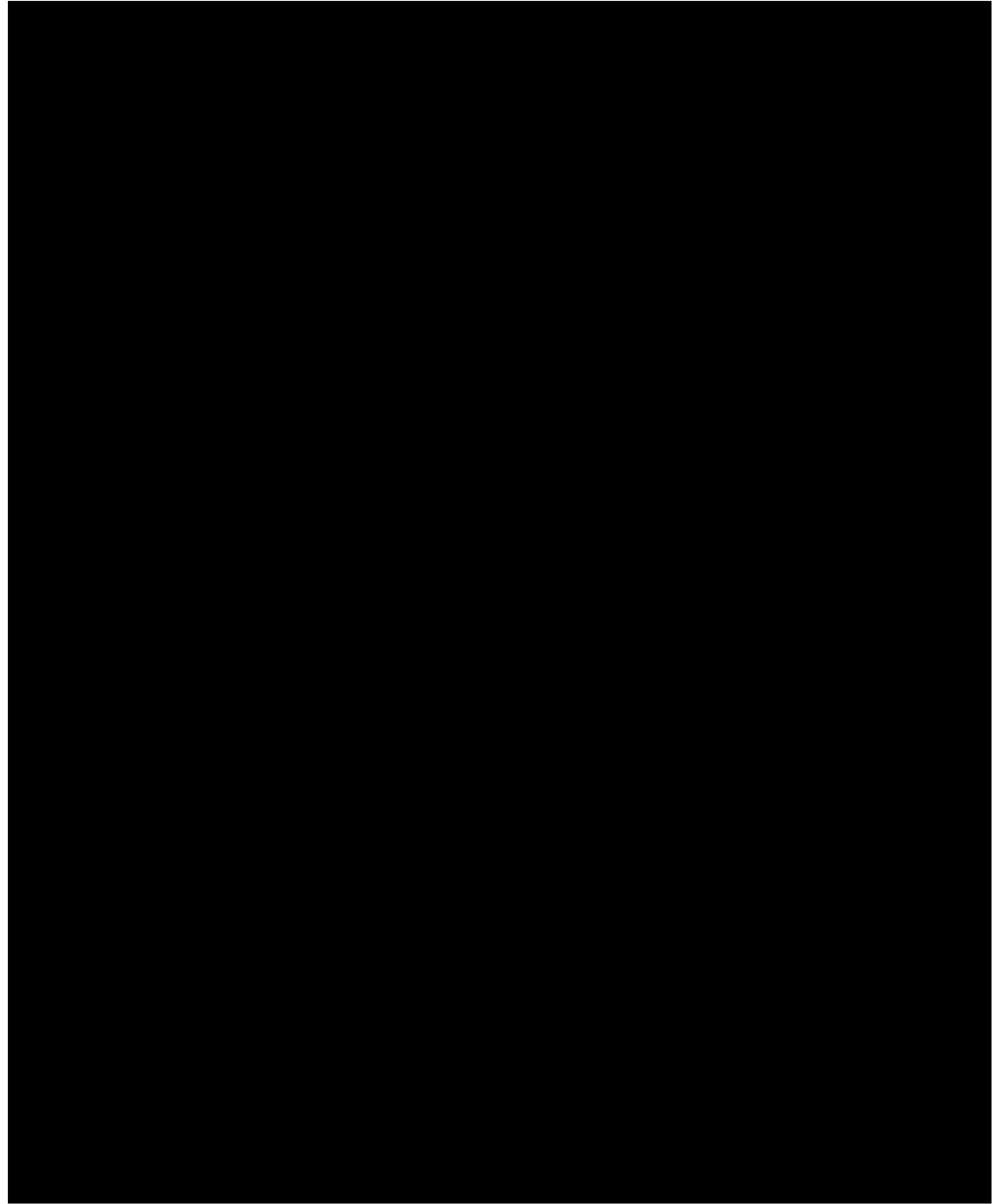
Members of the public are invited to attend the exhibition.

