

Land east of Warwick Road, Banbury

Design & Access Statement

October 2022

Vistry Homes

Client Team

Consultant Team

Contents



Planner



Masterplanning,
Landscape Strategy,
Ecology and
Heritage



Developer



Transportation and
Flood Risk/Drainage

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Figure 1. Site Location (edp3253_sk005)

1. Introduction

Document Purpose and Structure

This Design and Access Statement (DAS) has been produced on behalf of Vistry Homes Ltd ('the applicant') and forms part of the Outline Planning Application materials for land east of Warwick Road, Banbury ('the site').

In line with requirements set out within the National Planning Practice Guidance (Paragraph: 031 Reference ID: 14-031-20140306), the purpose of this DAS is two-fold:

- (a) explain the design principles and concepts that have been applied to the proposed development; and
- (b) demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

The DAS also explains the approach to access and how relevant policies have been taken into account.

This document also demonstrates how the design responds to the Ministry of Housing, Communities and Local Government National Design Guide (NDG) ten characteristics of well-designed places [Figure 2]. This approach recognises that well-designed places have individual characteristics which work together to create its physical character. Embracing these ten characteristics helps to nurture and sustain a sense of community and positively address environmental issues affecting climate, and contribute towards meeting the themes for good design set out in the National Planning Policy Framework (NPPF).

This document is structured as follows:

Chapter One: Introduction

Chapter One sets out the structure and purpose of the DAS and describes the applicants' over-arching vision for the site.

Chapter Two: Evaluation

Chapter Two summarises the findings of technical studies undertaken by the consultant team across a range of disciplines which accompany the planning application. From these technical studies, a series of constraints and opportunities have been identified which have formed the basis of the design process.

Chapter Three: The Design Story

This chapter documents the evolution of the design proposals from conceptual work leading up to the final Concept Masterplan. The key influences are summarised along with the design decisions which have shaped the proposals. This Chapter also includes a brief summary of feedback received during early consultation and the stakeholder engagement process.

Chapter Four: Design Proposal

Chapter Four sets out in detail what the development proposals comprise and the elements of the proposals which are 'fixed' (parameters).

Chapter Five: Summary

Chapter Five provides a concise summary of the key features and benefits of the proposals.

Vision

Residential development at land east of Warwick Road will provide high-quality new homes, both market and affordable.

Over half the site will be retained for nature and recreation. The eastern portion of the site is reserved as open space, including wildflower meadows and woodland planting - which will deliver biodiversity enhancements, as well as naturalistic play equipment and seating located to take in views eastwards across the valley.

New low carbon homes will be located close to existing facilities and set within a green streetscape of rain gardens and street trees, set along meandering streets imbuing the development with an attractive village character.



This outline application (with all matters other than access reserved except for future determination) is for the provision of up to 170 dwellings and associated open space and vehicular access off Warwick Road, Banbury.

Application Summary

- Up to 170 new dwellings, making sensitive reference to the local character and vernacular, to meet housing requirement of Banbury;
- Over 6 hectares (ha) (56% of the site) retained as open space creating new habitats for nature including; wildflower meadow, parkland planting, woodland and grassland - the site achieves biodiversity net gain;
- Play and recreational provision to serve new and existing residents and located to facilitate a sensitive and appropriate gap between this extension to Banbury's settlement area and the neighbouring village of Hanwell; and
- Associated highway improvements, sustainable drainage systems and enabling infrastructure.

2. Evaluation

Planning Context

National Planning Policy Framework

The NPPF was adopted in 2021 and comprises the overarching planning policies for England, it also provides guidance on the creation of sustainable developments.

“Good design is indivisible from good planning and should contribute positively to making places better for people. The Government’s objective for the planning system is to promote good design that ensures attractive, usable, and durable places. This is a key element in achieving sustainable development” - NPPF 2021

Cherwell Local Plan 2011-2031 (Part 1)

Banbury is covered by the Cherwell Local Plan 2011-2031 (Part 1) adopted July 2015. Applications should be determined in accordance with the development plan unless material considerations indicate otherwise.

Pertinent policy considerations that have guided the proposal include:

- **BSC2** *The Effective and Efficient Use of Land – Housing Density* requires that to make efficient use of land that new residential development should be provided at a net density of at least 30 dwellings per hectare;
- **BSC3** *Affordable Housing* requires at least 30% affordable housing with a tenure split of 70% social or affordable rent and 30% intermediate tenures;
- **BSC4** *Housing Mix* requires residential development to provide a mix of homes to meet current and expected future requirements in the interests of meeting housing need and creating socially mixed and inclusive communities;
- **BSC11** *Local Standards of Provision – Outdoor Recreation* requires that provision ideally be made on site in accordance with the minimum standards;
- **ESD13** *Local Landscape Protection and Enhancement* requires that new development respect and enhance local landscape character; and
- **ESD15** *The Character of the Built and Historic Environment* requires that new development complement and enhance the character of its context through sensitive siting, layout and high-quality design.

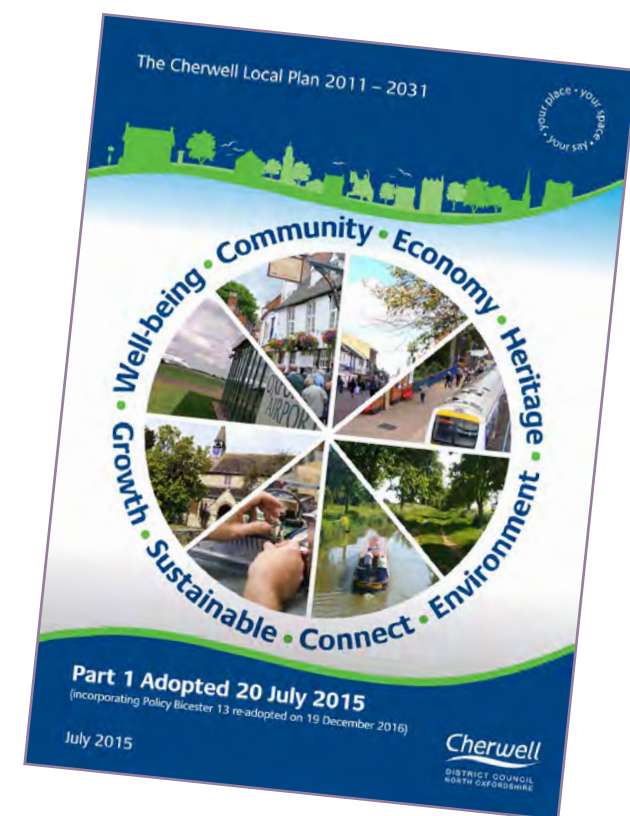


Figure 2. NDG 10 Characteristics of Well-designed Places

Design Policy Review

As part of the masterplanning process, The Environmental Dimension Partnership Ltd (EDP) have reviewed the policy and guidance documents relevant to design at the national and local governmental levels.

National Design Guide

The National Design Guide was released in January 2021 and provides an illustrated guide to the delivery of good design. It focusses on the best practice principles to deliver places that are fit for purpose, durable and bring delight. It is structured around the ‘ten characteristics of a well designed place’ as depicted in the diagram below.

Building Better, Building Beautiful Commission

A government commission produced a report in 2020 seeking to put beauty at the heart of the design and development agenda. Whilst defining beauty can be a subjective undertaking, the vision prepared for Land East of the A38 will seek to create beauty through high quality design and creation of a natural landscape setting for the development.



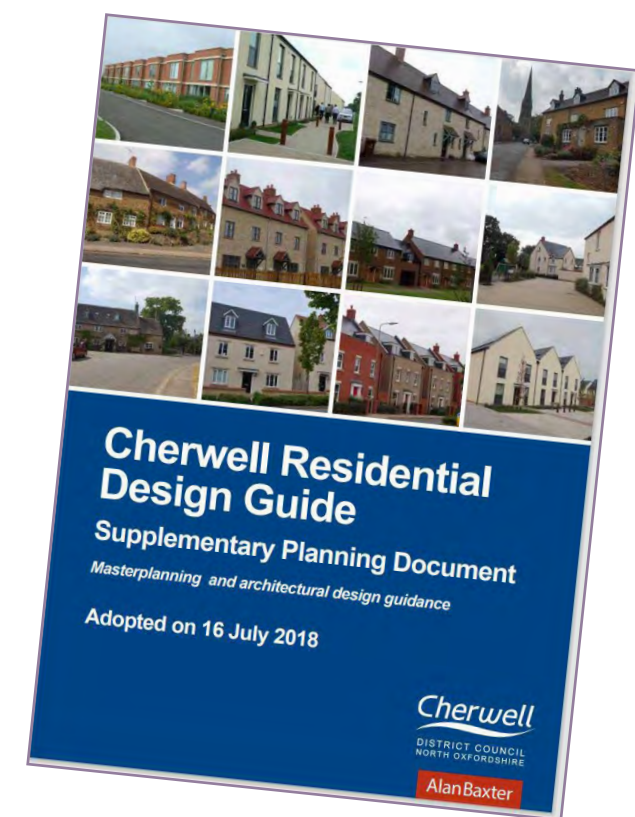
Cherwell Residential Design Guide Supplementary Planning Document (July 2018)

The Cherwell Residential Design Guide Supplementary Planning Document (SPD) forms part of the Local Development Framework, it identifies design principles and seeks to encourage a higher standard of design. It provides further explanation and guidance in relation to Policy ESD15 of the Cherwell Local Plan 2011-2031 Part 1.

“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” - Cherwell Design Guide SPD

“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” - Cherwell Design Guide SPD

“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” - Cherwell Design Guide SPD



Strategic Location

Located 22 miles north-west of Oxford, Banbury is a strategically important town within the District, and the Oxfordshire Plan 2050 area. This is in part due to its location on a main railway line and it being free of constraining policy designations, such as Green Belt (GB).

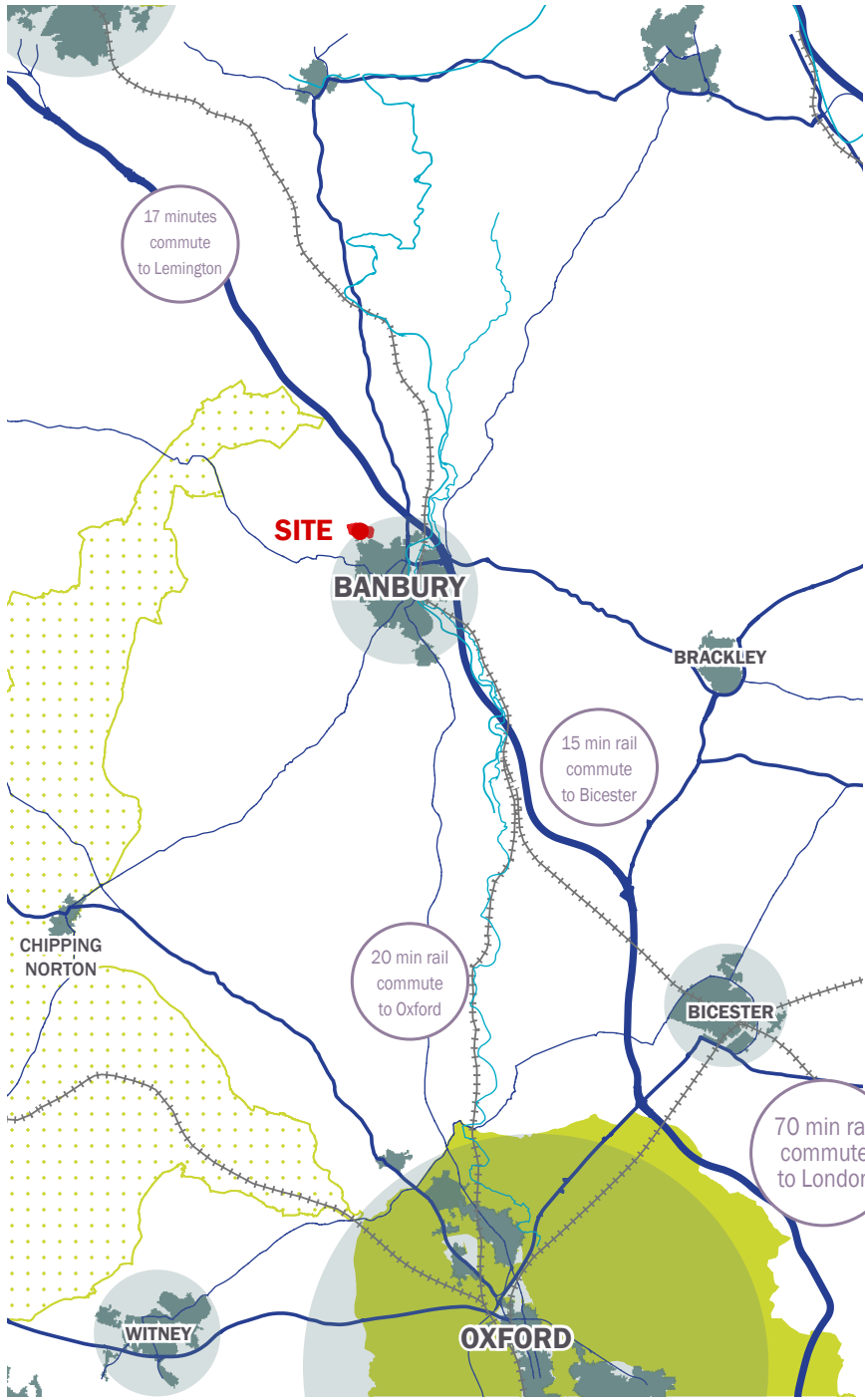


Figure 3. Regional Context

Figure 3 shows the geographic relationship between Banbury and Oxford, which is banded entirely by the GB. The site is well located to provide housing for those wishing to commute to Oxford using the railway network - thus reducing the need for more unsustainable car journeys.

