

1 Purpose of the Exhibition

Welcome

Introduction

Thank you for attending this public exhibition for the proposed new homes at **Hagbourne Fields**.

Taylor Wimpey would like your views on the development proposals.

Taylor Wimpey is committed to building sustainable places to live with high-quality homes, in attractive environments.

We would like to hear your views on the emerging proposals, and any ideas you may have that can help inform preparation of the outline planning application we intend to submit.



Planning Policy Background

The South Oxfordshire Core Strategy was adopted in December 2012 and sets out the vision for sustainable growth in South Oxfordshire to 2027. The overarching strategy focuses major new development at the growth point of Didcot to ensure that the town can play an enhanced role in providing homes, jobs and services with improved transport connectivity.

The Council are currently preparing the emerging Local Plan 2033, which will replace the Core Strategy in 2018/2019. Within this emerging plan Didcot remains at the heart of the Council's growth strategy, being both the gateway to and the heart of Science Vale.

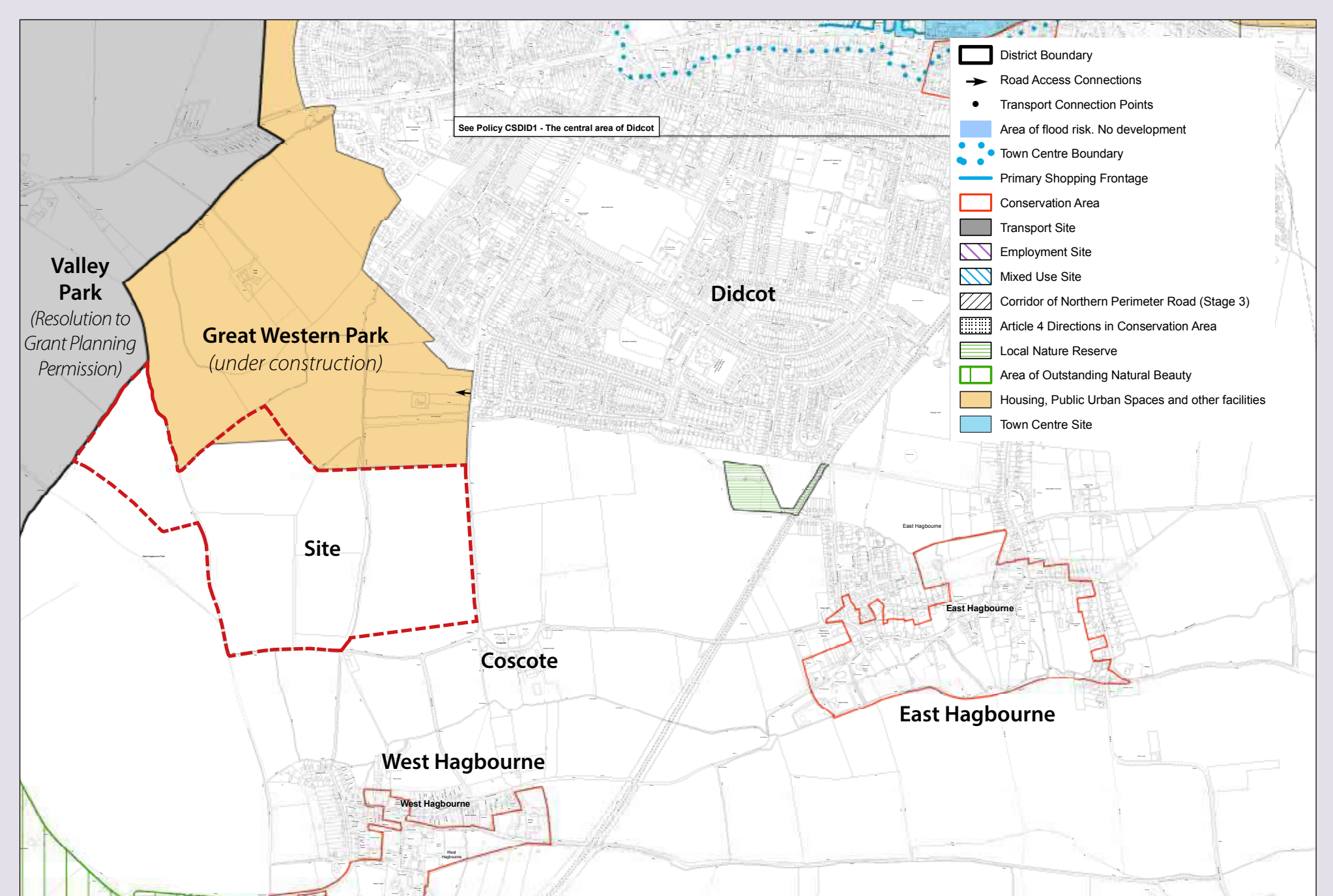
The Didcot Garden Town Delivery Plan was published in October 2017, and whilst it is not an adopted planning document, it highlights the need to accelerate the delivery of high quality and sustainable housing developments within Didcot.

