

Proposed Residential Development

Land South of Molyneux Drive and Blackwood Place,
Bodicote, Oxon



Design and Access Statement

April 2010

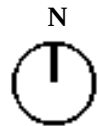
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unless otherwise noted.

a Introduction

Part A: Introduction

Overview

- A.1 This Design and Access Statement has been prepared by RPS on behalf of Banner Homes Limited (the applicant) to support an outline application for Planning Permission for the residential development of land South of Molyneux Drive and Blackwood Place, Bodicote.
- A.2 The purpose of this Statement is to ensure that the Local Planning Authority (Cherwell District Council – CDC) has a proper understanding of the proposal and that the local community is informed about what is proposed.

Format of this Statement

- A.3 **Part B** of this Statement – Design Evolution – describes the site and surroundings and summarises how the proposal has evolved and the consultation undertaken to date.
- A.4 **Part C** of the Statement – Design Response – describes the proposal in terms of use, layout, density, and appearance; its relationship to the site and surroundings; and how issues of safety and security, sustainability and accessibility have been taken into account. Issues of implementation and maintenance are also addressed.
- A.5 **Part D** provides a brief summary.

Policy & Guidance


- A.6 The design of the proposal has had regard to policy and guidance, such as that listed below.

National Policy & Guidance

- The Disability Discrimination Act, HMG (1995)
- By Design: Urban Design and the Planning System – Towards Better Practice, DETR & CABE (2000)
- Urban Design Compendium: Urban Design Principles, EP (2000)
- The value of urban design, CABE, UCL & DETR (2001)
- By Design: Better places to live – A Companion Guide to PPG3, DTLR & CABE (2001)
- Planning and access for disabled people: a good practice guide, ODPM (2003)
- Safer Places: The Planning System and Crime Prevention, ODPM & Home Office (2004)
- Secured by Design Principles, ACPO (2004)
- Planning Policy Statement (PPS) 1: Delivering Sustainable Development, ODPM (2005)
- The principles of inclusive design. (They include you.), CABE (2006)
- Planning Policy Statement (PPS) 3: Housing, DCLG (2006)
- Code for Sustainable Homes, DCLG (2006)
- Manual for Streets, DfT, DCLG & Welsh Office (2007)
- Urban Design Compendium 2: Delivering Quality Places, EP (2007)

Local Policy & Guidance

- Cherwell Local Plan, CDC (1996)
 - Non-Statutory Cherwell Local Plan 2011, CDC (2004)
 - The South East Plan, GOSE (2009)
 - The emerging Cherwell District Council Local Development Framework (LDF), CDC (ongoing)
- A.7 A more detailed assessment of the proposal against planning policy and guidance is contained within the Planning Policy Statement, which also accompanies the application.



b Design Evolution

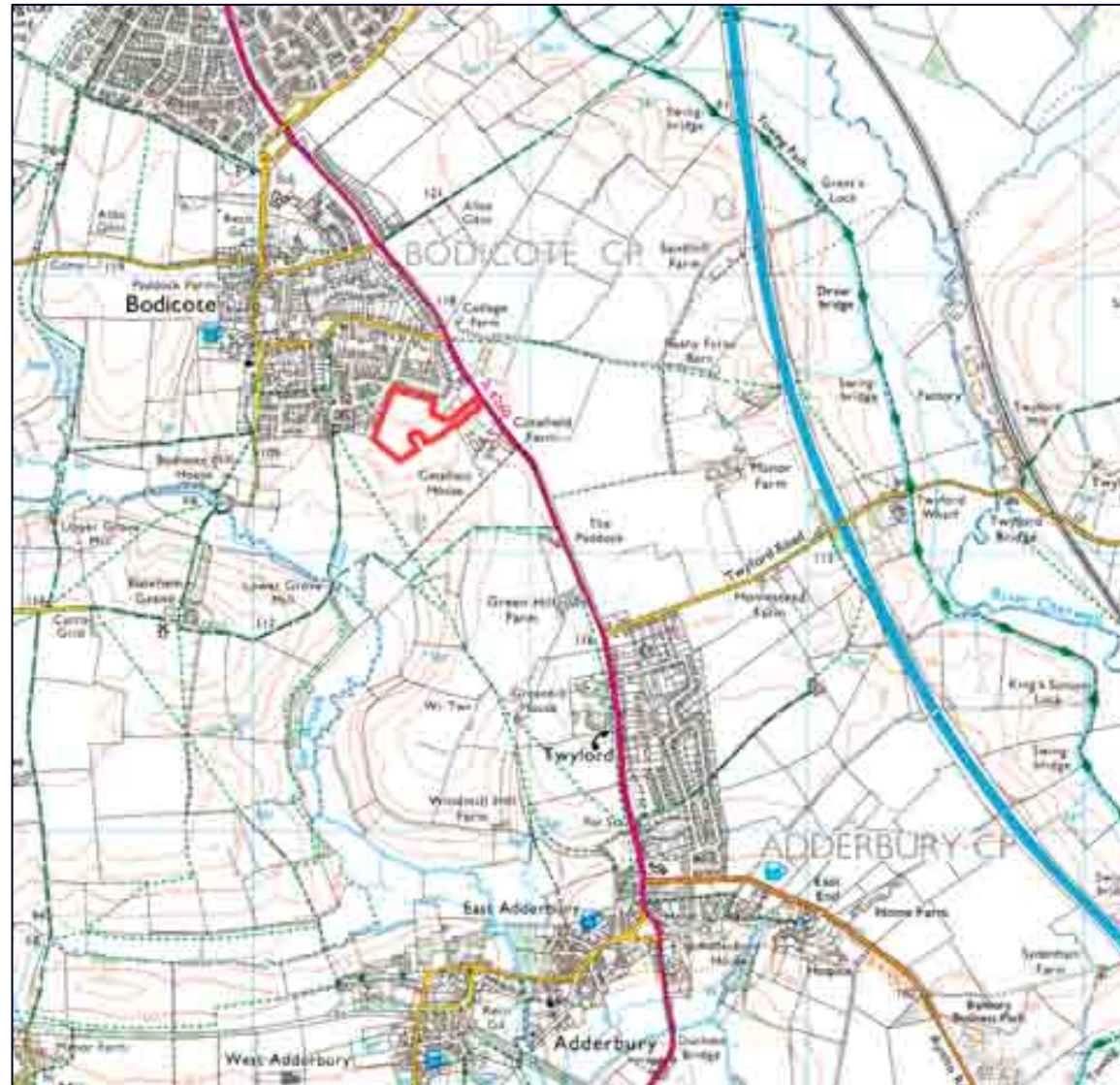
Part B: Design Evolution

The Site

- B.1 The application site consists of arable farmland on the southern edge of the village of Bodicote. The northwest and northeast boundaries are formed by the rear garden boundaries of residential properties in Bodicote. To the south lies open countryside – also arable land.

