Cherwell Residential Design Guide

Supplementary Planning Document

Masterplanning and architectural design guidance

Adopted on 16 July 2018

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

Alan Baxter

The Cherwell Residential Design Guide has been prepared by Cherwell District Council in collaboration with Alan Baxter Ltd and ESHA Architects.

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FOREWORD

Cherwell is an attractive district, structured around the historic market towns of Banbury and Bicester and its villages and rural hamlets. The area has a distinct character born out of its geology, landscape and history and its places are well valued by those who live here and those who visit from further afield.

The value of good design is well understood. Well-designed places add environmental, economic, social and cultural value. The Cherwell Residential Design Guide has been produced to ensure that new residential development results in vibrant, sustainable, safe and attractive places that add to the District's legacy. The Guide is not focused on building detail, but intends to support the development of new places that reinforce the character and vitality of a settlement. Central to this is the need for development that provides safe places to live and work, promotes sustainable transport and ways of living with good connections to local facilities.

Over the Local Plan period to 2031, Cherwell will experience unprecedented growth that will bring over 22,000 new homes and many new jobs to the District. The Cherwell Local Plan sets a vision for high quality and locally distinctive design. The ethos of the Design Guide is underpinned by a commitment from the Council to promote exemplary standards of design across the District. Our aim is to create great buildings and desirable places that are valued by future generations and add value to the development process.

Achieving this ambition is only possible through working in partnership with multiple stakeholders. In the production of this document, the Council has sought the views of councillors, planners, developers and the local community and all these parties need to be active stakeholders as new development proposals are shaped. We hope you will welcome the guidance and use it to support a positive legacy of great places and well-loved neighbourhoods.

Cllr. Colin Clarke
Lead Member for Planning
Cherwell District Council

1 THE IMPORTANCE OF HIGH QUALITY DESIGN

THE IMPORTANCE OF HIGH QUALITY DESIGN

1.1 A new era for design in Cherwell

High quality design supports a positive legacy, leaving successful places which are both functional and beautiful, which engender a sense of community, are long lasting and age well.

The District of Cherwell is known for its distinctive picturesque villages and diverse, historic market town centres. These places have a strong character rooted in the local landscape and have evolved over many centuries.

Looking to the future, the evolution of the District's settlements is set to continue at a rapid pace, with a significant number of new homes planned reflecting Cherwell's attractiveness as a place to live and work. This vision is set out in the Cherwell Local Plan 2011 – 2031 Part 1 (adopted July 2015).

Cherwell District Council is committed to protecting and enhancing the special character of the District. The Cherwell Residential Design Guide has been written to support high quality residential development, primarily on major and strategic development sites, guiding the development of locally distinctive places that reinforce the positive character of the district.

This is an exciting opportunity to create new places which are of a high standard and fit well with the established character of the District. Investment in high quality design today will create a legacy of delightful and successful places for future generations to enjoy. It will support the wider economic prosperity of the District by providing the right mix of high quality homes to attract and retain workers.

The Council has made a commitment to raising the standard of design across the District through Policy ESD15 of the adopted Cherwell Local Plan (2011 - 2031) and recognises that there are lessons to be learnt from less successful twentieth century developments.

It is intended that the Guide will:

- Support more efficient and effective decision making in the planning process
- Provide clarity and more certainty to developers on the Council's approach to design
- Promote good quality design and inspire high quality development
- Engage residents of Cherwell in the shaping of their built environment

North West Bicester

1

1.2 The role of the Design Guide

This Residential Design Guide is an important document that supports the Council's drive to significantly raise the standard of residential design across the District. It forms part of a wider design quality initiative.

The Guide provides further explanation and guidance in relation to Policy ESD15 of the Cherwell Local Plan 2011 – 2031 Part 1, explaining what high quality design means in practical terms and why it matters. It is a technical guide, providing clarity and certainty on the design standards that are required. In doing so, it supports a streamlined planning application process and the timely delivery of new homes.

It is designed to be used by everyone involved in shaping places: developers, designers, local residents, Council officers and politicians. By developing a shared understanding of what good design means and why it is important, the Guide empowers local residents and stakeholders to engage in the design process and demand more.

The Guide is designed to promote a holistic approach. Design is not a tick box exercise and we expect a contextual approach to guide the process. Each chapter of the Guide deals with a different part of design . It starts with responding to the site and context, followed by developing the structuring principles of the Masterplan, and then explores individual elements of place including streets, buildings and landscape. The final chapters consider sustainability and innovative approaches, building details and use of materials.

Read together the chapters give an overview of the design process from site selection to detailed design. The chapters of particular relevance to individual stages of the planning process are highlighted in table 1.1.

The Guide has been written to support all residential development. While all guidance is relevant for major and strategic sites, the majority of the principles should be applied to other development types including single dwellings, minor infill and smaller housing sites.

Recent housing developments often do not respond to Cherwell's vernacular traditions and context, but the majority of housebuilders in the area wish to provide a 'traditional ' product.. Chapter 7 sets out detailed information on the design of buildings that is in keeping with the District's unique character.

Innovation and the sustainability are a key part of the design agenda and provide the foundation to creating healthy and sustainable places. The Council promotes architectural innovation, which may be particularly appropriate on some of the larger strategic development sites. This approach is likely to vary significantly from the traditional vernacular forms and more detail is set out in Chapter 8.

The Guide sits within a suite of planning documents which will be relevant to guide site planning and design. The Cherwell Local Plan, provides an overarching policy approach for most strategic sites. The guide will sit alongside the masterplans for Banbury, Bicester and Kidlington. The guide will provide the starting point in establishing site specific guidance on Local Plan sites.

Relevant chapters	Site selection / outline planning application	Full application	Reserved matters application
1 The importance of high quality design	✓✓	✓✓	✓
2 Cherwell's special character	✓✓	✓✓	✓
3 Responding to the site and its context	✓✓	✓✓	✓
4 Establishing the structuring principles	✓✓	✓✓	✓
5 Streets and spaces	✓	✓✓	✓✓
6 Building and plot arrangements	✓	✓✓	✓✓
7 Building elevations and details	✓	✓✓	✓✓
8 Innovation and sustainability	✓✓	✓✓	✓✓

Table 1.1 Chapter relevance

✓✓ highly relevant
✓ relevant

1.3 The design and planning process

Good design is a collaborative process. Scheme promoters and their design teams will be expected to work with council officers early in the process through pre-application engagement.

The Council encourages pre-application engagement before a site is purchased as this provides an opportunity to establish and agree the brief for the site that will help inform development value assumptions.

Early engagement with the Council will help to identify potential issues and uncertainties early on in the design process. This helps to provide more certainty once an application is submitted, steam lining the process.

For major and strategic sites, Planning Performance Agreements (PPA) are strongly recommended, where common goals, design standards, resources and delivery targets can be agreed.

The Council strongly encourages public engagement throughout the design process. Design review is also seen as an important part of the planning process. Further information can be found in **Appendix G**.

The preparation of site specific guidance such as design codes and development briefs. is often required for large sites. It is expected that site specific guidance will follow the principles set out in the Design Guide. Once approved site specific guidance should provide additional detail on design and masterplanning matters that complement this guide. Further information on Design Codes and Development Briefs is provided in **Appendix G.**

Figure 1.1 explains the required process from site selection to reserved matters application and the points at which engagement with the Council should take place as a minimum on strategic and major residential development sites.

A similar process should be followed for minor residential development sites, though it is anticipated that the Stage 1 and 2 process set out in the left hand side would be proportionate to the scale, complexity and sensitivity of the scheme in these cases. For sensitive sites (villages, conservation areas, AONB etc.) a similar process to the diagram above will be expected for all schemes over 5 units. For smaller sites 10 - 100, the process should be agreed with the case officer

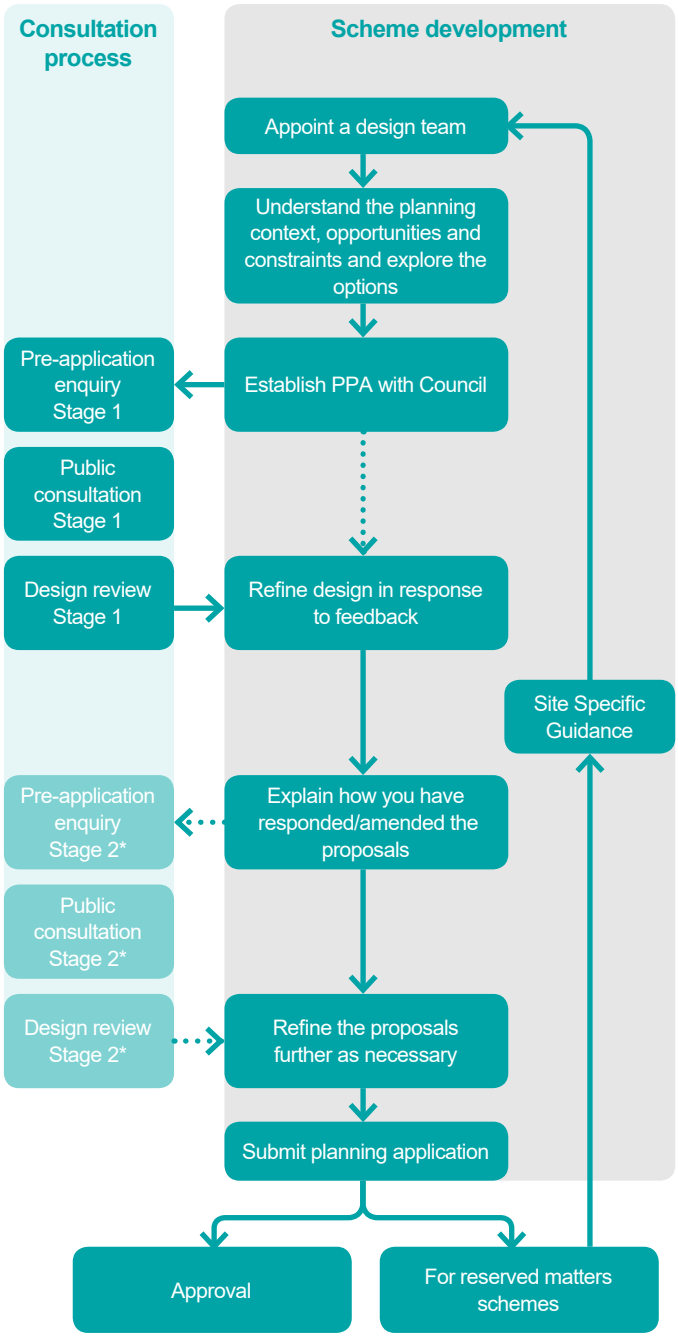


Figure 1.1 Process diagram for outline and full planning applications for major and strategic sites (over 100 units)

* Second stage pre-application enquiry, public consultation and design review may not be required where an acceptable solution has been established at stage 1

1.4 Policy background

The requirement for high quality design is instilled in Local and National planning policy and supporting guidance.

Relevant policy and sources of further guidance are highlighted in each chapter of this report. A full reading list is provided in **Appendix A**.

National policy and guidance

National Planning Policy Framework (NPPF) 2012
The Government's NPPF is based around a presumption in favour of sustainable development of which good design is a key aspect.

The key message is that development should contribute positively to making places better for people though establishing a sense of place in response to local character and history. It clearly states that permission should be refused for development of poor design quality. The NPPF specifies that Local Plans should develop robust and comprehensive policies that set out the quality of development that will be expected within their area. Further explanation of the NPPF policies on design is provided in the supporting online publication **Planning Practice Guidance**.

National design guidance
National design guidance documents which provide useful background reading and further detail relating to the design process include:

- The Urban Design Compendium, English Partnerships (2nd Edition 2007) and Urban Design Compendium 2, English Partnerships (2007)
- Manual for Streets, DfT/DCLG (2007) and Manual for Streets 2, DfT (2010)
- Car Parking: What Works Where, English Partnerships (2006)
- Building for Life 12, Design for Homes (2012)

Local policy and guidance

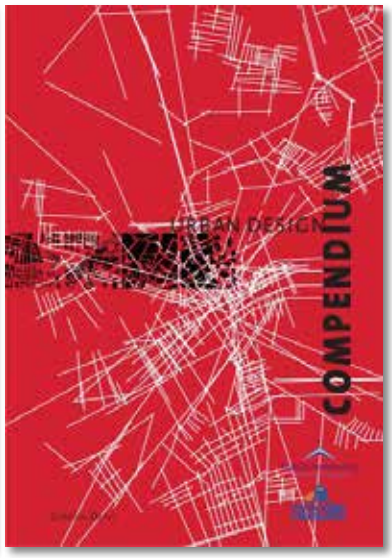
Cherwell District Local Plan Part 1 (2011-2031)

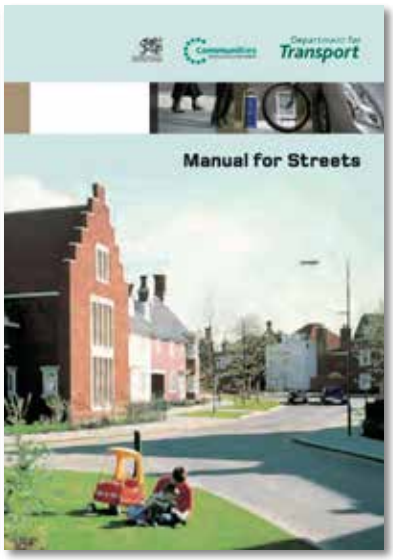
The adopted Local Plan states,

> *"We will ensure that what we approve for development, whether commercial premises or housing, is of the highest design and building standards." (Local Plan, Foreword).*

The Design Guide is being prepared in response to Policy ESD 15: The Character of the Built and Historic Environment of the Local Plan. The headline policy states:

> *"Successful design is founded upon an understanding and respect for an area's unique built, natural and cultural context. New development will be expected to complement*





and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the District's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential." (Local Plan, page 117).

The full wording of Policy ESD15 is provided in **Appendix B.** The Design Guide provides explanation and guidance on the meaning of the Local Plan policies in relation to design and once adopted as a Supplementary Planning Document will be a material consideration in the determination of planning applications.

Further policies relating to design are to be included within Part 2 of the Cherwell District Local Plan.

Neighbourhood Plans

Once made Neighbourhood plans are made part of the District's Development Plan and will be used in the determination of planning applications within the area / Parish. They typically provide local policy relating to character, design, mix and location of development.

Adopted Neighbourhood plans

- Bloxham (2016)
- Adderbury (2018)
- Hook Norton (2015)

The following neighbourhood plans are in preparation:

- Deddington
- Merton
- Mid-Cherwell
- Stratton Audley
- Weston on the Green
- Bodicote

District design and heritage guidance

Sources of Cherwell planning guidance relating to design which are material considerations when determining planning applications include:

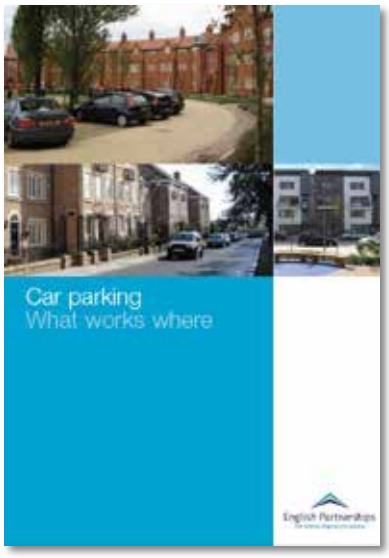
- Conservation Area Appraisals
- Supplementary Planning Documents – site specific and District wide
- Informal planning guidance

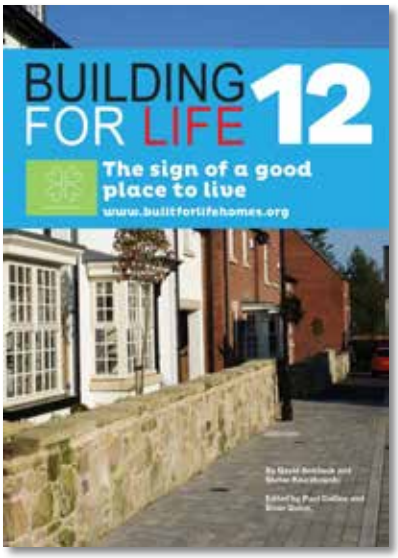
A list of current guidance documents is available on Cherwell District Council's website.

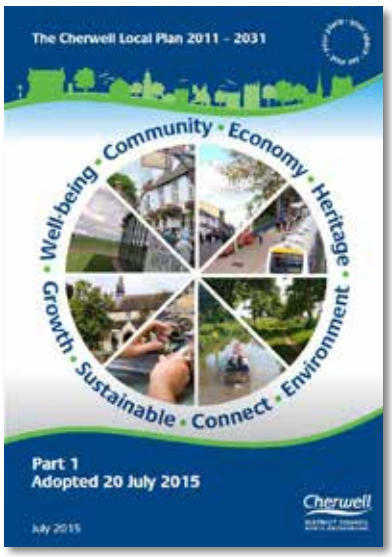
Oxfordshire County Council

The County provides guidance on movement issues across Oxfordshire. and emphasises the importance of designing layouts which prioritise people before cars.