Figure 4 opposite shows the site located on the northern edge of the existing settlement. It is bound to the west by Warwick Road (B3100), to the north and east the land slopes away towards the valley line and the village of Hanwell.

Warwick Road is a key radial route into the town centre and, linking in with Dukes Meadow Drive, provides a connection eastwards towards the motorway and the rail station.

Figure 4 shows the site's location in the context of other recent development on the northern side of Banbury. It also demonstrates a potential cycle route from the site to Banbury mainline railway station, some 20 minute ride away.

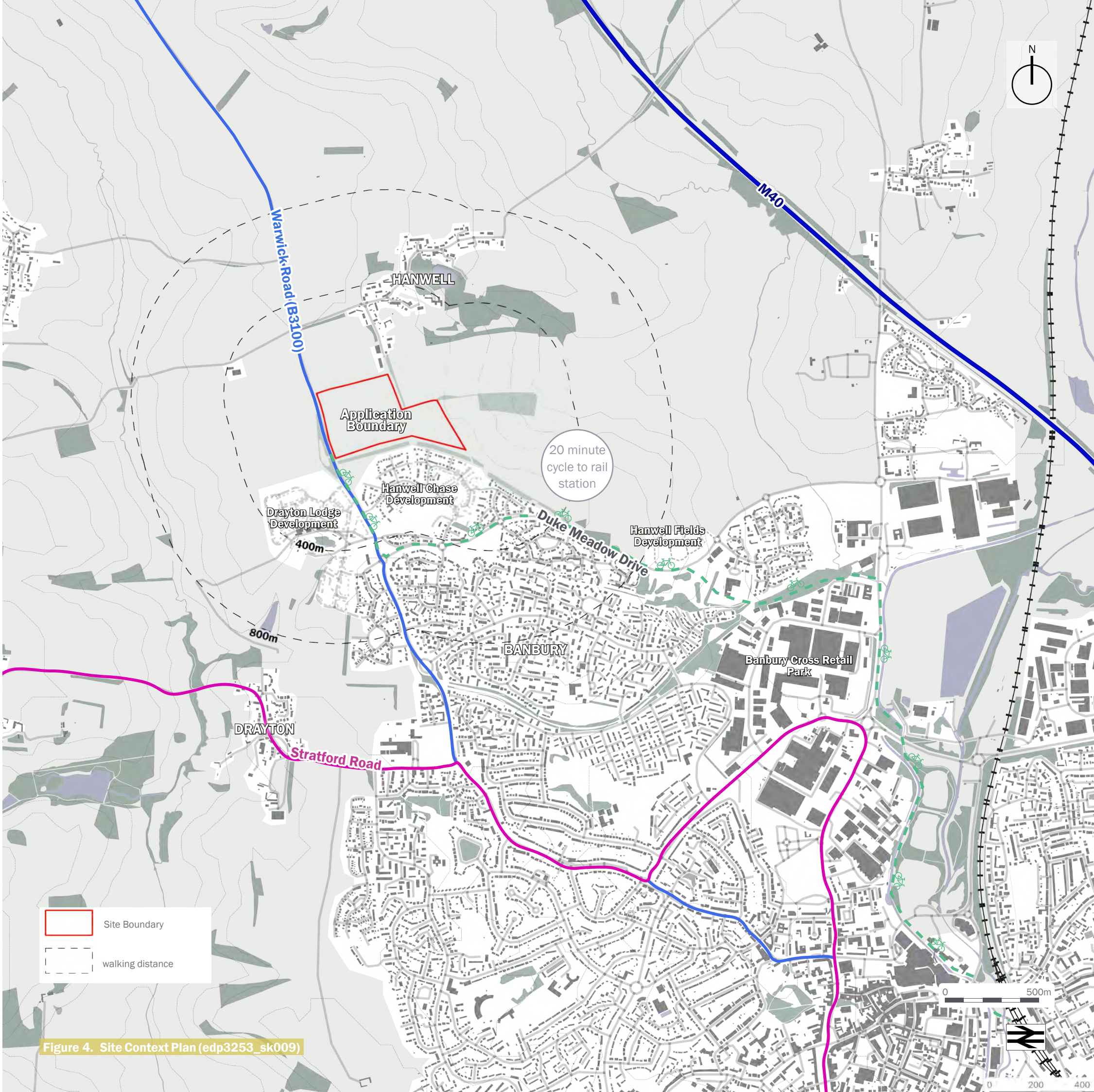
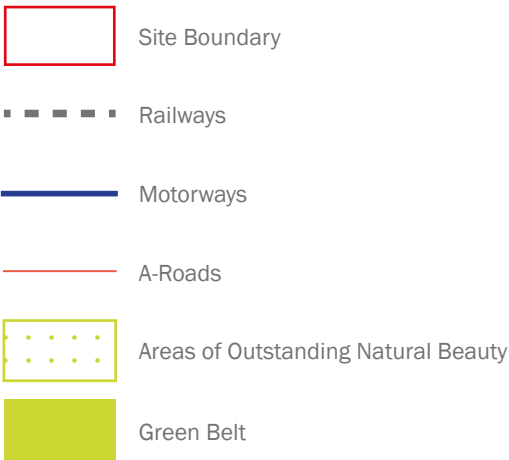


Figure 4. Site Context Plan (edp3253_sk009)

Site Description

The site is 12.63 ha and comprises two fields, all currently within arable use. An established tree belt runs along the southern boundary of both fields. The western field lies within the Parish of Drayton and the eastern field fall within the boundary of Hanwell Parish.

The western field is almost square in shape and is surrounded on all four sides by trees and hedgerow. Warwick Road forms the field’s western boundary and Gullicote Lane runs along the field’s eastern boundary, providing a pedestrian link between Banbury and the village of Hanwell to the north.

The eastern field is of irregular shape and has sparse hedgerows along its northern and eastern boundaries, affording open views eastwards.

Public Right of Way (PRoW) 191 traverses the western field, providing access to the residential areas of Banbury to the south and onwards to the Hanwell village to the north. PRoW 239 runs to the north of the hedgerow between the central and eastern field and provides access to Hanwell to the north and onwards access in a south-easterly direction towards Banbury town centre.

Gullicote Lane runs between the western and central field within an established tree belt, which is open on the western side as you progress northwards towards Hanwell.



View of site through woodland belt to the south



View south along Gullicote Lane



View northwards along Gullicote Lane



View of central field looking eastwards



View across western field looking south towards existing woodland planting



View of eastern field looking south-east from north-west corner



Figure 5. Site Plan (edp3253_sk021)

Site Connectivity

Walking and Cycling

Majority of facilities in Banbury are accessible within 15 minutes walk of the site. Connection towards these destinations is promoted by the existing footpaths to the south of the site.

Banbury Rail Station is situated in close proximity to the town centre and within a 20-min cycle of the site. One possible cycle route is illustrated in **Figure 6**. The station is equipped with formal bicycle parking facilities for up to 63 bicycles, comprising sheltered stands near the main entrance.

Rail

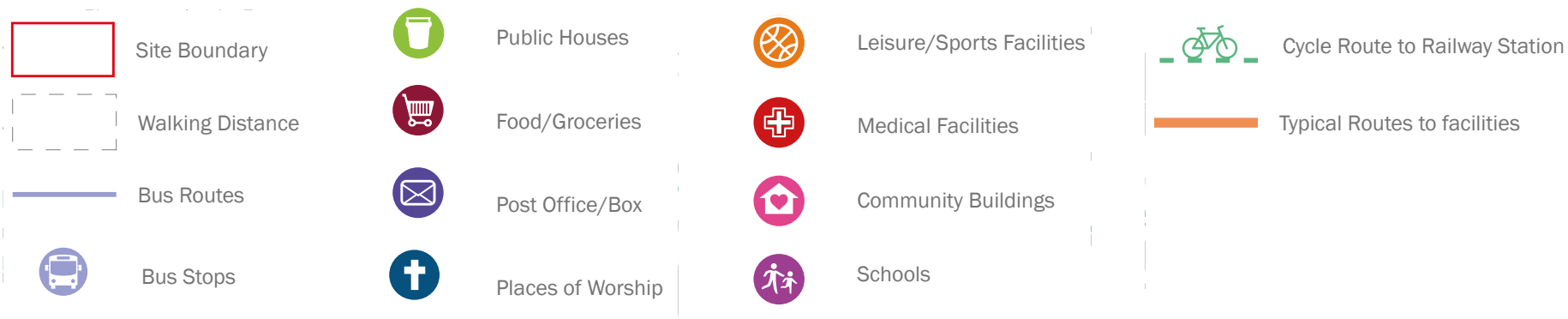
The railway station provides regional connections to destinations such as London, Birmingham and Manchester, and also offers half-hourly services to Oxford Railway Station with a journey time of approximately 20 minutes.

As a result, there is the opportunity for day-to-day journeys between the site and Oxford to be undertaken sustainably, by bike and train. A commuter residing in a new dwelling on the site would be able to cycle to Banbury Railway Station in about 20 minutes with an onward rail journey time to Oxford of 20 minutes (40 minutes total time).

Bus

Figure 6 also indicates the existing bus stop on Warwick Road as well as the proposed bus stop for the bus service that will run through the consented Hanwell Fields strategic development area to the south. This bus service will be accessible and provide a connection to Banbury's town centre and the employment hub at Beaumont Industrial Estate.

Other services available in close proximity to the site include No 77 to Leamington Spa, and No 76 to Stratford-Upon-Avon.



Local Facilities

Education

Banbury offers a wide range of educational facilities, both primary and secondary. The nearest being Hardwick Primary School, located within a 20 min walk from the site. North Oxfordshire Academy is a local secondary school, accessible either on foot (20 min) or by bicycle (7 min).

Health

Hardwick Surgery General Practice is a 20 minute walk away from the site, located next to the Hardwick Primary School. The nearest general hospital and Accident & Emergency department is located at the Horton Hospital, accessible by bus or bike within approximately 20 minutes.

Retail

There are multiple grocery stores available within a walking distance from the site, the nearest being Sainsbury's just off Warwick Road and Co-op Food at Ferriston and Hanwell Fields. There is also an Aldi and Tesco Extra at Banbury Cross Retail Park. A wider range of shops of different purpose can be found at Banbury Cross Retail Park and Banbury Town Centre, both easily accessible by bus.

Leisure

Banbury offers multiple athletics clubs, which include a hockey club and Harriers Athletics Club, located on the grounds of North Oxfordshire Academy and reachable within a 20 minutes walk. Multiple public houses are can also be reached on foot, as well as a few restaurants with Indian and British cuisines, available for takeaway.

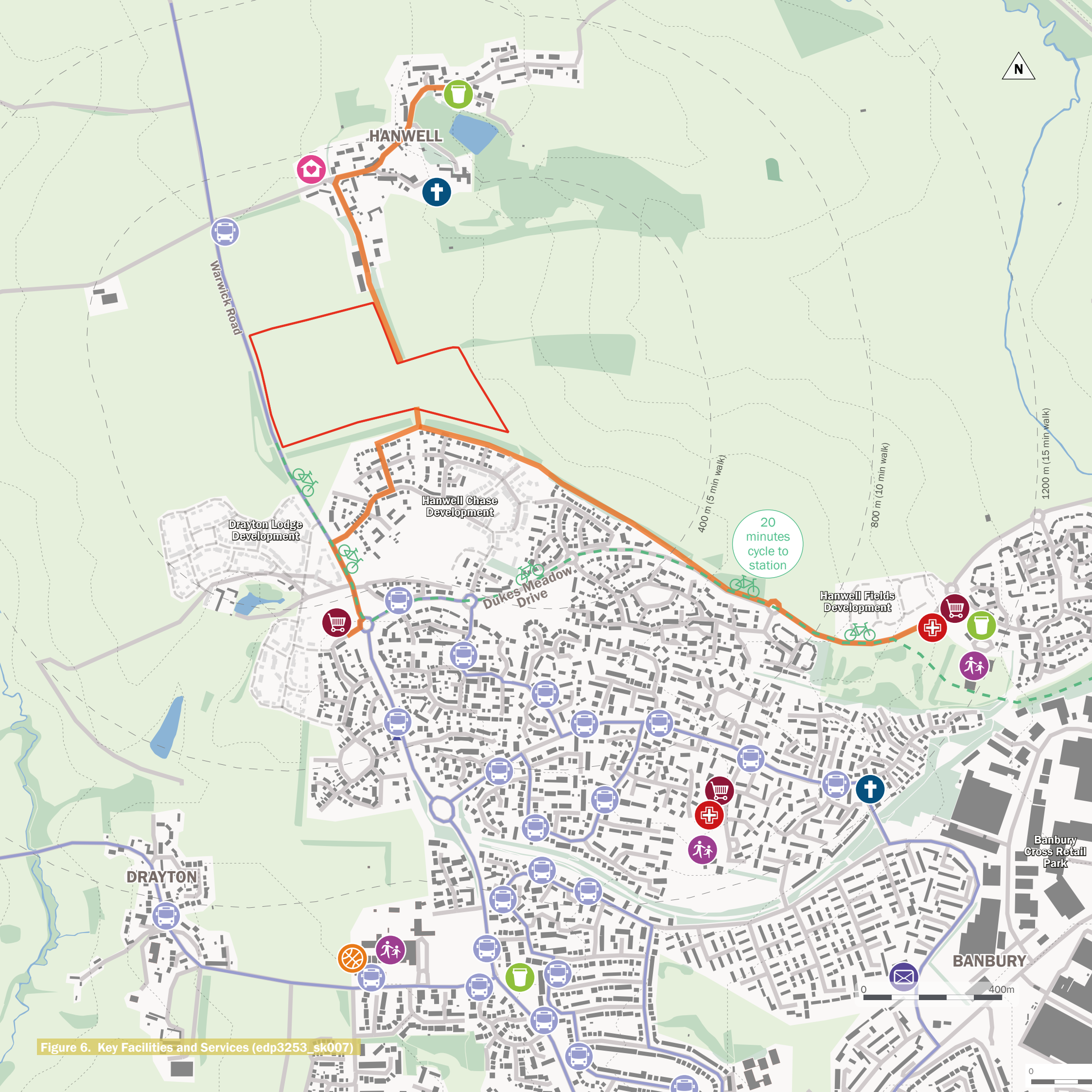


Figure 6. Key Facilities and Services (edp3253_sk007)

Settlement Evolution

Banbury is a historic market town, its historic core still evident within the town centre Conservation Area. Banbury has always been a well-connected settlement – originally established on the western bank of the River Cherwell at the confluence of two ancient routes. The town expanded with the arrival of the canal in the late C18th and the railway in the mid-C19th. Banbury grew rapidly during the post-war years and this was further accelerated by the arrival of the M40 motorway in the late C20th, further enhancing the town’s connectivity and accessibility

As the town grew, the original settlement extended along the radial routes fanning out from the town centre and residential development has gradually filled in the areas in between, with industrial development focused on the areas close to the waterways, railway and motorway.