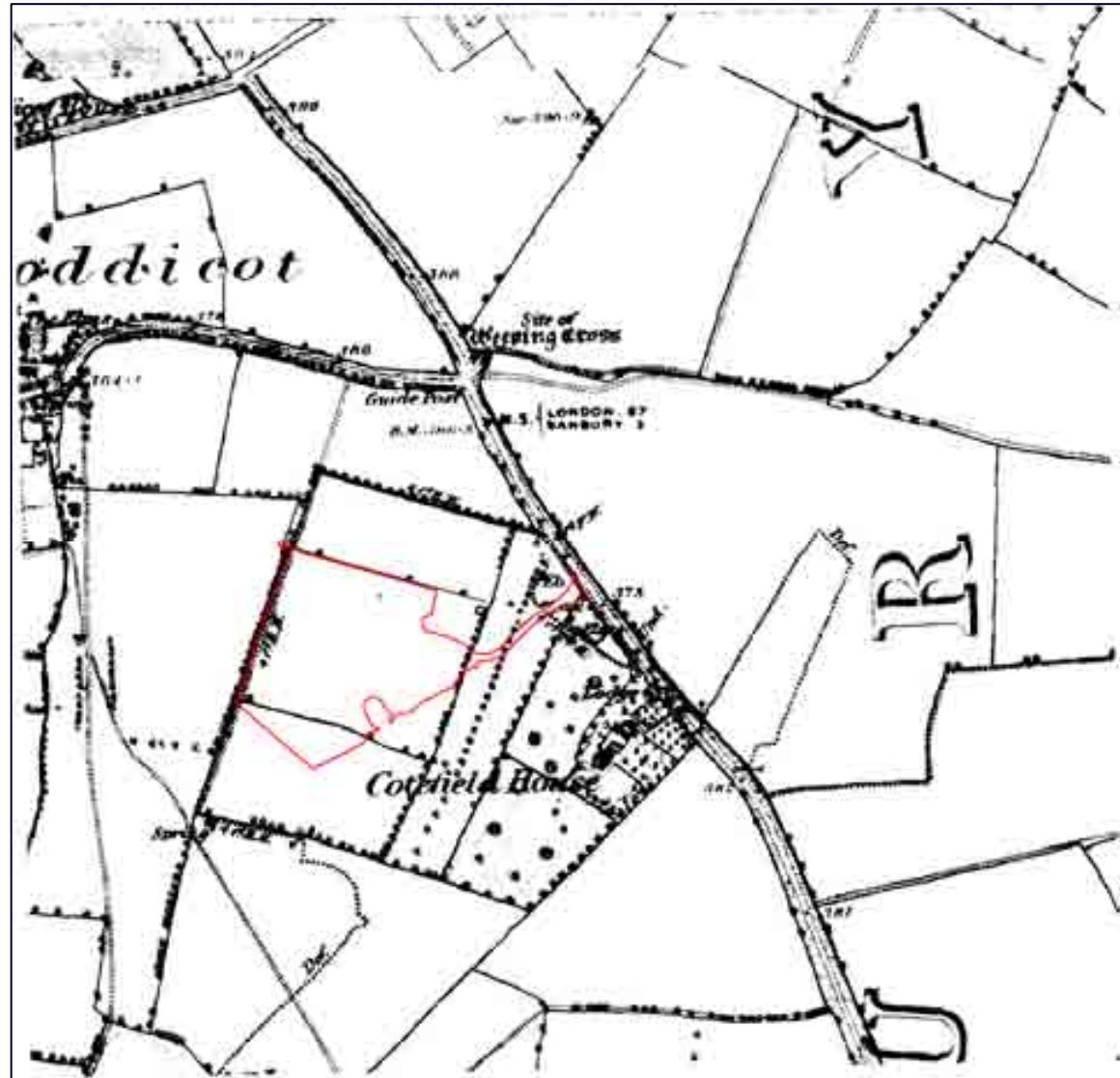
Location

- B.2 The village of Bodicote lies to the immediate south of Banbury, and merges with the town's southern suburbs (although the historic core of the village still has a distinct identity). The application site therefore forms an important boundary and gateway, both to the village and the wider urban area of Banbury.
- B.3 The open countryside to the south of the site is of high quality in landscape terms, and is crossed by several footpaths. It descends from higher ground occupied by Bodicote down to the Sor Brook valley, and forms part of the character area around Banbury distinguished by gently rolling hills, valleys and villages folded into the contours of the landscape.



History

- B.4 Bodicote's early history is linked to the expansion of the nearby village of Adderbury during the middle ages.
- B.5 The development of the village, however, owes more to its proximity to the market town of Banbury, particularly following the building of the canal and railways in the 18th and 19th centuries. Cotefield House, to the south of the site, is one of a number of larger houses built on the edge of the village in this period. Parkland planting associated with Cotefield House is shown on 19th century maps of the area, and it is possible that isolated oak trees in the field south of the site boundary are remnants of this.
- B.6 The village doubled in size during the post war years, and this suburban expansion forms the built edge along the northern boundary of the site.
- B.7 The countryside to the south shows evidence of the typical post-war pattern of hedgerow removal, although in recent years new shelter belt tree planting has taken place that will help recreate the more intimate scale of landscape typical of the area. Other 20th Century encroachments on the landscape to the south are limited.