- Connecting Oxfordshire: Local Transport Plan 2015 - 2031 (2015)
- Residential Road Design Guide (2015)
- Design Standards for Walking (2017)
- Design Standards for Cycling (2017)







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1.5 Abbreviations

Throughout the document the following abbreviations are used:

Cherwell Residential Design Guide (this document) = the Guide
Cherwell District Council = CDC
Oxfordshire County Council = OCC
Manual for Streets = MFS
National Planning Policy Framework = NPPF

2 CHERWELL'S SPECIAL CHARACTER

2.1 The evolution of the District
2.2 The larger settlements
2.3 Countryside Character Areas

2

Cherwell's towns and villages have evolved in response to their landscape, movement and social contexts.

This chapter provides a summary of the distinctive characteristics we see today in different parts of the District. It should be used as a starting point for more detailed, site specific analysis which is the first step towards creating a locally distinctive development which sits comfortably alongside its established neighbours.

New development in Cherwell should promote:

- Development informed by an understanding of the historic evolution and character of the District
- The creation of new places which fit well with the pattern and character of local towns and villages
- Development which is locally distinctive and reinforces the different characters of the north and south of the District
- Development which is located appropriately in response to landscape and topography
- Use of appropriate local materials and detailing (see also chapter 7)
- Or a truly innovative approach to architecture and design

New development should avoid:

- The creation of 'anywhere places' which do not reflect local character
- Inappropriate settlement patterns, architecture and materials
- An awkward relationship between new and old
- The use of superficial details to add character

Please refer to the following chapters for supporting information:

- **Chapter 3:** For details of how site specific analysis should be undertaken
- **Chapter 4-7:** For guidance on how the understanding of local character should inform the masterplan and detailed design decisions
- **Chapter 8**: For guidance on sustainability considerations
- **Appendix C:** List of Conservation Areas within the District

Further reading:

- **Countryside Design Summary, 1998, CDC:** A detailed characterisation study of the District's settlements with particular focus on the rural villages
- **Oxfordshire Wildlife and Landscape Study:** http://owls.oxfordshire.gov.uk. A detailed classification of the District's landscape character
- **Colour Palettes, 1996, Studio REAL:** A detailed guide to traditional materials and colour palettes used in different parts of the District.
- **Conservation Area Appraisals, CDC:** Provides detailed character analysis and guidance for each of the District's conservation areas
- **Landscape Character Sensitivity Assessment, 2017, CDC:** Provides an assessment of landscape sensitivies across the district
- **Category 'A' Villages Village Analysis, 2017, CDC:** Provides an analysis of key issues associated with category A villages

2.1 The evolution of the District

2

Local planning policy emphasises the importance of reinforcing Cherwell's local distinctiveness. New development should sit comfortably alongside the established townscape and landscape character of the local area and be unmistakably 'of Cherwell'.

This chapter is intended to assist with the understanding of local character by summarising the key characteristics of the District's three larger settlements and rural areas. It should be used as a reference when undertaking site specific analysis to inform the design process.

Growing from the land

In an area of Oxfordshire rich in natural resources, Cherwell has been settled from the earliest times. The District takes its name from the River Cherwell, running north to south through the District.

The distinctive character of the District has evolved slowly over the centuries and owes much to its landscape and underlying geology which have directly influenced the character of the built environment. The majority of building materials were sourced from the landscape; buildings were constructed of locally quarried stone with roofs of locally grown thatch. The resulting townscapes are unique to each local area and have a strongly defined character.

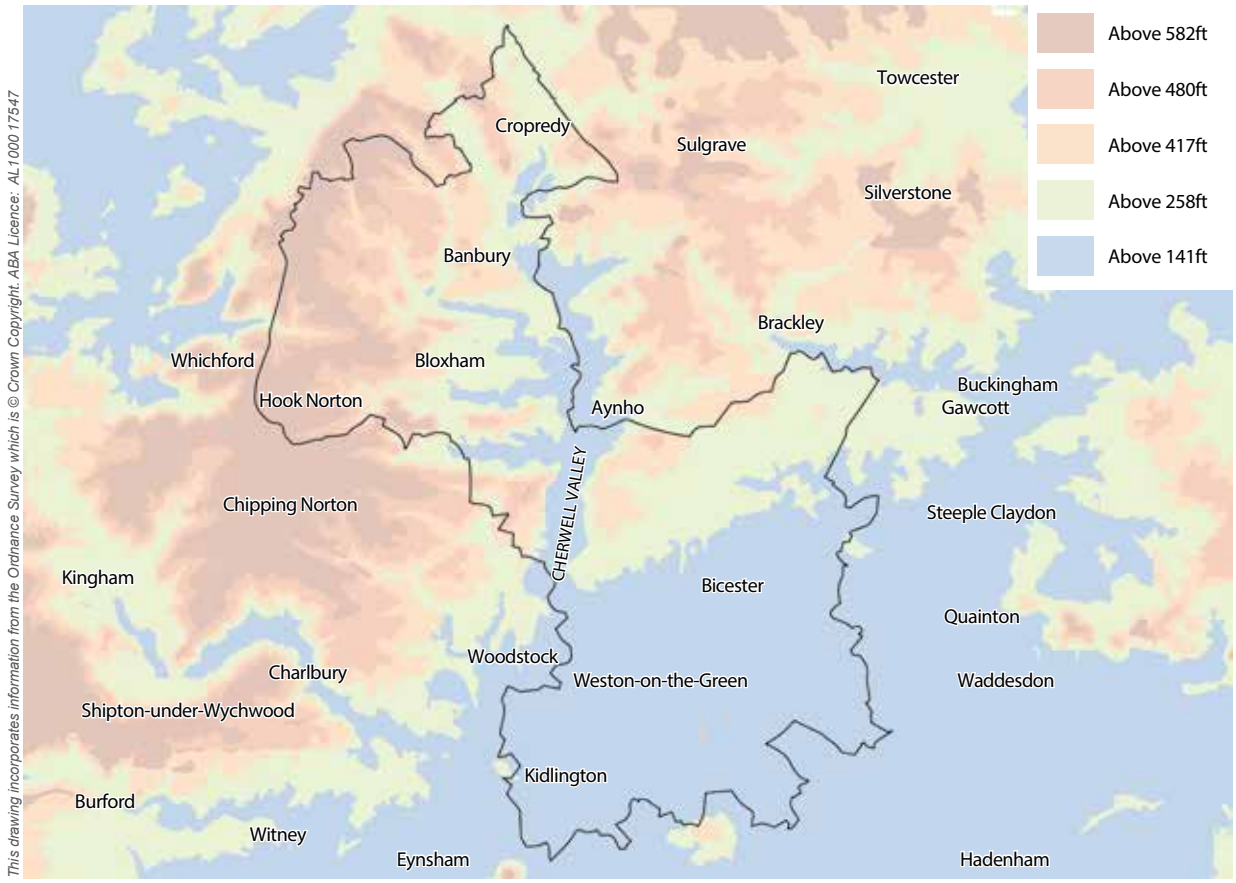


Figure 2.1 Topography map
(derived from Ordnance Survey data)

Outside the central valley the District can be broadly divided into two character areas to the north and south:

- To the north and north-west, the District is defined by upland plateau, consisting of rolling hills and steep valleys of ironstone geology. Villages in this area are distinguished by their ochre ironstone walls. Banbury sits at the heart of the ironstone north
- The south-east consists of gently rolling limestone plateaux, with large areas of woodland and historic parkland. The south is mostly low lying, based on clay. Villages across the south make use of the cooler toned limestone as the primary building material. Bicester and Kidlington are larger settlements in the south

Relationship to Oxford

While outside the District, the relationship with Oxford is also relevant. Oxford lies directly to the south of the District and provides the economic and cultural heart to the County. Historic routes radiate from the city into the district reflecting the clear relationship that many settlements have with the City. The Council is currently undertaking a Local Plan Partial review to consider the housing requirement from Oxfords unmet need. The relationship between Oxford and new development areas to the south of the District will be important.

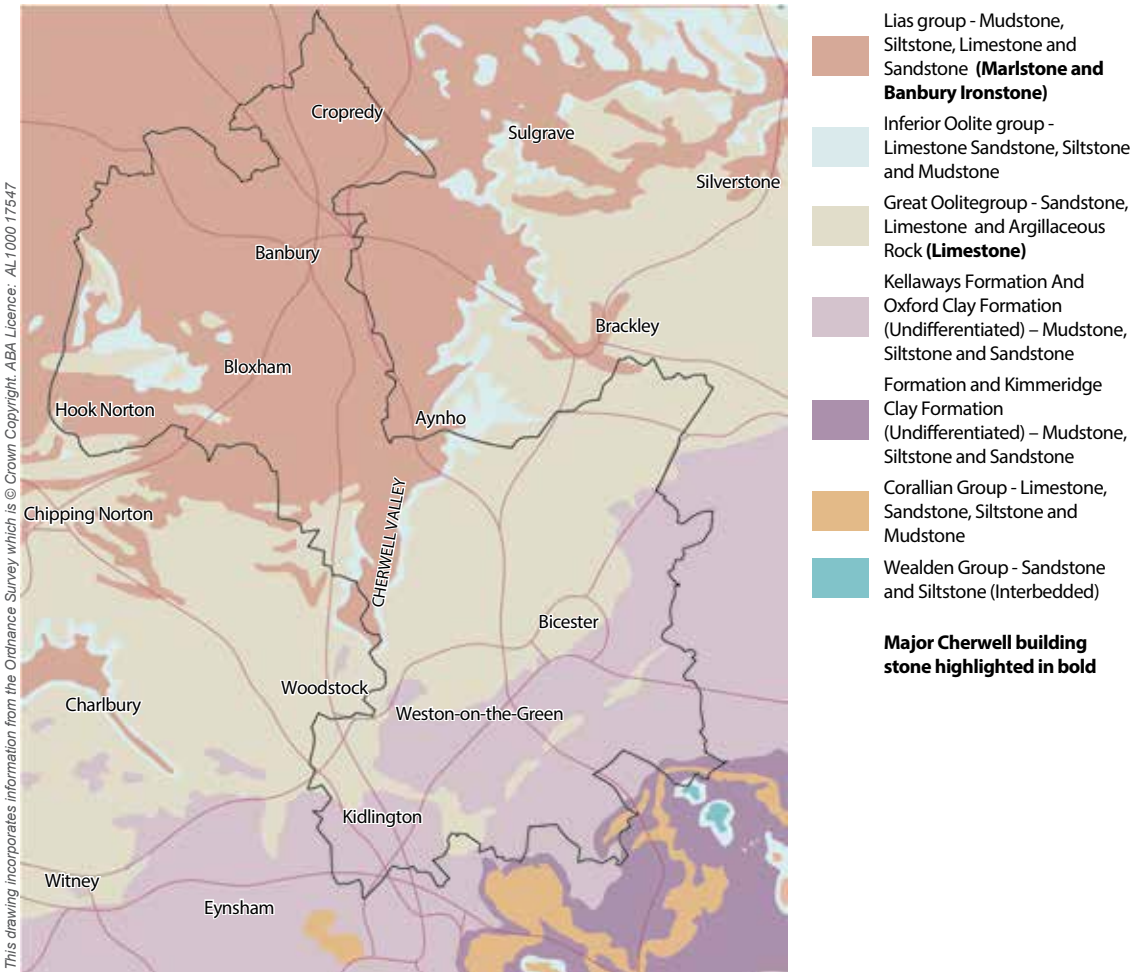


Figure 2.2 Geology map
(derived from British Geological Survey mapping)

2

The railways and Oxford Canal had a significant influence on settlements along their routes. New development in places such as Banbury, took advantage of access to materials such as red brick and Welsh Slate.

Today, Cherwell is an area of growing contrasts. The market towns of Banbury and Bicester which grew as a focus for trade continue to be the primary settlements and have developed an urban character as a result of rapid growth in the twentieth century. The village of Kidlington, the third largest settlement in the District, does not have the status of a market town, but also experienced rapid twentieth century growth as a result of its proximity to Oxford.

The majority of the District, however, retains a rural character. Many of its 72 villages are of a small scale, with distinctive historic cores. They continue to rely on the larger villages and market towns for higher order facilities, retail and employment opportunities.

The high quality of the District's townscapes is reflected in the designation of 60 conservation areas, with over 2,300 listed buildings and dozens of scheduled ancient monuments. The designated historic and natural features of the wider countryside include registered parks and gardens, battlefields and nature reserves.

Appendix C contains a list of Conservation Areas. These are important documents and are a material consideration in planning applications.

Ironstone villages of the north - Bloxham (top) and Adderbury (bottom)

Limestone villages of the south- Islip (top) and Fringford (bottom)

Implications for new development

Where there is a strong, distinctive local character in the surrounding settlement it is expected that new development will be in keeping. Local character should be reflected in all aspects of design from the masterplan layout to building typologies, materials and detailing. This is particularly important for village development sites or small scale infill within historic urban areas. Often these areas are within Conservation Areas or their settings in which case the detailed guidance provided in Conservation Area Appraisals also applies.

Development at the edge of the larger villages and towns including Banbury, Bicester and Kidlington should reflect the distinctive characteristics of the settlement and the wider Character Area in which the settlement is located. Twentieth century housing estates of a generic character and poor design should not be taken as a precedent.

2.2 The larger settlements

2

Banbury

Banbury is a market town of around 44,000 residents, located within the ironstone north of the District. Its earliest origins date from the Saxon period. As early as the seventh century, a settlement developed at the junction of the two ancient roads of Salt Way and Banbury Lane on the west bank of the River Cherwell.

By the mid-thirteenth century the market and associated industries had begun to prosper, becoming an important centre for the wool trade. Transport links continued to support the town's prosperity with the arrival of the Oxford Canal in 1778 and railways in 1850 and it developed a strong industrial base.

Banbury's central historic core remains relatively intact with a medieval pattern of narrow streets, lanes, market squares and burgage plots. The civic buildings date from the eighteenth and nineteenth century and the towns strong industrial heritage can be seen in its built fabric. Early buildings are constructed from local Hornton ironstone and other local ironstones, with locally produced red brick with a soft tone used from the mid-eighteenth century onward.

The adjoining suburbs dating from the eighteenth and nineteenth centuries, have a grid plan and consist of two or three storey terraced houses. Detached, semi-detached houses and large villas of the nineteenth and early-twentieth century are on a grander scale, with larger plots and mature trees making a valuable contribution to the streetscape.

In comparison to Bicester and Kidlington, Banbury's twentieth century expansion was more gradual and has greater coherence. In outer Banbury, the majority of the built environment was developed during the second half of the twentieth century, particularly 1950s to 1970s to house overspill population from London and the West Midlands. The growth accelerated after

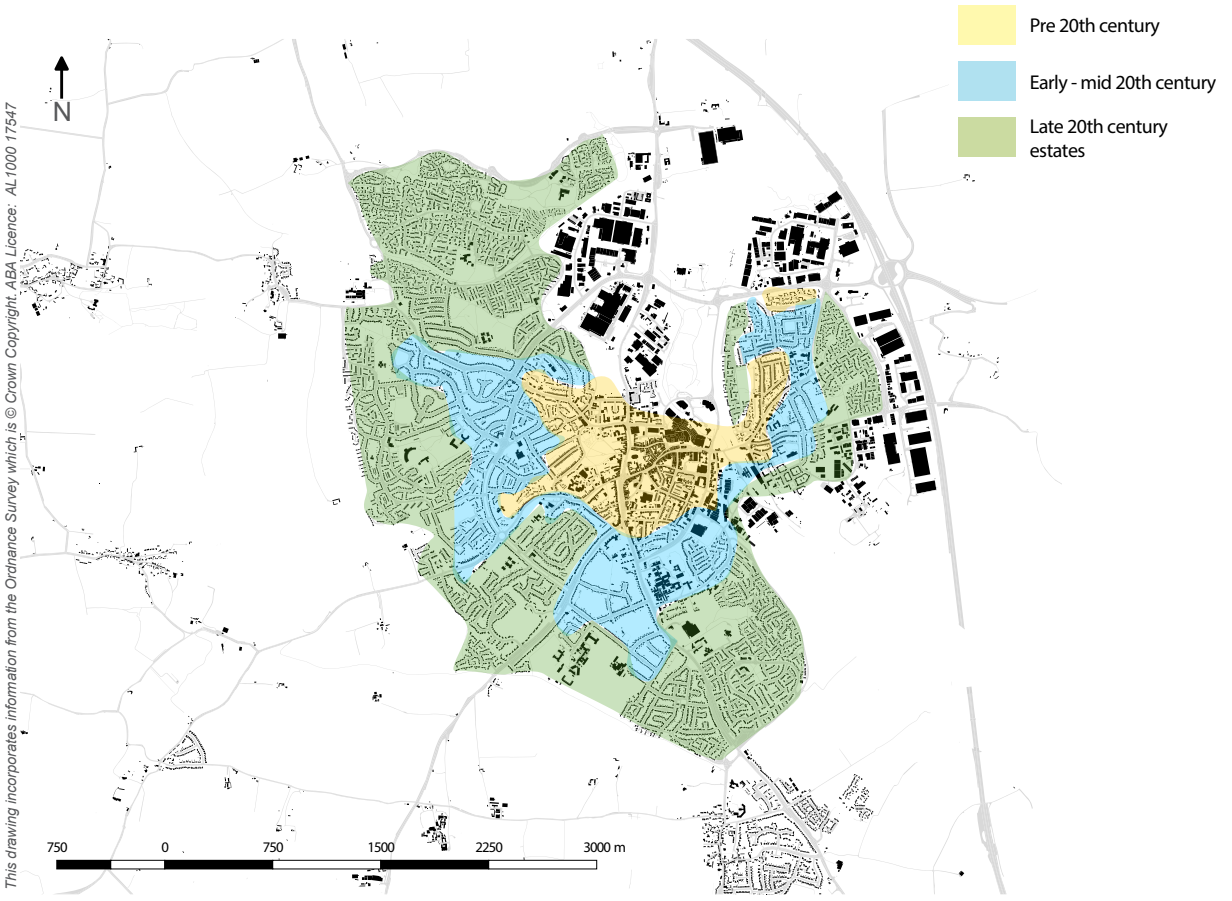


Figure 2.3 Banbury

the 1970s with the completion of the M40 which gave fast and direct access to London and Birmingham.

