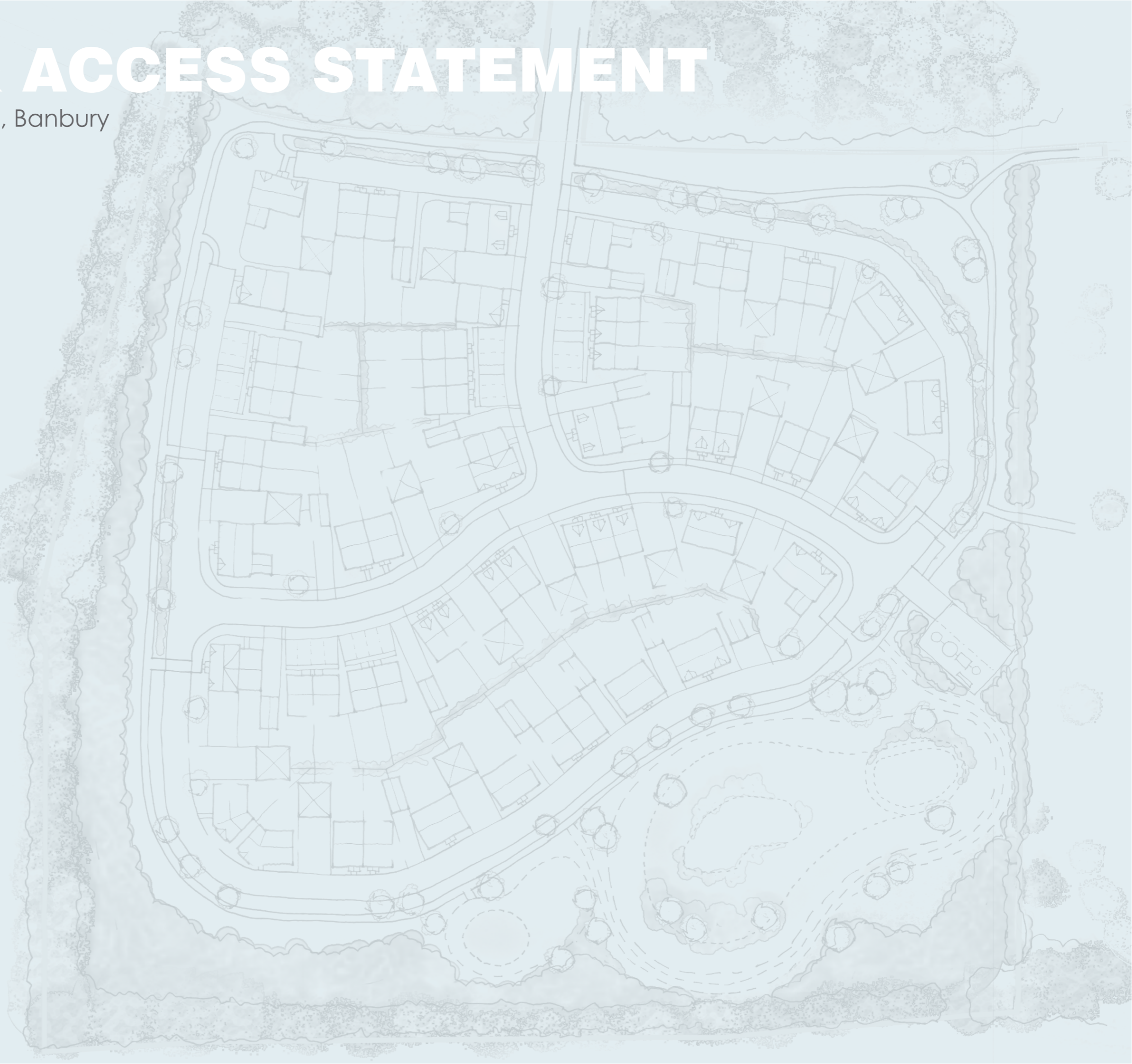


DESIGN & ACCESS STATEMENT

Land west of Bloxham Road, Banbury



PREPARED BY



IN CONJUNCTION WITH



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Prepared for Barwood Development Securities Ltd

Document Title : Design and Access Statement

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Georgian House
24 Bird Street
Lichfield
Staffordshire
WS13 6PT

01543 254357
mail@bhbarchitects.co.uk

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1 SCOPE AND CONTENTS

1.1 DOCUMENT PURPOSE

1.1.1 This Design and Access Statement (DAS) has been prepared on behalf of Barwood Development Securities Limited, by BHB Architects, and forms part of a comprehensive pack of information submitted to support an outline application for up to 60 homes with all matters reserved save access.

1.1.2 The collective information provides an analysis of the site and its context to support the proposal as set out in this DAS.

1.1.3 This DAS has been prepared to explain the design concepts and principles behind the proposals as well as dealing with issues of access as required by the Town and Country Planning (Development Management Procedure)(England) Order (DMPO) 2015, along with the guidance given in the Department of Communities and Local Government documents: National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

1.1.4 The document also serves the following functions and purpose:

- To provide a concise description of the key issues and to demonstrate how the evaluation of these issues has informed the design decisions that have led to the proposed development;
- To provide comprehensive information on the development in terms of composition, design, access and circulation, open space and landscape;
- To set design standards which promote high quality design and ensure a coordinated and coherent development.

2 STRUCTURE OF THE STATEMENT

2.1. This document has been structured as set out below:



PLANNING POLICY

An overview of key planning policies that inform the design process from government and local authority guidance.



CONTEXTUAL ANALYSIS

Providing a summary of the assessment and evaluation of existing facilities, constraints, opportunities, context and character of the site that will inform and support the scheme design.



DESIGN PARAMETERS

Key design parameters underpinning the proposals relating to use, amount and scale, as well as the approach to green space, access, land form and drainage.



ILLUSTRATIVE MASTERPLAN

Providing information and images showing how the scheme proposals may come forward at a reserved matters stage to compliment the context of the site and local character.



SUMMARY & CONCLUSION

Summary of proposals demonstrating a comprehensive narrative that underpins design solutions and an overview of the benefits.

3 VISION

3.1 SITE OVERVIEW

- 3.1.1 The application site is located in Banbury, a historic market town located approximately 41km to the north of Oxford.
- 3.1.2 A comprehensive analysis of the context of the site and a summary of the underpinning technical works undertaken can be found in the following sections of this Statement.
- 3.1.2 The proposals look to present a scheme that demonstrates the site's capacity to deliver up to 60 units with associated public open space as described in section 3.2.

3.2 DESCRIPTION OF THE APPLICATION

- 3.2.1 The outline application proposals are described as follows:

Outline Planning Application for the development of up to 60 homes, including open space provision, parking, landscaping, drainage and associated works, with all matters reserved (appearance, landscaping, layout and scale) except for access.

3.3 THE VISION

- 3.3.1 The development of this site has been guided by a simple and robust vision, which has evolved through the design process. This vision is to create a unique design led solution which responds to the site, its context and the opportunities within.
- 3.3.2 To provide a high quality sustainable residential neighbourhood which maintains and enhances the key existing landscape features, integrating the site into the wider development area.
- 3.3.3 To create a well-informed attractive neighbourhood, with excellent connectivity throughout. To develop high quality, affordable family housing which is much needed.

'TO CREATE A SUSTAINABLE DEVELOPMENT WHICH POSITIVELY ASSIMILATES WITH ITS LANDSCAPE AND URBAN SURROUNDINGS.'

PLANNING POLICY CONTEXT

4 NATIONAL PLANNING POLICY FRAMEWORK

4.1 INTRODUCTION

4.1.1 This section of the DAS identifies key elements of planning policy that have informed and influenced the design proposals.

4.1.2 A broader review of planning policy is contained within the submitted planning statement

KEY POLICIES

4.2 ACHIEVING WELL-DESIGNED PLACES

4.2.1 The National Planning Policy Framework (NPPF) sets out the planning policies for England as prescribed by the Government. Under the Achieving well-designed places section of the NPPF, the guidance states:

'THE CREATION OF HIGH QUALITY, BEAUTIFUL AND SUSTAINABLE BUILDINGS AND PLACES IS FUNDAMENTAL TO WHAT THE PLANNING AND DEVELOPMENT PROCESS SHOULD ACHIEVE'. THE BETTERMENT OF PLACES TO LIVE AND WORK, ALONGSIDE SUSTAINABLE DEVELOPMENT ARE CORE FACTORS OF 'GOOD DESIGN'.

4.2.2 The NPPF expands on principles of good design and defines the expectations of well-designed places.

4.2.3 Paragraph 130 states:

*'a) will function well and **add to the overall quality** of the area, not just for the short term but over the lifetime of the development;*

*b) are **visually attractive** as a result of good architecture, layout and appropriate and effective landscaping;*

*c) are **sympathetic to local character** and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

*d) establish or maintain **a strong sense of place**, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*

*e) **optimise the potential of the site** to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*

*f) **create places that are safe, inclusive and accessible** and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.'*

5 NATIONAL DESIGN GUIDE

5.1 THE TEN CHARACTERISTICS

5.1.1 The National Design Guide (NDG) was published by the Ministry of Housing, Communities and Local Government (MHCLG) in September 2019 and updated in January 2021 to reinforce the delivery of quality places through the design process.

'A WELL-DESIGNED PLACE IS UNLIKELY TO BE ACHIEVED BY FOCUSING ONLY ON THE APPEARANCE, MATERIALS AND DETAILING OF BUILDINGS. IT COMES ABOUT THROUGH MAKING THE RIGHT CHOICES AT ALL LEVELS'

5.1.1 The NDG identifies the Governments priorities for a well-designed place using national planning policy, planning guidance and objectives for good design. These are set out in ten characteristics that together combines, create a cross-disciplinary framework for good design, as set out in the NPPF;

- To create physical character;
- To help to nurture and sustain a sense of community; and;
- To positively address environmental issues affecting climate.



The ten characteristics of well-designed places

6 CHERWELL LOCAL PLAN

KEY POLICIES

6.1 CHERWELL LOCAL PLAN (1996)

6.1.1 The 1996 Cherwell Local Plan was prepared by Cherwell District Council under the Town and Country Planning Act, 1990. It was the first adopted plan to serve the district and set out core functions that continue to be applicable.

6.2 CHERWELL LOCAL PLAN 2011-2031 PART 1

6.2.1 The Cherwell Local Plan provides a strategic planning policy framework setting out the visions and objectives and identifies development sites for allocation and deliverance for the District in the 2011-2031 period.

6.2.2 The Cherwell Local Plan 2011-2031 Part 1 was formally adopted by Cherwell District Council on 20 July 2015, and forms part of statutory Development Plan for Cherwell to which regard must be given in the determination of planning applications.

6.2.3 The following policies have been identified as particularly relevant to this proposal:

6.3 POLICY C28 - LAYOUT, DESIGN AND EXTERNAL APPEARANCE OF NEW DEVELOPMENT

6.3.1 This policy requires standards of layout, design and external appearance of development that are sympathetic to the development's context.

6.4 POLICY C30 - DESIGN OF NEW RESIDENTIAL DEVELOPMENT

6.4.2 This policy requires new housing development to be compatible with the appearance, character, layout, scale and density of existing dwellings in the vicinity, and to provide acceptable standards of amenity and privacy.

6.5 POLICY BSC 3 - AFFORDABLE HOUSING

6.5.1 This policy sets out the expected provision of affordable housing. For the Banbury and Bicester region it identifies that all proposed developments that include 11 or more dwellings (gross), or which would be provided on sites suitable for 11 or more dwellings (gross), will be expected to provide at least 30% of new housing as affordable homes on site.

6.5.2 Affordable homes should be built upon the definitions and expectations of national guidance. Whilst a standard allocation of 30% is required, considerations can be undertaken by the local authority where this provision may not be deemed viable.

6.6 POLICY BSC4 - HOUSING MIX

6.6.1 Policy BSC4 states that new residential development will be expected to provide a mix of homes to meet current and expected future requirements, with the mix to be negotiated having regard to the Council's most up-to-date evidence on housing need and available evidence from developers on local market conditions.

6.6.2 The housing mix allocated is expected to be in accordance with Policy BSC 3 and provide a suitable affordable housing allocation.

6.7 POLICY BSC 10 - OPEN SPACE, OUTDOOR SPORT AND RECREATION PROVISION

6.7.1 Policy BSC 10 encourages partnership working to secure the provision of convenient access to a sufficient quality and quantity of open space, recreation and sport provision. This is to be achieved through protecting existing sites, enhancing existing provision, improving access to existing facilities, securing new provision and ensuring new proposals contribute appropriately to open space, sport and recreation provision.

6.8 POLICY ESD 7 - SUSTAINABLE DRAINAGE SYSTEMS

6.8.1 Policy ESD 7 sets out the Council's approach to the use of Sustainable Drainage Systems (SuDS) and benefits of incorporating SuDS into design.

6.8.2 The policy requires all development to use SuDS for the management of surface water run-off. In addition to the requirements of policy ESD 6 for flood risk assessments, policy ESD 7 requires flood risk assessments to determine how SuDS can be used on particular sites and to design appropriate systems – taking into account the need to protect ground water quality. Where possible, SuDS should seek to reduce flood risk, reduce pollution and provide wildlife and wildlife benefits, and proposals must include an agreement on the future management, maintenance and replacement of SuDS features.

6.9 POLICY ESD 13 - LOCAL LANDSCAPE PROTECTION AND ENHANCEMENT

6.9.1 This policy states that development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape cannot be avoided. Opportunities will be sought to secure the enhancement of the character and appearance of the landscape, through restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones.

6.10 POLICY ESD 15 - THE CHARACTER OF THE BUILT AND HISTORIC ENVIRONMENT

6.10.1 Policy ESD 15 states that all new development will be required to meet high design standards and will be expected to complement and enhance the character of its context through sensitive siting, layout and high-quality design.

6.10.2 The policy lists a range of design considerations contributing to high-quality design. As well as elements relating to the detailed design of development, these include responding to local distinctiveness, integrating green infrastructure and biodiversity features, improving the way an area functions, and creating permeable, accessible, connected places that promote pedestrian movement and integrate different transport modes.