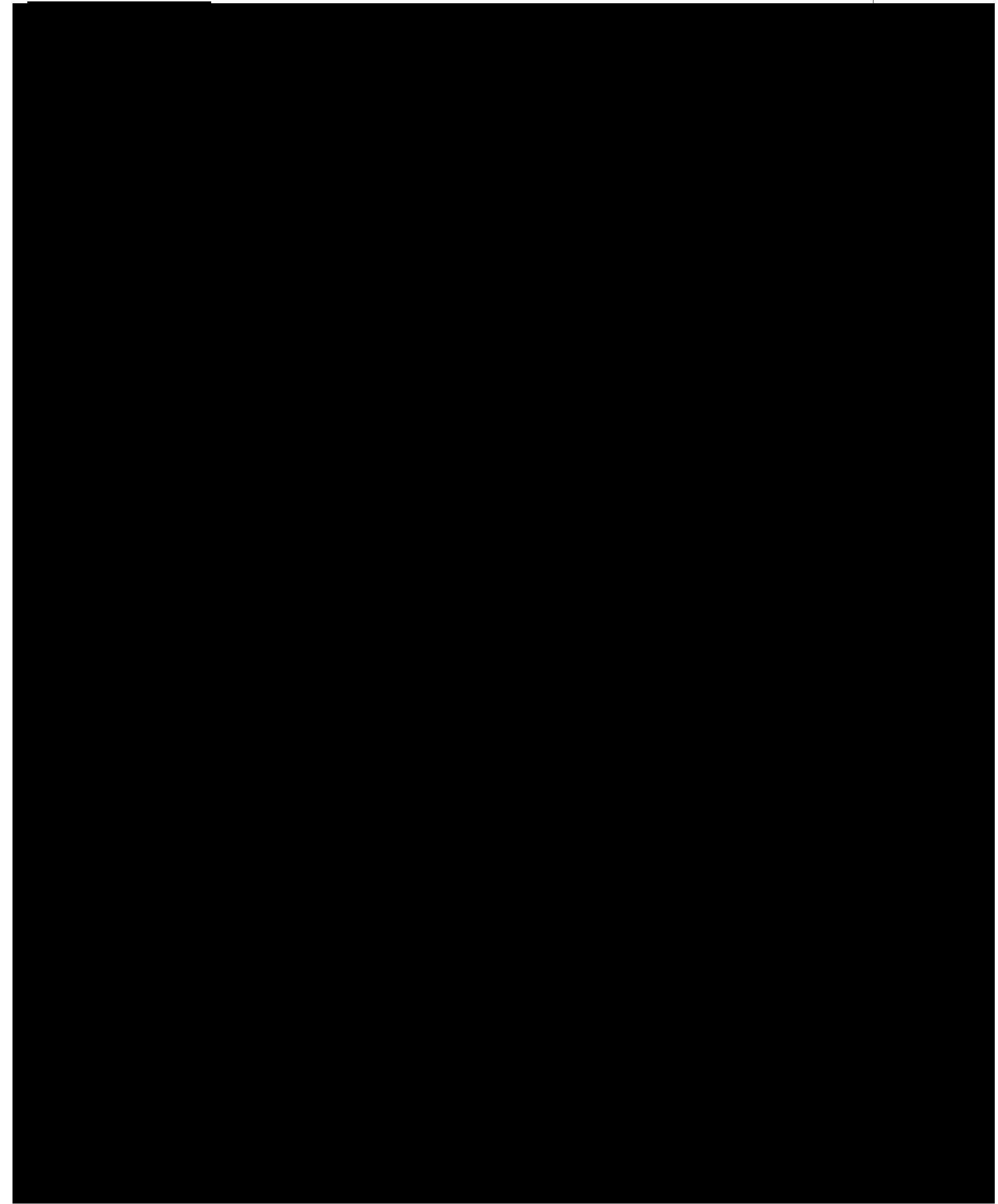
The public exhibition is being held by:
Framptons Town Planning Consultants, Oriel House,
42 North Bar, Banbury, OX16 0TH

www.framptons-planning.com



**APPENDIX 2
COPY OF PUBLIC NOTICE**





APPENDIX 3
COPY OF LETTER TO COUNCILLORS

Our Ref: PJF/nd/WW/10387
(Please reply to Banbury office)

william.whitelock@framptons-planning.com

15th March 2023

(Delivered by email)

Dear Mr Kinchin-Smith,

**TOWN AND COUNTRY PLANNING ACT 1990
LAND BETWEEN CALTHORPE STREET AND MARLBOROUGH ROAD, BANBURY**

A planning application is being prepared by Frampton Town Planning Ltd for the proposed redevelopment of existing retail units and car park for 230 new homes (both private and affordable), public amenity space and landscaping at land between Calthorpe Street and Marlborough Road, Banbury.

I attach a plan that identifies the site.

An exhibition to display these proposals to the public has been arranged for:

THURSDAY 30TH MARCH 2023

BETWEEN 3PM – 7PM

AT THE BANBURY TOWN HALL, 1 BRIDGE STREET, BANBURY, OX16 5QB

I am writing to invite the Banbury Civic Society to view the project proposals and welcome your attendance at the public exhibition event.

Members of the planning team will be in attendance to answer questions and you will have the opportunity to leave your comments and feedback.