To significantly boost the supply of housing, the National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements. South Oxfordshire do not currently have a five year supply of housing with a significant shortfall in supply at Didcot.

Within South Oxfordshire, and in particular the growth area of Didcot, sustainable development must now be permitted unless there is planning harm that outweighs the benefit of providing new housing. The site is well positioned to make a significant contribution to the Council's housing supply, and is a highly sustainable location with

excellent links into Didcot, Science Vale and the growth areas at Valley Park and Great Western Park. It is in this context that the site is considered to represent a suitable site to meet the housing needs of Didcot and the wider South Oxfordshire area.

East Hagbourne are currently preparing a Neighbourhood Plan which is currently in a draft form. At this stage the formal consultation has not yet been undertaken. However, Taylor Wimpey has engaged with representatives of both East Hagbourne and West Hagbourne, and the site has been formally submitted through the East Hagbourne Call for Sites.



2 Site Analysis

A Sustainable Development

The site sits to the south west of Didcot and forms a natural extension to the Great Western Park and Valley Park developments. The outline planning permission for Great Western Park provides a total of 3,300 homes, along with associated infrastructure, retail units, community centre, parks and sports pitches. Around half of the properties have been constructed and the site is due to be completed by 2022. Recently permission was granted for the Valley Park development of up to 4,254 homes, mixed-use local centres, primary schools, sports pitches, community and leisure facilities, special needs school and open space.

Existing Landscape

The site is currently comprised of a series of agricultural fields divided by hedgerows, which contain a number of mature trees. These include high quality trees which may serve as important habitats for local wildlife so should be retained wherever possible. There is a badger set located within the eastern hedgerow and outlier setts within the western hedgerow. A 20m easement will be established around these sets to ensure the development has minimal impact on them.

Access

Vehicle access to the site will be off Park Road and the Valley Park development. This helps create a direct route to a local primary school, local centre and the A34. There are a number of potential pedestrian and cycle access points throughout the site. The opportunities to connect into the surrounding developments and countryside will be maximised in order to create a permeable and integrated development.

