



Ploughley Road

AMBROSDEN

Design and Access Statement September 2022

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1. INTRODUCTION

This Design and Access Statement has been prepared by Barton Willmore, now Stantec on behalf of Archstone Ambrosden Ltd and Bellway Homes Ltd to accompany the Outline Planning Application for a new development representing a natural extension to Ambrosden comprising:

Construction of up to 120 dwellings, vehicular and pedestrian access off Ploughley Road, new pedestrian access, surface water drainage, foul water drainage, landscaping, public open space, biodiversity and associated infrastructure.

This statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO), which requires certain applications to be accompanied by a Design and Access Statement. The DMPO sets the following requirements for Design and Access Statements:

“(2) An application for planning permission to which this paragraph applies must, except where paragraph (4) applies, be accompanied by a statement (“a design and access statement”) about—

- (a) the design principles and concepts that have been applied to the development; and*
- (b) how issues relating to access to the development have been dealt with.*

(3) A design and access statement must—

- (a) explain the design principles and concepts that have been applied to the development;*
- (b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;*
- (c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;*
- (d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and*
- (e) explain how any specific issues which might affect access to the development have been addressed.”*

The purpose of this Design and Access Statement is:

“...to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users.”

[National Planning Practice Guidance, Paragraph: 029, Reference ID: 14-029-20140306]

This statement provides proportionate detail to accompany an Outline Planning Application with all matters reserved except for access and demonstrates through a physical assessment, how the design of the development represents a suitable response that responds to the context and setting of the site.

This statement should be read in conjunction with the Outline Planning Application and its accompanying supporting documents. The application provides for:

- Up to 120 family homes, including provision for smaller family homes and provision of bungalows;
- Green corridor and footpath connection to the existing bridleway and West Hawthorn Road;
- New public green open space facilities;
- Main access via Ploughley Road;
- Improved pedestrian access, water drainage, and landscape features; and
- associated infrastructure.

This document is separated into the following Sections:

Section One introduces the proposals and DAS structure.

Section Two provides a description of the site, sets out the historic context, the local character and local facilities.

Section Three sets out the planning policy at a local and national level.

Section Four provides an in-depth assessment of the site from a technical and environmental perspective, including the constraints and opportunities plan.

Section Four describes the design proposals, offering a vision for the development, as well as parameter plans and access arrangements, that will underpin the proposals.



Site Photo- from site entrance looking north east



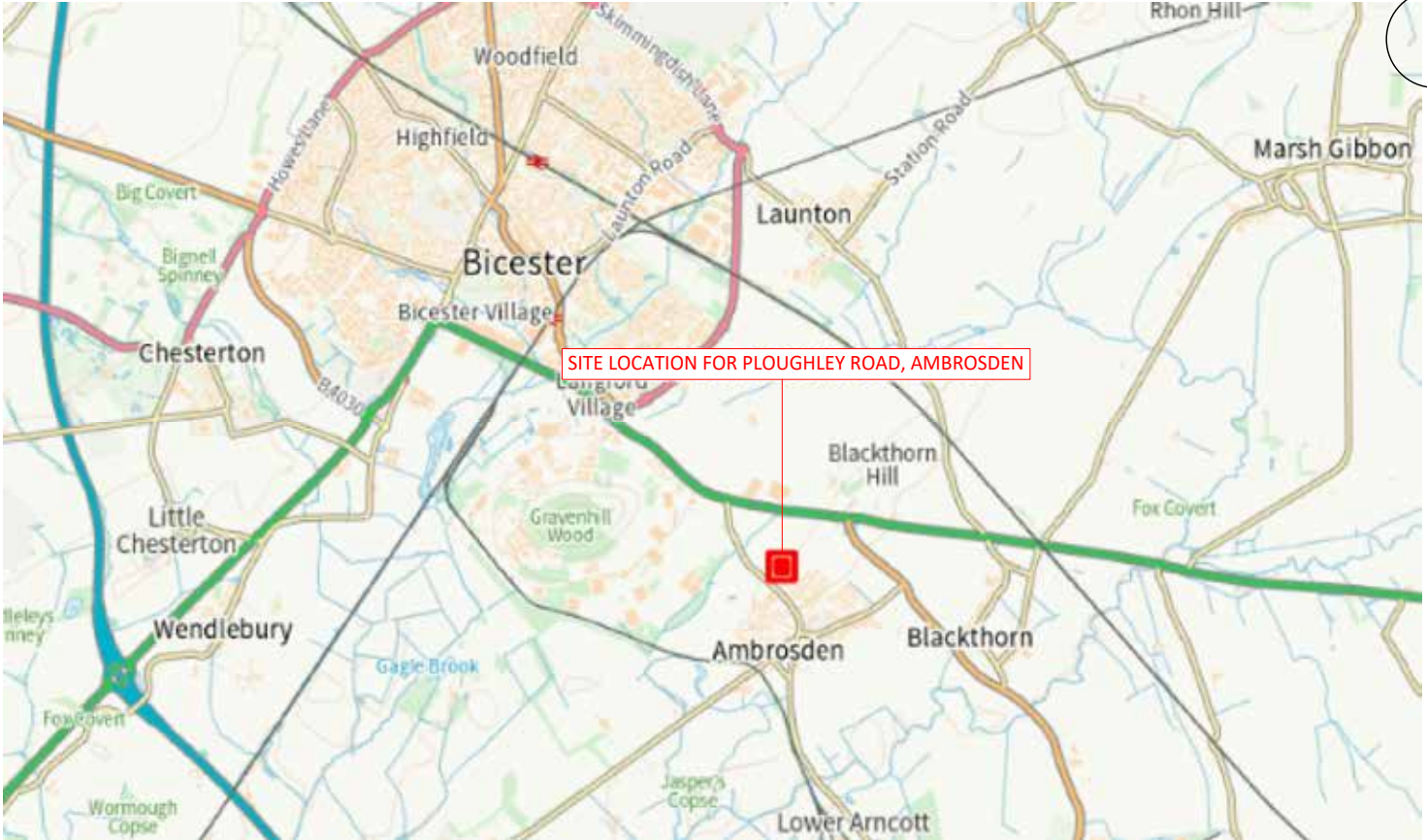
2. CONTEXT ASSESSMENT

2.1. The Site and Context

LOCATION

Ambrosden is a village and civil parish situated in Cherwell District, Oxfordshire with a population of around 2,700. Ambrosden is located 3 miles south east of Bicester linked by the A41 and 13 miles north east of Oxford. The village is approximately two miles east of Alchester Roman Town, and 1.5 miles north of Arncott. The nearest train station is Bicester Village located 1.7 miles to the northwest.





Site Location Plan



SITE DESCRIPTION

The application site is c.9.46ha of agricultural land located to the north of Ambrosden, on the fringe of the village and backs onto the settlement edge. The site consists of agricultural fields and is currently accessed from Ploughley Road. The site slopes gently down from east to west and is surrounded by established field boundaries to north, west and south, with additional hedgerows and sporadic trees forming the internal field boundaries.

The site has no defined public rights of way across it, though a bridleway and PROW does run along the eastern edge of the site, directly adjacent to the site. Existing residential development sides and backs onto the application site. The site benefits from medium distance views to the north, north-west and west.



Site location on aerial view



Site photo looking north west



Bridleway to Eastern Boundary



Ploughley Road approach



Within Site Looking North.