6.11 POLICY ESD 17 - GREEN INFRASTRUCTURE

6.11.1 This policy sets out how the District's green infrastructure network will be maintained and enhanced, providing a series of measures that can be incorporated into proposed developments.

6.11.2 It requires that green infrastructure network considerations are integral to the planning of new development. Proposals should maximise the opportunity to maintain and extend green infrastructure links to form a multi-functional network of open space, providing opportunities for walking and cycling, and connecting the towns to the urban fringe and the wider countryside beyond.

7 POLICY SUMMARY

7.1 SUMMARY

7.1.1 The policies identified through planning guidance underpin essential design methodologies that have informed the approach to developing the illustrative masterplan for the site Land west of Bloxham Road.

7.1.2 The NPPF and National Design Guide set out formal key characteristics that are fundamental to design. The fundamental elements of these guides, and the scheme responses are detailed in the scheme proposals section of this document.

7.1.3 The following criteria have been identified that the proposals put forward should meet:

- Layout, design and external appearance should be sympathetic to site context;
- New housing should be compatible with appearance, character, layout, scale and density of existing dwellings;
- Proposals should provide a minimum 30% mix of affordable housing;
- A mix of homes to meet current and expected future requirements;

- Incorporate SUDS to reduce flood risk, pollution and provide wildlife benefits;
- The proposal should respect and enhance local landscape character, landscape features and ecological habitats;

- Compliment and enhance the character of its context through sensitive siting, layout and high quality design;

- Provide on site public open space including opportunities for play;

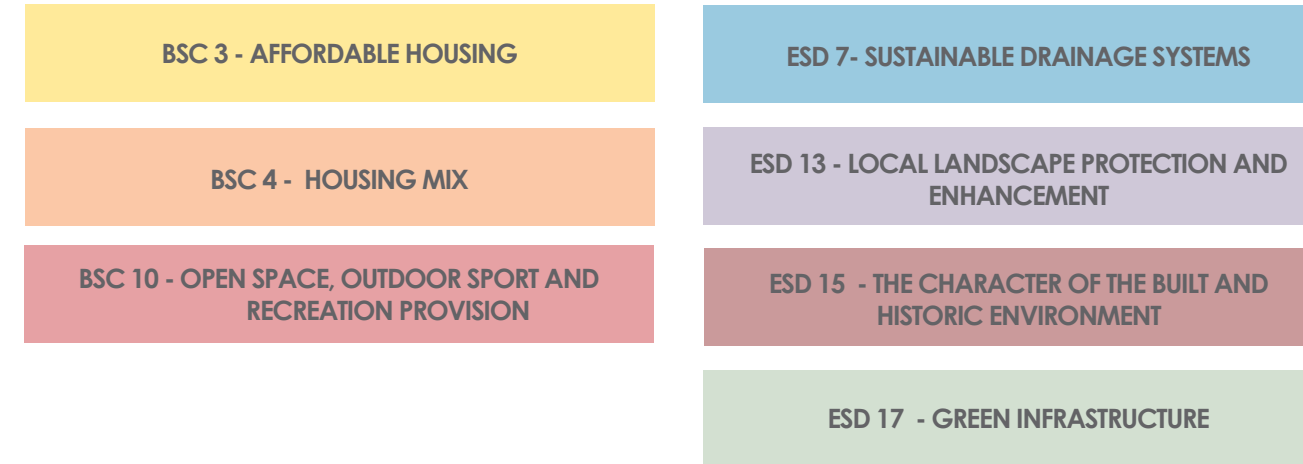
- Integrate a green infrastructure network into the development.

7.1.4 A colour coded key highlights each policy relevant to the design of the scheme and is used in section 5 of this document to detail how the scheme responds to each policy.

CHERWELL LOCAL PLAN 1996 (CLP96)



CHERWELL LOCAL PLAN 2011-2031 PART 1 (CLP-P1)



CONTEXTUAL ANALYSIS

CONTEXTUAL ANALYSIS

8 SITE LOCATION

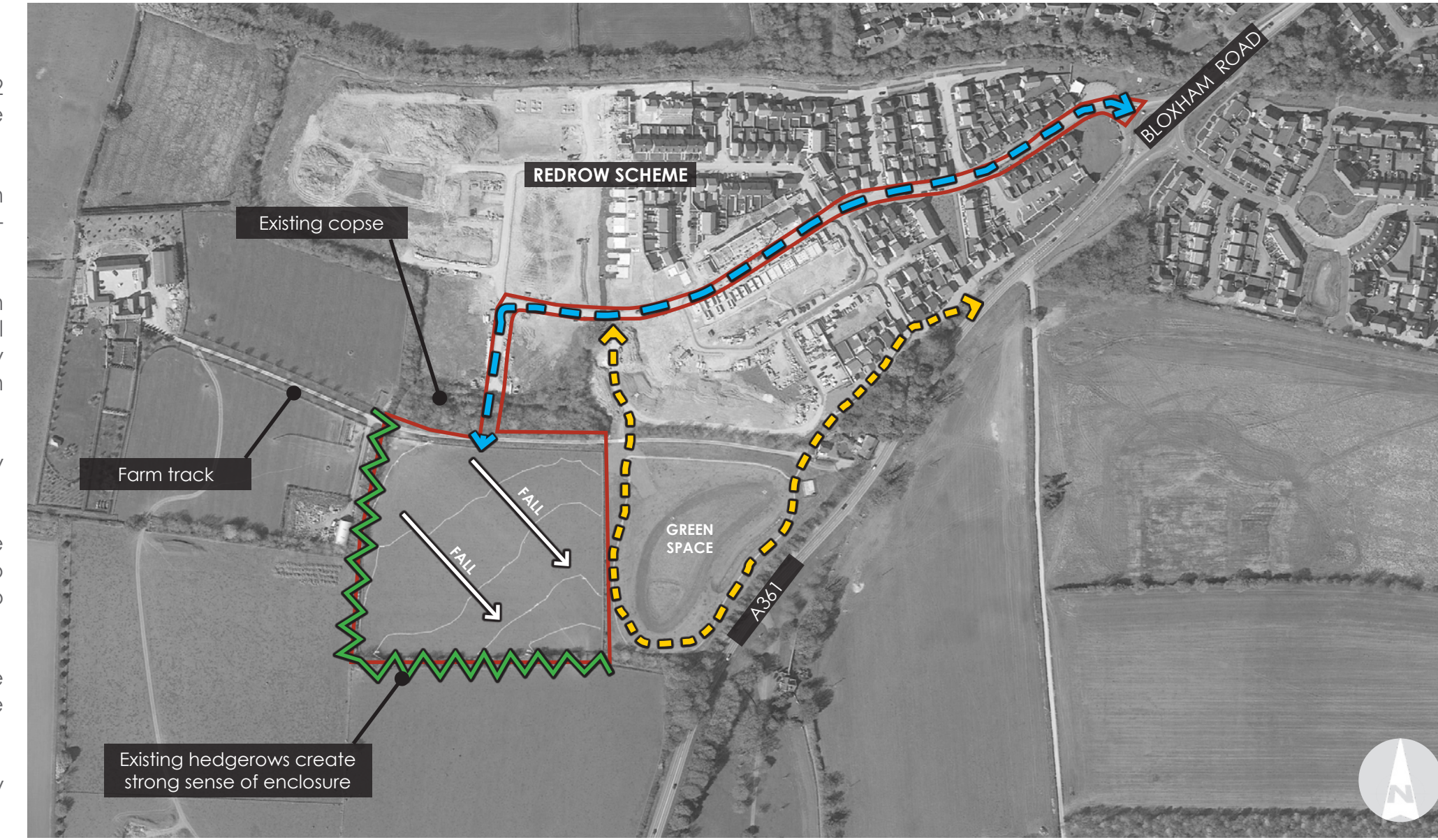
- 8.1.1 The application site is located in Banbury which is within the Cherwell District. Banbury is a historic market town on the River Cherwell in the County of Oxfordshire.
- 8.1.2 The site is located approximately 1.1 miles to the south-west of the centre of Banbury, lying just off the main route into the town from the South.
- 8.1.3 The town of Banbury is situated approximately 25km to the west of Milton Keynes city centre and 27km to the south west of Northampton. Oxford is located 29km to the south of Banbury.
- 8.1.4 The town is accessed primarily via the M40 running from London to Birmingham via Banbury. The A422 and A423 provides links from Milton Keynes and Coventry.
- 8.1.5 The town's local services and facilities include convenience shops, places of worship and public houses. Local amenities are analysed later in this document.



Site Context Plan

9 SITE DESCRIPTION

- 9.1.1 The main application site is approximately 3.12 hectares and currently a field parcel of arable usage.
- 9.1.2 The site lies to the west of Bloxham Road, which provides links to the centre of Banbury to the north-east and Bloxham to the south.
- 9.1.3 Access to the site is from Bloxham Road via an approved and partially complete residential development by Redrow which sits immediately to the north of the application site (Application reference 14/01188/OUT).
- 9.1.4 The topographical survey shows the site is relatively flat albeit falling gently to the south east.
- 9.1.5 To the south and west, existing hedgerows mean the site has a strong sense of enclosure with views into the site limited to those from the adjoining land to the east.
- 9.1.6 To the east of the site is an area of greenspace including a footpath network laid out as part of the Redrow development.
- 9.1.7 The north of the site is separated from the Redrow scheme by a narrow copse.
- 9.1.8 An existing farm track crosses the site running east to west along the site's northern boundary. This is redundant and there is no requirement for the development proposals to retain this.



Site Context Analysis

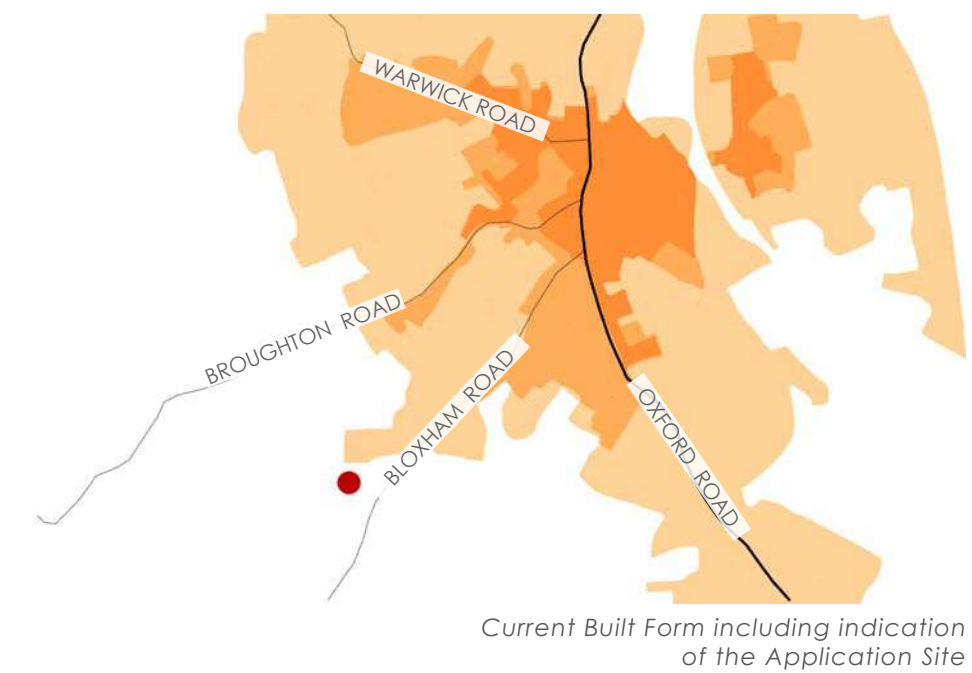
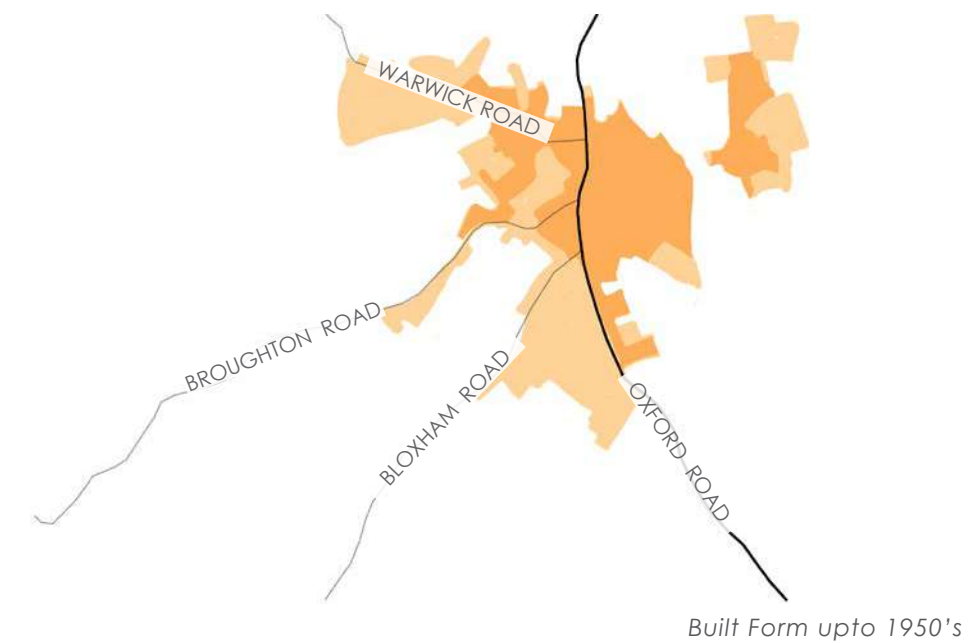
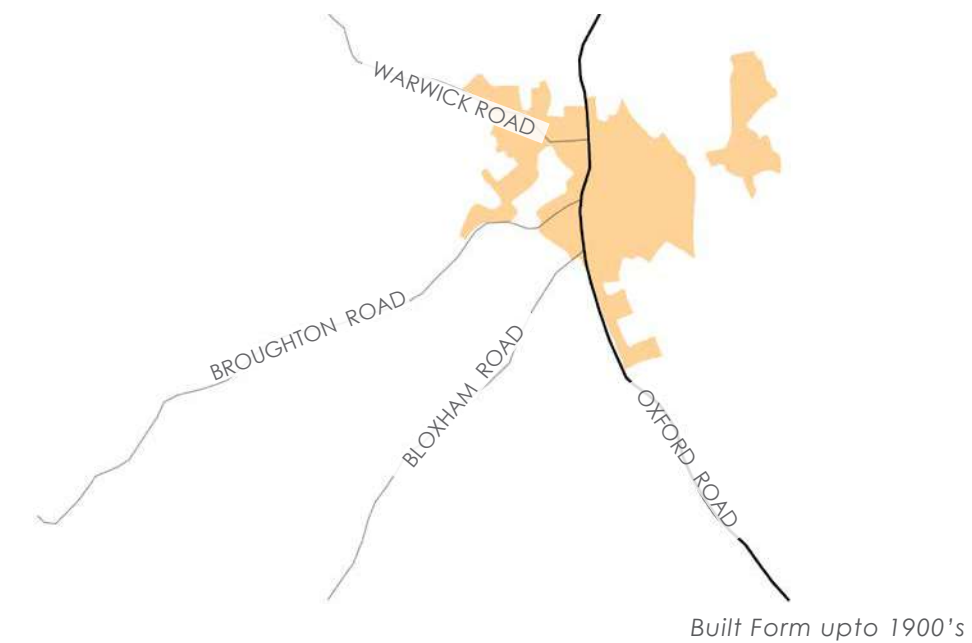
10 HISTORY AND GROWTH

10.1.1 Banbury's historic roots date back to the Middle Ages as a Market Place. Following the opening of the Oxford Canal in 1778, and later railways in 1850, connections to Oxford were improved providing an opportunity for growth for the town.