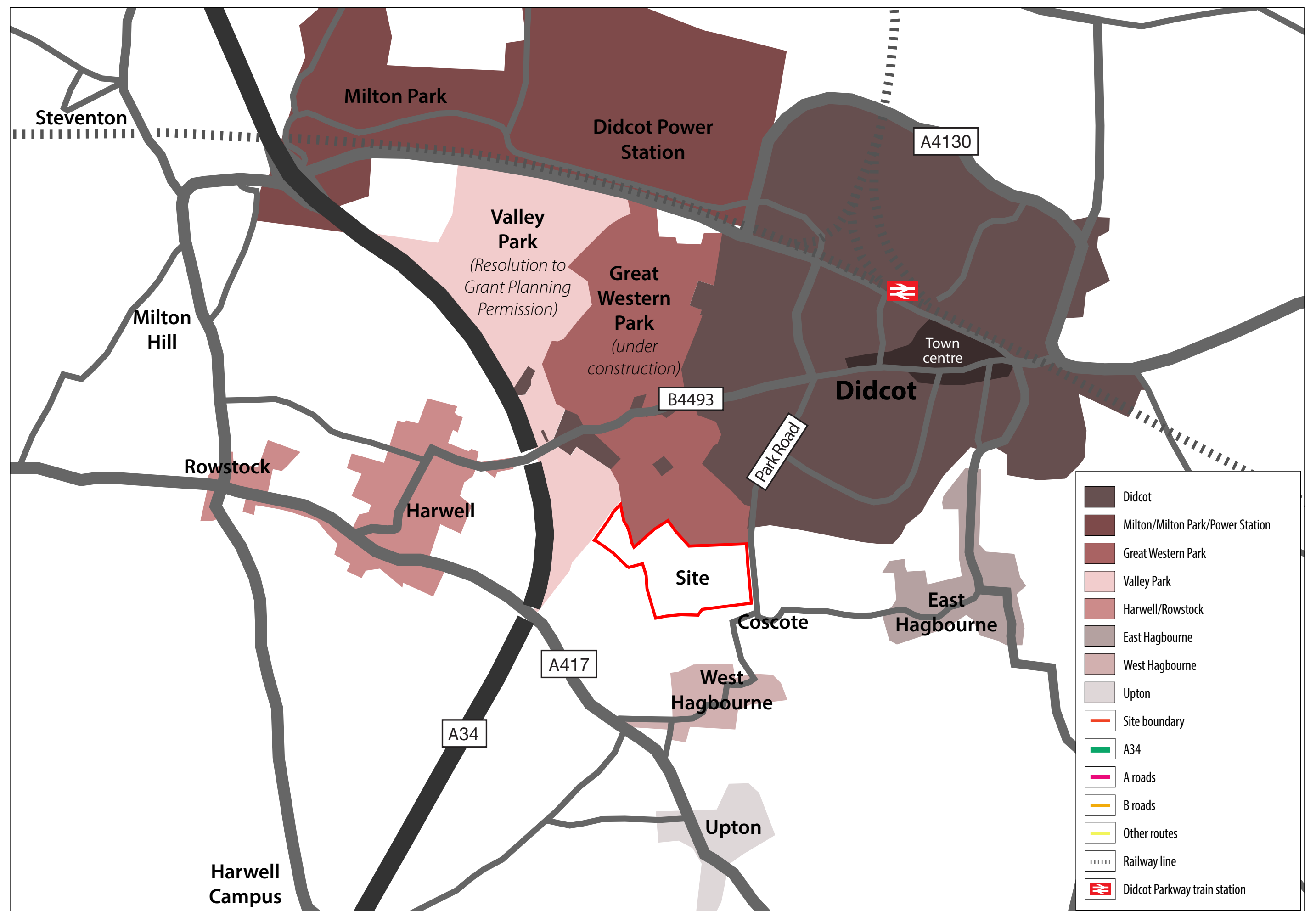
Pedestrian / Cycle Routes

An existing sewer pipe runs through the centre of the site, which will require a 6m easement within which no built development will take place. This easement will be incorporated into the development and could form part of a pedestrian/cycle route through the scheme.