I look forward to welcoming you at the exhibition.

Yours sincerely

Will Whitelock

Enc: Site Location Plan



PEOPLES PARK

ST MARY'S CHURCH

CONSERVATION AREA
(within yellow boundary)

BANBURY CROSS

METHODIST CHURCH

CALTHORPE MANOR

SITE LOCATION

OUTSIDE OF
CONSERVATION AREA

Our Ref: PJF/nd/WW/10387
(Please reply to Banbury office)

william.whitelock@framptons-planning.com

15th March 2023

(Delivered by email)

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BETWEEN 3PM – 7PM

AT THE BANBURY TOWN HALL, 1 BRIDGE STREET, BANBURY, OX16 5QB

I am writing to invite you to view the project proposals prior to the exhibition being opened to members of the public. I welcome your attendance between 2.30pm- 3pm.

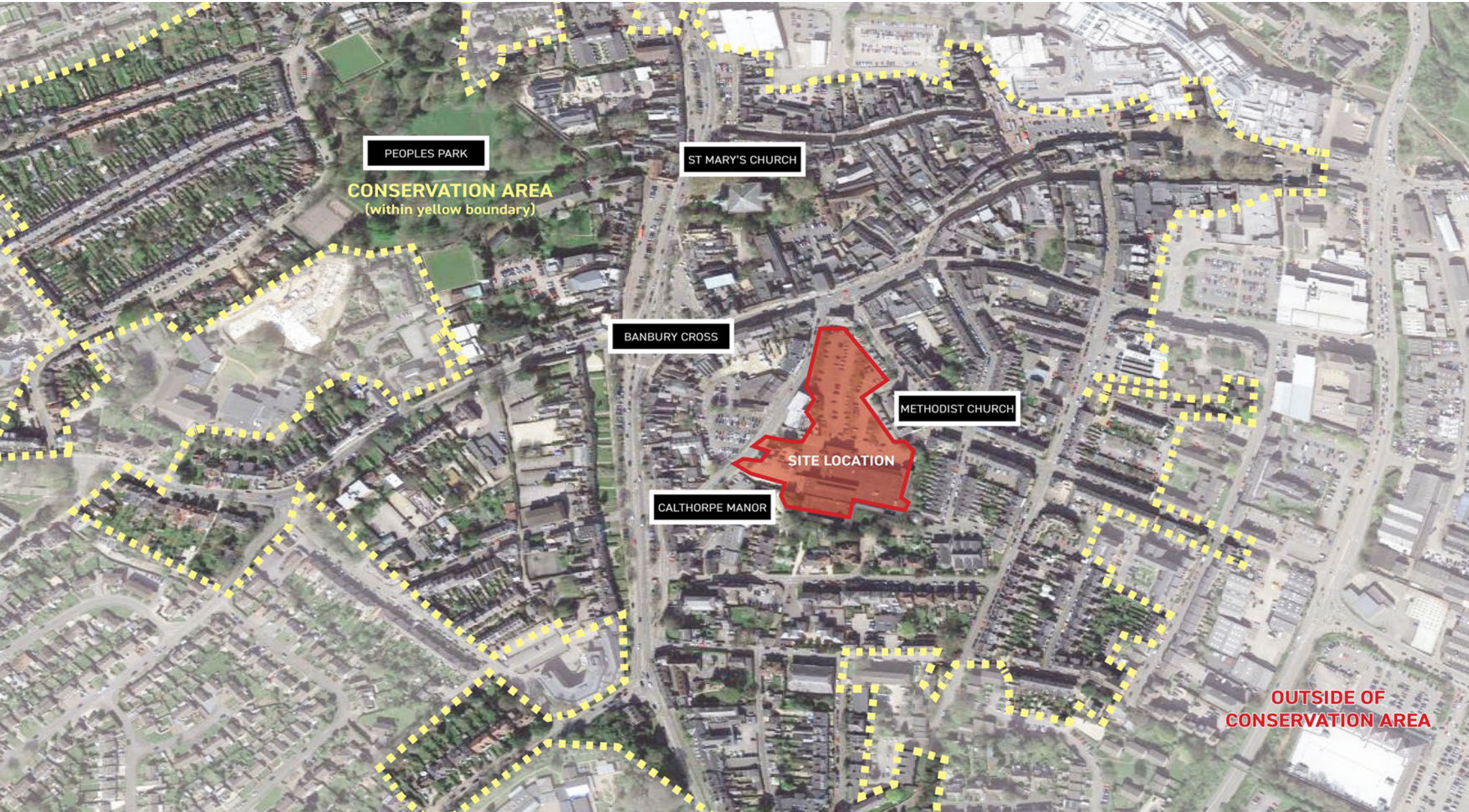
Members of the planning team will be in attendance to answer questions and you will have the opportunity to leave your comments and feedback.

