



Wykham Park Farm, Banbury

Design & Access Statement

March 2013

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1.0 INTRODUCTION

1.1 Project Introduction

Wykham Park Farm, Banbury, provides Cherwell with a well located, sustainable and deliverable mixed-use development opportunity within the District.

Wykham Park Farm provides the basis for a mixed-use development comprising up to 1,000 new homes, up to 2 ha of employment space, a local centre with commercial and community uses, a community primary school, and associated landscape and infrastructure including car parking, roads, pedestrian and cycle routes and drainage measures.

The development is being promoted by Gallagher Estates who control the site.

It is suggested that Cherwell District Council need to find land for additional homes. Allocated and identified sites are failing to deliver planned development. Wykham Park Farm is readily available and capable of assisting the Council in fulfilling their 5 year housing land supply requirement.

1.2 Role of the Design and Access Statement

The role of this Design and Access Statement (DAS) is to describe, explain and justify the development proposals at Wykham Park Farm, hereafter is referred to as the 'site'.

This DAS has been prepared by David Lock Associates (town planning and urban design); with Savell Bird & Axon (transportation); and Wardell Armstrong (landscaping and ecology) on behalf of Gallagher Estates. The DAS addresses many of the same issues as a formal Design and Access Statement submitted with a planning application.

1.3 Statutory Requirements of the Design and Access Statement

This DAS is submitted with the planning application and address the necessary requirements of Section 42 of the Planning and Compulsory Purchase Act 2004 and Circular 01/2006: Guidance on Changes to the Development Control System.

This DAS provides an overview of the site, its relevant history and planning context and describes its relationship with the town of Banbury.

This DAS also deals with the principles, concepts, quantities, scale and design characteristics of the site.

1.4 Structure of the Design and Access Statement

This DAS is presented in eight sections, as follows:

PART I: INTRODUCTION

Section 1: Introduction:

Provides the introduction and background to the development proposals.

Section 2: Summary of the Proposals:

Sets out a summary of the proposals.

PART II: CONTEXT AND EVALUATION

Section 3: Appraising the Context:

Appraises the planning policy framework relevant to the design process; and assesses the immediate and wider context of the site.

Section 4: Site Evaluation:

Considers and appraises the design evolution and responses for the site.

PART III: DESIGN AND ACCESS

Section 5: The Design:

Describes the proposed vision for the development; the overall design principles; and the concepts that underpin the proposals.

Section 6: Proposed Land Uses:

The section explains the specific land use components, in terms of the quantities, layout, scale, landscaping and appearance of the development proposals.

Section 7: Supporting Strategies:

Describes the supporting strategies that accompany the specific land use components of the development proposals.

Section 8: Delivery:

Describes the aspects relating to the delivery of the site.

2.0 SUMMARY OF THE PROPOSALS

2.1 Overview of the Development Proposals

This section summarises the development proposals.

The site will be developed to create a sustainable urban extension, comprising, of the following land uses (as shown on the Illustrative Development Framework Plan: [Figure 9]):

- up to 1,000 new dwellings; including a mix of dwelling types, sizes and tenures.
- an employment allocation of up to 2 hectares, including business (B1 uses) and general industrial (B2 uses).
- a local centre including a mix of retail (A1 uses), business (B1 uses), services (A2-A5 uses), leisure (D2 uses) and community uses (D1 use). The local centre will include a public square.
- a new one-form entry primary school on a site of approximately 2 hectares to allow for expansion.
- green infrastructure comprising: retention and enhancement of significant hedgerows and woodland areas, where appropriate; strategic open space comprising parks with sport pitches, Neighbourhood Equipped Areas of Play (NEAP) and Local Equipped Areas of Play (LEAP); other informal public open spaces; and structural landscape planting.
- transport infrastructure comprising: access from Bloxham Road (A361); public transport hub in the local centre, primary road network, public transport corridor and strategic pedestrian and cycle routes.
- associated infrastructure, roads, lighting and drainage systems.

The proposed development provides an opportunity to promote a high quality mixed use development that delivers significant planning gain in the form of new homes, jobs and community facilities (including a primary school) whilst enhancing the setting of existing site features, such as Salt Way and significant mature trees and hedgerows.

3.0 SITE CONTEXT

3.1 Context Introduction

This section provides an overview of the context relating to the site and surrounding area, including a description of the relevant planning policy that relates to the site.

3.2 The Site

Figure 1 shows the location of the site.

The site is located approximately 1.7km immediately to the south of Banbury Town Centre.

The site is bounded to the north by Salt Way beyond which is the residential area of Easington. Salt Way provides access to White Post Lane to the east. This leads to Bodicote High Street.

To the south of the site is Wykham Lane, a narrow country lane. Beyond that is Tudor Hall School and open countryside used primarily for agricultural uses.

The Bloxham Road (A361) forms the western edge of the site and is a heavily treed rural road.

To the east, the site adjoins an existing bridleway. Beyond this is Banbury Cricket Club Pavilion and the village of Bodicote.



View from allotments towards St John Church, Bodicote.



View from allotments looking in a northwest direction of the Wykham Park Farm Site.



Footpath to Beaconsfield Road.



View from White Post Road to the Banbury Cricket Club.



Wykham Lane.

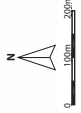
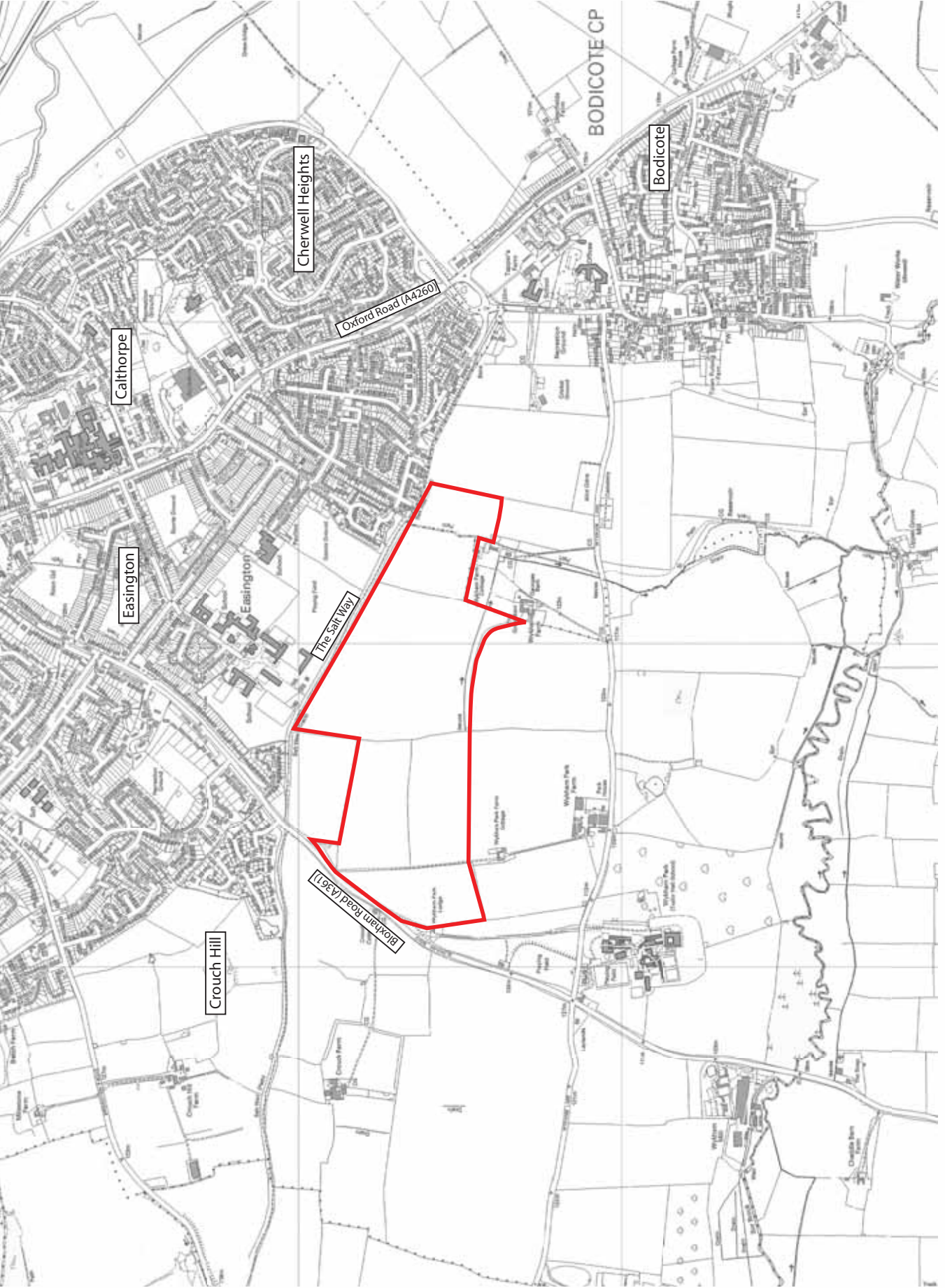
LOCATION OF THE SITE

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REVISION LIST

Revision	Date	By	Check

Land Controlled by
 Gallagher Estates
 50.31ha / 124acres



Wykham Park Farm

FIGURE 1
LOCATION OF THE SITE

09/01/13	NTS
SL	SH
JJG043/010	A



DAVID LOCK ASSOCIATES LIMITED
 25 NORTH THURSTON STREET, CENTRAL, NOTTINGHAM, Notts, NG1 6PF
 TEL: 01522 511111 FAX: 01522 511111 EMAIL: david.lock@da.co.uk
 www.davidlock.com

WYKHAM PARK FARM

GALLAGHER
 ESTATES

3.3 The Site Characteristics

The total site extends to some 50 hectares (Figure 2).

Figure 3 illustrates the key site characteristics.

Landscape/Ecology

The site is currently predominately rural in character, as can be seen on the aerial photograph (Figure 2), although there are a number of important landscape features such as mature trees and hedgerows within the site.

The site is intensively cultivated arable and pasture agricultural land. The site consists of many tree species including sycamore, hawthorn, lime, ash and an oak spinney. They are generally mature and well established.

There are no known Tree Preservation Orders on the site.

Physical Features

The topography of the site is generally undulating with small shallow valleys running south towards the Sor Brook Valley, marking the east and west boundaries of the site. Views into the site from the surrounding area and outside and out of the site are minimal due to the topography and existing woodland, trees and hedgerow.

The only building within the site is Wykham Park Farm Cottage.

There is also a series of electricity poles crossing the site.

The site is not at any risk of flooding high or low as defined on the Environment Agency indicative floodplain maps.

Figure 5 shows the existing community facilities that adjoin the site.

Historic Environment/Archaeology

There are no known archaeological constraints on the site. To the east of Wykham Park Farm and south of the site a causewayed enclosure is evident.

Existing Movement

The site adjoins the existing transportation network in Banbury (Figure 4). To the western edge of the site is the A361. The A361 provides one of the main strategic routes into the town. The site is located adjacent to the Salt Way cycle track. The cycle route is part of the National Cycle Network traffic free route and is known as Route 5. The route connects with villages such as Chipping Campden to the west, Bodicote to the east and Bloxham to the south.

There is an existing pedestrian footpath on the north side of Bloxham Road. This footpath connects with nearby residential streets and continues all the way to the town of Banbury. The key bus service in the vicinity of the site is the B1/B4 and 488/489 service which provides a 30 minute frequency service to the east of the site into Banbury. There are numerous other services which pass along the A361 (Figure 6).

