



## DESIGN AND ACCESS STATEMENT

Land at South Newington Road, Bloxham

August 2019





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# 01. INTRODUCTION

## 1.1 Introduction

The Design and Access Statement (DAS) has been prepared by CSA Environmental on behalf of Gladman Developments Ltd for a proposed residential development at South Newington Road, Bloxham (the Site).

The Site measures approximately 6.0 hectares and lies on the south western edge of the settlement of Bloxham. The submitted planning application seeks outline planning consent for a residential development with all matters reserved except for access. The proposal will include:

- Residential development for up to 95 dwellings.
- A new vehicular access point off South Newington Road.
- New traffic calming measures on South Newington Road.
- New areas of public open space including a new parkland which will incorporate existing trees and hedgerows, new landscaping and a new community pond.
- A trim trail running within the new parkland.
- Sustainable Drainage Systems (SuDS) in the form of a new attenuation basin designed to manage flood risk and provide habitats for wildlife.

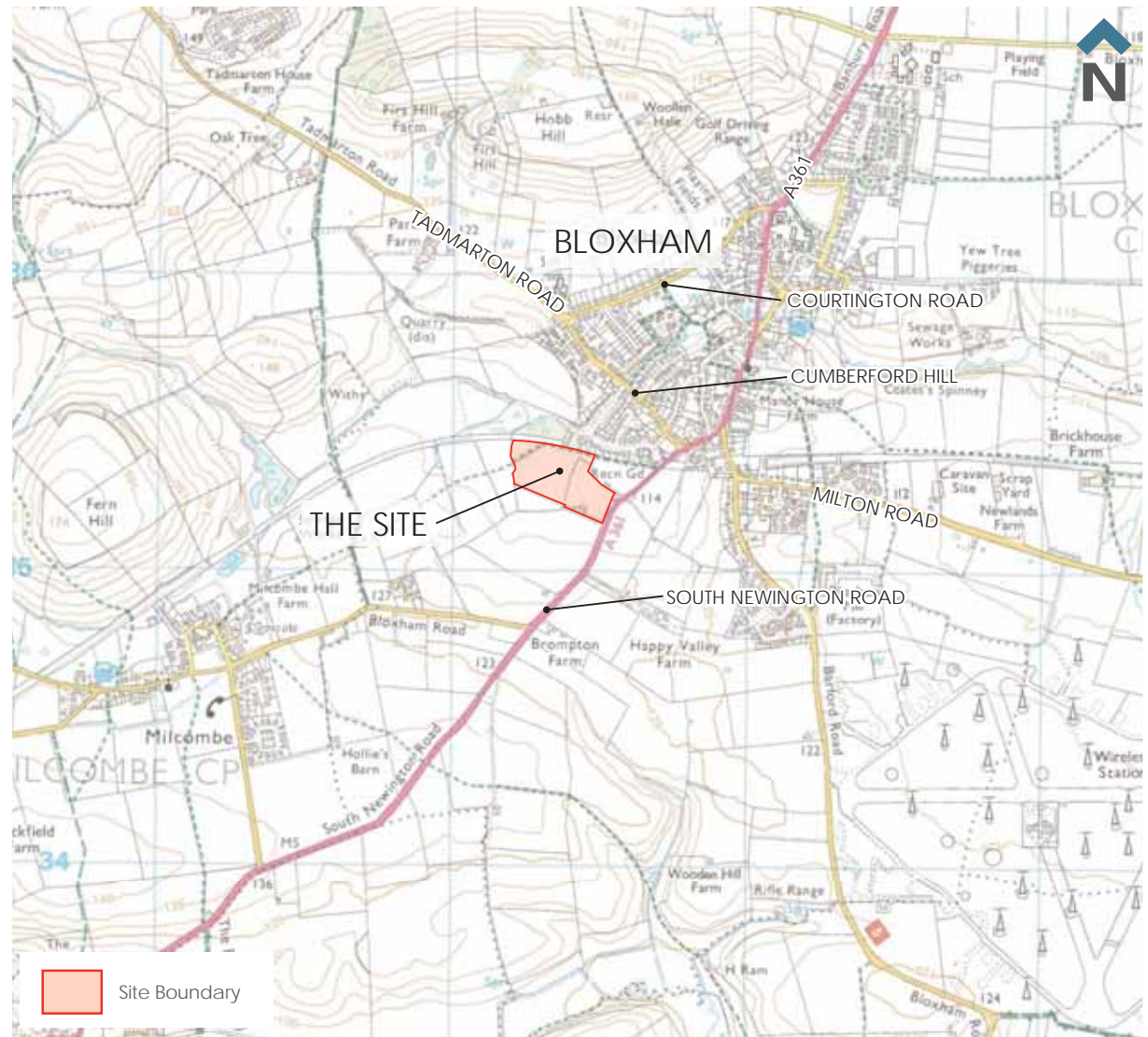


Figure 1.1: Site Location Plan.