I look forward to welcoming you at the exhibition.

Yours sincerely

Will Whitelock

Enc: Site Location Plan



PEOPLES PARK

CONSERVATION AREA
(within yellow boundary)

ST MARY'S CHURCH

BANBURY CROSS

METHODIST CHURCH

SITE LOCATION

CALTHORPE MANOR

OUTSIDE OF
CONSERVATION AREA

**APPENDIX 4
COPY OF EXHIBITION MATERIAL**

Land between Calthorpe Street and Marlborough Road, Banbury

1

Welcome

Thank you for taking the time to visit our proposals for the regeneration of a town centre site in the heart of Banbury.

The scheme seeks to provide 230 high-quality new homes in a convenient and accessible location within an attractive, landscaped setting.

The redevelopment of the existing retail units (TK Maxx and Farmfoods) and public car park will provide enhanced street frontage and new public realm opportunities as well as increased permeability through the town centre site.

The development will respond carefully to local context in terms of proposed scale and materiality, delivering townscape benefits, whilst protecting key views and local heritage assets.

Your feedback on the proposals is welcome. Please take the time to speak with a representative of the design team and complete one of our comment forms.

Illustrative View looking up Marlborough Road towards Methodist Church



We welcome your thoughts on our scheme and if there are any local issues or circumstances that you feel the development should reflect

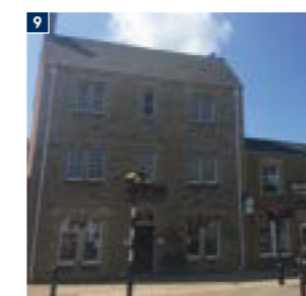
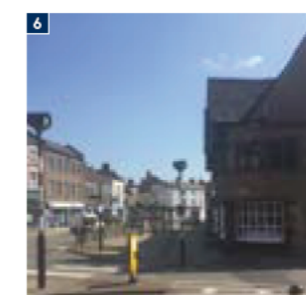
Land between Calthorpe Street and Marlborough Road, Banbury

The Site

Location
















Site Edges



- 1. Calthorpe Gardens Tea Shop adjacent Site Entrance
- 2. 3 Storey End of Terrace to Marlborough Place
- 3. Marlborough Road Methodist Church
- 4. View down Marlborough Road towards High Street
- 5. Calthorpe House adjacent Site Entrance
- 6. View East down High Street
- 7. View West up High Street
- 8. 4 Storey Apartments with Ground Floor Retail opposite Site
- 9. 29 & 30 High Street
- 10. Existing Retail Units and Site Access from Calthorpe Street
- 11. Long View from Site to St Mary's Church











Site Constraints and Opportunities

Constraints

-  Site Boundary
-  Vehicular Access Points
-  Existing Building on Site
-  Buildings
-  Listed Building - grade II*
-  Listed Building - grade II
-  Sensitive Building
-  Conservation Area
-  Existing Tree (approx)
-  Hedge / Vegetation
-  Level Difference
-  Privacy Buffer Required
-  Overlooking Windows
-  View to St Mary's Church