AERIAL PHOTO OF THE SITE

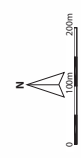


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REVISION LIST

Revision	Details	Date

Land Controlled by
 Gallagher Estates
 50.31ha / 124acres



Wykham Park Farm










FIGURE 2
 AERIAL PHOTO OF THE SITE

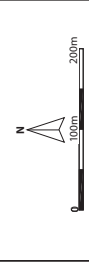
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KEY SITE CHARACTERISTICS

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REVISION LIST	
Revision	Rev. Date

-  Land Controlled by Gallagher Estates
-  Landscape feature/element of interest to be retained
-  Tree and thick areas of high hedgerow, important areas of vegetation
-  Existing Recreational Areas
-  Open, settled character with clipped, maintained field boundaries and views over to Bodicote
-  Elevated and open, Gently undulating arable (and some scrubby) land with rural character and views to the south
-  Arable flat land, High boundary hedgerows create an enclosed wooded feel.
-  Formal, Steeply undulating pasture land with mature specimen trees and estate landscape feel.
-  Approximate slope direction



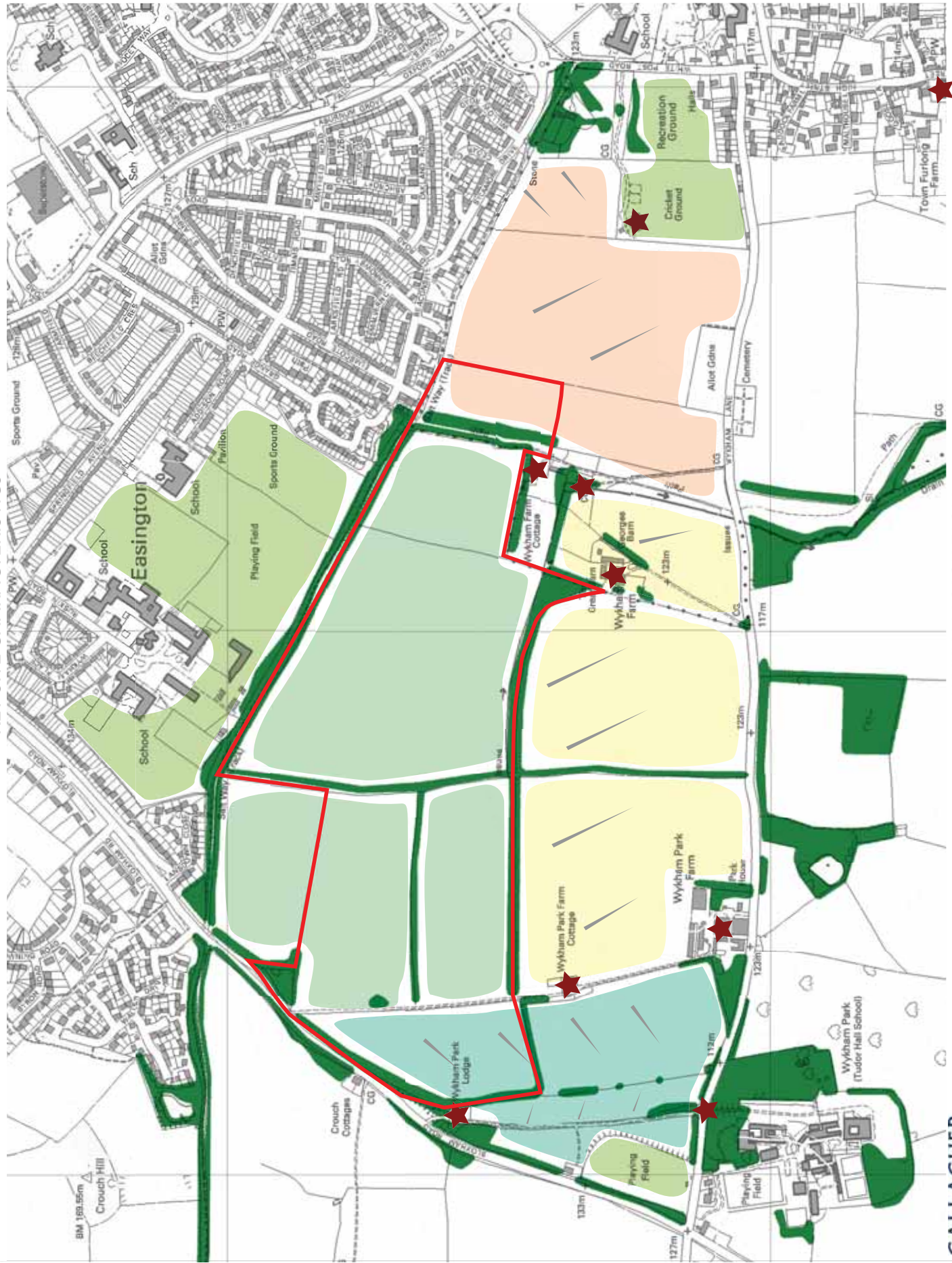
Wykham Park Farm

**FIGURE 3
KEY SITE CHARACTERISTICS**

Date	Scale	NTS
10/10/12	1:1000	NTS
Drawn	Checked	Author
SL	SH	JIG043/012

David Lock Associates
Town Planning and Urban Design

DAVID LOCK ASSOCIATES LIMITED
100, TOWN SQUARE, NEW SPY
TEL: 01888 862375 FAX: 01888 850747 EMAIL: info@dalock.co.uk
www.dalock.co.uk



WYKHAM PARK FARM











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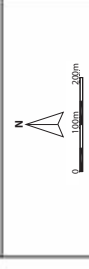
EXISTING COMMUNITY INFRASTRUCTURE

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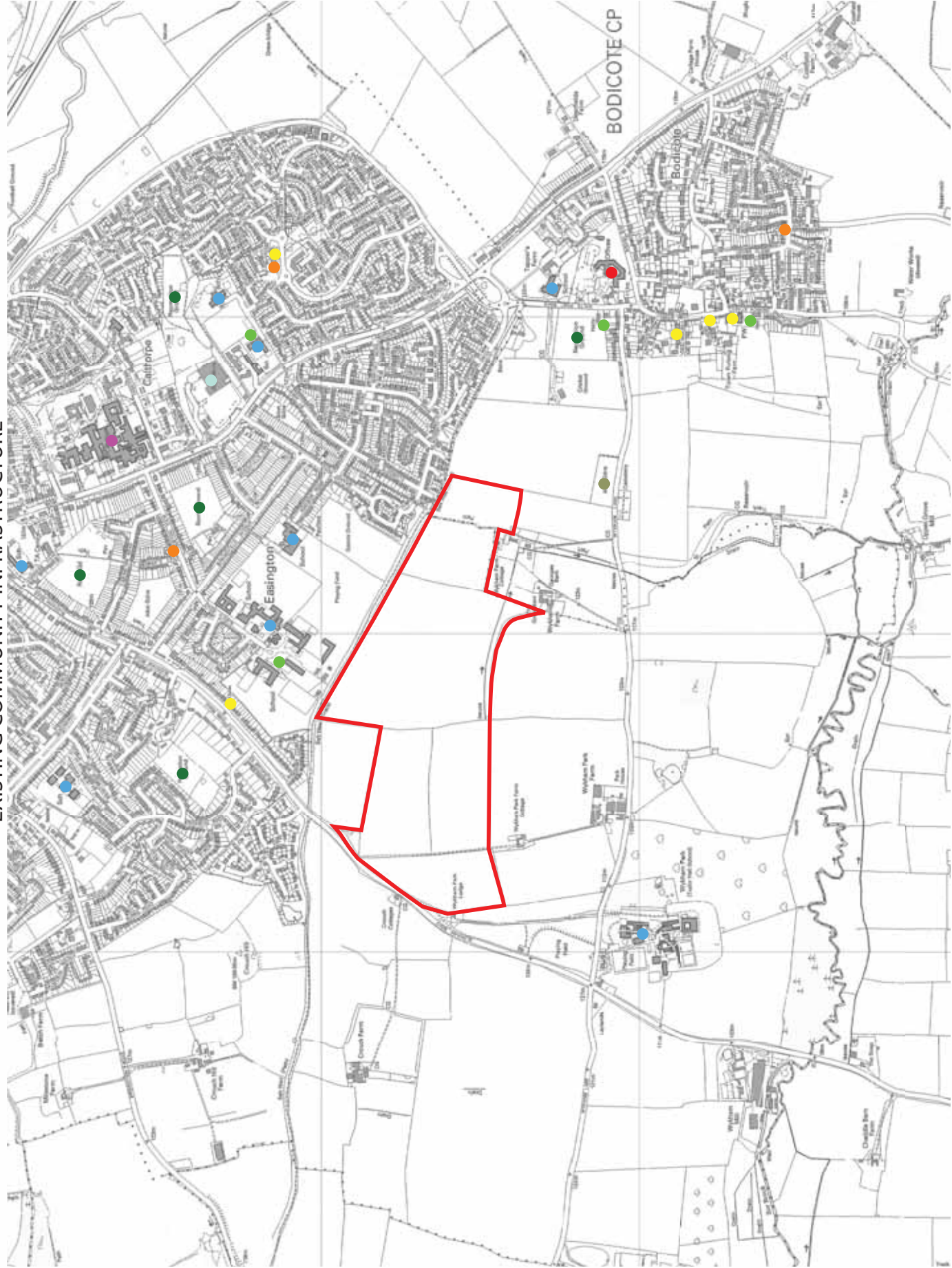
-  Land controlled by Gallagher Estates
-  School
-  Hospital
-  Community Centre/Hall
-  Post Office
-  Pub
-  Parks and Recreation Grounds
-  Cherwell District Council Office
-  Allotments
-  Superstore



Wykham Park Farm

FIGURE 5
EXISTING COMMUNITY INFRASTRUCTURE





10/10/12	NTS
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JJG043/014	-

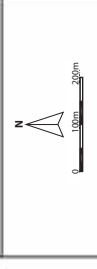


WYKHAM PARK FARM

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Revision	Date	By	Check

-  Land controlled by Gallagher Estates
-  B1 / B4 Bus Service
-  488/489 Bus Service
-  Bus Stops



Wykham Park Farm

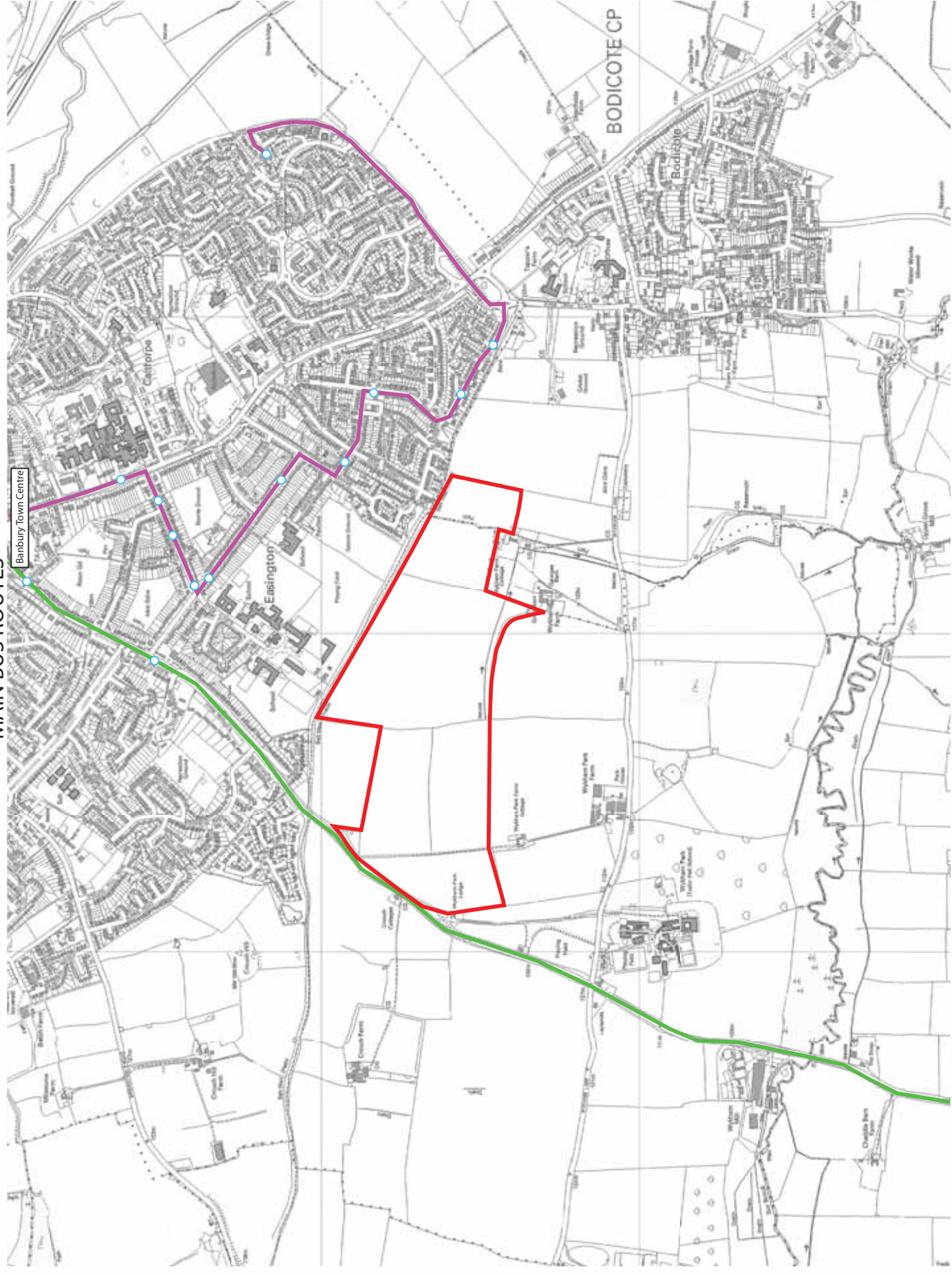
**FIGURE 6
 MAIN BUS ROUTES**

10/10/12	NTS
SL	SH
JJG043/015	-

David Lock Associates
 Town Planning and Urban Design

DAVID LOCK ASSOCIATES LIMITED
 15 NORTH THIRTIETH STREET, NEWTON, COVENTRY, CV3 9EF
 TEL: 02476 811111 FAX: 02476 811111 EMAIL: david.lock@da.co.uk
 www.davidlock.com

MAIN BUS ROUTES



WYKHAM PARK FARM

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3.4 The Surrounding Area

The site is well related to the existing settlement of Banbury. It is immediately to the south of the existing settlement boundary. The site is located to the south of the residential area of Easington. Two schools are located within Easington (Banbury School and Blessed George Napier Catholic School).

