

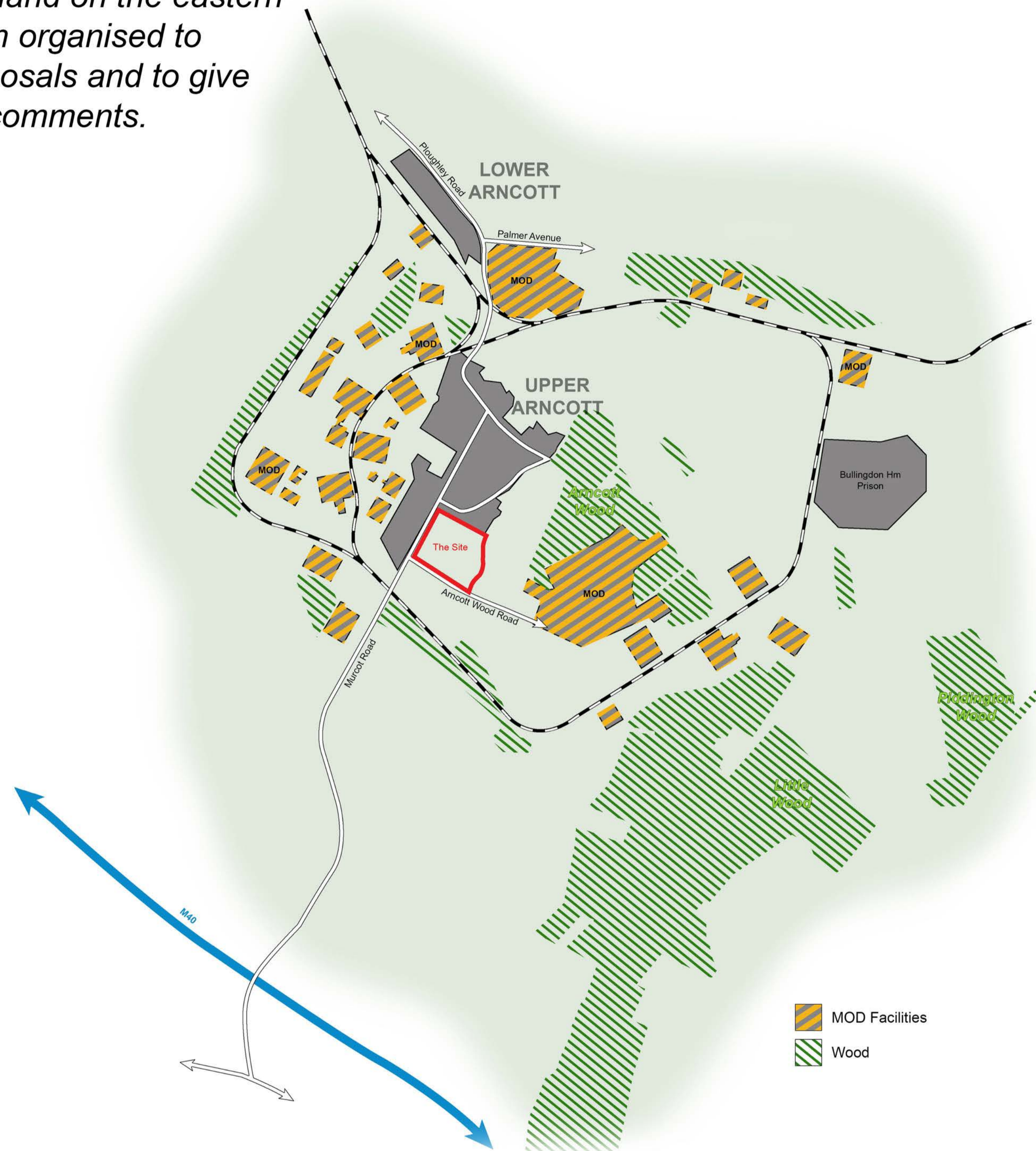
# Manor Oak Homes welcomes you to the Village Hall, Upper Arccott

This is a pre-application consultation event for a residential-led scheme seeking outline planning permission for land on the eastern side of Murcott Road. This consultation has been organised to inform the local community of the emerging proposals and to give you the opportunity to ask questions and make comments.

- The total **site area is 4.18 Hectares** (10.33 Acres).
- **105** proposed residential **dwellings**.
- **35%** of proposed dwellings will be **affordable housing**.
- The area of proposed **Public Open Space** totals **6003 m<sup>2</sup>** (14% of total site area).
- The development will provide:

Unit size (bedrooms)	1	2	3	4	5
Number of units	14	23	49	14	5

- The **site access** will be from **Murcott Road**, to the west of the site.
- The proposed scheme provides onsite **biodiversity enhancements**.
- The **majority** of the established **trees** will be **retained**. Over **140 new trees** are to be planted.