The Council took a strong lead in the design of the later suburbs, which follow garden suburb principles. In contrast, large estates developed on the periphery of the town offer little in terms of local distinctiveness.

The town remains both walkable and cyclable, with a clear sense of order and relationship between residential areas and the town centre. It is important that new development at the edge of town continues to relate well to the centre and reflects the building traditions of the town's more distinctive residential areas. Key characteristics include:

- A compact medieval core, defined by a clear network of streets and defined frontages. There are a wide range of building styles reflecting the development and redevelopment of the area over the centuries, but harmony is established through the consistent rhythm of the plots, scale and materials
- Victorian and Edwardian suburbs with greater consistency; typically terraced properties, constructed in local brick with a harmony of plots, scale and details
- Many of the mid 20th century suburbs also have a sense of order established along Garden Suburb principles, with tree-lined avenues and stretches of terrace or semi-detached properties set back from the street behind clearly defined thresholds
- Some late 20th century development has a weak urban form and lacks local distinctiveness

Some 20th century developments in Banbury have a weak urban form and lack local distinctiveness

Pre-20th century development in Banbury - Old Parr Road (top), King's Road (middle), South Bar Street (bottom)

2

Bicester

Bicester is a rural market town, located in the south east of the District. Established on a river crossing of the River Bure, an ancient route between Oxford and Buckingham, it sits at the northern edge of the Otmoor lowlands next to a band of limestone and Cornbrash. The river and a railway embankment provide variation to the otherwise flat topography. Graven Hill, located at the south east of town, is the only topographic feature of note.

Bicester's historic core is still the commercial centre and the civic heart of the town. It formed from the coalescence of three settlements: King's End, Market End and Crockwell and was influenced by the route of the River Bure. Aside from redevelopment in the centre, it changed little through the eighteenth to mid-twentieth centuries.

The bulk of the historic core consists of two or three storey vernacular buildings of limestone rubble or red brick with some re-fronted timber framed buildings along the old London Road. Building frontage in the town centre is continuous; strongly defining the public realm. The green spaces within Bicester provide valuable relief from the densely built town centre and mature trees positively contribute to the townscape.

The shape of the town altered in the twentieth century with the establishment of the RAF station and later the Ordnance Depot. Housing estates were developed around the periphery of the historic core. These are well cared for, but poorly connected to the centre and lack local distinctiveness. From a population of 5,512 in 1961, numbers grew to an estimated 32,640 in 2011.

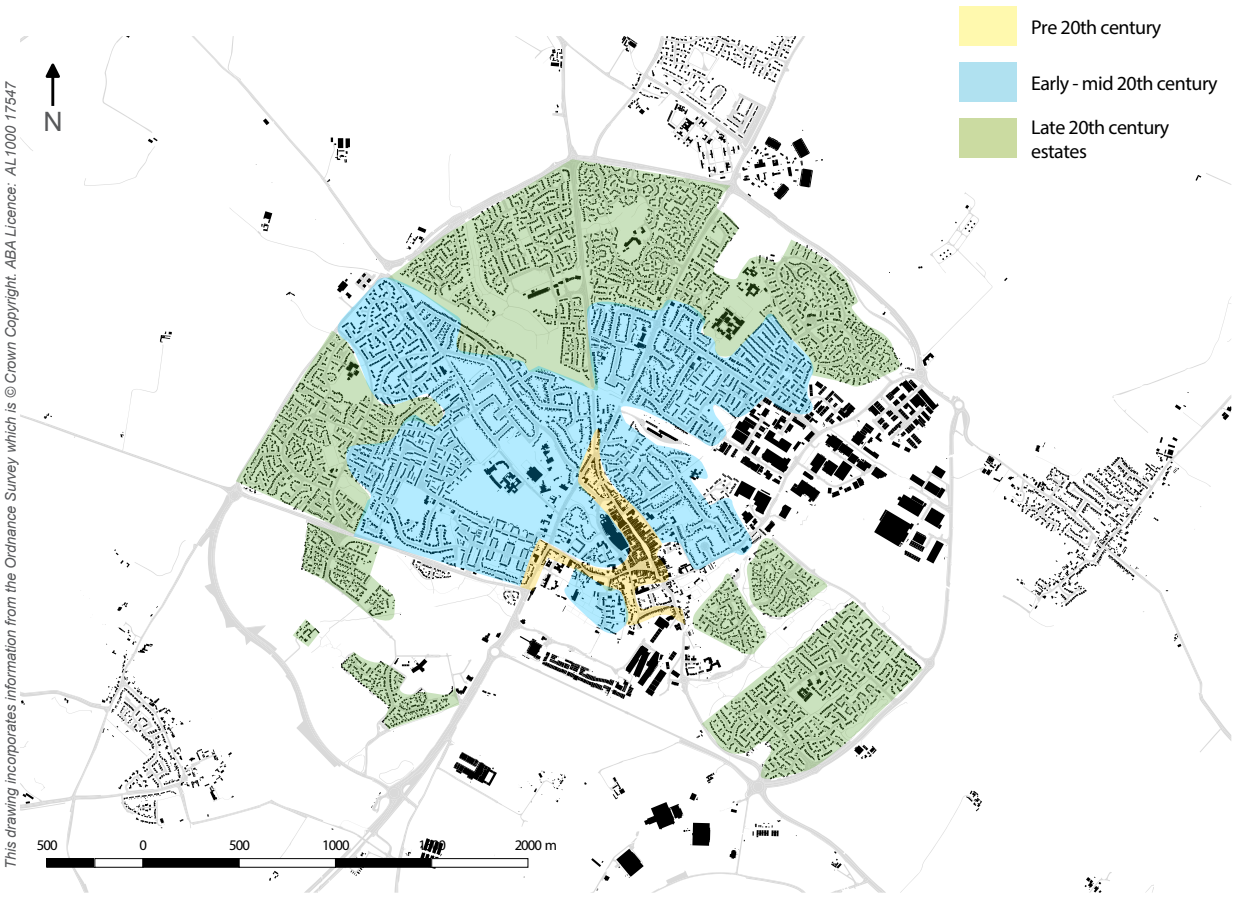


Figure 2.4 Bicester

Key characteristics include:

- A compact medieval core, defined by a clear network of streets and defined frontages. There are a wide range of building styles reflecting the development of the area over the centuries, but harmony is established through the consistent rhythm of the plots, scale and materials
- Small areas of Victorian and Edwardian expansion are typically terraced, constructed in local brick
- Much of the 20th century suburbs date from the post war era. These are frequently based on cul-de-sac structures, limiting their sense of connection with other areas. The layout and design of houses does little to reinforce local distinctiveness. These areas, while well loved by residents, are not appropriate for replication in new development

The perimeter of Bicester is undergoing transformation with significant new development planned in a series of distinctive neighbourhoods. RAF Bicester is becoming an interesting hub combining new technologies with heritage, while Graven Hill is to develop a distinctive character as a result of the council-led self-build programme. To the north-west, Bicester Eco-town is demonstrating new sustainable technologies and new urban forms. To the south-west and south-east housing growth areas are more normative in their design.

Sustainable exemplars

The town of Bicester is undergoing significant change and growth. This is reflected in its designation under a number of Government funded initiatives (Garden Town, Eco-town and Healthy New Town) which aim to provide new homes with a focus on innovative design and high levels of sustainability.

The guiding principles of good urbanism contained within this Guide must underpin all these proposals, creating well-connected, distinctive, safe and attractive places which engender civic pride and a sense of community. However, the Guide recognises that within sustainable exemplars, the development of new buildings typologies, architectural styles and materials may be appropriate. Bespoke design solutions will be agreed in consultation with the Council. Chapter 8 provides further details on innovation and sustainability.

Bicester - Priory Road (top), Church Street (middle), Elmbrook, North West Bicester (bottom)

2

Kidlington

Kidlington is an enlarged village, located in the Clay Vale of Otmoor, between the attractive green corridors of the River Cherwell and Oxford Canal. Kidlington emerged as a dispersed group of medieval hamlets focused on and around St Mary's Church and the Town Green in the east and Kidlington Green to the west. The remaining historic streets are built predominantly of Cotswold limestone with some later red brick buildings.

With the arrival of the canal in the eighteenth century and the railway in the nineteenth century, the settlement began to expand westwards. Rapid growth came in the twentieth century in response to Oxford's population pressure. Ribbon development of semi-detached and bungalow properties along Oxford to Banbury Road and on large plots around the Moors was followed by the development of a 'Garden City' to the south led by the District Council and later on the growth of cul-de-sac based estates which limit east-west connectivity.

Unlike Banbury and Bicester, Kidlington does not have a medieval or Victorian civic centre. The village centre dates mainly from the late-twentieth century and relates poorly in character and scale to the pockets of remaining historic residential streets, some which are now designated as Conservation Areas.

Future development within Kidlington should look to strengthen the character of the village, and create a distinctive heart to the settlement in the village centre.

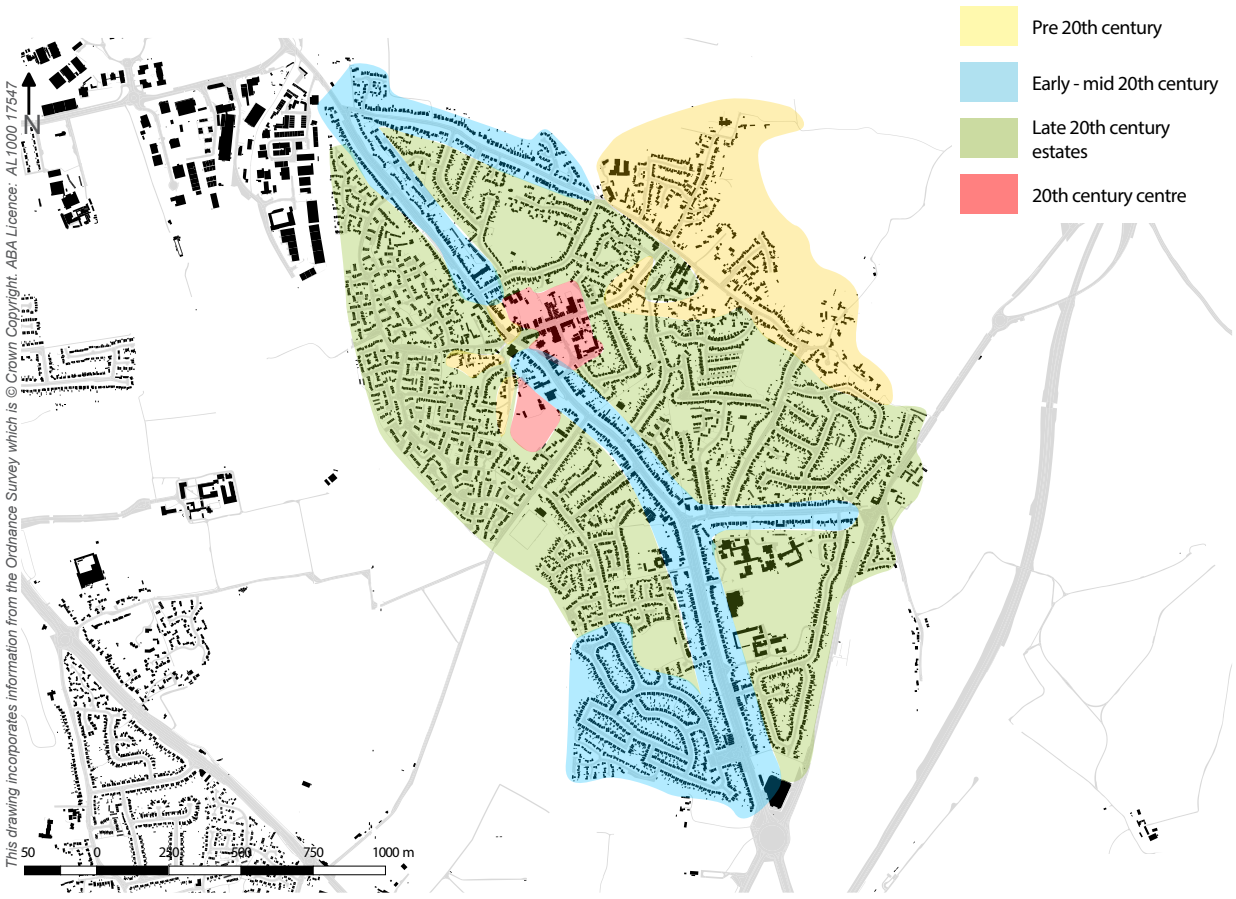


Figure 2.5 Kidlington

Key characteristics include:

- Small pockets of historic development
- 20th century centre which lacks character and consistency
- Many of the suburbs have been guided by Garden Suburb principles, with tree-lined avenue and stretches of terrace or semi-detached properties

Kidlington village centre (top), low rise ribbon development on Oxford Road (bottom)

Franklin Close (top), The Moors (middle), typical Garden City housing (bottom)

2.3 Countryside Character Areas

2

The character of the district varies from north to south, with ironstone to the north and limestone to the south. There are more subtle distinctions which are described in the Council's Countryside Design Summary, CDC (1998).

This classifies the District into four geographic character areas reflecting the influence of landscape and geology (figure 2.6):

- The Cherwell Valley
- The Iron Stone Downs
- The Ploughley Limestone Plateau
- The Clay Vale of Otmoor

A summary of the distinctive characteristics of each area is provided in table 2.1. The Countryside Design Summary notes that variation occurs at the more local level, from village to village, street to street and building to building, but each area displays an overall character which distinguishes it from the others.

Cherwell Valley

Ironstone Downs

Ploughly Limestone Plateau

Clay Vale of Otmoor

Figure 2.6 Cherwell District countryside character areas and heritage assets

2

The north and central valley

	Cherwell Valley	Ironstone Downs
		
Location	Runs north-south across the District following the River Cherwell.	Northern half of the District to the west of the Cherwell Valley.
Landscape	To the north, a wide rolling valley dissecting the Ironstone Downs with a flat floor which floods seasonally. The valley narrows south of Banbury across limestone beds then flattens out over the Clay Vale. The Oxford Canal, Banbury to Oxford Railway and M40 are significant features of the valley floor.	An upland plateau-like landscape of mixed farmland, incised by very steep and often narrow valleys in the north. The land rises to the west forming an upland ridge with extensive views. The south has steeply sided, convoluted valleys with narrow valley floors and rolling, rounded hill lines. The Ironstone Downs consists of marlstone rock beds overlying middle and lower lias clays.
Settlement patterns	Settlements are mostly located on the valley slopes and have agricultural origins. Some have been influenced by the canal and railway. Linear settlement form is most common reflecting growth along a main movement route. Others are nucleated around road junctions. Village streets are mainly open in character with a variety of open spaces.	Numerous small, closely spaced settlements of agricultural origin, with larger villages located to the south. Villages are positioned in valley locations either on the valley sides, at the head of the valley or on the brow of the hill. Villages are generally only visually prominent where the valleys are open and wide. Villages have linear or nucleated forms or enclose areas of open land.
Buildings	Mainly two storey terraced or detached cottages, facing the streets and close to the kerb or behind stone walls. Steeply pitched roofs. Front gardens are uncommon.	Mainly two storey terraced and detached houses, the majority of which face the street. Roof pitches are steep with brick stacks on the ridge line. Buildings are often located at the back of pavement or set back behind ironstone walls. Trees and hedgerows are important features of the streetscene.
Materials	Ironstone from Clifton northwards, limestone to the south. Some villages have a mixture. Welsh slate and engineering brick also evident. Dark toned plain slate and tile roofs or thatch.	Ironstone walling except at Duns Tew where limestone predominates. Early nineteenth century brick buildings in villages close to Banbury. Thatch and stone slate roofs, often replaced with plain dark grey slates, tiles and Welsh slate.