The construction of Dukes Meadow Drive in the mid noughties saw the town’s expansion northwards, the new road facilitating the development of land parcels to the north by providing future residents with easy access to Southam Road, which leads through to the heart of the town, and onwards to the railway station and the motorway via Hennef Way.

The town is constrained to the east by the M40 motorway and river Cherwell and the Oxford Canal, which continue to provide a north-south green corridor through the town. Planned development for this Local Plan period is shown on the periphery of the town, associated with radial routes from the town centre such as the Warwick Road, Oxford Road and Bloxham Road, reaching as far south as Bodicote.

The site is located south of the village of Hanwell and this settlement along with more recent development directly abutting the site are considered in the following section.

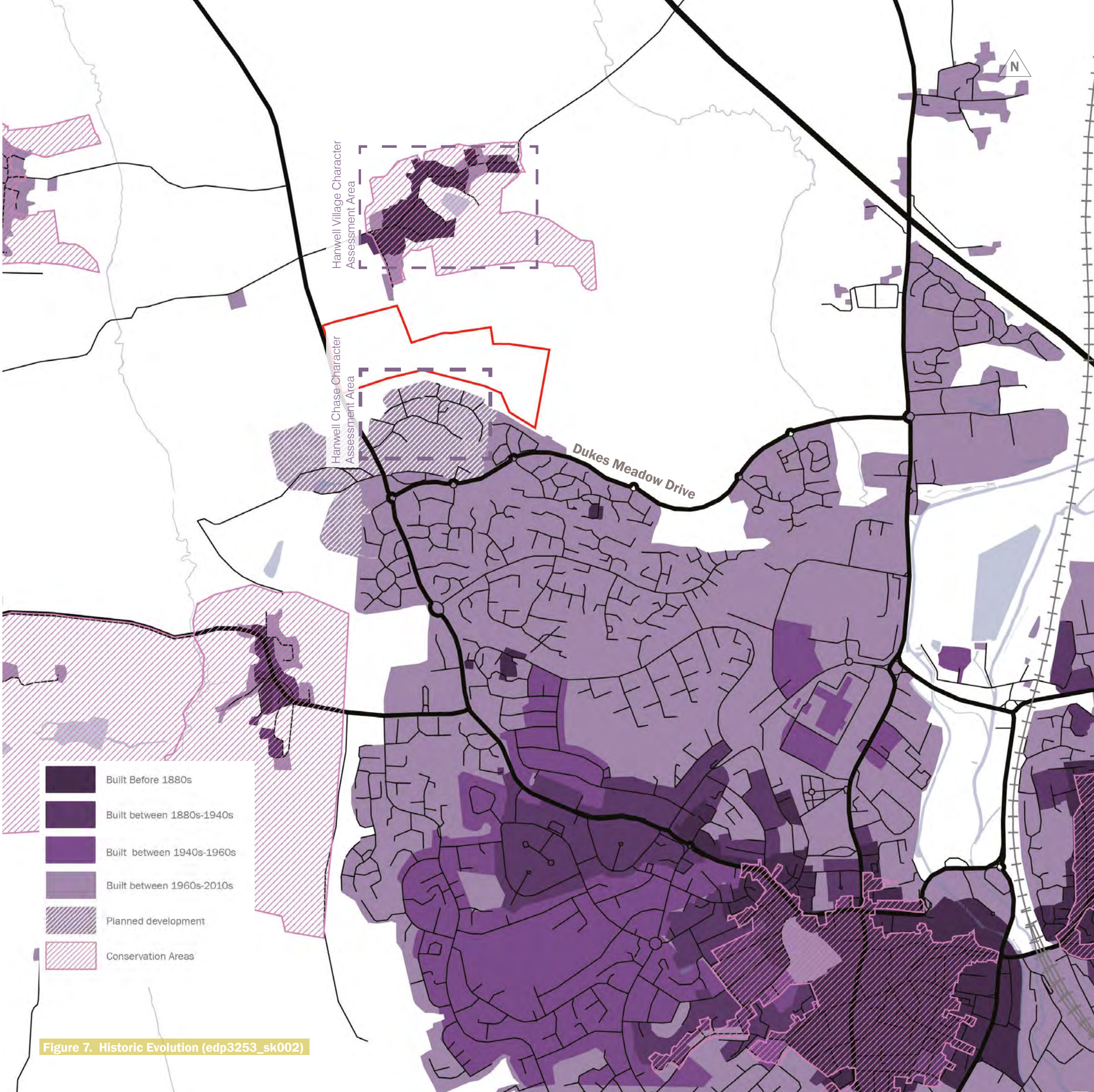
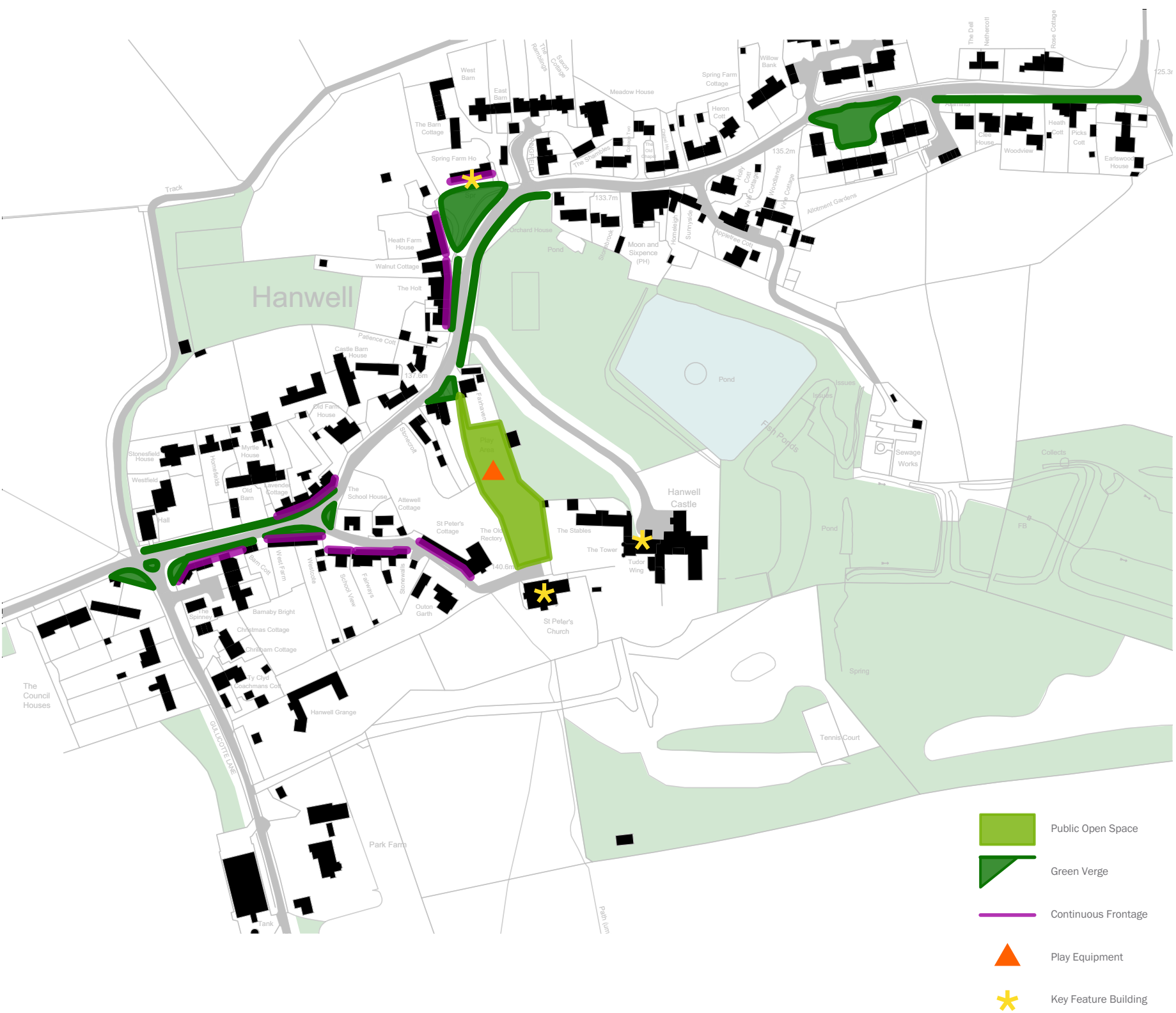


Figure 7. Historic Evolution (edp3253_sk002)

Character Assessment - Hanwell Village



Context

Located 3.5 miles to the north-west of Banbury centre, the village of Hanwell lies approximately 300m from the site, separated by arable fields and trees.

Hanwell began as an Anglo-Saxon settlement based around a spring (still apparent in the centre of the village). It is a linear village whose curving main street responds to the sloping topography and the position of historic buildings, namely the grounds of Hanwell Castle, which dates from the C14th.

Many of the houses pre-date the C20th, with more recent properties to the west and north-eastern edges. The whole of the village is protected by Conservation Area status.

There are numerous PRoW leading to and from Hanwell, which would have formed historic connections to neighbouring villages.

Streetscape

There is a variety of building setback depth, from back of pavement to more generous planted front gardens. Green verges, varying in width, line much of the main route. Where the road alignment deviates, green spaces punctuate the streetscene. Cherry trees are evident on Gullicott Lane.

Footpath is only provided on one side of the street, often separated from the carriageway by a narrow verge. Kerbs are often low or flush with the carriageway.

There are numerous areas of continuous frontage, especially defining key spaces. There are limited instances of gable ends fronting the street, this usually occurring on corner plots. There are only subtle changes in eaves and ridge heights.

Various parking solutions are employed throughout the village. Private drives off the main street contain parking courts serving a number of dwellings. There are instances of on-plot parking adjacent to the dwelling, which serves to break up the continuous of built form and limited instances of informal on-street parking.

Boundaries are defined by coursed ironstone walls with upright coping stones, or occasionally railings on top of a low wall. There are also areas of low planting and timber bollards protecting the verge.

Built Form

Houses are predominantly 2 storey, with some instances of 2.5 storey at key spaces. There is a mixture of terrace properties, often lining the main street, and instances of semi-detached and detached housing too.

Entrance canopies are mostly pitched, with some instances of lean-to canopies.

There is a mixture of dormers including; shed, wall and gable - often with the gable façade in dark weatherboard.

Eaves are clipped with a noticeable lack of fascia, and quoins are used on some buildings

The old buildings have a variety of stone, brick and timber lintels. More recent properties at the west extent of the village display protruding brick sill details, which add relief to an otherwise flat façade.

DESIGN CUES:

- Green triangles at key spaces;
- Varying verge and setback width = asymmetrical informal streets;
- Ironstone walls;
- Verdant front gardens of varying sizes;
- Cherry trees;
- Subtle changes in ridge and eaves heights;
- No fascia boards; and
- Landscape defensible strip green facade.

Street Character

- Grass verges of variable width (1,3,4);
- Footways narrow and serving only one side of the street (1,4);
- Cherry trees on Gullicote Lane (2); and
- Variety of parking solutions, including private courts and limited informal on-street (1,3).



Scale and Enclosure

- Predominantly 2 storey with some 2.5 at key spaces (2) and group of 1 storey;
- Numerous area of continuous frontage, especially to key spaces (1,2);
- Subtle changes in ridge and eaves heights (1,2,3); and
- Varied roofscape (3).



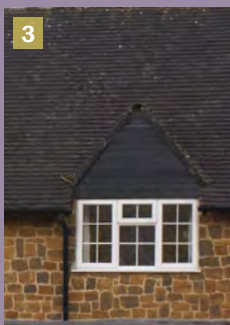
Boundary and Setback

- Variety of setback with some generous front gardens (1,2);
- Ironstone walls (1,4);
- Landscaped defensible strip enables greening of facades (3);
- Coursed ironstone walls with coping stones and planting (4); and
- Low planting and timber bollards on verge (5).



Style and Materials

- Older buildings often ironstone (1,3);
- Thatch and slate roofs (2,3);
- Black weatherboarding, brick and render also evident (3,4,5);
- Entrance canopies mostly pitched (2,5); and
- Variety of dormer styles (1,3,5,6).



Character Assessment - Hanwell Chase



Context

Hanwell Chase is a recently completed development located directly south of the site. The development is accessed from both Warwick Road (B4100) and Dukes Meadow Drive, with the new primary route - Nickling Road - connecting the two. Off this primary route, the development is served by loop roads and cul-de-sacs.

Houses on the development’s periphery are for the most part outward facing, save for where they back on to areas of denser woodland.

A historic PRoW crosses the site and has been retained within open space. The alignment of the footpath marks the north-western extent of the development, with area to the north-west retained as open space. The development edge here is broken down further by the inclusion of a play area which is indented making for an irregular building line along this edge.