- The **majority** of the Established **hedgerows** will be **retained**, and additional enhancements proposed.
- An **archaeological survey** was undertaken and will be submitted as part of the planning application. However **nothing of interest** was found.



Existing Views



Aerial & Photograph Locations

## Meet The Team

- Architecture – APPS
- Arboriculture – FEC
- Ecology – FEC
- Flood Risk Assessment & Drainage – JPP
- Landscape Architecture – FEC
- Planning Consultant - KEMP & KEMP
- Transport & Highways - JPP

## INTRODUCTION

UPPER ARNCOTT - RESIDENTIAL DEVELOPMENT



**Site Context Photographs**



Ploughley Road



Norris Road



Mill Lane



Murcott Road



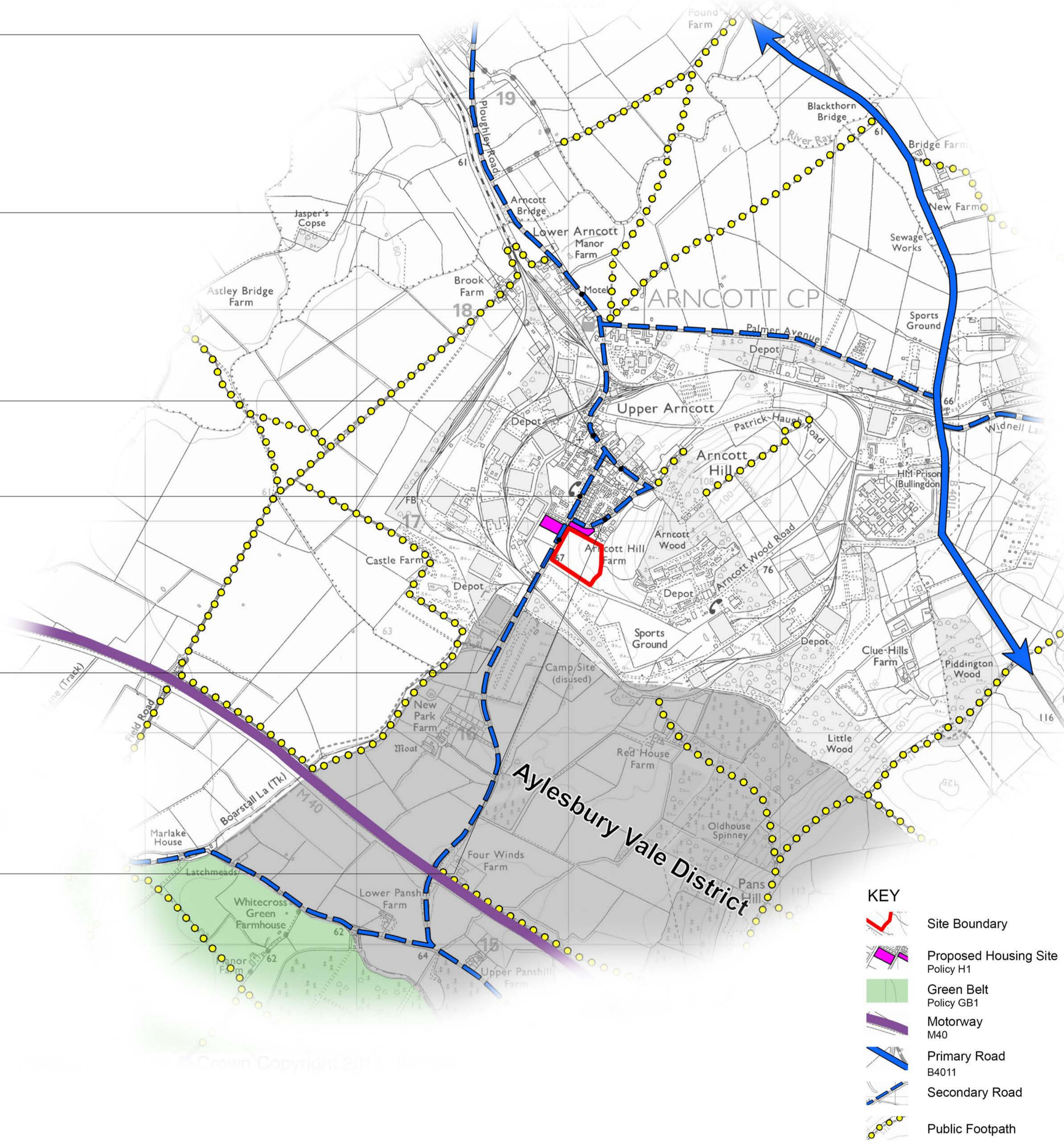
Murcott Road



Buchanan Road

The properties on Murcott Lane are predominately 2 storey with gabled roofs as shown on the site context photographs.