The south

	Ploughley Limestone Plateau	Clay Vale of Otmoor
		
Location	Central part of the District, east of the Cherwell Valley.	Southern part of the District.
Landscape	A number of exposed upland plateaux in the north and west dip gently into rolling undulations and shallow valleys to the southeast. There are extensive areas of woodland cover. White limestone in the north gives way to cornbrash further south, both of the great oolitic group.	A low lying clay vale which rises gently to the north and west, and sharply to the south to form the Oxford Heights. The land is waterlogged, although extensive drainage has enabled more than half of the land to become arable farmland. Otmoor is an important grassland habitat designated a Site of Special Scientific Interest (SSSI).
Settlement patterns	Most villages are small and linear in form. They are not prominent in the landscape due to landform and woodland cover. A few villages have a formal unity of design which suggests they are planned estate villages e.g. Kirtlington.	Settlements are mostly located just above the level of the floodplain often on outcrops of cornbrash. Villages are small and generally linear in form. Some have an open, unstructured character with properties set back behind stone walls, gardens and hedges. Others have a tighter, urban structure.
Buildings	A mix of mostly two storey terraced and detached properties, with fairly steeply pitched roofs and brick chimney stacks on the roofline. Buildings face onto streets and public spaces, but larger properties may be set back some distance behind limestone walls. Iron railings are also used.	Mostly two storey detached, with groups of terraces in some villages. Steeply pitched roofs with chimneys on the rooflines. Buildings mainly face streets. Detached properties have a variety of forms and often set back at varying depths from the road producing an irregular street frontage.
Materials	Limestone rubble, coursed and thinly bedded. Red brick. Red and occasionally blue bricks are used for quoins and detailing in 19th century estate cottages. Thatch and stone slate roofs, many now replaced by local clay tile and welsh slate.	Limestone in most of the area. Red brick buildings and detailing also found. Ornamental and whitewashed brickwork is more common across this area. Roofs were traditionally thatched, now mostly replaced with plain dark toned slates and tiles and in some areas plain, red clay tiles.

2

Reference should also be made to the Oxfordshire Wildlife and Landscape Study. http://owls.oxfordshire.gov.uk. This divides the District into 19 landscape types (see figure 2.7) which sit within Natural England's National Character Areas. Landscape and biodiversity guidance is provided for each.

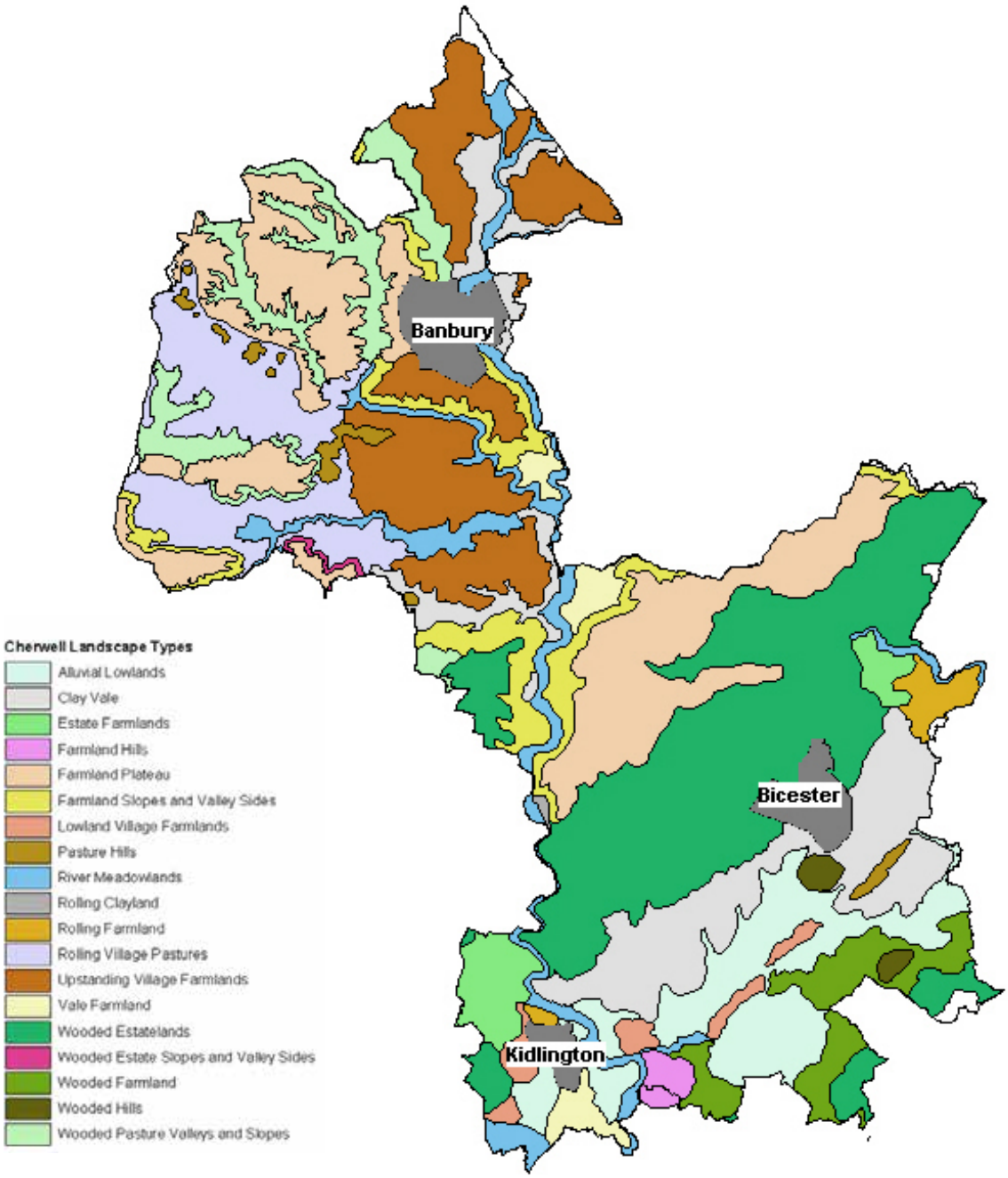


Figure 2.7 Cherwell landscape types (source: OWLS)

3 RESPONDING TO THE SITE AND ITS CONTEXT

3.1 Understanding the site and its context
3.2 Opportunities and constraints

3

Understanding the characteristics of a site and its wider setting are fundamental to good masterplanning and design solutions.

This chapter explains the process of information gathering, analysis and synthesis leading to a clear understanding of site constraints and opportunities. This should be undertaken in the preparation for outline, full and reserved matters planning applications.

New development in Cherwell should promote:

- Meaningful analysis which is appropriate to the stage and nature of the project and positively informs the project brief and design process
- Designs which are responsive to local conditions, which fit naturally with the landscape and settlement pattern and are distinctive to Cherwell
- Engagement with the Council and local stakeholders during the analysis process

New development should avoid:

- The creation of 'anywhere places' which do not respond to local context
- Analysis which focuses on detail and fails to consider bigger picture issues
- A lack of engagement with Council Officers in the early stages of the design process
- Responding to the wrong context, for example: taking precedent from poor quality development.
- Failure to synthesise the information gathered that leads to a design that does not respond to the issues identified

Please refer to the following chapters for supporting information:

- **Chapter 2:** For a summary of the District's distinctive characteristics and character areas
- **Chapter 4:** For details of how the site analysis should be interpreted in the masterplan and vision
- **Chapter 5-7:** For details of how site analysis should inform the detailed design of streets, plots and buildings
- **Chapter 8**: For guidance on sustainability considerations
- **Appendix A:** List of Conservation Areas within the District

Further reading:

- **Urban Design Compendium, 2007, English Partnerships**: Chapter 2 - Appreciating the Context for further detail on human, environmental and economic factors to consider in site analysis and their relationship to site feasibility testing and vision.

3.1 Understanding the site and its context

3

Analysis of the site and its context is a fundamental part of the design process. The aim is to understand and respond positively to the site's characteristics and the surrounding context to create a distinctive place rooted in the local environment.

Every site has a different social, economic and physical context and requires a bespoke design response. It is critical that the development context is understood at the very start of the design process to inform the design brief and commercial decisions relating to site selection. Not all sites will be appropriate for development and initial analysis and consultation with the council will be important in determining a site's suitability.

The role of analysis is to:

- Establish where you should and shouldn't build within a site and within a settlement
- Establish important points of connectivity
- Identify site features requiring protection or enhancement
- Identify local townscape and landscape characteristics so that they can be reinforced through the development
- Understand Council, local stakeholder and statutory consultee requirements for the site
- Directly inform the brief for the masterplan and the design solution

Alongside a desk based review of existing documents, the Council will expect to see evidence of site visits and primary analysis of the site and the surrounding area. It is expected that the design team will engage with technical stakeholders including Council Planning Officers to agree the scope of analysis, gather information and discuss the appropriate design response.

It is expected that a robust analysis should be set out within the Design and Access Statement to explain how design decisions have been made.

The extent and breadth of analysis should be appropriate to the size and location of the site (see figure 3.1).

Site analysis should continue throughout the design process with an increasing level of detail as a scheme moves towards implementation.

For example in relation to townscape analysis:
Outline application: layout informed by an analysis of characteristic street patterns, block and building typologies and relationship to the street, alongside a general exploration of architectural form, character and detail.

Full or reserved matters application: detailed design informed by a detailed analysis of vernacular architecture, local building and public realm materials and details.

Small infill site

Large edge of town site

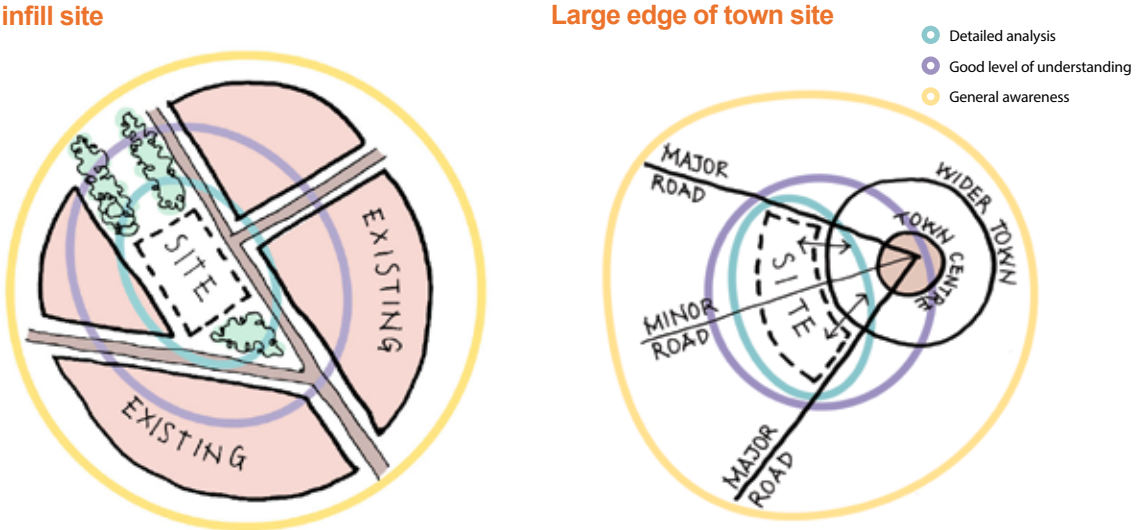


Figure 3.1 Indicative extent of analysis

The table below provides a list of typical topics which should be included in the analysis process, together with likely sources of information. This is not an exhaustive list and should be tailored to the specific site, but can be used as a starting point or aide mémoire. The list of 'Questions to address' provides guidance on how site analysis should be used to inform a synthesis of constraints and opportunities.

Questions in bold are of particular relevance to Full or Reserved Matters Applications.

	Planning review and socio-economics
Details	Planning history of the site Adjacent developments / proposals Relevant planning policy including housing, open space and other land use requirements Neighbourhood plans Demographic characteristics Access to services and facilities
Questions to address:	1. Is the principle of development acceptable in planning terms / is the site allocated in the Local Plan? 2. Is the site located within a neighbourhood plan area? 3. What is the most appropriate mix of uses on the site to meet community needs? • housing mix? • new facilities and services e.g. education, healthcare, employment, retail? • open space? 4. Are there adjacent sites which should be considered in a joined-up way? 5. Who should be consulted during the design process and when (e.g. Parish Council, Neighbourhood Forum, adjacent landowners or statutory consultees)? 6. How were previous schemes for the site received by the Council and local community? 7. Can an appropriate scheme be developed given constraints, commercial and operational viability?
Sources of background information	CDC Office for National Statistics

	Views and sightlines
Details	Important views into and out of the site Landmarks
Questions to address:	8. Where are the key views into and out of the site that the scheme should preserve / enhance? 9. Are there sensitive visual receptors e.g. adjacent properties or heritage assets and how should the scheme respond to these?
Sources of background information	Site visits Conservation Area Appraisals

	Townscape character
Details	Settlement evolution and pattern Relevant District Character Area Local street and building characteristics Land use mix Site edge conditions Conservation Areas Heritage assets Archaeology
Questions to address:	10. What District Character Area is the site located within and what are the key characteristics of landscape and townscape? 11. Does the site or context contain designated and/or non-designated heritage or townscape assets (e.g. Conservation Area, listed building, locally listed building designations) or is it within the setting of any such assets? How can the significance, special interest, character and appearance of these assets be conserved or enhanced?" 12. Where should development be located within the site to respect the natural limits of the settlement and its historic pattern? 13. Where is the site located within the overall hierarchy of the settlement e.g. centre, edge, standalone? 14. What are the conditions at the edge of the site and how should the scheme respond e.g. housing backing/fronting, open space, woodland, other uses? **15. How might the scheme reflect locally distinctive relationships between buildings and the public realm e.g. extent of frontage, angle of buildings to the street, boundary treatments?** **16. How might the scheme reflect locally distinctive building forms, groupings, heights, rooflines and architectural details, wall and surface materials?**
Sources of background information	Historic maps CDC Countryside Design Statement Conservation Area Appraisals OCC Historic Environment Record Historic England register of listed buildings CDC for local listings Site visits / surveys

	Landscape and topography
Details	Ecology and Habitat designations Mature trees, Tree Preservation Orders (TPOs) and hedgerows Treebelts and woodlands Watercourses Topography and geology Public open space provision within the settlement
Questions to address:	17. Does the site or context contain protected or important landscapes, habitats or species? How can these be preserved and enhanced? 18. Is there a natural limit to the settlement defined by landscape / topography? 19. How should the scheme work with and make the most topography and existing landscape features e.g. hedgerows, green corridors, high-points, mature trees on and adjacent to the site?
Sources of background information	CDC Berks, Bucks and Oxon Wildlife Trust (BBOWT) MAGIC website (www.magic.gov.uk) Oxfordshire Wildlife and Landscape Study (OWLS) website Natural England British Geological Survey website Ordnance Survey maps Site ecology/ arboricultural surveys Site visits

	Movement network
Details	Planned transport works Potential access points into the site Distance to public facilities, shops, services and employment uses Existing movement routes through the site and in the surrounding settlement: streets hierarchy, footpaths, bridleways, informal and historic routes Future desire lines Public transport routes and stops Car parking requirements
Questions to address:	20. Where can access and connection to the wider network be gained? 21. Are there capacity constraints in the local highway network which limit the quantum of development or will require new highways infrastructure? 22. How might the scheme layout respond to existing and future desire lines e.g. to local shops, schools, open space? 23. Are there existing movement routes (roads, footpath, cycle routes etc) which should be retained? 24. How can the scheme connect into the surrounding street and footpath/cycleway network? 25. How does the site relate to existing public transport routes? Is there an opportunity to route these through the site? 26. What is the appropriate amount and arrangement of car and cycle parking within the scheme?
Sources of background information	CDC Local Transport Plan (OCC) Other OCC guidance e.g. parking standards Ordnance Survey maps Public transport operators websites Site visits

	Physical constraints
Details	Flooding – fluvial and surface Noise Smell Utilities corridors Contamination Archaeology Microclimate
Questions to address:	27. Are there existing buildings on the site? 28. Do the site levels present any access and construction issues? 29. Does the site have access to utilities; are there utilities constraints e.g. easements? 30. Are there ditches, ponds and water courses running through the site? 31. Is the site at risk of fluvial or surface water flooding? 32. What is the appropriate sustainable drainage response to the topography / geology of the site? 33. Does contamination within the site constrain development? 34. Does the site suffer from noise pollution which constrains development or requires mitigation? 35. Are there any smells / air pollution issues which need to be mitigated? 36. Are there any earthworks / archaeological constraints that need to be investigated / surveyed? 37. Are there any microclimate issues that need to be considered in relation to wind, overshadowing etc.?
Sources of background information	Environment Agency CDC Strategic Flood Risk Assessment Statutory undertakers Utility providers Site survey

3.2 Opportunities and constraints

3

Analysis should be sifted and synthesised to draw out the key constraints and opportunities and inform the brief for the masterplan.