Streetscape

There is little variation in the setback depth of properties, with a typical maximum depth of approximately 1m. Front gardens are limited and, in most instances, mere defensible strips of mainly low-level soft landscaping. Boundary features are subsequently infrequent. Where they do occur, they are low coursed ironstone walls, hedge/shrub or metal railing.

The building line is more continuous along the main route, although it is punctuated here by access to on-plot parking, which is the most common parking solutions. There are instances of parking courts which are often poorly designed with limited surveillance. The most successful of these being accessed via a coach house, since this denotes a more private character to the court. There is the occasional on-street parking bay, however parking on pavement was noted and would perhaps suggest visitor parking provision to be insufficient.

Eaves mostly run parallel to the road. Changes in eaves and ridge height can be pronounced.

Pavement is for the most part standard footway with concrete kerb, although there are instances of shared surface - block paving with flush kerbs. There are limited instances of grass verge along the main route and incidental green spaces at key nodes – i.e. where Bismore Road meets Del La Warr Drive.

Built Form

Dwellings are mostly 2 storey with limited instances of 2.5 storey at key spaces. They are more often semi-detached, linked detached or detached units, with limited terraces appearing along main route.

Facades are predominantly red brick (the bricks on Phase 1 having a greater variation of tone), ironstone at key locations, and the occasional use of render. There are clipped eaves and minimal dark fascia boards tie in with the roofing material which is mostly slate, dark concrete plain tiles and some clay tile.

Lintels are either stone or arched brick and sills stone or protruded brick.

“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” - Cherwell Design Guide SPD

DESIGN CUES:

- Avoid overuse of same brick type;
- Variation in eaves and ridge height should be subtle rather than pronounced;
- Avoid lack of planting within streetscape and ensure a more verdant public realm; and
- Include variation in building setback.

Street Character

- Suburban streets with standard footways either side (4);
- Lack of street trees and minimal verge to main route (4);
- Mostly on-plot parking with some informal on-street (1);
- Lower order and unadopted roads along the site's periphery enable dwellings to look outwards across open spaces (2); and
- Flush kerb and block paving (2,3).

1

2

3

4

Scale and Enclosure

- Pronounced variation in ridge height, coach house parking access (1,3);
- 2 storey with some 2.5 storey at key locations (1,2,3);
- Predominantly semi-detached with some terraced (1,2,3); and
- Building line more continuous along the main route with eaves mostly parallel to street. (1,2,3).

1

2

3

Boundary and Setback

- Front and rear gardens stone walls (1,4);
- Occasional railing (3);
- Limited variation in setback depth (2,5); and
- Minimal front gardens- mostly planted defensive strips (2,5).

1

2

3

4

5

Style and Materials

- Predominantly brick with occasional render, ironstone at key locations (1);
- Clipped eaves, minimal dark fascia, slate and tile roofs (1,2);
- Variety of entrance canopies (3,4,5); and
- Stone or brick lintel (1,2).

1

2

3

4

5

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Landscape and Visual Assessment

The site does not lie within or close to a designated landscape. The Cotswolds Area of Outstanding Natural Beauty (AONB) is almost 4.5km to the north-east.

The site is located within the Farmland Plateau Landscape Character Type (LCT), with key characteristics including “Level or gently rolling open ridges dissected by narrow valleys and broader vales, large, regular arable fields enclosed by low thorn hedges and limestone walls, rectilinear plantations and shelterbelts, sparsely settled landscape with a few nucleated settlements and long, straight roads running along the ridge summits”.

The site is largely enclosed by mature hedgerows or blocks of woodland - which would be retained as part of the design - to maintain the perception of “gently rolling open ridges”. Further, gappy hedges could also be strengthened with locally characteristic species such as hawthorn and blackthorn in line with the published landscape strategy.

The northward extension of Banbury’s settlement edge is an identifiable component of local landscape character, evidenced by the recent development by Persimmon Homes of the Hanwell Fields Strategic Development Area and the Drayton Lodge permitted development. The western area of the site is perceptually different to the eastern area of the site, being related much more to the busy Warwick Road.

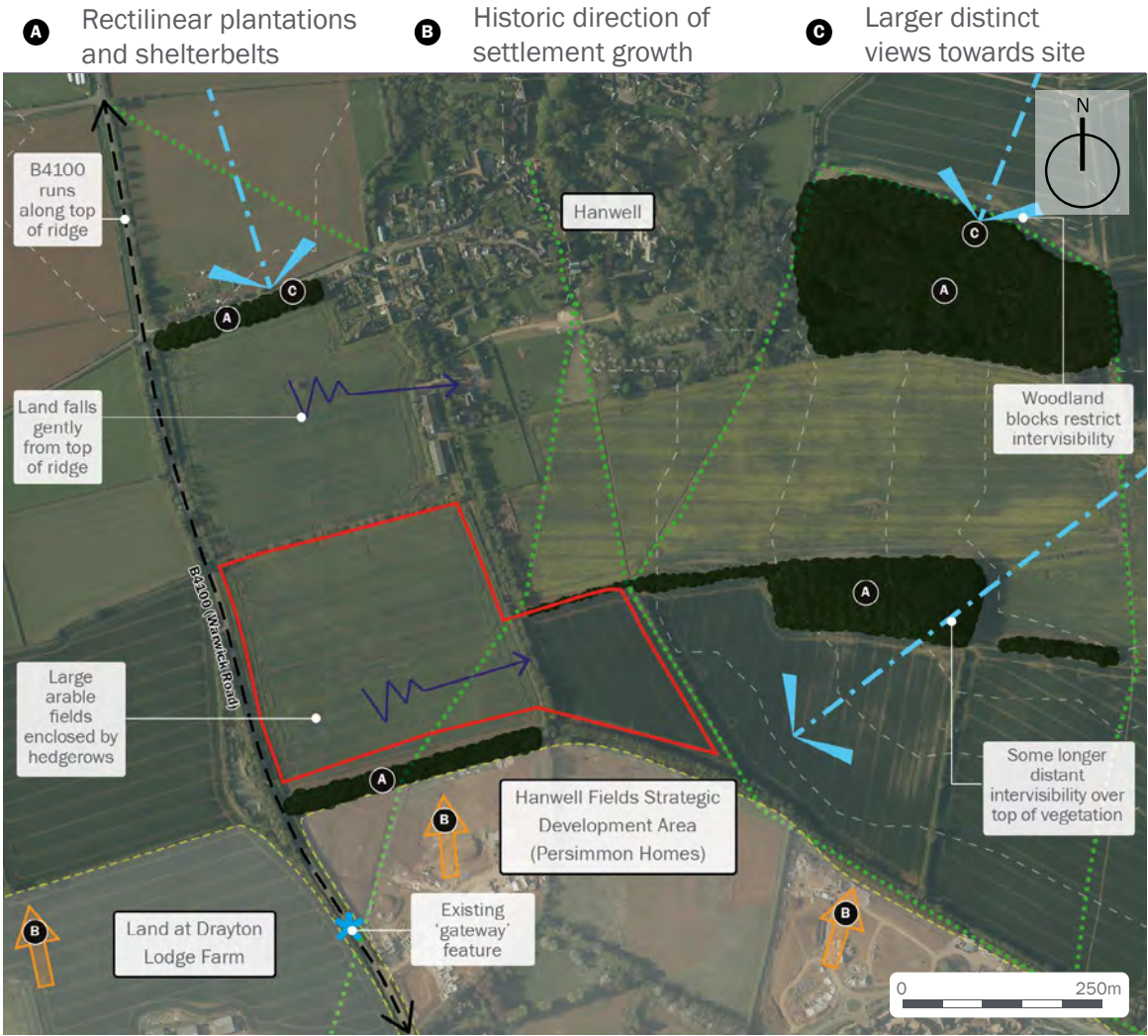


Figure 8. Landscape Analysis

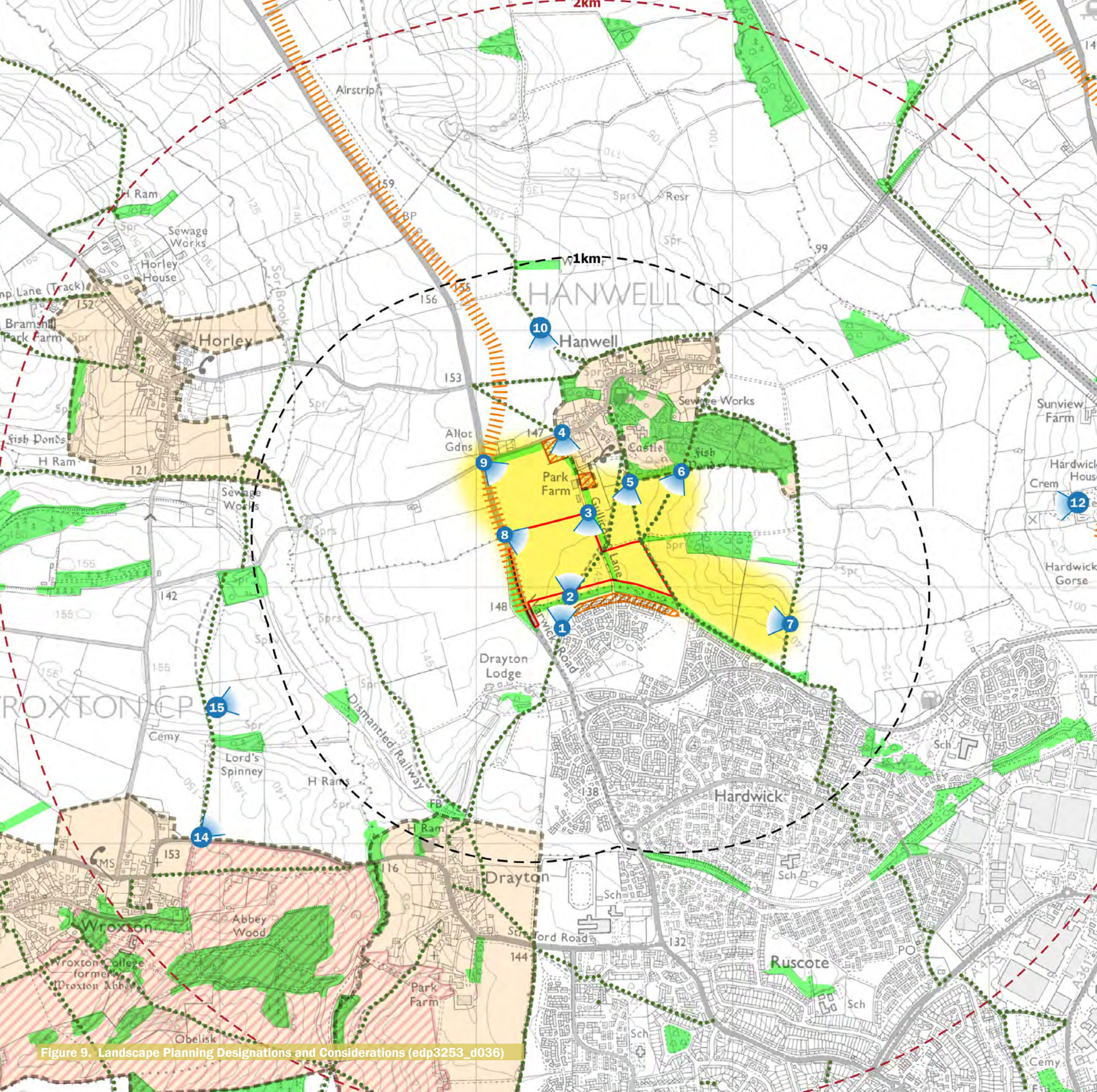


Figure 9. Landscape Planning Designations and Considerations (edp3253_d036)

Topography

The site is located on a local ridgeline which forms part of north Banbury. To the north-east, the land slopes down towards a valley line some 1500m from the site. to the west the land slopes down towards a less prominent valley approximately 1000m from the site.

The site comprises of two field parcels which differ in their topography.

The western field parcel is generally flat, ranging from between 148m above Ordnance Datum (aOD) at the western edge, falling to 144m aOD at its south-eastern corner. This is in keeping with the flat landscape which forms the peak of a local ridgeline stretching to the north.

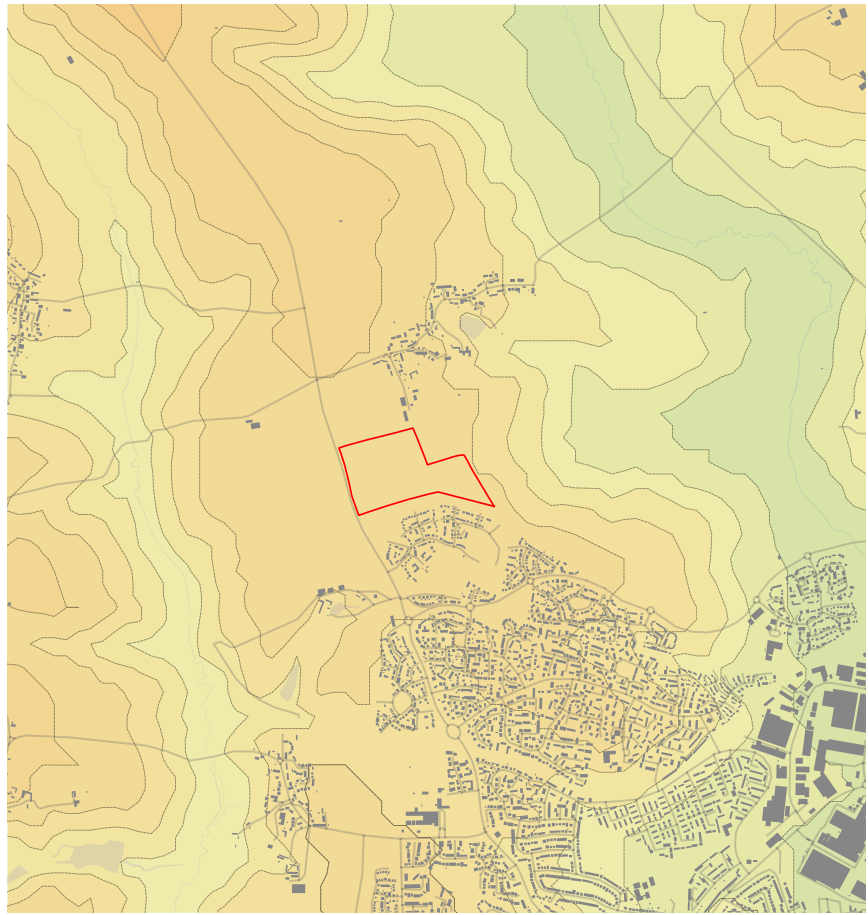


Figure 11. Contextual Topography Plan (edp3253_sk008)

Gullicote Lane bisects the western and eastern field parcels. The alignment of this historic route forms the point at which landform begins to slope downwards into the valley system to the east, Beginning at a height of 144m aOD at its west to 140m aOD at its east with landform beyond continuing to slope downwards in this direction.

