

A hand-drawn sketch of a village scene. In the foreground, two people are walking away from the viewer on a path. The path leads into a village with several houses, some with red roofs and others with blue roofs. There are many trees, some with green foliage and others with bare branches. The overall style is a loose, sketchy drawing with some color washes.

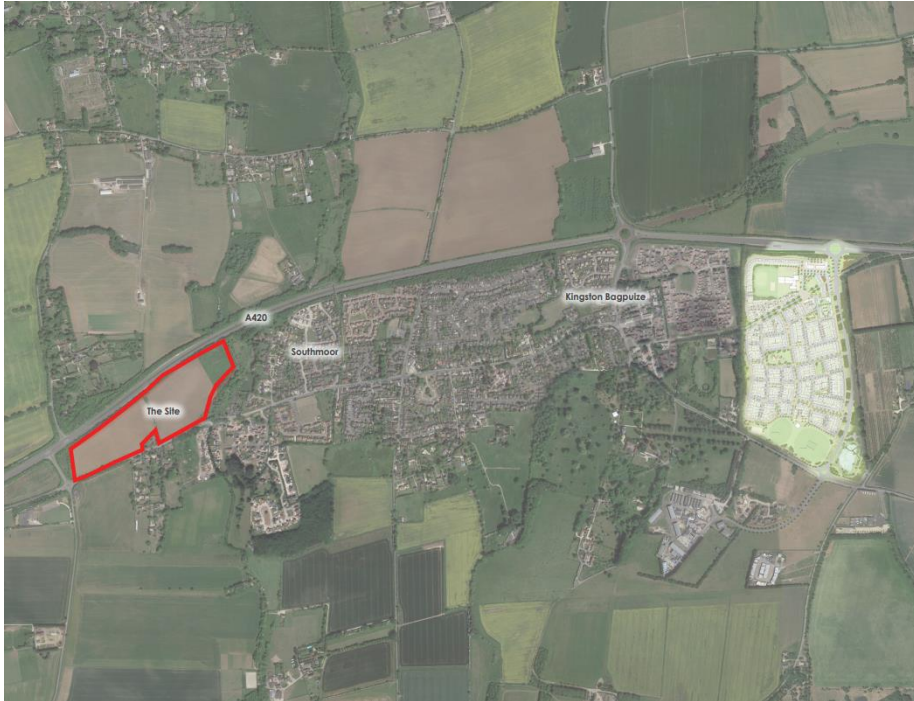
Land to the North of Spring Hill, Kingston Bagpuize with Southmoor

About Nicholas King Homes



- Founded in 1991, Nicholas King Homes is a privately owned house building company that has developed over 2,500 homes in Buckinghamshire, Berkshire, Hertfordshire, London, Oxfordshire, Surrey, and Sussex.
- Nicholas King Homes seeks to work with the local council, residents, Parish and Town Councils and other stakeholders to create new homes and communities.
- We frequently include provision of affordable housing along with landscaped open space for the benefit of the existing community that not only create an attractive place to live but enhance the surrounding areas.

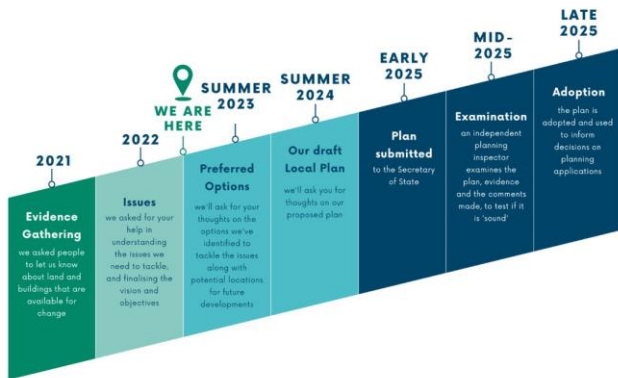
Land to the North of Spring Hill Today



- Land to the North of Spring Hill currently comprises two fields, covering approximately 11.4 hectares. It is bound by the A420 to the north and Spring Hill to the south, Charney Road to the west and the edge of the Kingston Bagpuize with Southmoor to the east.
- Hedging and tree cover is significant along the boundary with the A420, providing a natural visual and sound barrier.
- The site has strong defensible boundaries on all sides with tree belts and hedgerows situated along the perimeter. There are residential homes on the south side of Spring Hill and a further residential home “the Lodge” on the northern side.
- The site represents a logical extension to the village and provides good access to existing amenities. As part of the consultation process, we are keen to understand what additional community facilities would be beneficial to the village.