## 1.2 Purpose of the Design and Access Statement

The vision for the Site is to create a sensitively designed and high quality place, which complements the character of Bloxham and responds to the Site's assessed constraints, as follows:

- **Deliver appropriate housing growth for Bloxham.**
- **Provide up to 95 dwellings, offering a range of dwelling types, sizes and tenures to meet the housing needs of the area.**
- **Respect and enhance the Site's landscape and environmental assets by setting the new housing within an attractive green infrastructure framework.**
- **Green infrastructure framework will allow for appropriate landscape and ecological enhancement measures to be applied, provision of new public open space, and the retention of the majority of the Site's existing landscape features.**
- **To create a considered and appropriate transition between the built edge and the adjacent countryside, with careful consideration given to the Slade Nature Reserve adjacent to the north west boundary of the Site.**
- **Promote a development that integrates into its surroundings, with a focus on maximising connectivity with both the existing settlement edge and the countryside beyond.**
- **Create a 'place' that is accessible to everyone, which makes everyone feel comfortable, safe and secure and a place where people want to live.**

The DAS explains the design rationale for the scheme and how the applicant has fully considered the proposals and understands what is appropriate and feasible within the context of the Site and its surroundings.

Good quality design is an integral part of sustainable development. The National Planning Policy Framework (NPPF) recognises that design quality matters and that planning should drive up standards across all forms of development. Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

This Design and Access Statement is comprised of the following sections:

- 01. Introduction:** This section introduces the development proposals and sets out the vision and purpose of the Design and Access Statement.
- 02. Planning Context and Design Guidance:** This section sets out the relevant planning policy and design guidance that applies to the development of the Site.
- 03. Site Assessment:** This section demonstrates the steps taken to appraise the Site and its surroundings.
- 04. Evaluation and Evolution:** This section identifies the influences and opportunities of the Site and its surroundings and sets out key urban design principles for the scheme.
- 05. Development Proposals:** This section describes and illustrates the design proposals and demonstrates how they respond to the influences and opportunities identified in Section 4.0 and local design guidance.
- 06. Conclusion:** This section evaluates the proposals against NPPF sustainability and design criteria.

## 02. PLANNING CONTEXT AND DESIGN GUIDANCE

### 2.1 National Planning Policy

#### Planning Policy Background

A detailed assessment of the planning policy framework is set out in the Planning Statement, which accompanies this planning application. This section focuses on the local planning policies most relevant to the design and access proposals for the development.

#### National Planning Policy Framework (NPPF)

At the national level the relevant policy guidance is set out in the National Planning Policy Framework (NPPF; February 2019). The NPPF sets out a presumption in favour of sustainable development and is a material consideration in the making of planning decisions, setting out the parameters by which planning applications are to be assessed in relation to:

- The presumption in favour of sustainable development.
- Decision-making.
- Delivering a sufficient supply of homes.
- Promoting healthy and safe communities.
- Promoting sustainable transport.
- Making effective use of land.
- Achieving well-designed places.
- Conserving and enhancing the natural environment.

*Paragraph 124 of the NPPF states that “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps*

*make development acceptable to communities”.*

Paragraph 127 provides a set of design criteria which new development should seek to achieve:

- **Function well and add to the overall quality of the area over the lifetime of the development.**
- **Be visually attractive as a result of good architecture, layout and appropriate and effective landscaping.**
- **Be sympathetic to local character and history, while not preventing or discouraging innovation.**
- **Establish or maintain a strong of place to create attractive, welcoming and distinctive places to live, work and visit.**
- **Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space).**
- **Create places that are safe, inclusive and accessible and which promote health and well-being.**

The Planning Practice Guidance (PPG) explains how the NPPF policy should be implemented. Paragraph 006 (ID 26-006-20140306) of the PPG provides further information on design in the planning process. It states:

*“Design impacts on how people interact with places. Although design is only part of the planning process it can affect a range of economic, social and environmental objectives beyond the requirement for good design in its own right. Planning policies and decisions should seek to ensure the physical*

*environment supports these objectives. The following issues should be considered:*

- **Local character (including landscape setting).**
- **Safe, connected and efficient streets.**
- **A network of greenspaces (including parks) and public places.**
- **Crime prevention.**
- **Security measures.**
- **Access and inclusion.**
- **Efficient use of natural resources.**
- **Cohesive & vibrant neighbourhoods.”**