The south west of the site has a more steeply undulating landform with a pastoral, rural estate landscape character with many mature trees. This character is partly due to Tudor Hall School and Wykham Park at this side of the site, identified as parkland of district importance.

To the east of the site features include Banbury Cricket Club Pavilion and the spire of the Church in neighbouring Bodicote, which is identified as part of a Conservation Area (Figure 7).

Beyond the site area in the west and south is open countryside used primarily for agricultural uses.



The Playing Fields of Banbury School and Blessed George Napier Catholic Church.







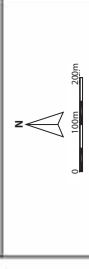
The Banbury Cricket Club Pavilion.



Foxwood Close.

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- KEY/COLOUR LIST**
-  Land controlled by Gallagher Estates
 -  Listed Buildings
 -  Conservation Area
 -  Parkland of District Importance

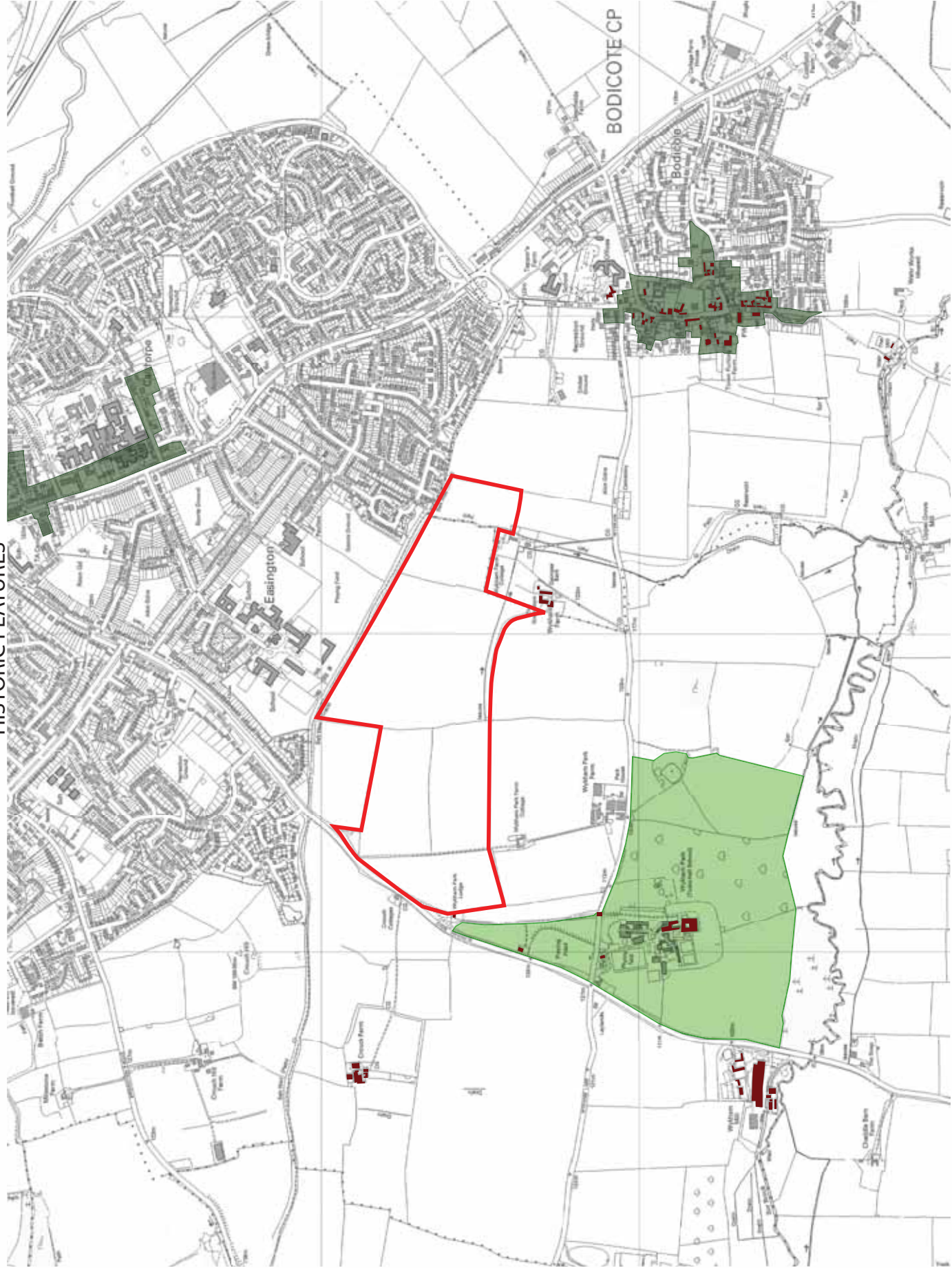


Wykham Park Farm

**FIGURE 7
 HISTORIC FEATURES**

SL	SL	SH	JJG043/016	NTS
10/10/12				

HISTORIC FEATURES



WYKHAM PARK FARM

3.5 Planning Policy Context

This section briefly addresses planning policy in respect of the proposed development in terms of design.

The proposals have been developed to be consistent with national, regional and local planning policy.

3.5.1 National Planning Policy

The National Planning Policy Framework (NPPF) was published in March 2012; at its core is a presumption in favour of sustainable development for plan-making and for decision-taking. Policies in paragraphs 18-219, taken as a whole, constitute the Government's view of sustainable development. The '*presumption in favour of sustainable development*' is described as the 'golden thread' running through decision-taking.

Where the development plan is up to date then the presumption in favour of sustainable development requires approving developments where they accord with the development plan. Applications that conflict with an up to date development plan should be refused unless other material considerations indicate otherwise.

Where the development plan is, absent, silent or out of date then permission should also be granted unless:

- "*any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework when taken as a whole*"
- "*specific policies in this Framework indicate that development should be restricted*"

Paragraph 9 refers to the positive outcomes of pursuing more sustainable forms of development in terms of improvements to the quality of the built, natural and historic environment. Paragraph 17 sets out the 12 core-planning principles that should underpin both plan-making and decision-taking.

It is a core planning principle to "*proactively drive and support sustainable economic development to deliver the homes, business and industrial units, infrastructure and thriving local places that the country needs*" (para 17).

The NPPF requires planning authorities to 'boost significantly' the supply of housing and stresses the importance of delivering a wide choice of high quality homes which meets local needs, delivered through high quality and inclusive design. Paragraph 47 refers to a list of measures to help local planning authorities achieve this aim.

One of the key requirements of the NPPF is for local authorities to identify a five year supply of deliverable housing sites, against their housing requirements with an additional buffer of 5%, (to ensure choice and competition in the market for land). Where there has been a record of persistent under delivery of housing, local planning authorities are required to increase the buffer to 20% in order to provide a realistic prospect of achieving the planned supply.

The NPPF places a priority on sites which are considered "*deliverable*", defined in footnote 11 as sites that are "*available now, offer a suitable location for development now, and be achievable with realistic prospect that housing will be delivered on the site within five years and in particular that development on the site is viable*".

Paragraph 49 states that 'housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year land supply'.

The clear requirement placed on Local Authorities to front load delivery of housing demonstrates the importance the Government places on 'boosting' housing supply.

3.5.2 Regional Planning Policy

The Government intends to abolish Regional Spatial Strategies through the Localism Bill, which gives rise to uncertainty over regional policies and targets. Notwithstanding this, at present the RSS is capable of being a material consideration and therefore it is appropriate to set out the relevant regional plan policies.

The Regional Spatial Strategy (RSS) for the South East of England, the *South East Plan*, (SEP) was adopted in May 2009, provides a broad development strategy for the region until 2026 and makes provision for significant housing delivery.

Policy H1 of the Regional Plan sets the housing target of 13,400 dwellings (670 per annum) for Cherwell District Council over the plan period (2006-2026). The South East Plan divides the district into two areas defined as "Central Oxfordshire" (6,400 homes) and "Rest of Oxfordshire" (7,000 homes).

Policy SP3 refers to the Plan's intended urban focus, based around principles of urban renaissance and sustainable development.

3.5.3 Local Planning Policy

Cherwell District Local Plan (1996)

The adopted Cherwell Local Plan (adopted November 1996) still remains part of the statutory Development Plan for the area. A number of policies are still relevant and 'saved' until the Council's Local Development Framework that will replace the adopted Cherwell Local Plan is in place.

The relevant 'saved' policies that relate to the Banbury area are: Policy H5 – Affordable Housing; Policy TR14 – Formation of new accesses to the inner relief road and Hennef Way, Banbury; Policy TR16 – Access Improvements in the vicinity of Banbury Railway Station; Policy R14 – Reservation of land for community buildings in association with housing developments at Hanwell Fields, Banbury; Policy C5 – Protection of ecological value and rural character of specified features of value in the district; Policy C15 – Prevention of coalescence of settlements; and Policy C34 – Protection of views of St Mary's Church, Banbury.

There are no policies that relate specifically to the site.

The Non-Statutory Cherwell District Local Plan (2004)

The Non-Statutory Cherwell District Local Plan 2011 was intended to review and update the Local Plan adopted in 1996. Due to changes to the planning system introduced by the Government, work on the plan was discontinued prior to adoption. The Non-Statutory Cherwell Local Plan is not part of the statutory development plan but it has been approved as interim planning policy for development control purposes.

Policy S2 refers to the sequential approach adopted as part of PPG6 and carried forward in the NPPF. Paragraph 5.5 however, limits the requirement of demonstrating compliance with the sequential approach to retail proposals only, applying a 2,500 sq m floor area threshold. The threshold is consistent with the NPPF, however the higher policy tier applies this to a broader range of uses to include retail, leisure and office proposals.

There are no policies that relate specifically to the site.

Emerging Local Plan Policy

The Cherwell Local Plan is currently at consultation stage, prior to its submission to the Secretary of State of Communities and Local Government for public examination. Whilst the plan does not form part of the statutory development plan, it is a material consideration and provides an indication of the growth strategy for the district over a 20 year period.

The Plan provides for an additional period of 5 years above the RSS provision, to cover a plan period 2006 to 2031. The annual RSS housing target of 670 has been rolled forward, to provide for 16, 750 over the plan period. The Council has not yet formally determined its position on whether the 5% or 20% buffer is applicable.

The spatial strategy to manage growth within the district focuses the bulk of growth in and around Bicester and Banbury.

Paragraph A.11 reads 'most of the growth in the district will be directed to locations within or immediately adjoining the main towns of Banbury and Bicester'

It is therefore clear that Banbury will make a substantial contribution in meeting the housing needs of the district. Policy BSC 1 sets out the district wide housing provision, Banbury to provide 4,352 homes over the plan period. Policy BSC 2 aims for 40% of new homes to be delivered on brownfield land and new housing on brown and greenfield land to be provided at a density of no less than 30 dph. Central to this growth agenda is the creation of sustainable communities that meet the needs of a growing and ageing population, offering a high quality of life. Policy BSC 3 requires 30% affordable homes, 70% of which will be social rented/ affordable rented dwellings and 30% as other forms of intermediate affordable homes.

Para B.258 states that development at the edge Banbury will need to address how they face out into the open countryside and present a green edge to development. Proposals will also be considered against the requirements of 'Policy ESD 13: Local Landscape Protection and Enhancement'.

Para C.126 sets out the strategy for ensuring sustainable development in Banbury, which includes

- Provide for new development that will bring with it new open space and recreation opportunities
- Plan new development in a way that will improve access to natural and semi-natural green space and promote opportunities for new publicly accessible wooded areas
- Provide for new development in accessible locations which will provide good opportunities for improving and accessing public transport services, for delivering and using new cycleways, for travelling on foot and for minimising the impact on the highway network and traffic congestion.

Para .127 recognises that mixed use strategic development sites delivering housing, services and facilities and contributions to local infrastructure are considered to be the most sustainable way of meeting Banbury's housing needs and addressing the issues facing the town.

Housing Land Supply

The 2011 Annual Monitoring Report (AMR), reported a housing land supply of 2.9 years, however an update to this position was prepared in April 2012 to inform a Public Inquiry, revising the figure upwards to 3.1 years for the five year period 2012-17.

Cherwell District Council published a housing land supply briefing note in 14 August 2012, which confirms this position.