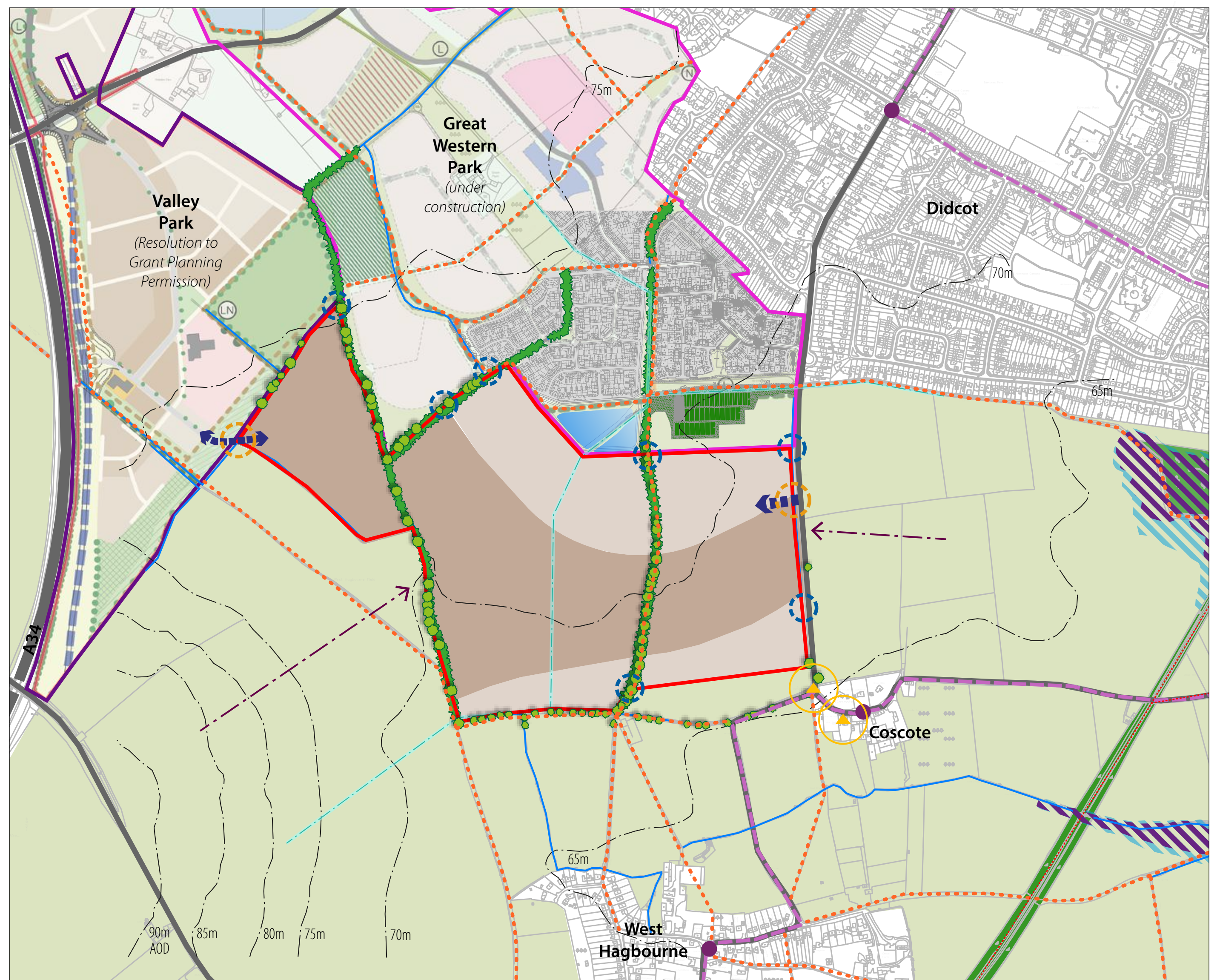
Surrounding Land Uses/Facilities

Valley Park to the west of the site is predominantly residential but a primary school, local centre and large area of open space are within close proximity to the site. Great Western Park to the north is also predominantly residential with properties sitting close to the northern boundary of the site. An area of allotments sits adjacent to the north east corner of the site and a primary school and local centre within a 10 minute walk.

Strategic Growth



Constraints and Opportunities



3 Access and Transport

Highway

The site sits on the southern edge of Didcot with its eastern boundary adjacent to Park Road. This provides the most direct route into Didcot Town Centre to the north. This also provides good access to Milton Park and the A34 which provides access to Oxford to the north and the M4 to the south. Heading south along Park Road provides access to the A34 but is an indirect route through several small villages.

The Valley Park and Great Western Park developments will change the strategic road network in the area and will help provide a number of additional routes to provide better access to the A34. This will help reduce traffic trying to access the A34 via West Hagbourne.

Links to Surrounding Villages

A Public Right of Way (PRoW) runs north south through the centre of the site along an existing hedgerow. To the north this links into Great Western Park and beyond into the western end of Didcot. To the south this route provides a direct link to Coscote, West Hagbourne and into Valley Park to the west. Due to the connectivity of this route it shall be retained and form a key feature in the development.

Other PRoWs are located within close proximity to the site and provide links to the south of Didcot, East Hagbourne and Harwell.