Ironstone Downs Character Area

- B.8 An assessment of the site requires consideration of both the village setting and the surrounding countryside. The analysis has taken into account the intimate relationship between built form and open countryside.
- B.9 The Cherwell District Landscape Assessment identifies eight broad character areas. The area within which the site lies is designated as the 'Ironstone Hills and Valleys', an extensive area stretching south west of Banbury, described as: *"Rolling hills with rich soils...medium and large arable fields still surrounded by hedges and the boundaries marked by hedgerow trees"*.
- B.10 The description of the 'Ironstone Downs' character area is expanded upon in CDC's Countryside Design Summary, which draws attention to the visibility of settlements in the hilly landscape: *"...village location and topography means that many villages are not visible over long distances. Churches located near the highest point of the village provide a landmark in the wider countryside"*.



Viewpoints

- B.11 A field analysis of the development of village settlement in the Ironstone Downs area was undertaken for this study. The sketches show a typical combination of visible landscape features when viewed from a distance (up to 3 km), medium (up to 1 km) and near (village entrance) viewpoints.

Distant Viewpoint

- B.12 The rolling arable landscape is prominent in the foreground concealing much of the village apart from the church spire. The landscape frames the view and because hedgerow trees and tree plantations are sparse, the tree planting in and around the village itself is sometimes conspicuous.



Middle Distant Viewpoint

- B.13 Closer to, the sloping landform and mature tree planting still obscures much of the domestic scale building within the village. Other buildings of an intermediate scale come into view, including buildings such as barns and manor houses. The characteristic ironstone wall boundary treatment is often visible at these distances. The overall impression is of a compact, contained settlement, embedded in the landscape, with no raw or ragged edges.



Near Viewpoint

- B.14 The full range of domestic building types becomes visible at the village entrance. The containment of the settlement within its landscape setting is emphasised further by the clarity of the threshold that is crossed into the village environment itself.



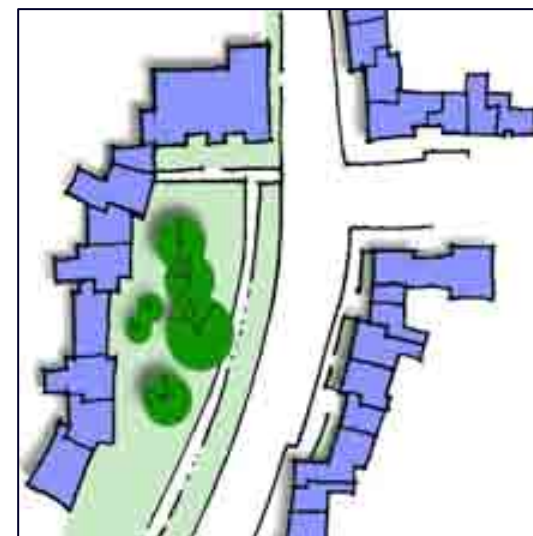
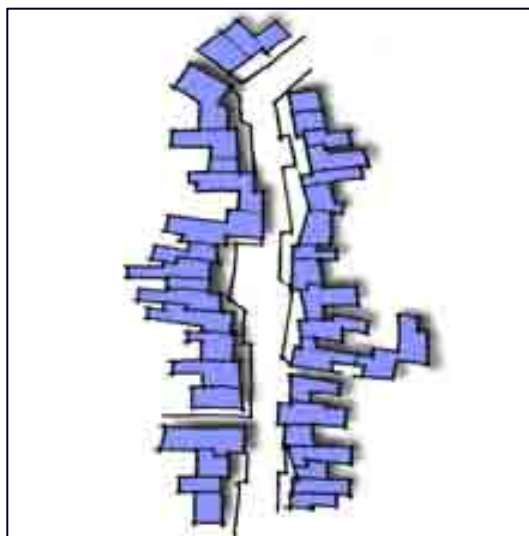
Village Structure

- B.15 Village layouts have enclosed over time in response to circumstances, for instance the position of roads and junctions, and the location of the village in relation to the surrounding landform. However, there is a strong consistency in the vernacular architecture of the area, with many two-storey terraced and detached houses built of ironstone.
- B.16 The typical village layout is nucleated and compact. Bodicote, a linear settlement, is untypical in this respect, although it retains a clearly defined historic core of ironstone housing.
- B.17 Depending upon the status of the village (which varies – Adderbury and Bloxham, for instance are bigger than Bodicote) there is a hierarchy of building scale and public realm which helps order the layout of the settlement – e.g. the church is landmark building, with an intermediate scale of larger houses often at the edges of the village.
- B.18 The most typical building type and scale is the domestic cottage, usually constructed in the distinctive local ironstone, 2 storeys, with a thatch or (more often) slate roof and red brick chimney stacks. The historic core of Bodicote has many examples of this building type.



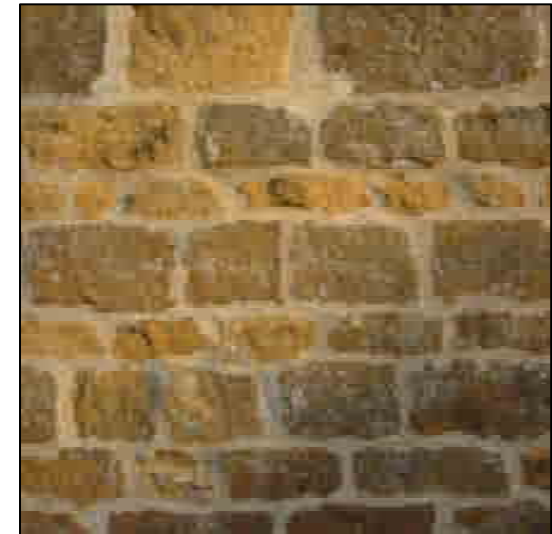
Urban Grain

- B.19 Typically, the domestic cottage forms the structure of the village with rows of cottages defining the main street(s) and spaces.
- B.20 In the small settlements, such as Bodicote, the building line is often directly to the back of the pavement and tends to widen and narrow in an attractively irregular arrangement.
- B.21 Most properties face directly onto the street although some are at right angles to it and the frontage is often broken by narrow passageways.
- B.22 As in the surrounding landscape, long sightlines are rare, with the streetscape tending to be closed within 100m by the irregularity of the building line. The variation in street width and closure tends to define subsidiary spaces along the length of the street.
- B.23 Public space in the larger villages is on a bigger scale and often incorporates grassed areas, including as the distinctive grass verges between cottages and the street. Some of the larger grassed spaces, for instance is Adderbury, are planted with mature strands of trees and fronted by prestigious houses with stand alongside the cottages.