10.1.2 In the early 1900's the town had seen growth in its core, with expansion forming to the east, maximising the opportunities from the canal and railway and potential for employment growth.

10.1.3 The mid 1900's saw continued expansion of the town via residential development, the early stages of which included the formation of the neighbourhoods of Grimsbury, Neithrop and Easington forming. The post-war period saw further expansion of these areas.

10.1.4 The expansion of the M40, creating links to London and Birmingham, in the late 1900's saw an increase in growth in the economy and population. Significant retail development in the late 1990's and further development created an infill in open development pockets.



11 FACILITIES ANALYSIS

11.1.1 Local facilities include but are not limited to:

- Doctors Surgery;
- Train Station;
- Places of Worship
- Shops;
- Restaurants;
- Hospital;
- Nurseries;
- Primary Schools;
- Secondary Schools.

11.1.2 The proximity of the local amenities to the site, being within walking and cycling distance, means the site can be considered sustainable and suitable for residential development.



- 01 St John The Evangelist Catholic Church
- 02 Banbury Centre
- 03 Horton General Hospital
- 04 Local Grocery Store
















11.1.3 Banbury has a large range of facilities which are within a 20 minute walking distance of the site (1.6km at average walking speed). This includes several nearby public parks. Most of the local amenities are situated in the centre of Banbury.

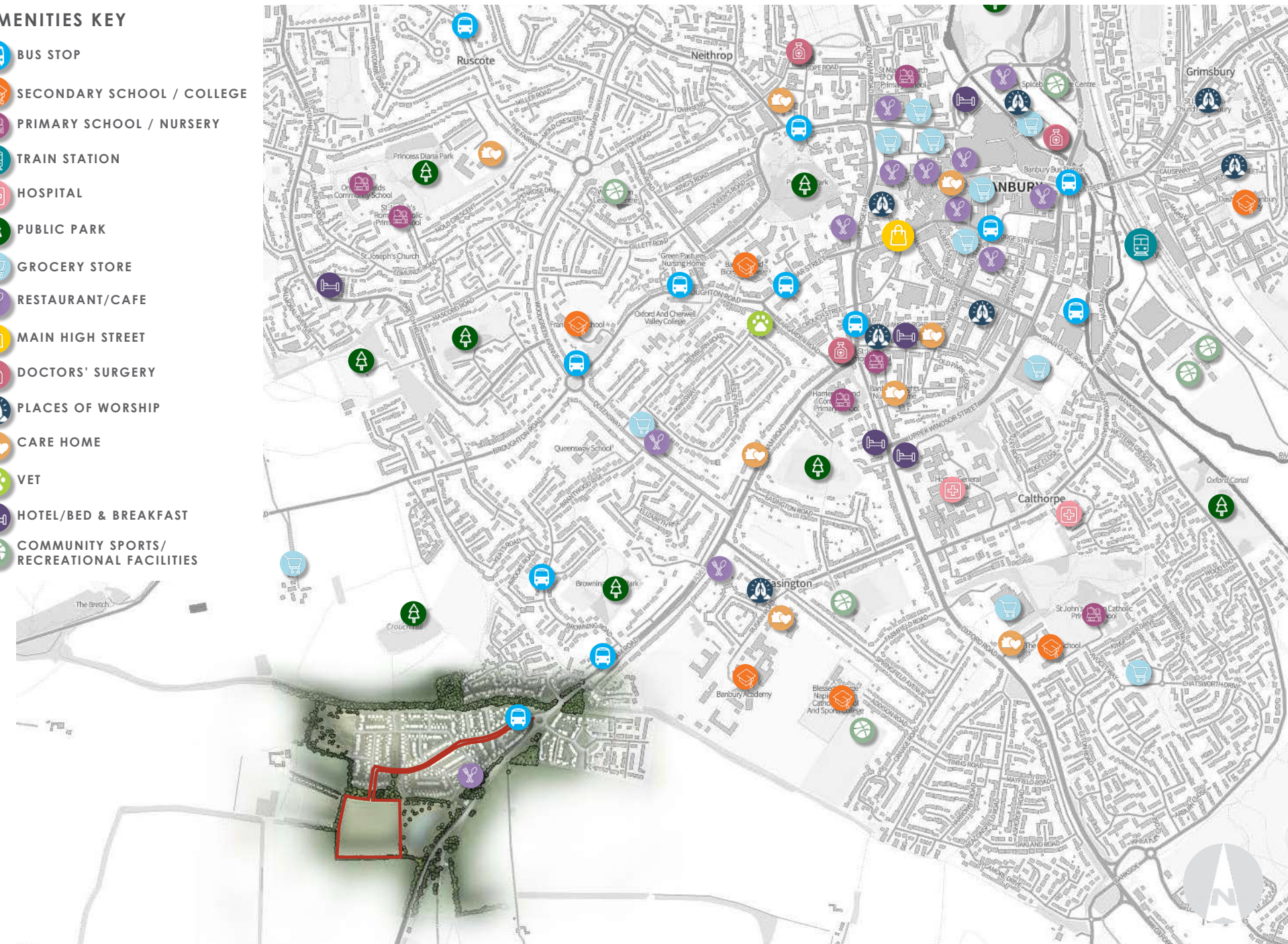
11.1.4 the Site is well connected with good pedestrian and cycling infrastructure in the immediate vicinity of the site, including 3m wide footway/cycleways on either side of Bloxham Road. Banbury is served by a network of Public Rights of Way (PRoW) which includes the Salt Way Restricted Byway, and there are good cycle links from the site to the town centre facilities in Banbury.

11.1.5 Public transport is also accessible within 400m of the site, with bus routes connecting Banbury to Chipping Norton. The National Rail Network is also available approximately 2.1 miles away from the application site.

11.1.6 The site is in a sustainable location, with schools, convenience stores, public houses and a sports facilities all located within 2km of the site. Banbury has a good network of health care and care homes, including NHS and private hospitals.

11.1.7 Banbury benefits from many surrounding public open spaces such as Crouch Hill and Browning Road Park, both within a short walk or cycle from the site. There are also many leisure and sport facilities to serve the community, including two leisure centres and outdoor sport pitches.

- AMENITIES KEY**
-  BUS STOP
 -  SECONDARY SCHOOL / COLLEGE
 -  PRIMARY SCHOOL / NURSERY
 -  TRAIN STATION
 -  HOSPITAL
 -  PUBLIC PARK
 -  GROCERY STORE
 -  RESTAURANT/CAFE
 -  MAIN HIGH STREET
 -  DOCTORS' SURGERY
 -  PLACES OF WORSHIP
 -  CARE HOME
 -  VET
 -  HOTEL/BED & BREAKFAST
 -  COMMUNITY SPORTS/ RECREATIONAL FACILITIES



Facilities Analysis Plan

12 MOVEMENT ANALYSIS

12.1.1 The town is serviced by a range of transport links to Manchester, London and surrounding towns and villages, with access to the bus and train network. The town centre and most of the amenities are along the main road, Oxford Road, (A4260), which connects to Bloxham Road (A361) leading to the site. The town lies just south east of the M40 junction 11, creating a direct vehicular link with London and joining the motorway network to the north.

12.1.2 The railway station is located approximately 3.3km from the application site, taking approximately 40 minutes to travel via foot, 12 minutes via bicycle, or 20 minutes by bus and car.











12.1.3 Local bus routes connect Banbury to Chipping Norton and Leamington Spa. The site is within walking distance to bus stops as well as the town centre.

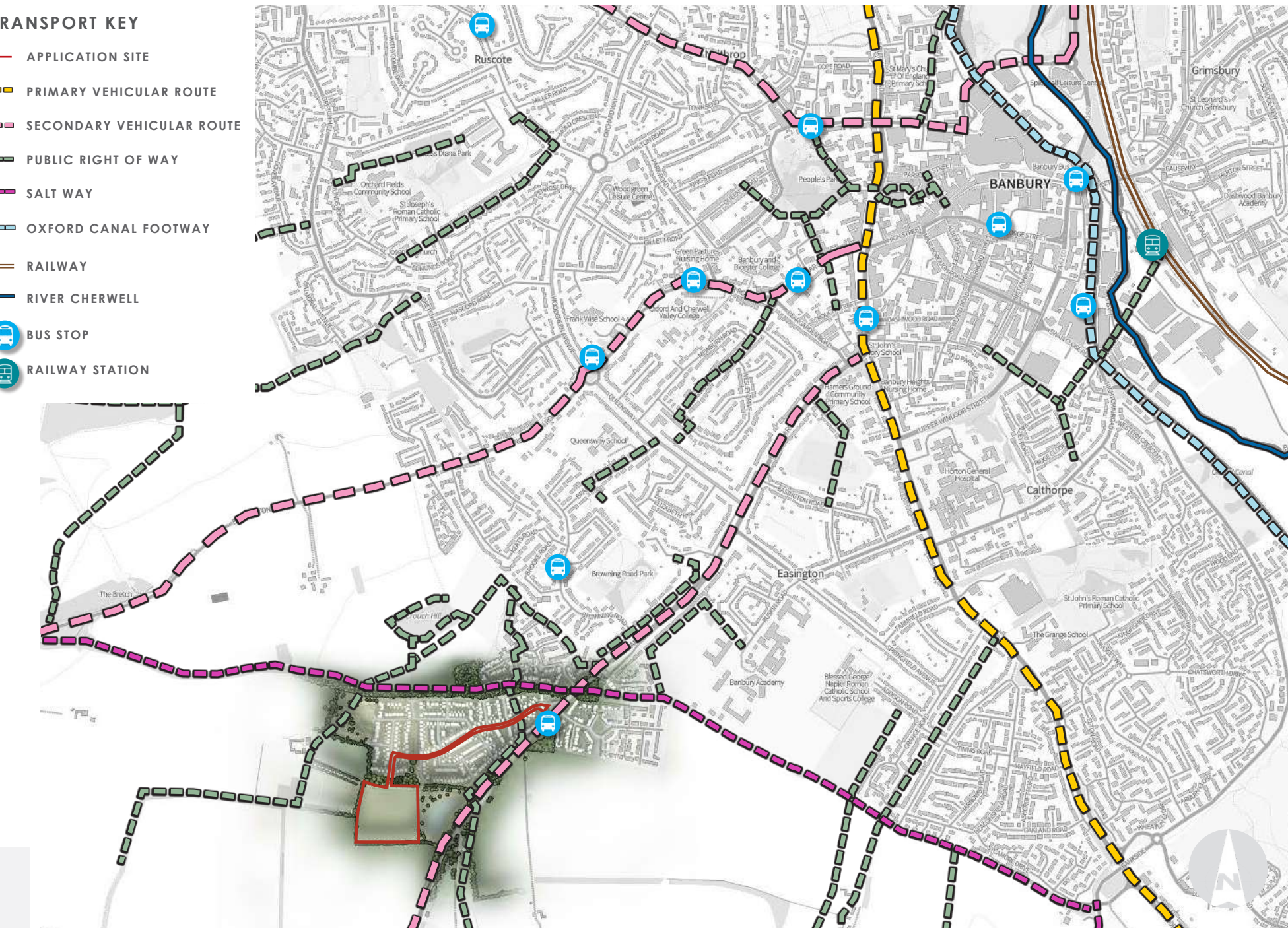
12.1.4 The site has good access to the local footpath network. These existing footpath links offer routes for pedestrians around the centre of the town, including for dog walkers and journeys by foot to the local schools.

12.1.5 A number of Public Rights of Way (PRoW) are situated within close proximity of the site in the surrounding countryside. These include a restricted byway which is part of a National Cycle Route. The public rights of way help connect the site to the town centre and the countryside to the north, east and south.

SUMMARY

There are a range of networks within close proximity providing connections to Banbury that encourage sustainable travel modes via foot or bus and that link to the site to essential facilities.

- TRANSPORT KEY**
-  APPLICATION SITE
 -  PRIMARY VEHICULAR ROUTE
 -  SECONDARY VEHICULAR ROUTE
 -  PUBLIC RIGHT OF WAY
 -  SALT WAY
 -  OXFORD CANAL FOOTWAY
 -  RAILWAY
 -  RIVER CHERWELL
 -  BUS STOP
 -  RAILWAY STATION



Movement Analysis Plan

13 BUILT FORM & CHARACTER

13.1.1 Banbury is a significant commercial centre with a long history of trade. It has a population of over 55,000 people, many of which settled here in the 1990's with the building of the M40. Banbury became a great commuter town with all the historic charm of it's history.