The site analysis process should be broad and layered, fed by multiple sources of information (see figure 3.2). Following information gathering and initial analysis, the issues and details which are important for the scheme are drawn out.

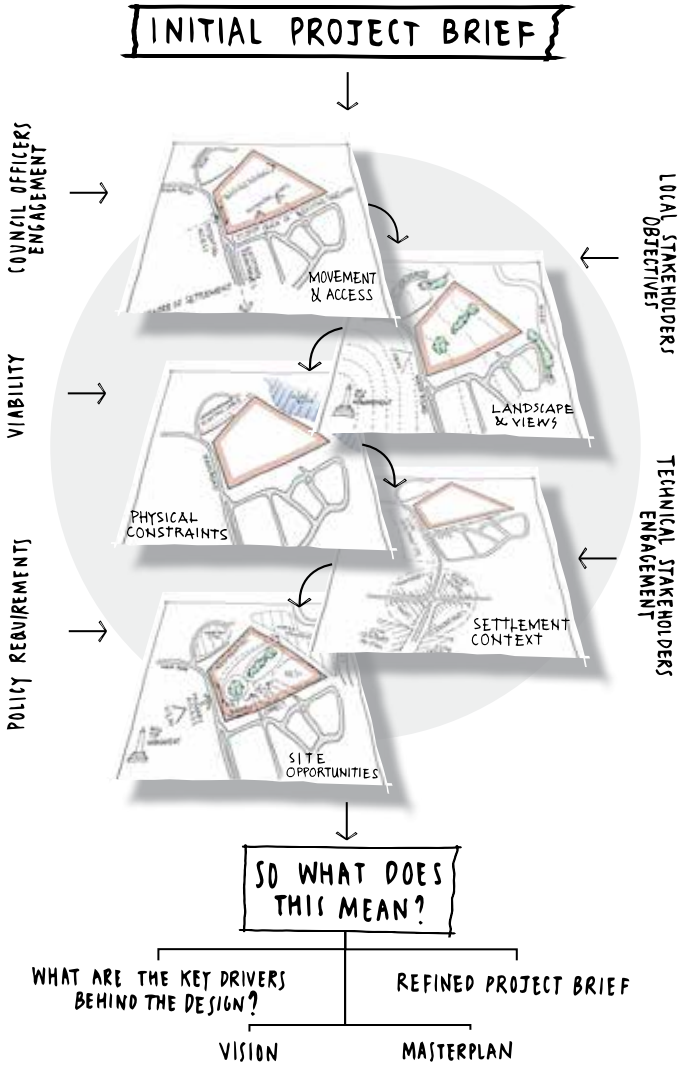
The key findings of the analysis process should be communicated in an opportunities and constraints plan.

This should:

- Overlay key physical constraints and areas unsuitable for built development
- Identify key features of the site and context
- Identify opportunities for reinforcing existing features as part of a green infrastructure strategy
- Identify site access opportunities and connections to the surrounding movement network
- Identify initial design opportunities in response to site conditions including the potential extent of development

The project brief should be refined in light of the opportunities and constraints analysis, which forms a robust foundation for the masterplan.

Figure 3.2 Site analysis process



4 ESTABLISHING THE STRUCTURING PRINCIPLES

4

This chapter explains the role of the masterplan in establishing the spatial principles for the scheme considering character, landscape, land use, movement and sustainability objectives. It is of particular relevance to the preparation of full and outline planning applications.

It should be read in conjunction with chapter 3 'Understanding the site' which explains the process of opportunities and constraints analysis. It must be clear how the masterplan has responded to this analysis.

New development in Cherwell should promote:

- A robust masterplan structure which is grounded in a solid understanding of the constraints and opportunities of the site and its setting
- A clearly articulated vision for the character of the scheme to establish a locally distinctive place which sits comfortably with its surroundings
- Connectivity between the masterplan and the surrounding settlement.
- A land use mix which provides community focus, including public buildings, that directly responds to local needs and is in line with local planning policy
- Continued engagement with the Council and local stakeholders as the masterplan is developed

New development should avoid:

- A disconnection between analysis and masterplan layout and a lack of creativity when responding to site constraints
- A lack of a clear and distinctive vision for the character of place to be created
- Layouts which fail to connect and respond to the existing settlement pattern, street and footpath network and context
- Schemes which block future settlement expansion
- Fixing the development brief before the masterplan can be objectively tested

Please refer to the following chapters for supporting information:

- **Chapter 2:** For a summary of the District's distinctive characteristics and character areas
- **Chapter 3:** For details of how site analysis should be undertaken to inform the masterplan
- **Chapter 5-7:** For guidance on detailed design relating to streets, plots and buildings. An awareness of these considerations should inform the masterplan
- **Chapter 8**: For guidance on sustainability considerations

Further reading:

- **Urban Design Compendium, 2007, English Partnerships**: Chapter 3, Creating the Urban Structure, further detailed guidance on land use mix, urban structure, density, open space typologies, sustainability, urban block size and arrangement and legibility
- **Creating Successful Masterplans, 2004, CABE:** Detailed guidance on the masterplanning process, the role of the client and project brief, different types of masterplan and their components
- **Manual for Streets, 2007, DfT/DCLG:** Chapter 4 Layout and connectivity, detailed guidance on walkable neighbourhoods, layouts and appropriate street forms
- **The SuDS Manual (C753), 2015, CIRIA www.susdrain.org:** Detailed guidance relating to the design of sustainable drainage systems
- **Site layout planning for Daylight and Sunlight: a guide to good practice, 2011, BRE:** Detailed guidance on the daylighting of buildings, public spaces and private amenity space

4.1 The role of the masterplan

4

The masterplan sets the structuring principles of the development and its relationship to the surrounding area. It should be clear how the site analysis has informed the masterplan.

Masterplans are a critical part of the design of major and strategic sites and will be expected to form part of a planning application for all development over ten units.

The masterplan:

- Establishes the spatial principles of the scheme including movement, landscape, infrastructure and land use
- Is a response to the initial brief, the site constraints and opportunities
- Is a co-ordination tool which shows how each phase relates to the wider scheme
- Tests the development capacity of the site and supports the preparation of development appraisals, funding and implementation strategies
- Is an evolving strategy which is refined throughout the design process in response to ongoing analysis, consultation and detailed design work

The creation of a robust masterplan is an iterative process, involving testing, refinement and consultation. The Council will expect to be involved in the following stages of masterplan development which should be clearly evidenced in the planning submission:

1. **Constraints and opportunities analysis.**
   This will reveal the key spatial considerations which the masterplan should respond to (chapter 3 provides detailed guidance on this process).

2. **Concept layouts and land use options.**
   To arrive at an agreed masterplan, it is expected that a range of different layout and land use options will be considered and tested against:
   - Planning policy requirements
   - Local needs and stakeholder objectives
   - Commercial viability and implementation models
   - Site character, opportunities and constraints
   - Local context
   - Development vision (see section 4.2)

   Early concept masterplans and design options should be shared with Council Officers though pre-application engagement, so that they can contribute to the development of the design and understand how the preferred scheme has been arrived at.

   The Council encourages the use of collaborative design workshops as a means of engaging stakeholders and the local community in the design process at an early stage. By providing an opportunity for stakeholders to help shape the masterplan, local needs and priorities can be better understood, supporting local buy-in to the scheme.

Figure 4.1 Example of select masterplan layers (Thetford Sustainable Urban Extension, Alan Baxter Ltd)

Movement

Green infrastructure

3. Masterplan refinement.

The masterplan should be refined in response to engagement and technical testing. It should, as a minimum, describe the overarching principles of:

- The proposed movement network and street hierarchy
- The green infrastructure network
- Broad arrangement of land uses, urban blocks and density assumptions
- Character areas

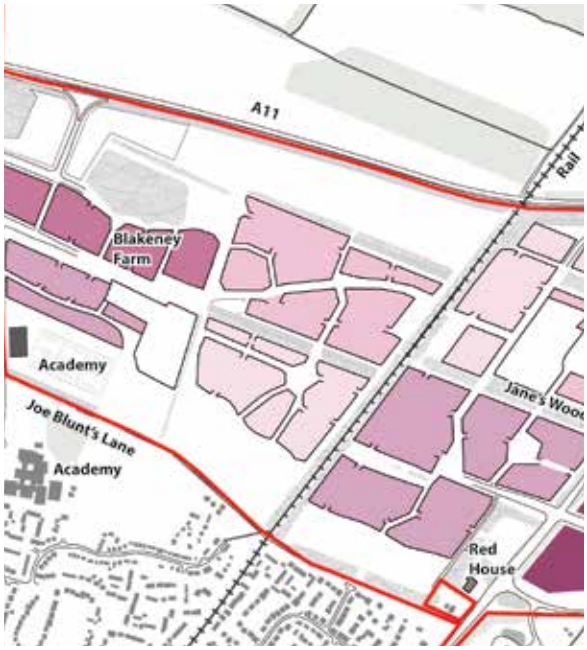
The masterplan should be presented as a single drawing which establishes the development framework for the site. This will be supported by a series of drawings which present different aspects /layers of the plan. Where a site is to be delivered in phases, a phasing plan will identify the structuring elements which each phase should deliver. It is also helpful if the layout principles established in the masterplan are tested by a more detailed illustrative masterplan.

CDC expects that a series of parameter plans will be included as part of an outline planning application. The requirements should be agreed with CDC planning officers during pre-application discussions, but are likely to include information on heights, density, movement network, green infrastructure, landuse and block structure.

4. Masterplan evolution.

The masterplan will continue to evolve in response to the findings of detailed design work, consultation response and surveys, and should be periodically revisited.

Chapter 4 of publication, **Creating Successful Masterplans, CABE, 2004** provides further guidance on the masterplan design process.



Density

Illustrative plan

4.2 Flexible design briefs and viability

4

The design brief should evolve in response to the findings of the opportunities and constraints analysis and the development of the masterplan.

The design brief is a key driver for the masterplan and sets out the client's objectives for the site alongside local planning policy requirements including any specific site policy, SPD or development briefs. Early engagement with the Council is essential to ensure that the developer's feasibility plans are in line with Council aspirations for a site. It is important that the proposed mix of uses / housing mix are appropriate to the size of development and the development's location within the hierarchy of settlements in the district. It is appropriate that the materials palette and material uplift is considered at this stage (see chapter 7 for details of appropriate materials in different parts of the District).

It is important that the brief is not fixed too early in the design process. Flexibility is required so that opportunities and constraints which emerge through the design process can be taken on board and factored into a site's feasibility. This will enable the masterplan to respond positively to local needs, characteristics of the site and surrounding context.

The use of locally appropriate, high quality materials must be considered early on - Ashford Close, Woodstock

4.3 Vision and character

The masterplan shall be accompanied by a vision statement, describing the intended character of the development, which will inform all future design decisions.

The Council expects a character-led approach to design, where the intended character informs all design decisions including density, architectural appearance, street arrangements, landscape design and land uses.

A clear understanding of the elements of a site's character and its existing features (landscape, townscape, surroundings, history etc.) should inform the vision and provide inspiration for the design character (refer to chapter 2 for details of the analysis process). Reference should also be made to chapter 2 to identify the Countryside Character Area within which the site falls and the appropriate design response. The Council will expect to see a palette of local materials, or a highly sustainable approach, used across the plan and this should be included for within early viability appraisals. The vision statement should consider how within the palette, variation can be used to reinforce different character areas of the plan including key public spaces and frontages.

The intended character shall be communicated in a vision statement at an early stage of the masterplanning process. The vision should avoid generic statements, using words and images to provide a strong visual picture of the development's character, form and function i.e. what it will look like, what it will feel like and how it will function.

The vision shall be discussed and agreed with the Council at an early stage. This is important in establishing consensus on the development approach. The vision should be used as a point of reference which flows through the design process at all scales. Generic statements should be avoided.

On larger sites it is appropriate to identify localised character areas which reflect proposed differences in street and land use characteristics and the role of different places within the scheme as part of the overall settlement.

The eventual development character of a place will be composed of many elements, including: building form and style, materials, trees and green spaces, land uses, views, topography and climate.

Figure 4.2 Example of a vision summary, for Loftus Garden Village, Newport, Wales, Alan Baxter Ltd.

4

Elements of character

Enclosure or openness

In many parts of the District the enclosure of streets and spaces by the scale and continuity of built form is an important feature. Detached high status buildings are less frequent and generally set back in a larger plot. Front gardens bounded by hedges, stone walls and/or railings are also important features which help enclose the public realm. High Street, Islip and High Street, Deddington are good examples of streets with a strong sense of enclosure.

In other areas, such as Duns Tew the main street has a wider, more open character, with a greater proportion of detached houses, informally arranged and often set back behind front gardens. Views out to the countryside, front walls, and landmark buildings at right angles to the street give a distinctive character and define the public/private boundary.

High Street, Deddington (enclosed character)

Main Street, Duns Tew (more open character)

Formality or informality

Formal layouts generally reflect a planned development rather than incremental growth. Various factors contribute to a sense of formality, including, repetition of building forms and plot widths, consistent building line, details and materials.

Queen's Road Banbury is an example. Here the formal arrangement of the Victorian grid system is evident, with long, straight streets and continuous building lines either at the back of the pavement or behind small front gardens.

In contrast, historic village streets generally have an informal, organic character with each building unique and built plot by plot. The alignment and width of the streets fluctuates in response to local site conditions and movement desire lines.

The North Side in Steeple Aston and Little Bridge Road in Bloxham are good examples.

Queen's Road, Banbury (formal arrangement)

Little Bridge Road, Bloxham (informal arrangement)

The importance of landscape and trees

Green spaces and squares are important elements in many of the District's settlements. Village greens and grassed verges with mature trees provide character and an important community focus as well as ecological benefits.

A regular arrangement of street trees lend a more formal character to the grander nineteenth and twentieth century streets with the addition of hedged front boundaries in the later garden suburbs. At Lower Heyford the settlement naturally gravitates towards informal square around which the church, the village pub (and historically the school) are clustered. An impressive mature oak tree forms a centrepiece to the space.

Lower Heyford

Private garden, Bloxham

4.4 Land use mix

The land use mix should reflect local needs, promote a variety of house types and tenures and integrate appropriate non-residential uses.

Housing mix

It is expected that homes in a range of sizes and typologies will be accommodated within development and arranged in a manner which reinforces the proposed character of different areas within the masterplan (see section 4.3) and reinforces the character of the settlement and the District.

The mix of property sizes should be driven by local needs set out within the Local Plan and should provide for all ages / lifestyles. The mix should be discussed with the Council at an early stage.

Non-residential uses

Non-residential uses are important to bring activity to the settlement at different times of the day. They provide opportunities for social interaction and employment, and by locating them within walking distance of residents, reduce the need to travel. They also help integrate the new development into the existing community.

Schools can provide an important non residential use within new neighbourhoods and have the opportunity to form a focal point in a community. Early engagement with OCC is important in this area.

The location of non-residential uses should be considered in response to the proposed character and structure of the masterplan, but also in relation to the structure of the surrounding area and existing uses (schools, shops and local centres).

Grouping uses as part of a local centre, within a ten minute walk (approximately 800m radius) of a large catchment of residents and on public transport routes will provide a heart and central focus to a plan. Local centres should contain a mix of employment, retail and community uses of a suitable scale to meet the needs of local residents, with homes or offices occupying upper storeys.

Non-residential uses are not restricted to local centres or employment zones and can be integrated into residential areas to bring vitality.

Non-residential uses include:

- Live/work facilities or support for home-workers
- Business units
- Cafe / pub or restaurant
- Crèche or school
- Sports facilities
- Healthcare
- Shop
- Library
- Community meeting place
- Place of worship

Development at Fairford Leys, Aylesbury, has provided a mix of commercial and community uses (image source: John Simpson Architects)

4.5 Masterplan block and street structure

The masterplan must be based on a connected, permeable layout of streets defining urban blocks and open spaces.

A masterplan's basic framework is comprised of streets, urban blocks and green infrastructure. All elements should be considered together to create a layout which responds to the findings of the site analysis process and local settlement patterns (see chapter 3).

The masterplan layout is fundamental to the eventual character of the development and should be developed alongside the vision. The masterplan defines the key spaces and places and the sequence in which they are experienced. Its street structure may be formal or informal and the urban block shape and size will influence the choice of building typology, garden and car parking arrangements.

