



Hanwell Fields, Banbury Phase 2

Design & Access Statement | October 2022



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Introduction

This Design and Access Statement (DAS) supports an outline planning application for residential development on Land at Hanwell Fields, Banbury Phase 2.

The outline planning application is for up to 176 dwellings and associated open space, drainage area and parking with all matters reserved other than access.

This development is the second phase of the now approved Hanwell Fields, Banbury Phase 1 (21/03426/OUT), and together will form a new sustainable extension to the Hanwell Fields community.

This document summarises the steps taken to analyse the site and its context and illustrates how the proposal and design principles respond to that context and complement with the approved Phase 1 development to the south.

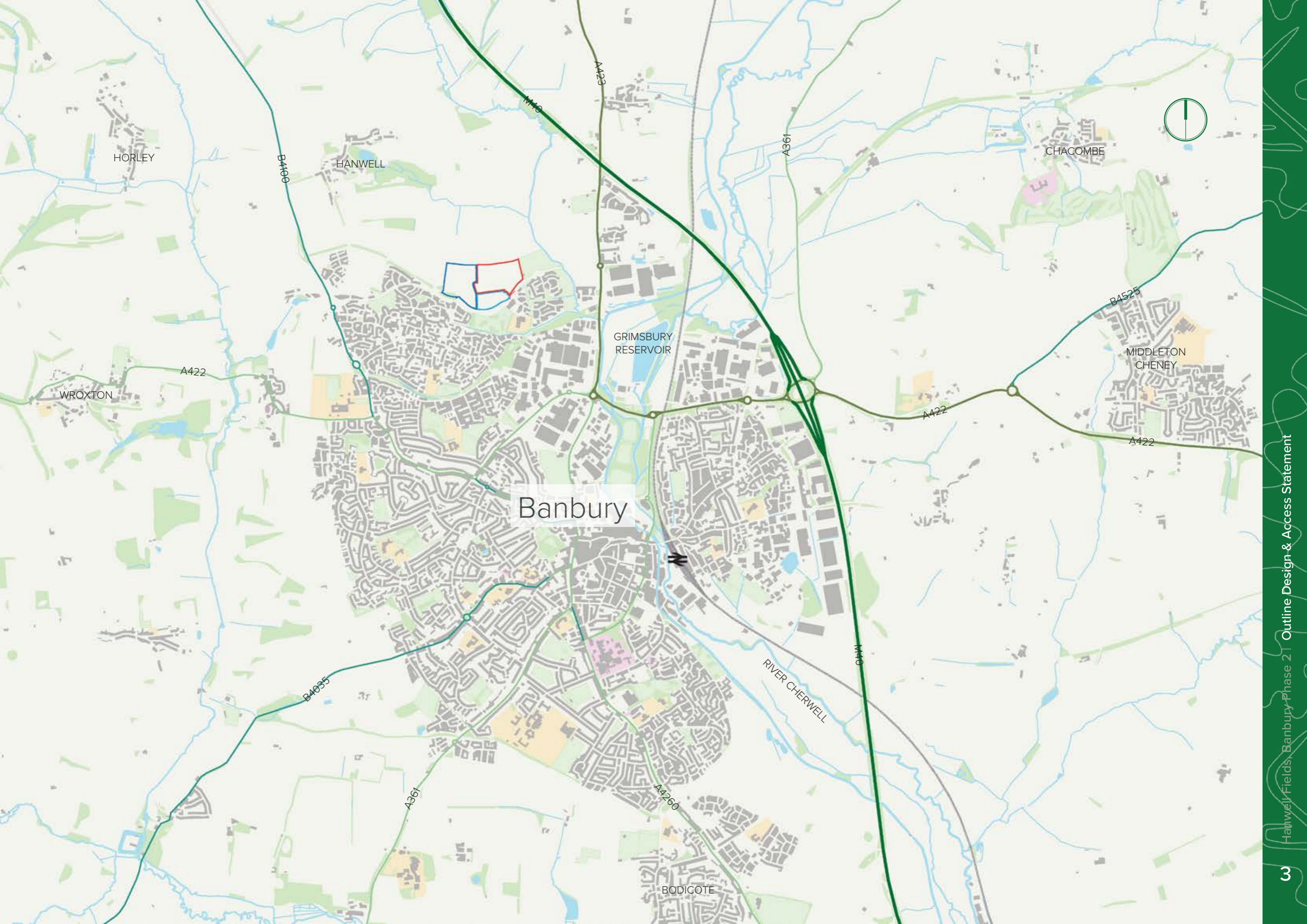
It explains the proposed access and movement strategy and sets the framework for a sustainable high-quality development with regards to landscape, character, density and massing.

The parameter plan and other plans accompanying this application include:

- Site location plan
- Combine parameter plan
- Access plan
- Sketch layout - Illustrative

Future Reserved Matters applications will need to demonstrate compliance with the combine parameter plan and design principles.





Banbury

GRIMSBURY RESERVOIR

RIVER CHERWELL

Accessibility

The site is located on the northern settlement edge of Banbury, adjacent to the modern established “Hanwell Fields” residential area built out along the Dukes Meadow Drive corridor. Hanwell Fields is approximately 2.9km from Banbury town centre and the railway station is 3.4km from the development.

The site is suitably located a short walking and cycling distance from a wide range of facilities in the existing Hanwell Fields residential area. Immediately adjacent to the south east of the site and across Dukes Meadow Drive is the Hanwell Local Centre which comprises a range of small retail shops a Co-Op neighbourhood food store and the Hanwell Arms pub and Hanwell Community Centre.

Further to the south from the local centre is the Hanwell Fields Community School a primary school that serves the wider development area.

To the south west of the site and across Dukes Meadow Drive is Hanwell Fields Park, a large expanse of wooded parkland.

Cherwell Business Village is the closest employment area within walking distance of the site. Banbury also has several more business, commercial and industrial estates offering potential employment.

In conclusion, the site itself is in a highly sustainable location as shown on the map opposite. It is well-related to a wide range of shops, services, amenities and employment opportunities and is highly accessible via a wide range of sustainable modes of transport. An opportunity exists to ensure a logical extension to Banbury and to deliver much-needed market and affordable housing.

A table showing the proximity of the site to the full range of local facilities and transport interchanges is set out below.

Facility	Walking Distance
Leisure and Recreation	
Hanwell Fields Park	0.3 miles (7 minutes)
Football Fields	0.3 miles (7 minutes)
Retail	
Banbury Cross Retail Park	1.4 miles (27 minutes)
Banbury Post Office	1.8 miles (38 minutes)
Banbury Town Centre	2.2 miles (45 minutes)
Banbury Gateway Shopping Centre and Employment site	2.2 miles (44 minutes)
Employment	
Beaumont Industrial Estate	0.5 miles (10 minutes)
Cherwell Business Village	0.7 miles (15 minutes)
Wildmere Industrial Estate	2.1 miles (43 minutes)
Employment Site Thorpe Way	2.5 miles (49 minutes)
Education	
Hanwell Fields Community School	0.3 miles (6 minutes)
Hardwick Primary School and Hardwick & Arden Pre-School	0.5 miles (11 minutes)
North Oxfordshire Academy	1 mile (20 minutes)
Transport	
Ferriston Bus Stop	0.4 miles (8 minutes)
Banbury Train Station	2.3 miles (44 minutes)



↑ Local Amenities Plan

Planning Background

The site's immediate context has been undergoing considerable changes with the expansion of the settlement edge of Banbury as a result of recent housing development perceived within the immediate and localised setting to the west, south and east respectively.

The Local Plan Policy Map extract to the right, shows the site lying immediately to the north of the built-up area of Banbury. To the east of the site is housing allocation Banbury 2 and to the west is housing allocation Banbury 5.

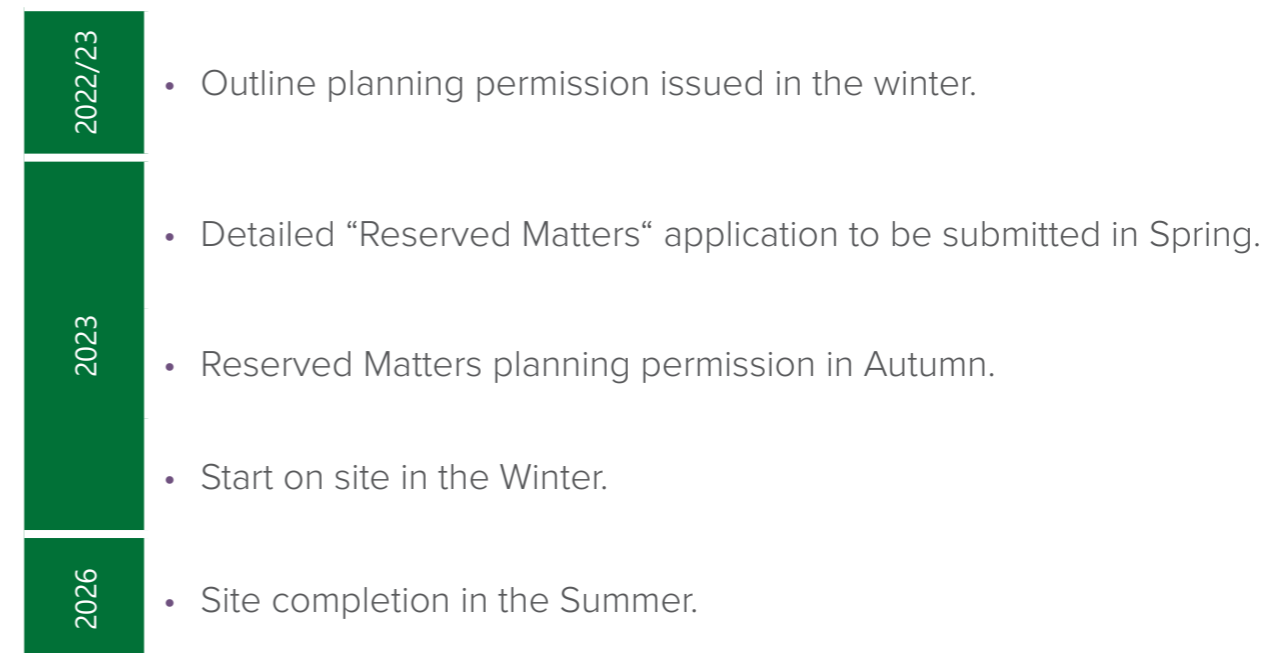
The most recent addition to the balanced delivery of new homes to the north of Banbury is the applicant's own first phase proposals, for 67 dwellings immediately to the south of the application site. This submission now comprises the second phase of this development. Set in this context the application proposal comprises the construction of a mixture of new homes at the site including a range of smaller dwellings, bungalows and family properties intended to help meet the needs of all sectors of the community. Of the maximum 176 dwellings proposed 53 of them (just over 30%) will be affordable in tenure.