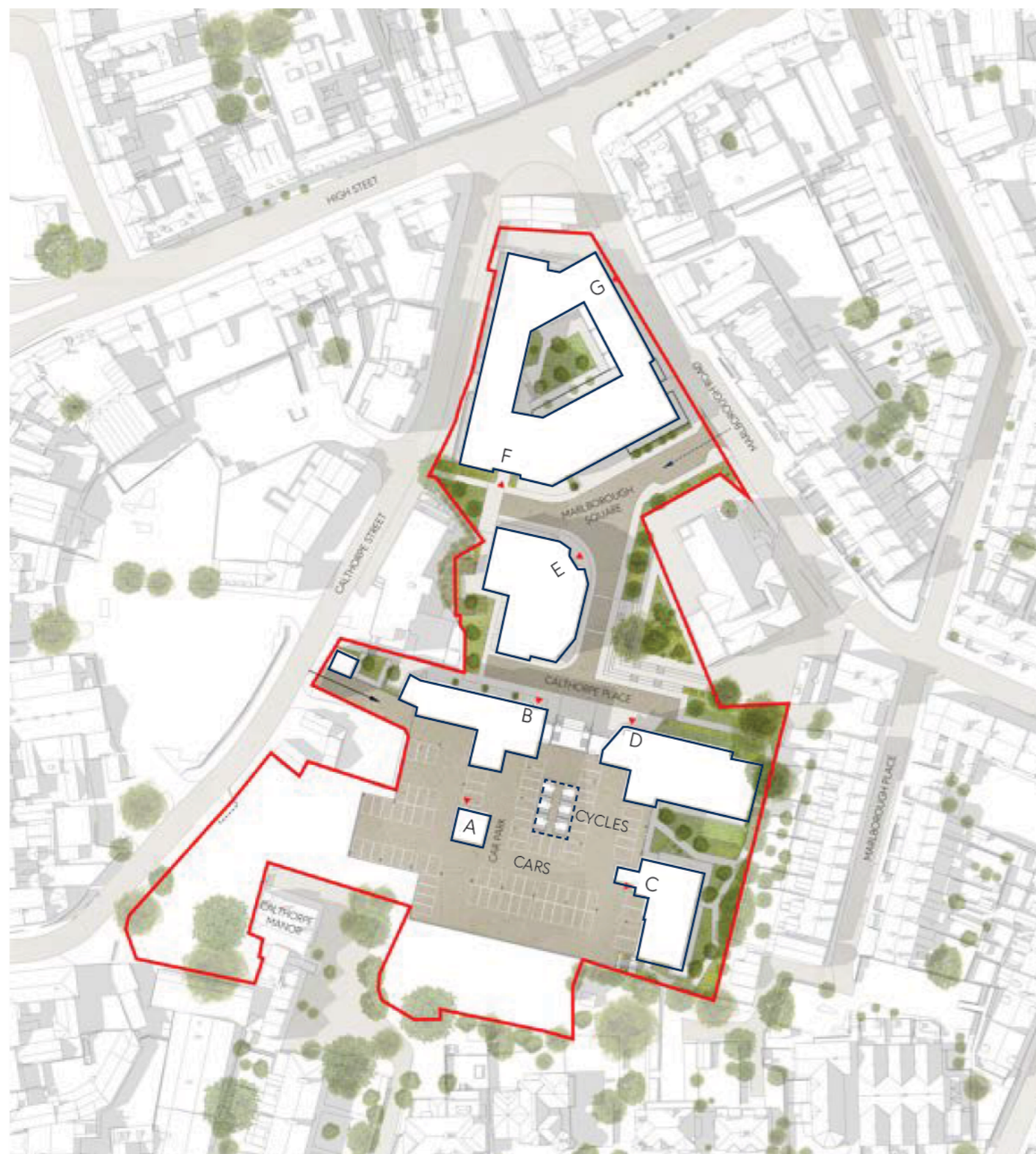
Opportunities

-  Site Boundary
-  Primary Vehicular Access Points
-  Sunpath
-  Private Amenity
-  Public Open Space
-  Pedestrian Link
-  Improved Frontage
-  Feature / Key View
-  Views through Site respond to Key Landmarks
-  Retained Visitor Parking



Proposed Masterplan

Lower Ground Floor Plan



Upper Ground Floor Plan



- Blocks A-G Apartments
- TH - Townhouses
- GH - Gatehouse (3 Bed House)
- Car Park Access
- Servicing Access
- Main Entrance to building



Access and Transport Facilities

Transport Consultant Calibro have assessed the site's accessibility credentials using industry standard modelling, which has confirmed the site is well located to a wide range of amenities and employment opportunities.

The site is also well served by public transport, being close to a number of bus stops and services as well as within walking distance of Banbury Bus Station and Train Station. This sustainable location therefore supports a low car use development.

Loss of Public Car Parking

The redevelopment of the site will involve the loss of the existing NCP public car park on site. A parking survey has been undertaken to determine the current demand for town centre parking.

The parking survey demonstrates that there is a minimum of 200 public car parking spaces available in the town centre at peak periods during weekdays and weekends, even with the removal of the existing 254 car parking spaces on site. Therefore, it has been demonstrated that the redevelopment of the site and loss of the existing car park would not affect the ability of visitors to park in the town centre using alternative public car parks.



Vehicle Access



- Proposed Blocks
- Street
- ➔ Vehicle Access
- Servicing
- Parking
- B Bus Stop

Pedestrian & Cycle Access



- Proposed Blocks
- Pedestrian Links
- Residential Cycle Parking
- Residential Cycle Parking (lower ground)
- Visitor Cycle Parking