Street network considerations:

- The masterplan should establish a street, cycle and footpath network which connects into existing routes to the surrounding settlement and countryside. It should consider future desire lines between different places within the plan and the wider area
- The masterplan should make it easy and attractive to walk, cycle and use public transport across the development, establishing a well connected network of streets to create a 'permeable' settlement with direct walking routes in all directions
- Cul-de-sac and private driveways serving multiple dwellings should be limited
- Different types of streets will make up the network, to form a hierarchy that reflects variations in placemaking and movement functions and aids legibility (see chapter 5 for further details)
- Local centres should be located on main routes and at junctions where they are easy to find, benefit from passing trade and can be served by public transport
- The layout of the street network should positively respond to the street pattern and layout of the local area unless adjacent area dominated by inappropriate cul-de-sac development
- The arrangement of streets should incorporate traffic calming within the design to minimise the need for formal traffic calming measures
- Streets will normally have a simple geometry and avoid a winding form unless dictated by local conditions
- Car parking numbers and arrangements should be considered at an early stage, especially in relation to how on-street parking can be successfully integrated without compromising the public realm

Chapter 5 provides further details on how the character of individual street types should be defined, and how vehicle movement can be accommodated without detriment to character and pedestrian / cycling priority. It also sets out the range of parking solutions which can be applied to different parts of the development.

Figure 4.3 Inappropriate dispersed, cul-de-sac and car-dependent layout (top) versus traditional, connected, walkable layout (bottom). Both examples from Banbury

4

Block structure considerations:

- The size of a block structure is defined by the street network and can vary, depending on the proposed uses, plot and building typologies and site conditions such as topography or landscape features
- The arrangement of blocks may take a formal or informal grid form, reflecting the existing settlement pattern and vision for the development
- The Urban Design Compendium (section 3.7.2) recommends block widths of between 80-90m reducing to 60-80m in town centres to provide flexibility for a range of different uses and typologies
- The blocks should assume a perimeter block arrangement (see section 6.3) creating a clear definition between the public realm of the street and the private realm of the blocks
- The block structure should consider where landmarks including buildings and public spaces should be located to create a memorable sequence of places and spaces
- The arrangement of the block structure should consider orientation and micro-climate in response to sustainability objectives (see section 4.9)

Reference should be made to the Urban Design Compendium chapter 3 for detailed guidance on masterplan street and block arrangements.

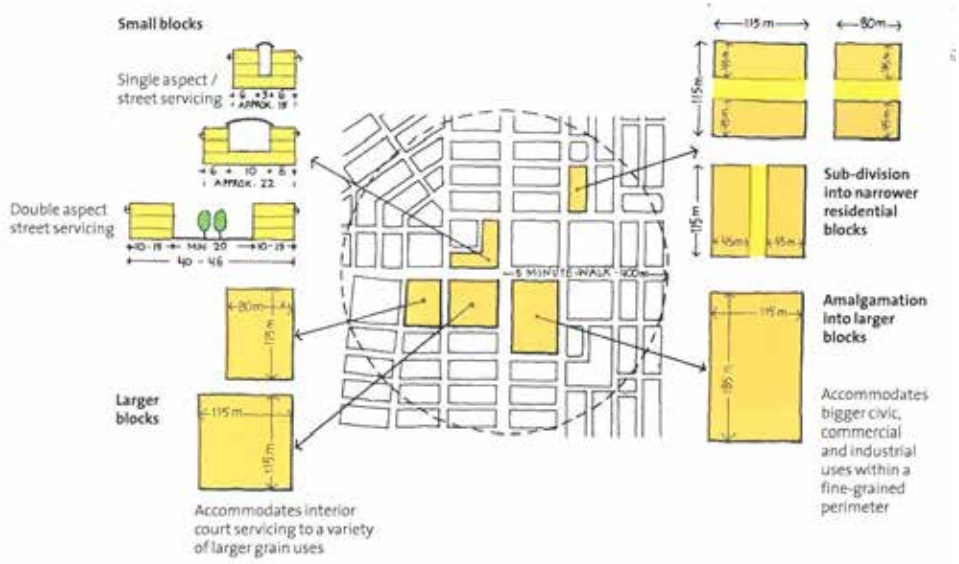


Figure 4.4 Mixed use neighbourhoods should contain a range of block sizes to promote variety (source: Urban Design Compendium p 65, adapted from Baulch, 1993)

4.6 Relationship to the existing settlement

Where development is located within or at the edge of an existing settlement, the site layout should read as a natural evolution of the settlement, have a positive relationship with the existing settlement edge and allow for future expansion.

The historic evolution of the settlement and the characteristics of the site edges should be understood as part of the site analysis process so that the masterplan structure can create appropriate visual and physical connections between new and old.

The following aspects should be considered:

Settlement pattern

New development should follow the historic pattern of settlement growth in the local area and read as a natural continuation of the settlement's evolution.

For example:
Historic growth along movement routes is evident in linear settlements, with homes fronting the street. This arrangement should be replicated in new development with new homes fronting the street.

The highway character of the street may need to be adjusted in response. For example, speed limits should be reduced to enable multiple access points. Settlement gateway features should be relocated to the edge of the development.

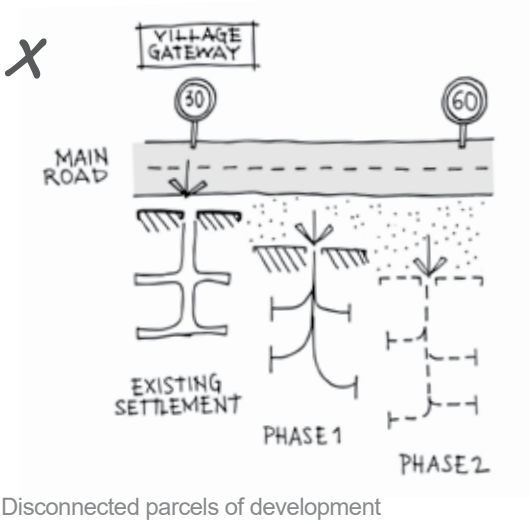
The development of individual sites as discrete housing estates, off a single main access with little lateral connectivity into the surrounding street network is to be avoided. It fails to reflect historic patterns of settlement growth, reduces the potential for community interaction and creates disconnected places with increased reliance on the car.

Connecting old and new

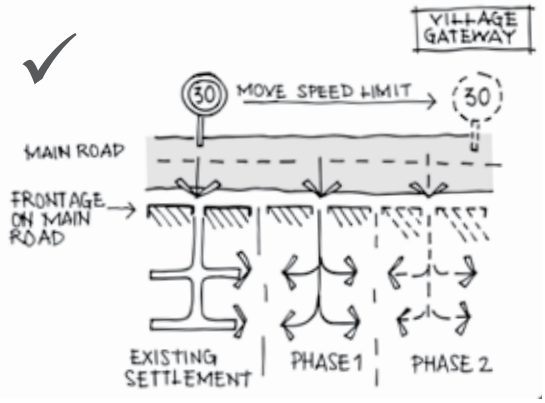
The proposed movement network within the site should connect into the existing network of streets and footpaths in the wider settlement and countryside. The alignment of historic routes (footpaths, lanes) within the proposed street network should be retained.

The masterplan layout should also consider potential expansion of the settlement in the future in a connected manner. The developer should provide evidence as to how this criteria can be met.

Figure 4.5 Positive settlement evolution



a) Disconnected parcels of development



b) Connected settlement expansion

4

Settlement patterns of the District

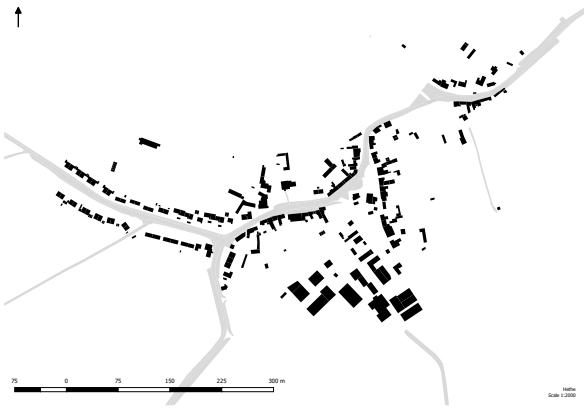
Broadly speaking, there are three main settlement patterns seen across the District:

Linear settlements developed primarily along a through-route with smaller side streets branching off are common across the District. The built form may originally be only one house deep on each side, developed gradually plot by plot. More recent development can be incongruous with the linear form, either filling in backlands or creating a small estate branching off the main road with limited frontage to the street. Examples within the District include Hethe and Bloxham.

Nucleated settlements are more compact in form and typically developed around a junction, church or manor house. They often exhibit higher densities at the centre, dispersing towards the periphery. Wardington, Deddington and Shennington are examples of nucleated settlements, although Wardington is, in fact, bi-nucleated since it evolved from two settlements based primarily around the church and medieval manor house respectively, joining together to form one village in the twentieth century.

Dispersed settlements often have a large open space at centre, in some instances due to topography or a watercourse, or as a result of development clustering around different manors in close proximity. Fringford is an example where a large open space is located on the Main Street, whereas Steeple Aston is dispersed due to the settlement being situated either side of a small steep valley formed by a tributary of the River Cherwell.

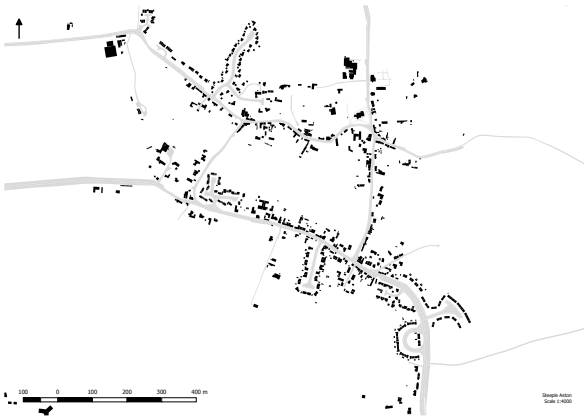
Figure 4.6 Settlement figure ground diagrams:
Linear settlement - Hethe



Nucleated settlement - Shennington

20th century estates altered the settlement pattern (highlighted in yellow) - Bloxham

Dispersed settlement - Steeple Aston



Relationship to landscape and ecological structures

The masterplan structure must consider how existing ecological features within and adjacent to the site such as woods, hedgerows, ponds and watercourses can be protected, integrated and enhanced as part of the proposals.

Consideration must be given to their role within the ecological framework of an area and also their recreational value.

A clearly defined green infrastructure strategy is required as part of a masterplan, which considers how the existing structure can be reinforced and enhanced through SuDS and additional open space features both within and adjacent to the site (see figure 4.8).

Relationship to the topography

The extent of development and the layout of streets should reflect the unique relationship between a settlement and its topography.

For example:
A settlement should not breach the apex of a hill where it is contained within a basin or valley.

Settlements located on valley side and hill tops should use the topography to create striking views and scenic lanes that follow the contours.

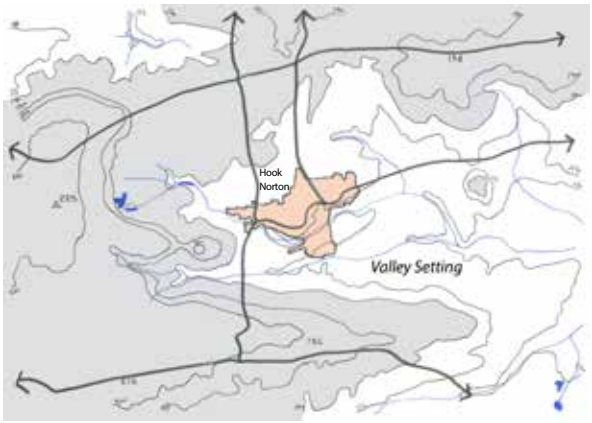


Figure 4.8 Hook Norton - topography has influenced the extent of settlement

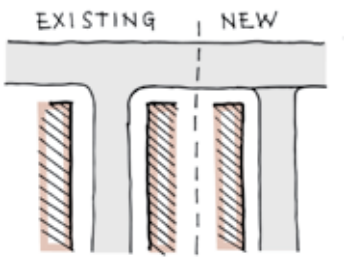
Edge relationships

The masterplan street and block structure should positively address the existing built edge of the settlement.

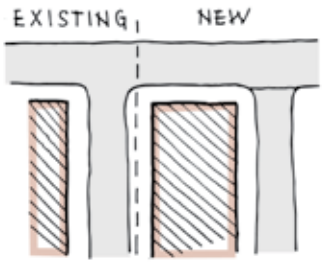
For example:

- Where backs of properties make up the edge of the existing settlement, new development should back onto this to secure the backs and complete the perimeter block
- Where the edge comprises buildings fronting onto a street or green space then new development should either complete the other side of the street with new frontage or be set back behind a public open space accessible by both existing and new.

Figure 4.7 Positive edge relationships



a) existing settlement edge of back gardens - new development encloses with new back gardens, creating security



b) existing settlement edge of frontage onto a road - new development completes the street with frontage on the other side of the road, creating enclosure

c) existing settlement edge of frontage onto a road - a park is created so the new development does not impose on the existing settlement and preserves mature trees

4

Creating a new edge

The masterplan should establish a positive built edge to the development, using built form and planting to frame views into the development rather than to screen it.

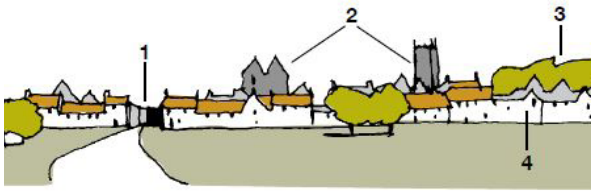
Development should not be hidden behind hedges, especially on key routes. It is appreciated that in some sensitive locations a strongly planted edge will be appropriate in response to local character.

The masterplan character areas should consider the appropriate scale and form of the edge, whether it is to be open and low density, merging with the landscape or a crisp urban edge for example. This should be reflected in assumptions about density and urban form. Figure 4.9 illustrates how the image of the settlement can be positively managed.

Wider views

The layout of the masterplan should consider how the settlement will be viewed from the wider landscape. Significant views into the existing settlement, such as to a church steeple, should be preserved and enhanced by the new development and new views to gateways and landmarks established.

Figure 4.9 Creating a positive edge
(source: Essex Design Guide, Essex County Council)



External Image

1. Clear entrance
2. Key buildings
3. Block of trees
4. Well defined urban edge

Figure 4.10 Integrating important views

The view to a church becomes framed by built frontage

4.7 Landscape structure

Existing landscape features should be incorporated positively and reflected in a green infrastructure strategy for the development.

Existing features of the landscape (e.g. hedgerows, tree belts, single large trees, watercourses and ponds, topographical features and habitat areas), should be used to create a structuring framework for the masterplan and will bring a sense of maturity to the development from day one. Often these elements have historic significance and form part of a larger ecological framework. Habitats for wildlife should be retained and enhanced as part of the development proposal.

An overall green and blue infrastructure plan should be produced identifying the proposed network and hierarchy of open spaces. These should be designed to be multi-functional, offering a range of benefits for example: habitat, movement, drainage, sports, informal recreation and food growing. These spaces should be linked to form a network of routes for wildlife and people. The features should be fully integrated, connecting new, proposed and existing habitats and public open space on and beyond the site. This should be informed by a tree and hedgerow survey and phase 1 habitat assessment to demonstrate net biodiversity gain.

Open space standards

The amount, type and form of open space, sports and recreation provision within the masterplan will be determined having regard to the nature and size of development proposed and the community needs likely to be generated by it in accordance with Policies BSC 10, BSC 11 and BSC 12 of the Cherwell District Local Plan. This will be agreed with the Council as part of the land use mix together with secure arrangements for its management and maintenance.

Detailed guidance on the implementation of these policies is set out in the Council's Planning Obligations emerging SPD. The Councils Recreation SPG, 2004 (currently under review) provides best practice policy on green infrastructure, landscape and play, including guidance on the design, type and number of playspaces.

An avenue of tree and low hedges along Whitelands Way, South West Bicester is in keeping with the formal character of the street

Children's play incorporated into a central green space, Clay Farm, Cambridge

4

Hedgerows

Hedgerows and hedgerow trees provide linear wildlife corridors which where possible should be retained uninterrupted and located in areas of public ownership where they can be protected and maintained.

Where linear green corridors are created following a retained hedgerow, the corridor should be wide enough to accommodate other functions such as public open space, drainage, footpaths and cycleways.

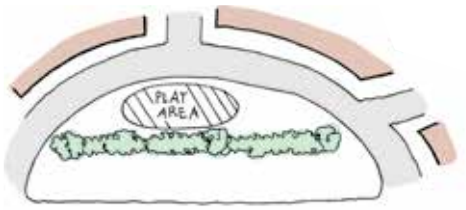
The integration of hedgerows within the urban environment should be carefully considered at the masterplan stage, recognising that the ecological benefits of retention may not always outweigh the placemaking benefits of their selective removal (for example to enable a permeable street network).

Where hedgerows separate proposed development from an existing street network, limiting the integration of the scheme, the hedgerow should be removed and additional planting provided elsewhere.