2.2. Movement and Access

MOVEMENT

The site is located to the north of the village of Ambrosden and to the east of Ploughley Road which runs through the centre of the village linking to the A41 in the north and Arncott in the south. Ploughley Road toward the north of the site is subject to a 60mph speed limit which reduces to 30mph at the southern end of the site frontage. This 30mph limit then applies throughout the built-up area of the village.

A pedestrian/ cycle path runs north-south adjacent to Ploughley Road and on the development site side. This connects Ambrosden with the A41 and beyond to Bicester. An existing Bridlepath/Public Right of Way reference 105/6/20 is located on the Eastern boundary of the site running from the A41/B4011 Junction at Blackthorne Farm to Ploughley Road opposite the Bicester Garrison Gym.

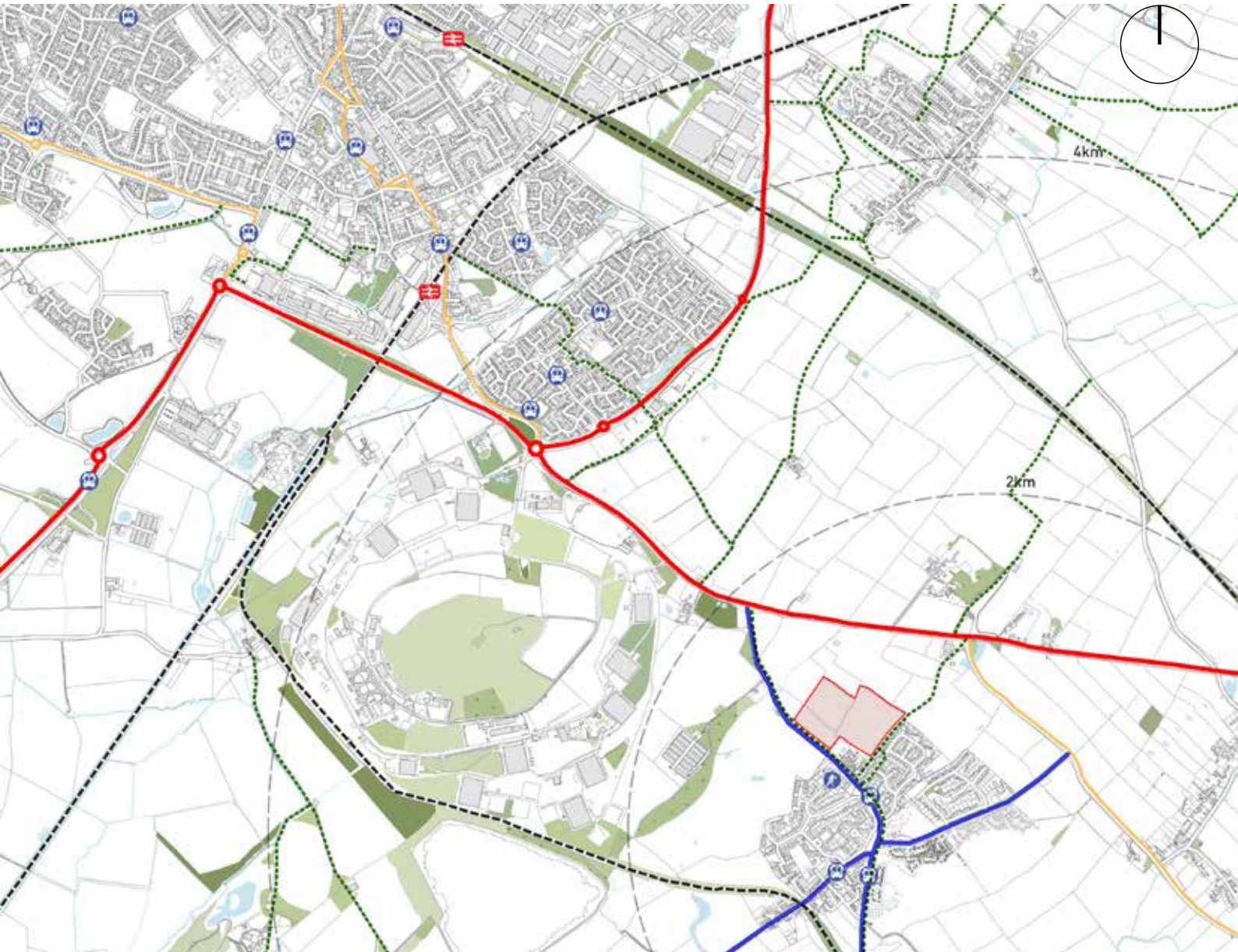
Ambrosden is served by two bus routes which both call at the Ploughley Road/Willow Road stops approximately 350m (4 minutes' walk) from the site entrance. The 29 route, operated by Stagecoach, offers a frequent service between Bicester and Bullingdon Prison / Arncott. The H5 route, also operated by Stagecoach, provides a service between Oxford St John Radcliffe Hospital and Bicester. Ambrosden is close to Bicester which has two railway stations, Bicester North and Bicester Village, with frequent services to London Marylebone, Oxford and Birmingham. New rail services for Bicester are planned and new transport interchanges, Oxford Parkway station and Bicester Park-and-Ride, have recently been introduced.

ACCESS







The western boundary of the site is Ploughley Road which runs between the centre of Ambrosden and the A41 and serves as the main link into and out of the village to the wider Bicester area, as well as providing access to the Five Acres Primary School and other local amenities. The southern boundary of the site is the rear gardens of existing properties fronting West Hawthorn Road and Briar Furlong while the northern and eastern boundaries are agricultural land

Vehicle access to the proposed development will be provided via a new priority T-junction off Ploughley Road, located approximately 155m northeast of the existing Bicester Garrison access and approximately 110m north-east of the existing field access gate to the site. The intention is to move the existing entrance feature and the start of the 30mph speed limit northeast from its existing location at the southern end of the site frontage to a new location approximately 200m north of the proposed access. Appropriate 70m visibility splays will be provided at the proposed access to accord with the reduced speed limit.

It is also proposed to utilise the existing field access gate as a pedestrian cycleway link from the development to the existing footway/cycle path that runs along Ploughley Road to ensure the development is appropriately connected into the existing walking and cycling network in the village. Similarly, a pedestrian link will be provided between the site and West Hawthorn Road. There are a variety of local amenities within walking and cycling distance of the proposed development site, including the local primary school and convenience retail opportunities, with these accessed via the existing good standard footway/cycle path that runs beside Ploughley Road.



Movement Plan

	Site Boundary		Bus Stop
	Train Station		A Road
	Railway		B Road
	Ped/Cycle Routes		Distributor Road



2.3. Historical Context

Ambrosden parish is about 2 miles (3 km) wide both north-south and east-west. It is bounded by the River Ray to the south, its tributary the River Bure to the west, the outskirts of Bicester to the north and field boundaries to the east. Two bridges cross the River Ray in the parish: Arncott Bridge and Blackthorn Bridge. Arncott Bridge is on the road between Arncott and Ambrosden and is a five-arched bridge built in the 18th century.