Servicing



- Proposed Blocks
- Refuse
- Plant
- Servicing Route



Town Centre Accessible Location



12 Minutes Walk from Banbury Railway Station



Nearby Bus Stops & Bus Station



Retained Visitor Car Park - 18 Spaces including 3 Accessible



Residential Parking - circa 33% with 6% Accessible



25% EV Charging



Secure Cycle Storage for Residents



Visitor Cycle Spaces

Landscape and Amenity

Design Principles

- i. Strong Green Buffer**
along eastern edge incorporating level change and wrapping around public space - making a clear distinction from vehicular area
- ii. Green Links** and streets create opportunity for social spaces and 'nature on the doorstep' public realm. Create an overall framework that gives buildings an appropriate landscape setting
- iii. Play Plaza** provides sculptural and informal play opportunities for children and young people, creating a community hub for the development
- iv. Sustainable Streets;**
Sustainable Urban Drainage Systems (SUDs) with biodiversity benefits incorporated into landscape and public realm design from the outset
- v. Embrace the Ecology:**
Retain existing trees and ecological value where possible, with all high quality on-site trees retained and those proposed for removal being low-moderate quality.
- vi. Place for Pollinators:**
Provide green amenity spaces in courtyard and podium gardens that contribute positively to biodiversity and give opportunities for community growing initiatives

1. People's Plaza - Integration of Terraces, Play & Planting



IP



2. View through Site from Calthorpe Street towards Methodist Church



3. View through Manor Gardens towards end of Block AB



Land between Calthorpe Street and Marlborough Road, Banbury

Townscape and Heritage

The proposal responds to local built form and scale with building heights respecting the surrounding townscape. There will be no adverse effects on the Banbury skyline. The tallest elements of the proposal, located within the site's core, are subservient to the contextual height and do not obstruct views of local landmarks, namely the Banbury Cross, Saint Mary Church, The Saint John the Evangelist Church, Marlborough Road Methodist Church.

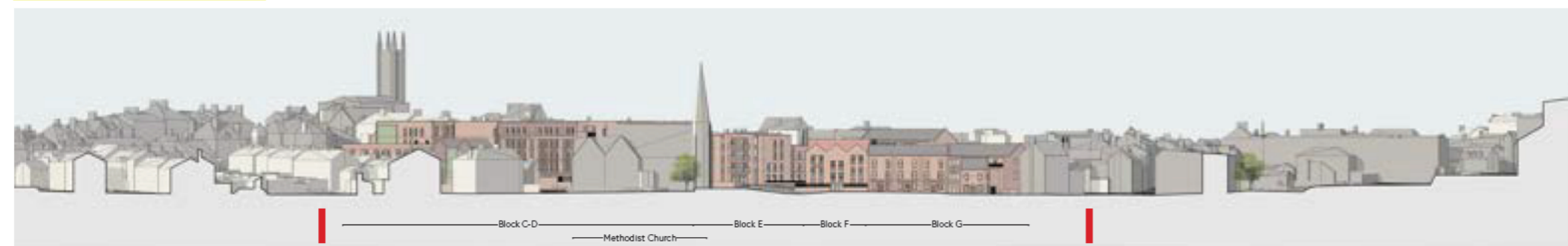
The proposed materials reflect the red brick found in the immediate vicinity of the site. Architectural detailing provides diversity across the site in response to the contextual townscape character, which affords both modern and historical qualities. This context-led approach will help to re-establish a sense of order and coherence, particularly on Calthorpe Street, which has been eroded by the uncoordinated introduction of modern built form and materials in a historic environment.



Site Section 01 - Calthorpe Street



Site Section 02 - Marlborough Road



Site Section 03 - Marlborough Place



Marlborough Rd Methodist Church



St Mary's Church



Calthorpe Manor



Gable end of Block AB



Duplex Units Apartments to Calthorpe Gardens



Townhouse Module Diagram

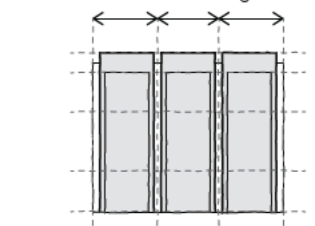
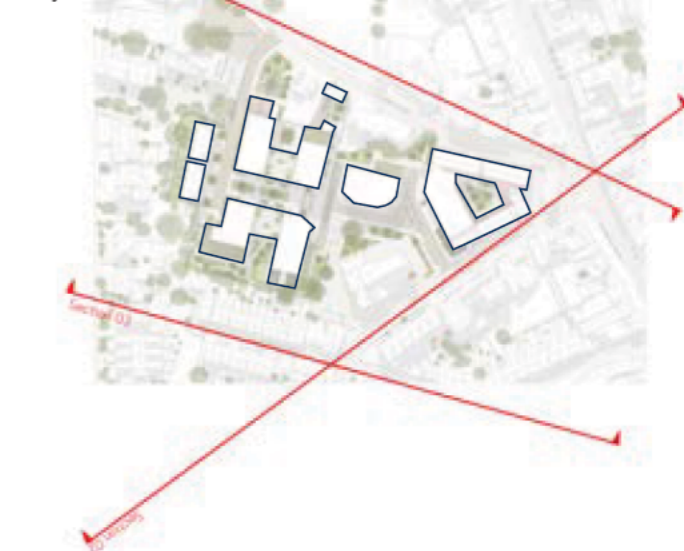