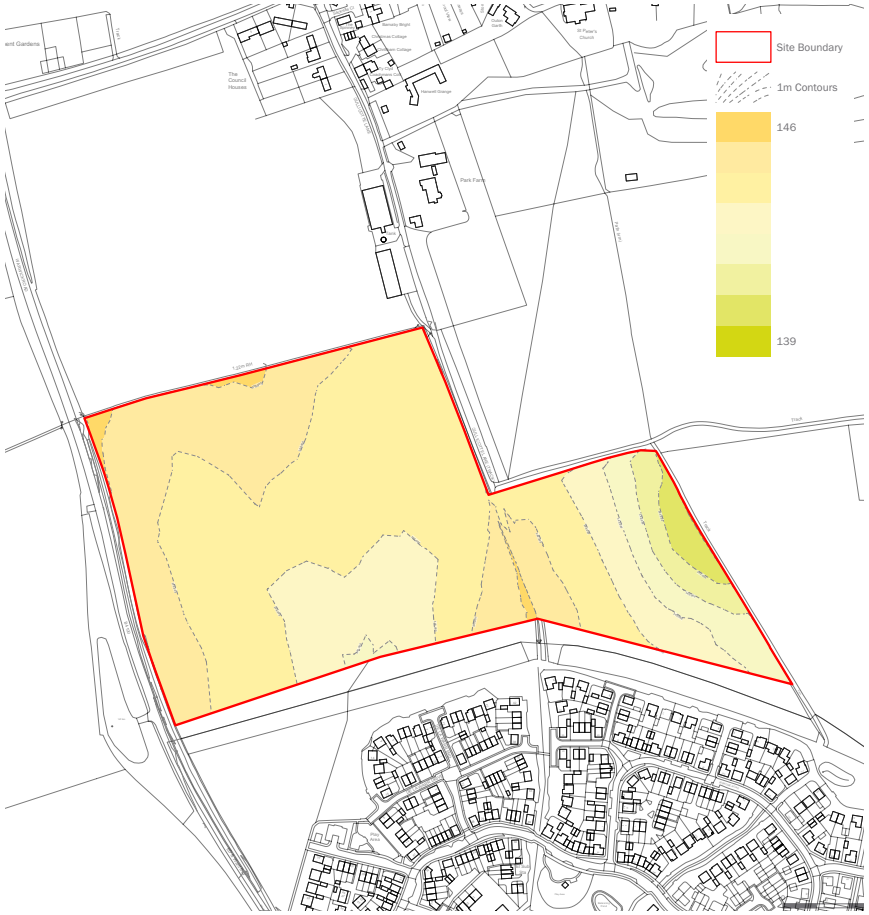


Figure 10. Local Topography Plan (edp3253_sk010)

Arboriculture

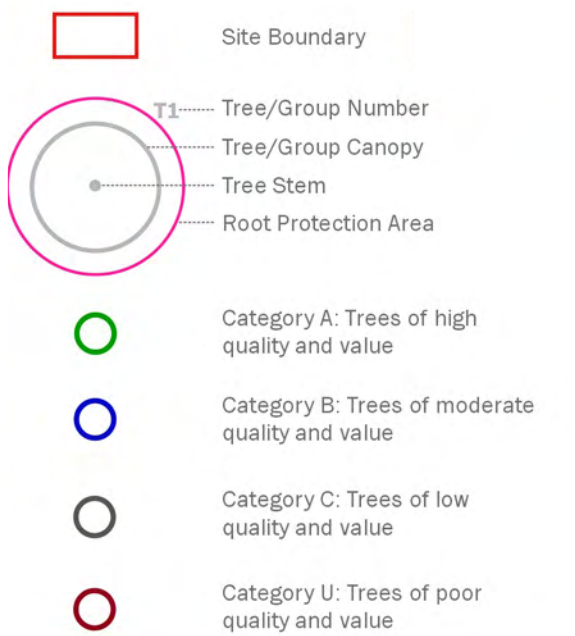
The site and its immediate surroundings do not contain any Tree Preservation Orders (TPO) or Ancient Woodland, nor is the site within a designated Conservation Area.

A BS5837:2012 compliant tree survey of all trees within and adjacent to the site was undertaken. The survey has identified 30 individual trees, 13 groups of trees, 2 hedgerows and 1 woodland, totalling 46 items. Of these 46 items, 1 has been categorised as A, of high quality; 29 have been categorised as B, of moderate quality; and 10 have been categorised as C and are of low quality. In addition, 6 items have been categorised as U and are considered unsuitable for retention.

Overall, the items identified across the Study Area are primarily of high or moderate value, with the exception of 10 Category C items. The Category A and B items are located either outside of the Study Area or around the periphery of it, and therefore do not adversely constrain the main body of the Study Area; however, the boundary between the field parcels may be constrained by trees, and careful design consideration will be required to minimise impacts.



Figure 12. Tree Survey and Constraints (edp3253_d037)



Ecology

No part of the site is covered by any statutory designation and there are no internationally designated sites within 10km of the site. No part of the site is covered by any non-statutory designations though there are five such designations within 2km of the site the closest of which is Fishponds Wood (Hanwell) Local Wildlife Site located approximately 300m north of the site.

The site comprises two field parcels (as shown in **Figure 7**) both of which are managed as intensive agricultural land under arable cultivation and considered to be of negligible intrinsic ecological value. Local walkers use the narrow margins which have been left between the crop and the hedgerow resulting in heavily trampled grassland and bare ground also of negligible intrinsic ecological value.

The arable fields are bounded to the north, east and west by a network of hedgerows with scattered mature trees and with a belt of semi-mature mixed plantation woodland delineating the field to the south of the southern boundary. The network of woody habitats is considered

to be of intrinsic ecological value in the local context and the scattered mature trees, woodland and hedgerows would all be retained and strengthened (except where short breaks are required for access). As a result of the iterative design process, loss of valuable ecological habitat has been reduced to the unavoidable removal of sections of hedgerow and trees required to facilitate the development and access in to the site.

Opportunities exist for habitat creation within informal open green spaces around the site, including planting species-rich wildflower grassland, hedgerows and trees, as well as the potential to design the surface water attenuation basins to benefit biodiversity. Existing valuable habitats also have significant scope for enhancement through the inclusion of native species-rich planting and improved habitat management to encourage structural diversity. Overall, studies to date have confirmed that there are no ‘in principle’ ecological constraints to the proposed development, and the scheme is capable of minimising impacts on, and providing net gains in biodiversity in compliance with relevant planning policy for the conservation of the natural environment at all levels.

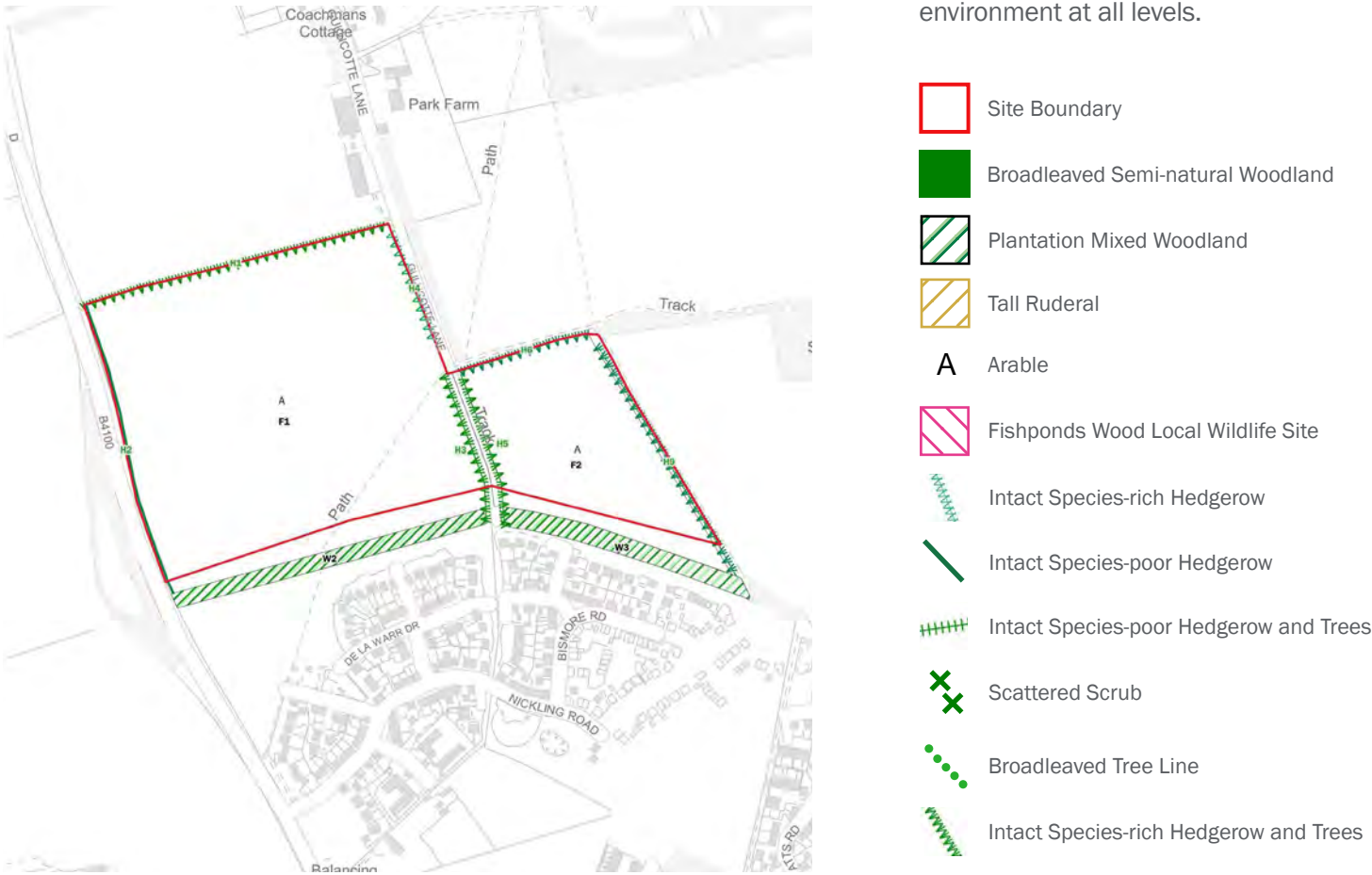


Figure 13. Phase 1 Habitat Plan (edp3253_d009)

Heritage and Archaeology

To accord with both national and local planning policy, the site was subject to an appropriate programme of investigation by EDP in 2022, intended to establish the potential for the presence of archaeological and heritage assets and, where relevant, assess their significance. It was also designed to assess what effect, if any, development might have on designated heritage assets (e.g., Conservation Area and listed buildings) in the wider area. This was achieved through an Archaeological and Heritage Assessment of the site, with regard to information from a study area that extends for approximately a 1km radius from the site's boundary. In summary, there is no evidence of local assets that would prohibit development.

The site lies on the northern edge of Banbury, in an area that is located away from the historic medieval and post-medieval core of the settlement. The site does not fall within any Conservation Areas,

nor does it contain any designated heritage assets, such as world heritage sites, scheduled monuments, registered parks and gardens, registered battlefields or listed buildings.

The relationship of the site to the historic elements of Hanwell and surrounding area has been investigated and has established that a development of this nature would not result in any adverse effects on designated heritage assets in the area with the exception of the Hanwell Conservation Area. The site is considered to be a part of the setting of the Hanwell Conservation area making a very limited contribution to its significance as a part of its wider agricultural hinterland.

Regarding below-ground archaeology, there is no known evidence for activity within the site. The majority of archaeological records in the wider area relate to the Iron Age, Roman and medieval periods as well as the later expansion of Banbury and Hanwell.

A geophysical survey undertaken in April 2022 recorded anomalies that may comprise remains of Iron Age to Roman settlement activity as well as anomalies of agricultural origins, specifically modern ploughing trends and possible unmapped former field boundaries. In addition, several anomalies have been classified as undetermined and have little supporting context, but an archaeological origin cannot be ruled out. Modern interference is limited to field boundaries.

The requirement for any further investigative works will be established through consultation with the Local Authority Archaeological Advisor. If previously unknown archaeological remains are encountered within the site, appropriate mitigation measures will be put in place.