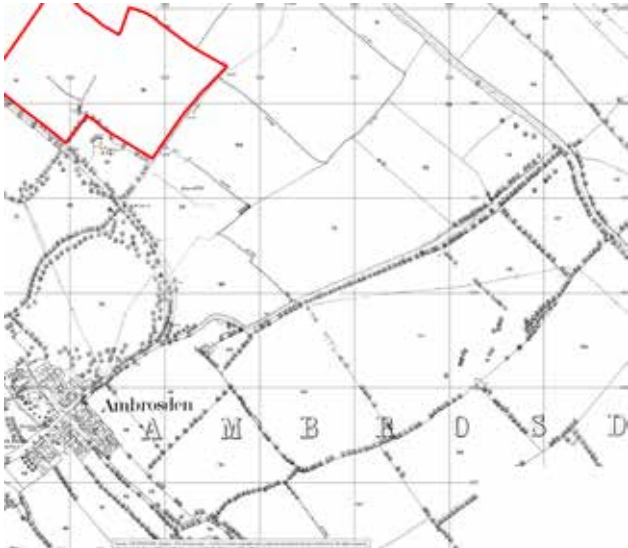
The land is relatively level, about 200 feet (61 m) above sea level, apart from Graven Hill north west of the village, which is 372 feet (113 m) high. Ambrosden operated an open field farming system until sometime in the 1600s. Several small enclosures developed until 1809 when it was reported to be an entirely enclosed field system. In 1811 the village was home to some 140 people and at the time comprised of three townships of Ambrosden, Blackthorn and Arncott. In 1876 a permanent parish school was built in the gothic style, until the school moved to its current premises in the late 20th century. The original school building now operates as the village hall.

The historic core of Ambrosden is along Merton Road and now consists of a few scattered houses, including the Park Farm, the 'Turner Arms' public house, a corn mill, and the village hall. The village core remains in this area and includes a village shop and post office. There is also a hairdresser, car dealer and craft shop. Graven Hill, north-west Ambrosden and south of Bicester, is the Royal Army Ordnance Corps' Central Ordnance Depot (the army's largest ordnance depot).

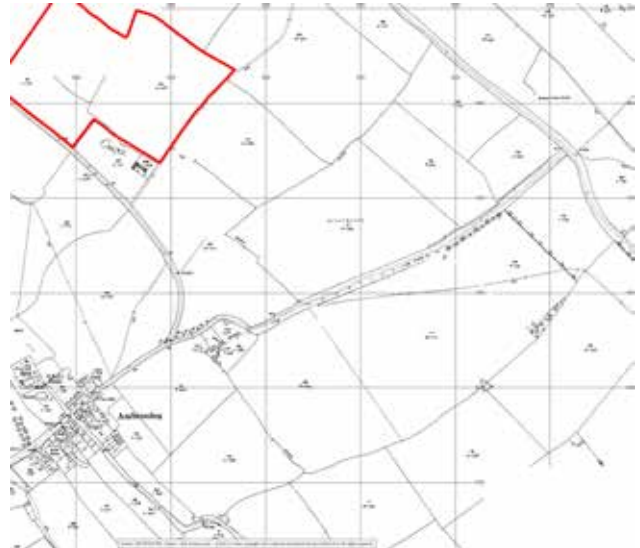
The depot's internal railway system, known as the Bicester Military Railway, passes Ambrosden and links the Graven Hill depot with other depot sites at Arncott and Piddington. In 1951-52 the Ministry of Defence (MOD) and the Central Ordnance Depot had a new housing estate of some 200 houses built in the village. The Government bought a significant area of land from most of the farms in the parish. The Garrison Centre provides extensive amenities for the military families and includes a shop, library, gym, pool, community centre and careers centre.

Twentieth century growth spread Ambrosden north, with most of the modern village housing situated to the west of Ploughley Road and the North of Blackthorn Road. The majority of housing to the west of Ploughley Road are evidently MOD properties in formal semi-detached and terraced arrangements centred around formal green courts.

There have been some recent housing developments built at the southern edge of Ambrosden including the adjacent sites of Springfield Farm and Church Leys, built by Bloor Homes and Bellway Homes (the applicants) respectively.



Historic Maps 1876



Historic Maps 1922



Historic Maps 1967



Historic Maps 2022



2.4. Local Character

An analysis of the existing built environment is a useful exercise to provide inspiration and to help create a responsive development that remains sensitive and locally distinct. The historic element of Ambrosden is clearly apparent in the older parts of the village around Merton Road and Old Arncott Road. There are distinctive architectural elements of Ambrosden that are evident in both the historic and modern housing.

However the urban form, grain and housing typology has shifted over time and therefore it is necessary to explore three very distinctive areas of Ambrosden which can contribute to a deeper understanding of the collective identity of Ambrosden. The three areas that will be assessed are: the historic core, MOD housing, and the recent New Build Developments at Springfield Farm and Church Leys.



Character area aerial

Key:

1: Historic Core

2: MOD Housing

3: Springfield Farm & Church Leys



CHARACTER AREA 1: HISTORIC CORE

Built/Plot Form

- Low density development (18-23dph)
- Loose urban form and informal building lines
- Predominantly detached and semi-detached cottages, with some terraces along Merton Road
- Large plots, featuring long rear gardens up to 25m deep and varying front set back depths
- Predominantly front of house on-plot parking, and some rear parking courts
- Informal semi-private green spaces exist to the front and sides of many dwellings
- Green verges with informal tree planting
- Well defined boundary treatments

Architecture

- High quality rural village character
- Up to 3 storeys along Merton Road
- Early cottages date from the Georgian era
- Emphasis on symmetry in design
- Eave fronted cottages with clipped eaves
- Some dormer windows present

Materials

- Predominantly coursed rubble stone
- Some dwellings feature red/orange brick quoins
- Predominantly grey slate roof tiles. Some red tile hanging (village hall)
- Mixture of sash and casement Colonial Timber windows, with brick and timber detailing
- Red brick chimneys
- Cottage timber front doors





Historic Core





CHARACTER AREA 2: MOD HOUSING

Built/Plot Form

- Relatively low density development (20-25dph)
- Formal structured terraced housing
- Internal facing housing set around formal green spaces
- Housing set back between 5-15 metres with large grass verge
- Minimal front gardens (1-2metres) with grass lawn to front of properties and undefined boundary treatments
- Long and narrow rear gardens up to 30m deep
- Rear parking courts and some small parking courts to the front



Architecture

- Mixture of 1950's terraced and semi-detached family housing
- Up to 2 storeys
- Emphasis on repetition and simplicity
- All eave fronted roofs
- Lean-to porches

Materials

- Orange/red brick is the dominant building material
- Some rendering present
- UPVC casement windows
- Red/brown clay roof tiles
- Occasional brown tile hanging
- Matching brick chimneys





MOD Housing



CHARACTER AREA 3A: CHURCH LEYS

Built/Plot Form

- Medium Density (25-35dph)
- Mix of formal and informal building lines with particular emphasis on informal edges facing countryside
- Predominantly semi-detached and detached dwellings
- 2-5metres front gardens with grass lawns, with mix of informal boundary treatments such as low shrub planting and low hedges
- Predominantly on-plot parking to side of properties, with some areas of front parking

Architecture and Materials

- Up to 2.5 storeys
- Traditional housing vernacular with simple architectural details
- Use of brick bands and mixture of brick and stone head details. Sill details are generally brick or stone. Some stone quoins to larger properties.
- Predominantly open eaves and clipped verges
- A limited range of window styles comprising side hung casement with horizontal bar and cottage style glazing bars.
- A simple palette of wall and roof materials - brick, stone and some render; and two types of roof tile, namely concrete profiled interlocking tiles and thin profile man made slate.
- Pitched, flat and lean-to entrance porches covered in smaller profile plain tiles or lead sheet.
- Splayed bay windows with flat roofs.