Diagram of Calthorpe Manor



Key



Flood Risk, Drainage and Ecology

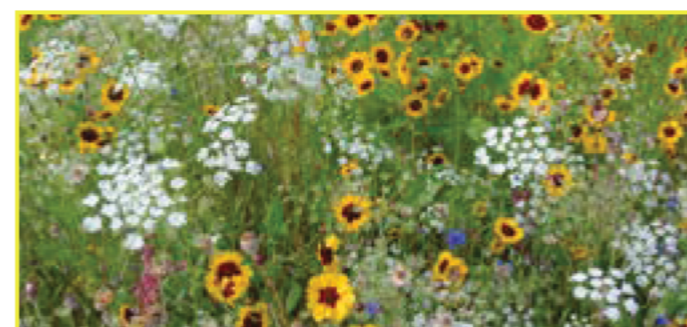


Ecology

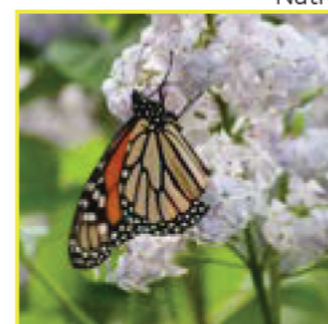


The redevelopment of the predominantly, hard-surfaced car park site, aims to enhance the ecological value and biodiversity of the site, creating new habitats for nature and opportunities to improve wellbeing for residents and visitors to the site.

Features such as Green and Nature roofs as well as new soft landscaping and planting proposals will be incorporated and existing high-quality trees retained where possible. A Tree Survey has been carried out, with trees proposed for removal (27) being low – moderate quality and those retained (19) including the highest quality trees on site. Retained landscape will be supplemented with new planting.



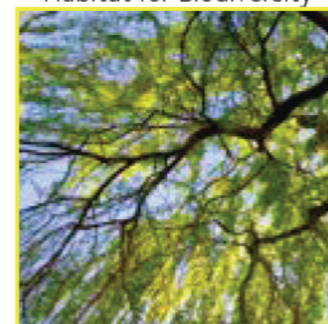
Native Species



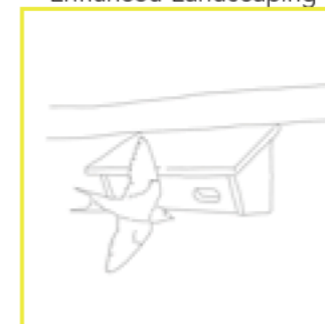
Habitat for Biodiversity



Enhanced Landscaping



Retained Trees & Replacement Planting



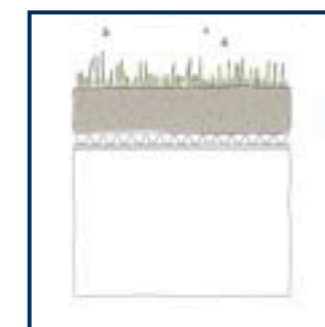
Swift Boxes

Flood Risk



A Flood Risk Assessment has been undertaken which demonstrates that the proposed site is situated within Flood Zone 1 at low risk of flooding and this risk will not significantly change as a result of climate change. The assessment also demonstrates that the development will not increase flood risk elsewhere through loss of storage floodplain or impedance of flood flows.

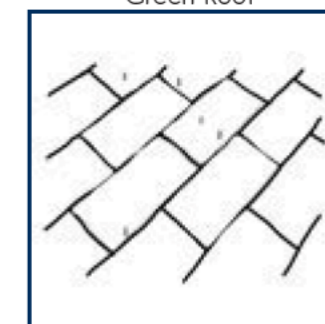
A sustainable drainage system is being designed for the site and will include use of permeable paving and blue and green roofs to flat roofs in order to reduce surface water run-off.