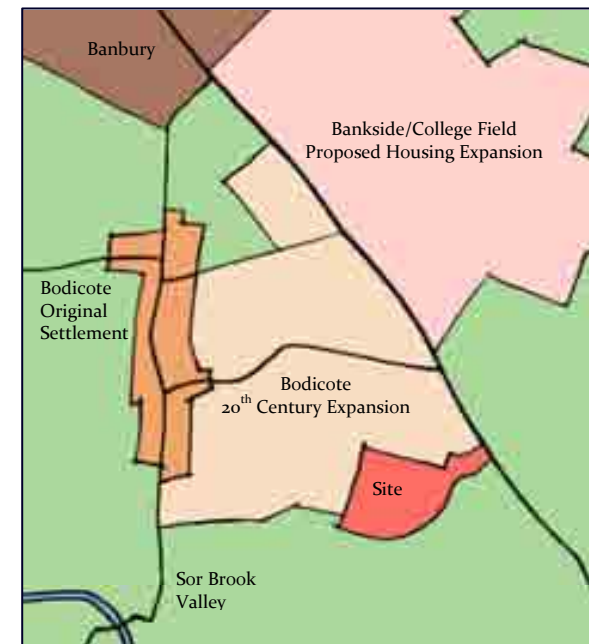
Materials

- B.24 Building materials provide visual consistency.
- B.25 The distinctive ironstone, quarried locally, is used extensively and can be found laid in rubble courses in garden walls, roughly dressed in a variety of stone sizes in cottage walls or finished ashlar in the church or manor house. It is often used in combination with other materials, most often red brick but also timber boarding, render (usually painted a buff colour) and even slate hanging.
- B.26 Thatch and slate are traditionally roofing materials.
- B.27 A wide variety of traditional building styles are accommodated along a typical street frontage, united in appearance by simplicity of detailing, for instance windows are mostly timber casement and sash with shallow or no reveals.
- B.28 Ironstone boundary walls are conspicuous features in many villages – either as low walls fronting narrow front gardens, or taller (i.e. up to 2 metres) structures with attractive arched openings.