Church Leys





CHARACTER AREA 3B: SPRINGFIELD FARM

Built/Plot Form

- Low to Medium Density (25-30dph)
- Mix of formal and informal building lines with particular emphasis on informal edges facing countryside
- Predominantly semi-detached and detached dwellings
- 2-5metres front gardens with grass lawns with established planting of shrubs and hedges
- Predominantly on-plot parking to side of properties

Architecture and Materials

- Up to 2.5 storeys
- Traditional housing vernacular with a high level of architectural interest through use of gables and gables and projecting porches
- Variety of head and cill details in brick, stone, timber and tile.
- Predominantly bedded verges and boxed eaves in striking black tile/timber respectively.
- A mix of window styles comprising side hung casement with horizontal bar and cottage style glazing bars.
- A varied palette of wall and roof materials - brick, stone, render and some timber boarding to add further variety
- Projecting pitched porches with stone or brick base and timber sides
- Splayed bay window with hipped roof, or boxed bay window with flat roof.





Springfield Farm



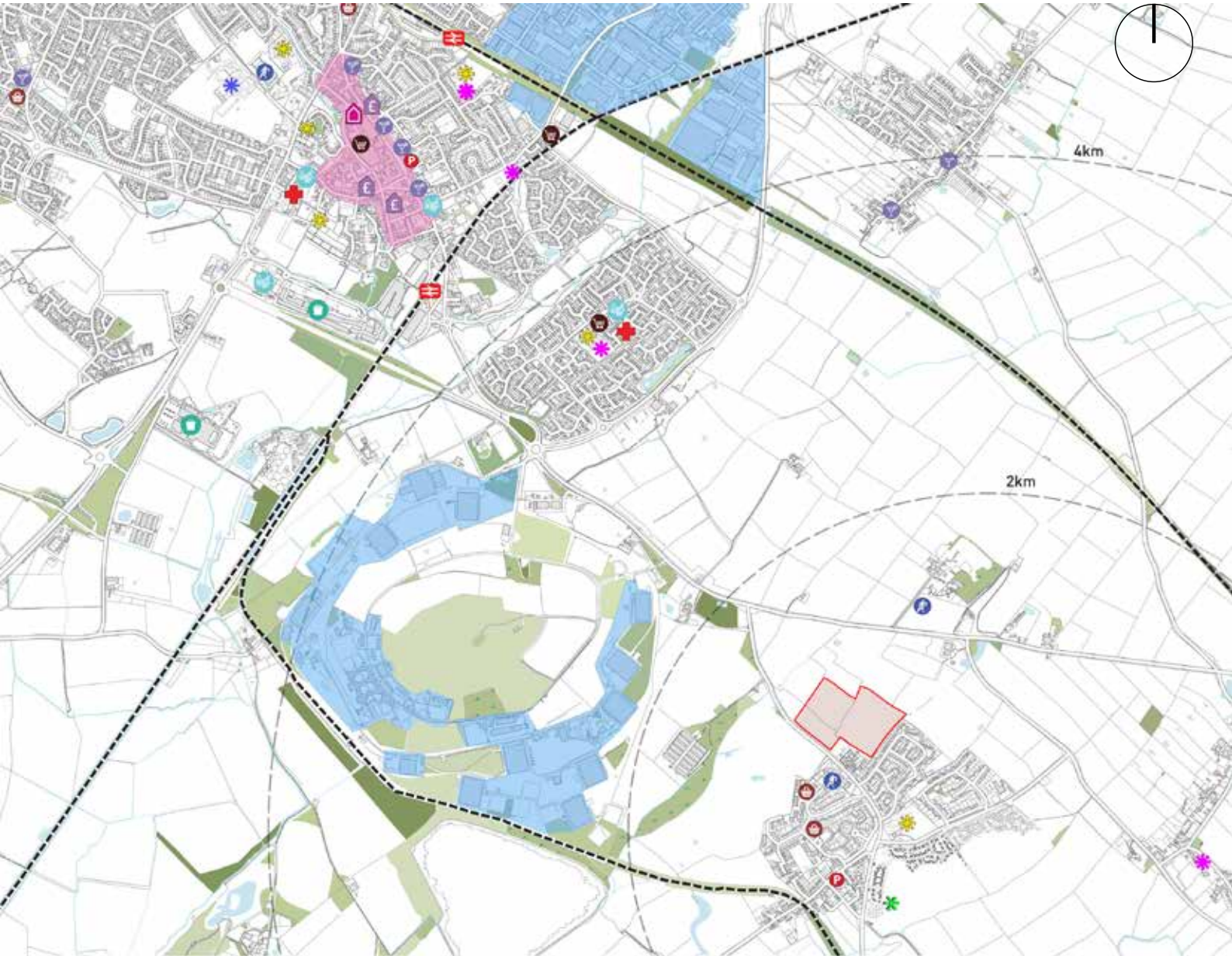


2.5. Local Facilities

There is a convenience store located across the road from the site in the Garrison Centre. There are further amenities along Merton Road including the village shop, post office, village hall, local pub and parish church which are all within walking distance. Bicester Village is 20 minutes by bus or 10 minutes by car and provides a range of key facilities and employment opportunities.

Five Acres Primary School is located on Blackthorn Road approximately 5 minutes walk from the site, and intakes children aged 5 - 11. It shares its' site with Five Acres Foundation School which takes children aged 3 - 5. Other nearby primary schools include Langford Village Primary (1.7miles north west) and Launton C of E Primary (3.1 miles north). The nearest secondary school and sixth form college is Bicester Community College located 3 miles away and The Cooper School which is 4 miles north of Ambrosden.





Facilities Plan

 Site Boundary	 Pharmacy	 Library	 Isochrones	 Secondary School
 Allotments	 Shopping Centre	 Bank	 Town Centre	 Post Office
 Railway and Train Station	 Local Shop	 Hospital	 Nursery	 Open green space
 Primary School	 Supermarket	 Leisure Centre	 Local Pub	 Employment



3. PLANNING POLICY, NATIONAL AND LOCAL GUIDANCE

3.1. National and Local Planning Context

In planning policy terms, the site is unremarkable, not being covered by any national or regionally significant policy restrictions.

Under Policy Villages 1: Village Categorisation (PV1) of the adopted Local Plan Part 1, Ambrosden is identified as a Service Village under Category A, where minor development, infilling and conversions are considered appropriate.

Policy Villages 2: Distributing Growth across the Rural Areas (PV2) states that a total of 750 homes will be delivered at Category A Villages across the plan period being 2011 to 2031.

Under PV2, sites for residential development will be identified through three routes: 1) preparation of a Local Plan Part 2; 2) preparation of Neighbourhood Plans; and 3) the determination of applications for planning permission.

PV2 is a permissive policy setting a framework for residential development sites to come forward, either as allocations or planning permissions to meet the requirement that sites for an additional 750 units will be delivered in the Category A villages (in addition to the small site windfall allowance).

There is no designated Neighbourhood Plan Area at Ambrosden and so no emerging Neighbourhood Plan.

The proposal contributes to the three overarching objectives of sustainable development as contained within the National Planning Policy Framework, by contributing positively to the economic, social and environmental dimensions, through the benefits

provided by the proposed development. These benefits include the provision of market housing in the absence of a 5-year supply and affordable housing to meet the identified need. This is covered in more detail in the Planning Statement.

