

Proposed Residential Development and Public Open Space



MARCHAM GATE

Marcham, Oxfordshire

Catesby Estates plc are putting together proposals for new homes at Marcham Gate on land off the A415, Marcham.

The site is allocated in the Vale of White Horse Local Plan Part 2. (Adopted in 2019 for residential development).

The allocation proposes 90 new homes and public open space along with safeguarding an area of land for the proposed Marcham bypass.

Our sensitively designed proposals for Marcham Gate reflect the requirement of the Local Plan allocation and have been tailored to fit the character of the local area and surrounding landscape, whilst providing an increased range of new homes for local residents.

We have designed initial proposals indicatively showing potential street layout, landscaping and vehicle/pedestrian access points.



What happens next?

We will be submitting an Outline Planning Application in spring, which will set the principles of the development in more detail including site access.

Should the application be approved, we will then work with housebuilders to deliver a range of new homes, with construction potentially commencing in 2021.



Have your say

Your feedback will help shape our proposals before we submit our planning application to Vale of White Horse District Council.

Comments received will be compiled in a Statement of Community Involvement which will be submitted with our planning application. Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.



How to Contact Us

Freepost - no stamp required. Detach and return the feedback form in the post (you can fold and fix in place with sellotape or glue leaving the postal address visible).

Or should you wish to submit additional commentary - this can be done online:

Email: info@catesbyestates.co.uk

Online: Complete our online comment form at www.catesby-marchamgate.co.uk

Call: 01926 836910

Should you wish to comment on the proposals, please let us have your feedback by the 1st March 2020.

You can find out more and track our progress at www.catesby-marchamgate.co.uk



MARCHAM GATE

Marcham, Oxfordshire

Our Proposals



Up to 90 new homes



Including 35% affordable homes providing an opportunity for those struggling to get on the housing ladder



Provision of a well-balanced mix of housing, in-line with the Council's housing mix policy including smaller 1 and 2 bed properties



Significant public open space for use by the whole community



Provides connectivity with existing adjacent residential development and is within walking distance to local services and facilities



Contributions to highway and community facility improvements



Safeguarded land for the proposed Marcham bypass



Retention of boundary vegetation where possible and creation of new areas of planting and open space

Looking for a New Home?

The worsening of the UK housing crisis is well publicised, with the Government vowing to deliver 300,000 new homes every year.

- The average price of a home in Marcham is £386,712 (Source: Rightmove) compared to the average house price in the UK of £235,298 (Source: Land Registry)
- A first-time buyer would need a deposit of £38,672 based on the current average house price in Marcham

Local Economy

The economic benefits of new housing development are significant. A study by the Confederation of British Industries (CBI) demonstrates that construction projects have a significant benefit on the local and wider economy. The report concludes that for every £1 of construction expenditure, £2.84 is injected into the economy.

- 90 new homes will create direct local employment opportunities as well as indirect benefits through increased demand for goods and services during the construction phase



Illustrative masterplan

- Development boundary
- Other land within the applicant's control
- Potential access - all modes
- Potential access - pedestrian / cycle
- Existing pedestrian routes or PROWs
- Potential pedestrian routes
- Residential street
- Shared surface street
- Private drive / path
- Residential development blocks
- Public open space
- Landscape buffers
- Indicative residential frontage
- Focal building locations
- Existing trees retained
- Existing hedgerows retained
- Proposed trees
- Local Equipped Area of Play (400sqm, 20m offset)
- Existing local public open space
- Potential SUDS area (subject to technical design)
- Potential foul pumping station (subject to technical design)
- Potential electricity substation (subject to technical design)

A larger scale plan can be downloaded at www.catesby-marchamgate.co.uk



We have taken all reasonable measures to present this information with due care and it is considered correct at time of printing.

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Changes in data protection laws (GDPR) means the rules around how companies process your personal data have changed. It does not restrict individuals sharing their personal information with third parties in a way of their choosing.

This is an opportunity for you to help shape our proposals. You are not obligated to comment on the proposals, and you are welcome to submit as much or as little information as you wish using any of the four feedback methods detailed within this literature (freepost, email, online or telephone)

All comments received will be reviewed by Catesby Estates.

Your feedback will be compiled in Statement of Community Involvement Documents and submitted with our planning application to Vale of White Horse District Council.

Any comments you make in response to these proposals will not affect your right to comment on the planning application submitted to the Local Authority at a later stage in the process.

Your personal data will not be passed to any other parties. For more information on our policies visit www.catesbyestates.co.uk/catesby-policies or contact us at: 01926 836910 / info@catesbyestates.co.uk



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