The 2011 AMR breaks down the housing land supply into the two sub regions referred to in SEP as "Central Oxfordshire" and "Rest of Oxfordshire", but referred to within Cherwell Local Plan as "Bicester and Central Oxfordshire" and "Banbury and North Cherwell" respectively. The former has a 4.1 housing land supply, compared with a far smaller 1.7 years within the Banbury/ North Cherwell sub-region.

The 2011 AMR reported housing completions (net) in 10/11 were 370 compared to the South East Plan requirement of 670 per annum. Furthermore, overall housing completions in 11/12 are expected to be low with a projection of 222 excluding previously unidentified sites.

The Site

Wykham Park Farm is not allocated for development within the emerging Local Plan, however the site was identified in the 'Options for Growth' document (September 2008), (BAN 4) as an option for an area of planned growth of approximately 1600 dwellings. The site was considered as the following;

"Relatively close to the town centre, secondary schools, hospital and a superstore. Sufficient land to create a coherent neighbourhood and new local centre without unacceptable harm to landscape further south (Sor Brook Valley). Several access options: Broughton Road, south of Easington, Wykham Lane or Bodicote roundabout. Potential for coalescence (coming together) with Bodicote and for impact on landscape along Wykham Lane. This restricts the potential for southward, eastward and westward expansion".

The Sustainability Appraisal (SA) sets out the reasons as to why the site was not brought forward into the draft Core Strategy, (Appendix C, Table C.1 Assessment of Alternatives, pp317).

The SA confirms that the site was identified as an option in the Council's Options for Growth document, however only part of the site was considered to be a reasonable alternative.

The Council's SA suggested that coalescence issues prevented east and southwards expansion, and went on to suggest that the site scored low in terms of accessibility to the town centre and employment areas on eastern side of the town. Furthermore, the proximity to the Salt Way, considered an important wildlife and recreational corridor, was considered likely to be adversely affected by development.

The SA also referred to the Landscape Sensitivity and Capacity Report (LSCR) (2010) which concluded that the site had low to moderate capacity to accept residential development.

Principle of Development

The District does not have a 5 year land supply and therefore by virtue of paragraph 49 of the NPPF the relevant policies for the supply of housing cannot be considered up-to-date.

The 2011 Annual Monitoring Review reported an under delivery of (net) housing completions for 10/11, and overall housing completions in 11/12 are expected to be low.

The key considerations relevant to the principle and layout of development in this location are those as cited in the SA, which detail the exclusion of the site from the draft Local Plan.

- Coalescence with Bodicote (Policy ESD 15, Green Buffers)
- Proximity to Salt Way
- Accessibility to town centre and eastern employment areas
- LSCR concluded low to moderate capacity for development

Coalescence

The nearest village is Bodicote that sits to the east of the site at a distance of more than 0.5 km from the site boundary, separated by Wykham Lane that runs east-west connecting A361 and A4260. Furthermore there is a good degree of existing woodland edge on the south and the east site boundaries which creates a structural landscape buffer to screen development from views from Bodicote, including the sensitive areas within Bodicote Conservation Area as referred to in the LSCR.

Proximity to Salt Way

The SA refers to the importance of the Salt Way as a wildlife and movement corridor, concluding that any proximal development would be detrimental. The mitigation methods within the LSCR however, refer to the opportunity to reinforce the Salt Way as a green corridor, linking the Sor Brook valley to the surrounding network of footpaths around Wykham Farm Park. Indeed, development here can reinforce this structuring element and enhance its ecological merit.

The emerging Local Plan admits the District is deficient in quality public open spaces and green infrastructure, and development here presents an opportunity to protect and enhance a key resource.

Accessibility to town centre and eastern employment areas

This view was informed through a baseline assessment; the development proposes a mixed use local centre and benefits from highway, footpath and cycleway connections.

LSCR

LSCR analysis of site G, does in fact conclude some capacity to accept development, but within areas considered to be of low value. The high value areas as referred to within the LSCR do not form part of the application site and therefore it can be concluded that the site (with appropriate buffering of the Salt Way) is wholly considered to be of low value.

4.0 SITE EVALUATION

This section provides a summary evaluation of the site highlighting the key elements which have informed the design process. Figure 8 illustrates the key site constraints.

4.1 Opportunities

The site is located immediately to the south of the existing fringe of Banbury and the residential area of Easington. The site represents a significant opportunity to provide a carefully designed urban extension of Banbury.

It is currently given over to farmland with a field pattern divided by hedgerow and semi-mature woodland tree planting creating an enclosed character with limited views into or out of the site. The mature trees and hedgerows along the existing field boundaries and around the site give the site a landscaped, semi-rural character creating an interesting series of land parcels. This field pattern provides an opportunity to establish a development pattern which evolves from the existing landscape retaining key features where appropriate.

In addition the 'greenfield' nature of the site has allowed the development proposals to be progressed without the need to consider factors commonly associated with brownfield redevelopment such as land contamination and soil remediation.

In terms of adjoining development the neighbourhood of Easington has a predominantly suburban character with residential streets dating from the 1960's. There is a large school and associated playing fields which run alongside the substantive part of the northern site boundary. It will be important to ensure that a strong interface exists between the existing edge of Banbury and future development at the site enabling easy access for residents between community, education, open space and local retail facilities.








A key site feature and opportunity is Salt Way, an ancient tree lined bridleway, which runs along and defines much of the northern site boundary. Salt Way provides an important structuring element as it is an interface between the existing edge of Banbury and the site. It also has an important role to play in providing a green footpath link between the existing Banbury School and Blessed George Napier Catholic Church, the residential area of Easington and the actual site.

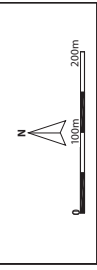
To the east of the site lies the settlement of Bodicote. The settlement edge sits comfortably within the landscape with an informal disposition of buildings and mature landscape planting. This character provides a local design clue as to how the development at the site might respond to the landscape context. In addition it will be important to retain a clear visual separation between Bodicote and the site.

KEY SITE CONSTRAINTS

NOTES
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REVISION LIST	
Revision	Rev. Date

-  Land controlled by Gallagher Estates
-  Landscape feature/element of interest to be retained
-  Barriers of Views
-  Approximate location of Electricity Poles
-  Tree and thick areas of high hedgerow; important areas of vegetation
-  Main Views
-  Public Right of Way



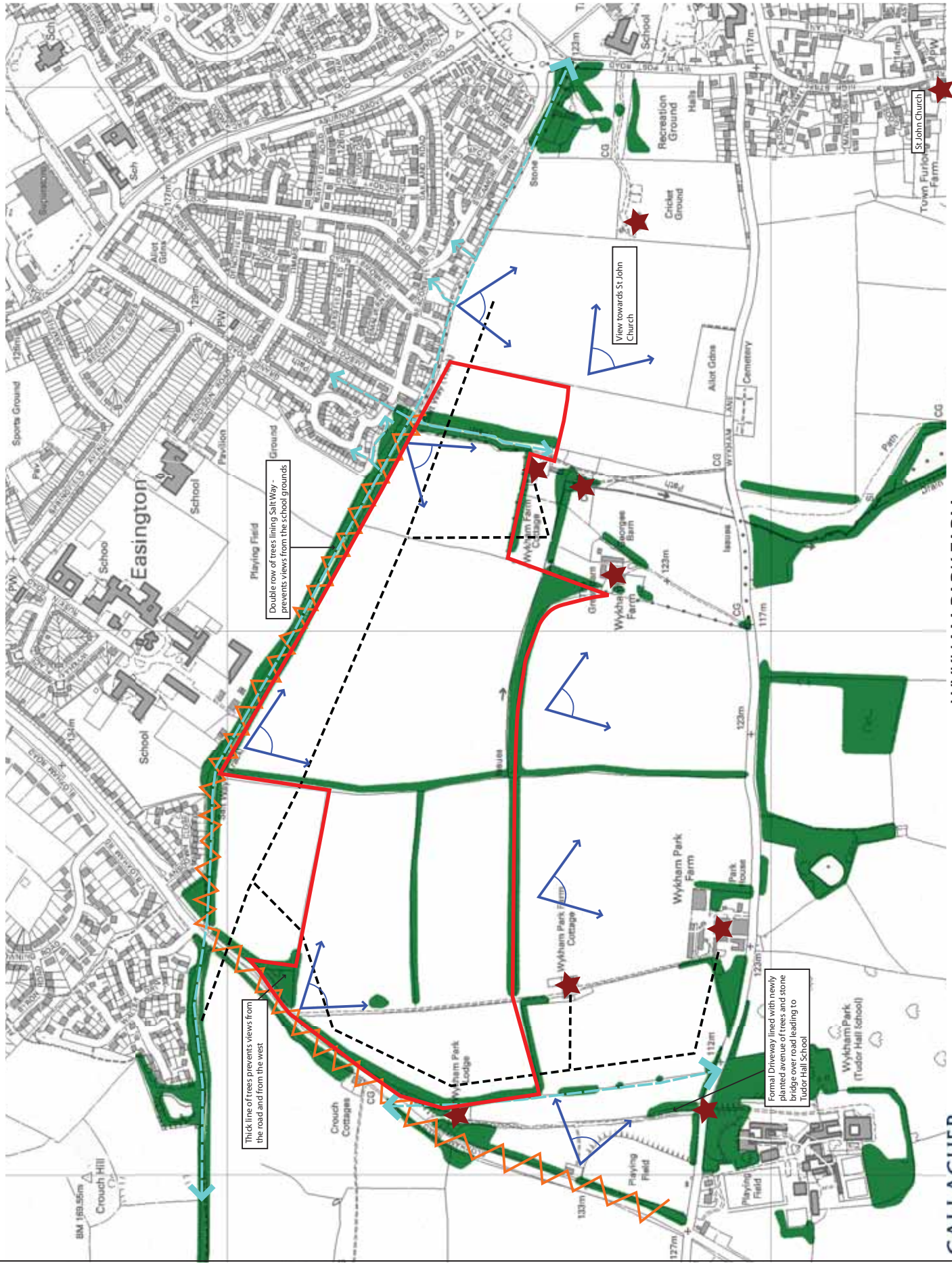
Wykham Park Farm

**FIGURE 8
KEY SITE CONSTRAINTS**

Date	10/10/12	Scale	NTS
Drawn	SL	Checked	JG043/017
SL	SL	SH	-

David Lock Associates
Town Planning and Urban Design

DAVID LOCK ASSOCIATES LIMITED
 11, TOWN SQUARE, NEW STP
 TEL: 01888 862375 FAX: 01888 850747 EMAIL: info@davidlock.com
 www.davidlock.com



WYKHAM PARK FARM

GALLAGHER
ESTATES

4.2 Site Factors

The site contains a number of detailed site factors, which the development must address:

- the proximity of the site to the southern side of Banbury provides an opportunity to integrate with the existing settlement pattern with a concentrated form of development that will support and accommodate a mix of uses.
- although there would be a limited visual impact on the few neighbouring residential dwellings to the north eastern part of the site care will need to be taken to ensure that development is sensitively integrated and establishes a robust linkage to Easington.
- there are a number of footpaths and bridleway links through and around the site which provide an opportunity to enhance pedestrian and cycle networks.
- the gently undulating and hedgerow screened nature of the site's field pattern means that it is generally contained visually within the wider landscape. The field pattern and associated hedgerows are therefore important site factors.
- existing features such as the setting of Wykham Park Farm, Wykham Farm and associated buildings, and the locally important parkland around Tudor Hall School will need to be carefully considered as part of the design process.
- clear separation will need to be maintained between Bodicote and the development.
- overhead electricity poles which cross the western and northern parts of the site will need to be accounted for as part of the design process.

4.3 Key Design Influences

Having considered the key site factors and opportunities, this has enabled identification of a set of key design influences, upon which the proposed development is based:

- the layout of the proposed development must be structured around the key features which are to be retained, notably significant hedgerows, mature trees, Wykham Park Farm Cottage and other notable farm buildings, lodges and cottages. The Illustrative Development Framework plan (Figure 9) respects these elements and proposes development which enhances their setting.
- the proposed development must also effectively forge links with the existing communities to the north of the site, at Easington, to allow for shared use of facilities. The development of new community and leisure facilities that will be to the benefit of both existing and new communities.
- the site can be easily integrated with existing public transport routes and provides opportunity for improved linkages from Bloxham Road (A361) into the existing town centre. There is also potential to improve the public transport routes and enhance pedestrian and cycle networks.
- the proposed development is keen to embrace the concept of sustainability and create a mixed use urban extension to Banbury that is compact, easy to walk and cycle around.

4.4 Character Analysis and References

In order to identify the essential elements of local character that must shape the design of the site ensuring that it contributes towards the distinctive local identity of Banbury a broad character analysis has been undertaken of the town, neighbourhoods and settlements that immediately adjoin it.

Banbury Town Centre

Banbury is an attractive Market Town. The historic heart of which is focused on a confluence of two radial routes and signalled by the famous Banbury Cross.