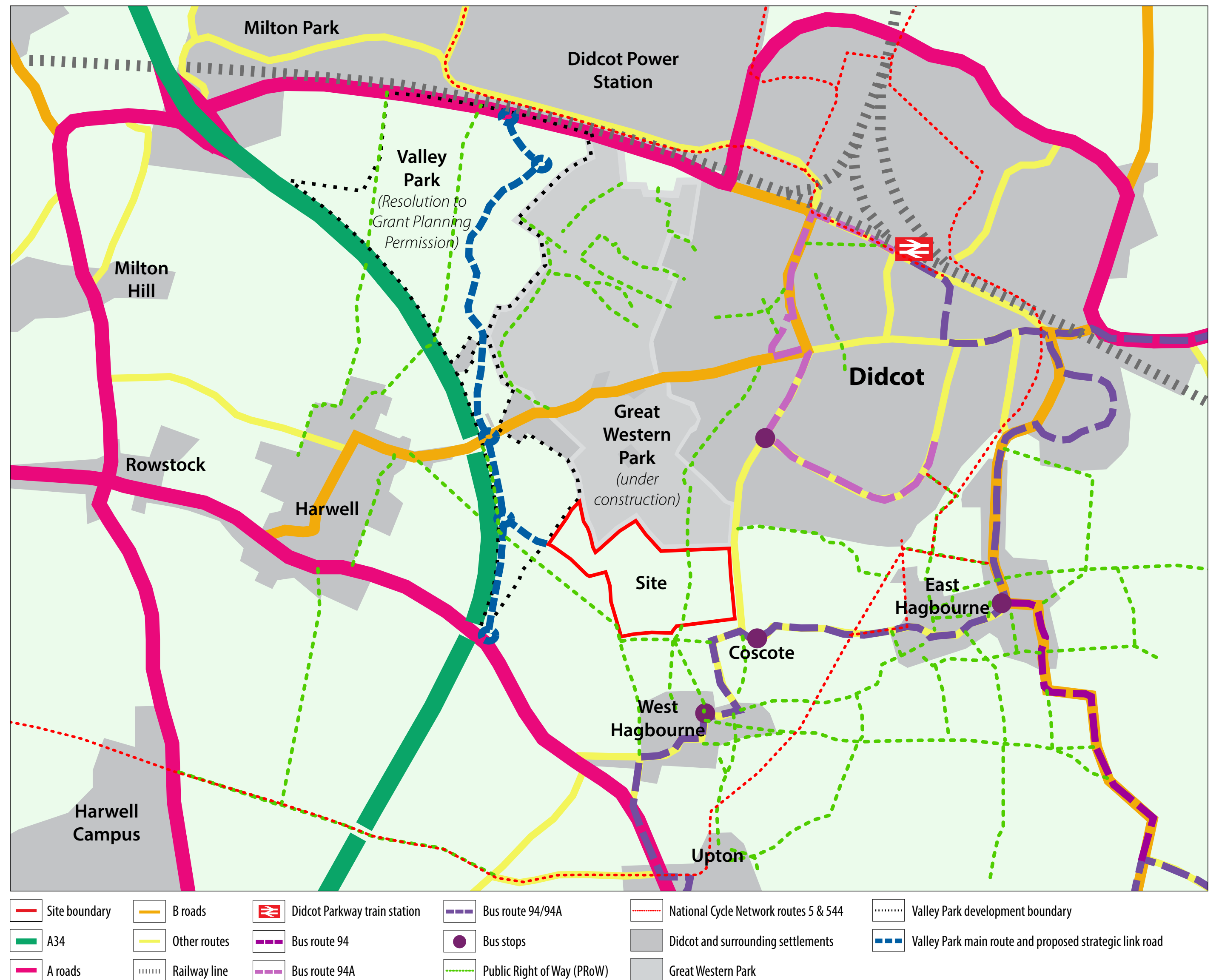
There are multiple points of potential access for pedestrian/cycle routes around the site. Maximising the potential of the links will help ensure the site is well connected into Valley Park and Great Western Park and the local facilities situated there.