Once again, the proposal will facilitate the delivery of a vital supply of new homes that will contribute towards Cherwell's deficient housing land supply, one which has deteriorated drastically since the submission of the application of the first phase, from 4.7 years in October 2021 to only 3.5 years now. This is some way short of the Government's requirement of a minimum 5-year supply, and on the edge of the district's largest and most sustainable settlement. It is this significant worsening of this supply position, allied with clear recognition by the Council in approving the first phase of development that our client's land represents an appropriate location to help meet these needs, that justifies the swift delivery of the second phase of the scheme.

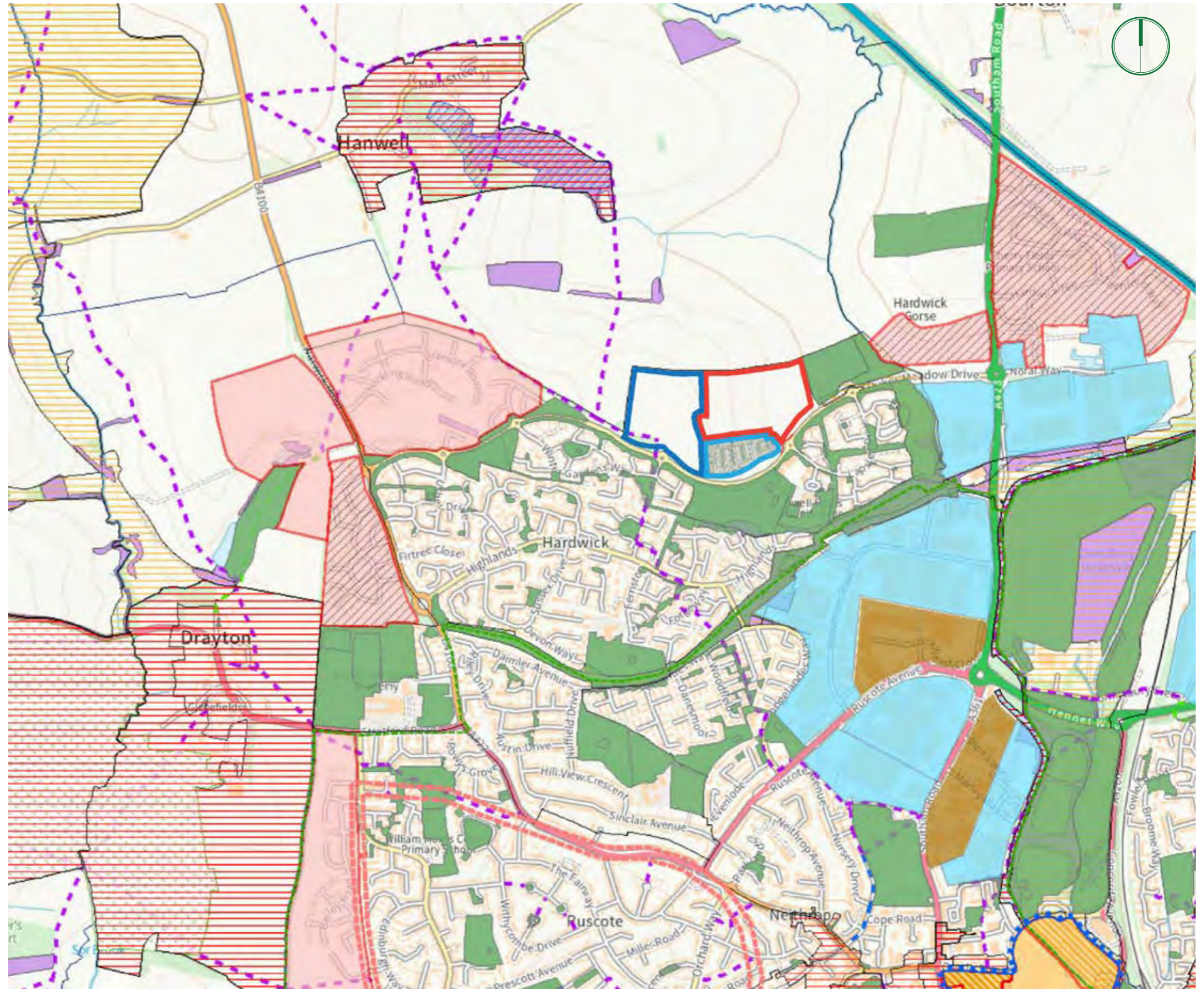
Accordingly, in considering this submission and bearing in mind the continued deficit of new homes allied with the almost identical physical characteristics of the site to the first phase land the Council's conclusions in respect of our client's previous application are relevant. Summarising the merits of the first phase proposal it was confirmed at paragraph 10.2 of the committee report that:

"The proposed application site is located close to local amenities including shops, school and community facilities and is easily accessible for pedestrians and cyclists. The proposal would have some limited impact on wider landscape views, but this harm would not outweigh the benefits of the proposal, especially when considered within the context of the Council being unable to demonstrate a 5-year housing land supply."

Project time-scale



- SITE BOUNDARY
- LAND AT HANWELL FIELDS BOUNDARY
- OTHER LAND IN OWNERSHIP
- CONSERVATION AREAS
- EXPANDED TOWN CENTRE
- EXISTING STRATEGIC EMPLOYMENT SITES (INDICATIVE)
- EXISTING RETAIL PARKS
- EXISTING GREEN SPACES
- STRATEGIC HOUSING SITES
- APPROVED HOUSING SITES
- BANBURY CIRCULAR WALK/OXFORD CANAL TRAIL
- PUBLIC RIGHT OF WAY
- NERC ACT S41 HABITATS

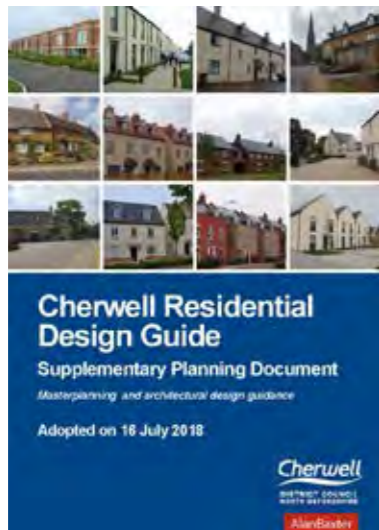


↑ Extract from Cherwell local plan (2011-2031) policies map with site boundary overlaid

Local Context

Cherwell Residential Design guide

As part of the context analysis a review of local guidances have been carried out including the **Cherwell Residential Design Guide (2018)**.



↑ Cherwell Residential Design Guide (2018)

Development at the edge of the larger villages and towns including Banbury, Bicester and Kidlington should reflect the distinctive characteristics of the settlement and the wider Character Area in which the settlement is located.

Edge Of Town Location

The site is located on the edge of the Ironstone Downs character area and Banbury settlement boundary which strongly influences the character of the site's local context.



↑ Cherwell District Countryside Character Areas and Heritage Assets

KEY

- IRONSTONE DOWNS
- CHERWELL VALLEY
- URBAN AREAS

The proposals will reflect the edge of settlement location of the site with influences from the distinctive character of Banbury and the surrounding landscape.

Historic Evolution

As shown on the below map extract, the majority of the built environment in outer Banbury was developed during the second half of the twentieth century.



↑ Banbury Historic Evolution

KEY

- PRE 20TH CENTURY - INCLUDING A COMPACT MEDIEVAL CORE AND VICTORIAN AND EDWARDIAN SUBURBS
- EARLY - MID 20TH CENTURY - BASED ON GARDEN SUBURB PRINCIPLES
- LATE 20TH CENTURY ESTATES - WEAK URBAN FORM

The traditional walk-able and connected layout of some areas of Banbury will influence the proposed development patterns.



↑ Dispersed, cul-de-sac and car-dependent layout



↑ Traditional, connected, walk-able layout

Street character

- **Formality Or Informality**

An important element of character is the degree of formality in the layout and urban form. This is evident in the contrast between formality of Victorian rows in Banbury and the character of villages.

- **Enclosure Or Openness**

The enclosure of streets and spaces by the scale and continuity of built form is another important feature in defining the street character. This is achieved depending on different factors including building types, set backs and boundary treatments.

In designing new places, designers should draw from both approaches to establish variety and reinforce the overall hierarchy of streets and spaces within the masterplan.

The proposed urban structure will be based on a hierarchy of streets and spaces that define clear character areas which capture both formality/informality and enclosure/openness approaches.



↑ Main Street, Hanwell - (Hanwell Conservation Area Appraisal August 2007)



↑ Queen's Road, Banbury - This photo is provided by Google Street View - © Google 2022

Queen's Road, Banbury (Bottom) and Main Street, Hanwell (Top) are good examples of formal/informal arrangements.

The former is typical of a Victorian grid system with long, straight streets and continuous building lines either at the back of the pavement or behind small front gardens. In contrast, Main Street has an informal, organic character with each building unique and built plot by plot. The alignment and width of the streets fluctuates in response to local site conditions and movement desire lines.

Hanwell Fields

A number of recent mainly residential development are undergoing along the northern edge of Banbury.

The site's localised context has seen considerable change with the expansion of the settlement edge as a result of recent housing development clearly perceived within the immediate and localised setting to the west, south and east respectively.

In terms of the architectural character Hanwell Fields provides a hierarchy of streets and lanes based upon an informal perimeter block layout.

The existing dwellings are predominantly two storey in height with occasional two and a half storey dwellings and three to four storey flats.

The design reflects elements of a traditional vernacular style and the palette of materials includes walls of rubble stone, red brick and occasional painted brick and render. Roofs are slate and tile and windows casement or sash style.