The properties on Wynemares to the south, are mainly bungalows with a number benefitting from attic conversions which essentially converts them into a 2 storey dwelling.



The Planning Policy text for the proposed development is provided by the National Planning Policy Framework (NPPF) and the Cherwell District Council Development Plan, which comprises the 'saved' policies of the Cherwell Local Plan (1996-2001). In developing the scheme, material consideration will also be given to the emerging policies of the Submission Cherwell Local Plan which, when adopted, will set out the spatial approach to meeting the development needs of the District in the period to 2031. Given the advanced stage of the Local Plan, weight can be given to relevant emerging policies in the consideration of this application, in accordance with Paragraph 216 of the NPPF. The site is not located within a Conservation Area or within a protected landscape area.

Arcott is identified as a Category 2 settlement under Policy H14 of the adopted Cherwell Local Plan 1996, and as a Category A 'Service Village' within the emerging Local Plan. Planning policies require that in such settlements, residential development should be small scale. However, planning policies for the supply of housing are considered out of the date where local authorities cannot demonstrate an up to date deliverable five year housing land supply (NPPF Paragraph 49). Cherwell District Council has a persistent record of under delivery of housing since 2006: the NPPF requires that where this is the case, a 20% buffer to the five year supply should be applied (Paragraph 47). Taking this buffer into account, Cherwell District Council can only currently demonstrate a 4.7 year supply of housing and therefore must address this deficit.

The site is sustainable and accessible to the services and facilities provided within the village by walking and public transport. It is considered that the proposed development represents an appropriate and well-designed scheme for the site, providing a much needed mix of both market and affordable housing that will function well and add to the overall quality of the village in accordance with Paragraph 58 of the NPPF.