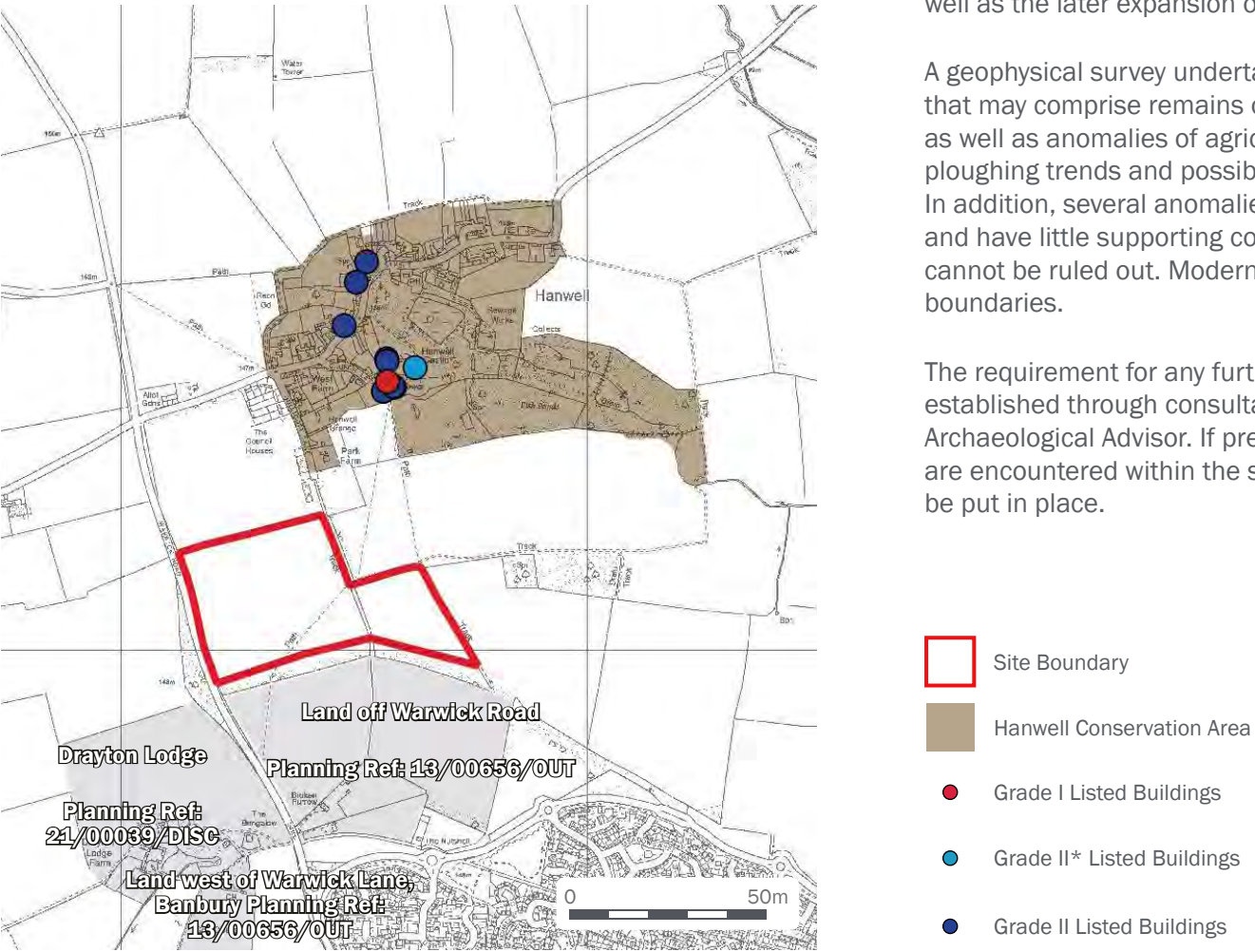


Figure 14. Designated Heritage Assets within 1km Study Area

Flood Risk and Drainage

Flood Risk

The proposed site is identified as lying outside of the fluvial and tidal flood risk zone according to the Environment Agency’s (EA) published flood map for planning.

The EA information indicates that the level of flood risk to the site corresponds to a Flood Zone 1 – Low Probability of flooding. This flood zone has less than a 1 in 1000-year annual probability of flooding.

The NPPF Planning Practice Guidance states that all types of development are suitable for this flood zone.

The EA flood risk from surface water flooding map shows a small area of the site on the southern boundary at low risk of surface water flooding. This area at risk appears to be caused by surface water run-off from the existing field being retained at the low point of the site. However, this is not a significant risk of flooding to the site and it is anticipated that the development proposals will alleviate this element of risk.

No other sources of flooding have been identified, including flooding from groundwater, existing sewers and artificial sources.

There is a likely need for an area of surface water attenuation to the east, at the lowest point of the site.

Existing Drainage

The existing local public foul and surface water sewer networks currently serving Banbury and the wider area are owned and operated by Thames Water.

Thames Water asset plans confirm there is no existing drainage infrastructure located within the proposed site boundaries. However, an existing network of foul and surface water sewers has been identified running throughout the existing residential areas to the south of the site. The nearest public sewer is the existing foul sewer network located within Warwick Road, approximately 320m to the south of the site.

There is a likely need for a foul water pumping station within the eastern field, at the lowest point of the site.

Technical Appraisal

Ground Investigation

A ground assessment has been prepared and found in general the contamination potential of the site is low. Further site invvesteigation will be required to confirm the contaminative potential of the site.

Geotechnical Assessment

Ground conditions over much of the site are expected to comprise a nominal thickness of agricultural made ground/topsoil overlying natural strata.

The natural strata are likely to consist of residual soils associated with the underlying bedrock, overlying competent bedrock of the Marlstone Rock Formation, Dyrham Formation, and Charmouth Mudstone Formations.

Shallow foundations are likely to be suitable founding on residual soils or bedrock.

There is the potential for shallow groundwater on site and procedures on how to deal with it within excavations should be made prior to siteworks.

Infiltration drainage is likely viable on-site where the Marlstone Formation is present at shallow depths.



Figure 15. Flood Zones (Source: Environment Agency)

Design Influences Summary

The following points summarise the analysis of the design influences at, and surrounding the site. Key elements of this analysis are illustrated graphically on the plan opposite and described as a series of constraints and opportunities below:

Access and Connectivity

- Primary access to be taken from a new junction on Warwick Road; and
- Existing PRoW to be retained within green space.

Landscape and Visual Context

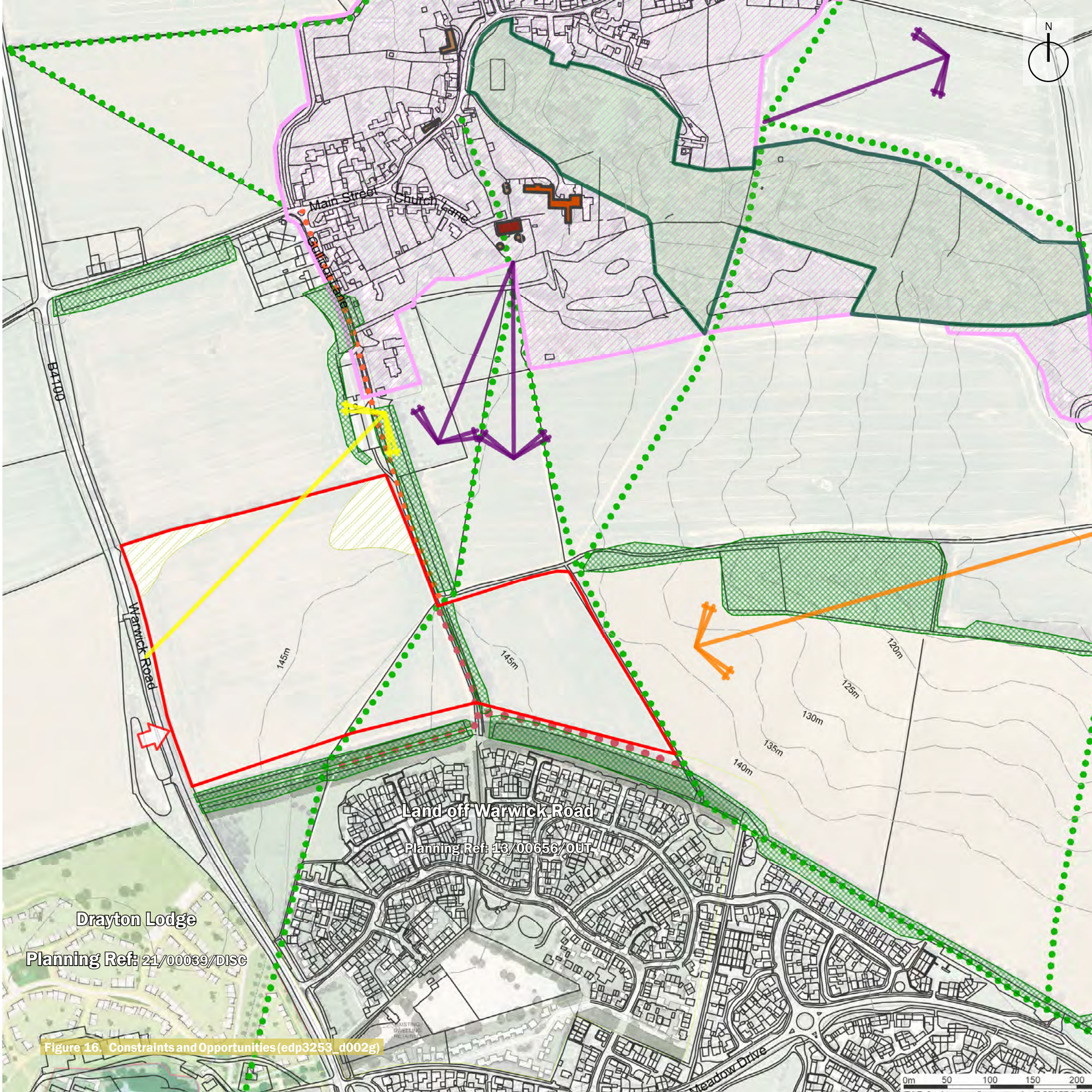
- Existing blocks of mature woodland and hedgerows are to be retained;
- Consideration to be given to topographic changes across the site and resultant visual impacts;
- Views into and out of the site to be controlled by the creation of new woodland blocks filtering and enclosing new development parcels in keeping with the character of existing shelter belts; and
- Maintain the identity of Hanwell village and the preservation of a clear visual gap between built form.

Ecology

- Exploit opportunities for enhancement of biodiversity – including the network of woody habitats of intrinsic ecological value in the local context.

Drainage

- There is a likely need for a foul water pumping station and an area of surface water attenuation to the east, at the lowest point of the site.



3. Design Evolution

Consultation

Pre-Application Advice

Details of the proposals for this Site were submitted for pre-application advice in August 2021. **Figure 17** below is an excerpt from the Vision Document that was submitted at that time showing the Concept Masterplan that was consulted upon. A written response was received in May 2022.

Among the comments raised were:

- Landscape impacts affecting current;
- Perceived coalescence between Banbury and Hanwell Village; and
- Potential detrimental impact on heritage assets.

The masterplan was subsequently amended in response to these comments and the development extents along the northern and western boundaries of the site were reduced to address the relationship between the revised settlement edge to Banbury and the nearby village of Hanwell.



Figure 17. Concept Masterplan (edp3253_r003)

Meeting with Hanwell Parish Council

A meeting was held on 24 June 2022 with representatives from Hanwell Parish Council.

Among the comments raised at this meeting were:

- Concern over site location and perceived coalescence between Banbury and Hanwell Village and impacts to Hanwell Conservation Area;
- Impacts on amenity of existing neighbouring properties; and
- Capacity of existing services and facilities, and questions over the need for additional equipped play space.

Public Consultation

An on-line consultation ran from 14th-30th June 2022 and received 89 responses.

Among the themes that were raised were:

- Affordable homes and housing need;
- Character and coalescence; and
- Highways and local infrastructure.

These comments have been considered in the ongoing design process.



Screenshots taken from public consultation website

Key Design Principles

Objectives

The vision for this site, as set out on pages 2 and 3 of this document, was founded on an understanding of the site and its context. The following objectives are to guide proposals in response to the unique environmental circumstances of the site in order to sensitively knit development into the existing landscape:

- Provide a sensitive appropriate gap between this extension to Banbury and Hanwell village with a settlement edge condition that softens the transition to the surrounding countryside and rural villages;
- Visually prominent land to the east retained as open space, providing areas for biodiversity enhancements and recreational space with views eastwards across the valley;
- Existing pedestrian links retained within attractive green spaces; and
- Meandering street structure to be developed to provide a green streetscape of rain gardens and street trees to create an attractive, informal village character.



Figure 18. Concept Diagram (edp3253_sk011a)

4.The Proposal

Fixed Elements

The fixed elements establish the key aspects of the proosal which are fundamental to delivering the application.

Parameter Plan

The Land Use Amount and Access Parameter Plan establishes the broad distribution of land uses and the primary site access positions - the key aspects of the proposal which are fundamental to delivering the application. It fixes these parameters to deliver the following:

- 4.91 ha of residential development area providing up to 170 new dwellings to meet housing requirement of Banbury;
- 30% affordable housing;
- Associated infrastructure;
- 56% of the site is to be public open space consisting of;
- 6.50 ha of improved habitats for nature including; wildflower meadow, parkland planting, grassland and 1.33 ha of woodland - the site achieves biodiversity net gain; and
- 0.60 ha of play and sports provision to serve new and existing residents.

The plan opposite (**Figure 20**) illustrates the proposed distribution of land uses.