↑ Hanwells Field - Dukes Meadow Drive frontage



↑ Hanwells Field - Local Centre



↑ Hanwells Field - Aerial Photo



↑ Photos taken from adjacent site, Hanwells Field, Dukes Meadow Drive

Topography

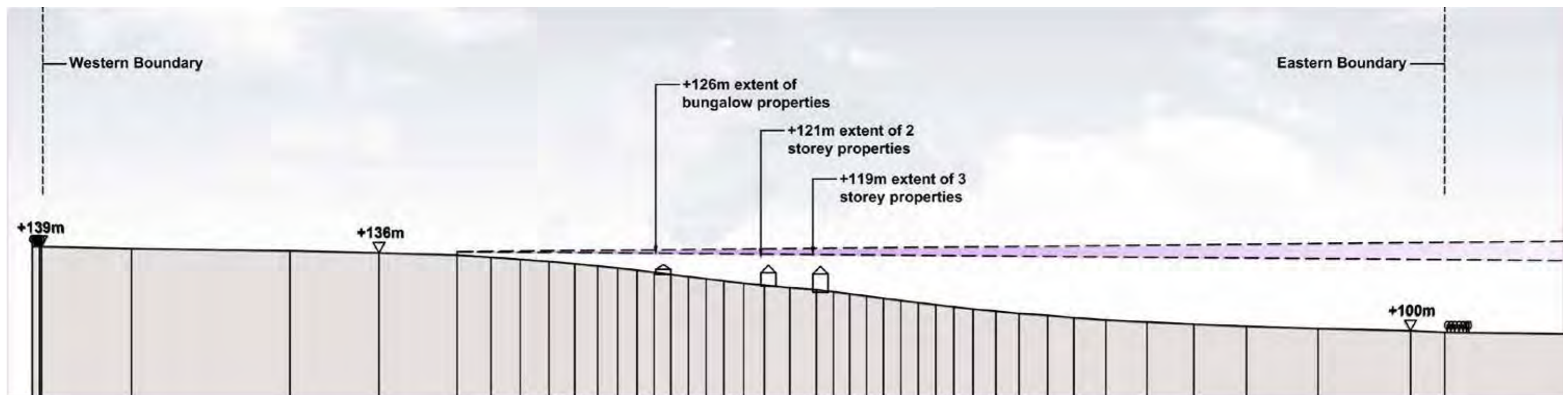
The sloping nature of the site means that there are some localised and longer distance views available, however these are perceived within the context of the wider settlement of Banbury.

Within the context of views from Hanwell, the built edge of Hanwell Fields is not perceived, being contained by intervening vegetation that includes significant tree belts and a prominent mature woodland block.

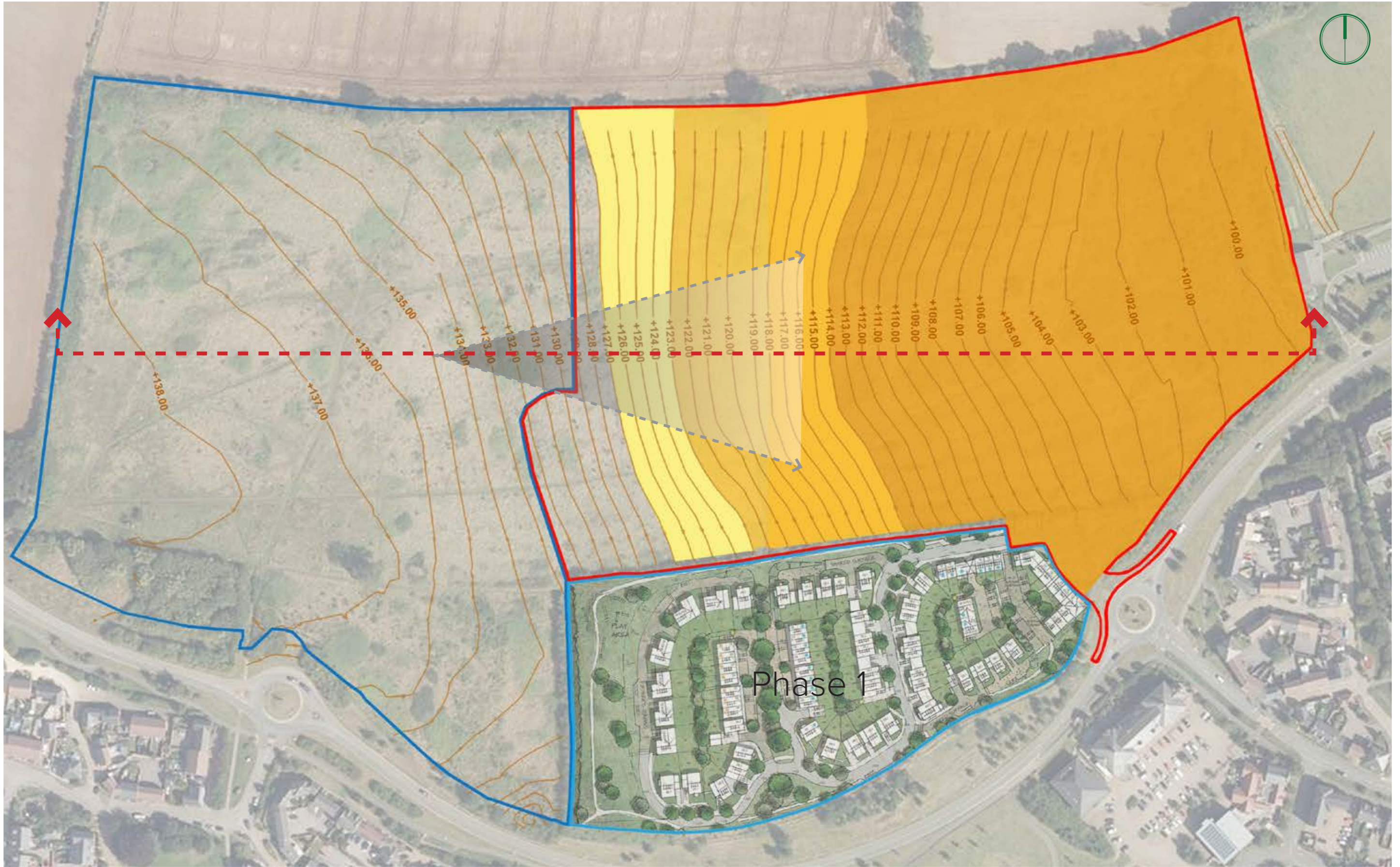
There are a number of longer distance views in which the site is seen within the wider context of Banbury. Within the context of views from the north-east and east, the built-up area of Banbury characterises the landscape setting with development rising up from the valley floor to the ridgeline to the west. Built form set within a maturing vegetated context characterises the skyline.



↑ Aspect Landscape drawing - Landscape Visual Assessment - view point 3



↑ Aspect Landscape drawing - Landscape Visual Assessment - test section A1 long view



↑ Aspect Landscape drawing - Landscape Visual Assessment - illustrating potential development slope

The Site

The site consists of 8.77 Ha of land and is located on the northern settlement edge of Banbury. The development of this site would form a logical addition to the town being in proximity of other established developments at 'Hanwell Fields' to the southeast of Dukes Meadow Drive.

Furthermore, the proposed development together with the approved development at Land at Hanwell Fields phase 1, will provide a sustainable new community and consolidate Banbury's northern edge.

The site currently comprises areas of rough grassland and scrub, which are of low landscape value, with key landscape features considered to be the robust native hedgerows, which characterise the site's northern, eastern and southern boundaries.

KEY

- SITE BOUNDARY
- APPROVED APPLICATION PHASE 1: 21/03426/OUT BOUNDARY
- OTHER LAND IN OWNERSHIP



↑ Site Location & Key Plan



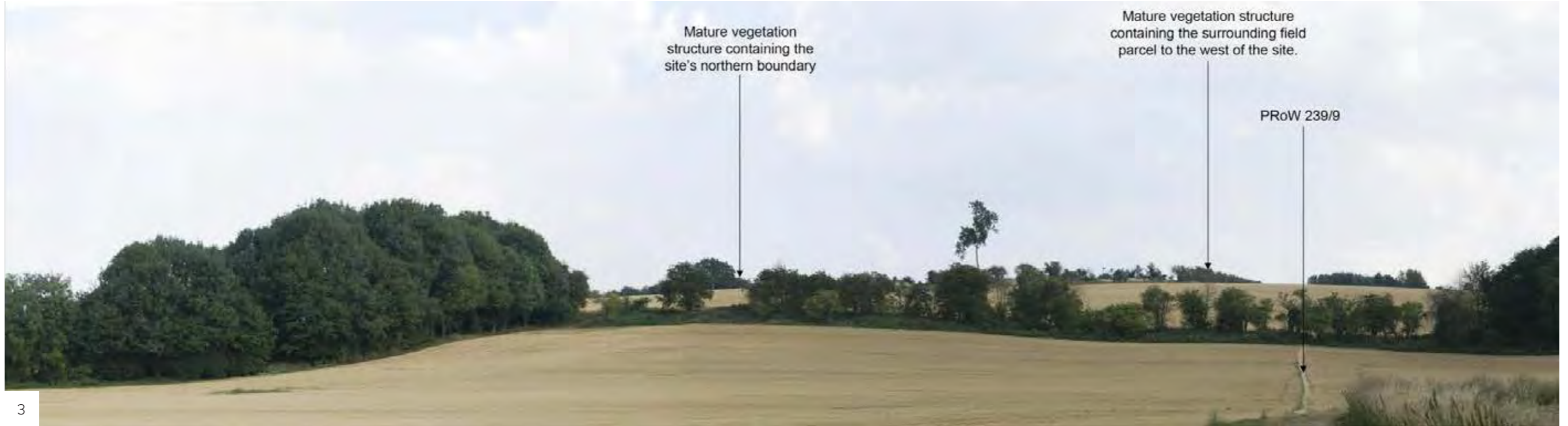
1

↑ Dukes Meadow Drive roundabout



2

↑ View from land east of the site near the A423 - taken from Aspect Landscaping - Landscape & Visual Site Assessment



3

↑ View of the site from land north west of the site - taken from Aspect Landscaping - Landscape & Visual Site Assessment

Constraints & Opportunities

The key constraints and opportunities are set out as follows:

Constraints

- The site slopes from higher ground to the west (Circa 130m AOD) to lower ground to the east (Circa 102.5m AOD)
- There are panoramic views of the development from higher ground to the west which will restrict building heights on the western part of the site
- Existing vegetation along the boundaries is to be retained where possible

Opportunities

- Vehicular access to the site is off Dukes Meadow Drives roundabout to the south-east
- Emergency vehicular access could link to the proposed Hanwell Fields Phase 1 development to the south
- Sustainable Drainage Systems (SuDS) could be located on the eastern and lower part the site
- Potential east-west connections to provide movement and green corridors for people and wildlife within the development including existing hedgerows and trees along the northern and southern boundaries
- North-south connections to create green corridors through the development incorporating robust street tree planting to break up the development when viewed from the east
- Green buffers to create an attractive setting for the development and settlement edge
- Opportunity to connect to existing footpaths and cycle paths network to the south of Dukes Meadow Drive and the west of the site

KEY

- SITE BOUNDARY
- APPROVED APPLICATION PHASE 1 : 21/03426/
OUT BOUNDARY
- OTHER LAND IN OWNERSHIP
- ||||| EXISTING ROADS
- ➔ POTENTIAL SITE ACCESS
- ➔ POTENTIAL PED, CYCLE & EMERGENCY ACCESS
- PUBLIC RIGHT OF WAY
- EXISTING HEDGES
- EXISTING TREES
- EXISTING TREES WITH BAT ROOST POTENTIAL
- LOW POTENTIAL RISK FOR SURFACE WATER FLOODING
- MEDIUM POTENTIAL RISK FOR SURFACE WATER FLOODING
- ↔ POTENTIAL GREEN LINKS
- POTENTIAL AREA FOR SUDS
- ➔ KEY VIEWS
- HEIGHT RESTRICTED TO BUNGALOWS
- HEIGHT RESTRICTED TO 2 STOREY PROPERTIES
- HEIGHT RESTRICTED TO 3 STOREY PROPERTIES



Phase 1

Community Consultation

In order to raise awareness of the proposals and seek community input, an online public consultation took place in August 2022.

