

Andy Green

CD 2.5 - 151002
Updated Framework
Plan (col)

From: Andy Green
Sent: 02 October 2015 15:13
To: 'Matthew Parry'
Subject: Land West of White Post Road, Banbury - Ref: 15/01326/OUT
Attachments: 5713 ASP03 _G.PDF



Matthew

Further to our recent meeting and your email dated 21/09/15, please find attached an updated Framework plan. This now includes the requested green corridor to the existing footpath, crossing the site and 0.25 Ha of additional allotments. In addition to the 0.08Ha of Play Areas we are providing a games court of 0.037Ha and suggesting foot pitches totalling 1.24 Ha (in lieu of the cricket pitch which are now not required). Can you confirm this is satisfactory or advise otherwise?

We appreciate that the site access arrangement may change but continue to show to priority junction until an alternative is agreed

Can you please comment on this plan?

Andy

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No Dimensions to be scaled from this drawing.
Key:

-  Site Boundary
-  Existing Vegetation to be Retained
-  Proposed Indicative Vegetation Structures
-  Developable Area
-  Public Open Space
-  Proposed Road Corridor (13.75m wide)
-  Proposed Secondary Road Corridor
-  Existing Access to Banbury Cricket Club
-  Potential Site Access
-  Existing Public Right of Way
-  The Salt Way Public Right of Way
-  Proposed Footway / Cycleway
-  Potential Pedestrian / Cycle Access Points to be Enhanced
-  Key Views
-  Listed Buildings
-  Conservation Area
-  Potential Link to Adjacent Development
-  Proposed Additional Allotments
-  Safe guarded land providing flexibility to allow for the larger part of the allocation

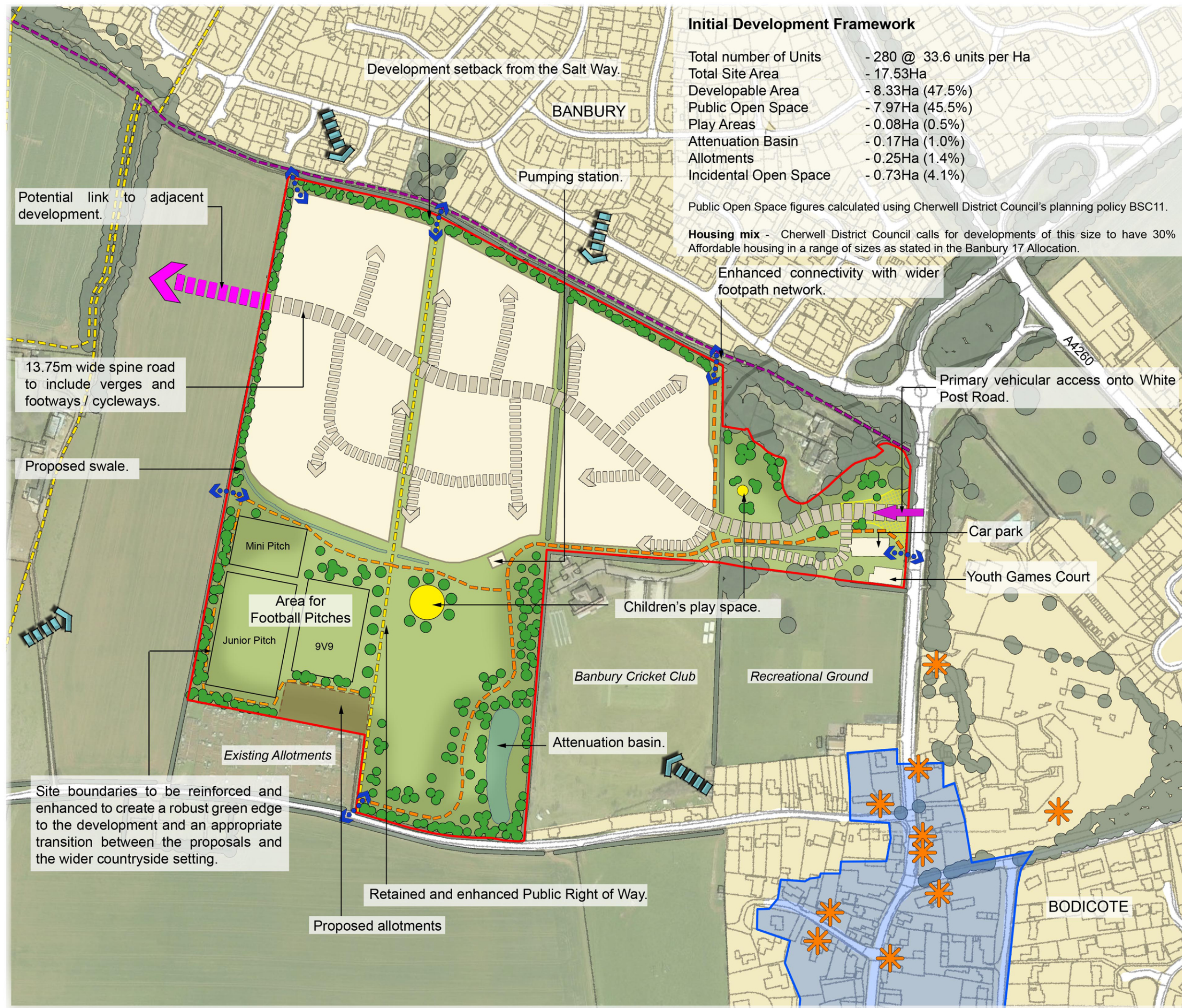


Initial Development Framework

Total number of Units	- 280 @ 33.6 units per Ha
Total Site Area	- 17.53Ha
Developable Area	- 8.33Ha (47.5%)
Public Open Space	- 7.97Ha (45.5%)
Play Areas	- 0.08Ha (0.5%)
Attenuation Basin	- 0.17Ha (1.0%)
Allotments	- 0.25Ha (1.4%)
Incidental Open Space	- 0.73Ha (4.1%)

Public Open Space figures calculated using Cherwell District Council's planning policy BSC11.

Housing mix - Cherwell District Council calls for developments of this size to have 30% Affordable housing in a range of sizes as stated in the Banbury 17 Allocation.



Potential link to adjacent development.

13.75m wide spine road to include verges and footways / cycleways.

Proposed swale.

Mini Pitch
 Area for Football Pitches
 Junior Pitch
 9V9

Children's play space.

Car park
 Youth Games Court

Existing Allotments

Attenuation basin.

Banbury Cricket Club

Recreational Ground

Site boundaries to be reinforced and enhanced to create a robust green edge to the development and an appropriate transition between the proposals and the wider countryside setting.

Retained and enhanced Public Right of Way.

Proposed allotments

REV	DATE	NOTE	DRAWN	CHK'D
G	29.09.15	Updated to client comments	SLB	RF
F	07.07.15	Updated to client comments	SLB	RF
D	01.07.15	Amended developable area	SLB	RF
C	30.06.15	Amended attenuation	SLB	RF
REV	08.06.15	Updated to client comments	SLB	RF

aspect landscape planning

TITLE
 White Post Road, Banbury
 Development Framework Plan

CLIENT
 Gladman Developments

SCALE	DATE	DRAWN	CHK'D
not to scale	MAY 2015	SLB	RF
DRAWING NUMBER	REVISION		
5713 / ASP03	G		

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