13.1.2 The nearby residential developments feature mostly lower density, cul-de-sac style forms. Many of the houses are detached with off-road parking and garages. Bloxham Road and nearby Springfield Avenue are tree-line avenues with wide roads and grass verges fronting the highway. The dwellings are set back from the highway behind hedgerows, established trees and lawns.

13.1.3 Residential dwellings are typically up to 2.5 storeys, but predominantly two storey detached and semi-detached houses. These dwellings are built with a variety of eaves and ridge heights dependant on the era of their construction.

13.1.4 Materials vary throughout, but mostly consist of red /orange brick and render with plain or pan roof tiles. There are historic examples of stone used in Banbury and this is reflected in some of the newer developments. The adjoining Redrow scheme utilises stone on selected plots.

13.1.5 Densities vary throughout Banbury, typically higher density development is located in the town core, with medium to low density residential developments making up the town's periphery.

13.1.6 A local density of up to 37 dwellings per hectare and scale of predominantly two storey, but up to 2.5 storey is found in Banbury and would be suitable for the proposals on the site.

13.1.7 The adjoining Redrow scheme is the application sites most direct point of reference, with this being the development all will experience on the approach to and from the site. Densities on the Redrow site vary from 30-37dph.

SUMMARY

- A density of upto 37dph
- Scale typically 2, but upto 2.5 storey
- Facing materials consisting of red/orange brick, Cotswold stone and render
- Roofing materials consisting of plain or pan tile



Built Form Plan

14 LANDSCAPE CHARACTER

14.1.1 As part of their landscape strategy, EDP have carried out a detailed landscape character appraisal of the site. As part of their analysis, EDP examined the site's zone of primary visibility (ZPV), determining the limitations of this, detailed below.

14.1.2 To the north the ZPV extends only as far as the neighbouring, and partially completed, residential development which is adjacent to the site's north and western boundaries. Noting that the land to the west of the site forms part of the consented development's open space and therefore does not comprise built form, but a large attenuation basin. This development all but restricts views south from other receptors, but change would be likely from the housing development and the open spaces.

14.1.3 To the west, there would be available views from the nearby public footpaths Ref. 120/28/10, 120/29/10 and 145/4/10 to the west. Views beyond this would diminish towards the B4035;

14.1.4 To the east there would be available views from Bloxham Road, with views further east largely restricted by the combination of the topography and intervening vegetation. Some glimpsed views might be available from the public footpath 120/49/10 in close vicinity; and

14.1.5 To the south, the agricultural landscape continues unbroken for c.2km towards Bloxham. Within this immediate area views are foreshortened by the flat topography and intervening vegetation. Even at a distance of c.2.5km to the south of the site, from PRoW 136/6/20 on Hobb Hill, intervisibility is likely to be extremely limited.

14.1.6 A full assessment of the landscape character of the site can be found in the landscape strategy submitted with this application.



View of the adjacent residential development (Phase 1) under construction



Phase 2 area of public open space (POS) adjacent to the site to the east



View from within the site's interior looking south

15 OPPORTUNITIES AND CONSIDERATIONS

15.1 OVERVIEW

15.1.1 As part of the comprehensive appraisal of the site, a suite of specialist appraisals and assessments have been undertaken. Where appropriate, the findings of these reports are summarised and discussed in this section of this statement.

15.1.2 A more detailed analysis of each matter can be found in the full report submitted separately with this application. The following opportunities and considerations are identified to which the proposals will respond, retain, integrate and/or enhance.

15.2 ECOLOGY

15.2.1 The detailed results of the ecological assessment of the Site are provided within the Ecological Appraisal report submitted as part of the planning application.

15.2.2 The findings of the ecological report by EDP are summarised below:

15.2.3 No significant direct or indirect impacts are predicted as there is no nearby special designated sites. The site was found to comprise of cattle-grazed, improved grassland with small strips of poor semi-improved grassland.

15.2.4 Of higher ecological value are the existing hedgerows which should be retained and where possible strengthened.

15.2.5 Whilst the majority of the plantation woodland to the north sits outside of the application site boundary it should be given specific consideration in its entirety.

15.2.6 These habitat features are considered to provide opportunities for a number of protected species including roosting, foraging and commuting bats, badgers (*Meles meles*) and great crested newts (*Triturus cristatus*).

15.2.7 It is recommended that development is appropriately off-set from existing hedgerows and copse and that the retained landscape/ecological features form part of the site's public green space.

15.2.8 There are opportunities to enhance existing habitats by strengthening existing hedgerows.

15.2.9 There are opportunities to introduce new habitats as part of the site's SUDS proposals and with the schemed landscape/greenspace strategy.



View of site



View of Site the South

15.3 LANDSCAPE & VISUAL APPRAISAL

15.4.1 A Landscape and Visual Appraisal (LVA) has been produced by EDP.

15.4.2 The site is positioned on the urban area of Banbury with residential development to the north and east of the site and agricultural field to the south. The site has little sensory or visual features and is surrounded by vegetation.

15.4.3 The LVA identifies that the site does not form a notable setting or fringe to the urban form of Banbury but recognises users of the PRoW 120/28/10 and 120/49/10 would appreciate the site on their approach to the town.

The site comprises grazed farmland with generally good quality field boundary hedgerows and numerous hedgerow trees of varied quality. The landscape is considered to be of good quality, although is somewhat influenced by the adjacent settlement areas. It is concluded that visual impact is very low with minor adverse effect on PRoW users.

15.4.4 The LVA examines the visual impact of development and focuses predominantly on publicly accessible locations. It concludes that existing vegetation and woodland will largely filter views. Where the site is visible from nearby roads, the sensitivity is low to medium.

The report concludes there will be no physical effect of the development beyond the site boundary and a Landscape Strategy will be incorporated to mitigate effects on the site itself.

15.4 ARBORICULTURE

15.4.1 An Arboricultural Impact Assessment, incorporating an Arboriculture Baseline Note (ABN) and tree protection measures, has been produced by EDP.

15.4.2 The ABN identifies 3 groups of trees, 2 hedgerows and 1 woodland, totalling 6 items. Of these 6 items, 3 have been categorised as B (moderate quality); and 3 have been categorised as C (low quality). The surveyed areas are set out in Annex EDP 1 of the ABN.

15.4.3 All trees and hedgerows will be retained on site, save for the partial removal of tree group W6 to allow construction of the site access road along the northern boundary. While the root protection zones of the other features will require consideration, these can be sensitively worked around to minimise any adverse effects and avoid the loss of these features.

15.5 HERITAGE & ARCHAEOLOGY

15.5.1 An Archaeological and Heritage Assessment for Land of West of Bloxham, Banbury has been produced by EDP on behalf of Barwood Development Securities Ltd.

15.5.2 The Site does not contain any designated heritage assets, as defined in Annex 2 of the NPPF.

15.5.3 An assessment of designated heritage assets in the wider area around the Site involved consideration of the Grade II listed Crouch Farm (119211), which was identified as the only asset that could potentially be affected by the development of the site. It was identified that the development of the Site would result in negligible impact that would not harm its significance.

15.5.4 The Site has a low potential to contain archaeology from any period, other than 'negligible' value remains related to medieval and later farming practices. Therefore, any further investigations could most appropriately be secured through a condition attached to the planning permission.

15.5.5 A geophysical survey did not identify any archaeological anomalies within it. Where the results of the geophysical survey have been tested in this manner, they have been proven to be broadly accurate and no buried remains have been found.

15.5.6 The site is also considered to have low value, in terms of Historic Landscape Character.

15.6 FLOOD RISK & DRAINAGE

15.6.1 Environment Agency mapping shows that the proposed development is located entirely within Flood Zone 1 and therefore considered to have low probability of flooding from fluvial sources.

15.6.2 This flood zone is defined in the NPPF as land assessed as having a less than 1 in 1000-year annual probability of river/tidal flooding.

15.6.3 The location of drainage features should be informed by the topography of the site and will be required to be situated in the south-eastern corner of the site.

15.6.4 Technical works have identified that a foul pumping station will be required to support this development.

15.7 TRANSPORT

15.7.1 A Transport Statement and Travel Plan have been produced by ADC Infrastructure.

15.7.2 The Transport Statement identifies the site is well connected to the surrounding area with good pedestrian and cycle infrastructure that connect the site to the town centre and neighbouring areas.

15.7.3 The Transport Statement concludes there are no discernible trends in location or accident type that indicate highway safety concerns, would be exacerbated by additional traffic as a result of the proposed development.

15.7.4 The Travel Plan provides a package of measures to increase awareness of sustainable modes of travel for future residents to encouraging use of sustainable transport methods and discourage the reliance upon single occupancy car trip.

15.7.5 It is recommended a Travel Plan is implemented by the developer during construction and prior to occupation and should be promoted to future residents. Proposed measures include:

- Welcome Packs to provide walking and cycling route maps and other relevant information on local walking and cycling routes, specifying distances to key services and facilities.

- Sustainable travel methods: Residents will be provided

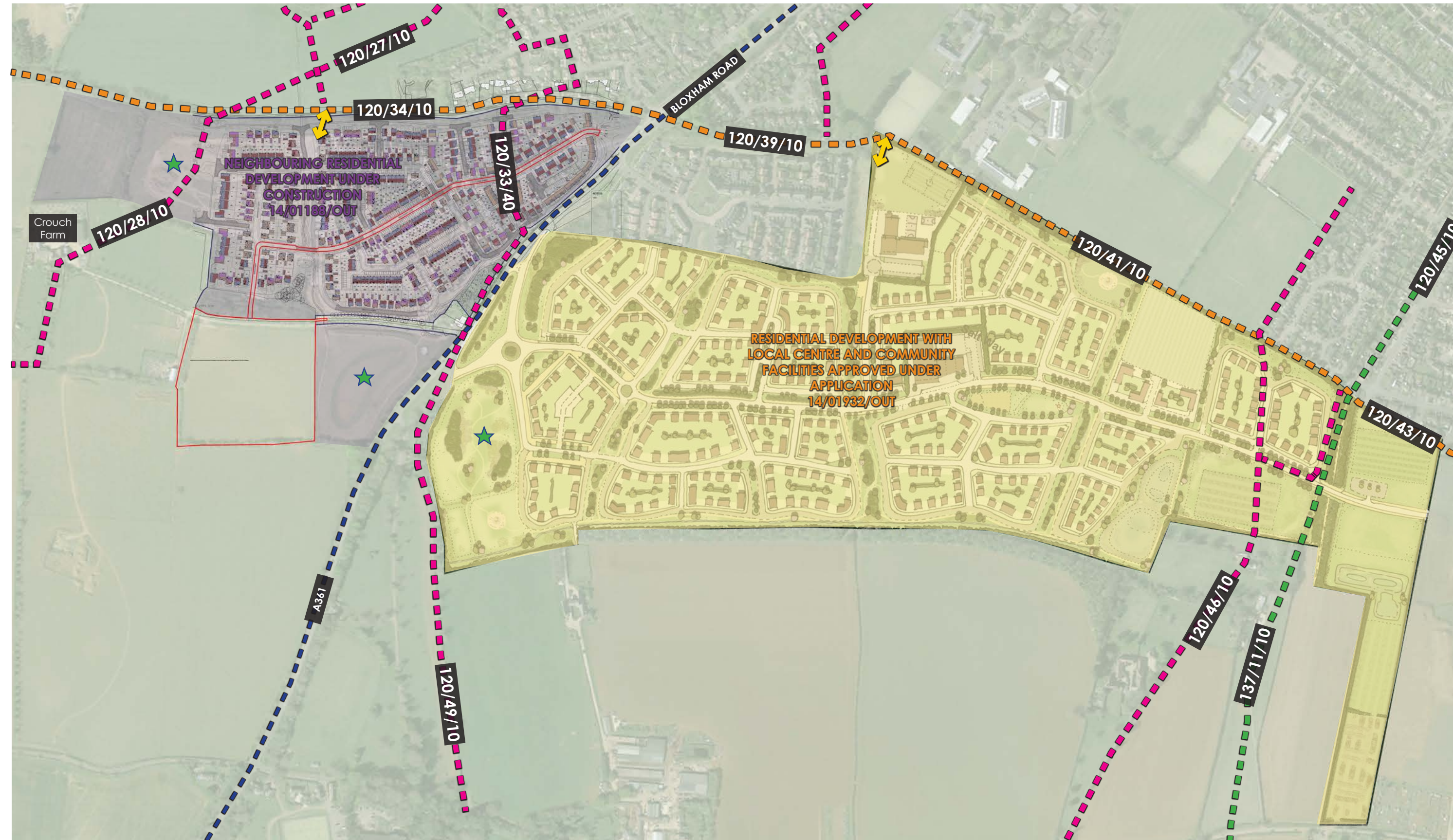
with timetable, route and fare information for local bus and rail services, and cycle parking will be provided in accordance with the relevant standards.

- Car Club schemes/ reduce reliance on vehicle use: the provision of information on publicly available car share schemes and their benefits, as well as personalised Journey/Travel advice to all residents at the proposed development.

- Measures to promote walking and cycling: proposed pedestrian and cycle links will be provided between the development and the existing infrastructure.

- Awareness raising and marketing: the preparation of publicity and marketing materials to promote sustainable transport uptake amongst new residents.