Green Roof



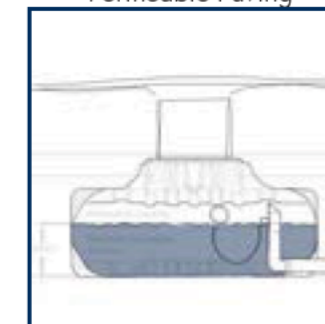
Blue Roof



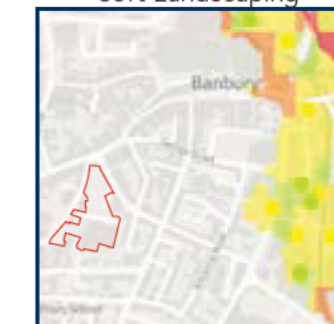
Permeable Paving



Soft Landscaping



Below Ground Attenuation



Flood Zone I (Low Risk)

Key Features and Benefits of the Proposed Development

Town centres must adapt to the changing socio-economic circumstances – which have been accelerated by the Covid-19 pandemic. Town centres must rapidly evolve into mixed-use locations. A fundamental issue for Banbury is to dramatically increase residential presence.

The provision of a residential community will be a major contributor to the rejuvenation of this part of the town centre and the wellbeing of the evening and night time economy. Another benefit of town centre living is the good accessibility to local services, facilities and public open spaces within walking distance, which will enhance amenity for residents of the scheme and contribute to their overall enjoyment of the area.

The redevelopment proposals will transform the site to create enhanced street frontage and a high-quality public realm, with landscaping proposals that create an attractive setting, with new routes and provision of public open space, as well as opportunities for ecological enhancement of the site.

The scheme will provide high-quality new homes across a mix of tenures and sizes, including affordable homes, creating a vibrant new neighbourhood.

The proposals will redevelop a brownfield site in an accessible and sustainable location, which supports low car use. On site parking for residents will include secure car parking incorporating electric vehicle charging points as well as secure cycle parking for residents and visitors.

The proposed dwellings will be high performance in terms of building fabric, insulation and air tightness, with highly efficient energy systems that will include the use of renewable energy technologies such as photovoltaic panels and air source heat pumps. The new homes will also benefit from energy efficient heat recovery systems.



Illustrative View along 'Calthorpe Gardens' towards Methodist Church

Sustainability



Reuse of a Brown Field Site



Biodiversity Habitat



25% EV Charging Points



Visitor and Cycle Storage



Green & Blue Roofs



Sustainable Drainage



PV Panels



Air Source Heat Pumps

Community



Provides circa 230 New Homes



Significant Move towards Regeneration of Key Strategic Area in Banbury



Provision of High Quality Landscaped Public Open Space



Increased Permeability - New Green Links



Provides 30% Affordable Homes



Improved Street Frontage



Mix of Home Types - from 1 Bed Studios to 4 Bed Town Houses



Vibrant Community Injecting Life into Town Centre



What Happens Next?

- 1 We welcome your views on the proposals and would ask you to fill in the **Comments Form** and place it in the **collection box provided**.
- 2 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**.
- 3 The exhibition material is available at **www.framptons-planning.com**.
You may make your comments online using this weblink.
- 4 Your comments will be considered in finalising the proposals of our planning application when it is submitted to **Cherwell District Council**.
- 5 Once the application is submitted the Council will undertake its own consultation when you will have the opportunity to **submit further comments** if you so wish.
- 6 We plan on submitting the application at the **End of April 2023**

Illustrative View looking up Calthorpe Street



Illustrative View of new Gatehouse to Calthorpe Street



Thank you for attending this exhibition, we hope it has been of interest to you.

For further information, please contact:

☎ 01295 672310

✉ will.whitelock@framptons-planning.com

**APPENDIX 5
PHOTOS**









**APPENDIX 6
COMMENT FORM**

Comment Form



Thank you for attending this exhibition to view proposals for **Calthorpe Centre, Banbury**

We welcome your comments

Do you support our vision at Land between Calthorpe Street and Marlborough Road, Banbury?

Yes

No

Not Sure

Do you have any general comments about the proposals?

Please continue overleaf...

You can either fill out this form and leave it in the box provided, visit our website to leave comments at www.framptons-planning.com/projectsandconsultations or post it to:

‘Calthorpe Centre, Banbury’ Exhibition , C/o Frampton Town Planning Ltd , Oriel House, 42 North Bar, OX16 0TH

Name:

Address:

Telephone:

Email:

**We may wish to contact you to discuss your comments further.
If you wish to be contacted please tick the box.**

The information you provide will be used for the purpose of this consultation exercise. The Data will be held securely in accordance with the General Data Protection Regulations (GDPR) from 25th May 2018.

You are able to review our Privacy Policy at www.framptons-planning.com

By ticking the above box, you consent to your details being added into the documentation, which will be made public when submitting to the Local Planning Authority and may include your name and address.

If you choose not to consent we will not add your personal details but will add the comments into the documentation.

If you would like to withdraw consent at any time, you have the right to opt out by e-mailing enquiries@framptons-planning.com.