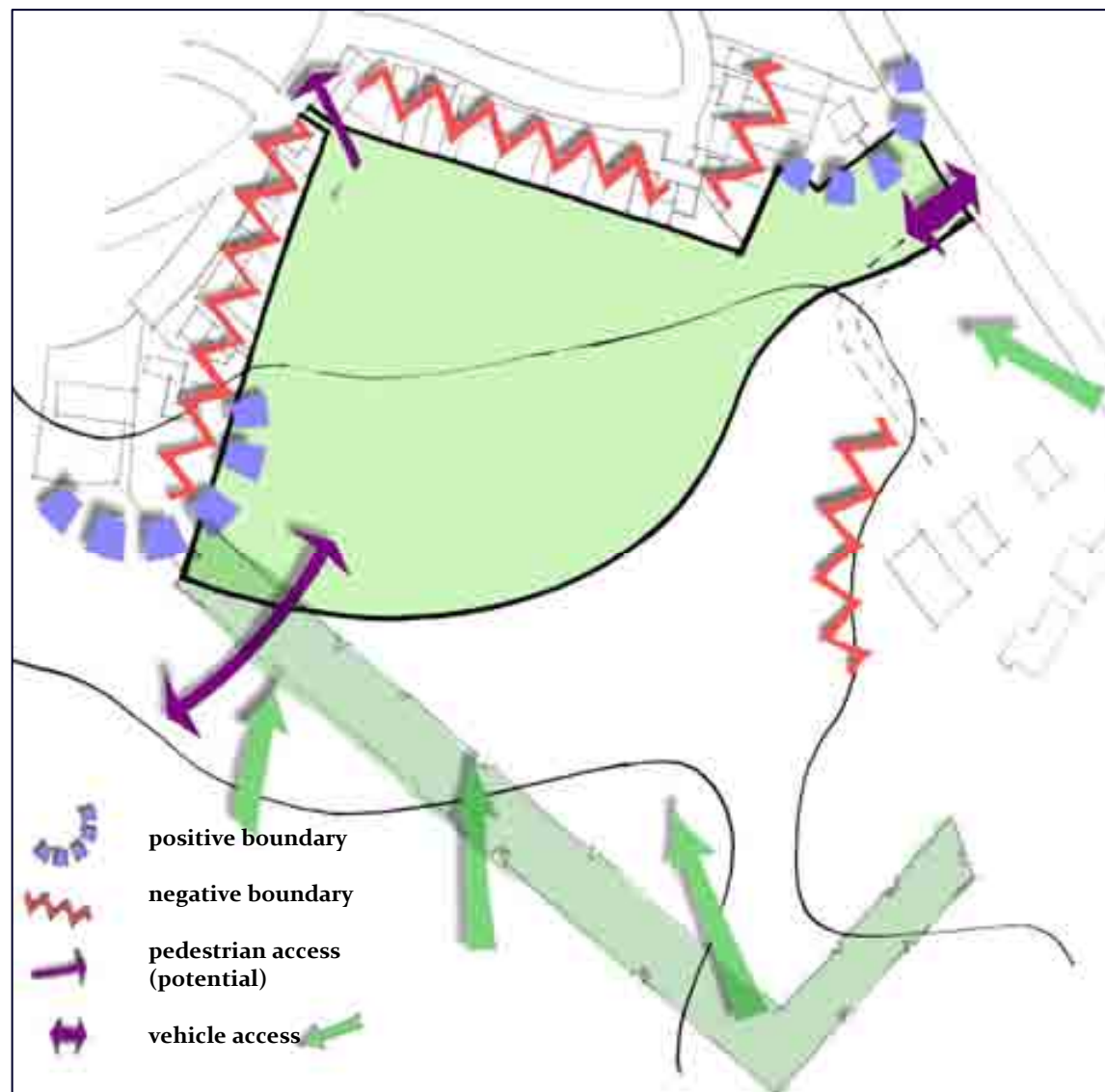
Sor Brook Valley

- B.29 Evidence on the ground supports the view that the area around Bodicote and the site is characteristic of the Ironstone Downs, but that its distinctiveness is being eroded. This is partly associated with the expansion of Banbury to the north, the construction of 20th Century suburbs at Calthorpe and Easington having extended the built area of the town almost 2km southwards, virtually removing the open countryside which separates Bodicote from Banbury. Bodicote itself has been significantly extended in the same period with new housing between the original village and the A4260.
- B.30 On the south and east sides of the village, development has been effectively constrained and this has helped retain the village identity of Bodicote in relation to the attractive, open landscape of the Sor Brook Valley. There is some evidence of continuing suburbanisation of the landscape however, such as the garden centre which occupies part of the site, and the health and rugby club on the east side of the A4260, as well as the development of the road itself as a major traffic artery.
- B.31 The historic core of Bodicote village retains many of its original features: the main street is largely unspoilt with plenty of examples of local ironstone vernacular architecture. The village, in its original form, is likely to have been compact and contained, with well defined edges, as many other villages in the Ironstone Downs area.
- B.32 The village form is linear, orientated north – south either side of a single main street, the streetscape being subtly modelled so that sightlines are closed by changes in the street line and building line, with larger, more imposing buildings forming landmarks at the edge of the village, for instance Bodicote House and Cotefield House.
- B.33 The clarity of the original layout, however, has been undermined by the construction of suburban housing between the village centre and the A4260, which has more than doubled the size of the village without adding any distinctive architectural forms or public spaces. It has also changed the relationship between the village and the surrounding countryside to the extent that the village boundary has been replaced by an urban edge which effectively reads as the southern boundary of Banbury itself.



Site Context

- B.34 The site's edge location is clearly important. It occupies land at the point where previous suburban extensions to Bodicote adjoin the open landscape of the Sor Brook Valley. This interaction between the village edge and countryside is one of the distinctive characteristics of the surrounding area. The repair strategy described in the Cherwell District Landscape Assessment is concerned with issues this interaction creates. This proposal offers the potential to assist in the 'repair' of the immediately surrounding landscape.
- B.35 The village core of Bodicote is not very visible in the landscape. In spite of its elevated position, the church tower is the only conspicuous feature, with much of the domestic scale development either side of Church Street remaining hidden almost to the point where the threshold into the village is crossed.
- B.36 The 20th century urban expansion has changed this profile dramatically, creating a different relationship with the surrounding countryside. The figure opposite shows that from the south, east and west, the modern development boundary forms most of the visible edge of the village.



B.37 The nature of the modern development also changes the boundary conditions. Unlike traditional village architecture which has evolved over time, modern housing is planned and constructed in large numbers over a short period. The area to the north of the site is a typical example of this, with the resulting development failing to respect the local character on a number of levels:

- Site Layout: The housing layout driven by vehicular access standards and has no hierarchy of urban form in contrast to the traditional village layout;
- Scale: There is no hierarchy of building scale which could, for instance, express focal points, or define the development edge;
- Individual plot development: The positioning of individual units in relation to the street, garden;
- Individual housing unit design: The housing is repetitive and bears little resemblance to local building forms; and
- Materials: These are typically standardised with mass-produced bricks, tiles and window/door openings.



B.38 The negative impact created by the development adjacent to the site is compounded by the inward-looking orientation of virtually all of the housing along the northern edge of the site, which presents a repetitive row of house backs to the surrounding countryside. Rear garden boundary treatments also emphasise the suburbanising effect.

B.39 The cumulative effect is a raw, unfinished southern edge to this part of Bodicote, which is notably along the sensitive boundary with the Sor Brook Valley.

B.40 In contrast to traditional village layouts in the surrounding area, the modern housing edge is conspicuous from several views points, and is constrained to artificially straight boundaries that have little relationship to the landform.

B.41 The suburban housing has effectively displaced the original village from the landscape, particularly in views from the A4260, which runs along the eastern boundary of the application site, the attractive, visually diverse layout of buildings along Church Street being encountered almost by accident to the rear of the more recent housing.

Consultation, Involvement & Design Development

Draft Design Concept

- B.42 The development of the site provides and opportunity for the creation of a new, visually more appealing urban edge to the. A number of design alternatives were considered prior to option 3 being selected for further development.

Option 1 - Screening

- B.43 This option masks the proposed development behind native species tree and shrub planting. The advantages of this option include that it creates a barrier, minimising the visual impact of the development and creates a strong wildlife corridor.
- B.44 The disadvantages of this option include that the screening would be unlikely to be fully effective as part of the proposed development would be on the highest part of the site and thus particularly visible during the winter when the deciduous planting would loose its leaves.

Option 2 - Urban Edge

- B.45 This option would present built perimeter of properties facing the surrounding countryside, orientated so the fronts of properties are visible from the Sor Brook valley, with public open space created in the centre of the site. The option would have created a positive urban edge and this is the main advantage of this option.
- B.46 The disadvantages of this option are that it may look out of scale with the village and landscape setting and that built edges are not typical of the surrounding landscape.