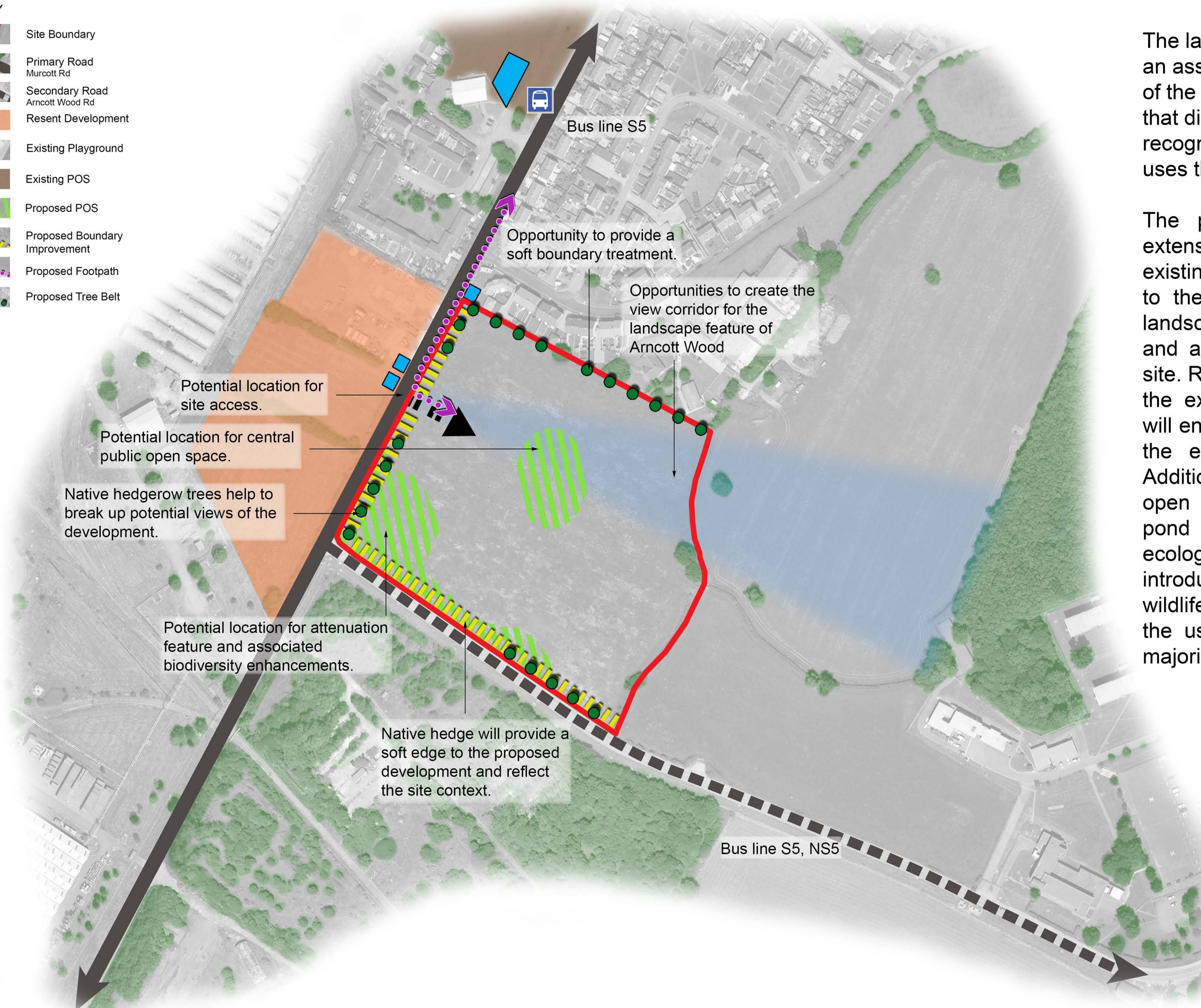
# PLANNING POLICY CONTEXT

## UPPER ARNCOTT - RESIDENTIAL DEVELOPMENT



**KEY**

-  Site Boundary
-  Primary Road  
Murcott Rd
-  Secondary Road  
Arncott Wood Rd
-  Resent Development
-  Existing Playground
-  Existing POS
-  Proposed POS
-  Proposed Boundary Improvement
-  Proposed Footpath
-  Proposed Tree Belt



The layout has been informed by an assessment of the site itself and of the landscape characteristics that distinguish the local area. It recognises the site's assets and uses these to best advantage.









The proposal creates a natural extension of the village between the existing settlement and MOD land to the south and east. Proposed landscaping will provide a soft edge and a degree of screening to the site. Retention and enhancement of the existing hedgerows and trees will enrich biodiversity and maintain the existing green infrastructure. Additionally, provision of public open spaces and an attenuation pond will further enhance the ecological value of the site. It will introduce new habitats and create a wildlife friendly environment through the use of native species for the majority of planting proposals.

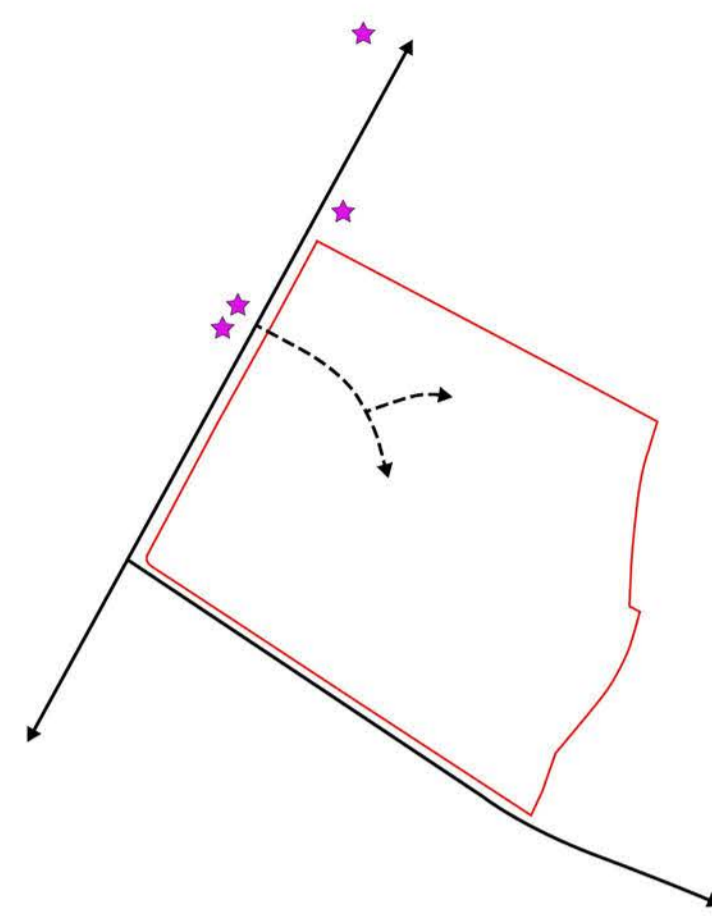
# OPPORTUNITIES & CONSTRAINTS

UPPER ARNCOTT - RESIDENTIAL DEVELOPMENT





Key

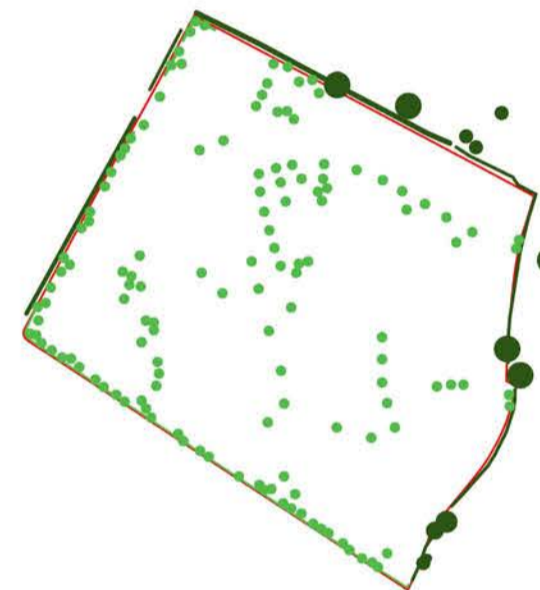
-  Site Boundary
-  Existing Vegetation
-  Proposed Trees
-  Proposed Shrub
-  Proposed Hedge
-  Proposed Feature Shrub
-  Wetland Meadow
-  Grass