New Bus Route

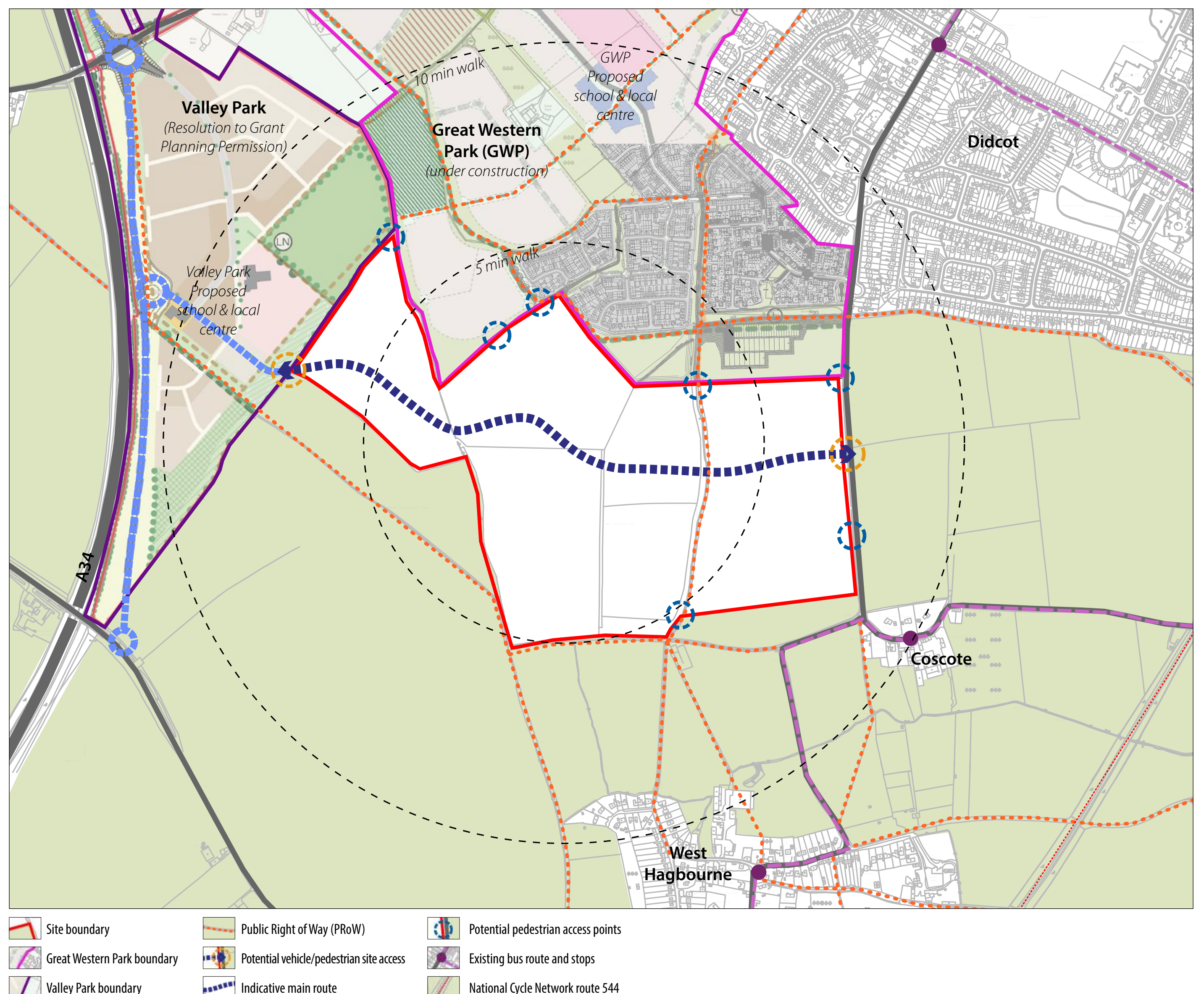
The site is currently not very well served by public transport with no routes running adjacent to the site. Bus route 94 runs close to the south east corner of the site and runs between West Hagbourne, East Hagbourne and east Didcot to the railway station.

Any proposals on the site would see the introduction of a new bus route through the area that would likely link Valley Park to Didcot.

Transport Linkages Plan



Movement Plan



4 Development Framework

Design Principles

In order to create a high quality and sympathetic development that integrates well into its surroundings, the following design principles have been established:

- Existing trees and hedgerows will be retained wherever possible to help preserve the character of the area.
- A southern landscape buffer will be created to reduce visual impact of the development from the south.
- Green links will help integrate the homes with the surrounding development and countryside.
- The PRoWs will be maintained and link into a new foot/cycle path network that connects to Valley Park and Great Western Park.

- A new road will connect Valley Park to Park Road to serve the new homes. This route will accommodate a new bus route.
- All new homes will be accessed off the main route running through the site.
- Properties will front onto the main route to create a safe and attractive development.
- Properties will front onto the surrounding greenspace and help create a rural/village edge character to the development.
- Drainage ponds will be situated throughout the site to ensure surface water runoff is maintained at its current rate.

Development Framework

The design proposals for the site have evolved through an iterative design process informed by environmental and technical work, an understanding of the development's relationship with its surrounding context, and an assessment of planning and design policy. This has resulted in the Development Framework Plan that seeks to minimise environmental impacts whilst maximising social, economic, biodiversity and sustainability benefits.