14.7.6 The Travel Plan document will evolve and be refined throughout the course of the development.



15.8 NEIGHBOURING DEVELOPMENTS

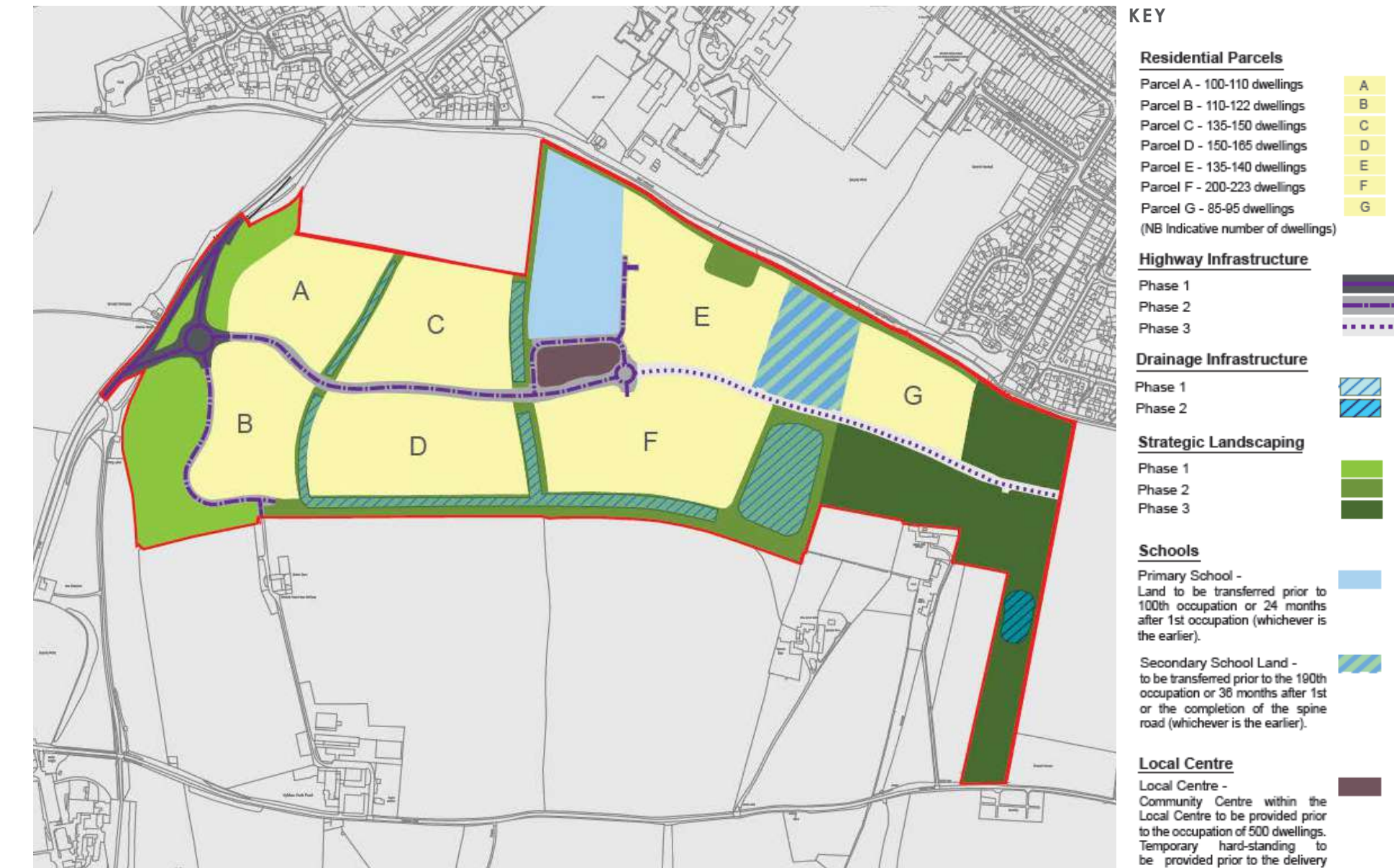
15.8.1 The neighbouring development to the north of the site is currently under construction by Redrow Homes for 318 dwellings (planning references 14/01188/OUT and 17/00669/REM).

15.8.2 This development scheme also provides 5.2ha of public open space, including allotments, 2 LAP's and a LEAP. The majority of the useable open space is located to the north-west, c. 250m walk from the development site.

15.8.3 The development on the opposite side of Bloxham Road, to the east, has a number of community amenities that have been approved as a part of an outline planning application. The planning reference number is 14/01932/OUT.

15.8.4 Nearby amenities in the new development will include facilities to accommodate a Primary school, Secondary school, outdoor sports areas, and a local centre. All of these amenities will be within walking distance and detailed further in section 22 of this document.

15.8.5 There is an extensive network of PROWs which connect the site with surrounding amenities and the wider town. There are key connections between surrounding approved developments to the main bridleway which will allow connections by foot and bike.



Neighbouring residential development application number 14/01932/OUT -Phasing Plan Condition 2 from the Phasing Statement document by David Lock Associates.

15.9 SUMMARY OF CONSIDERATIONS & OPPORTUNITIES

15.9.1 As part of the comprehensive review of the site, a series of existing site characteristics and resulting development considerations have been identified. These are set out below and have been illustrated on the following plan.

15.9.2 Key considerations identified include:

- Retention of existing ecological/landscape features including trees and hedgerows;
- Retention of existing landscape features within the public realm and development suitably off-set;
- Local drainage infrastructure dictates that proposals will require a foul pumping station;
- Provision of an on-site solution to store surface water run-off produced by the development in the site's south eastern corner.

15.9.3 The development of the site presents several opportunities:

- To connect into the adjoining area of public open space and the associated footpath network brought forward by the adjoining Redrow development.
- Enhancement of existing ecological habitats and creation of new;
- Provision of high quality new homes including a proportion of affordable homes to meet local need;
- Good proximity to nearby schools, shops, healthcare and leisure facilities;
- Direct access to Banbury town centre from Bloxham Road, which also provides a bus route;
- Provision of valuable on site greenspace including opportunities for leisure and play;
- Respectful integration of valuable on-site hedgerows into the design of the development;
- Good visual containment and opportunities to enhance boundary planting;
- Links into existing pedestrian and cycle routes, including via the adjoining Redrow scheme.



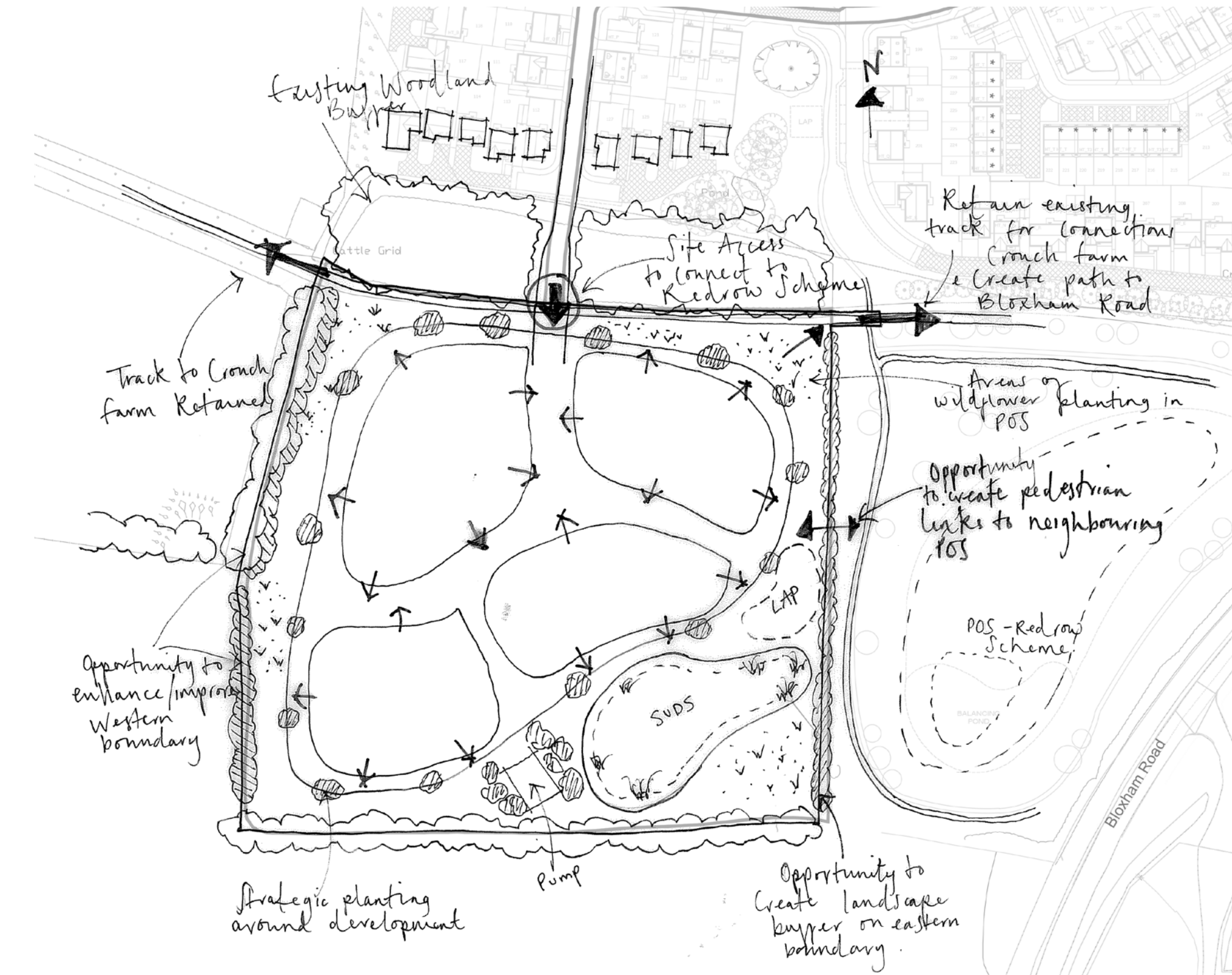
Opportunities and Considerations Plan

16 DESIGN EVOLUTION

16.1 MASTERPLAN DEVELOPMENT

16.1.1 The proposed scheme has been derived from a series of internal design team reviews, alongside continued communications with the local authority. The following pages illustrate initial considerations, which have taken into account key opportunities and constraints considerations. The early development of proposals considered the following principles:

- Retain, integrate and enhance existing hedgerows and boundary planting.
- Create footpath connections to surrounding POS and infrastructure.
- Potential to reuse existing track to create new connections to Bloxham Road.
- Potential to use SUDS as a landscape feature and create area for ecological habitats.
- Create development parcels with active edges that overlook streets and public open space to promote safe streets.



First Iteration of Parameters Plan considering constraints of the site to determine development potential



Second iteration of Parameters Plan considering how built form parcels and height restrictions could be incorporated into the scheme

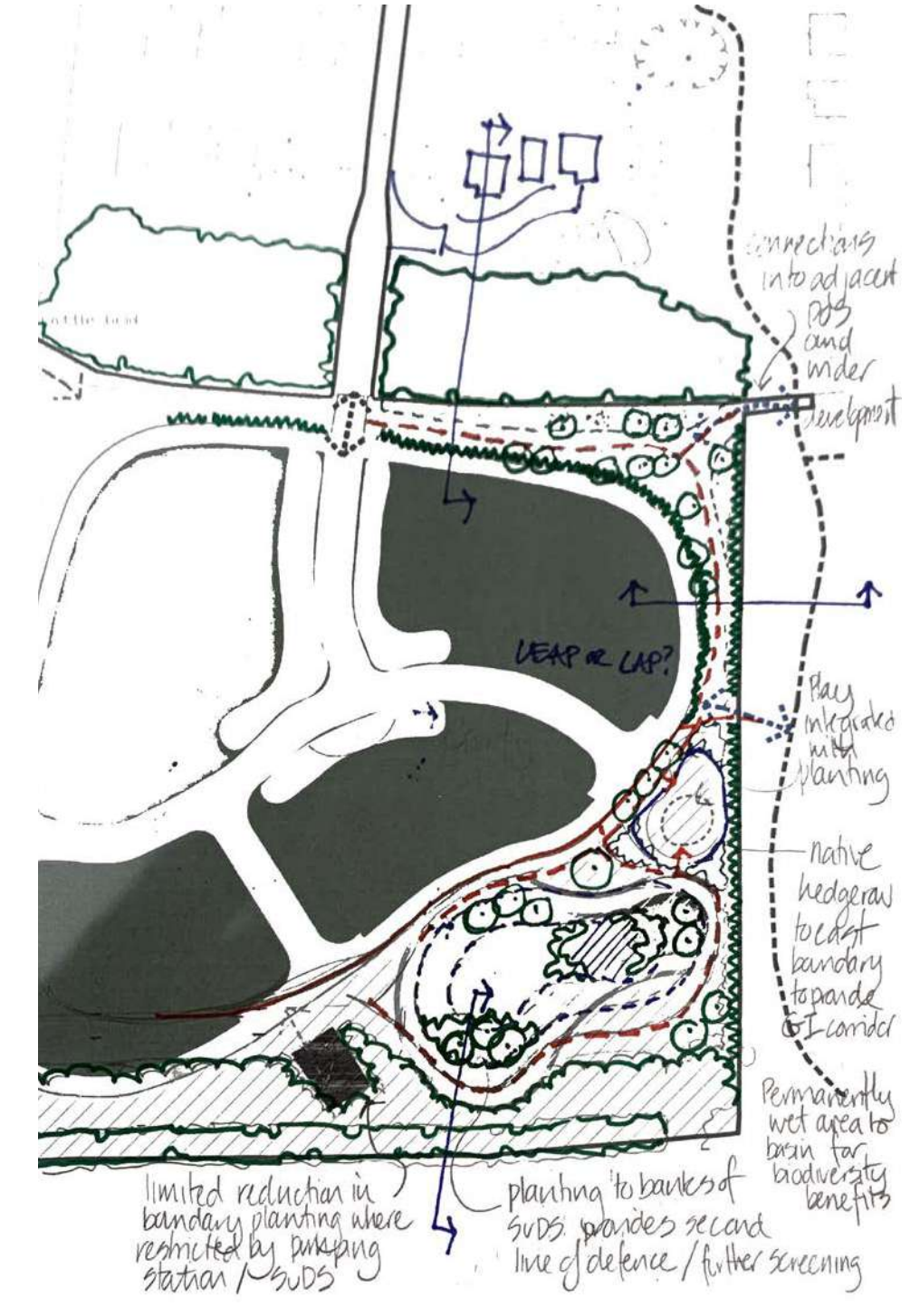


Illustrative masterplan, proposing 65 units, submitted as part of initial proposals for application 22/03868/OUT

16.2 LPA CONSULTATION COMMENTS

16.2.1 Following consultation OCC, the local authority sought to clarify the landscape led approach in designing the illustrative masterplan. Landscape consultants, EDP, worked with BHB Architects to strengthen proposed landscape features and work to revise the proposals. A series of measures were discussed for incorporation into the final masterplan include:

- Increased planting buffer to the west
- Increased planting buffer to the south
- Incorporation of Dry/Wet SUDS feature
- Reduction of developable area from 1.76ha to 1.65ha
- Reduction of proposed number of units from 65 to 60



Sketch review by EDP to consider landscape strategy amendments

DESIGN PARAMETERS

17 DESIGN PARAMETERS

17.1 A FRAMEWORK FOR DEVELOPMENT














17.1.1 This section of the DAS identifies the design parameters for which outline planning is sought. It provides information on use, amount, scale, layout and landscape - aspects which provide a development framework which underpins the illustrative master plan accompanying the application.