**Connectivity & Play**



The proposed site entrance will be from Murcott Road allowing good connectivity to Upper Arncott. Four existing playgrounds are located within 200 metres of the site.

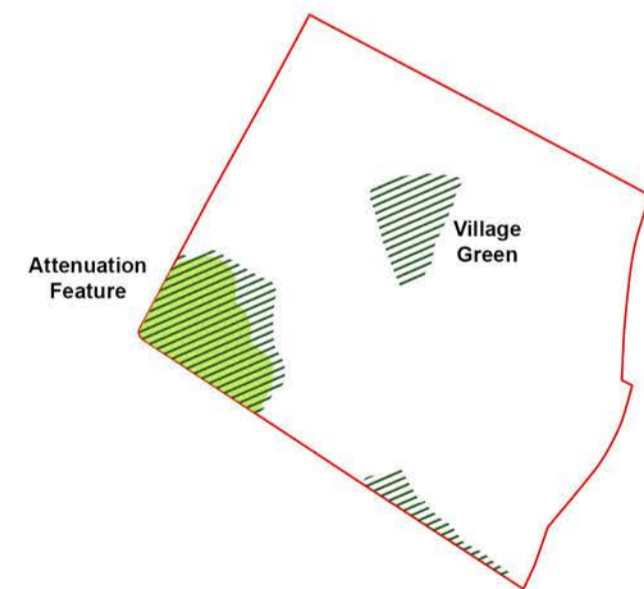
-  Existing Playground
-  Vehicular Connectivity



**Existing and Proposed Vegetation**

The existing vegetation is confined to the site boundaries and consists of hedgerows and field boundary trees. The proposed vegetation aims to strengthen the existing vegetation and add structure to the streetscape.

-  Existing Vegetation
-  Proposed Vegetation



**Public Open Space & Biodiversity Enhancements**

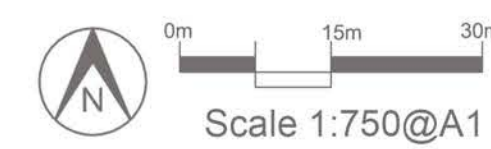
The proposed village green forms a central feature within the development. The attenuation feature in the south-west corner provides biodiversity enhancements and foraging grounds for wildlife.