#### National Design Guidance

Whilst the NPPF replaced Planning Policy Statements, the following documents are still relevant and aim to inspire well designed schemes that will create attractive places and inclusive new communities. The following principal documents have informed the design proposals:

- **Manual for Streets 2: Wider Application of the Principles, 2010.**
- **Urban Design Compendium 1 and 2, English Partnerships - Housing Corporation, 2000-2007.**
- **Building for Life 12 (3rd Ed.), Design Council, 2015.**

## 2.2 Local Planning Policy

Planning policy for Cherwell District Council is set out in the Adopted Development Plan. At present it comprises the following documents:

- **Adopted Cherwell Local Plan 2011-2031 Part 1 (incorporating Policy Bicester 13 re-adopted on 19 December 2016)**
- **Saved, retained policies of the Adopted Cherwell Local Plan 1996**
- **'Made' Neighbourhood Plans in Cherwell District**
- **Saved policies from Oxfordshire County Council's Minerals and Waste Local Plan 1996.**

The Council is currently preparing Part 2 of the Adopted Cherwell Local Plan 2011-2031, which will contain non-strategic site allocations and development management policies.

### **Adopted Cherwell Local Plan 2011-2031 Part 1 (incorporating Policy Bicester 13 re-adopted on 19 December 2016)**

The policies contained in this document of relevance to this DAS are as follows:

**Policy PSD1: Presumption in Favour of Sustainable Development** states that the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the NPPF.

**Policy BSC 1: District Wide Housing Distribution** states that Cherwell District will aim to deliver a wide choice of high quality homes.

**Policy BSC 2: The Effective and Efficient Use of Land – Brownfield Land and Housing Density** states that new housing should be provided on net developable areas at a density of at least 30 dwellings per hectare, unless there are justifiable planning reasons for lower density development.

**Policy BSC 3: Affordable Housing** states that proposed developments (outside of Banbury and Bicester) of 11 or more dwellings should provide at least 35% of new housing as affordable homes on site.

**Policy BSC 4: Housing Mix** states that new residential development will be expected to provide a mix of homes to meet the current and expected future requirements, in the interests of meeting housing need and creating socially mixed and inclusive communities.

**Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision** outlines that the Council will encourage collaboration in order to ensure that there is sufficient quantity and quality as well as convenient access to open space, sport and recreation. This is to be achieved through the protection of existing sites, qualitative enhancement of provision by securing new facilities and ensuring that any new development contributes to open space, sport and recreation provision commensurate to the need of the proposals.

**Policy BSC 11: Local Standards of Provision-Outdoor Recreation** requires development proposals to contribute to the provision of open space, sport and recreation, together with arrangements for its management and maintenance. The amount, type and form of open space will be determined by consideration of the nature and size of the development and the community needs likely to be generated by it. Provision should be made on site in accordance with the minimum standards. Where this is not possible or appropriate, a financial contribution will be required to secure new provision or enhancement of existing facilities through a legal agreement.

**Policy ESD 3: Sustainable Construction** states that new residential development will be expected to incorporate sustainable design and construction technology to achieve zero carbon development through a combination of fabric energy efficiency, carbon compliance and allowable solutions in line with Government policy.

**Policy ESD 6: Sustainable Flood Risk Management** states that development proposals should demonstrate that surface water will be managed effectively on site and that the development will not increase flood risk elsewhere, including sewer flooding.

**Policy ESD 7: Sustainable Drainage Systems (SuDS)** states that all development will be required to use sustainable drainage systems (SuDS) for the management of surface water run-off.

**Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment** outlines the Council's various ways to protect and enhance the biodiversity and the natural environment, including:

- The encouragement of the protection of trees with an aim to increase the number of trees in the district;
- The reuse of soils;
- If significant harm resulting from a development cannot be avoided, adequately mitigated or compensated for then development will not be permitted;
- Development which would result in the damage to or loss of a site of biodiversity or geological value of national or local importance will not be permitted unless the benefits of the development clearly outweigh the harm it would cause to the site, and the loss can be mitigated to achieve a net gain in biodiversity/geodiversity;
- Development proposals will be expected to incorporate features to encourage biodiversity and retain any existing features of nature conservation value within the site. Existing ecological networks should be identified and maintained to avoid fragmentation and ecological corridors should be incorporated into any new development to ensure habitat connectivity.

**Policy ESD 13: Local Landscape Protection and Enhancement** states that opportunities will be sought to enhance the character and appearance of the landscape, especially in urban fringe locations, through the restoration, management or enhancement of the existing landscape features or habitats and the creation of new ones. This includes the planting of new woodlands, trees and hedgerows.