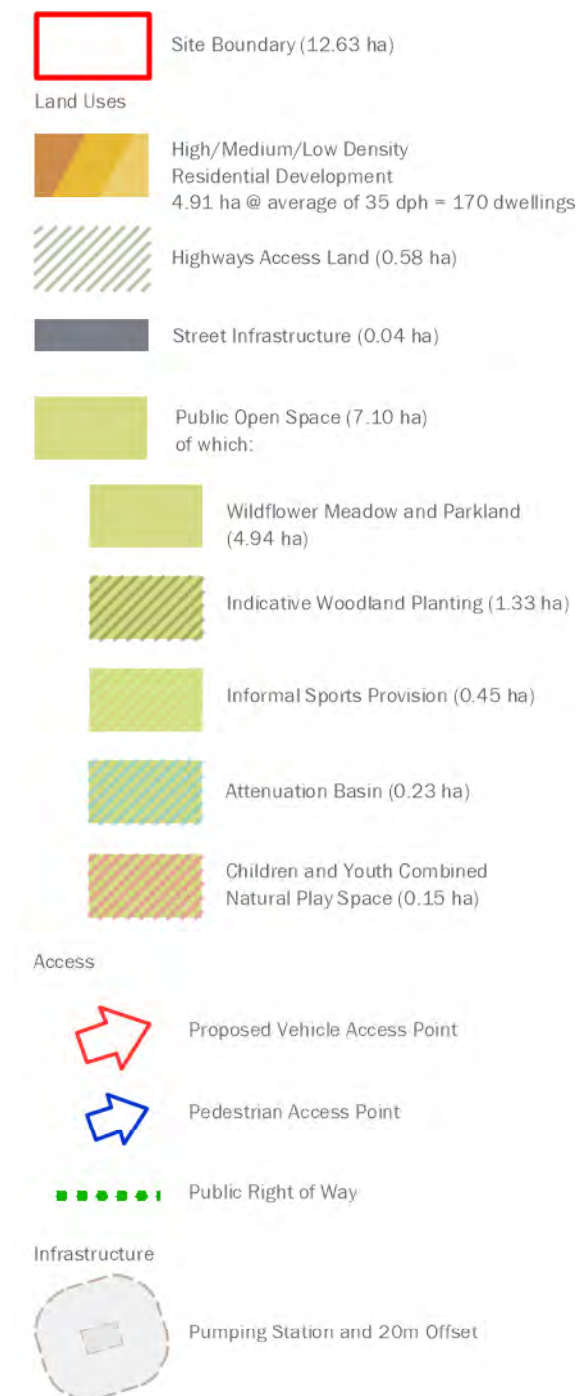


Figure 19. Land Use, Amount and Access Parameter Plan (edp3253_d031c)

Site Access

This application is made in outline with all matters reserved except for access.

Vehicle Access

The main access to the site will be obtained from the B4100 Warwick Road via a priority T-junction. A dedicated right turning lane will also be incorporated as part of the junction to enable right turning traffic into the development to wait safely in the centre of the carriageway. To enhance the gateway into the town and denote the entrance to an urban area, it is proposed to extend the existing 40mph speed limit to the north past the location for the proposed site access and that appropriate signage and road surfacing be introduced.

This extension of the 40-mph speed limit will, in combination with the gateway feature 40mph surfacing and virtual speed bump, will assist in enhancing driver caution on entry to Banbury thereby improving conditions for future pedestrians and cyclists associated with the proposed development.

The proposed highway layout arrangement at the site access is shown opposite (**Figure 21**).

Walking and Cycling Access

It is proposed to provide pedestrian and cycling facilities throughout the site to enhance permeability and connect directly to the main pedestrian access on the B4100 Warwick Road to the west and along the available PRoW to the south and east of the site.

The proposals comprise the provision of a 3.0m shared use route that will provide access to Warwick Road from the western site boundary and will be connected to the neighbouring Hanwell Fields development and the existing network along Dukes Meadow Drive further south.

Public Transport Access

The new bus stop provided as part of the consented ‘Land For Proposed Development At Drayton Lodge Farmhouse’ development (planning reference 18/01882/OUT) would bring bus services closer to the proposed development and within a short walking distance.

The high frequency B9 bus service can be accessed within close proximity from the site. This provides a 15-minute service to the town centre and other main local destinations.

The proposed development will extend the pedestrian and cycle facilities further to the north and will promote bus services as a convenient and realistic mode of transport for future residents.

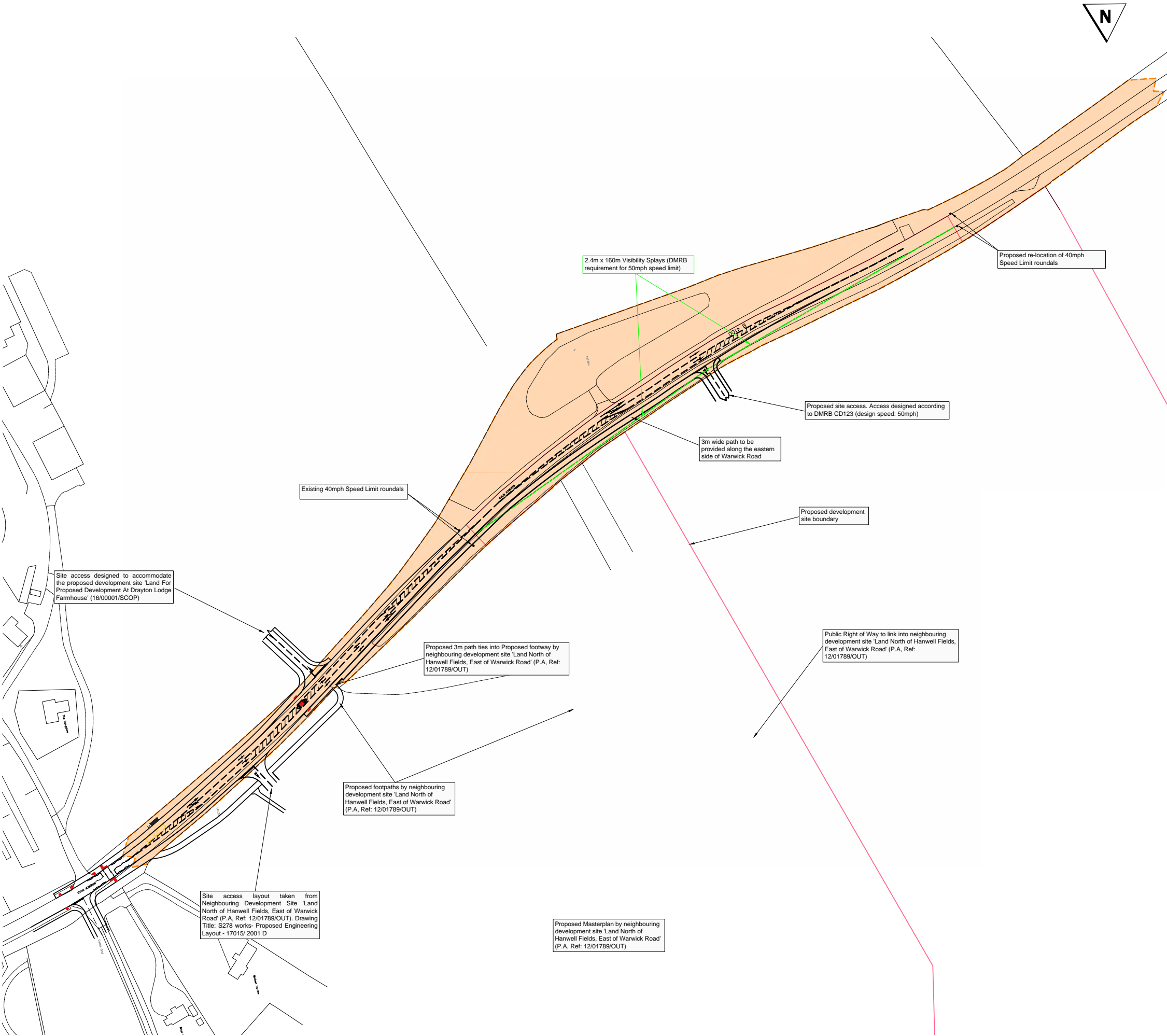


Figure 20. Proposed Site Access (Jubbs)

Illustrative Elements

The illustrative elements are not fixed but demonstrate one solution of how the site could be developed in line with the objectives to deliver a locally appropriate, high-quality residential development.

The Illustrative Masterplan

The Illustrative Masterplan is underpinned by the site appraisal and engagement from public and stakeholders consultations. The resultant design strategies are described in this section of the DAS. The Illustrative Masterplan is not a fixed plan but demonstrates one solution derived from the application of the design strategies and policies.

- 1

Public square creates a sense of arrival on entering the development
- 2

Attenuation pond located within eastern open space
- 3

Wildflower meadow and oak parkland providing biodiversity enhancements
- 4

Woodland planting to soften transition to surrounding countryside
- 5

Public Right of Way integrated within green corridor
- 6

Vehicle access point
- 7

Main street with green verge including rain gardens references informal village character
- 8

Neighbourhood green with swale
- 9

Natural play space enjoying views eastwrds across the valley
- 10

Informal kick-about space enables views across to Hanwell
- 11

Mown grass trails



Figure 21. Illustrative Masterplan (edp3253_d038d)

Density Strategy

Within the development, a variation of density is proposed which addresses the site's context and will provide variation in the character of the development. This should be considered as broadly reflective of the appropriate mix of house types across the plan and their location within the wider context.

The average net density for the site is 35 dwellings per hectare (dph) based on 170 dwellings over 4.91 ha of development area.

The plan opposite (**Figure 23**) illustrates how this principle can be applied, proposing that:

- Land on the northern periphery and on the south-eastern boundary is of low density in response to its settlement edge condition;
- Medium density is proposed near the site entrance to establish the character of the development, and continues for the majority of the development area; and
- Within the centre of the scheme there is potential to increase the development density to reflect this area's importance at the heart of the scheme.



Figure 22. Density Strategy Plan (edp3263_sk015a)

Building Height Strategy

The building heights and scale of the proposed development is informed by the character and scale of the existing housing in the locality, together with the landscape context and topography.

The proposed development will be predominantly two storeys in height, with variety and interest in the street scene achieved through the variation of heights across the site in response to context, up to a maximum of 2.5 storeys in certain areas. Two height parameter categories have been set out:

- Up to 2.5 storeys - whilst the development will likely be predominantly 2 storeys, opportunity for 2.5 storeys is included - predominantly at key spaces or nodes. This will allow prominence to be given to key focal buildings and enable variety to the roofscape;
- Up to 2 storeys - development in certain areas of the masterplan will be restricted to 2 storeys - on the edge of the development, which would constitute a new settlement edge, in proximity to existing homes so as not to create an overbearing or inappropriate relationship, and in courtyard areas, which should be subservient to the main streets; and
- 1.5 to 2 storey in the northern eastern corner of the development to limit the visual impact of development when viewed from the east.

The Building Heights Strategy Plan (**Figure 24**) opposite sets the maximum roof height to ridge of the new buildings within the context of the existing setting.



Figure 23. Building Heights Strategy Plan (edp3253_sk016a)

Placemaking Strategy

The location of development parcels is informed by the design intention to create an appropriate revised settlement edge to Banbury. Development is restricted to the larger western field, due to the greater prominence of the eastern field within its wider landscape context making it less suited to development.

The north-eastern corner of the western field is left free of development to facilitate a visual link to the nearby village of Hanwell viewed across open space. Elsewhere, this northern edge is softened by new tree planting reflecting the well treed character of this ridgeline between the two settlements.

A green corridor extends through the heart of the development, along the alignment of the historic PRow, enabling this footpath to be retained within green space.

Within the heart of the scheme, the main access loop road takes a meandering, organic, route through the development and is lined with irregular shaped verges containing rain gardens and planting, making reference to the attractive village character of nearby Hanwell.

Roads radiate out from the central loop road and enable views out towards the surrounding open spaces and existing mature tree lines on the site's periphery.

Denser residential typologies are positioned within the heart of the development, whilst lower density, detached and less formal built form arrangements are located on the northern and eastern edges of the development to create a softer more fragmented development edge.

Nodal points are created a key junctions within the development, most notably, the arrival space which is a point to pause once you have entered the development from Warwick Road. The spaces are well defined by built form and have the potential to accommodate focal planting such as large trees.

Marker buildings are envisaged to be dwellings with a higher architectural specification which draw the eye and add variety to the street scene, often with double aspect frontages to animate the corners on these streets. A number of locations for focal buildings are proposed to further aid legibility and terminate views along key streets.

Urban frontage dentoos spaces where a more continuous built form would be appropriate to aid definition of the streetscape and add variety throughout the scheme to aid legibility and wayfinding.



Figure 24. Urban Design Strategy Plan (edp3253_sk018a)

Street Heirarchy Strategy

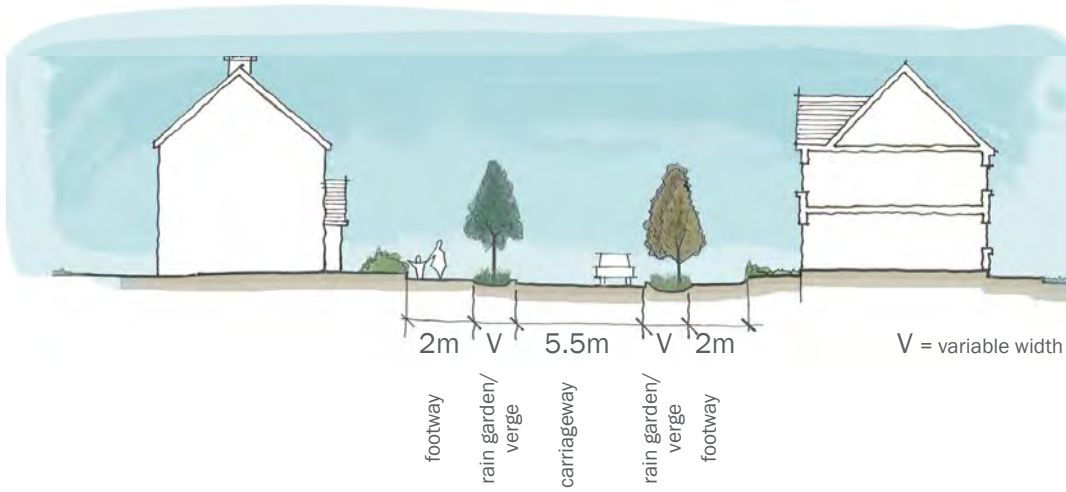
Movement and Street Character Strategies have been developed based on the study of the typical street characteristics of Banbury and nearby Hanwell. The street types identified below are designed with modern standards and ultimately ensure delivering routes that define the character of the development.