Residents living near the site were invited to participate, via a leaflet drop. This leaflet signposted residents to engage in the consultation through a dedicated project website, which explained the emerging proposals.

The findings from this consultation process can be found within the Statement of Community Involvement prepared by Armstrong Rigg Planning and accompanying this application.



↑ Extract from Exhibition Boards

The proposal

Concept Masterplan

The site and context analysis have informed the design process which has been consolidated within a Concept Masterplan that creates:

- A development that works with the site levels to minimise land movement and create a place with character and interest
- An entrance gateway defined by a strong frontage that responds to the proposed entrance at Hanwell Fields Phase 1
- Robust green infrastructure to deliver a network of green corridors throughout the site and retain/enhance the existing landscape and ecology features
- Permeable network of streets and development parcels which follow the site's topography
- Vehicular access off Dukes Meadow Drives to the south
- A main street meandering through the site to maintain appropriate street gradients and connect the lower area to the east to higher levels to the west
- Emergency access via Land At Hanwell Fields Phase 1 development to the south
- Network of new footpaths and cycle links integrated with the site's green infrastructure and linking to the existing linkages through the proposed Land at Hanwell Fields to the south
- Sustainable Drainage System (SuDS) basin within the lowest area of the site
- Play space in the form of a Neighbourhood Equipped Area for Play (NEAP) and a Local Area for Play (LAP)





LOCAL CENTRE
















Phase 1

Illustrative Layout

The proposed illustrative layout includes the following key elements:

- A total of up-to 176 residential units with a mix and distribution of sizes that respond to local needs
- 30% of all units as affordable with a mix of units and tenure in line with local needs and the aspirations of Cherwell District Council
- A limited number of flats and several 1 and 2-bed maisonettes located at the gateway to the site
- Several 2 and 3 bed bungalow provided along the western edge of development
- A network of multifunctional open spaces including green corridors and play spaces that will cater for the needs of children of all ages
 - * A NEAP in the south-western part of the site with a 30 metres offset from adjacent properties
 - * A LAP at the centre of the development, that creates activity and interest
- A central green space that will become the heart of the development with landscaped terraces cascading towards the east
- A recreational walking route encompassing the whole development and passing through the central green space
- North-south planted green corridors through the development blocks that will assist with level transition and provide a green visual layer to soften views of the development from the east

KEY

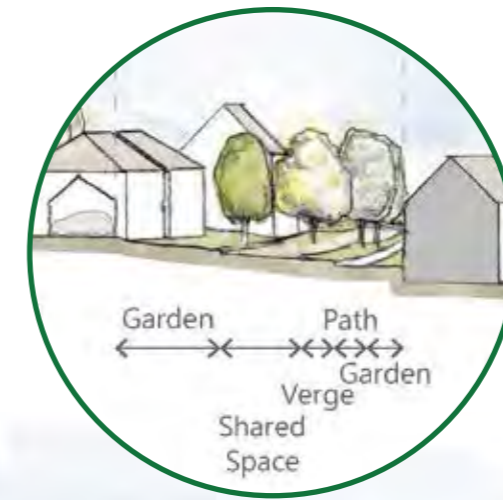
-  SITE BOUNDARY
-  OTHER LAND WITHIN OWNERSHIP
-  APPROVED APPLICATION PHASE 1 : 21/03426/OUT BOUNDARY
-  PRIMARY ACCESS
-  PEDESTRIAN, CYCLE & EMERGENCY ACCESS
-  PEDESTRIAN & CYCLE LINKS
-  EXISTING PROW
-  PLAY SPACES
-  PUBLIC OPEN SPACE
-  ROADS
-  SHARED SPACE
-  PATHS
-  SUDS
-  EXISTING TREES
-  PROPOSED TREES



ILLUSTRATIVE LAYOUT

HANWELL FIELDS PARK

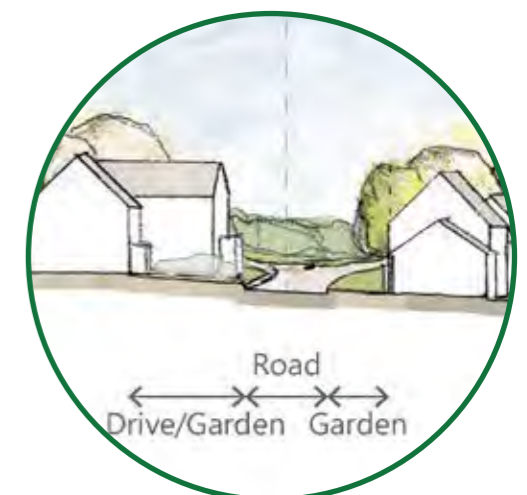
Site Section & Levels

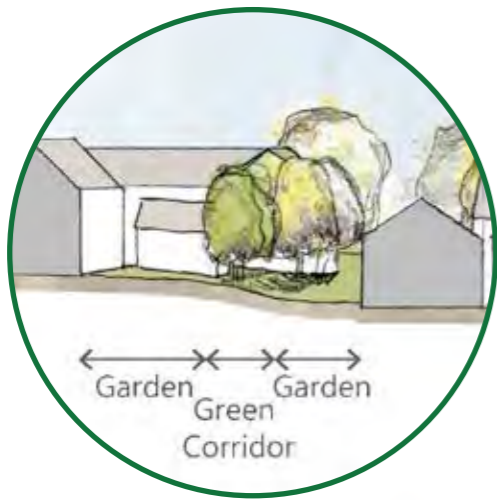


Streets will incorporate verges and paths alongside shared space streets and regular roads.

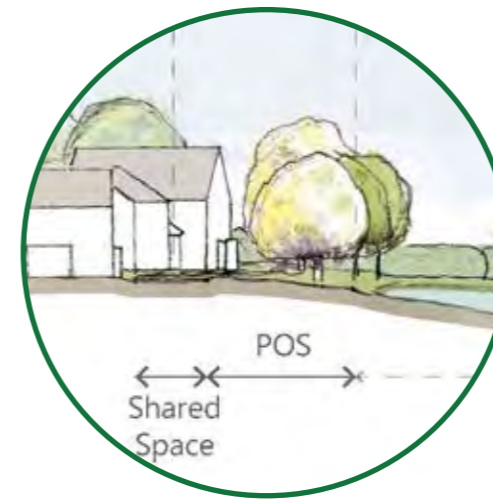


There will be gradual level changes along streets, with differing boundary treatments i.e. short gardens & shared space streets, driveways and frontage parking.

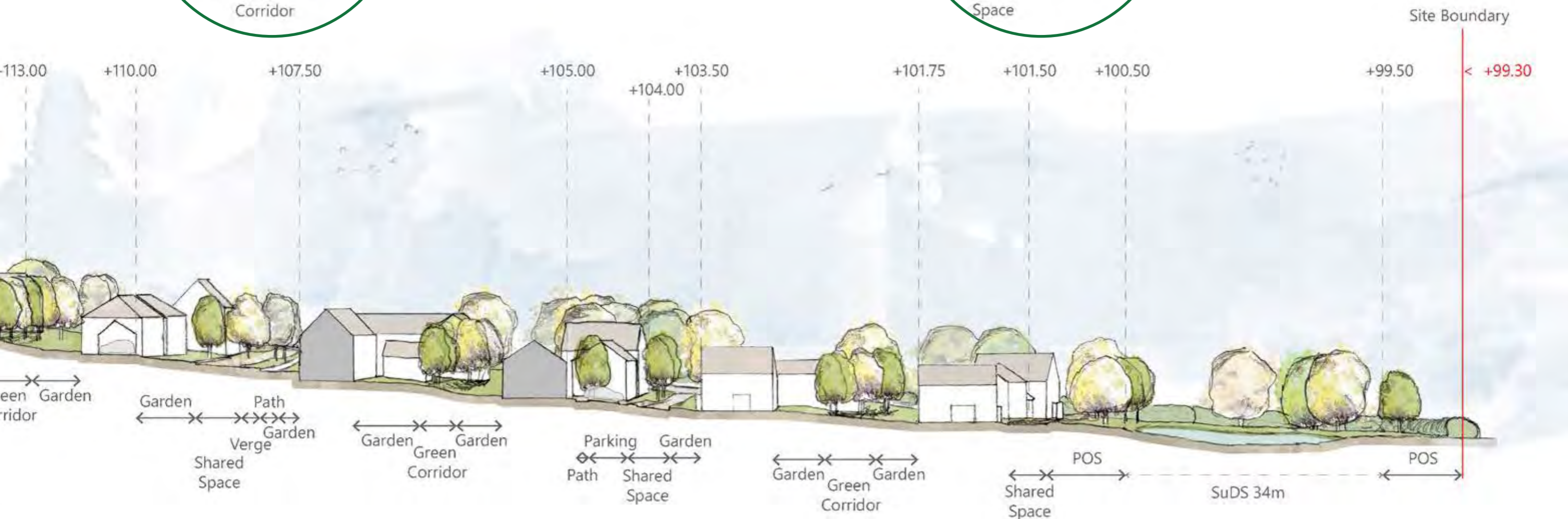




A majority of level changes will be accommodated in the rear of properties within the green corridors.



The sloping topography towards the east leads to a SuDS basin surrounded by POS located on the lowest part of the site.



Parameter Plans

Summary

The following parameter plans reflect the proposals key design principles and set a framework for future development.

The site parameters cover matters including; land use and open space, storey heights and density.

The final parameter plan combines matters of land use and scale into a single plan that is submitted as a standalone drawing for approval and can be used to give certainty that a future reserved matters application will address the design principles established at outline stage.











Land Use

The land use parameter plan identifies the development zones and the areas of the site retained for the creation of new open spaces, play areas, landscape buffers, and sustainable drainage attenuation and biodiversity enhancements.

Open spaces along with the above mentioned landscape enhancements, will be established through the development and around its edges.

Development zones include internal landscape corridors that will soften the roof-scape of the development as the dwellings rise up the hillside.