Option 3 - Selective Screening

- B.47 This option would provide a mix of screening and outward facing built elements, the advantages including that the combination of built form and screen planting complements the typical local village edge type, and the selective visibility of the development allows for a more site responsive architectural treatment and reduces the apparent scale of the development and it creates a wildlife corridor and local amenity.
- B.48 The disadvantage of this option includes that parts of the development will remain visible throughout the year.



Consultation & Involvement

- B.49 Pre-application discussions have been held with both the Parish and District Councils.
- B.50 These discussions related to various aspects of the proposed development such as:
- overall site layout;
 - access, circulation and permeability (vehicular, cycle and pedestrian);
 - visual impact (principally the relationship of the proposed development to the surrounding countryside);
 - detailed layout considerations and urban and architectural form;
 - the provision and positioning of public open space and landscaping; and
 - environmental considerations.
- B.51 No pre-application discussions have been held with any other statutory consultee, third party or the general public.
- B.52 As a result of the discussions with the Parish and District Councils, numerous amendments have been made to the design of the proposed development during its evolution.




Design Development

- B.53 As a result of the discussions with and presentations to the Parish and District Councils, designs were developed for the site that took on board all of the research discussed previously in this Statement.

Summary of Design Evolution

- B.54 The top illustration opposite shows a boundary between a typical, modern suburban housing development and the open countryside.
- B.55 The middle illustration opposite shows the type of boundary that could be created through the development of the site – the scattered tree planting providing a perforated screen to the new housing development, but allowing the latter to contribute, in a positive manner, to the visual character of the new urban edge.
- B.56 The bottom illustration opposite shows how this concept could be developed into a residential layout that is both cognisant, reflective and evocative of traditional urban settlement forms and responsive to the adjacent open countryside.





C Design Response

Part C: Design Response

Context

Relationship to Surrounding Landscape

- C.1 As described in Part B of this Statement, the village has developed over the past millennium gradually increasing in size with new development taking place on the periphery and infill development taking place within the village core.
- C.2 However, the most recent housing development on the south-eastern edge of the village – that adjacent to the site – has left the village with a raw, unfiltered urban edge, which pays little regard, and contributes little, to the surrounding landscape.
- C.3 The proposed development offers the ability to repair this situation.

Planting & Boundary Treatment

- C.4 Due to the outline nature of the planning application, planting and boundary treatment details have not yet been addressed and will be determined during the design and preparation of applications for the approval of reserved matters for the proposed development.

Relationship to Surrounding Properties

- C.5 Its relationship to the surrounding residential properties is also an important design consideration and has been paid due regard in the creation on the Indicative Site Layout and other aspects of the proposal as set out in this Statement.

Access, Connectivity & Permeability

- C.6 The existing vehicular and pedestrian access from the A4260 will be reconfigured to also provide access to the proposed development. Due to the nature of the surrounding development and land uses, it is not anticipated that there will be any possibility for any additional vehicular connections.
- C.7 The footpath link to Molyneux Place will also be retained to provide a more direct pedestrian footpath and cycleway connection from the site to the centre of the village and the various services and facilities within the existing urban area.



Use

- C.8 The application for outline planning permission relates to the proposed development of the site for residential use. The proposed use of the site will therefore be Use Class C3 (as defined by the Town and Country Planning (Use Classes) Order, 1987) – dwelling houses.

Density

- C.9 The site is approximately 3.4 hectares (8.4 acres) in size. With a total of 86 dwellings being proposed, the gross density of the proposed development will be approximately 25 dwellings per hectare (10 per acre).
- C.10 This relatively low gross density, whilst still higher than the existing adjacent housing to the north and west, is considered justifiable due to the sensitive nature of the site on the periphery of Bodicote and the consequential need to integrate the new development with the surrounding landscape and create a new, visually more appealing urban edge to the village.



Layout

- C.11 The Indicative Site Layout opposite shows the layout for which the application seeks planning permission, including access points, main routes, development zones, and the principal areas of public open space and landscaping.
- C.12 The Layout derives from the analysis contained in Part B of this Statement and adopts some of the features of villages in the surrounding area including the hierarchy of building scale and visibility in the wider landscape, the creation of public space within a varied streetscape and the distinctive pattern of green spaces within these villages.
- C.13 Due to the outline nature of the planning application, the detailed layout of the proposed development has not yet been addressed and will be determined during the design and preparation of applications for the approval of the 'reserved matters'.
- C.14 The Indicative Site Layout has been designed using good practice principles of urban design – see also the Illustrative Site Layout later in this Statement, and the 3-Dimensional illustrations on subsequent pages.



Scale, Building Form & Landscaping

- C.15 Due to the outline nature of the planning application, the scale and buildings form of the individual buildings comprising the proposed development, along with details of the landscaping proposed, has not yet been confirmed, but will be during the preparation of applications for the approval of reserved matters.
- C.16 The Illustrative Site Layout opposite shows three key layout components:
- the 'village street';
 - the village edge; and
 - the village green.
- C.17 The 'village street' should be the visually dominant feature through the site, with a range of subsidiary access routes then being used to provide connections within the site and between the village street and the existing urban area.
- C.18 The south-eastern edge of the site, the 'village edge' is the interaction point between the proposed built form and the surrounding open countryside.
- C.19 The interaction point between the 'village street' and the 'village edge' should be used to shape the built form around a semi-formal area of public open space – the 'village green'.



The Village Street

C.20 The village street should contain a varied streetscape with a visually varied building line, scale and detailing. Overly long sightlines should be avoided and the building line and position of frontages should be varied to reflect the traditional pattern of building in the area.

C.21 The village street should contain much of the proposed development's built form including a selection of focal buildings, not necessarily be taller or larger than their immediate neighbours, but with a distinctive architectural character.

C.22 Narrow grass verges and low (up to 0.5 metres in height) ironstone walls to front gardens should be used to help to define the boundary between the public and private realm and provide an increased sense both of enclosure and privacy/security. Planting should be incorporated as appropriate.



C.23 Likewise, whilst passive natural surveillance should be ensured, parking and other garden areas should be enclosed with tall (up to 2 metres) ironstone perimeter walls to maximise enclosure, privacy and security.