**Policy ESD 15: The Character of the Built and Historic Environment** states that new development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. It outlines that new development proposals should, among other things:

- Contribute positively to an area's character and identity by reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within Conservation Areas and their setting;
- Conserve, sustain and enhance designated and non-designated 'heritage assets' including buildings, features, archaeology, conservation areas and their setting;
- Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings, taking care to configure buildings and street spaces to create clearly defined active public frontages;

- Promote permeable, accessible and easily understandable places by creating spaces that connect with each other and have recognisable landmarks;
- Consider the amenity of both the existing and future residents development, including privacy, outlook, natural lighting, ventilation and indoor and outdoor space;
- Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation; and
- Integrate and enhance green infrastructure and incorporate biodiversity enhancement features whether possible.





### **Saved Policies of the Cherwell Local Plan 1996**

The majority of policies relevant to this DAS have been replaced by the new Local Plan Part 1. Those that have been retained and remain relevant to this application are summarised below:

- **Policy H18 - New dwellings**
- **Policy C28 - Layout, design and external appearance of new development**
- **Policy C30 - Design Control**
- **Policy C31 - Compatibility of proposals in residential areas**
- **Policy C33 - Protection of important gaps of undeveloped land**

### **Cherwell Local Plan 2011-2031 Part 2 – Issues Consultation 2016**

This part of the Cherwell Local Plan is not yet adopted and is currently under review. Within the Issues Consultation Document (2016) the Site is not covered by any identified constraints on Map 2 Category A Settlement Map for Ambrosden.

### **Bloxham Neighbourhood Plan 2015-2031 ('made' December 2016)**

The Bloxham Neighbourhood Plan was implemented in December 2016 as part of the Cherwell Development Plan. The document states that development outside of the Conservation Area of the village should protect, enhance and contribute to the rural character of the village as a whole. The document requires developments to recognise and protect the significant components of rural character which they identify as lower density housing, the role of public and private open space and key views from within the village and from significant viewpoints on public rights of ways around the village.

### **Supplementary Planning Documents (SPD)**

SPD's expand upon and provide further detail to policies contained in Local Plans. The SPD's of relevance to this DAS are:

- **Cherwell Residential Design Guide SPD Adopted July 2018**
- **Developer Contributions Adopted February 2018**



## 03. SITE ASSESSMENT

### 3.1 Site Location and Context

The Site is located on the south western edge of Bloxham, which is located approximately 3.4 miles (5.5km) to the south west of Banbury, in north Oxfordshire.

The Site measures 6 hectares and comprises two pastoral fields with a barn and farm access track on the southern boundary. The south eastern edge of the Site fronts onto South Newington Road, and the remainder of the Site extends to the west.

Indented into the north eastern edge of the Site is the South Newington Recreation Ground, which contains a small sports pavilion, playing fields, a children's playground in the north eastern corner and some trees along the western edge close to the boundary with the Site. The southern built edge of the village abuts part of the northern Site boundary and the northern boundary of the Recreation Ground. A tree-lined disused railway line binds the Site to the north west and forms the southern edge of the Slade Nature Reserve.

Bloxham extends in a south west to north east direction along the A361. A large Conservation Area covers the village core. To the north and south of the Conservation Area, the village is characterised by mainly post-war housing with a small amount of pre-war housing. On the outer edges of the village to the north, south west and south east there are 21<sup>st</sup> Century developments which are currently under construction. The housing immediately to the north of the Site comprises properties which date from the 1960s and 1970s.

The A361, South Newington Road, forms the south eastern boundary of the Site and leads to Bloxham village centre and further north to Banbury. To the south, the A361 connects to South Newington, Swerford, and further south to Chipping Norton.

There are a range of facilities and services within Bloxham, which include Bloxham Business Centre, a supermarket and a village hall.

The proposed development of the Site would form a logical extension to the south west of Bloxham as it is well related to the existing settlement edge of the village.



South Newington Recreation Ground lies to the north east of the Site.