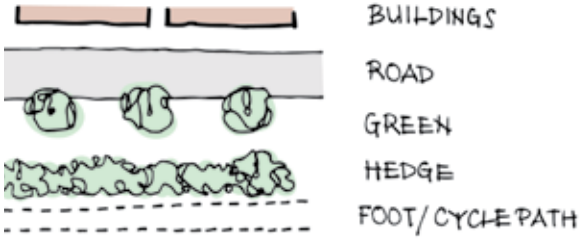
Figure 4.11 Sketch options for incorporation of an existing hedgerow into the urban fabric

a) Hedge forms side boundary of lane

b) Hedge incorporated into park



c) Hedge incorporated in wide green/cycle corridor



Existing hedgerow and mature trees are retained to form a landscaped edge to a new development, Lower Heyford

Sustainable Drainage Systems (SuDS)

SuDS are a key piece of green infrastructure and should be considered as a structural element of the overall masterplan. They should be viewed as an opportunity to bring character to the development through their careful integration within both green spaces and streets.

SuDS are required for the management of run-off are to be put in place on major developments (over ten dwellings) unless demonstrated to be inappropriate.

A SuDS strategy should be prepared alongside the masterplan for the site as a whole with consideration of the surrounding context. It should be designed with the input of both a drainage engineer and landscape architect. When considering the appropriate form of SuDS, the Sustainable Drainage System Train (see figure 4.12) should be followed, noting that the Council promotes open systems where possible, with swales and ponds preferred over crates. Refer also to the Cherwell Local Plan Part 1, 2015 Policy ESD 7: SuDS.

Clear arrangements are to be put in place for on-going maintenance of SuDS features over the lifetime of the development. In general, it is assumed that the developer will construct the SuDS and provide a maintenance plan and maintain for a minimum period prior to adoption by CDC. This is to be agreed with CDC in pre-planning. Detailed guidance on SuDS is contained within the Construction Industry Research and Information Association (CIRIA) publication, The SuDS Manual (C753), 2015. Case studies and further information is provided on the CIRIA website www.susdrain.org.

From left: attenuation pond, South West Bicester; swale, Trumpington Meadows, Cambridge; dry dentention basin within parkland, Clay Farm, Cambridge.

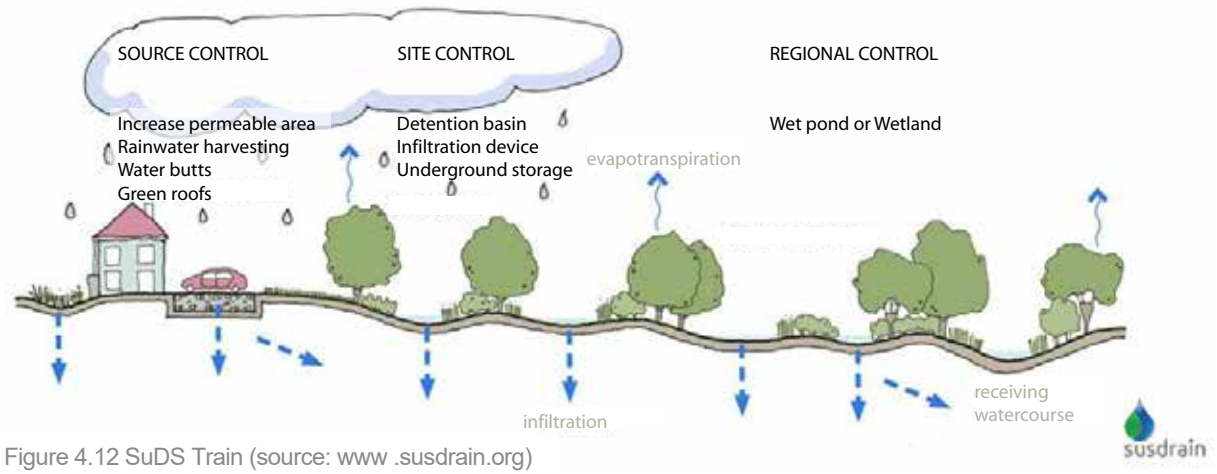


Figure 4.12 SuDS Train (source: www .susdrain.org)

4.8 Density

Density should vary across larger sites reflecting proposed variations in character, landuse and function.

Measurements of density are a useful tool to test the development capacity of a site during the early stages of the design process. However this should also be considered with the building form, typology and plot ratio. There are a number of methods for calculating development density. In Cherwell, net density should be used for planning purposes which is calculated using the former PPS3 definition i.e.

Number of homes	**= net density**
Area of residential development and associated uses (hectares)	(dwellings per hectare (dph))

For the full definition see **Appendix E.**

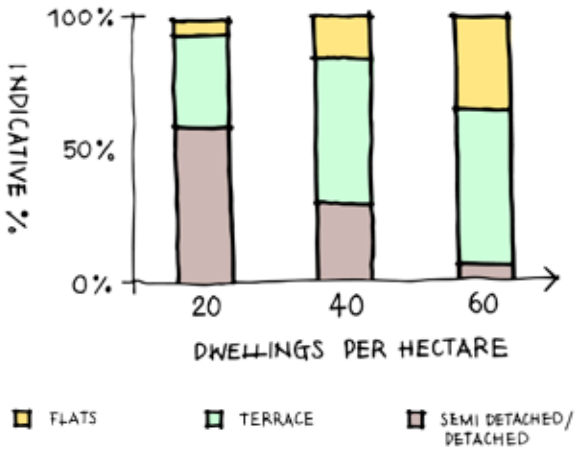


Figure 4.13 Indicative split of house typologies at different densities

Character and density

Masterplan density assumptions should be set in response to the proposed character, landuse and role of different areas. They should reinforce the hierarchy of places within the settlement with higher density areas located around settlement centres and main streets, where residents can readily access and support local shops, services, jobs and public transport. However, the highest densities may be at the edge of the development if this is closest to an existing local centre.

Density is not in itself a reliable indicator of character. In general, density increases as plot size decreases, however there are a number of other factors which affect density and character:

- Building typology and arrangement
- Garden size
- Street widths and public realm design
- Car parking provision and arrangement
- Site conditions such as topography and development constraints
- Non-residential uses within residential areas
- The efficiency of the layout considering all of the above

Building typologies should be appropriate to plot sizes. As a result the proportion of detached and semi-detached homes will reduce as the density increases to avoid the appearance of town cramming and to ensure larger properties have appropriate amenity space (see figure 4.13).

Similar density...

...but very different character

Through careful design, inefficiencies in the layout can be reduced to increase densities without loss of usable space and with a positive impact on townscape. Areas where efficiency can be increased include:

- Efficient use of space occupied by highways (see section 5.5)
- Using a terrace form rather than small detached or semi-detached typologies
- Bespoke house types which can make best use of awkward plots
- Reducing the amount of allocated car parking (see section 5.8)
- Designing out 'leftover spaces' in the public realm

The masterplan density assumptions should be tested using character area design studies, and subsequently adjusted as the site layout is developed in detail.

Chapter 6 provides further guidance on appropriate building typologies.

Minimum density standard

To ensure that land across the district is used in an economical manner, Policy BSC 2 of the Local Plan Part 1 requires that new housing should be provided on net developable areas at a density of at least 30 dwellings per hectare (dph) unless there are justifiable planning reasons for lower density development.

The policy is not intended to limit urban design thinking or imply a blanket character or building typology.

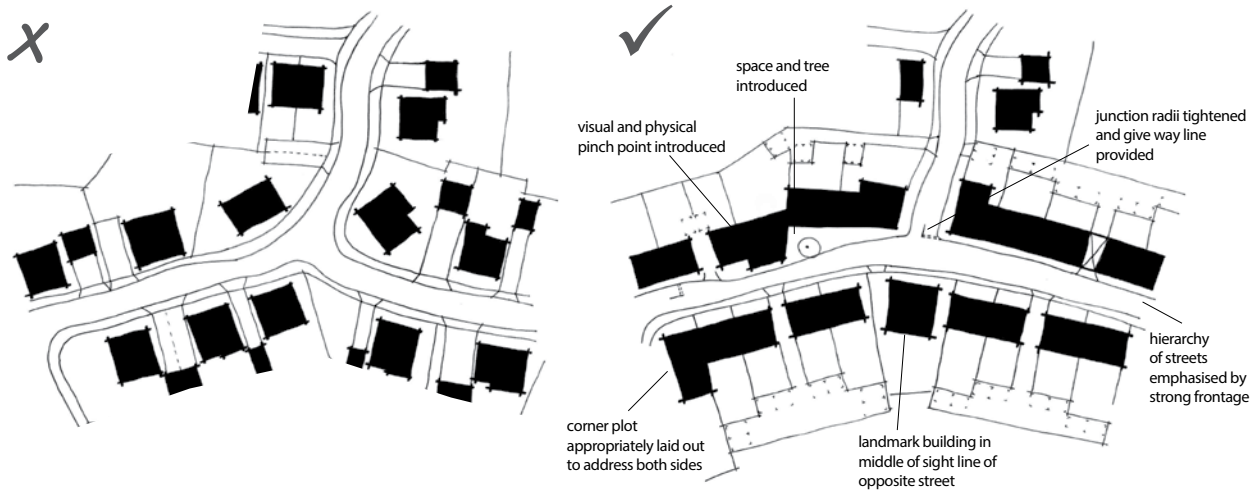
The Local Plan density requirement is a minimum and should be calculated across the site as a whole. The Council expects to see considerable variation in densities across larger sites.

In town centre locations and around transport hubs, densities of 50 – 80 dph may be appropriate. Mid level densities of 30 – 40 dph would be expected on most strategic sites, allowing a significant reduction in development intensity in more sensitive areas.

Figure 4.14 Designing out inefficiencies

Inefficient estate layout with poor street enclosure and unnecessarily wide junction

Improved street frontage and tighter junction design, delivers four extra homes



4.9 Sustainability considerations

4

CDC will expect to see evidence that sustainability considerations have been taken into account in the design of the masterplan.

The masterplan layout has a significant impact on sustainability. This is explored in chapter 8. In summary:

- A connected, permeable layout, with a mix of uses within walking distance, will reduce the need for residents to use their cars, in turn reducing fuel consumption, improving air quality and the health and wellbeing of residents
- Higher density areas including local centres have greater potential for energy efficient district heating systems
- Terrace homes and apartments are inherently more energy efficient than detached homes.
- SuDS features and green infrastructure such as green roofs and habitat corridors need space and should be planned for at an early stage. (See section 4.7)
- The alignment of streets and urban blocks and their relationship to site topography set the parameters for building orientation. This affects the potential for natural daylighting and passive solar gain (reducing the need to artificially light and heat houses respectively). Orienting buildings broadly to the south optimises the solar potential of the site including the potential for photovoltaic panels, tending to result in an east-west street pattern. Staying within 15-20 degrees of due south maximises the potential for light and solar gain, although it is possible to move away from this and still capture a sufficient amount.
- The spacing of buildings and orientation of streets and public spaces must also be considered in relation to the wind. Wind can be a positive natural ventilator but buildings which are spaced too far apart or are much taller than their surroundings increase gusts and funnelling, and create eddies and vortexes. This creates uncomfortable public spaces and results in building heat loss. By considering landscape and urban form together any potential climatic issues can be mitigated through appropriate planting creating shelter from the sun or wind
- The location of public spaces should also consider solar effects – whether a space will be too overshadowed for public use or a suntrap.

ESD 1-7 of the Cherwell Local Plan sets out the Council's policies for sustainable development.

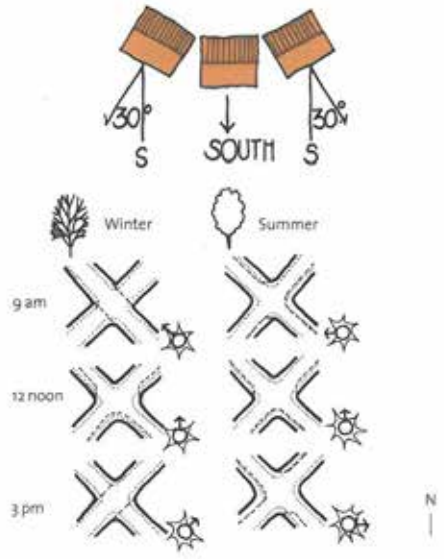
The BRE guide 'Site layout planning for Daylight and Sunlight: a guide to good practice, BRE, Sept 2011' provides further guidance on this subject.

Sustainable Exemplars

In all developments, opportunities to incorporate sustainable technologies and raise levels of energy efficiency should be taken wherever this can be successful achieved without detriment to the urban form and placemaking objectives of the vision.

Where the vision is for a sustainable exemplar with high levels of energy efficiency, it is recognised that this will have an influence on the urban form of the masterplan and the design of individual buildings. Chapter 8 provides further information on these approaches.

Figure 4.15 Sustainable design working with the sun (source: Urban Design Compendium, p50)



Make sure that overshadowing doesn't unduly undermine solar access and vary building scale and positioning accordingly

5 STREETS AND SPACES

5

This chapter focuses on the design of the streets and spaces which make up the public realm. It explains how placemaking considerations should be prioritised over vehicle movements to encourage walking, cycling and human interaction. Guidance is provided on street types and dimensions, car parking, public transport and cycling infrastructure, utilities and landscape.

It should be read in conjunction with chapter 4 which explains how a connected, legible network of streets is established in the masterplan, and chapter 6 on the arrangement of buildings to successfully enclose and frame the street.

New development in Cherwell should promote:

- A connected and legible network of streets
- Street design responsive to hierarchy, character and location
- A movement network and street design which encourages walking and cycling over vehicle movements
- Design of the street in three dimensions creating a comfortable sense of enclosure by buildings
- Traffic calming integrated as part of the street layout and urban form
- Integrated design of all elements within the street including parking, bins, utilities, SuDS, trees and signage

New development should avoid:

- Lack of hierarchy and distinctiveness across the street network
- Disconnected, indirect, impermeable or illegible routes
- Design and consideration of streets in plan form only
- Poorly considered parking arrangements
- Over use of private routes serving multiple properties, limiting connectivity of the site
- Lack of consideration of trees, SuDS and utilities at an early stage of design
- A traffic calming strategy of artificial, regular bends without placemaking rationale
- Over-engineered street design

Please refer to the following chapters for supporting information:

- **Chapter 2:** For a summary of District's distinctive characteristics and character areas
- **Chapter 3:** For details of how site analysis should be undertaken to inform the masterplan
- **Chapter 4:** For details of the how the street network and hierarchy is established in the masterplan and Vision Statement
- **Chapters 6-7:** For guidance on detailed design relating to the private realm, including building and plot arrangements framing the street and building elevations
- **Chapter 8**: For guidance on sustainability considerations

Further reading:

- **Manual for Streets, 2007, DfT/DCLG:** Detailed guidance on street design criteria for pedestrians, cyclists, public transport and motor vehicles. Guidance on parking solutions
- **Residential Road Design Guide, 2003 Second Edition 2015, OCC:** Detailed guidance on the design of streets and parking areas applicable to Oxford County
- **Walking and Cycling Design Standards, 2017, OCC**
- **Car Parking, What Works Where, 2006, English Partnerships:** Review of a large number of alternative parking solutions explored through UK case studies
- **The SuDS Manual (C753), 2015, CIRIA www.susdrain.org**: Detailed guidance on SuDS
- **BS 5837: 2012, Trees in relation to design, demolition and construction, 2012, BSI**
- **Trees in Hard Landscapes: A Guide for Delivery, 2014, Trees & Design Action Group**
- **BS 5906:2005, Waste management in buildings. Code of practice, 2005, BSI**
- **Parking: Demand & Provision in Private Sector Housing Developments, 1996, J Noble & M Jenks**
- **The Residential Car Parking Research, 2007, DCLG**
- **Streets for All, 2017, Historic England:** Consideration of public realm in the historic environment
- **Equalities Act:** 2010

5.1 The importance of the street

5

Streets make up the greater part of the public realm, are the public face of a settlement and provide the stage for movement and daily life. Good street design which prioritises placemaking over vehicle movement is therefore critical to the overall success of a settlement.

CDC and OCC are actively working together to create successful streets which prioritise placemaking considerations over vehicle movements. In particular, designing streets which are safe and attractive places in which to walk and cycle, to encourage a shift away from car based travel. Considerable progress has been made which is reflected in a move away from the illegible cul-de-sac and loop road layouts of the late 20th century, but more can be done.

The placemaking-led approach to street design is explained in detail in Manual for Streets, (MfS), DfT 2007 which should be read alongside this Guide. MfS defines streets as:

> *A highway that has important public realm functions beyond the movement of traffic. Most critically streets should have a sense of place, which is mainly realised through local distinctiveness and sensitivity in design. They also provide direct access to the buildings and spaces that line them. Most highways in built-up areas can therefore be considered as streets.*

Successful streets

Although streets vary widely in appearance, successful streets share certain characteristics and CDC expect these to be incorporated into the design.