3.2. National and Local Design Guidance

NATIONAL DESIGN GUIDE

The Ministry of Housing Communities and Local Government (MHCLG) published the National Design Guide (NDG) in September 2019. The NDG can be used by all those involved in shaping places. The National Design Guide elaborates upon sections within the National Planning Policy Framework and Planning Practice Guidance on design and sets out the Government's priorities for well-designed places in the form of ten characteristics. These ten characteristics contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework and work together to:

- create the physical **Character**;
- help to nurture and sustain a sense of **Community**; and
- to positively address environmental issues affecting **Climate**.

LOCAL DESIGN GUIDANCE

Cherwell District Council adopted the Cherwell Residential Design Supplementary Planning Document in July 2018 in response to Policy ESD 15 of the Local Plan and provides explanation and guidance on the meaning of the Local Plan policies.

The Cherwell Residential Design SPD represents a starting point and sets out how Cherwell's towns and villages have evolved in response to their landscape, movement and social contexts. The SPD considers that 'the evolution of the District's settlements is set to continue at a rapid pace' and that new development should be informed by an understanding of the historic evolution and characters, whilst responding to landscape, topography, and local materials and detailing.

Planning Practice Guidance recognises that in considering design, 'outline planning permission seeks to establish whether the scale and nature of a proposed development would be acceptable' before fully detailed proposals are put forward as part of reserved matters.





4. TECHNICAL STUDIES

A number of technical reports have been prepared to understand the Site and the potential impacts of the proposed developments. These technical assessments have informed the detailed design and layout of the Proposed Development.

4.1. Arboriculture

A BS5837:2012 Trees in Relation to Design, Demolition and Construction compliant tree survey of all trees within and adjacent to the Site that may be affected by the proposals was undertaken by EDP. The findings of which are set out in the Arboricultural Baseline Note, which accompanies this application.

The survey process identified 29 individual trees, nine groups of trees and 13 hedgerows totalling 51 items. Of these 51 items, three have been categorised as A, of high quality; 21 have been categorised as B, of moderate quality; and 21 have been categorised as C and are of low quality. In addition, six items have been categorised as U and are considered unsuitable for retention, irrespective of the proposed development.

The category A and B trees can be readily accommodated within the development proposals and protection put in place for the trees that are within the Site.

Among the category A trees is one ancient, veteran English oak (T44) of high biological, cultural or aesthetic value. This tree is located just outside the Site boundary on the northern edge of the Site area and will remain undisturbed by the development with a buffer area in place to ensure its protection. This important tree is located adjacent to the proposed open space and its RPA and buffer will remain undisturbed by the proposed development.

4.2. Ecology

A Phase 1 Ecological Appraisal has been undertaken by EDP including various protected species surveys, including an assessment of the presence of great crested newts in the area.

The Ecological Appraisal has identified that the application site primarily comprises three fields of poor semi-improved grassland bound by a network of ditches, mature treelines and hedgerows.

The proposed development includes the retention of the majority of existing hedgerows and trees as well as the creation of diverse new complimentary habitats including the creation of species rich hedgerows, tree and wild flower grassland planting as well as the provision of bat and bird boxes and the creation of SuDS ponds with appropriate landscaping. These mitigation measures alongside a Biodiversity Strategy aim for a measurable biodiversity net gain of over 10%.

Further information can be found within the supporting Ecological Appraisal.

4.3. Archaeology and Historic Setting

An Archaeology and Heritage Assessment was undertaken at the site by EDP. This assessment concluded that the site does not contain any world heritage sites, scheduled monuments, registered parks and gardens, registered battlefields or listed buildings. A total of 14 listed buildings (Grade II and Grade II*) and a scheduled ancient monument are recorded within this 1km study area. These assets were examined, and were determined that there is no potential for the development of the site to result in harm to any designated heritage assets beyond its boundaries, in terms of changes to their setting.

The assessment also considered non-designated heritage assets within the 1km study area. The assessment concluded that there is potential for prehistoric, Romano-British, medieval, and post-medieval archaeology although these remains may relate to agricultural activity with these deposits likely poorly preserved due to extensive agricultural activity during the 19th and 20th centuries within the site.

Consultation was undertaken with the Archaeology Advisor to Oxfordshire County Council who requested that a programme of archaeological investigation be undertaken across the site to inform any forthcoming application. Accordingly, a gradiometer geophysical survey was undertaken in June 2022 by LeFort Geophysical Surveys Ltd.

The bedrock geology under the site consists of four bands of Jurassic sedimentary rock aligned northeast-southwest. The bedrock furthest southeast is recorded as limestone and mudstone of the Forest Marble Formation with Limestone of the Cornbrash Formation next to this, Mudstone of the Kellaways Clay Member lies beyond this with sandstone and siltstone of the Kellaways Sand Member under the northwest edge of the site. No superficial deposits have been recorded under the site. The soils underlying the southeast half of the site are likely to be brown rendzinas of the 343c (Elmton 3) association.

The geophysical survey identified a possible lime kiln and associated limestone quarries have been along with a fragmentary field system of unknown date. Other responses detected include ridge and furrow, ceramic field drains, trends of uncertain origin and at least two modern services. The results of the geophysical survey are due to be tested through a programme of archaeological trial trenching in September 2022 to be undertaken by Oxford Archaeology.

Further information can be found within the supporting Archaeology and Heritage Assessment (EDP 2022) and Gradiometer Survey Report (LeFort Geophysics Ltd 2022).

4.4. Landscape and Visual Considerations

A Landscape and Visual Appraisal (LVA) has been prepared to determine the landscape and visual context of the site. This demonstrates a technical understanding of the constraints and opportunities posed by the site in landscape and visual terms.

SITE DESCRIPTION IN LANDSCAPE TERMS

The site comprises an area of approximately 9.46ha and lies to the north-east of Ploughley Road and is situated adjacent to residential development in the south-east and east and open field parcels to the north and west. The site is currently used as agricultural land and is defined by its undulating landform which reaches a high point on the eastern edge of the site. Due to its land use, it is predominantly grassland and has limited landscape features of note contained within the site. Several scattered trees and two remnant hedgerows are located in the centre of the site. The site boundary is well vegetated – particularly to the east and north – and forms a visual buffer between Ambrosden and the site. There is no public access into the site.



LANDSCAPE CHARACTER OF THE REGIONAL CONTEXT

The site lies within 'Clay Vale' Landscape Character Type (LCT), and within the Pasture Hills LCT as identified by the Oxfordshire Wildlife and Landscape Study. Key characteristics relevant to the site and its context include:

- mixed land uses dominated by pastureland with small to medium-sized hedged fields;
- Pattern of hedgerows which can be fragmented and gappy;
- many mature Oak, Ash and Willow hedgerow trees; and
- within the mainly low-lying landscape, medium-sized hedgerows and mature trees create greater enclosure around settlements and farmland.

LANDSCAPE AND VISUAL CONSIDERATIONS

The site lies to the north of Ambrosden. The site lies on a local ridgeline to the north-west of the settlement and slopes from its highest point in the east to its lowest point in the north-west. The site comprises of field parcels and is bound by hedgerows with intermittent hedgerow trees. Dense vegetation alongside the bridleway 105/2/10 forms the well-treed south-eastern boundary of the site. To the south and west the boundary consists of hedgerows which are gappy towards the west.