-  Public Open Space
-  Biodiversity Improvements













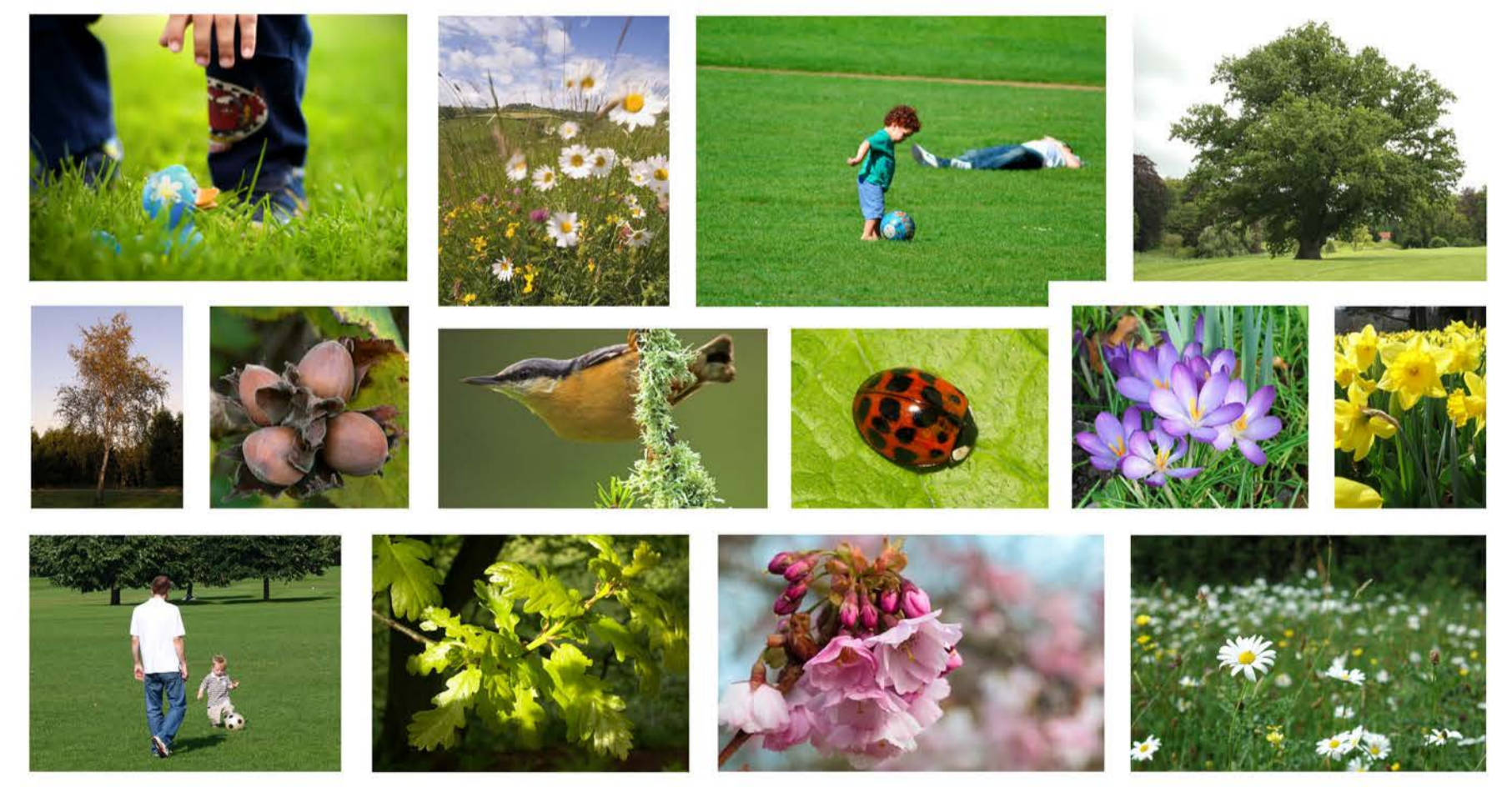
# LANDSCAPE MASTERPLAN

## UPPER ARNCOTT - RESIDENTIAL DEVELOPMENT



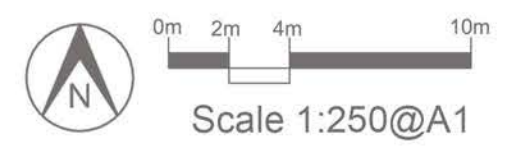
Key