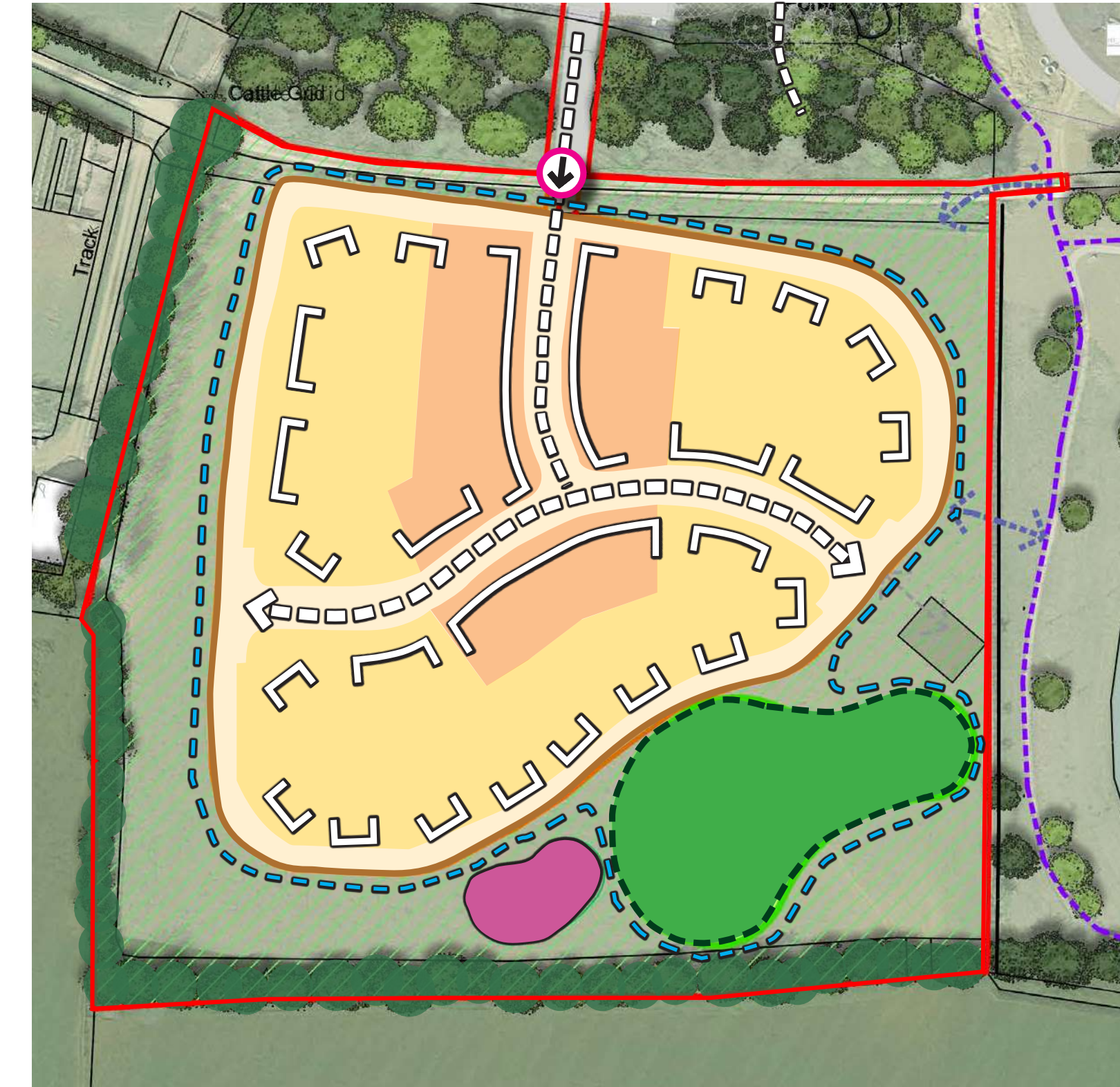
17.1.2 The Plan opposite provides a summary of these parameters, which are discussed in greater detail to follow.

The framework brings forward the following:

- 1.65ha For residential land use at up to 37dph creating 60 new homes;
- 1.47ha of greenspace including public open space, LAP, SUD's and proposed and existing boundary planting/hedgerows

KEY

 PROPOSED SITE BOUNDARY (TOTAL AREA 3.12HA)	SCALE PARAMETERS	LAYOUT PARAMETERS
LANDUSE PARAMETERS	 DEVELOPMENT UP TO 2.5 STOREY	 FRONTAGES
 PROPOSED RESIDENTIAL DEVELOPMENT (1.65HA)	 DEVELOPMENT UP TO 2 STOREY	 PROPOSED SITE ACCESS POINT
 ATTENUATION/SUDS (0.03HA)	DENSITY PARAMETERS	
 PUBLIC OPEN SPACE AND PROPOSED PLANTING (1.12HA)	 DEVELOPMENT UP TO 37DPH	
 AREAS OF EXISTING BOUNDARY PLANTING (0.28HA)	MOVEMENT PARAMETERS	
 PROPOSED LAP (0.04HA)	 PRIMARY VEHICULAR ROUTE	
	 FOOTPATH	



Parameters Plan

ILLUSTRATIVE MASTERPLAN

18 ILLUSTRATIVE MASTERPLAN

18.1.1 The illustrative masterplan submitted as part of this application demonstrates how, with regard to the parameters established, development of this site may come forward at reserved matters stage.

18.1.2 The illustrative masterplan is described in full on the following pages of this statement, but the main features on the masterplan are identified as follows:

- The provision of up to 60 new homes, including a 30% affordable provision that responds to local demand.
- A range of different housetypes of varying mixes and scales to meet local needs.
- A development that sits within a robust landscape framework, enhancing the existing ecological features and creating a Biodiversity Net Gain.
- A comprehensive natural drainage design using SuDS, integrated with considered ecological areas.
- A framework for development that promotes outward looking residential parcels to provide high levels of natural surveillance, creating a safe and inclusive environment to live in.
- The enhancement of the existing footpath network to encourage increased pedestrian usage, including the re-purposing of the disused farm track to create a new public footpath providing connections to Bloxham Road.



KEY

1. RESIDENTIAL UNITS PROVIDING UP TO 60 NEW HOMES
2. PROVISION AREA OF 1.47HA OF GREEN INFRASTRUCTURE
3. LOCAL AREA OF PLAY (LAP)
4. FOOTPATH CONNECTIONS
5. SUDS ATTENUATION FEATURE
6. ENHANCED HEDGEROW PLANTING
7. ECOLOGICAL HABITAT ZONE

19 DESIGN PRINCIPLES & STRATEGIES

19.1.1 To achieve a high quality development that is successfully integrated with and complementary to the character of the area and its wider context, the design principles and strategies of the illustrative masterplan are set out and explained to follow these headings:

- Layout Principles
- Landscape and Ecology Strategy
- Street Typology and Character Areas
- Resources & Lifespan

19.2 LAYOUT PRINCIPLES

19.2.1 To aid the creation of a sense of place and legibility within the development a series of layout principles are proposed as follows;

19.2.2 KEY FRONTAGES

Dwellings will generally face the streets or public open space in order to provide well defined streets and spaces.

19.2.3 KEY BUILDINGS

Key buildings located across the site and designed so that they are distinct from the surrounding buildings by either their scale, architectural style, detailing or materials. These would generally located at the end of the views and vistas and create an attractive and positive outlook. Location of key Buildings would be subject to a detailed design.

19.2.4 SENSITIVE BOUNDARIES

Development is offset from all existing field boundaries and orientated to avoid backing onto the aforementioned. Instead field boundary zones are established, which facilitate hedgerow strengthening and ecological enhancement within the public realm to mitigate the impact of the development.

19.2.5 INCLUSIVE & WELCOMING

Buildings will face the public realm with front doors and/or windows to habitable rooms to give natural surveillance to streets and open spaces to ensure an inclusive and welcoming community is created.

RESPONDING TO POLICY

BSC 10 OPEN SPACE, OUTDOOR SPORT AND RECREATION PROVISION

The development provides integrated public open space with a provision for children's play space that benefits existing and new residents. A new footpath network links to an existing network to connect the site to existing local facilities.

CLIP-P1

ESD 15 THE CHARACTER OF THE BUILT AND HISTORIC ENVIRONMENT

The layout carefully considers the situation of buildings with key buildings located at the end of views and vistas across the site to create an attractive outlook. A green infrastructure network is integrated into the proposal aiding in creating a strong sense of place.

ESD 17 GREEN INFRASTRUCTURE

The proposal retains and enhances the existing green infrastructure. A landscape strategy for the site creates an interlinking network of footpaths with public open space that ensures the development positively responds to the wider landscape context.

C28 LAYOUT, DESIGN AND EXTERNAL APPEARANCE OF NEW DEVELOPMENT

The scheme incorporates a series of key design principles and strategies that are responsive and sympathetic to the context of the site.

Dwellings are positioned to face streets and public spaces to create well-defined streets and give natural surveillance to these spaces with proposals also set back from boundaries to offset development.

CLIP96

KEY

- PROPOSED SITE BOUNDARY (TOTAL AREA 3.12HA)
- KEY PLOTS
- KEY FRONTAGES



Layout Principles Plan

20 STREET TYPOLOGY & CHARACTER AREAS

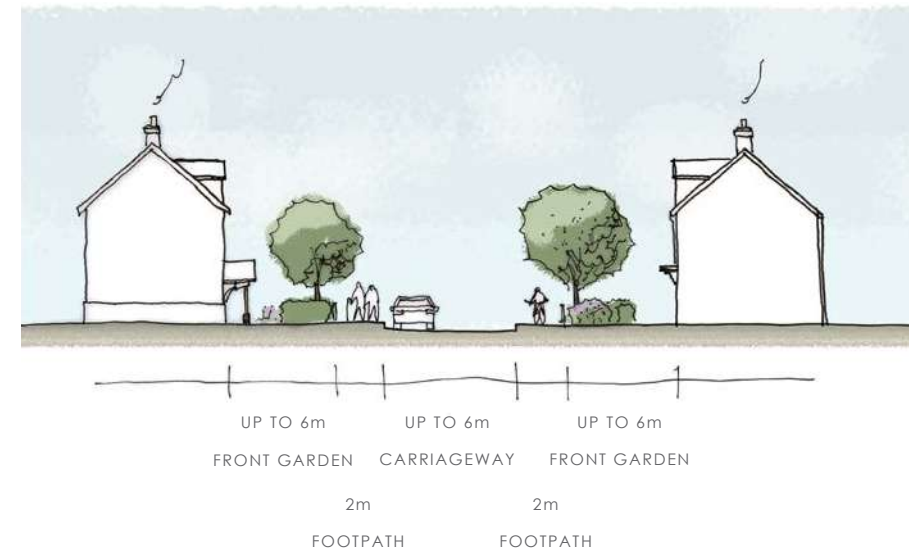
20.1 To establish spatial coherence, provide legibility, variety and a sense of place, the illustrative masterplan established three street types:

- Primary Road
- Secondary Road
- Tertiary Road/Lane

Given the limited scale of the proposals these street typologies also act as character areas. The principle reference for these characteristics has been the adjoining Redrow scheme.

20.1.1 PRIMARY ROAD

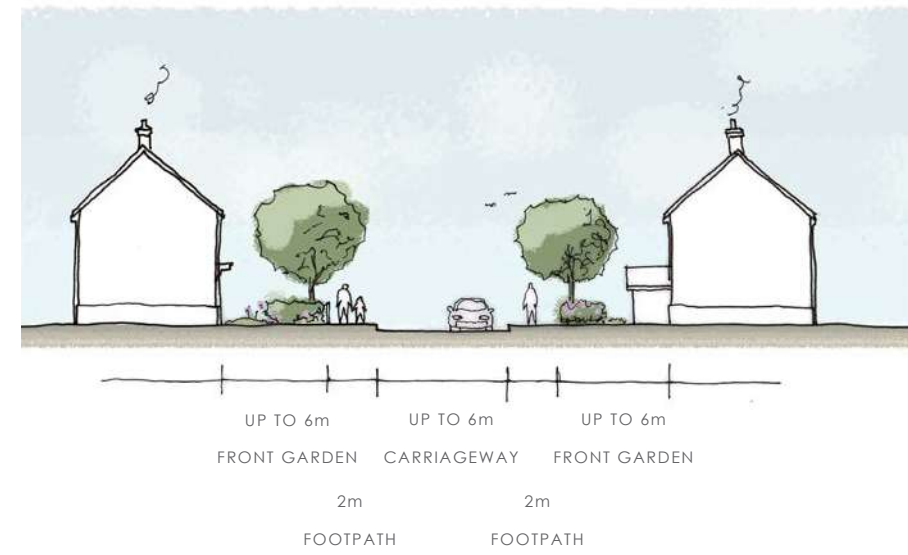
The primary loop road connects the site via the primary access point adjoining the neighbouring residential development. This road provides the main access into the site with built development up to 2.5 storeys. Manual for Streets principles will allow pedestrians and vehicles to move safely through the site. This road is designed to be 6m wide with a 2m footway to both sides of the carriageway.