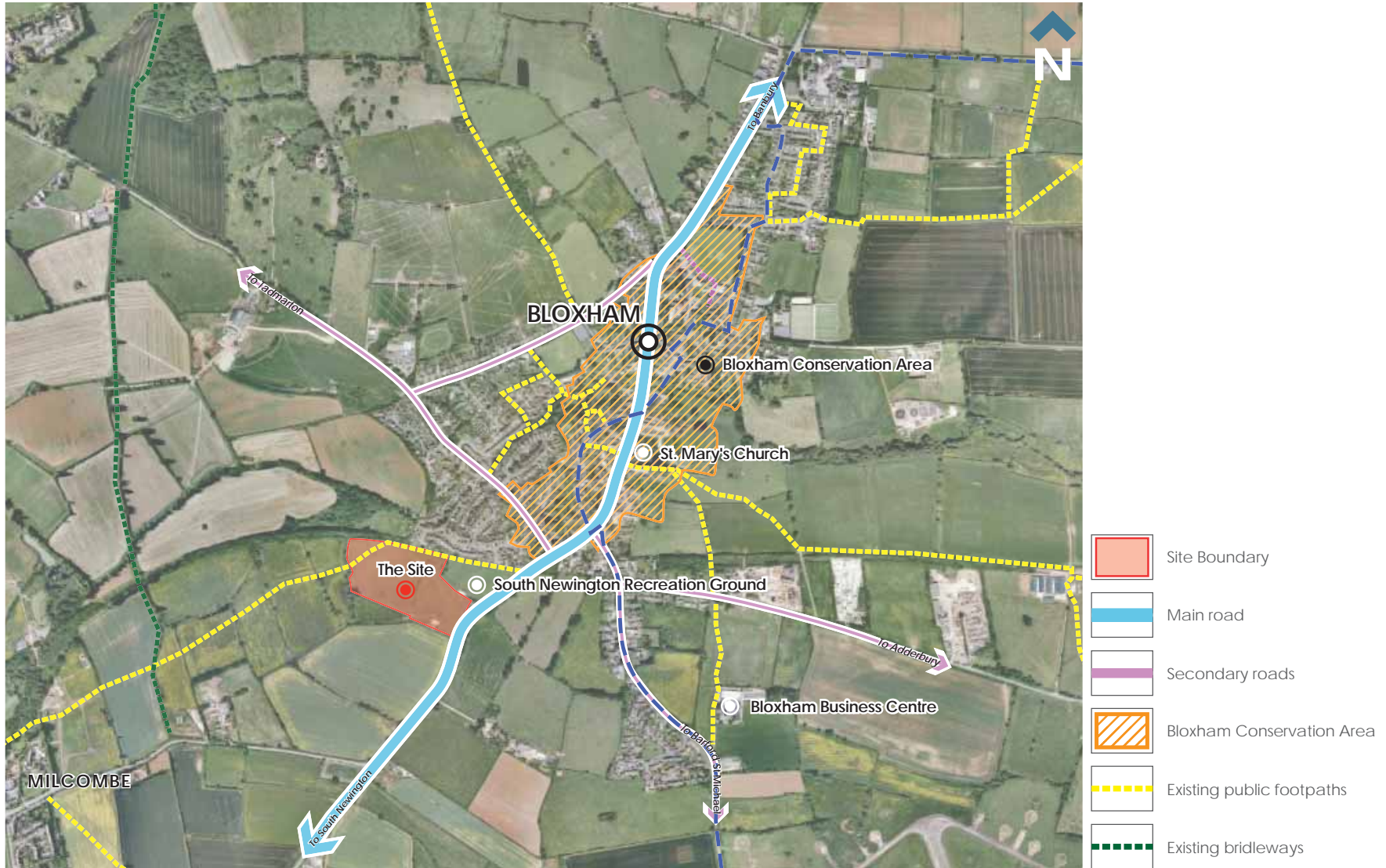


Figure 3.1: Site context.