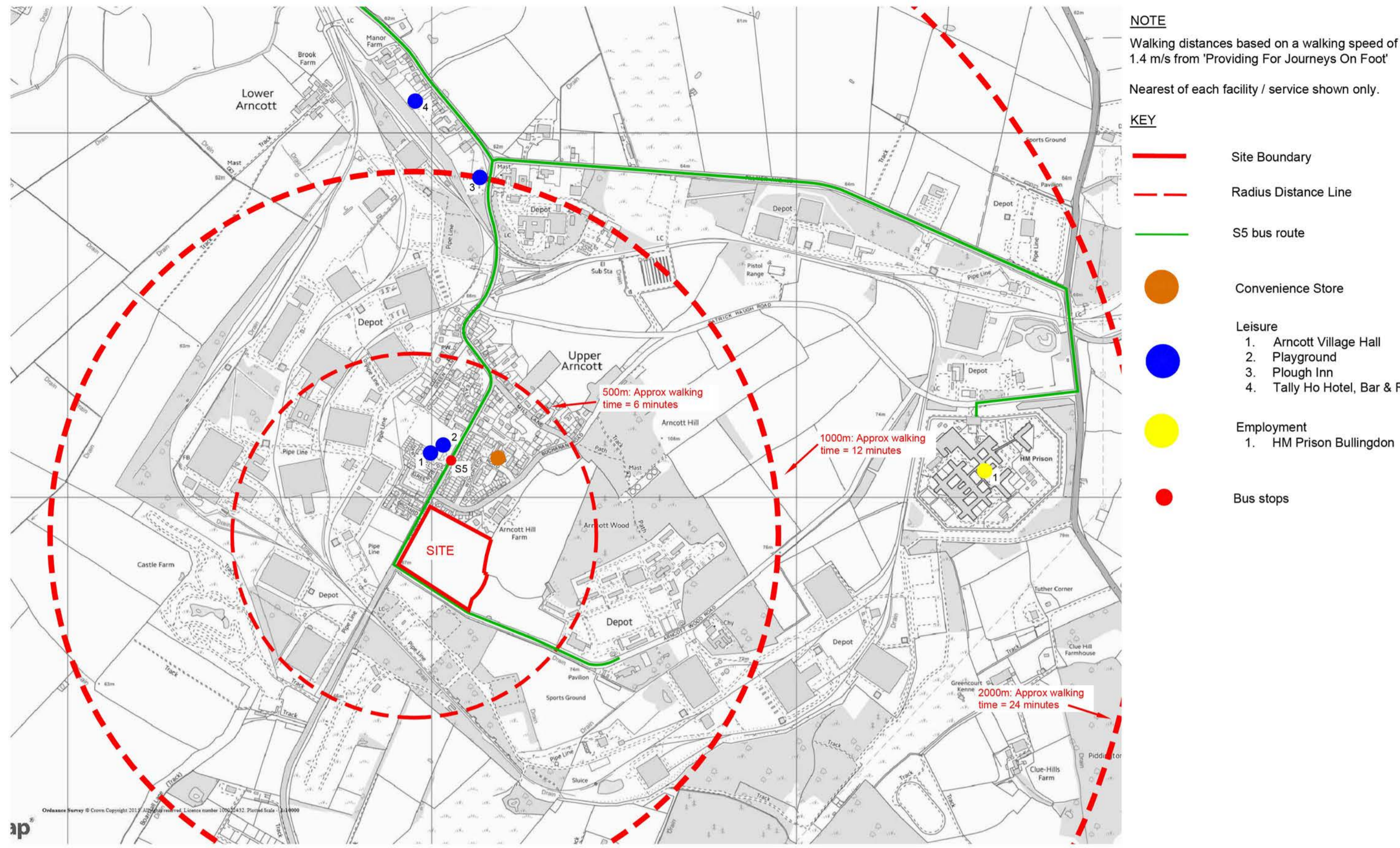
-  Site Boundary
-  Existing Vegetation
-  Proposed Trees
-  Proposed Shrub
-  Proposed Hedge
-  Proposed Feature Shrub
-  Wetland Meadow
-  Hedgerow Wildflowers
-  Bulb Planting
-  Grass