Past Promotion of the Site

The Site has been carefully reviewed and assessed over many years. Below is a summary of the key tasks that have been undertaken since 2016:



- 2016 – 2019 – Promotion of the site through the Vale of White Horse Local Plan Part 1 and Part 2 adoption process
- 2016 – Environmental Impact Assessment (EIA) Screening Request (P16/V2397/SCR): confirmed an EIA was not required
- 2016 – Outline planning application (P16/V2568/0) for the erection of 180 dwellings: application withdrawn
- 2020 and 2021 – Submission of the site to the Vale of White Horse 'Call for Sites'
- 2021 – Submission of request for pre-application advice to the Vale of White Horse District Council
- 2021 – Submission of request for pre-application advice (regarding highways matters) to Oxfordshire County Council
- 2021 – Submission of the site to the joint Vale of White Horse and South Oxfordshire 'Call for Land and Buildings Available for Change'
- 2022 – Submission of comments to the 'New Joint Local Plan 2041: Issues Consultation'
- 2022 – Environmental Impact Assessment (EIA) Screening Request (P21/V3066/SCR): confirmed an EIA was not required

Our Proposed Masterplan

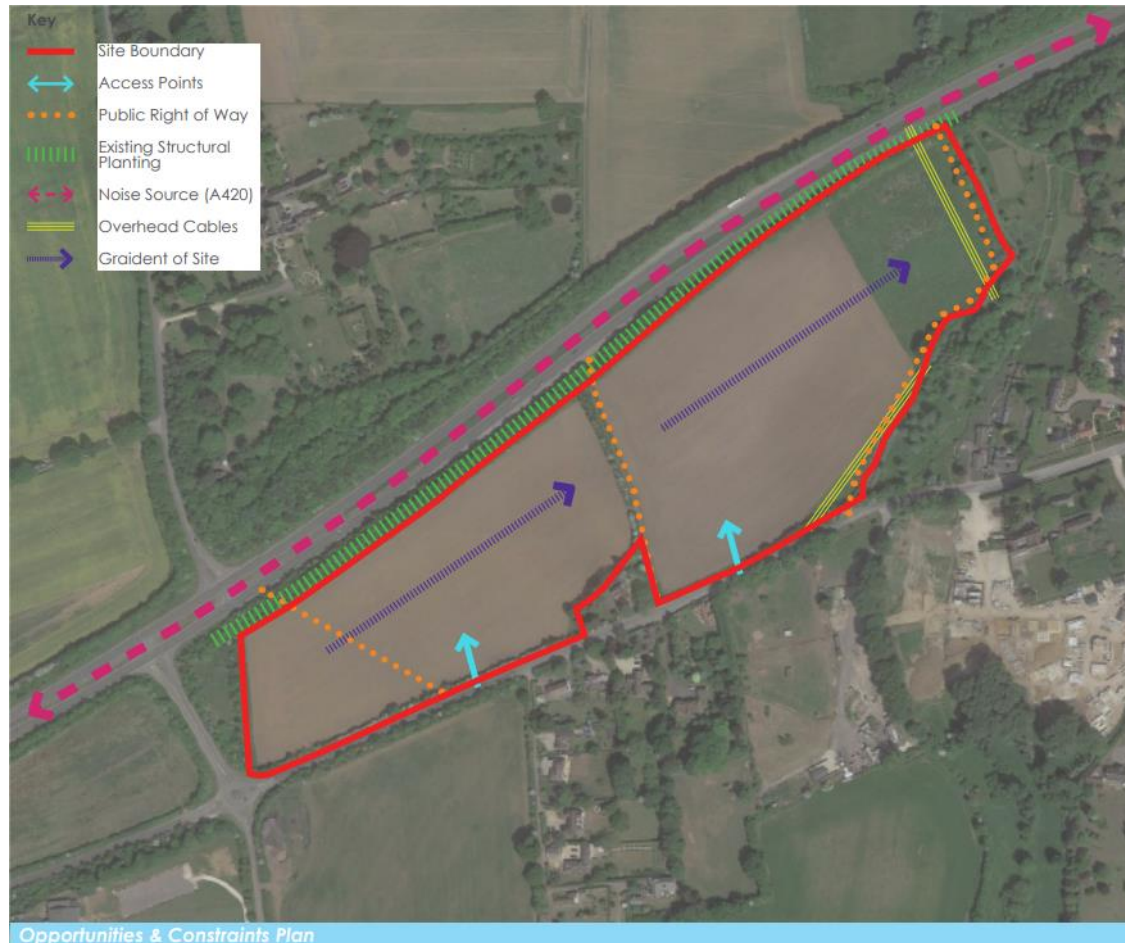


We would be interested to receive your comments on the draft initial masterplan which includes:

- The delivery of up to 249 new homes by Nicholas King Homes at a scale appropriate for the village of Kingston Bagpuize with Southmoor
- 87 affordable homes (35%)
- Two access points along Spring Hill
- A Local Area of Play (LAP) and Locally Equipped Area of Play (LEAP)
- Provision of public open space to serve new and existing residents of the village. This could include youth provision and community allotments

The illustrative masterplan layout sets out a wide range of different unit types, catering for the needs of a variety of people with a mix of 1, 2, 3 and 4 bedroom homes.