- Dwellings are generally terraced or semi-detached with detached units limited to key/corner plots;
- Facing Materials: Generally Red/orange brick and render with stone on selected plots;
- Roof Materials: Plain or pan tiles;
- Frontage Treatment: Railings or box hedge

20.1.2 SECONDARY ROAD

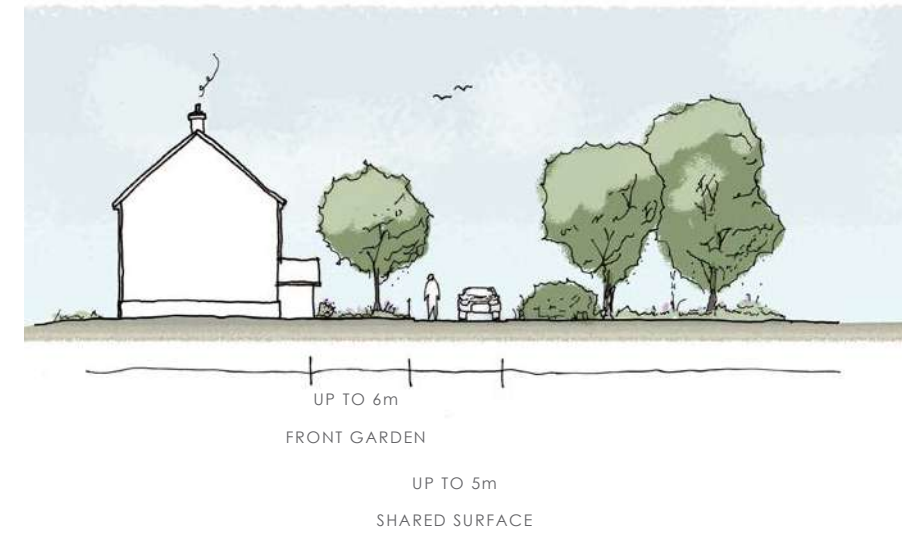
These roads provide links through the site and form the core of the development with development proposed at 2 storeys in height. Traffic levels will be low and Manual for Streets principles will allow pedestrians and vehicles to move safely through. These are designed to be 6m wide with a 2m footway to both sides of the carriageway.



- Dwellings are generally terraced or semi-detached with detached units limited to key/corner plots;
- Facing Materials: Generally Red/orange brick and render with stone on selected plots;
- Roof Materials: Plain or pan tiles;
- Frontage Treatment: Railings or box hedge

20.1.3 TERTIARY ROAD/LANE

This shared surface route serves the periphery of the site, facing the site's boundary. The outward facing perimeter consists of a landscaped buffer to create a defensible boundary between the site and its surroundings.



- Dwellings are more typically, but not exclusively detached;
- Facing Materials: More commonly red/orange brick but increased number of stone plots
- Roof Materials: Plain or pan tiles;
- Frontage Treatment: Railings or box hedge

KEY

- PROPOSED SITE BOUNDARY (TOTAL AREA 3.12HA)
- PRINCIPLE ACCESS CORRIDOR SCALE OF DEVELOPMENT UPTO 2.5 STOREY
- SECONDARY STREETS SCALE OF DEVELOPMENT UPTO 2 STOREY
- TERTIARY STREETS SCALE OF DEVELOPMENT UPTO 2 STOREY



Street Typology Plan

21 LANDSCAPE & ECOLOGY STRATEGY

21.1 LANDSCAPE STRATEGY

21.1.1 This Landscape Strategy demonstrates how careful analysis of the environmental context, and positive engagement has given rise to a masterplan that is sympathetic to the growth of Banbury, whilst being respectful to its environmental context. Specifically, the proposals:

- Provides extensive planting around the site perimeter to contain the landscape and visual context across much of the site;
- Retain and celebrate the landscape fabric of greatest value and intactness to achieve a development with an attractive character;
- Provides a generous and significant quantum and quality of open space on-site for recreational use, providing attractive connections to those further afield, for the both the existing and new community;
- Has had consideration to the character of the settlement approaches and existing amenity of residents with considered treatment at the development parcel edges and surrounding POS; and
- Provides a strong, but accessible landscape buffer around the site boundary.

21.1.2 A network of public open green space is proposed around the whole perimeter of the development to provide recreational and biodiversity benefits for new and nearby residents, as well as contributing to the connectivity of the local green infrastructure network. The proposals retain and enhance existing vegetation with new planting.

21.1.3 Additional POS features have been incorporated within the site, comprising a seasonally wet attenuation basin, a local area of play and a recreational foot/cycle path. These features are surrounded by new planting to provide a variety of recreational experiences and habitat spaces throughout the development.

21.1.4 The overall landscape planting proposals greatly increase the biodiversity across the site (as demonstrated by in excess of 10% net gain), including within the areas of the site that contribute to the sustainable drainage strategy where new wet habitats would be created, forming both wildlife and amenity interest.

21.2 ECOLOGY

21.2.1 The strategy for the development includes the following measures to protect, enhance and extend biodiversity through:

- Retention and enhancement of areas of ecological value
- Management measures to protect and enhance the ecological value of these areas
- Creating new habitats including meadow/ grassland and wetland areas as an integrated part of the SuDS proposal
- Encouraging wildlife through the careful selection of plant species and management regime within open spaces and parts of the public realm.

RESPONDING TO POLICY

BSC 10 OPEN SPACE, OUTDOOR SPORT AND RECREATION PROVISION
The development provides integrated public open space with a provision for children's play space that benefits existing and new residents. A new footpath network links to an existing network on the adjacent Redrow scheme that provides public open space amenity and connections to local facilities.

CLIP-P1

ESD 7 SUSTAINABLE DRAINAGE SYSTEMS
The scheme incorporates sustainable water and flood risk management through the use of SuDS integrated into a new ecological habitat area as part of the green infrastructure.

ESD 13 LOCAL LANDSCAPE PROTECTION AND ENHANCEMENT
The site safeguards the amenities of existing and future residents of Banbury, and protects the existing infrastructure with mitigation and enhancement measures incorporated. Development is offset from site boundaries and landscape features associated with the local character are incorporated to help integrate the site with its surroundings.

ESD 17 GREEN INFRASTRUCTURE
The proposal retains and enhances the existing green infrastructure with hedgerow planting strengthened and a footpath network integrated into the landscape that connects with the adjacent footpath network.

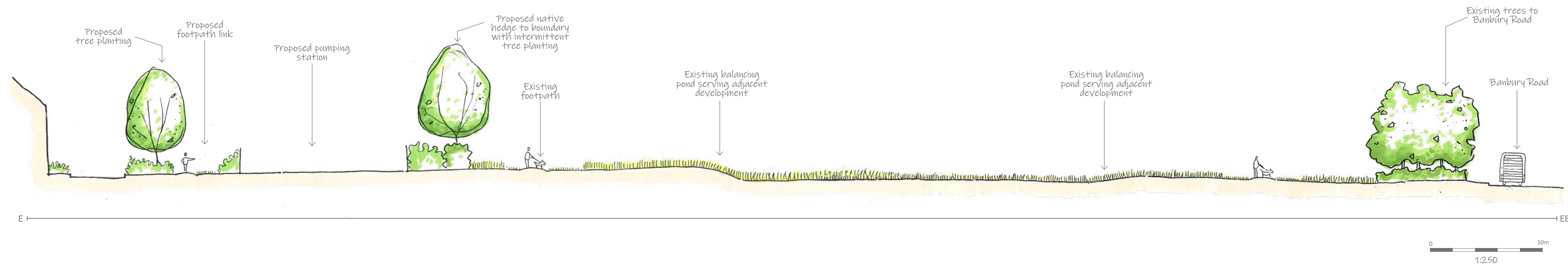
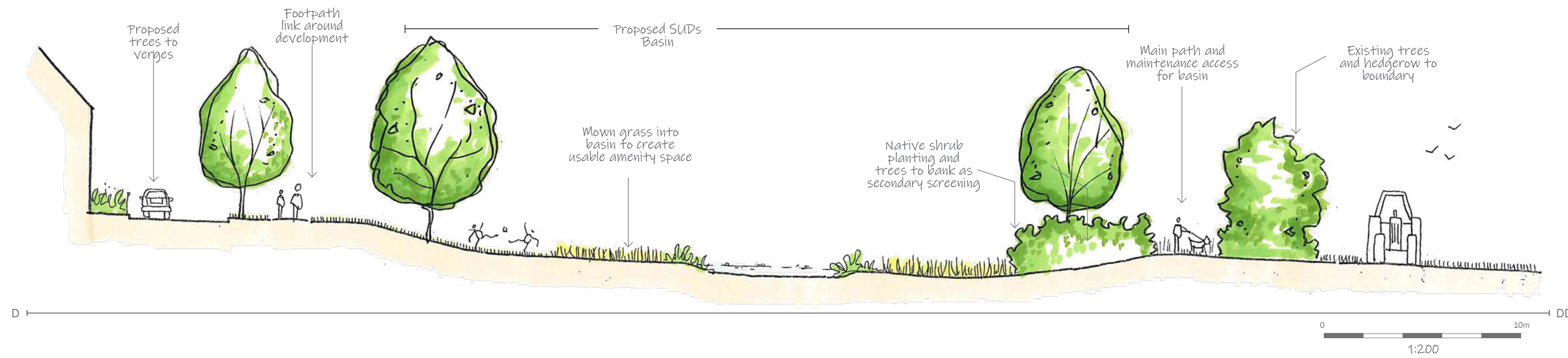
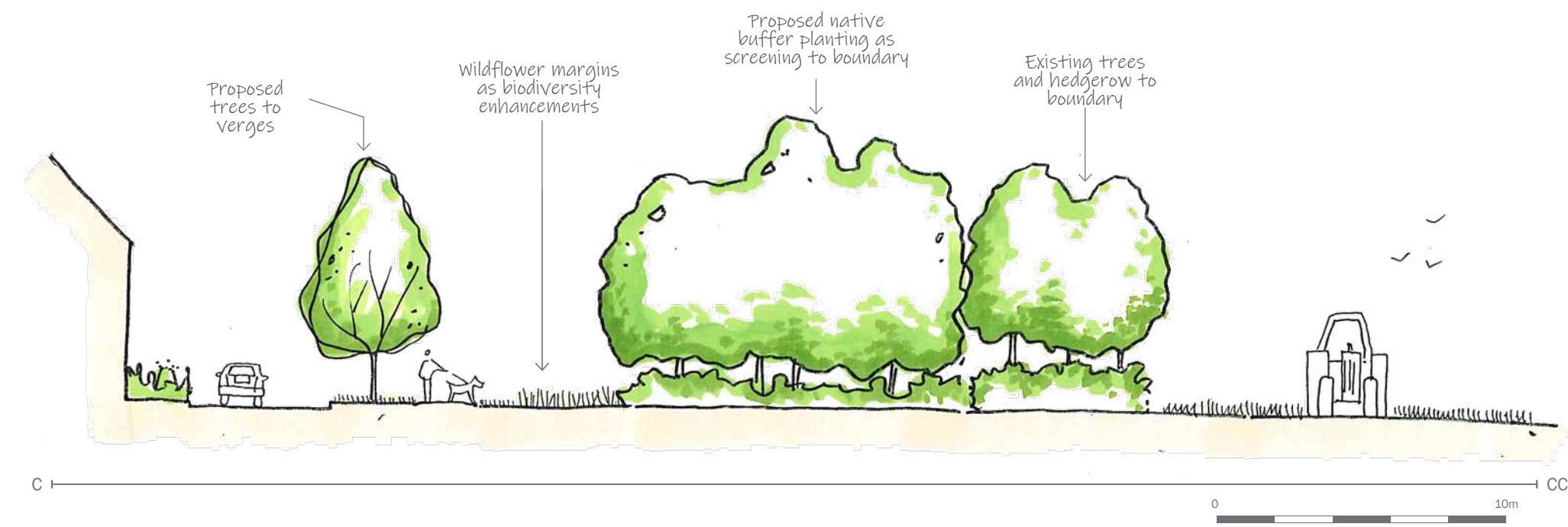
C28 LAYOUT, DESIGN AND EXTERNAL APPEARANCE OF NEW DEVELOPMENT
General principles required of new housing proposals creating layouts and access solutions that facilitate and encourage social cohesion, promote safe neighbourhoods, retain natural habitats and enhance biodiversity and incorporate sustainable design, whilst responding to the local context.

CLIP-P6





Landscape Strategy Plan by EDP



22 MOVEMENT & CONNECTIONS

22.1 LOCAL CONNECTIONS

22.1.1 The proposed scheme is well located for access to nearby facilities in Banbury.

22.1.2 A range of facilities are available within a 20 minute walk of the site, with existing, and proposed connections creating opportunities for sustainable modes of transport to facilities.

22.1.3 The neighbouring development to the east, application 14/01932/OUT, offers a range of facilities proposed to including areas allocated for primary and secondary schools, and a proposed 'local centre' to serve the community.

22.1.4 A variety of public open space is located within walking distance of the site, including public open space directly to the east, formed as part of the neighbouring Redrow Development. Beyond that is Crouch Hill and Browning Road Park to the North, and proposed open space to the east as part of application 14/01932/OUT.

22.1.5 Bus stops are located within 0.4km, a 5 minute walk, of the application site, connecting the site to Banbury town centre and it's wide range of amenities, and links to the wider area.

22.1.6 The map opposite details the wide range of facilities available within the 2km preferred walking distance of the site, and the wider facilities available in Banbury.

22.1.7 A Travel Plan Statement and Transport Statement, produced by ADC Infrastructure, have been provided in the pack of information supporting this application.