Primary Street

Primary streets will consists of 5.5m wide carriageway with 2m footway either side and will form a loop through the development connecting to the access junction on Warwick Road. These streets will be informal in character with a varied, meandering, horizontal alignment, which makes reference to the village character of nearby

Hanwell. To further enhance this village character, the footway will be periodically segregated from the carriage way with irregular shaped verges containing rain gardens and tree planting, providing a verdant street scene.

Primary Street



Secondary Street

Secondary streets are shared surfaces - denoting a shifting priority towards pedestrians over motor vehicle - of varying width (6.5m - 10m), that form connections to the primary street throughout the development. External seconddary streets enjoy a green outlook, whilst internal secondary streets are planted with street trees and rain gardens at irregular intervals to ensure the verdant village charcter runs throughout the development.

Private Lanes

Private lanes will again be shared surface and are mostly located on the periphery of the development. They are to be permeable paving and provide informal parking where needed.

Parking

Parking provision on site will be provided in accordance with parking standards set by the Local Authority at the reserved matters stage. permeable paving courtyards.

- Site Boundary
- Primary Street
- Secondary Loop street
- Private Drive
- Public Right of Way (PRoW)
- Informal Footpath Routes
- Other Route with Public Access

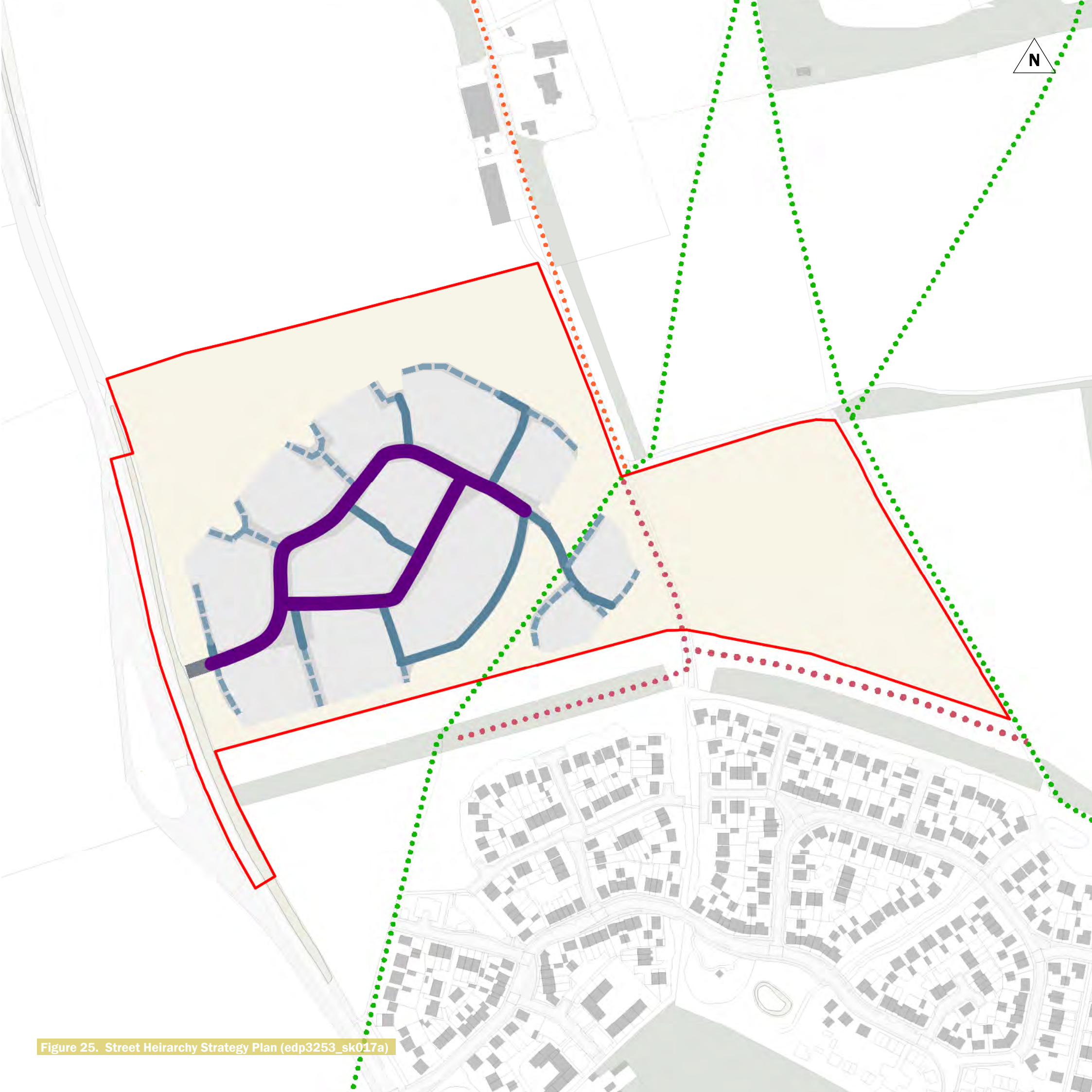


Figure 25. Street Heirarchy Strategy Plan (edp3253_sk017a)

Landscape Strategy

Landscape is a matter to be reserved for future determination, however, the Illustrative Landscape Strategy Plan opposite (Figure 26) has been prepared to support the scheme.

The scheme aims to maintain the character of a strong treed edge encompassing the northern extent of Banbury when approaching from the north through strengthening of vegetation along the site's northern and western boundaries.

56% of the site to be retained as green open space, providing recreational benefits for development and nearby residents and maintaining the green infrastructure network connected by strengthened field boundary vegetation.

Proposed development is offset from the northern boundary in order to retain a feeling of separation between new development edge and the settlement of Hanwell (and its associated Conservation Area). This separation is reinforced through the addition of woodland copses and strengthened northern boundary vegetation which reflects the well treed character of this ridgeline between the two settlements, and limits visual connectivity between new properties and the historic core of Hanwell.

The eastern portion of the site has been retained as green space with informal development features (attenuation basin and natural play facilities) to retain the open, green rolling character of the landscape to the east of Gullicotte Lane and limit the appearance of development encroachment beyond the Lane's course when viewed from the east.

The existing PRoW network through and alongside the site's boundaries is to be retained within a green context (albeit of a more corridor character) with new informal connectivity in the form of mown footpaths through meadow grassland. These new footpaths, and addition of features such as a natural play area within the eastern portion of the site also provides enhancement to the site's recreational value to the local community and would see the conversion of a monoculture arable field into a field parcel with greater habitat diversity compared with the baseline condition.

The focus of residential built form within a single field parcel (i.e. the western field) ensures that minimal loss of boundary vegetation will occur, with only a small section of boundary hedgerow alongside Warwick Road required for removal in order to facilitate access into the site. This loss of hedgerow will be aptly compensated for across the development proposal through the addition of new tree and shrub planting within areas of public open space and reinforcement of other boundary vegetation around the site's extents.

- Site Boundary
- Existing Vegetation
- Proposed Tree and Woodland Planting
- Amenity Grassland
- Wildflower Meadow
- Swale
- Rain Garden
- Attenuation Basin
- Existing PRoW
- Informal Footpath Routes
- Other Route with Public Access
- New Footpath Links
- Natural Play Area



Figure 26. Illustrative Landscape Strategy Plan (edp3253_d042b)

Drainage Strategy

Surface Water

The development proposals include a site wide drainage system which will collect and discharge foul and surface water flows from site.

Current legislation and guidance require developers to manage surface water run-off from new development, to mitigate flood risk to the site and the surrounding area. While also providing a sustainable means of disposing of run-off from impermeable areas of the site.

Surface water run-off from the new development should be managed via the design of a sustainable drainage system (SuDS). The possible drainage options considered for the site include the use of infiltration methods, discharging to a local watercourse and discharge to the local public sewer.

It is anticipated that the underlying ground conditions are likely to provide a good rate of infiltration, due to the characteristics of the underlying soils. Consequently, it is proposed to discharge flows from the new development via the use of infiltration techniques.

It is proposed to utilise a range of SuDS features throughout the development proposals, including permeable paving, soakaways, raingardens/ swales and an infiltration basin.

Foul Water

A new foul water drainage network will be constructed to accommodate the requirements of the proposed development. The new network will collect and convey foul water discharge from the development to the existing Thames Water public sewer. The nearest practical point of connection is the existing foul sewer network located to the south of the site within Warwick Road.






-  Proposed Infiltration Basin
-  Proposed Foul Pump Station
-  Proposed Foul Water Rising Main
-  Proposed Permeable Paving
-  Proposed Swale
-  Raingardens Catchment
-  Proposed Permeable Paving or Alternative SuDS Catchment



Figure 27. Drainage Strategy Plan (Source: Jubb)

Sustainability Strategy

At this Outline Application stage, emphasis has been placed on addressing the sustainability of the scheme in three respects:

- Social - to engender a healthy, facilitated and motivated new community;
- Economic - to support the sustainability of the local community; and
- Environmental - to protect the environment and its resources.

The proposal aims to make a positive contribution by:

- Placing the proposed development in an accessible location;
- Making the most efficient use of land;
- Providing a layout that gives the opportunity to create a valued built and natural environment;
- Protecting and enhancing natural habitats and local surroundings through the development process; and
- Accommodating a sustainable water management strategy.

It has been proven that health and well-being are improved by access to open space, and the design encourages people to walk, cycle and use the green infrastructure network to exercise and relax.

Social Sustainability

Many existing facilities in the town are within a 20 minute walking distance;

- The existing PRow network is respected within the site and provides access to the surrounding countryside, offering residents the opportunity to increase their well-being by accessing attractive green spaces both with and adjacent to the site; and
- Provision of a range of home sizes and tenures, including family housing and smaller units for downsizers as well as affordable units, caters for the changing needs of the population and allows a broad social mix to develop to strengthen the local community.

Economic Sustainability

- The proposal augments the local population at a modest scale. This can be to the benefit of the viability of local facilities, and increases the diversity of work force catchment; and
- Construction of the development will create job opportunities for people and businesses to support the local economy.

Environmental Sustainability

- Ecology will be enhanced and new biodiverse areas created;
- Landscape and Visual Assessments have informed the masterplan which seeks to blend development naturally into its context;
- New and existing vegetation contributes to urban cooling; and
- The scheme has the potential to incorporate solar electricity generation or water heating, and maximising natural day-lighting through the construction of the dwelling – to be determined at Reserved Matter stage.

Electric Vehicles

All dwellings would be designed to enable EV charging which is a sustainable mode of transport under the National Planning Policy Framework. The provision of this EV charging will enable future residents to utilise a sustainable mode of transport with zero emissions.

Home Working

All dwellings will be provided with superfast broadband to enable home working and hence reduce the need for residents to commute to workplace destinations.

Safety and Security

In designing the proposed scheme, the submitted proposals have given due consideration to a variety of policies and planning guidance, including Secured By Design (SBD), Homes 2019. The NPPF recommends that new housing be developed in accordance with and certified by SBD.

Although this is an Outline Application and, as such, the scheme is illustrative, there has been great attention to produce a naturally safe and secure environment. Key elements are summarised below.

Safe Streets

The Illustrative Masterplan demonstrates how new homes may be developed using a permeable block arrangement of well-surveyed and active routes and spaces.

No isolated rear courtyard parking will be proposed. Where rear parking is necessary, spaces will be either overlooked by dual aspect buildings or include property frontages to one side of the street to ensure activity and natural surveillance.

Where houses are on corners and junctions, it would be expected that additional windows would be provided in side elevations to ensure dual surveillance of the street and also avoid large monotonous blank façades.

The Reserved Matters submissions will be required to further demonstrate that streets are adequately lit, and that contorted building or landscape forms that may provide unnecessarily secluded and unsafe environments have been avoided.

Secure Boundaries

Along development boundaries, proposed housing either fronts the space and is accessed via a private drive, or else new development sides onto the boundary and fenestration in the side elevation has the potential to provide a level of surveillance to the peripheral space.

Open Space Design

Within the open space network, open spaces and routes are addressed by built form to create a clear definition between public and private realms. Where rears and sides of properties unavoidably address the public realm, suitable defensive planting and security fencing/walling will be included.

New street trees within the scheme will be maintained with a clear stem of at least two metres to ensure clear visibility at ground level. No substantial shrub cover is suggested within public open space or incidental landscape areas in close proximity to access routes and footpaths.

Detailed design of the open spaces and landscape for the Reserved Matters submission will demonstrate how the proposals will create accessible and safe environments based on the principles of SBD.

5. Summary

Overview of Proposals

This Design and Access Statements supports an outline application (with all matters reserved except for access) that seeks permission for:

“up to 170 dwellings (Use Class C3) with associated open space and vehicular access off Warwick Road, Banbury. All matters reserved except for access”.

Land east of Warwick Road, Banbury presents an opportunity to deliver up to 170 new homes, including affordable provision, in a sustainable location with good access to local facilities and services.

New publicly accessible areas of open space would be opened up to the benefit of new residents and the wider community whilst also delivering a net gain in biodiversity.

Application Summary

- Up to 170 new dwellings, making sensitive reference to the local character and vernacular, to meet housing requirement of Banbury;
- Over 6 ha (56% of the site) retained as open space creating new habitats for nature including; wildflower meadow, parkland planting, woodland and grassland - the site achieves biodiversity net gain;
- Play and recreational provision to serve new and existing residents and located to facilitate a sensitive and appropriate gap between this extension to Banbury's settlement area and the neighbouring village of Hanwell; and
- Associated highway improvements, sustainable drainage systems and enabling infrastructure.



Figure 28. Birdseye view of proposed development (edp3253_sk020a)



The Environmental Dimension Partnership Ltd
www.edp-uk.co.uk