Highways and Access



- Two points of vehicle access are proposed from Spring Hill in the form of priority T-junctions in accordance with Oxfordshire County Council's Residential Road Design Guide.
- To understand the potential vehicle movements from the new homes, current car movements have been assessed to understand their direction of travel. These results during the AM and PM peak periods lead us to conclude that cars will disperse easily onto the existing roads.
- Whilst there are some known areas of congestion in the district, the new homes are not expected to generate any additional car journeys that cannot be mitigated.

Sustainable Travel



- Spring Hill will be a sustainable development of new homes so must allow residents to make travel choices that do not rely on private car use. Therefore, good access to public transport and cycling routes is important in providing convenient travel alternatives.
- The initial masterplan has been designed around safe and sustainable routes that link to the surrounding network so that walking and cycling will be an attractive and convenient option. A number of key amenities are within walking distance.
- The new homes are well serviced by public transport. There are existing bus stops situated on Spring Hill outside the site covering the route from Witney-Abingdon and Swindon-Faringdon-Oxford. The addition of more housing and therefore residents will reinforce the long term viability of the bus route.

Landscaping and Views



- Retention and reinforcement of all boundary hedgerows with additional planting to provide visual screening. Other initiatives include incorporating native species to enhance green infrastructure to benefit wildlife and future residents.
- A landscape-led approach will protect and enhance the mature trees, hedgerows and visual character of the area, creating short and long views whilst being sensitive to the wider edge of village location.
- The tallest buildings (maximum of 2.5 storeys) will be situated along the northern edge of the site and focused around a village green where the enhanced treeline and hedgerows will reduce the visual impact of the new homes for existing properties.
- The site is relatively flat, gradually falling from its North western corner adjacent to the junction from the A420 to the South eastern corner. Therefore, the positioning of open spaces and the layout will sensitively reflect the level changes across the site.

Ecology

Agricultural use has reduced the ecological value of the fields. Currently only the boundary hedging, woodland and a small watercourse along the eastern edge of the site offer ecological habitats which we will retain and protect.

We propose to create community open space and green infrastructure to enhance the landscape which will be aided by the creation of new habitats for wildlife as part of our environmental policy.

A full suite of ecological surveys have been undertaken for protected plants and animals to understand the wildlife currently located on the land.



Responding to Climate Change

In response to the climate emergency, the proposed design and construction of this development would incorporate a number of sustainability initiatives including:

- Proposals will include Sustainable Urban Drainage (SuDs) that would mitigate the impacts of Climate Change by reducing overall surface water run-off rates during periods of high rainfall.
- Improving the energy efficiency of all units and thereby reducing the long-term energy demands of the development and the carbon footprint of the site.
- Including the reduction/replacement of fossil fuels with alternative methods such as photovoltaic solar panels and air source heat pumps.
- Using appliances, fixtures and fittings that reduce the use of water, and providing water butts for rainwater collection.
- Improving existing habitat features via supplementary planting and introducing new habitat features, such as bird and bat boxes.
- Provision of active EV charging for homes with on plot parking.



Consultation to date



Meetings

- Met with Cllr Eric Batts – February 2023
- Met with Cllr Grant and Cllr Warr – December 2022 and March 2023
- Met with Kingston Bagpuize Village Hall Trustees – May 2023
- Extended invitation to meet with Cllr Jill Rayner post-election
- Extended invitation to meet with Cllr Juliette Ash

Consultation website

- Launched 21 March 2023
- Advertised on Parish Council website and in the KBS News
- To date we have had 136 visitors and received no feedback

Next Steps

Nicholas King Homes will be seeking to continue consultation with local residents and stakeholders along with Kingston Bagpuize with Southmoor Parish Council.

We will also continue to engage with Vale of White Horse District Council and Oxfordshire County Council with regard to the Local Plan Review Process including during the next consultation stage in Autumn/Winter 2023/24.

We will be reviewing Vale of White Horse District Council's ongoing housing supply needs with regard to the submission of a planning application at an appropriate time. Ahead of any planning submission a full public consultation will take place at the Village Hall.

Questions

We are expecting to provide either new facilities/add to new ones already planned or improve existing ones, either through S106 to specific uses, or through the wider CIL requirements. We are keen to discuss with the parish council to hear your feedback.

- Is there anything that existing residents feel is missing from the village? (That aren't going to be provided in the approved Lioncourt scheme)
- What existing facilities need improving/upgrading? – Village hall, scout hall etc...