- KEY
-  GREEN STRIPS
 -  LEAP
 -  GREEN CORRIDOR
 -  PROPOSED TREES
 -  EXISTING HEDGEROW
 -  PEDESTRIAN ROUTE
 -  SUDS
 -  DEVELOPMENT PARCELS
 -  SITE ACCESS
 -  PEDESTRIAN/CYCLE & EMERGENCY ACCESS

↑ Land Use Parameter Plan

Density

A gradient of densities is provided across the site to positively respond to the site's wider context.

- Higher density (approx. 60/65 dph) is concentrated to the east on the lower parts of the site and at the entrance to the development on Dukes Meadow Drive
- Mid density (approx. 35/40dph) is concentrated in the centre of the site with development providing a more continuous frontage on the level parts of the site and a less continuous and more dynamic frontage when fronting onto the cascading central space
- Lower density (approx. 21/32dph) is located predominantly on the western and northern parts of the site with detached and semi detached houses creating a more fragmented frontage. Bungalows are set in large plots and located to the west of the site to provide a softer transition with the open space and play areas to the west



KEY

- LOW DENSITY
- MEDIUM DENSITY
- HIGH DENSITY

↑ Density Parameter Plan

Parameter Plans

Storey Heights

Around the site access of Dukes Meadow Drive, the topography of the site is almost at its lowest point and allows for a prominent gateway frontage to complement adjacent larger scale buildings including those of the newly approved Hanwell Fields Phase 1.

This creates a space of importance at this key nodal point with buildings (up to 3 storeys) of sufficient scale and mass.

The majority of buildings within the core of the site are 2/2.5 storey with 2.5 storey buildings concentrated towards the eastern part and located at corners and key junctions. Progressing westwards through the site, buildings are to be up-to 2 storeys to allow for a gradual reduction in heights towards the most elevated areas of the site.

Towards the western edge of the site where the land has risen to around 129m AOD, dwellings are reduced in scale to bungalows to minimise the visual impact of the development on higher land.



↑ Storey Heights Parameter Plan

KEY

Light Blue	UP TO 1 STOREY
Medium Blue	UP TO 2 STOREY
Dark Blue	UP TO 3 STOREY
Very Dark Blue	4 STOREY

Combined Parameter Plan - Land Use and Scale

This parameter plan combines elements of the previous site parameters into a single plan submitted as a standalone drawing for approval.

Future Reserved Matters applications will need to comply with this Parameter Plan to ensure the development will come forward following the overarching design principles relating to land use, open space and scale.

The design principles established in Phase 1 have been used as a base to create a consistent and cohesive framework for the whole of the development.

KEY

- DEVELOPMENT PARCELS
- UP TO 1 STOREY
- UP TO 2 STOREY
- UP TO 3 STOREY
- 4 STOREY
- GREEN STRIPS
- LEAP
- OPEN SPACE
- GREEN CORRIDOR
- PROPOSED TREES
- EXISTING HEDGEROW
- PEDESTRIAN ROUTE
- SUDS
- SITE ACCESS
- PEDESTRIAN/CYCLE & EMERGENCY ACCESS



↑ Combined Parameter Plan





Appearance Section

Appearance areas

The proposed development will reflect Banbury's character and respond positively to the site's topography and landscape.

The design approach focuses on creating a central green space and streets with different characters that reflect their location within the site and role within the masterplan.

Density - the central green space will have the main street meandering through and will be perceived as a sequence of spaces taking the visitor from a denser area to the east towards a less dense area to the west.

Building heights - will follow a similar approach with higher flat blocks (up to 3 storey) near the site access and heights decreasing towards the west to bungalows to the west.

Formality & informality - a character-led approach will be adopted for the public realm where frontages and building typologies will contribute to the creation of different street typologies. North-south streets following the site's contours within medium/high-density areas will have a formal character with continuous wide frontages and roof lines following the street.

A more informal character will be created for the less dense areas to the east and northern edges with the prevalence of detached and semi-detached typologies

arranged to create more organic spaces. Buildings fronting the central east-west green corridor will be arranged with narrow frontages and gables overlooking the space. This reflects the nature of many streets within Banbury or within surrounding villages with a more organic character.

Enclosure & openness - the alternation of narrow and open spaces throughout the development will contribute to providing visual interest, improve legibility and a distinctive character to the scheme.

Landscape and trees - the design of proposed spaces and trees will also embrace the nature of the different spaces they complement with more formal or informal planting depending on the location.

Materials - use of local material typical of Banbury and Ironstone Downs Character Area including ironstone, soft toned red brick, clay tiles or slate tiles for roofs.



KEY

- SITE BOUNDARY
- APPROVED APPLICATION PHASE 1 : 21/03426/OUT BOUNDARY
- OTHER LAND WITHIN OWNERSHIP
- PHASE 1 CHARACTER AREA : VILLAGE LANE
- PHASE 1 CHARACTER AREA : THE OUTER EDGE
- PHASE 2 CHARACTER AREA : GATEWAY & FORMAL STREETS
- PHASE 2 CHARACTER AREA : CENTRAL GREEN SPACE
- PHASE 2 CHARACTER AREA : THE OUTER EDGE

Gateway & Formal Streets



Gateway and formal streets

This area includes the gateway entrance space well defined by a continuous frontage of apartments and maisonettes.

The rest of the area includes formal streets that follow the site contours and provides a more formal and continuous frontage with semi-detached and terraced buildings with roofs parallel to the streets.

Central Green Space



Central green space

This area includes the central green space with cascading landscape platforms that follow the site levels. Buildings will front onto this space with gable-fronted/ staggered gable frontages working with the topography.

This area includes shared space streets and a pedestrian route meandering through the central green spaces.

The Outer Edge



The outer edge

This area forms the edges of the site with buildings looking outwards. This area is defined by open frontages of detached homes and bungalows with shared space streets forming the soft edges of the development.

Gateway & Formal Streets

Character

This area will establish a formal character with streets that follow the site contours and provide more continuous frontages with predominantly wide-fronted properties with roof lines parallel to the streets. FOGs and carports will further reinforce continuous frontages.

Density

This will be the highest density area on-site as continuous frontages and typologies like flats increase densification particularly at the gateway/entrance to the development.

The rest of the area includes formal streets that follow the site contours and include predominantly semi-detached and terrace houses. These streets create a transition from the larger scale frontage along Dukes Meadow Dr and the rest of the development.

Building heights

The buildings at the entrance will have a scale that follows the first phase, with taller flat blocks of 3-storeys.

Storey heights in other parts of this area will range between 2 and 2.5 storeys.

Landscape and trees

Streets will include some verges and tree planting.



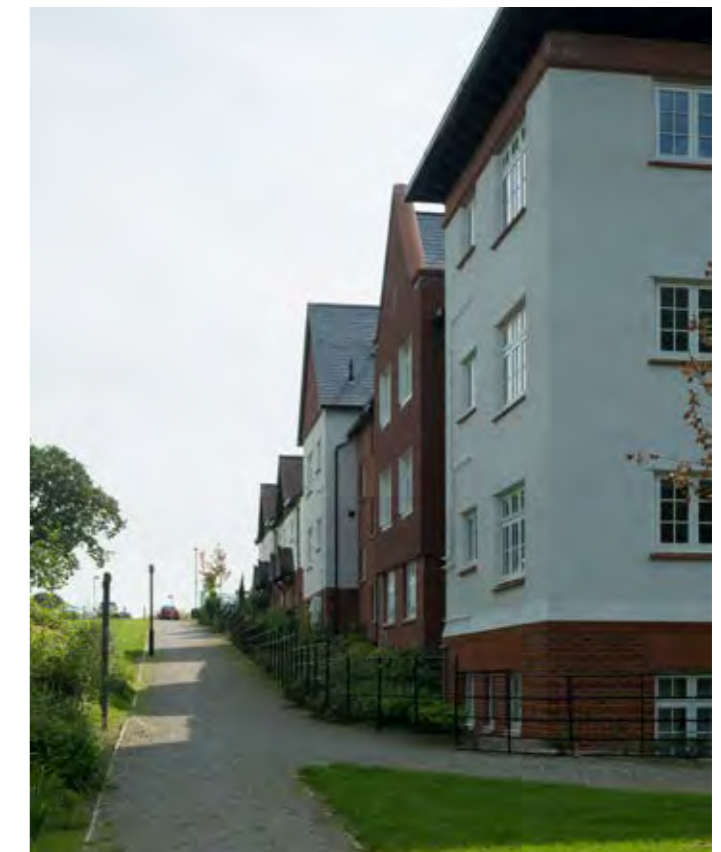
↑ Precedent example



↑ Character extents & key view plan



↑ Precedent example



↑ Precedent example

Boundary Treatments

- Small front gardens
- Low brick wall or estate railings
- Shrub planting

Parking

- Parking to be kept at the rear in courtyards for flats and continuous frontage units. Carports and FOGs are encouraged

Roof

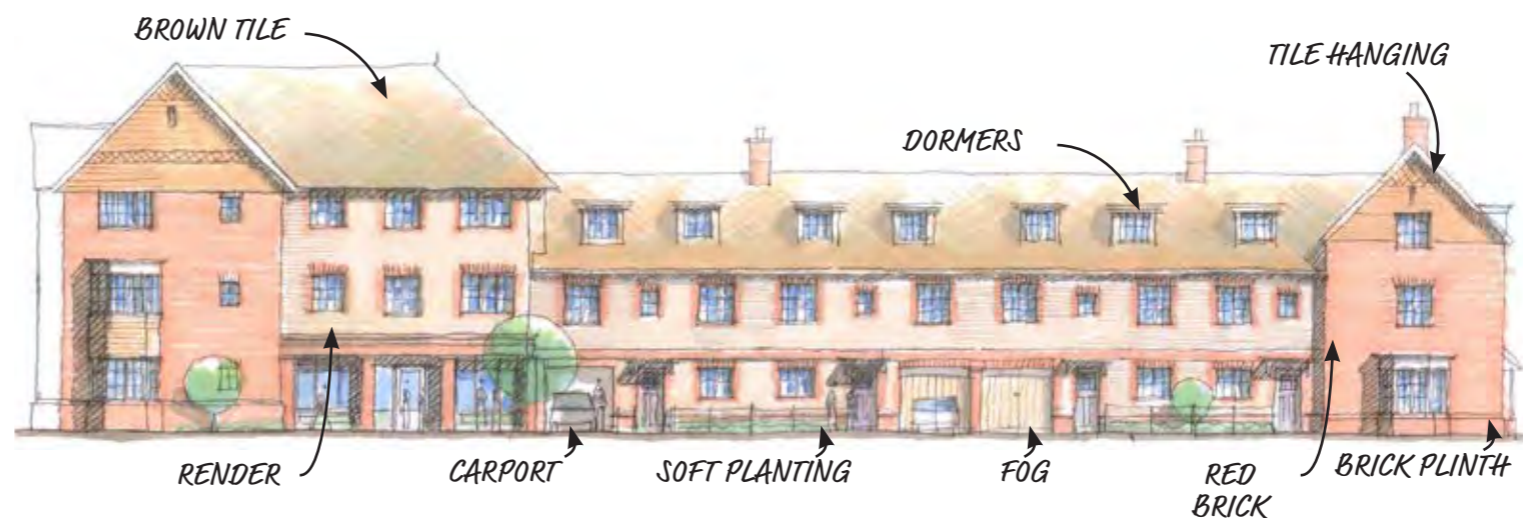
- Slate or brown roof tiles
- White soffits & bargeboards
- Cut rafter feet
- Chimneys to selected dwellings