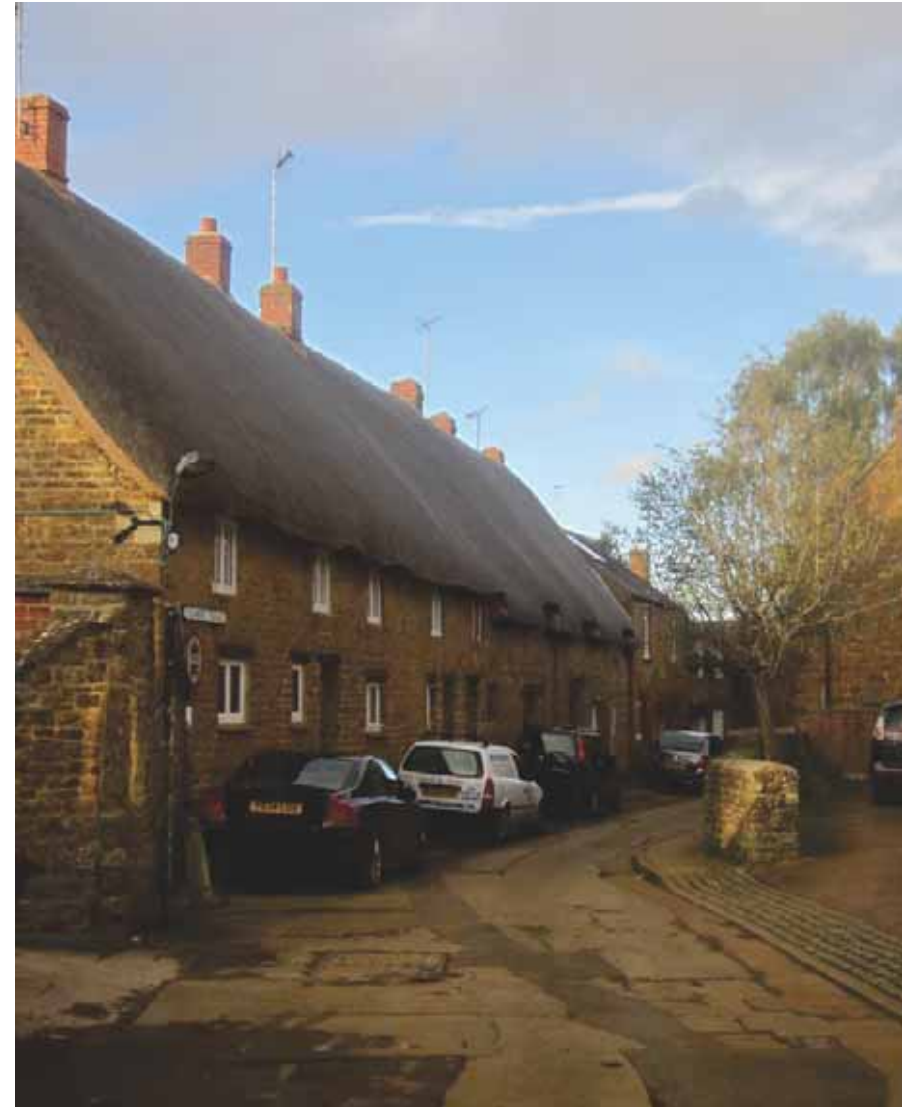
### 3.2 Surrounding Designations

Figure 3.2 shows the designations within the context of the Site. The Site is not covered by any national statutory or non-statutory designations for landscape, historical or ecological character or value.

An area designated as a District Wildlife Site, known as the Slade Nature Reserve, bounds the Site to the north west. There are several other areas within the vicinity of the Site which are designated in the Local Plan as Existing Green Space, which includes the Slade Nature Reserve.

The Bloxham Conservation Area lies approximately 325m north east of the Site at its closest point and is separated from the Site by the South Newington Recreation Ground and several buildings. The Conservation Area comprises the majority of the settlement of Bloxham.

The Conservation Area contains a large number of Grade II Listed Buildings with many concentrated along Church Street and Bloxham High Street. The most notable of these buildings is the medieval Grade I Listed St Mary's Church, which dates from the 14<sup>th</sup> Century.



A large number of Grade II Listed Buildings lie within the Conservation Area. The above photograph shows the Grade II Listed Sycamore Terrace.