Successful streets:

- Are locally distinctive, responding to local characteristics rather than standard highways design
- Have a clear hierarchy and are simply organised
- Are welcoming and safe places to walk and cycle
- Are accessible and legible to all users including the mobility impaired
- Are active places which encourage human interaction
- Are framed by buildings and landscape including trees
- Form part of a well-connected network
- Have variety and interest and make wayfinding easy and intuitive
- Are a comfortable scale, with a well-proportioned relationship between street width and building heights
- Accommodate appropriate vehicle movements and car parking without these elements dominating
- Meet functional requirements e.g. servicing, utilities and property access
- Have the flexibility to adapt to changes in the future

Figure 5.1 Successful streets characteristics

5.2 Street character

A character-led approach should be taken to the design of streets. Individual streets will have different characteristics reflecting their roles within the network hierarchy established in the masterplan.

The character of streets is fundamental to the character of place. There are many elements which contribute to their character which should be considered in their design:

- The dimensions of the street in cross section, defined by buildings enclosing the public realm
- The alignment of the street e.g. curving, geometric, informal or formal in its layout and its relationship to topography
- The urban form, architecture and materials of the buildings
- The trees, planting and front gardens making up the soft landscape of the street
- The hard materials of the public realm
- The surrounding land uses and spill-out activity
- Vehicle movement speed and volume
- The level of pedestrian and cycling activity
- How car parking is dealt with
- Boundary treatments

Street types

The masterplan street hierarchy should establish at a high level the character of streets across the development (see section 4.5), reflecting their roles within the overall network. Typically a larger settlement will contain a range of different street characters which fulfil different placemaking and movement functions.

The majority of streets within the settlement can be classified into the following broad character types:

- Main streets
- General residential streets
- Minor residential streets and lanes

These street types can be used as a starting point to define the specific and distinctive characteristics of individual streets, tying back to the masterplan Vision Statement.

For example:

- A formal, tree-lined main avenue, with a mix of uses on the main bus route
- A narrow, residential street with an informal character
- An informal lane at the edge of the settlement with views to the countryside

A leafy, formal avenue - Whiteland Way, South West Bicester

A shared surface street - NW Bicester

An urban mews with shared surface - Woodstock

Establishing the proposed character of individual streets early on will inform the design of all elements of street character listed above.

It is important to note that design of streets needs to be coordinated with both OCC and CDC, with street types established in liaison with both authorities.

5

Figures 5.2 – 5.5 illustrate layouts for typical main, general residential and lane streets of different character. These are worked examples and are not intended necessarily to be replicated.

Main streets and high streets

Streets with high levels of activity, well connected and central, giving access to general and minor residential streets, often contain a mix of uses, accommodate public transport and local through traffic.

Figure 5.2 Indicative layout - informal main street

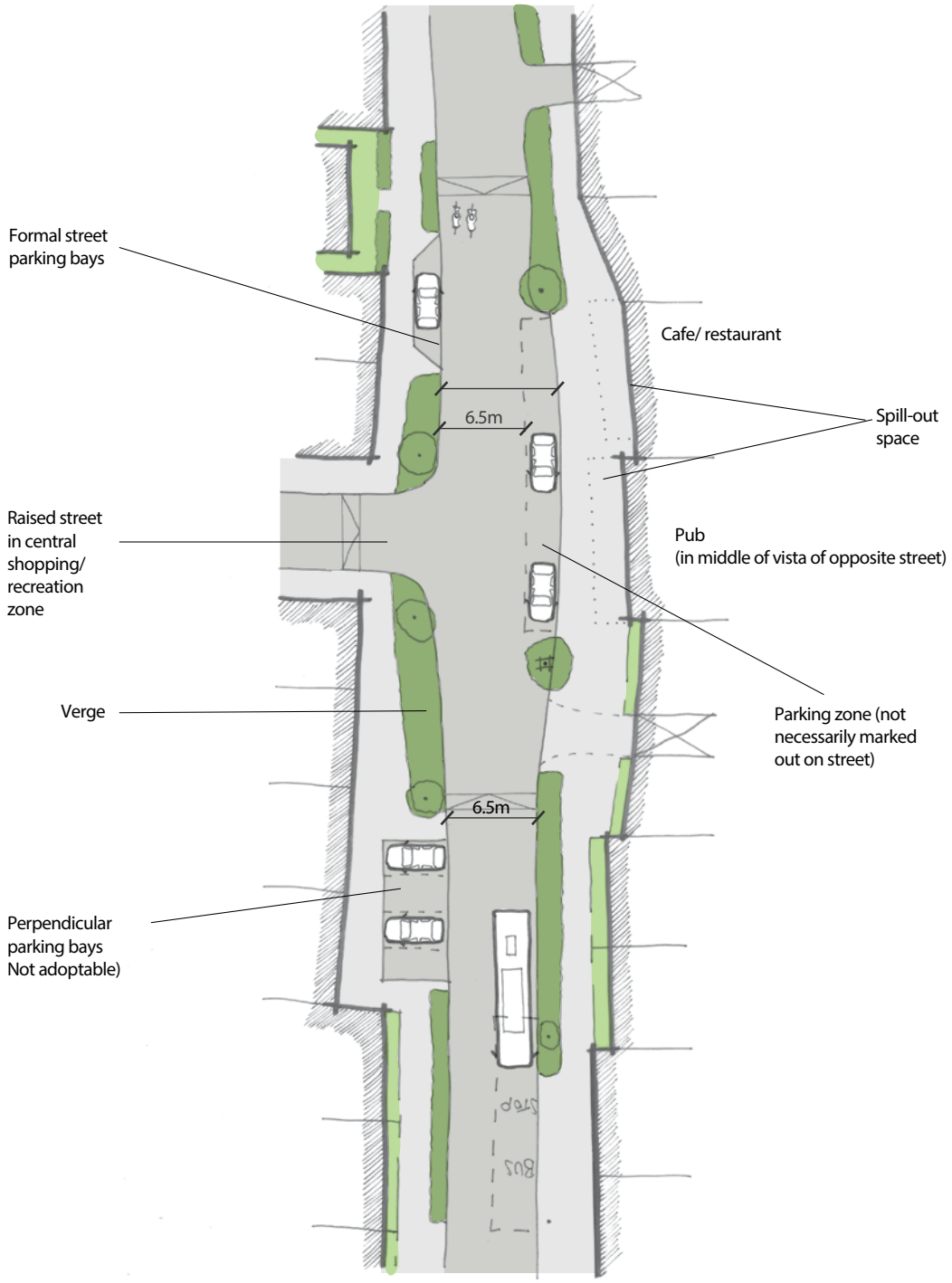
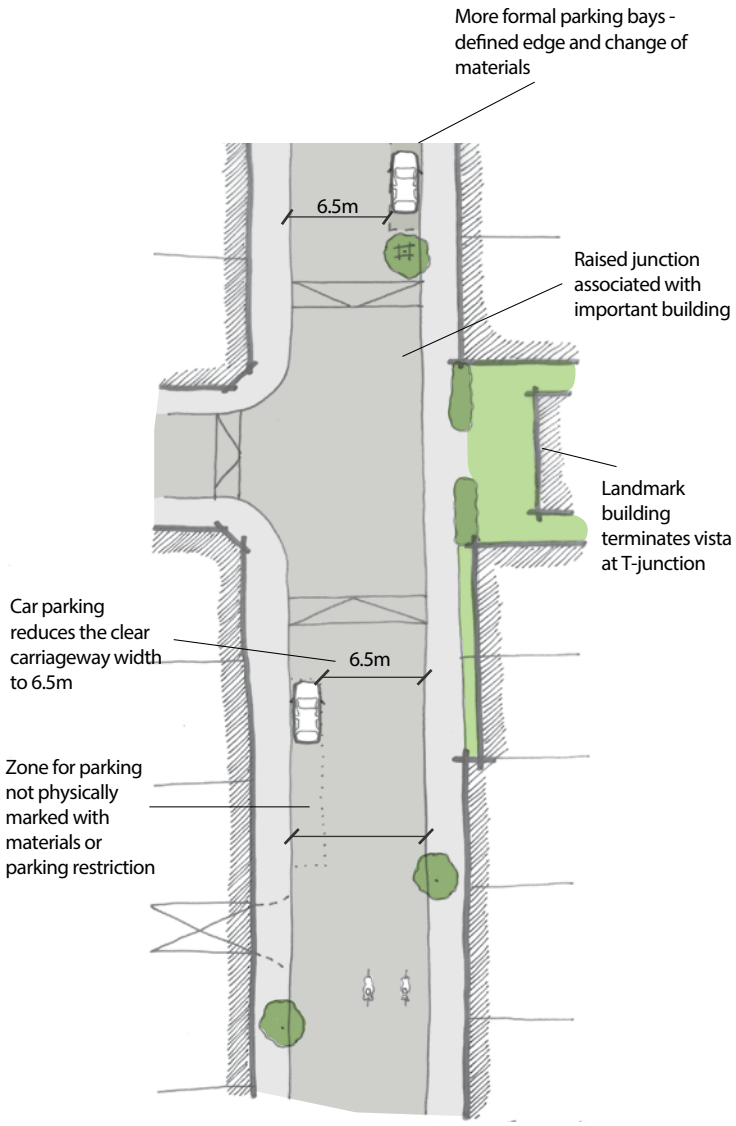


Figure 5.3 Indicative layout - formal main street



Trees and bollards demarcating parking spaces in a square, Poundbury

Tree pinch point in an informal lane, Poundbury

Street trees and bollards as traffic calming, Hook Norton

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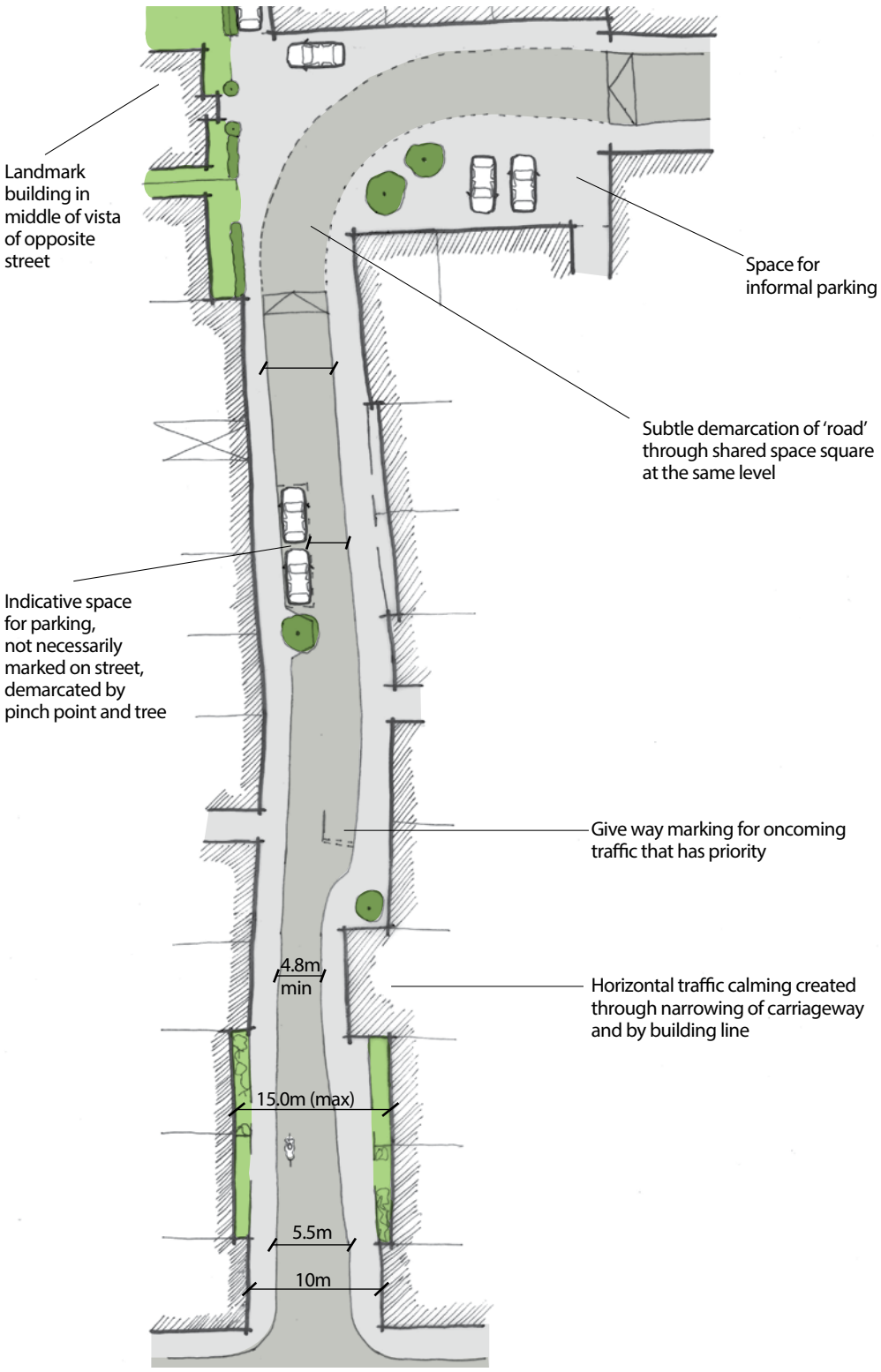
General residential streets

Predominantly residential, moderate levels of activity, neighbourly interaction, provide access to properties, some through traffic.

Figure 5.4 Indicative layout - general residential street



Minor residential streets and lanes

Quieter residential streets, with limited through traffic, with a semi-private feel.

Shared surfaces

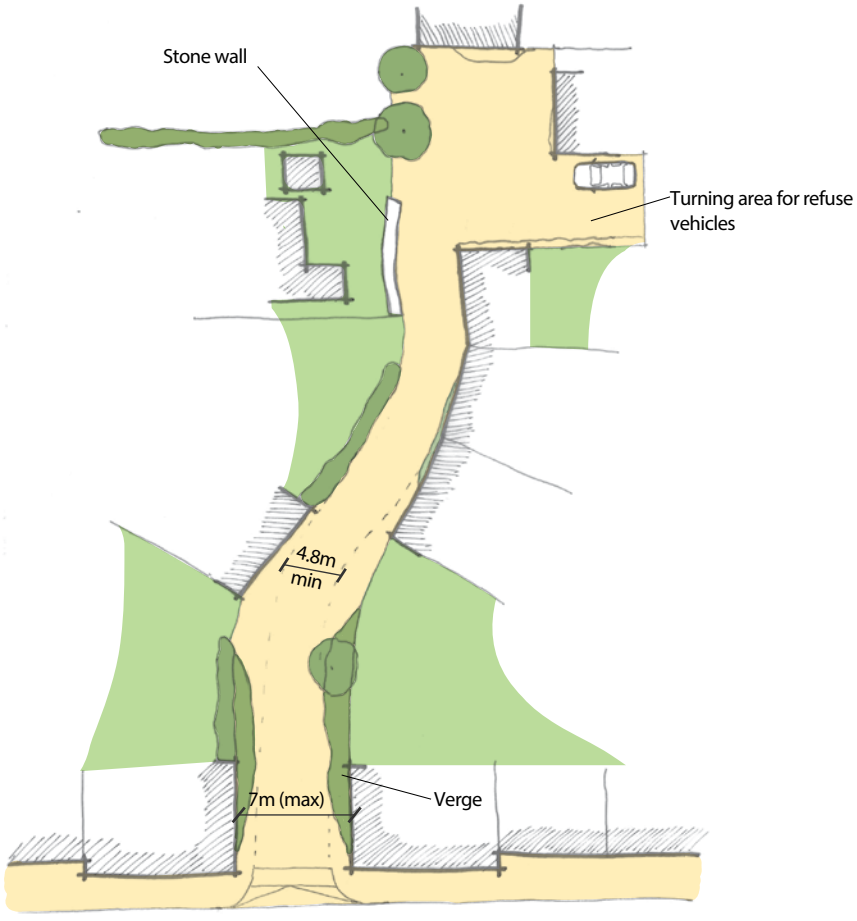
The use of a shared surface approach where vehicles, pedestrians and cyclists occupy the same space within the street can create attractive, active streets successfully accommodating children's play, car parking and movement functions together.

Shared surface treatments can also be used in public spaces such as squares or at junctions. Removing demarcation for traffic can assist with traffic calming and placemaking functions.

The use of shared surfaces should be judicious and take into account safety of users especially those with perceptual impediments. In many areas a 25mm kerb will be appropriate, except in very lightly trafficked environments such as the lane typology, in order to aid legibility for those with visual impairments.

To achieve a successful design detailed discussions will be necessary with both CDC and OCC and appropriate safety audits undertaken.

Figure 5.5 Indicative layout - informal Lane



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Adoption

All streets performing a public function as part of the movement network should be designed for adoption by OCC.

- Routes which have the potential to enhance pedestrian connectivity should not be private drives
- Un-adopted, private routes serving multiple properties should be limited, except where specifically agreed with the Council
- Perpendicular and allocated parking is not adoptable

Further information on adoption standards can be provided by OCC.

Enclosed street incorporating on-street car parking, Hook Norton

Figure 5.6 Indicative layout - Shared surface street