Walls

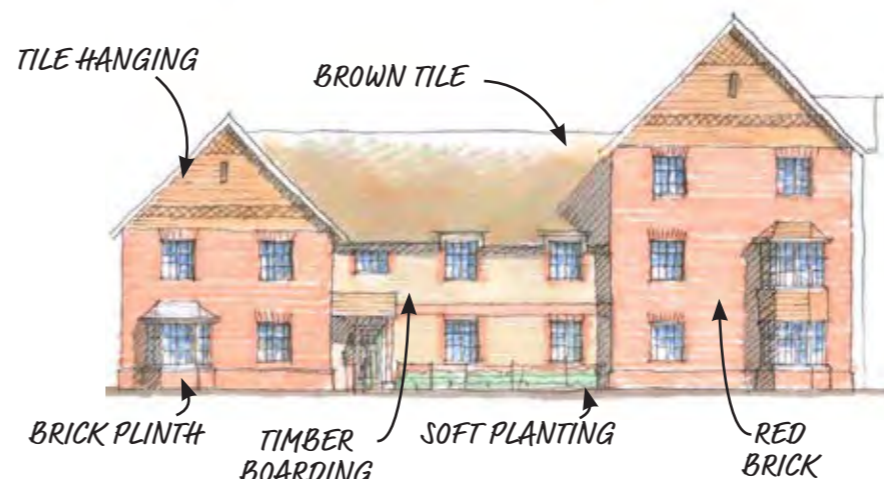
- Reconstituted coursed rubble stone (reference housing scheme opposite)
- Red brick with brick detailing in a redder brick of similar hue. Darker colour tile hanging used in small areas.
- Off white/cream coloured mortar used only on the gateway flat block.
- Black rainwater goods

Openings

- Sash proportion uPVC windows to some first floor windows
- Brick or tile cills
- Brick arches to window openings
- Tiled / slate porch roofs with white timber posts
- White render or timber door surrounds to selected dwellings



↑ Illustrative flat block



↑ Illustrative house types



↑ Illustrative street scene

Illustrative Impression



The Gateway Key Space



3 STOREY ELEMENT

ROOFLINES RUNNING
PARALLEL TO STREETS

PEDESTRIAN/CYCLE ROUTE

TREE LINED AVENUE

DEVELOPMENT
FRONTING OUTWARDS

Central Green Space

Character

This area will be more informal in character, with frontages getting more fragmented as levels raise towards the west. Buildings will have gables fronting onto the central green space creating rhythm and variety along the roof line.

Garages and carports will also be incorporated creating a strong semi-continuous frontage that will emphasise the central green space, it will also create interest due to staggered buildings and heights whilst addressing level changes.

Density

Development in this area will be of medium density consistent with local densities and creating a transition into lower-scale residential development.

Building heights

Buildings in this area will be up to 2.5 storeys with the use of dormers. Buildings will step down to respond to site levels.

Landscape and trees

Landscaping within the central green space will be more naturalistic to create green landscaped platforms interconnected with shared spaces and pedestrian routes.



↑ Precedent example



↑ Character extents & key view plan



↑ Precedent example



↑ Precedent example

Boundary treatments

- Small front gardens
- Emphasis on shrub & soft planting to increase the natural feel of this area

Parking

- Parking to be kept on plot to the side of properties

Roof

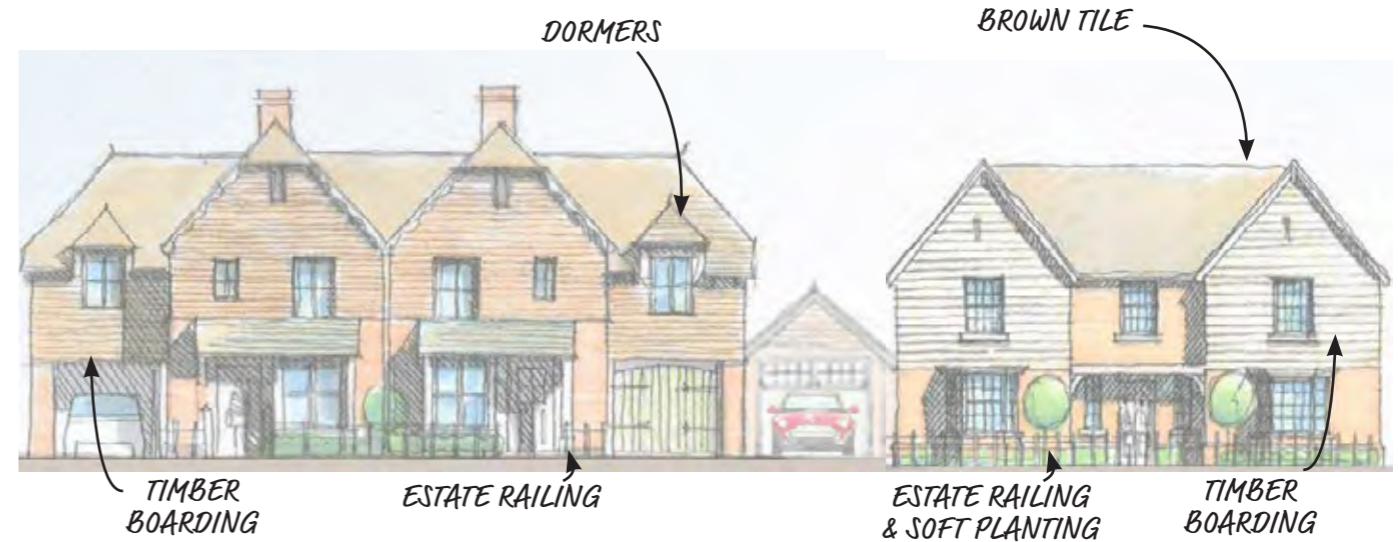
- Slate and brown roof tiles
- White soffits & bargeboards
- Cut rafter feet
- Chimneys to selected dwellings

Walls

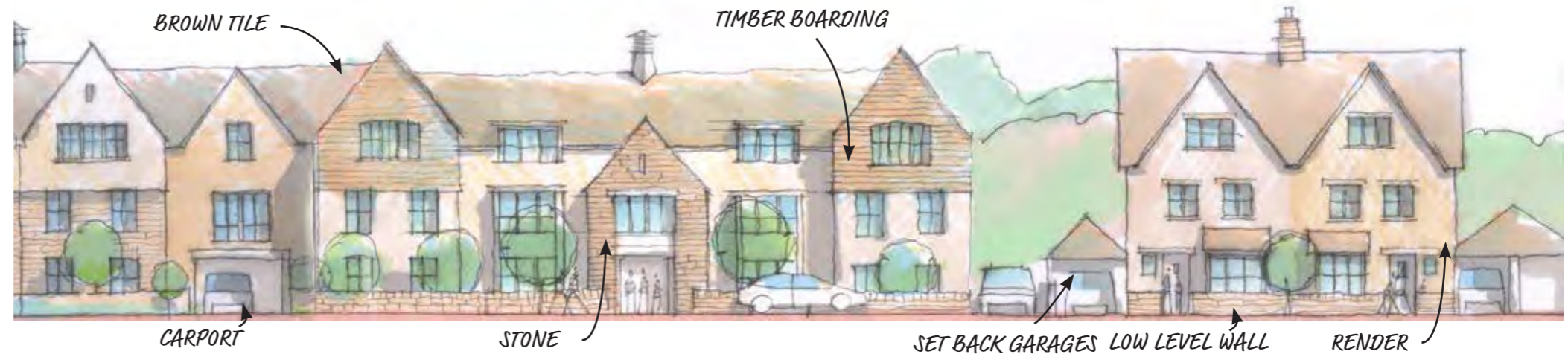
- Reconstituted coursed rubble stone (reference housing scheme opposite)
- Red brick with light coloured render in some areas
- Black rainwater goods

Openings

- Sash proportion uPVC windows to some first floor windows
- Brick or tile cills
- Tiled / slate porch roofs with white timber posts
- White render or timber door surrounds to selected dwellings



↑ Illustrative house types



↑ Illustrative street scene



↑ Illustrative house types

Illustrative Impression



Central Green Key Space



GABLE FRONTS

DEVELOPMENT FRONTING GREENSPACE

STAGGERED INCLINE

PLAY SPACE

PEDESTRIAN LINKS

RAISED SHARED SPACE TABLE

PEDESTRIAN/CYCLE ROUTE

The Outer Edge

Character

This area will be informal in character with broken frontages and low scale buildings creating a semi-rural feel.

Streets in this area will typically be shared space, lessening the visual impact of roads and making the space feel more open. This area will have an open feel with the edge of development opening up onto countryside.

Density

This area will have the lowest density with buildings being predominantly detached, semi detached or bungalows.

Building heights

Buildings heights along the western edge of the development will be restricted to 1 storey.

Development along other edges of the site will be up to 2 storeys, except on the southern part adjacent to Phase 1 where key buildings could have 2.5 storeys.

Landscape and trees

This area has predominantly natural open space landscaping with less formal planting and boundary treatments.