Low, rounded hills in the vicinity of the site form local landform features and create a sense of place. Graven Hill lies to the west and Arncott Hill lies to the south. Both hills are planted with large woodland blocks, which are beneficial in screening military uses. These features are typical of the wider landscape context surrounding the site.

The site is well screened in views from the north, east and south due to the local landform, intervening vegetation and built form contained within Ambrosden. In views from the west the site is clearly visible on the approach to Ambrosden and it forms part of the undulating rural landscape.

DESIGN CONSIDERATIONS

Key elements to be considered from a landscape and visual perspective are summarised below:

- The site benefits from the characteristic boundary vegetation which provides an effective level of visual screening to the north, east and south. This should be retained and enhanced where appropriate
- It would be beneficial to provide linear tree planting among proposed built form to break up the quantum of built form and reduce its visual impact on the local landscape
- Proposed roads should be tree lined as per national planning policy.
- The western boundary should be enhanced and strengthened as part of the proposed development to enhance the level of screening to views from the west
- A play area located near the residential dwellings would provide play provision for the development and the local area.

4.5. Drainage

SITE LEVELS

A topographic survey of the field was undertaken in April 2022 by AHP Surveys and demonstrates that the site has a slope from Northeast to the South and West. The highest point on the field is in the Northeastern corner at 77.83m AOD and the lowest part is on the western boundary at 64.12m AOD. The Eastern field has a more regular gradient across it whereas the southern field has levels that are linked to the ridge and furrow present in the surface.

HYDROLOGY

The Site is hydrologically influenced by the river Ray, which runs in a south-westerly direction approximately to the south of Ambrosden. The river is a primary tributary of the river Cherwell which forms part of the larger Thames catchment. To the Northwest of the site there is a tributary of The River Ray, and alongside it a pond known as the Gothic Pond.

The river Ray is the largest tributary of the Cherwell. It rises near Quainton, and flows 32km south-west to its confluence with the Cherwell at Islip. The river flows over Oxford Clays and, is flashy in nature with high surface run-off.

There are field ditches present on the field boundary to the North but none elsewhere within the rest of the site. The ditch links to the tributary noted above which subsequently discharges into the river Ray.

EXISTING DRAINAGE

The topographic survey suggests that the site drains to the west of the site. The site is undeveloped at present so surface water is either drained from site to the northern perimeter field boundary ditch or via infiltration/evaporation.

GEOLOGY AND HYDROGEOLOGY

BGS mapping indicates no superficial drift deposits are present across much of the site. This is shown to be underlain by the solid geology of the Cornbrash Formation comprising medium- to fine-grained Limestone, and clays. Soil data indicate the soils on site to be slowly permeable, clayey soils.

EA mapping shows the site is not located in a Groundwater Source Protection Zone, so the development does not pose a risk to important water sources.



4.6. Opportunities and Constraints

The site offers excellent potential for residential development that will be an integral part of Ambrosden whilst having its own sense of place and identity. An analysis of the site has identified the following key constraints and opportunities that are relevant to the proposed development.

Existing trees and hedges within and around the periphery of the site will be retained where possible and development will be offset from root protection zones.

The substantial mature oak tree located to the north west of the site which requires a 32m buffer. This area provides the opportunity for an extensive area of open space to the western part of the site.

The existing hedgerows along the boundaries are a key component of the local landscape. There is an opportunity to enhance the boundary hedgerows and deliver biodiversity benefits.

There is the opportunity to provide areas of green space and planting within the site to connect the site to the wider green network.

The lower ground area to the south west provides the opportunity for an area of drainage attenuation.

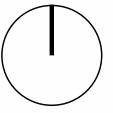
There is the opportunity to provide new footpath connection between Ploughley Road to the south and West Hawthorn Road to the east.

There is the opportunity to create usable recreation space that will benefit the wider community of Ambrosden.

The site slopes gently from east to west which provides the opportunity for views out to the countryside towards to north and west.

There is the opportunity to provide a green corridor through the site by way of street trees and public open space areas.

There is a local demand for housing and this development could contribute to much needed housing for the area, both private and affordable.



Constraints & Opportunities Plan

- | | | | |
|---|--|--|--|
|  Site Access |  Potential Attenuation Feature |  Potential Green Space/
Biodiversity Benefit |  600m/6 minutes walk
to Five Acres
Primary School |
|  Opportunity for Pedestrian Link |  Existing Properties |  Opportunity for green corridor
along main access route |  400m/4 minutes walk to
nearest bus stops |
|  Ploughley Road - Main Access |  Existing Ponds |  Existing Footways |  Local Convenience Store |
|  Existing Bridleway |  Potential recreational space |  Opportunity to create green
corridor along footpath/cycle
route. |  Bicester Garrison Gym &
Swimming Pool |
|  Existing Trees |  Potential to provide new
hedge planting and ditch feature | | |
|  Root Protection Area |  Potential Residential Parcels | | |



5. DESIGN

5.1. Vision and Objectives

The new development off Ploughley Road will create a natural extension to the settlement of Ambrosden, offering 120 dwellings, public open space, and extensive areas for ecological enhancement. Accommodation across the site will be mixed with an emphasis on smaller family homes including provision of bungalows for down-sizers or those with care needs. Streets will be designed to promote walking and cycling with good pedestrian and cyclist connections to the town. The proposal would deliver traditional family housing with an emphasis on traditional forms and quality materials, drawing on the experience of the applicants last development in Ambrosden at Church Leys Farm.

The following objectives will underpin the design to deliver the above vision:

- The creation of a sustainable, high-quality place which will be viewed positively as a relatively modest extension to the village;
- Visually respond to the historic character of Ambrosden and the surrounding housing so the scheme appears as a natural extension.
- Integrate the scheme into the existing movement network of footpaths, cycle ways and public transport.
- Provide a series of useable green spaces that extend from existing landscape network.
- Create a rural setting that extends from the surrounding countryside by providing a continuous series of green space throughout the scheme.
- Retain and enhance the biodiversity and ecological value of the site.
- Allocate space for recreational space that meets needs of community
- Provide a mix of housing that responds to local demand and encourages a balanced community.



Concept Plan

	Site Boundary		Residential		Existing Trees / Vegetation		Proposed Footpath
	Vehicular Access Point		Primary Route		Proposed Street Trees		Attenuation
	Pedestrian Access Point		Public Open Space		Existing Bridleway		



5.2. Consultation

The development proposals have been informed by the ongoing consultation process of the various local bodies associated with Ambrosden. The first stage of this was a meeting with Ambrosden Parish Council at their monthly meeting. A series of exhibition boards were presented, including an analysis of the site, along with a concept plan and illustrative framework plan. The members were then given a chance to ask questions and give feedback. In response to the consultation process, the proposed development has evolved and incorporates the following which reflect feedback from the local community:

- The number of units that is proposed for development has been lowered from 150 to 120 to reflect the density of the local area and to mitigate any concerns on the possible impact on traffic and local resources.
- A more balanced provision of housing that reflects local need, including smaller 2 and 3 bed houses and bungalows.
- Housing has been further set back from Ploughley Road to provide more of a green buffer and reduce concerns about the visual impact of the development on the rural character into the village.

Site Context



Site Analysis



Concept



Design



Landscape





5.3. Amount

The proposed development includes up to 120 residential dwellings that respond to local housing needs with a mix of 2, 3, & 4 bedroom homes, with an emphasis on smaller family homes.