Development within the heart of Banbury comprises a mix of buildings which have a strong and largely continuous frontage relationship with adjoining streets. Buildings are principally either two or three storeys in height. Many of the main thoroughfares are tree lined with some parking provided parallel or at 90 degrees to the street.

Materials vary from the mellow tones of the local sandstone to more intricate patterns of red brick. Roof materials are predominantly slate with the pitched roofscape enlivened by small dormer windows in places. Sash and casement windows with small panes characterise much of the streetscene and residential streets. Many houses feature small front gardens defined by garden walls.



Bodicote

Bodicote is a small village immediately to the east of the site. The village is picturesque and focused around a High Street around which it has organically expanded over time.

Development is characterised by a pattern of streets and lanes closely fronted by terraced, stone built cottages. Slate and local stone tiles are the characteristic roof covering establishing a mellow and uniform range of warm tones and textures.



Within the village centre buildings are generally set against the back of the footpath establishing a strong frontage presence and framing the street. Away from the centre buildings are set behind small front gardens defined by low garden walls.

Windows are largely small casements with small panes and there are some examples of small dormer windows within the roofscape.



Easington

Easington is an estate development to the south of Banbury largely dating from the 1960's and early 1970's. Development is typical of this era with a mix of detached and semi-detached houses and bungalows fronting streets and cul-de-sacs.

Open plan frontages and car parking dominate much of the streetscene although maturing street tree and garden planting has softened the appearance of the area.

Modern materials comprising buff coloured brick and a darker concrete tile predominate. Windows are large and modern.

Overall the area says little about the character and local distinctiveness of Banbury.



4.5 Character Analysis Summary

The site lies within north Oxfordshire, an area which has a rich and varied architectural heritage and strong local vernacular. A broad analysis of the centre of Banbury and nearby Bodicote suggests that:

- varied frontage development of between two and three storeys in height should predominate;
- set backs should be minimal or allow for a small front garden behind a garden wall;
- principal streets should feature tree planting to distinguish them from secondary streets;

- car parking should be predominantly on plot. An element of on-street parking along principal streets should be considered; and
- materials vary from the local sandstone used in historic properties to more intricate patterns of red brick.

In contrast more recently constructed neighbourhoods of Banbury use a palette of modern materials. It will therefore be important for development to ensure that the design and layout makes a strong contribution to the identity of the area.

5.0 THE DESIGN

5.1 The Vision for Wykham Park Farm

Wykham Park Farm will be a Sustainable Urban Extension of Banbury, fully linked and integrated into the fabric of the town whilst being of sufficient scale to meet its own distinct community, education and leisure needs.

At the heart of the development will be a range of dwellings to meet the needs of all sections of the community, supported by a mix of associated employment space, retail, community and leisure uses.

Development will be structured around and front onto a network of attractive streets, accessible open space and urban squares and will be of the highest standards of sustainable architectural and urban design quality.

The site will be a sustainable development in all senses – environmentally, socially and economically – and make a significant and positive contribution to the wider growth agenda of Oxfordshire.

5.2 Development Objectives

Underpinning the Vision for the site are a number of key development objectives. The vision will be achieved through the implementation of these objectives and as such they provide the basis from which the Illustrative Development Framework has been drawn up and against which it may be assessed:

- develop a cohesive extension to Banbury that is an integrated part of the town but establishes a distinctive and contemporary place with its own identity.
- create vital and viable neighbourhoods that meet a range of housing needs and support a sustainable mix of associated employment, retail, leisure and community uses.
- maintain a linked structure of useable and accessible public open spaces that are part of a comprehensive public realm framework.
- establish a high quality built environment in harmony with the natural and historic assets of the site and respectful of local character.
- provide an attractive and flexible business offer including a range of premises that will support different employment opportunities and adapt to changing economic conditions.
- ensure development is fully accessible prioritising public transport, cyclists and pedestrians through provision of a comprehensive movement network of streets.
- achieve the highest appropriate standards of sustainable environmental performance.

5.3 Development Concept

The concept for development at the site, as illustrated on the **Illustrative Development Framework** (Figure 9) is strongly grounded in an understanding of the site's opportunities and constraints and seeks to establish an attractive, sustainable urban extension of Banbury that, importantly, will become a place people will want to live in.

The concept at the heart of the Illustrative Development Framework focuses development around a network of streets and open spaces that work with the landscape character of the site, retaining key areas of hedgerow and woodland, and ensuring integration with the wider setting of Banbury. There are three discrete elements to the concept which are described in more detail below:

- **Interface** – with Easington and the rest of Banbury along the line of Saltway. A strong interface with Easington is established by placing community facilities, the local centre, primary school, together with open space within easy reach of the existing and future communities. Development forms will also integrate with both sides of Saltway to ensure seamless connectivity.
- **Community Heart** – focused around the provision of a local centre, primary school, employment provision and a gateway into the development. The primary school provides a focus for the new community. The Local Centre is located to maximise its viability. All streets, footpaths and open spaces will be fronted by development to ensure that they are overlooked by residents and therefore safe to use.

A landscaped gateway into the development will be established from Bloxham Road overlooked by local employment facilities and housing and providing an interface with countryside to the west. The gateway is part of a network of open spaces throughout the development that will accommodate significant retained hedgerows, woodland features and the provision of Sustainable Urban Drainage Systems.

- **Rural edge** – defining a new southerly boundary of Banbury and ensuring that development is carefully integrated into the landscape. This element of the development would be principally residential with a carefully defined and landscaped edge.

5.4 Urban Design Principles

The urban design principles for the development of the site have been informed by the latest urban design guidance, from best practice and from the analysis of the established character of the locality. Drawing on best practice, understanding how existing and contemporary developments deliver safe, robust, lively and sustainable environments, and setting out clear urban design principles will help ensure that the development of the site becomes a successful place.

The key urban design principles are set out below and articulated within the Illustrative Development Framework Plan. Other specific factors contributing to the overall layout are explained in the site evaluation (section 4).

FIGURE 9: ILLUSTRATIVE DEVELOPMENT FRAMEWORK



Development Density

The site will be built at a range of densities to ensure variety and reinforce the character of different places within the development. Densities will be graded across the site from lower density towards the far south of the site to higher density in the northern half, particularly adjoining the areas of employment development and clustered around the local centre. The average density of development will be 35 dwellings per hectare.

*Ease of Movement*

The street is of the utmost importance. It will become a natural place for interaction and activity. Each street will contribute to the creation of an integrated network which will spread benefits across the development and ensure a choice of routes to promote efficient and direct journeys. The street network must be permeable, with all streets connected and each street terminating in another street. This concept of permeability should also be applied to the movement of pedestrians and cyclists. Tree planting should be incorporated particularly along the principal street giving access into the development from Bloxham Road.

*Continuity and Enclosure*

The balance between the public realm and private space will be well defined, ensuring that residents are able to enjoy privacy and tranquillity in their homes. Streets, squares and parks will become the focus for activity and interaction, which will raise the quality of the public realm through ensuring it, is animated and well overlooked. This urban form requires a development response that clearly distinguishes public and private space. A clear built frontage around the edge of the public realm is fundamental to achieving this.



Legibility

It will be important to create an urban environment that is easily understood and straightforward to navigate. This will be achieved through the careful location of specially designed landmark buildings to mark important corners and terminate key vistas, and the formal grouping of buildings to signal the entrance gateway into the development from Bloxham Road.



Diversity and Mixed Use

A mix of uses will be provided within the development to meet the needs of residents. Buildings will be adaptable to encourage the variety of uses required around the local centre and to make a vibrant and interesting place.



Layout and Accessibility

The layout of the development will ensure that it will be accessible to all new residents and employees and connect well with adjoining residential areas and Banbury Town Centre. Traffic management will be integral to the design and layout of the development with traditional streets designed to encourage lower vehicle speeds through the use of discrete traffic calming measures and limited street widths for example. Public transport accessibility will also be encouraged ensuring a convenient, frequent, safe and reliable service connecting with an improved high quality bus route between the site and Banbury Town Centre. A comprehensive network of footpaths and cycle ways will connect with both new and existing routes linking the site to the wider strategic networks.



6.0 PROPOSED LAND USES

6.1 Introduction

Wykham Park Farm will be a mixed tenure community which has its daily needs met on site but enjoys excellent access to facilities within Banbury. The development will include all of its supporting community facilities, including a primary school and recreation facilities. An appropriate proportion will be affordable to ensure that the site is a robust and balanced community.

The Illustrative Development Framework Plan shows how both commercial and community facilities are located within easy walking and cycling distance of the new neighbourhoods. The employment area is located in the west part of the site to provide both commercial profile and reduce the need for extraneous traffic to penetrate the site.

Primary hedgerows provide ecological and visual connectivity across the site. Open space areas occur within the neighbourhoods where natural features, such as mature trees are found.

The type of development proposed derives from an analysis of policy, design and commercial considerations.

6.1.1 Residential Development

The proposed development proposes the inclusion of affordable dwellings. Residential units are to be located as part of mixed use areas or purely residential blocks and defined by the existing lines of hedges and trees.

Residential units will be a mix of types, including flats/apartments, townhouses and houses and will provide a range of sizes. The mix will encourage the creation of a balanced population and a sustainable development.

6.1.2 Local Employment

Up to 2 hectares of employment uses are proposed, located in the west part of the site. Employment uses have been positively positioned in this part of the site. This location also provides easy access from the proposed new junction off Bloxham Road (A361) into the site. These uses will also benefit from proximity to the proposed local centre and the proposed bus route through the site that will link to adjoining residential areas and towards Banbury Town Centre.

The employment opportunities will be of a scale and type which suits the local need for jobs in the area, to contribute to achieving a balance between housing and jobs in a sustainable manner.

6.1.3 Local Retail and Community Uses

The local centre will provide a central location for possible community uses associated with local shops. This co-location of facilities will encourage a reduction in vehicle use and trips as well as fostering a sense of community as a centre and focus for the development. Homes could be provided above the shops at first floor level.

6.1.4 Education

The development makes provision for a one-form entry primary school on a 2.2 hectare site to allow for expansion. A precise specification will be agreed following agreement with Oxfordshire County Council (OCC) as the education authority. It will be required to meet the needs of the future population resulting from the scale of residential development proposed. In this location the primary school will be able to form an important focal point. The primary school will also be able create positive links to the neighbouring Banbury School and Blessed George Napier Catholic School.

6.1.5 Formal Open Space

Formal sporting facilities and open spaces are distributed throughout the site, making use of the natural landscape features of the site, in particular significant mature trees and hedgerows.

6.1.6 Informal Open Space

A network of informal open space is also proposed within the site, largely focussed along existing landscape features, but also within new greenways created between existing clearings on-site.

6.1.7 Movement

The movement network will be based around the creation of a permeable development based around a spine route accessing Bloxham Road (A361). The route through the site will form the proposed bus route that will link the site to adjoining residential areas – Easington and Calthorpe. The streets will be designed to give equal priority to public transport, other vehicles, cyclists and pedestrians. A network of secondary and tertiary routes provides access to all other parts of the site. This network of primary, secondary and tertiary streets and the associated coherent built form will serve to create an easily understood and highly accessible urban environment. Movement is shown on figure 11.

Improvements, where appropriate will be proposed to the existing Salt Way that leads directly to Easington and the Banbury School and Blessed George Napier Catholic School. The improvements will be to ensure that a safe and attractive pedestrian link between existing and new communities is created.

A Travel Plan will be produced for the proposed development, which will further aid the reduction of car trips within the site and encourage travel by more sustainable modes.

6.2 Quantity

The total quantity of proposed development is up to 1,000 dwellings, 2 ha of employment space and a one-form entry primary school. This will be complemented by new open spaces, local centre, enhanced landscaping and associated infrastructure.

Figure 10 shows the amount of development within the proposal.

Table 1 below summarises the main development types proposed on the site.

Land Use	Area (ha)
Residential	30.03
Local Centre	0.75
Employment	1.67
Primary School	2.22
Open space	13.96
Infrastructure	1.68
Total Site Area	50.31

The quantum and mix of development is intended to be sustainable and self contained as far as is possible, by providing a balanced mix of housing and employment uses, together with a primary school and community facilities in the one location, thereby offering its potential to reduce the need to travel.

6.3 Scale Parameters

Tenure and Type

In order to create a robust and sustainable community the development will include a mix of affordable and market housing. In line with the need to create sustainable communities the housing will be designed in a way which creates and maintains legibility and permeability to ensure that future residents have good and efficient access to key services and facilities including schools, open space and employment opportunities, as well as integrating well with existing communities.

The planning application will allow for a range of dwelling sizes across the site. The broad locations for the development envelopes have been identified, and tested as part of the environmental impact assessment. Nevertheless, this planning application is in outline form only and as such the details of the buildings are not yet proposed, or set.

In general the width of individual buildings is unlikely to exceed 10 metres. The length is more difficult to determine because variations will occur depending on the mix of detached, semi detached and terraced housing. A robust approach has been adopted in terms of scale by providing buildings parameters as per below.