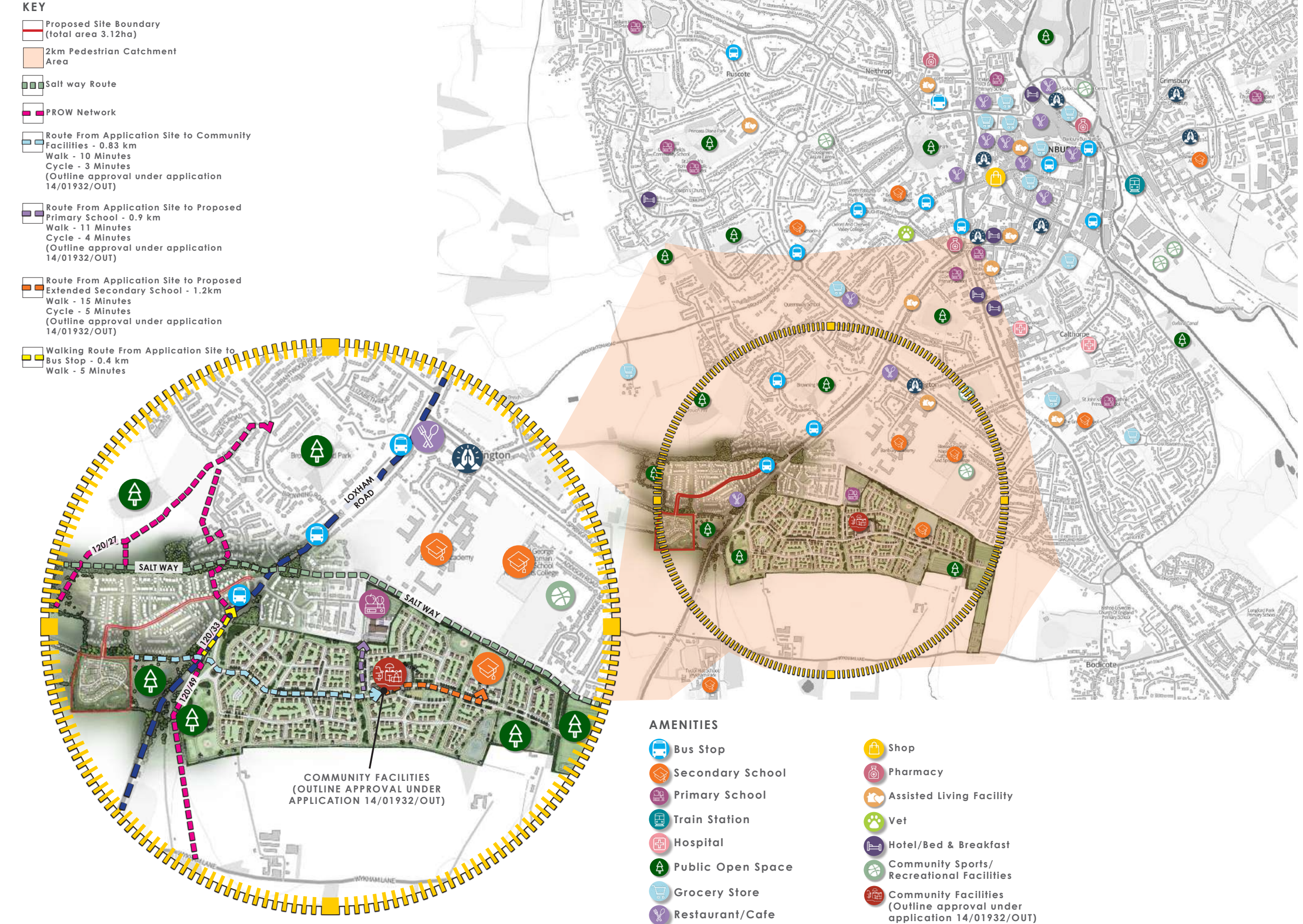
RESPONDING TO POLICY

BSC 10 OPEN SPACE, OUTDOOR SPORT AND RECREATION PROVISION
The development provides integrated public open space with a provision for children's play space that benefits existing and new residents. A new footpath network links to an existing network to connect the site to existing local facilities.

ESD 15 THE CHARACTER OF THE BUILT AND HISTORIC ENVIRONMENT
A generous landscape buffer surrounding the site protects views and vistas towards the site. A green infrastructure network is integrated into the proposal aiding in creating a strong sense of place. New connections linking to existing routes create a permeable built character that integrates the site with its surroundings.

ESD 17 GREEN INFRASTRUCTURE
The proposal retains and enhances the existing green infrastructure. A landscape strategy for the site creates an interlinking network of footpaths with public open space that ensures the development positively responds to the wider landscape context. A new footpath network connects the site to the wider green network, and open spaces surrounding the site.

CLIP - P1



23 ENERGY & RESOURCES STRATEGY

23.1 OVERVIEW

23.1.1 This section describes the measures that can be incorporated into the proposed development at a reserved matters stage to ensure climate change mitigation through reducing CO2 emissions, conserving water and adaptation to the predicted changes to the climate and extreme weather events.

23.1.2 The measures are given consideration at the illustrative phase with a view that they may be fully integrated/implemented at a reserved matters stage.

23.2 SUSTAINABLE BUILDING MEASURES

23.2.1 Proposals will be delivered in line with current building regulations, and where appropriate will be built with sustainable construction techniques.

23.2.2 Sustainable measures will improve building performance and efficiency and can be incorporated through considered design to include:

- Siting and Orientation;
- Sustainable Drainage Systems (SuDS);
- Considered use of building materials and life-cycle to incorporate materials that can be recycled or repurposed;
- Management and reduction of construction waste.

23.2.3 Building regulation compliance will be sought following a Reserved Matters Application and detailed technical design, with the proposal complying with the latest building regulation requirements.

23.3 SITING & ORIENTATION

23.3.1 The scheme has been designed to carefully consider environmental factors, and reduce impact but increase performance. Considerations include;

- Orientation of streets to reduce overshadowing from adjacent dwellings;
- Maximising solar gain through the orientation of dwellings to ensure thermal comfort and through the incorporation of solar panels for energy efficiency.

23.3.2 The enhancement of planted development boundaries and tree planting to the north and west mitigates prevalent winds and reduces potential for heat-loss from dwellings due to strong winds.

23.4 BUILDING DESIGN & RENEWABLE ENERGY

23.4.1 National Policy dictates that any new development should follow the simple energy hierarchy of:

- Reduce demand;
- Use energy more efficiently; and
- Only then, supply clean, renewable energy where possible.

23.4.2 With this in mind, all new homes will be designed with higher levels of insulation than has historically been the case in the UK, in order to reduce their energy usage requirement.

23.4.3 Roofs of buildings could be orientated south where feasible for solar thermal/photovoltaic installation. PV is most efficient when positioned south facing at a

pitch of 30-35 degrees from horizontal, limiting shading, according to the Energy Saving Trust

23.5 DRAINAGE

23.5.1 The measures outlined below are a fundamental and integral part of the design approach to the development.

- Reduce the amount of non permeable surfaces and therefore run-off, specifically from road areas, and maximise the space devoted to open space and gardens.

- Use of permeable paving where appropriate.

- Use of any existing woodland and wetland areas on the site allows for the discharge of surface water.

23.5.2 If the use of the existing woodland and wetland areas is not viable, consideration can be given to alternative drainage solutions.

23.6 WATER

23.6.1 The development will incorporate a range of water efficiency measures including:

- Reducing the internal potable water consumption across the development to less than 90 litres/person/day through the use of practical, water efficient fittings.

- Providing all homes with large water butts to reduce the amount of potable water used for external irrigation.

- The surface water attenuation storage includes allowance for climate change at 30% for residential uses, in line with guidance on rainfall intensity incorporating climate change scenario for development lifetimes of 100 years for residential.

23.7 WASTE

23.7.1 A Site Waste Management Plan will be submitted with any detailed planning application, outlining the full details of waste management. The following is a summary of the key principles.

23.7.2 During construction the following waste management principles will be employed:

- Reduction – The reduction of waste through the management of supplies and careful procurement

- Re-use – Source segregating of waste on site with re-use implemented wherever possible

- Recycling – Those materials that are not reused on site will be sorted on site for onward recycling or returned to manufacturers via takeback schemes.

23.7.3 In order to influence the operational phases of the development, good design will be employed to ensure that recycling is made easy and accessible for all residents and/or workers. This will include the provision of dedicated, non-obstructive bins for recyclable waste storage.

23.7.4 Following completion of the development a pack will be provided by the developer (in liaison with the waste management authority) to educate the end users of the site regarding the recycling facilities and associated benefits of using the schemes.

23.8 LAYOUT

23.8.1 The following measures have been incorporated into the layout:

- The pattern of open space which includes wetland areas (in the form of SuDs) will provide summer cooling.
- Private garden space and rear elevations will be located to avoid daylong shade cast by existing trees.
- All plots will have ample outside space, either in the form of a private garden, or communal gardens for maisonettes.

23.9 TRANSPORT & MOVEMENT

23.9.1 The emphasis is on promoting sustainable transport modes offering choice for a wide range of journeys. The modes which can significantly reduce car journeys include:

- Local Bus and Rail services operating from Banbury which the scheme proposals will strengthen with pedestrian linkage.

- Walking and cycling along roads and a network of paths that form part of the scheme proposals.

- Bus services along Bloxham Road within 800m walking distance of the site.

23.9.2 Establishing a travel plan can reduce the cost of travel for individuals and the impact of travel on the local highway network. The requirement for a Travel Plan is recognised within both national and local policy.

23.9.3 As requested by OCC, construction traffic will not run through the adjacent residential development. A separate safe construction access point will be provided via the existing farm track to the east. Details will be provided in a Construction Traffic Management Plan.

SUMMARY & CONCLUSIONS

SUMMARY & CONCLUSIONS

24 SCHEME SUMMARY

24.1 ACCESS

24.1.1 Vehicular access to the site is proposed off Bloxham Road within the adjoining Redrow scheme.

24.2 AMOUNT

24.2.1 Residential use will be the sole land use within the development. The total main site area amounts to 3.12ha with a net area of 1.65ha able to support residential development of up to 60 homes.

24.2.2 The balance of the site provides green space including SUDS, existing planting, LAP and public open space.

24.3 RESIDENTIAL MIX, DENSITY AND SCALE

24.3.1 A range of different housetypes of varying scales will be provided to meet local needs. The specific provision will be agreed at reserved matters stage.

24.3.2 To reflect local character the density of development will be up to 37dph.

24.3.3 To reflect local character the development proposes heights of generally 2 storey but up to 2.5 storey.

24.4 AFFORDABLE HOUSING

24.4.1 30% Affordable Housing will be provided in accordance with local council policy. The type of provision will be agreed in detail with the Council at reserved matters stage.

24.5 PARKING

24.5.1 Parking allocation will be as the requirements of Oxfordshire County Council and shall be agreed at reserved matters stage.

24.6 ECOLOGY & GREEN INFRASTRUCTURE

24.6.1 Development will sit within a robust landscape framework, safeguarding and enhancing existing landscape/ecological features.

24.6.2 Development will include a comprehensive natural drainage design using SUD's, integrated with the introduction of new habitat areas.

24.7 PEDESTRIAN CONNECTIVITY

24.7.1 Within the extensive areas of public open space an extensive footpath network will be established providing opportunity to connect into existing routes.

RESPONDING TO POLICY

BSC 3 AFFORDABLE HOUSING
A 30 % affordable provision will be provided as set out by the Cherwell Local Plan.

CLP-P1

BSC 4 HOUSING MIX
The proposal provides up to 60 new homes with a density of up to 37 dph , responding to the local context. A range of housetypes will be provided to meet the varying demands with the local district.

ESD 7 SUSTAINABLE DRAINAGE SYSTEMS
The scheme incorporates sustainable water and flood risk management through the use of SuDS integrated into a new ecological habitat area as part of the green infrastructure.

ESD 15 THE CHARACTER OF THE BUILT AND HISTORIC ENVIRONMENT
The scheme responds positively to the distinctiveness of the local character with the mix, density and scale informed by the surrounding existing built form. A new footpath network connects the site to the surrounding network with links into Banbury making the site accessible.

ESD 17 GREEN INFRASTRUCTURE
The proposal retains and enhances the existing green infrastructure with hedgerow planting strengthened and a footpath network integrated into the landscape that connects with the adjacent footpath network.

C30 DESIGN OF NEW RESIDENTIAL DEVELOPMENT
The proposals envelop sustainable, future-proof design, respect and enhance landscape character and quality, and contribute to the creation of high quality, inclusive, connected and accessible places.

CLP-P6



25 CONCLUSIONS

25.1 CONCLUSIONS

- 25.1.1 This design and access statement includes a comprehensive and thorough assessment of the site, its immediate context and the principles that have guided the development of the site.
- 25.1.2 The development of the site is supported by planning policy. The site west of Bloxham Road offers opportunities to improve the town through the development of new housing and associated open space with the enhancement of the existing landscape infrastructure.
- 25.1.3 The illustrative masterplan demonstrates how the vision for the site can be delivered meeting the objectives of planning policy with consideration to social, economic and environmental objectives.

Development of the site will:

- Create a high quality development of up to 60 new dwellings, with associated landscaping, open space, parking and access;
- Provide housing, including at least a 30% provision of affordable units, that addresses local demand;

- Provide a choice of home with low cost ownership options in addition to high quality detached family housing;
 - Provide an effective landscape buffer/informal open space around the site, to retain and enhance existing landscape features;
 - The layout and urban form of the scheme is such that it supports crime prevention and community safety, with development overlooking public spaces and streets;
 - Provide an integrated and accessible development that encourages non-vehicular modes of transport;
 - Connect to existing neighbourhoods through the creation of connection to footpath networks, providing further links into Banbury;
 - Preserves and enhances existing landscaping features and provides opportunities for new public open space that will benefit existing and future residents;
- Retains and improves existing hedgerows and planting and offers a biodiversity net gain;
 - Provides on-site water attenuation that will improve the current drainage situation.
- 25.1.4 The proposals are in keeping with the surrounding context, in terms of density and scale and will not have any adverse affects in terms of highway safety, amenity of neighbours, flood risk, heritage, ecology or any other environmental factors.
 - 25.1.5 The proposals will create a high quality development which respects and complements the existing character of the surrounding area, and deliver housing to meet local needs.