↑ Material Example - Hanwell Arms Pub



↑ Character extents & key space plan



↑ Present example of materials and spatial design



↑ Present example of materials and spatial design

Illustrative Impression



NEAP

BUNGALOWS

GREEN CORRIDOR

SHARED SPACE
TERTIARY ROADS

PEDESTRIAN/CYCLE
ROUTE

VERGES &
TREE LINING

DEVELOPMENT FACING
OUTWARDS

The Outer Edge - Western Slope Key Space

Boundary Treatments

- Mid-large front gardens
- Low timber rails, low brick wall, rural style
- Shrub and soft planting

Parking

- Parking to be kept on plot to the side or front of properties

Roof

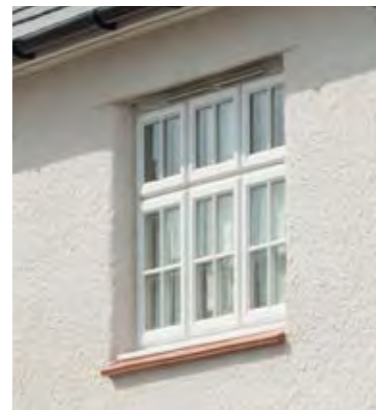
- Slate and brown roof tiles
- White soffits & bargeboards
- Cut rafter feet
- Chimneys to selected dwellings

Walls

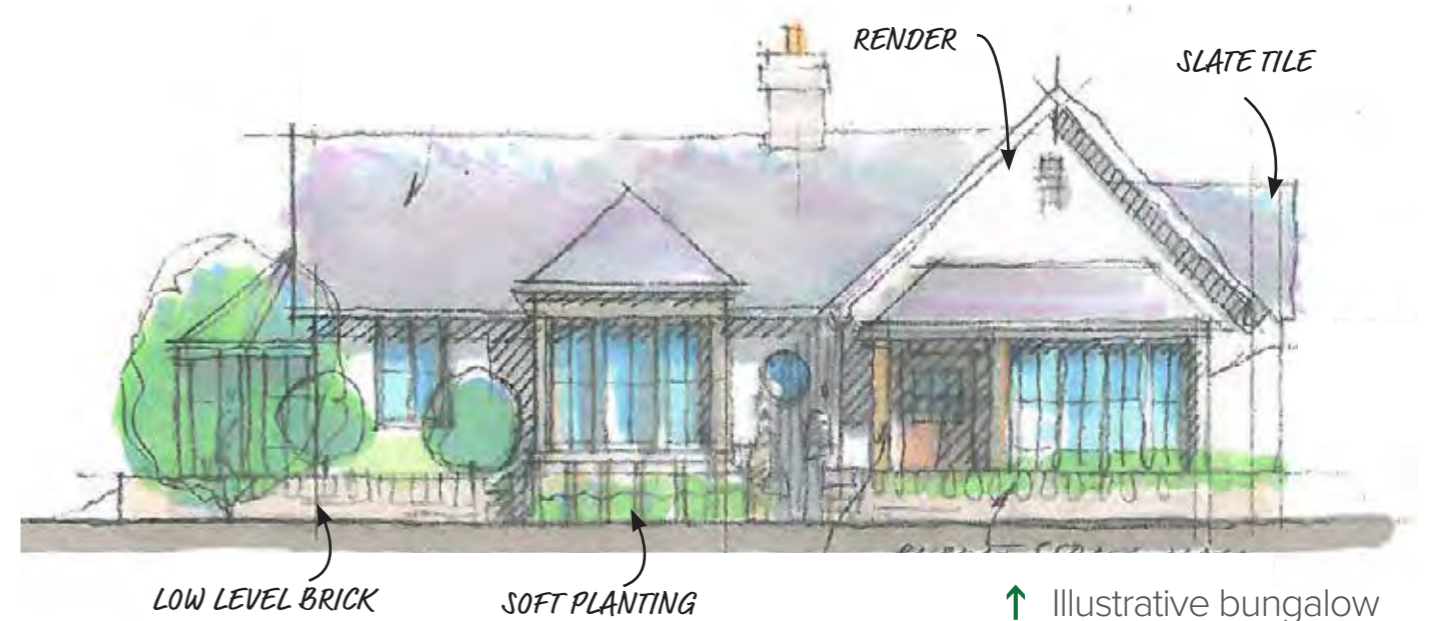
- Reconstituted coursed rubble stone (reference housing scheme opposite)
- Cream coloured render in small areas
- Black rainwater goods

Openings

- Sash uPVC windows to some first floor windows
- Cast stone cills
- Cast stone lintels / brick arches
- Tiled / slate porch roofs
- Timber porches to selected dwellings



↑ Example of materials



↑ Illustrative bungalow



↑ Indicative view of key area

The Outer Edge - Northern Edge Key Space

Boundary Treatments

- Small front gardens
- Low timber rails, low brick wall, rural style
- Shrub and soft planting

Parking

- Parking to be kept on plot to the side of properties

Roof

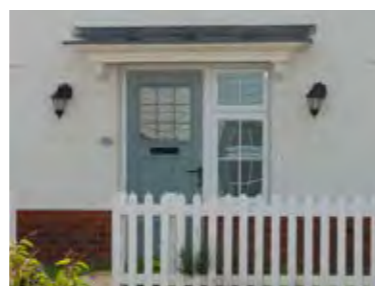
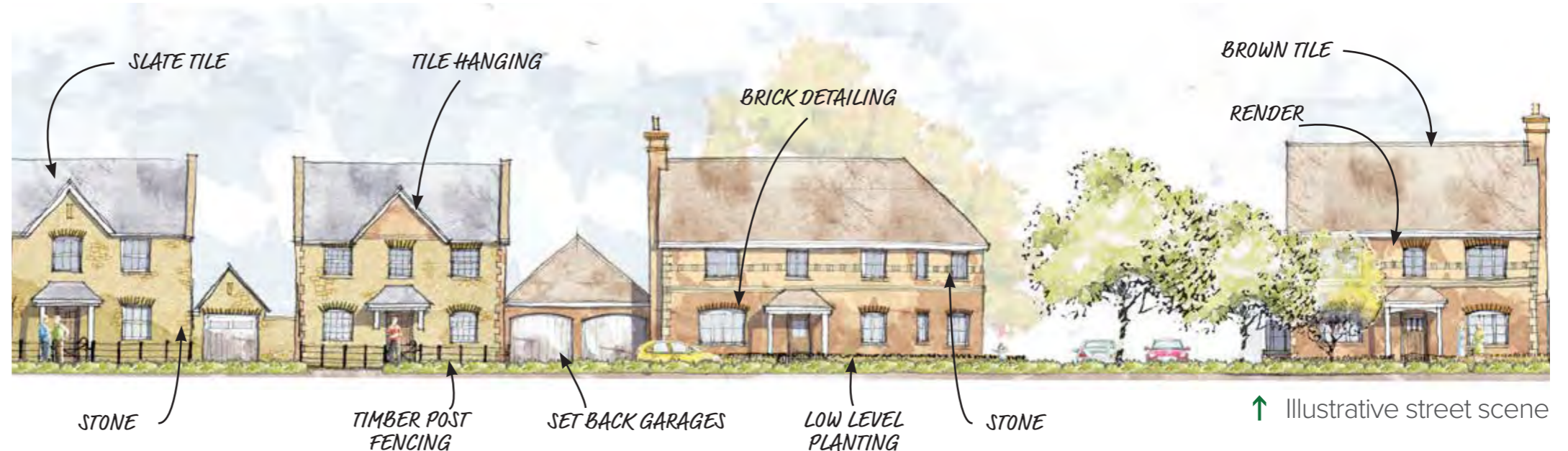
- Slate and brown roof tiles
- White soffits & bargeboards
- Cut rafter feet
- Chimneys to selected dwellings

Walls

- Reconstituted coursed rubble stone (reference housing scheme opposite)
- Red brick with light coloured render in small areas
- Black rainwater goods

Openings

- Sash uPVC windows to some first floor windows
- Cast stone cills
- Cast stone lintels / brick arches
- Tiled / slate porch roofs
- Timber porches to selected dwellings



↑ Example of materials



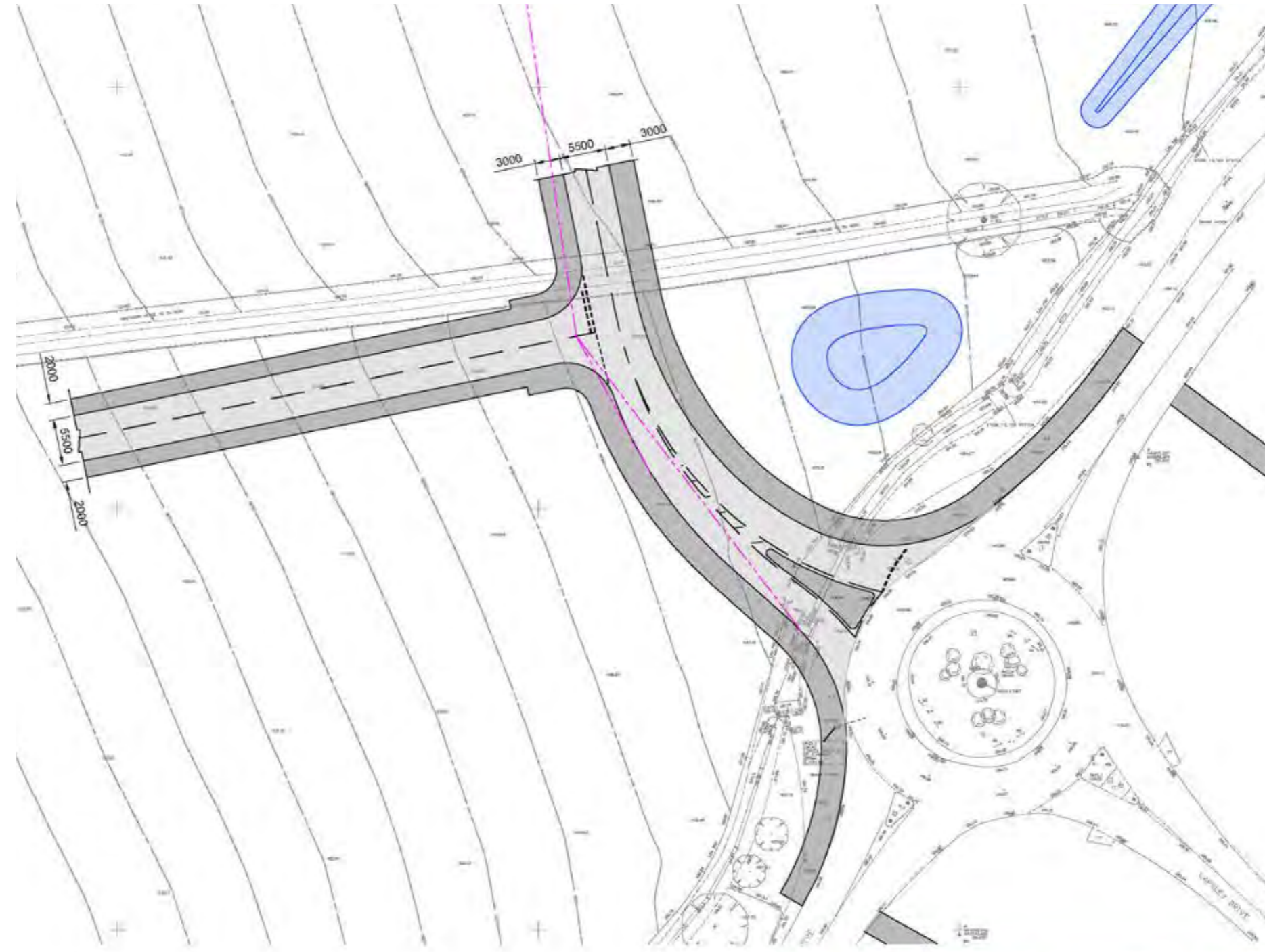
↑ Indicative view of key area

Proposed Access

The development will be provided with various active travel connection points to the south including through the Phase 1 site to ensure good connectivity with existing facilities. To the south of the site a high quality network of footways and cycleways provide good access to existing local facilities.