Building Footprint Schedule				
	Min	Max	Min	Max
Standard Residential Building	5m	15m	7m	100m
Corner Residential Building	5m	15m	7m	125m

Application Boundary
50.31Ha

Key areas of Open Space

- 1. 0.10Ha
- 2. 0.13Ha
- 3. 0.19Ha
- 4. 0.18Ha
- 5. 0.13Ha
- 6. 0.66Ha
- 7. 0.95Ha
- 8. 0.76Ha
- 9. 0.22Ha
- 10. 0.31Ha
- 11. 0.21Ha
- 12. 0.53Ha
- 13. 0.18Ha
- 14. 0.29Ha
- 15. 1.40Ha
- 16. 3.00Ha
- 17. 0.91Ha
- 18. 1.70Ha
- 19. 1.00Ha
- 20. 0.25Ha
- 21. 0.28Ha
- 22. 0.13Ha

TOTAL: 13.58Ha

Education
2.22Ha

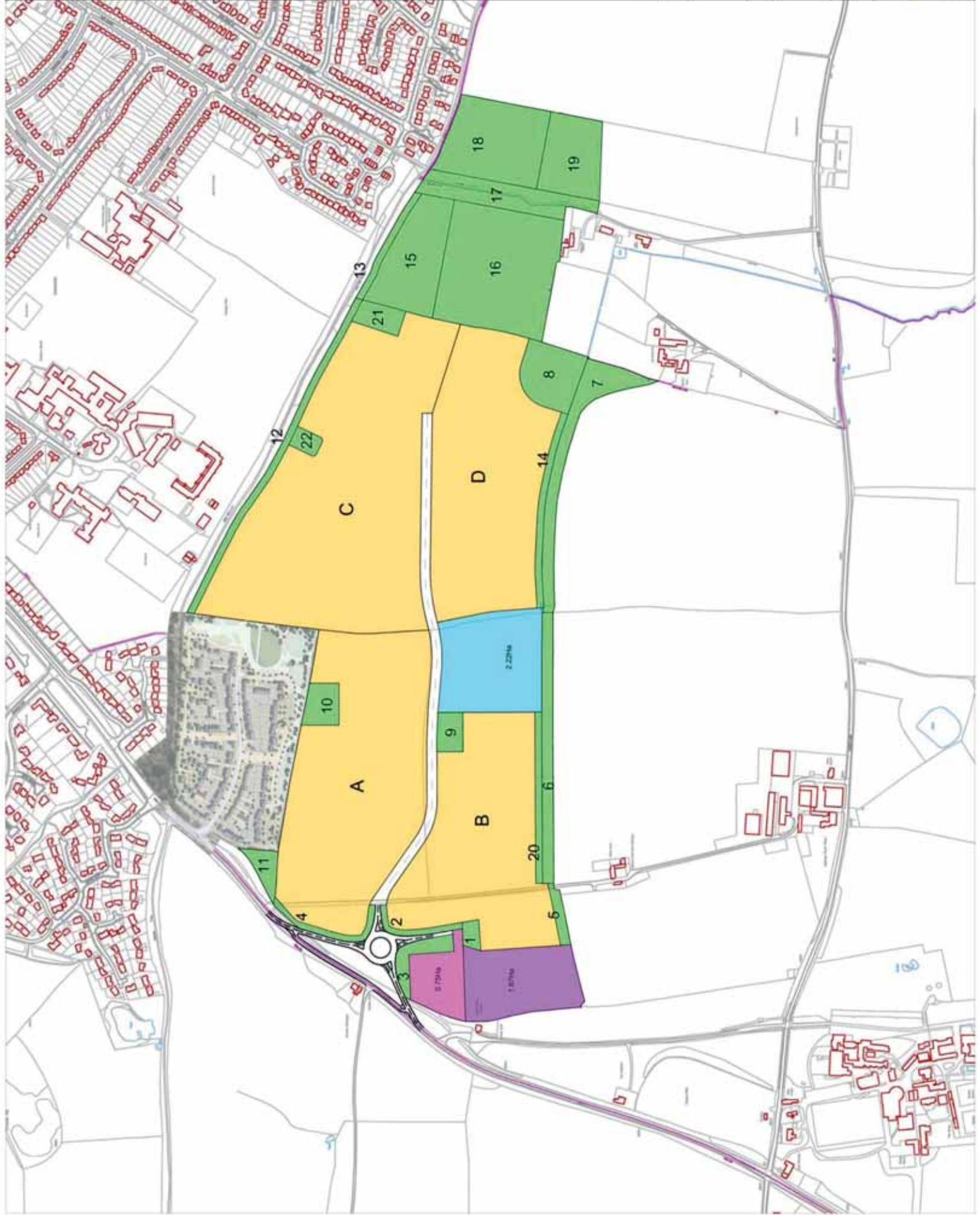
Local Centre
0.75Ha

Residential

- A. 7.61Ha
- B. 5.68Ha
- C. 10.56Ha
- D. 6.37Ha

TOTAL: 30.23Ha

Employment
1.67Ha



NOTE
This site plan is a preliminary drawing and is not to be used for construction purposes. It is intended to provide a general indication of the proposed layout and is subject to change without notice. The final design and construction details shall be determined by the relevant authorities and the client.

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Wykham Park Farm
Indicative Land Use Budget

FIGURE 10

David Lock Associates
Urban Planning and Urban Design

DAVID LOCK ASSOCIATES LIMITED
1000 WINDYBUSH STREET, CENTRAL BUSINESS DISTRICT, MELBOURNE VIC 3000
TEL: 03 9437 1000 FAX: 03 9437 1001 WWW.DLAUS.COM.AU

Building heights

Within any given area, the tallest buildings are to be located along the principal streets, within the local centre and along the public transport routes where densities will be higher. Lower density development will occur towards the fringes of the development as it adjoins the existing open countryside. Higher density development around the local centre and the primary school will create a focus for the community and an appropriate setting for a mix of uses including local retail and community space. The arrangement and distribution of varying densities and heights, naturally creates a series of character areas, with distinct characteristics. The detailed issues of width, length and depth of buildings and plots will be defined more fully in the Detailed Master Plans and Design Codes.

The scale of the dwellings will be compatible with the site's location in the wider context, it is on the urban edge and therefore this should be reflected in the design of the buildings. The proposed heights of the buildings are illustrated on the Parameter Plan. Development is assumed to be up to approximately 12.5 metres to ridge height along the main access. Elsewhere development is assumed to be up to 10 metres to ridge height.

The tallest buildings will be situated at prime gateway and landmark points in the residential development. In particular building heights will be raised where significant gateways are anticipated, this includes the approach into the residential development on the proposed new access road entering from the direction of the hospital.

The employment area will be up to 10 metres tall. The Local Centre and community primary school will be up to 10 metres tall. Homes could be provided on the first floor of the Local Centre.

6.4 Appearance

Appearance is the aspect of a place or building that determines the visual impression it makes including the external built form of the development, material, decoration, lighting, colour and texture.

This section identifies and outlines the general principles that will be applied throughout the development. Specific principles will be determined more fully in the Detailed Master Plans and Design Codes for each Character Area at a later stage in the design process. The issues to be covered in each document as set out in tabular form below.

Document	Contents
DESIGN AND ACCESS STATEMENT	Establishes principles for the whole site relating to: <ul style="list-style-type: none"> ▪ landscaping ▪ layout/appearance ▪ scale ▪ access ▪ amount
DETAILED MASTER PLANS	Produced for each character area . Masterplans will illustrate: <ul style="list-style-type: none"> ▪ arrangement of blocks, plots and buildings ▪ arrangement of block interiors ▪ density and mix ▪ public realm, routes and spaces ▪ massing ▪ retention of landscape features ▪ structural planting ▪ ground levels

DESIGN CODE	<p>Sets out rules and instructions to ensure design quality set out in the DAS is realised. Each design code will relate to an individual character area and will set out the following:</p> <p>architecture – detailed aesthetic principles:</p> <ul style="list-style-type: none"> ▪ architectural styles ▪ colours and materials ▪ detailing – balconies, chimneys, fenestration, signage, roofscape <p>open space/landscape:</p> <ul style="list-style-type: none"> ▪ open space hierarchy ▪ dimensions / design of gardens ▪ structural landscaping ▪ public realm materials ▪ planting species ▪ layout / specification of play areas ▪ maintenance <p>parking:</p> <ul style="list-style-type: none"> ▪ ratios ▪ types – on-plot and on-street <p>built form and townscape:</p> <ul style="list-style-type: none"> ▪ densities ▪ floor areas ▪ heights ▪ enclosure ▪ block sizes ▪ building lines and set backs ▪ frontages ▪ building types ▪ bin storage, cycle storage ▪ boundary treatments <p>streets and enclosures – based on movement hierarchy agreed as part of the DAS:</p> <ul style="list-style-type: none"> ▪ street hierarchy ▪ surfacing ▪ widths / radii ▪ speed limits ▪ lighting ▪ planting ▪ traffic calming ▪ public transport – e.g. bus stops ▪ street furniture <p>sustainability:</p> <ul style="list-style-type: none"> ▪ water – SUDS ▪ energy – starting with energy efficiency ▪ building performance ▪ waste – recycling and reduction
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Architecture

The design of the buildings at the site will draw from architectural components that characterise the best and contemporary buildings of the area. These locations will be identified specifically within the Design Codes at a later design stage.

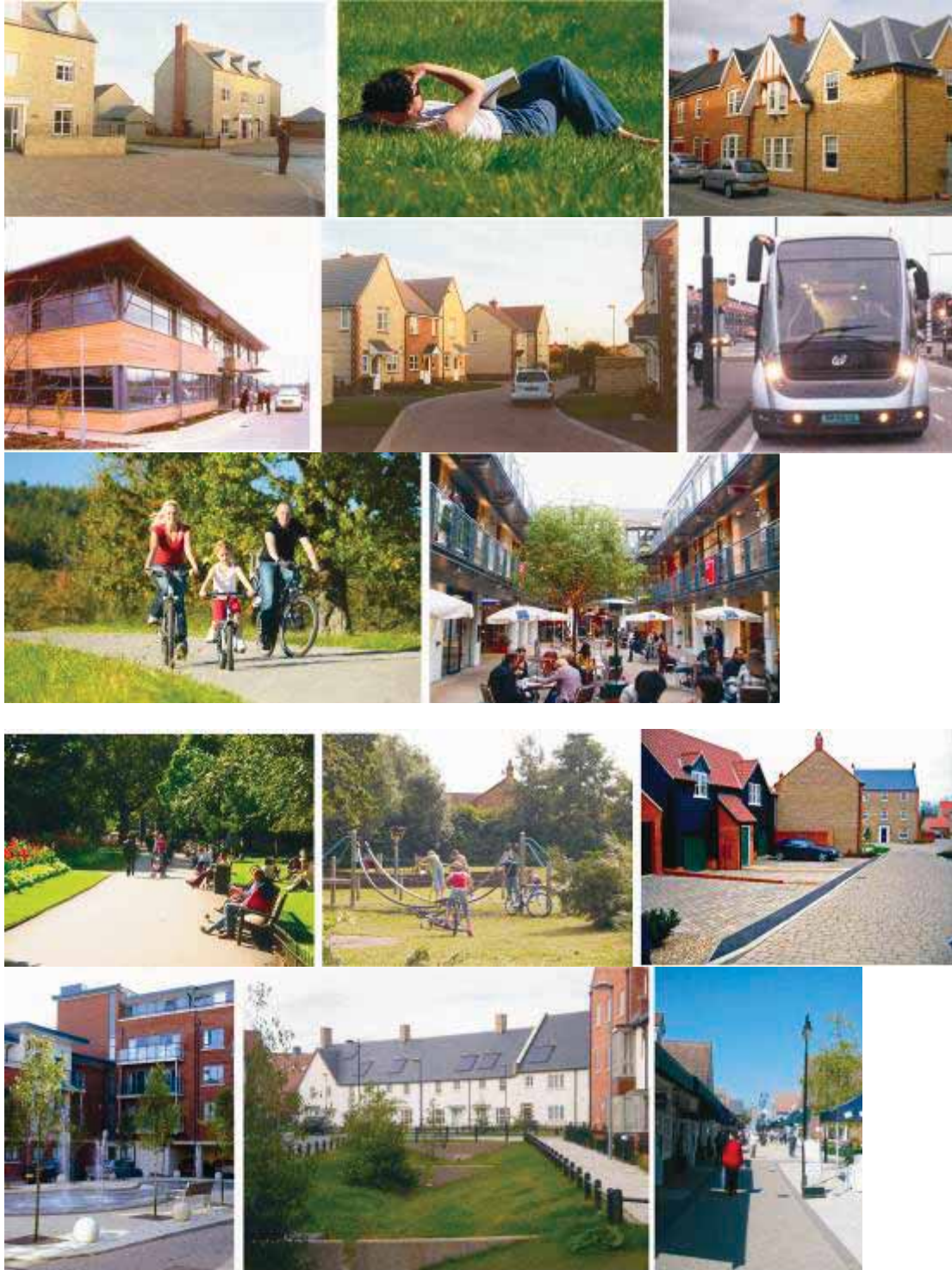
Materials and Texture

It will be important for development to ensure that the design and layout makes a strong contribution to the identity of the area.