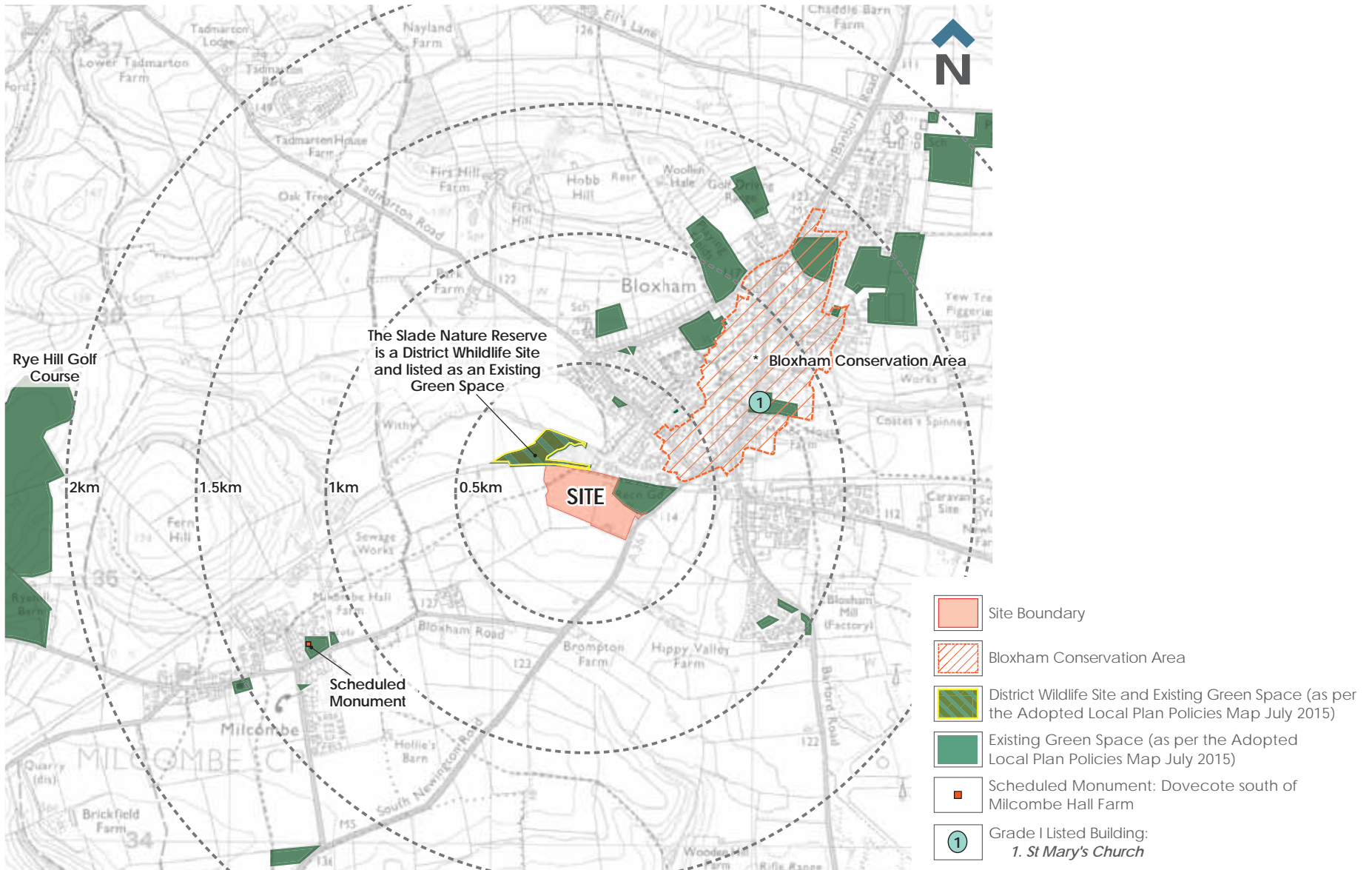


Figure 3.2: Surrounding designations.

### 3.3 Historical Development

Bloxham, originally Blocc's Ham, had its name set in the 6<sup>th</sup> Century when territorialised by an Anglo - Saxon settlement. Before that, Bloxham used to be under Roman Empire ownership, from 1<sup>st</sup> to 5<sup>th</sup> Century AD, and consisted mainly of farms and a burial site. In the 11<sup>th</sup> Century the village was known for trading corn and wool. The following historic maps show how Bloxham has grown over the last 132 years.

The 1885 map shows how Bloxham had originally developed along the main thoroughfare of High Street and Church Street with a number smaller scale streets radiating from the main route to both the east and west. As a consequence, the village had a nucleated form with the Banbury to Cheltenham railway line marking the southern extent of the settlement. The medieval urban grain, mostly the streets and block sizes, remained unchanged until modern days, but few buildings show traces of medieval history.

The 1923 and 1951 maps show how Bloxham experienced little change over the course of the next half Century. Change did occur, however, with passenger services being withdrawn from the rail line, which consequently saw the closure of the village's railway station.

The modern day map of Bloxham shows how the village has experienced a high level of growth since the middle of the 20<sup>th</sup> Century with the construction of a number of residential developments to all sides of the historic village core, which include areas to the south of the former railway line along Milton Road and Barton Road and along the High Street to the north. As noted, the medieval street plan was kept unchanged.