The Village Edge

- | | | |
|--|---|--|
| <p>C.24 The 'village edge' along the south-eastern site boundary is proposed as a continuous line of outward-facing development to the rear of scattered screen planting</p> | <p>C.26 Housing visible through gaps in the screen planting should be designed at a larger scale and with more architectural expression with a view to its visibility in the wider landscape.</p> | <p>C.28 Footpaths and cycleways are proposed along the village edge to provide a degree of non-vehicular activity and maximise accessibility and natural security</p> |
| <p>C.25 Through this screen planting, some of the new housing will be visible from the surrounding countryside, this reflecting the more traditional approach to edge-of-settlement development.</p> | <p>C.27 The village edge should incorporate native species of tree planting framing key buildings and open spaces.</p> | <p>C.29 Along the relatively short south-western boundary of the site, there is recent shelter belt tree planting. Over time this will grow into a substantial mature woodland belt and completely screen the proposed development entirely.</p> |



Village Green

C.30 This village green will be part of the public access route through the site and also provide space for a children's play area (should this be required).

C.31 Whilst too small and not located within the centre of the village, this area should have the atmospheric feel of a 'village green', and be available for general public use accordingly.

C.32 The village green will act as a central public open space and be surrounded by medium height (up to 1.2 metres) ironstone walls. Planting should be incorporated as appropriate.



Architectural Style, Elevational Appearance & Materials

- C.33 Due to the outline nature of the planning application, the architectural style, elevational appearance and materials to be used have not yet been confirmed, but will be during the preparation of applications for the approval of reserved matters for the proposed development.
- C.34 Notwithstanding this, it is accepted that the detailed design of the proposed dwellings should reflect the local vernacular in the choice of materials and specification of details such as windows and doors. Ironstone walling should be the principle structural building material with slate roofs and the use of other materials for selected elevation treatments, primarily red brick and buff painted render.
- C.35 Careful materials choice and detailing will also help integrate the village edge into the local landscape when seen from external view points. The selective screening of the development will make key buildings visible with this being reinforced by appropriate architectural detailing and materials choice. Gardens and public areas should be enclosed within tall ironstone walls that can also frame entrances and public routes.

Domestic Scale

- C.36 Reflecting the local village typology smaller house types, arranged in terraced or semi-detached form, should be used to create the settlement structure and shape public spaces.
- C.37 Several design variations will be possible within the 'domestic' scale type, all reflecting the local vernacular and allowing a range of elevational treatments on the street frontage.

Focal Buildings

- C.38 These house types should retain a domestic character but reflect the traditional 'village manor house' building type. They should be positioned at key locations to aid legibility and where possible could also be visible from the outside the site. They should be used to close sightlines within the streetscape, and frame access points.
- C.39 The larger buildings should adopt a variety of styles drawing on the variety of domestic styles in the area.



Safety & Security

C.40 The following select 'Key Points' are taken from the ACPO Guide, 'Secured by Design' (June 2004):

'Secured by Design' Key Points

- *Natural surveillance is to be strongly encouraged, but care is needed particularly in residential development to ensure that privacy is not infringed;*
- *Buildings should preferably face onto public areas and traffic routes, provided always that acceptable security for rear elevations can still be ensured;*
- *Property boundaries, particularly those at the side and rear, which adjoin public land, need to be secure – windows should not provide easy access from public land – and access points to the rear of buildings should be controlled, for example by means of lockable gates;*
- *Car parking should be provided close to and visible from the buildings where the owners live;*
- *Improved lighting can be effective in reducing fear of crime, and in certain circumstances reducing the incidence of crime; and*
- *Different lighting sources need to be considered in different environments – the character of the local environment must always be respected.*

- C.41 The proposal the subject of the outline planning application has been designed to incorporate these design principles.
- C.42 Whilst, due to the outline nature of the planning application, the detailed design of the proposed development has not yet been confirmed, it will also incorporate these design principles.
- C.43 For instance, car parking will predominantly be provided within individual plots visible from each dwelling, and the boundary of the public and private realm will be clearly defined.



Image courtesy of ACPO

Sustainability & Energy Efficiency

Energy

Generation

- C.44 It is increasingly common for significant new developments to incorporate an element of energy generation within their design. The potential for the incorporation of renewable energy technology into the proposed development will be determined during the design and preparation of applications for the approval of reserved matters for the proposed development.

Efficiency & Consumption

- C.45 The high levels of (environmentally-friendly) insulation required by Part L of the Building Regulations will minimise the demand for energy use in the proposed development. The simplest and easiest method of reducing energy consumption is through the specification, installation and use of low-energy fittings and appliances.
- C.46 It is anticipated that all lights, both internal and external will be fitted with low-energy bulbs. If possible, any external lighting will be solar powered. It is also anticipated that all white goods (fridges, freezers, dishwashers, tumble dryers, etc) installed in the proposed dwellings will have an energy rating of 'A'.

Heating, Ventilation & Cooling

- C.47 It is anticipated that within the proposed dwellings, room thermostats and thermostatic radiator valves will be installed to provide maximum flexibility and thus minimise unnecessary heating. It is also anticipated that the proposed dwellings will be naturally ventilated; no air conditioning is proposed.



Waste & Recycling

- C.48 Due to the outline nature of the application, it is not possible to set out in any detail exactly what waste and recycling measures will be incorporated in the detailed design of the proposed development; however, such details will be determined during the design and preparation of applications for the approval of reserved matters for the proposed development.

Drainage & Water Conservation

- C.49 Due to the outline nature of the application, it is not possible to set out in any detail exactly what measures will be incorporated in the detailed design of the proposed development.
- C.50 However, it is anticipated that dual-flush (water-saving) toilets will be installed in the proposed dwellings and consideration will also be given to using aerated taps and shower fittings. It is also anticipated that water-efficient appliances (e.g. dishwashers) will be installed in the new dwellings if possible (subject to achieving an 'A' energy rating).
- C.51 Where possible, rainwater butts will be provided on the rear elevations of the proposed dwellings. Further details of surface-water drainage will be confirmed at reserved matters stage.
- C.52 Due to the location and nature of the site and proposal, it is considered that the use of on-site sewage treatment (e.g. reed beds) would be impracticable. Foul sewage will therefore be directed into the mains drainage system.