The Development Framework Plan below shows the Site boundary, the means of access into the Site, the areas of retained and new landscaping and the location and extent of the proposed land uses, including the amount of built development.



5 Concept Masterplan

Illustrative Masterplan

The Illustrative Masterplan provides for up to 1050 new homes and new areas public open space. The site will deliver much needed affordable housing, in line with Policy CSH3 of the adopted Core Strategy.

Areas of open space are primarily along existing hedgerows and help form green links into Valley Park and Great Western Park. This will form the basis for the integration of the development into the surrounding areas and support community cohesion. The open space to the south will be used to accommodate attenuation basins and provide a landscape and visual buffer to West Hagbourne.

A new access point will be created off Valley Park. This route will create a more direct link to the A34 helping to direct traffic away from West Hagbourne. Pedestrian and cycle links will connect into Valley Park and Great Western Park to allow residents to walk and cycle to the facilities

situated in these new developments. The site is located within a 10 minute walk (or 5 minute cycle) of two new primary schools and local centres. This will help meet the day to day needs to local residents and help minimise the traffic impact on the area.

Other features of the masterplan include:

- ① A 20m landscape buffer along the southern boundary to help minimise the visual impact of the development and create separation between the new homes and existing villages;
- ② Retained PRow to help provide a direct pedestrian link into Great Western Park leading to the Primary School and Local Centre;
- ③ A series of pedestrian and cycle links into Great Western Park and Valley Park;

- ④ Higher density area running through the centre of the development;
- ⑤ Lower density edges that overlook the surrounding landscape to provide a 'rural' character to the development;
- ⑥ Pocket parks dotted throughout the development to accommodate children's play spaces and ensure all residents are within close proximity to open space;
- ⑦ Potential emergency access points;
- ⑧ The creation of approximately 18 Ha of greenspace to include landscaping, attenuation ponds, pedestrian and cycle routes, children's play spaces and a potential area for sports pitches.



6 What Happens Next?

We want to hear from you...

Hagbourne Fields Community Consultation Feedback Form

Thank you for taking the time to attend the Hagbourne Fields exhibition. Please let us know your views by completing the feedback form below and placing it in the black ballot box by the door.

If you wish to send us your completed form at a later date, please post to Hagbourne Fields consultation, SP Broadway, 50 Broadway, London SW1H 0RG, or email to nick@spbroadway.com. All feedback must be received by Thursday 16 November 2017.

All feedback received will be recorded and considered by the design team, and will inform the development proposals as they progress.

Please tick or complete as appropriate:

1. What are the reasons for your interest in the Hagbourne Fields new homes proposals?

2. Are you or members of your family interested in any of the following?:

Open market housing	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Affordable housing for rent	Yes <input type="checkbox"/>	No <input type="checkbox"/>
Affordable housing for shared ownership	Yes <input type="checkbox"/>	No <input type="checkbox"/>

3. Do you have any comments on the Masterplan for new homes at Hagbourne Fields?

4. Do you have any comments on new homes at Hagbourne Fields enabling better access to the A34 via a new access point off Valley Park?

5. Do you have any views on how Hagbourne Fields can best integrate with Didcot including Great Western Park and Valley Park?