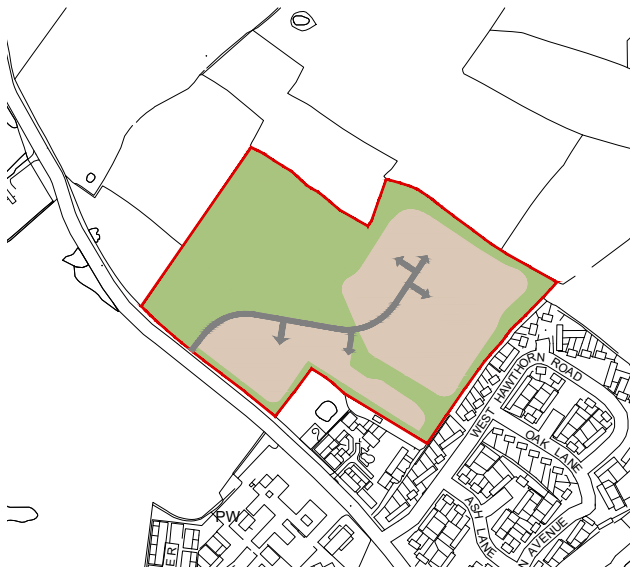
A multifunctional green infrastructure network will permeate through the development which will incorporate existing vegetation, community/recreational facilities and open space and Sustainable Urban Drainage (SuDS).

5.4. Layout





Layout is a detailed matter that will come forward as part of the Reserved Matters application. Nevertheless, in order to create a sense of place the green infrastructure network principles set out at the Outline Planning Application stage will ensure built frontages can be well related to streets and open spaces.

Community and recreational facilities are proposed to the north west of the development, creating a multi-functional open space that is accessible and safe for existing and future residents of Ambrosden.

Whilst a detailed matter, the site offers the opportunity for the internal roads to be designed to minimise car speeds. The spatial fixes established at the OPA level encourage pedestrian and cycle movement, and accessibility.



Land Use

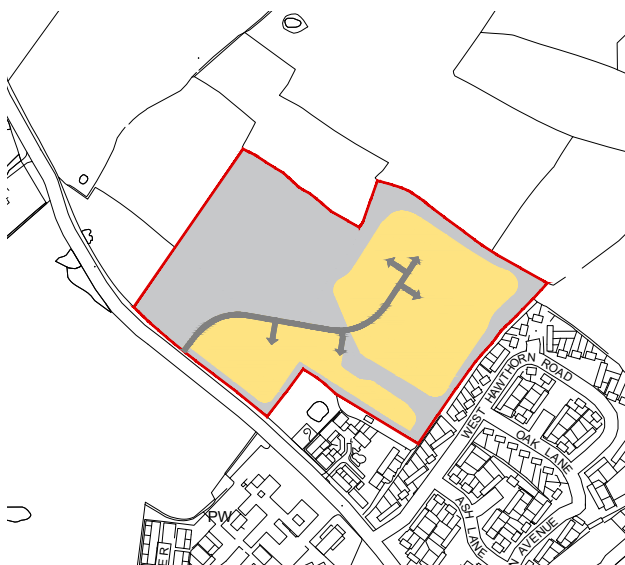
-  Site boundary
-  Indicative Primary Route
-  Residential
-  Green Infrastructure (Incl. SuDS features)

5.5. Scale and Density

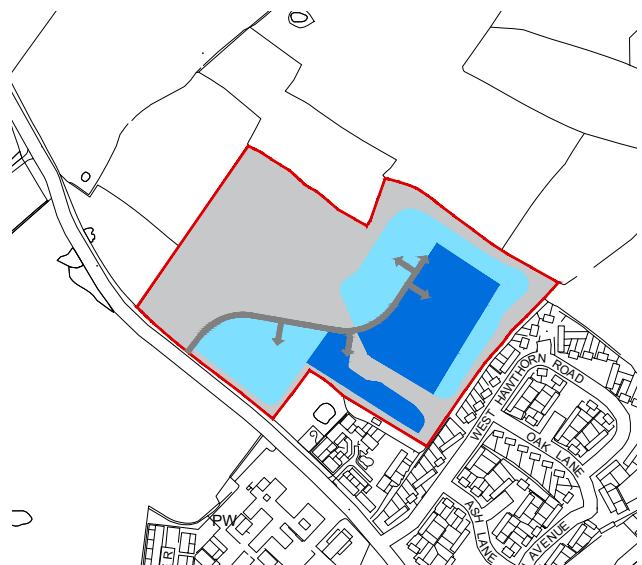
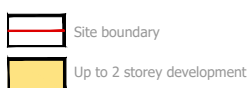
The proposed development has been designed to ensure that development sits within the local setting and landscape and its scale is in keeping with the character of development in Ambrosden. Most of the surrounding buildings in the area are residential, and predominantly two storey dwellings and the possible provision of some bungalows.

The overall residential development is comparable to the residential area surrounding the site in terms of scale and density. Architectural designs and detailed housing layouts are a Reserved Matter.

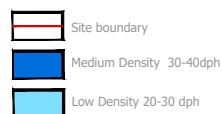
The density of residential development across the built area is 30-40 dwellings per hectare which is broadly consistent with the density of residential development elsewhere in the village, particularly the more recent developments at Church Leys and Springfield Farm.



Scale Plan



Density Plan





5.6. Movement Strategy

STREET DESIGN

The street network within the development will be designed to 20mph with an appropriate level of visibility at junctions and on bends. There is a network of footways for pedestrians with informal dropped kerb crossing points and tactile paving to assist the mobility impaired. Cyclists will be able to cycle on street in this low speed environment before accessing the existing footway/cycle path beside Ploughley Road for onward connections towards the local amenities or towards Bicester.

PARKING

The highway authority, Oxfordshire County Council requires that sufficient car parking is provided within residential developments and each district, including Cherwell, identifies appropriate standards. These will be referenced in identifying the appropriate car parking levels for each dwelling. Visitor car parking will also be provided together with cycle parking for both residents and visitors in accordance with the latest Oxfordshire standards.



Street Hierarchy

 Site Boundary	 Shared Surface 6.8m shared carriageway
 Primary Street 5.5m carriageway 2 x 2m footpaths	 Private Drive 4.1m

5.7. Framework Plan

The formal development plan submitted with the planning application to show the proposed uses, areas, access and routes is the Development Framework Plan.

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> A Site access B Existing hedges and trees to be retained and enhanced. C New Pedestrian Link to connect site to West Hawthorne Road. D Potential play/recreational facilities E Potential attenuation feature | <ul style="list-style-type: none"> F Main spine road to have street tree planting G Pedestrian Link to Ploughley Road H Development around the edges of the site to be more informal to provide a rural edge character. I Primary street to have greater formality with emphasis on structured landscape and tree planting to front gardens | <ul style="list-style-type: none"> J Extensive green spaces that interconnect to provide green corridors and enhance the rural feel of the development as well as potential for biodiversity enhancement. K A mix of 2, 3 & 4 bedroom houses with an emphasis on smaller family homes. L North West boundary to have new hedge planting and potential ditch feature M Indicative Pumping Station Location |
|--|---|---|



Framework Plan





5.8. Landscape Design

The proposed Landscape Strategy has been coordinated with the identified ecological requirements and the findings of the LVA to provide an appropriate landscape response to the proposed scheme. This incorporates the following landscape elements:

- Proposed roads are tree lined in line with national planning policy;
- The existing boundary vegetation is retained and enhanced with additional planting;
- Areas of ecological habitat have been identified which would be seeded with species rich meadow grass and planted with scattered trees to enhance local habitat creation;
- Amenity space to the north of the site is lined by an avenue of tree planting to create a soft boundary between the habitat area and the useable amenity space;
- A play area is proposed for local amenity value; and
- Tree planting throughout the scheme is positioned to break up the roofscape in views from the countryside to the west.