Materials

- C.53 In specifying the exact materials to be used:
- Consideration will be given to the use of recycled materials;
 - Consideration will be given to the use of low emissivity glass to reduce heat loss;
 - If possible, it will be ensured that all timber products will be sourced from a sustainable source, such as those forests certified by the FSC (Forest Stewardship Council) or PEFC (Pan European Forest Certification);
 - Materials will be carefully specified to ensure the delivery of a 'healthy' building (e.g. finishes containing formaldehydes will be avoided);
 - If possible, materials will be sourced from local sources and/or suppliers to minimise transport impacts; and
 - If possible, building contracts will require waste separation in order to maximise the recycling of waste material generated during the construction process.

Accessibility

Introduction

- C.54 Accessibility should be considered at all stages, and in relation to all aspects of the design of any development. If considered properly, it should be integral to all design decisions and should not stand out as something that has been considered late in the process or as an add-on to other design inputs.
- C.55 The objectives established for the completed development are therefore that it should be:
- Inclusive – so that everyone can use it safely;
 - Responsive – has taken everyone's views into account;
 - Flexible – so that different people can use it in different ways;
 - Convenient – so that everyone can use it without too much effort or separation;
 - Accommodating – for all people, regardless of their age, gender, mobility or ethnicity or circumstances;
 - Welcoming – with no disabling barriers that might exclude some people; and
 - Realistic – balancing everyone's needs.
- (Source: 'The principles of inclusive design. (They include you.)', CABI, 2006)
- C.56 In practice, the proposed redevelopment is considered unlikely to be discriminatory in terms of race, gender, religion or belief, sexual orientation, age or circumstance; and the only potential disabilities that are considered to require specific consideration are those of sight and particularly mobility.

Outline of Proposed Development & Design Approach

- C.57 The approach taken to the design of the proposal has been to ensure maximum accessibility for all potential residents and visitors, whilst bearing in mind and taking account of all other constraints and influencing factors.
- C.58 Due to the outline nature of the planning application, it is not possible to set out in any detail exactly what accessibility measures will be incorporated into the detailed design of the proposed development.



Accessibility Principles

C.59 Notwithstanding that detailed issues of accessibility are yet to be confirmed, the following can be established based on the principles of good design:

- Vehicle and pedestrian accesses will be used to connect the site to its surroundings and encourage walking, cycling and the use of public transport;
- The main vehicular access route into the site will be from the A4260 and will be visually contained to minimise the impact of vehicles on views towards the site from the open countryside;
- As in traditional village layouts in the area, the main access route will also be the main generator of public space, and this should be reflected in the arrangement of vehicle access off the A4260, to and through the main body of the site;
- The vehicle route will also be a pedestrian and cycle route and will be complemented by a network of pedestrian and cycle paths to create a hierarchy of public spaces and link the proposed development to the surrounding area through the existing access off Molyneux Road and potentially also to the Sor Brook valley public footpath route to the west of the site;
- Car parking will primarily be provided securely within individual plots visible from individual dwellings; gates to driveways will be provided where possible;
- The layout of the site and approaches to entrance doors into buildings will comply with Part M of the Building Regulations;
- Door furniture will be designed, specified and fitted to maximise accessibility by all users; and
- Both service and emergency vehicles will be able to access the proposed development from the main vehicle access route.

Implementation, Phasing & Delivery

C.60 It is anticipated that the proposed development will be implemented upon grants of Planning Permission and any other necessary permissions/consents.

Management & Maintenance

C.61 Management and maintenance of the proposed development will be carried out as and when necessary.



Admission

Part D: Summary

- D.1 This Design and Access Statement has been prepared by RPS on behalf of Banner Homes Limited to support an outline application for Planning Permission for the residential development (84 dwellings) of land South of Molyneux Drive and Blackwood Place, Bodicote, Oxfordshire.
- D.2 The application site currently comprises arable farmland on the southern edge of the village of Bodicote. The northwest and northeast boundaries are formed by the rear garden boundaries of residential properties in Bodicote. To the south lies open countryside – also arable land.
- D.3 The site is considered to be in a sustainable location.
- D.4 Pre-application discussions have been held with both the Parish and District Councils and the proposals revised to address the comments received.
- D.5 The Indicative Site Layout shows the layout for which the application seeks planning permission, including access points, main routes, development zones, and the principal areas of public open space and landscaping.
- D.6 The main vehicular access route into the site will be from the A4260 and will be visually contained to minimise the impact of vehicles on views towards the site from the open countryside
- D.7 The Layout derives from the analysis contained in this Statement and adopts some of the features of villages in the surrounding area including the hierarchy of building scale and visibility in the wider landscape, the creation of public space within a varied streetscape and the distinctive pattern of green spaces within these villages.
- D.8 The Illustrative Site Layout opposite shows three key layout components: the ‘village street; the village edge; and the village green.
- D.9 The village street should contain much of the proposed development’s built form including a selection of focal buildings, with a varied streetscape with a visually varied building line, scale and detailing
- D.10 The ‘village edge’ along the south-eastern site boundary is proposed as a continuous line of outward-facing development to the rear of scattered screen planting, through which some of the new housing will be visible from the surrounding countryside, this reflecting the more traditional approach to edge-of-settlement development.
- D.11 The village green will be part of the public access route through the site and also provide space for a children’s play area (should this be required).
- D.12 Due to the outline nature of the application, the detailed layout of the proposal, form, scale, style, character and elevational appearance of the buildings, materials to be used, and the details of landscaping, have not yet been addressed.
- D.13 The proposed development has been designed to incorporate ‘Secured by Design’ principles.
- D.14 The approach taken to the design of the proposed development has been to ensure maximum accessibility for all potential residents and visitors, whilst bearing in mind and taking account of all other constraints and influencing factors.



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