Colour Palette

Colours of external buildings will, including doors and windows, be of a limited range that reflects the predominate use of colour in the buildings of the surrounding area.

Various Examples of Architecture and Materials.



7.0 SUPPORTING STRATEGIES FOR THE SITE

This section provides details in relation to the strategies that will support the land uses as discussed in section 6.0.

7.1 Access

The access strategy for the development is to provide a considerable level of public transport provision and improve accessibility for pedestrians and cyclists. By providing a mix of facilities, including a primary school, jobs, leisure and local shops, the needs for residents to travel from the site will also be reduced, thereby minimising dependency on the car.

7.1.1 *Creating an Accessible New Community*

Accessibility is a primary objective of the proposed development and is fundamental to the principles incorporated into the Development Framework Plan. Creating an accessible development, ensuring ease of movement within and between the different land uses is essential to creating a sustainable and inclusive new community.

7.1.2 *Integrating with the Existing Network*

The development of the site provides the opportunity for providing better connections with existing communities and for providing a more integrated environment. There is potential for enhanced foot/cycle provision to be provided along Salt Way towards Easington and beyond.

7.1.3 *Equal Access for All Modes*

Equal access for all is an important principle for any new development, and is especially so for the site which aims to attract new people to the site.

All buildings within the site are to provide universal means of access.

7.1.4 *Internal Layout*

Within the site itself, a public transport loop is proposed to allow buses into and out of the site and serve the maximum number of future residents. The inner route is proposed to run from the employment area, through the local centre, primary school and residential areas. The route has been located to ensure that all residents are within 400 metres of public transport. Figure 12 shows the public transport proposals in greater detail.

The internal layout is designed to accommodate not just public transport but the private car, cyclists and pedestrians providing multiple options to move around the site.

The bus route will incorporate bus stops within 400 metres of all dwellings, with bus priority, where appropriate.

The main public transport route will be lined with high density development to maximise residential areas in proximity to buses. Development will be of an urban, dense nature, comprising tall buildings, continuous street frontages and formal landscaping.

A permeable and safe network of streets will encourage shorter journeys to be made by foot or cycle. Segregated footpaths will be well-connected and overlooked by houses and other buildings to provide safe and convenient routes, linking the residential areas with employment, local centre and the primary school.

The internal cycle network will be linked to existing external cycleways including the National Cycle Route 5 to provide a well connected network from the site to other destinations nearby. Where possible, the routes of Public Rights of Way within the site have been maintained along their existing course.

7.1.5 *Parking*

Accommodating parking within the site is considered a critical element of the development proposals design. In general terms, the level and form of parking will depend upon the location's proximity to the public transport route. On-plot parking is the preferred approach to accommodating private ownership. This avoids creating environments which are dominated by private vehicles. In high density areas and within the Local Centre car parking on the street may be incorporated. On-street parking may also form a component of shared surface streets.

7.1.6 *New Public Transport System*

The new public transport network would be:

- designed for reliability, accessibility, with stops located within easy walking distance and create a route priority, and segregation, where appropriate;
- integrate the site within the existing bus network within and to Banbury; and
- to ensure that the principle of walkable neighbourhoods with the creation of a permeable network of safe, overlooked, direct pedestrian routes from all parts of the development to the local centre, employment and community facilities.

7.1.7 *Junction Improvements*

A proposed roundabout access off Bloxham Road (A361) will accommodate all future traffic generated by developing the site. A number of off-site improvements will also be made to Wykham Land, White Post Road and Bloxham Road.

7.2 **Landscape and Open Space**

The landscape strategy respects the existing character of dense hedgerows, undulating topography and mature trees, where appropriate. New development will be designed to incorporate and enhance the existing drainage and planting as much as possible.

Landscape mitigation and enhancement measures will benefit both landscape and ecology. These include the following:

- sympathetic integration of formal and informal recreational areas;
- significant retention of existing mature trees and hedgerows;
- new woodland and structural planting that links to and strengthens the existing landscaping;

FIGURE 11: ILLUSTRATIVE MOVEMENT PLAN

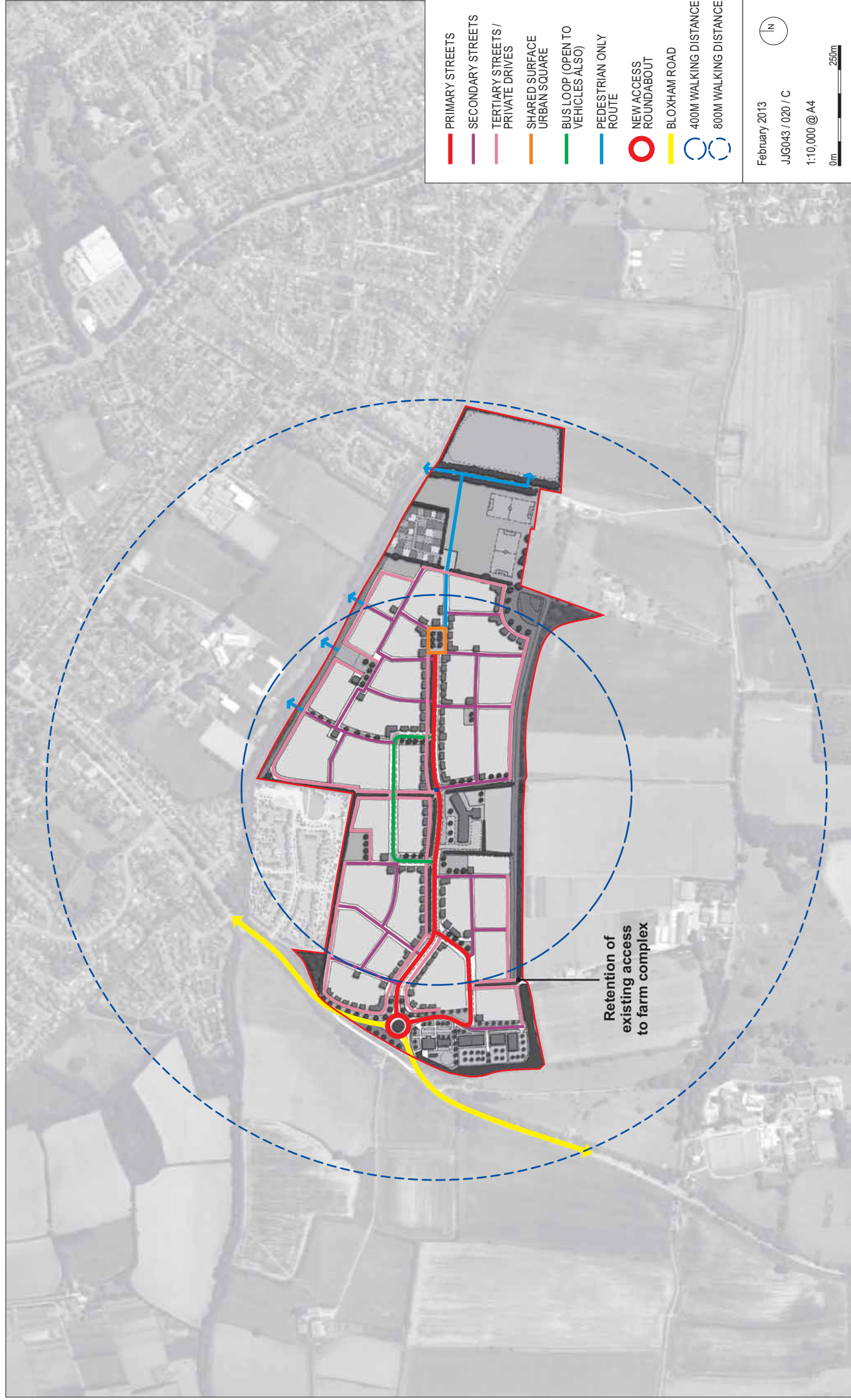
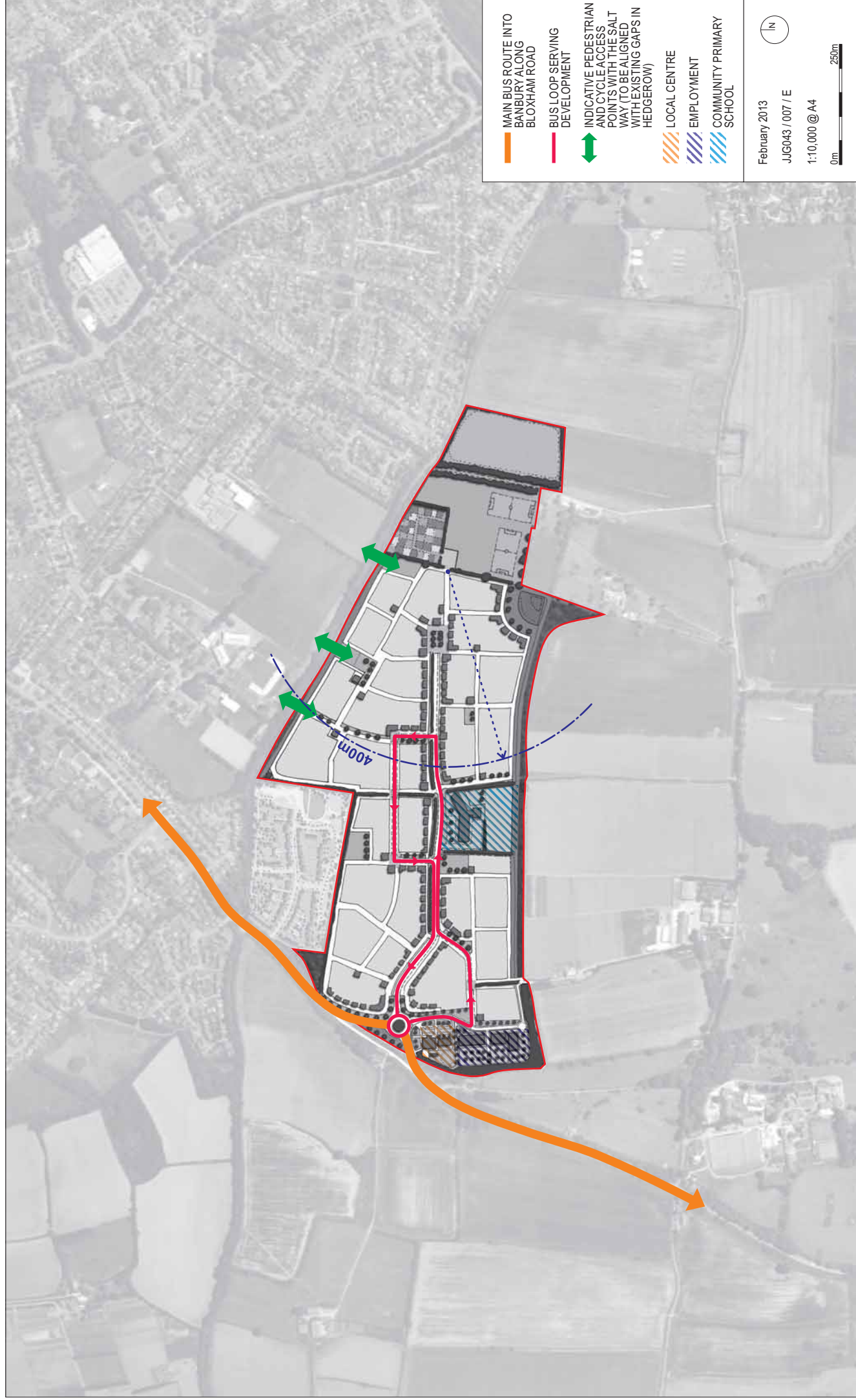


FIGURE 12: ILLUSTRATIVE PUBLIC TRANSPORT



- a programme of advance planting;
- surface water attenuation areas;
- linkages to significant retained hedgerows and green corridors to retain connectivity of habitats and facilitate movement of wildlife; and
- an option of a long-term management regime to enhance the landscape character.

Significant landscape features such as Salt Way; tree and hedgerow species will be maintained and enhanced where possible to form focal points along key views within the site. New strategic planting will reinforce the framework of existing vegetation. Species will be selected to optimise habitat creation and ecological diversity.

Significant hedgerows and mature trees will be retained, where possible, within the development. Generally, retained hedgerows will not form garden boundaries and be managed to enhance their wildlife value.

Existing public rights of ways and bridleways will be incorporated into the development. These will be supplemented by additional footpath and cycleway links.

Within the development, smaller formal landscape spaces will be an integral element of the design, with the provision of local areas for play as well as street planting as part of a high quality landscaped public realm.