5.9. Character and Appearance

The objective of the Development is to achieve a sustainable, high-quality place which will be viewed positively as a modest extension to the village. Whilst appearance is a reserved matter, the intention is for the proposed development to positively respond to the variety of architectural periods and styles that characterise Ambrosden, taking into account local character and national quality standards.

5.10. Sustainability and Energy

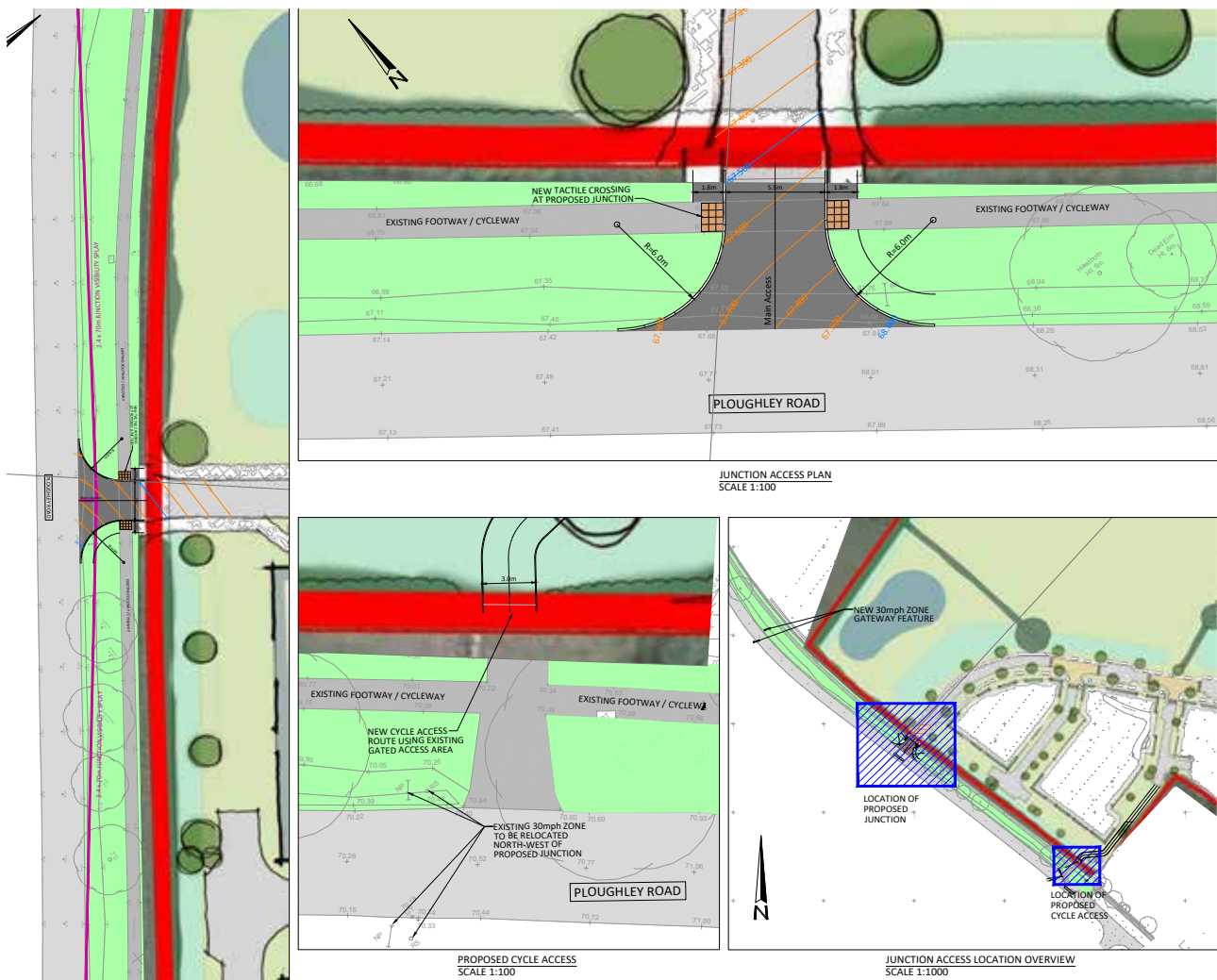
Sustainability covers a broad church. The future detailed development will look to deliver a range of housing types and sizes, with a focus on smaller family homes. It will aim to create a sense of place established through high quality design, respect for retained landscape features and a considered new landscaped environment with enhanced biodiversity value and sustainable urban drainage (SuDS) features, and a clear movement hierarchy, including for pedestrian movement and ready access to local bus stops, services and amenities including the Five Acres Primary School. This will be supported by clear measures responding to issues of sustainability and climate change.

Sustainable construction methods and energy efficiency will be built into the detailed scheme proposals, promoting a high standard of build and construction. Measures will include optimising plot orientation for solar gain; ensuring proposed dwellings are easily adaptable to suit occupier needs and inclusive design; delivering buildings that are resource and energy efficient, working on Fabric First principles, with improved insulation, efficient heating systems and controlled water demand and use. A Fabric First approach will underpin an energy strategy which will meet in full prevailing Building Regulations at the time.

5.11. Access Details

With regards to vehicular access, the main point of entry is proposed to be a simple priority t-junction off Ploughley Road to the west of the site. This will lead to a sweeping primary street through the site, off which shared surface routes, private drives and pedestrian/cyclists routes will be accommodated. The primary street will have greater formality with emphasis on structured landscape and tree planting to front gardens, whereas the shared and private routes will be less formal to reflect the rural edge character.

A new pedestrian link will connect to the Site to the brideway running behind West Hawthorn Road via a green corridors and enhance the rural feel of the development as well as potential for biodiversity enhancement.



Detailed Access



5.12. Sustainable Drainage

SURFACE WATER DRAINAGE STRATEGY

In accordance with the NPPF and Defra guidance, development on existing Greenfield sites should restrict runoff to Greenfield rates to ensure the increased impermeable area from development does not have a negative impact on the downstream network.

Locations have been shown on the strategy plan to indicate where potential SuDS features can be implemented into the development, the locations of these features are indicative only at this stage and will be subject to soakaway tests and the development of the overall site masterplan.

FOUL WATER DRAINAGE STRATEGY

Foul sewage from the proposed development will be discharged by gravity to a new pumping station in the southwest of the site. From the pumping station there will be a rising main running along the site boundary which will connect to the existing Thames Water system. Thames Water will be approached to model the system to confirm the receiving location and the sewerage infrastructure capacity.



6. CONCLUSIONS

The outline planning application is for up to 120 dwellings, of which up to 35% would be affordable. The proposed development also includes the provision of generous open spaces including a community open space. Existing hedgerows and trees will be retained and where possible enhanced to create a sympathetic and robust landscape context for the site.

This Design and Access Statement and the associated drawings set out the design vision and key principles to be adhered to in the development.

The proposed development will provide a residential development that will deliver a full range of tenures and dwelling sizes in accordance with government objectives to meet the needs of the whole community within a well-designed and multi-functional green infrastructure network.