# PUBLIC OPEN SPACE

## UPPER ARNCOTT - RESIDENTIAL DEVELOPMENT





### Accessibility

The proposed development is located in a sustainable location, which is within an acceptable walking and cycling distance of local facilities.

### Drainage

The drainage for the site will be designed in line with current legislation:

- Building Regulations;
- Sewers for Adoption; and
- National Planning Policy Framework.

Sustainable Urban Drainage Systems (SUDS) will be utilised. Infiltration testing will be completed prior to detailed design to determine if the underlying geology is suitable for use with infiltration techniques. If infiltration is not viable on site, the surface water outfall rate will be restricted to greenfield equivalent rates, attenuated on site and outfall to the watercourse located within the site.

Foul water will discharge to Anglian Water's foul water drainage network.

### Proposed Access Design

This drawing shows the access to be compliant with current highways regulations.

### Transport

The proposed development of the site will result in a number of new vehicle trips on the highway network. These new trips will access the existing highway network via Murcott Road. The predicted number of trips generated by the proposed development is shown in the table below.

Proposed Vehicle Trips	AM Peak (0800-0900)			PM Peak (1700-1800)		
	Use	Arrivals	Departures	Total	Arrivals	Departures
Residential	20	62	82	46	26	71

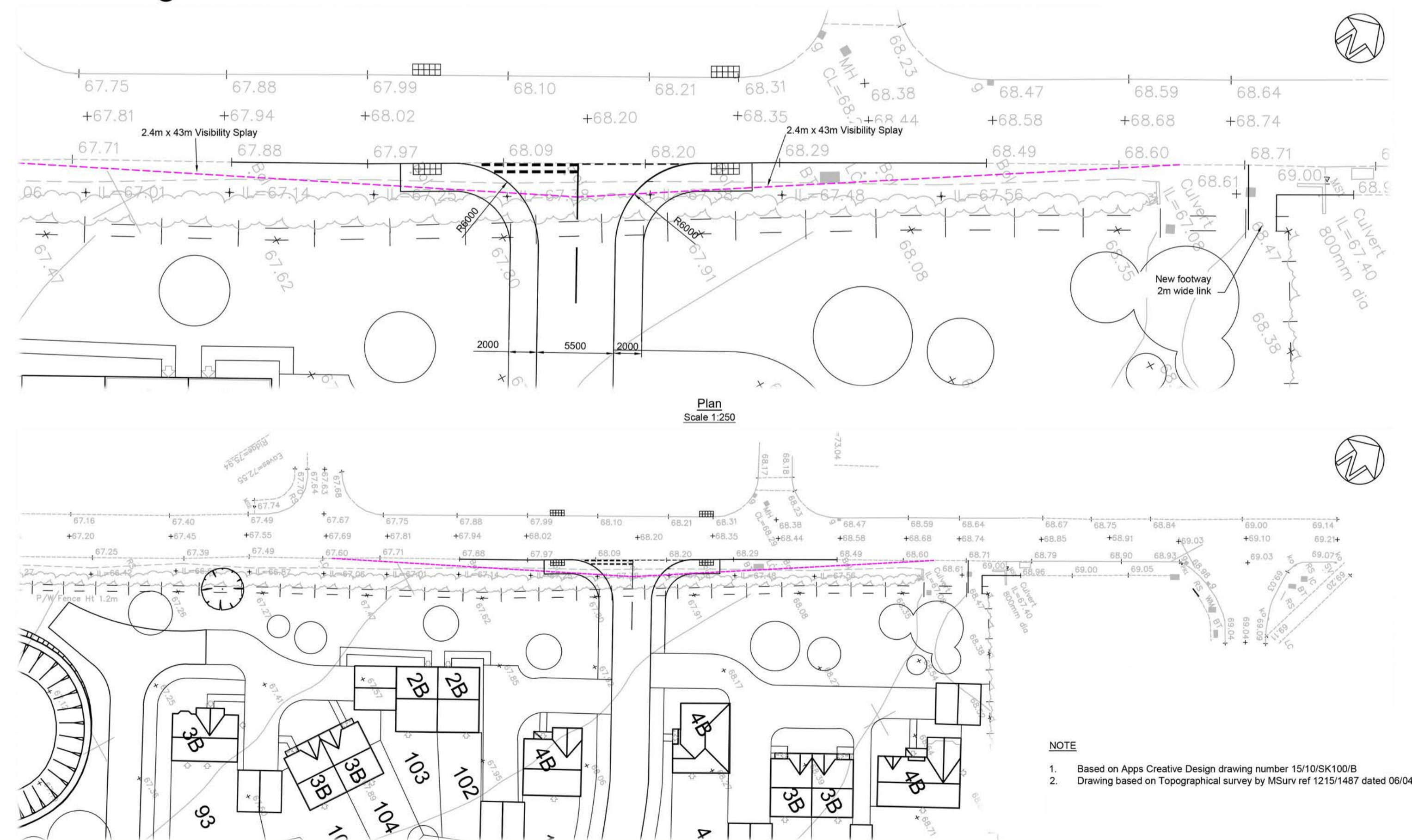
**Table 6.2**

### Parking

Car parking will be provided in line with Oxfordshire County Councils guidance.

### Flooding

The application site is located within Flood Zone 1 as defined by the Environment Agency. Flood Zone 1 is defined as being a low risk zone with the likelihood of flooding being less than 1 in 1000 years or 0.1%.



# HIGHWAYS & DRAINAGE

## UPPER ARNCOTT - RESIDENTIAL DEVELOPMENT



## House Types

- The design allows for a generous landscaped frontage along Murcott Road and an informal building line to reflect nearby context and provide variety and interest.
- The central POS will take the form of a traditional 'village green' which will be very well surveyed on all sides.
- Key vistas within the site have been considered, key buildings terminate views as appropriate. We have avoided straight roads and grid like layouts to reflect the rural setting and the existing pattern of development nearby.
- The mix is in accordance with local need and information contained within the SHMA.
- Varying house types across the site which will pick up on local style and detailing. All corner units will be dual aspect with 2 active frontages.
- No units exceed 2 storeys in height and all have generous rear gardens of at least 10m in length (all within independent rear access)
- The site utilises a pallet of surface treatment materials for added variety and to encourage reduced vehicle speeds.

## Representation of proposed affordable flats and houses



Location Plan

## Properties by number of bedrooms

- 14 x 1 Bedroom ■
- 23 x 2 Bedroom ■
- 49 x 3 Bedroom ■
- 14 x 4 Bedroom ■
- 5 x 5 Bedroom ■



## Location of affordable housing

- 36 x Affordable Units ■
- 69 x Private Units ■



# HOUSING MIX

## UPPER ARNCOTT - RESIDENTIAL DEVELOPMENT





Location Plan

**Indicative elevation of properties 38 to 46**

These illustrations are representative of the proposed street scene. They provide an idea of the overall shape and scale of the development, but do not seek to provide a 'finished' look due to the outline nature of the planning application. Final materials choices are usually provided as part of a reserved matters application.

**Manor Oak Homes thanks you for your attendance at this exhibition.**

*Engagement with the local community is an important part of the planning process and your views are important to us.*

*Comments forms are available near the entrance and we request that you assist us by completing one. All comments will be logged and given due consideration.*

*The exhibition boards will be available on website, where also opportunity for comments will be provided. The address is:*

**[www.manoroakhomes.co.uk/MurcottRd-Upper-Arcott](http://www.manoroakhomes.co.uk/MurcottRd-Upper-Arcott)**

**Thank you for attending.**



**Indicative elevation of properties 1 to 4**

**ELEVATIONS**  
UPPER ARNCOTT - RESIDENTIAL DEVELOPMENT