The proposed development will be accessed via an upgraded Phase 1 access to realign the access to ensure that it principally serves the Phase 2 site with the Phase 1 site being accessed off a simple priority junction.

The proposed development is supported by a Transport Assessment which has been scoped with the Local Highway Authority. The Transport Assessment demonstrates that the site will not have an adverse impact on the wide highway network.



↑ Proposed site access

Drainage Strategy

Flood Risk

The proposed development site is located in Flood Zone 1 and is at a low risk of flooding from all sources.

Surface Water Drainage

Based on works completed for Phase 1 (P1) infiltration is not expected to be viable. Therefore, surface water will outfall to a watercourse located in the southern eastern corner of the site as per the P1 site. Discharge rates will be restricted to QBar rates and attenuated to accommodate a 1% event plus climate change allowance. The attenuation will be provided on the site's eastern boundary and will include the P1 attenuation.

Upstream of the attenuation other SUDS features will be incorporated such as permeable paving (tanked) and swales. Full details of the upstream measures will be determined at detailed design stage.

Foul Water

Foul water will discharge into the adopted sewer system located to the south of the site.



↑ Drainage Proposal

KEY

- SITE BOUNDARY
- PROPOSED SURFACE WATER DRAINAGE
- PROPOSED SURFACE WATER ATTENUATION
- PROPOSED SWALE

Landscape

The green Infrastructure will incorporate defensible green buffers, recreational opportunities and substantial planting to create an attractive and diverse setting for the development and settlement edge, including:

- Landscape buffers along the boundaries incorporating wild meadow, grass verge, native tree and shrub thicket stands reflective of the wider planting typology established along the wider sections of Dukes Meadow Drive;
- Incorporation of native tree groups and native understorey shrub planting to sensitively anchor and visually integrate development at the foot of the slope without the need to fully screen the proposed built form;
- A landscape buffer along the site's southern boundary to incorporate new footpath links enhancing connectivity with the consented Phase 1 development;
- A robust buffer along the site's northern boundary, will pull development back from the countryside setting to the north and incorporate further POS; and
- A western landscape buffer will extend from the intended ecology enhancement zone, incorporating

amenity green space, wild meadow and new footpath links. Native specimen trees and tree groups will be integrated to and carefully sited to retain views of the wider ridgeline to the east. A proposed NEAP will be sensitively integrated, allowing for a natural transition with the landscape setting and ecology enhancement zone that adjoins the site to the west.

Internal green links are proposed to extend through the heart of the development, incorporating:

- A strategic landscape strip will extend through the development, running east to west, with sufficient development offsets to incorporate significant landscaping and urban tree planting opportunities to assist with visually breaking up the overall massing and perceived scale of development. This green finger will also act as a high quality natural focal point and pleasant green setting that runs through the built up environment.
- North – south green links will spur off the boundary landscape buffers and central green finger, enhancing wildlife connectivity and establishing a robust landscape framework that will penetrate and characterise the internal development areas.

- Key boundary hedgerows and hedgerows trees will be retained and enhanced to establish a defensible green edge to the development and contribute to diversity along the landscape buffers.
- New internal footpath links will take advantage of this opportunity to increase connectivity within the site and localised setting, with potential links taken across Dukes Meadow Drive, via the Phase 1 development, encouraging shared use of the POS facilities that are being proposed.





↑ Green infrastructure plan

Ecology & Biodiversity Enhancement

Ecology and Biodiversity Enhancement

The site has been subject to ecological survey and assessment work over a number of occasions between August 2020 and August 2022, including surveys based on standard extended Phase 1 methodology. In addition, specific Phase 2 survey work has been undertaken in regard to protected species, including bats, Badger and common reptiles in order to establish the initial presence or likely absence of these protected species at the site and fully inform the proposed development.

Ecological Designations

No identified statutory ecological designations are present within any part of the site, nor are any present within the immediately adjacent areas, indeed no identified statutory ecological designations are present within 5km of the site. No identified Local Wildlife Sites are located within or immediately adjacent to the site, whilst all such designations are well separated from the site and will remain unaffected by the proposals. Similarly, the site does not include, nor is it located adjacent to any identified Ancient Woodland.

Habitats

The site is composed almost entirely of semi-improved agricultural grassland, forming part of a single field, with other habitats limited to boundary hedgerows and trees, with associated features including amenity grass road verges. Key habitats, including hedgerows and trees will be retained and protected under the proposals, within wider connected green. Further, the proposals will provide a number of ecological enhancement measures including new habitats and targeted management for the benefit of wildlife.

Protected Species

In terms of fauna, the habitats present provide opportunities for a range of species, including protected species (particularly bats, Badger and birds), with specific surveys having been undertaken in order to establish the levels and nature of use by such species and inform the proposals. Specific survey work identified no evidence for any use of the site by reptile species, which are therefore unlikely to be present or affected by the proposed development. The proposals have been designed to incorporate the retention of key corridors and features of value to these species (where present), along with opportunities for enhancement measures to ensure

any individuals are safeguarded during development works. Accordingly, it is clear that current levels of use by faunal species (where present) will continue to be accommodated and/or enhanced opportunities provided to encourage additional use and benefit existing populations and species at the site in the long term.

Enhancements

The proposals present the opportunity to secure a number of biodiversity enhancements and gains, including additional tree and hedgerow planting, new roosting opportunities for bats and more diverse nesting habitats for birds and invertebrate species, which will be incorporated at the detailed design stage.

Overall, the proposed layout has been designed to take into account any limited ecological concerns, providing substantial new habitats and ecological corridors for use by faunal species, taking into account the existing habitats and recorded levels of use, whilst opportunities for ecological enhancement measures and biodiversity net gain have been incorporated wherever possible in order to provide substantial ecological benefits at the site in the long term



- Key:
-  Site Boundary
 -  Proposed Tree Planting
 -  Proposed Ornamental Shrub Planting
 -  Proposed Native Shrub Planting
 -  Proposed Ornamental Hedgerow
 -  Proposed Native Hedgerow
 -  Wildflower Grass Mix
 -  Marginal grass Mix



↑ Landscape strategy plan

Sustainability

A Sustainability and Energy Statement accompanies the application and provides details of the sustainable design measures incorporated to ensure a high standard of sustainability performance in accordance with local and national policy. In summary there are a number of key sustainable design measures incorporated into the development:

Social & Economic Benefits

The development aims to provide a range of social and economic benefits to both new and existing residents through;

- Construction of up to 176 new dwellings providing opportunities for local people;
- A development in a sustainable location adjacent to a wide range of existing services and amenities, including a new proposed access to Hanwell Fields Park, connected public rights of way network; and
- Homes designed to create healthy living environments which are flexible for the future.



Environmental Protection & Enhancement

Through a range of design measures the development aims to protect and enhance the local environment, including;

- Buildings which will be designed to make use of sustainable materials to reduce environmental impacts of construction.
- Development designed to prioritise sustainable and active modes of travel including walking and cycling;
- Provision of measures to protect on-site ecology and enhancement measures to increase biodiversity which also helps reduce the impact of climate change on site habitats; and
- Provision of measures through construction and operation of the site to reduce pollution, minimise waste and encourage recycling.

Mitigating & Adapting to Climate Change

The development will incorporate a range of measures to reduce carbon emissions, mitigating the effects of climate change, and adaptation measures to ensure the long-term resilience of the development to the effects of climate change. Measures include:

- Buildings designed to achieve the interim FHS (Future Homes Standard) through the use of a fabric first approach and all electric energy strategy, incorporating low carbon renewable energy technologies such as ASHP (air source heat pumps), with roof spaces across the site orientated to accommodate Solar PV panels.
- Specification of water efficient fittings to reduce water consumption to 110 litres per day per person.
- Development of new homes in Flood Zone 1 and provision of a surface water drainage system designed to manage a 1 in 100 annual probability plus 40% climate change rainfall event.
- Homes designed to take account increasing annual temperatures set out in the UKCP18 climate projections to minimise the risk of overheating.

Secure by Design

The reduction in opportunities for crime through the design of the proposed development is a key element in creating a secure sense of place. The layout is designed to create natural surveillance and sense of ownership of private areas. The aim will be to ensure that every part of the scheme is easily identified as either being private or public realm. The development has been designed to address the key principles, highlighted within the guidance literature

for 'Secured by Design' as follows:

- Houses are to be arranged to address the street or individual spaces and to give positive enclosure to these areas so they are overlooked and create a sense of ownership.
- Vehicular and pedestrian entrances are 'policed' by overlooking these spaces.
- Care has been taken to ensure activity to the frontages.
- The scheme provides a clear definition between public and private areas that are secure and well defined.
- Parking for dwellings is provided on plot or to the frontage where there is good surveillance. Where courtyard parking for flats is provided this is well overlooked by surrounding buildings.
- A residents management company will be provided to ensure the open spaces are well maintained environments that are likely to be a source of pride for residents. This encourages a sense of ownership and responsibility, thus discouraging crime.



Summary

The development proposals provide the opportunity to deliver much needed housing in a sustainable location as part of a logical extension to the existing Hanwells Fields Phase 1 development.

The design proposals set out a high-quality landscape led development that responds to the site and its wider landscape and development context.

In summary the proposed scheme provides:

- Up to 176 new dwellings
- 30% affordable housing with a tenure split of 66% rented and 34% intermediate.
- A mix of house types including one and two bedroom flats and maisonettes, two, three and four bedroom homes and two and three bedroom bungalows.
- Accessible homes with 11 no. bungalows.
- Low carbon and energy efficient homes that are not only highly insulated but incorporate photovoltaic panels on roofs that are orientated to maximise solar gain.
- A landscape led design that is sensitive to the setting of the site, incorporating a series of layered landscape tree belts to visually soften the roof-scape as it rises up the hillside.

- Provision of extensive new public open space and a play area.
- Pedestrian links to phase 1 and adjacent local centre with its range of facilities and to Hanwell Fields Park.
- Ecology and biodiversity enhancements
- Sustainable drainage with on-site attenuation basin.





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