Taylor Wimpey | Hagbourne Fields

Postcode: _____ Newspaper Advertisement

Phone number: _____ Flyer / Invitation

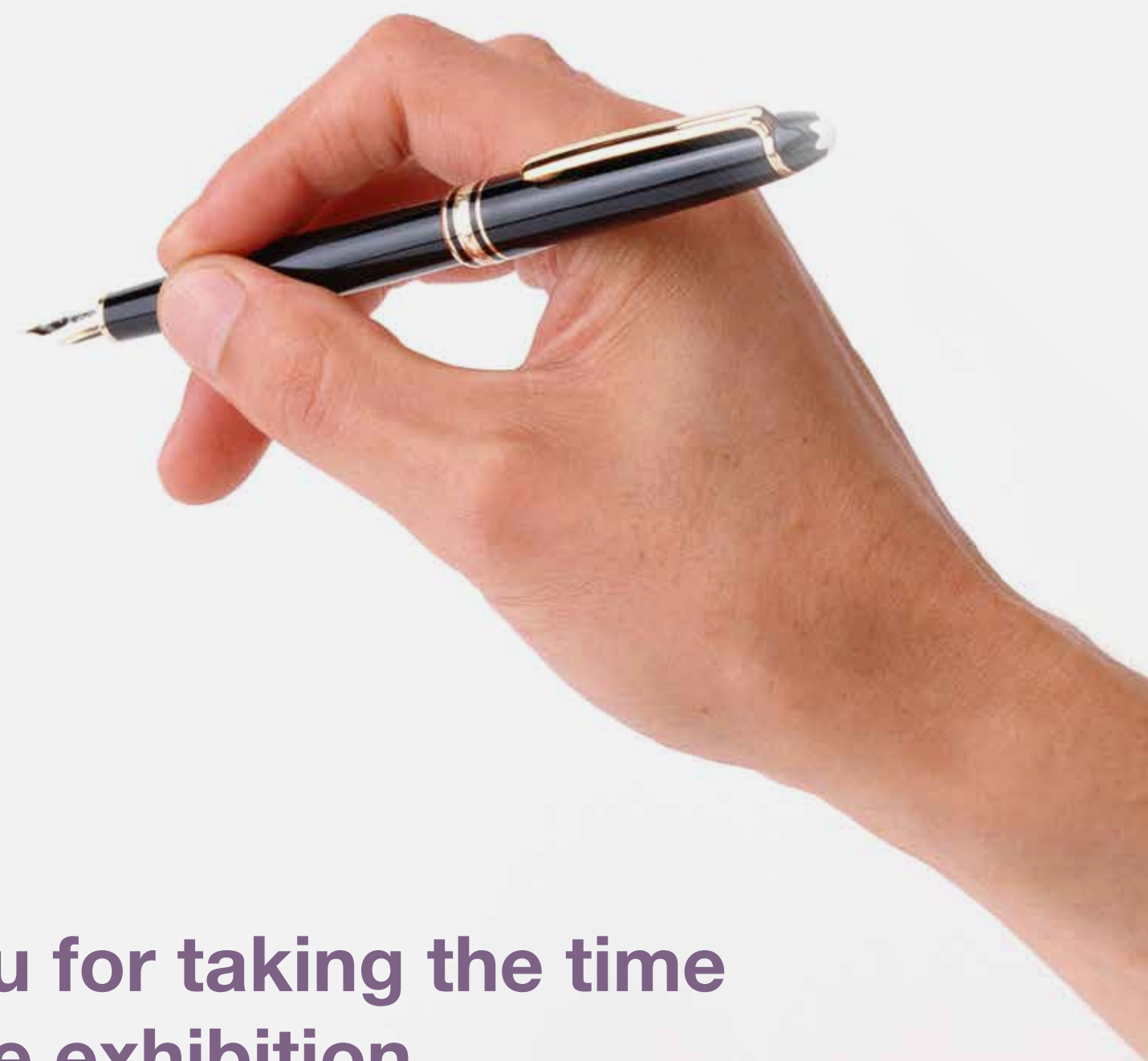
Email address: _____ Word of mouth

Other (Please state): _____

We value your opinions and would like to thank you for taking the time to complete this form.

If you have any further queries at a later date, please contact Nick Calatier on 020 3495 3463 or at nick@spbroadway.com. SP Broadway and Taylor Wimpey are committed to protecting your privacy and will not release your personal details or information to anyone outside the project team, except for use in connection with the proposals and/or activities being consulted upon. In providing your personal details you acknowledge and agree to this.

Taylor Wimpey | Hagbourne Fields



Thank you for taking the time to visit the exhibition.

Taylor Wimpey and their design team would like your feedback on the proposals. All feedback received through the consultation will be recorded and considered by the design team with a view to informing the emerging proposals.

Please complete the feedback form and hand it to a member of the design team. We will compile a feedback summary leaflet following this round of consultation, which we will distribute to all those who request they be kept updated on progress with the development.

If you wish to comment on the proposals you can:

Email your comments to Nick@spbroadway.com

or visit our project website www.taylorwimpey.co.uk/hagbournefields

Following submission and validation of the planning application there will be a further opportunity for you to submit comments on the application direct to South Oxfordshire District Council as the Local Planning Authority.

Next steps...

Date	Actions
9 th November 2017	Public Exhibition (Today)
November 2017	Consultation feedback reviewed and used to inform the emerging development proposals.
Late 2017 / Early 2018	Planning Application submitted to South Oxfordshire District Council. Comments can be made on the Planning Application directly to the Council.