Provision of both formal and informal open space within the site is a key element of the proposed development.

Careful consideration has been given to views from the west, particularly the setting of the access to Tudor Hall School. In response a large landscape buffer to the west of the employment area and Local Centre is proposed. A landscaped buffer of up to 25 metres can be created on the western side of the development to provide screening from the school and its access. Proposed indicative sections are included as Figure 13.

Indicative street sections are included as Figure 14 setting out possible street treatments.

7.3 Drainage

Sustainable Urban Drainage Systems (SuDS) techniques will be used for surface water generated from the new development wherever possible. Possible techniques to be used include:

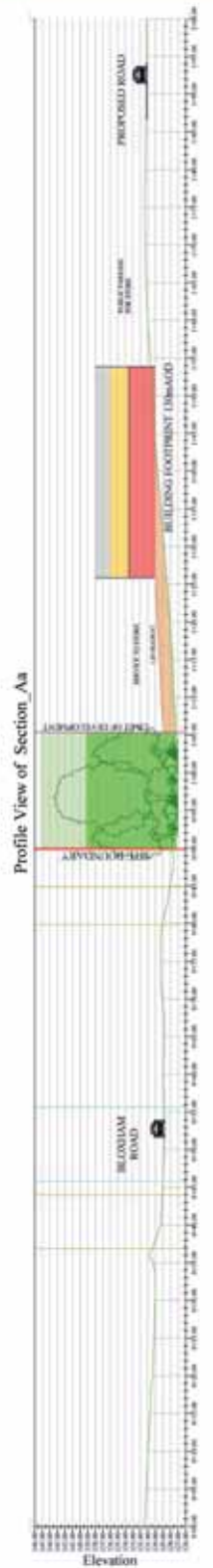
- the use of surface water attenuation methods to store and release collected surface water to receiving watercourses. These techniques include the use of balancing ponds; and
- the use of open swales (shallow ditches) to convey surface water to outfall wherever possible.

In addition to SuDS the generous provision of green, open outdoor space provided in the comprehensive landscape framework will facilitate natural drainage across the site.

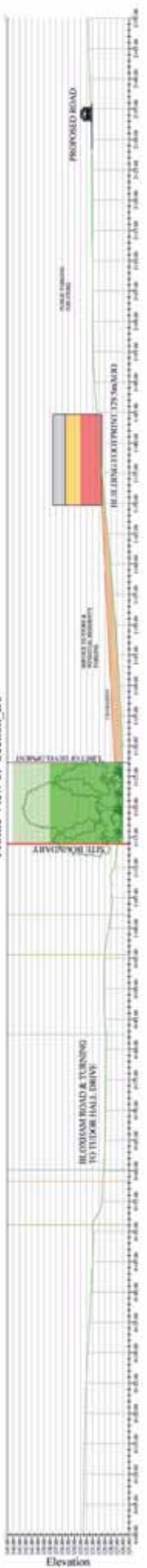


- Retail
- Residential
- Employment
- Moof Zone (2m)
- 1:20 parking gradient with indicative fill
- Proposed road location (levels to be decided)
- Development exerts (edge treatment to be decided)
- Landscape buffer to Western & Southern edge 12m minimum
- 10m maximum (at maturity)
- OS base features (embankments & planned areas)
- OS features existing
- OS features existing
- highway

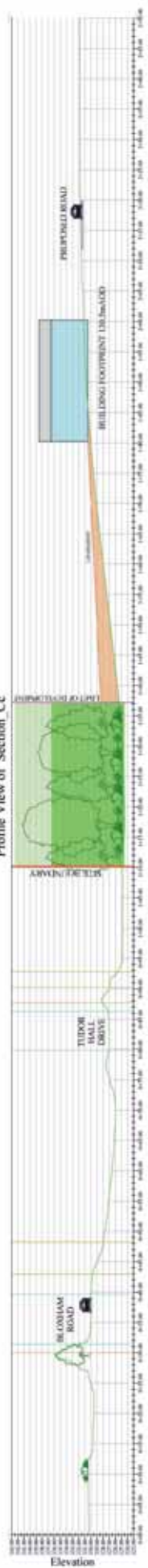
SECTION LINE BASED ON DIGITAL SURFACE MODEL (DSM) LIDAR DATA AT 1m RESOLUTION / INCLUDES ALL EXISTING VEGETATION & BUILDINGS



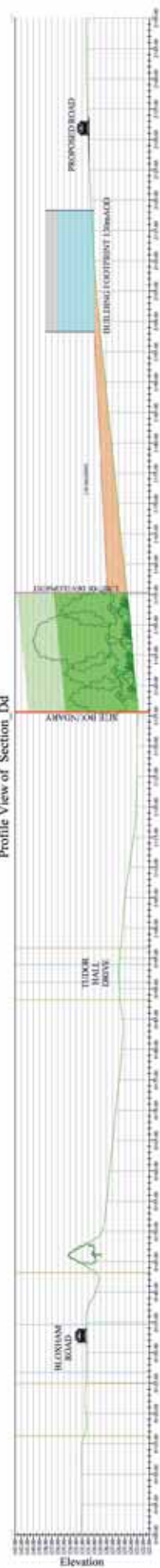
Profile View of Section_Bb



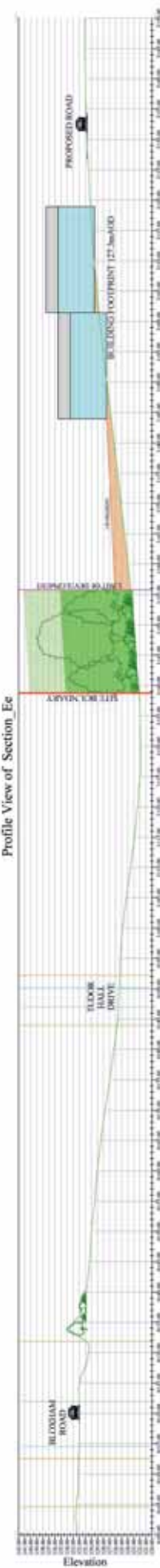
Profile View of Section_Cc



Profile View of Section_Dd



Profile View of Section_Ee

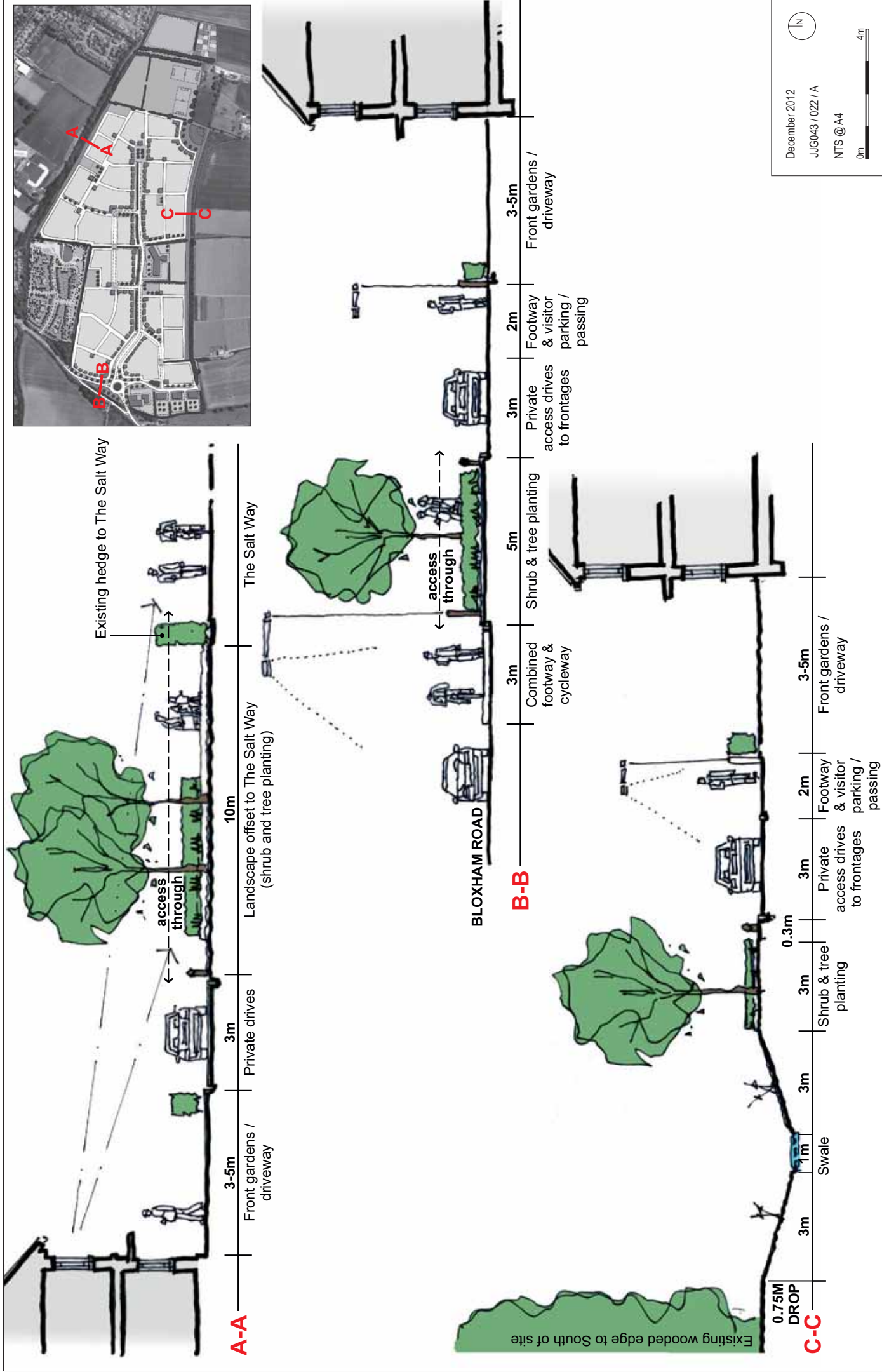


SECTION LOCATION
 (1:250 @ A0)
 (1:500 @ A2)
 (1:1000 @ A4)

Wytham Farm Park
 Sections Through Site
 FIGURE 13

DATE	13.08.2013
SCALE	1:1000
PROJECT	Wytham Farm Park
CLIENT	David Lock Associates





**FIGURE 14: STREET SECTIONS
WYKHAM PARK FARM**

7.4 Building in Sustainability

Building in sustainability will be an integral part of the development proposals. Gallagher Estates will ensure that the development meets the appropriate national standard at the point of consent. Possible techniques to be used include:

- adoption of SuDS where appropriate;
- implementation of strategies to reduce waste, including construction waste and to encourage recycling; and
- adoption of a 'Green Travel Plan' to encourage sustainable modes of travel.



8.0 DELIVERY

This section deals with aspects relating to delivery of the site.

8.1 General Principle

The general principle will be to allow the development to be led by the market but within a framework which ensures an acceptable environment can be created and appropriate infrastructure put in place.

8.2 Detailed Master Plans and Design Codes

Section 5.0 sets out some key principles to be applied to different land uses within the site. These principles are the first step to providing more detailed design guidance, such as detailed master plans or design codes. This can ensure that the quality of the design is controlled through the implementation of the development.

8.3 Management

Extensive new green spaces and public realm will be created in the development. The successful maintenance of the green infrastructure and public realm is as important as the creation of the spaces.

8.4 Conclusions and Next Steps

The proposed development will provide a high quality residential development providing a full range of dwelling sizes of high quality design that responds to the distinctive setting of the development and provides valuable community benefits.

The proposals include:

- up to 1,000 new dwellings; including a mix of dwelling types, sizes and tenures.
- an employment allocation of up to 2 hectares; including business (B1 uses) and general industrial (B2 uses).
- a local centre including a mix of retail (A1 uses), business (B1 uses), services (A2-A5 uses), leisure (D2 uses) and community uses (D1 use). The local centre will include a public square.
- a new one-form entry primary school on land up to 2.22 hectare site to allow for expansion.
- green infrastructure comprising: retention and enhancement of significant hedgerows and woodland areas; strategic open space comprising parks with sport pitches, Neighbourhood Equipped Areas of Play (NEAP) and Local Equipped Areas of Play (LEAP); other informal public open spaces; and structural landscape planting.
- transport infrastructure comprising: access from Bloxham Road (A361); public transport hub in the local centre, primary road network, public transport corridor and strategic pedestrian and cycle routes.
- associated infrastructure, roads, lighting and drainage systems.

This DAS has begun to set out the design vision and key principles to be adhered in the development.

The next stage would be a lower tier of master planning and design coding that sets out in greater detail how the proposals will be developed.

DAVID LOCK ASSOCIATES LIMITED

50 NORTH THIRTEENTH STREET, CENTRAL MILTON KEYNES, MK9 3BP

TEL: 01908 666276 FAX: 01908 605747 EMAIL: mail@davidlock.com

www.davidlock.com

David Lock Associates
Town Planning and Urban Design