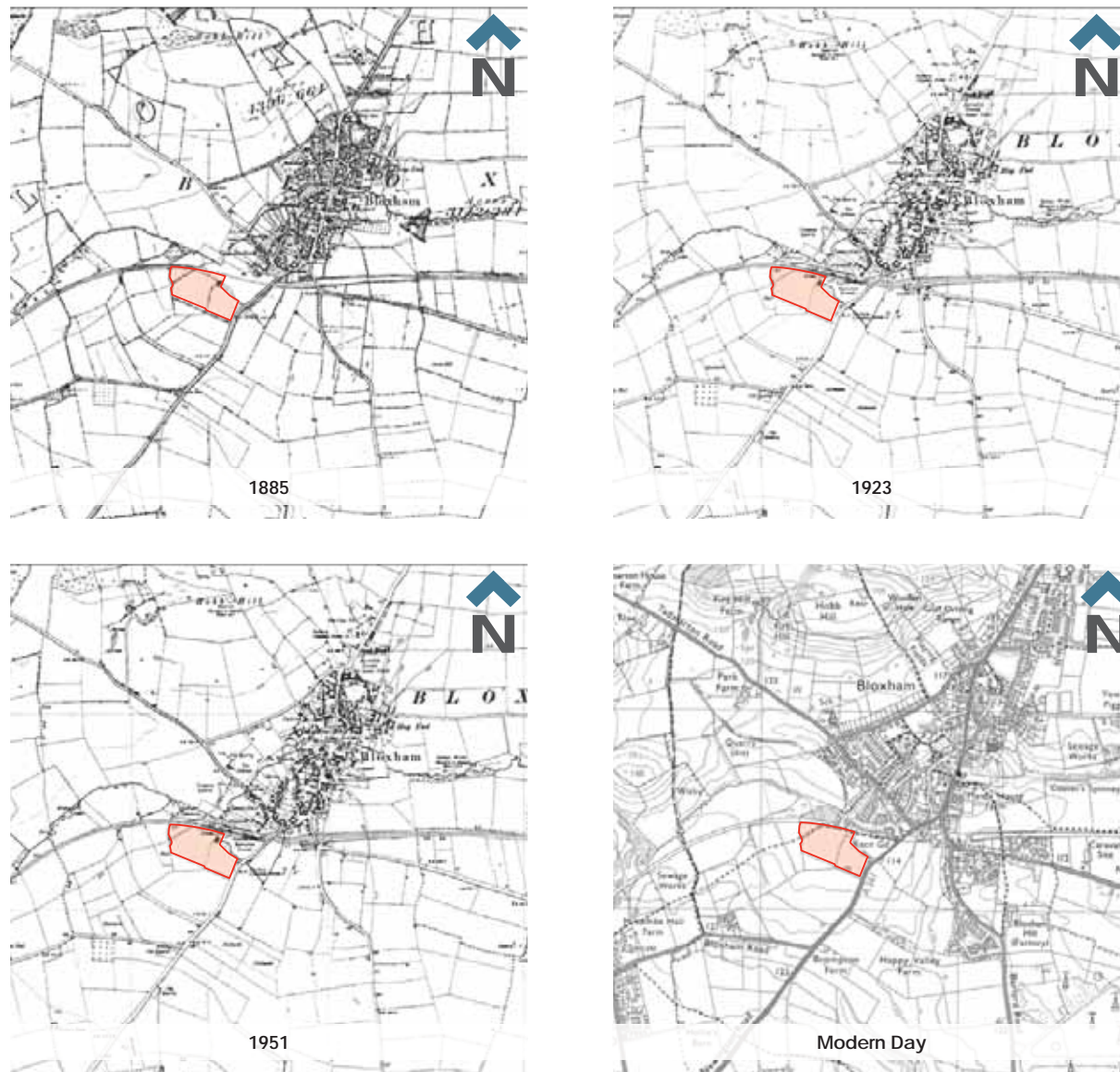


Figure 3.3: Historic maps illustrating the development at Bloxham.

### 3.4 Settlement and Architectural Context

Bloxham is one of the largest villages in the Cherwell District and has a strong architectural character. Its urban grain is composed of a medieval street plan combined with Victorian buildings dating from the 16<sup>th</sup> and 17<sup>th</sup> Centuries and, finally, modern developments constructed after the 1950's. St Mary's Church remains Bloxham's most prominent building and an important landmark, which dates from the late 14<sup>th</sup> Century.

The village has a strong presence of vernacular architecture dating from the 16<sup>th</sup> Century, with many buildings constructed from locally sourced materials. Many yeoman farmhouses were constructed during the 17<sup>th</sup> Century, the predominant building type within the Conservation Area. During the 18<sup>th</sup> Century these farmhouses were subdivided into smaller cottages, with terraces being built between detached dwellings. This has led to a change in the architectural style and overall built fabric.

The more modern housing development comprise a mix of detached, semi-detached and terraced houses. In contrast to Bloxham's historic core, the houses tend to be set back behind front gardens with parking accommodated on driveways located to the front and sides of the dwellings. Part of the housing developments reflect some of Bloxham's more historic and architectural characteristics with the houses being set close to the back edge of the pavement.

We have considered the character of several of the village's residential areas in more detail, in order to inform the layout and design of the development proposals.

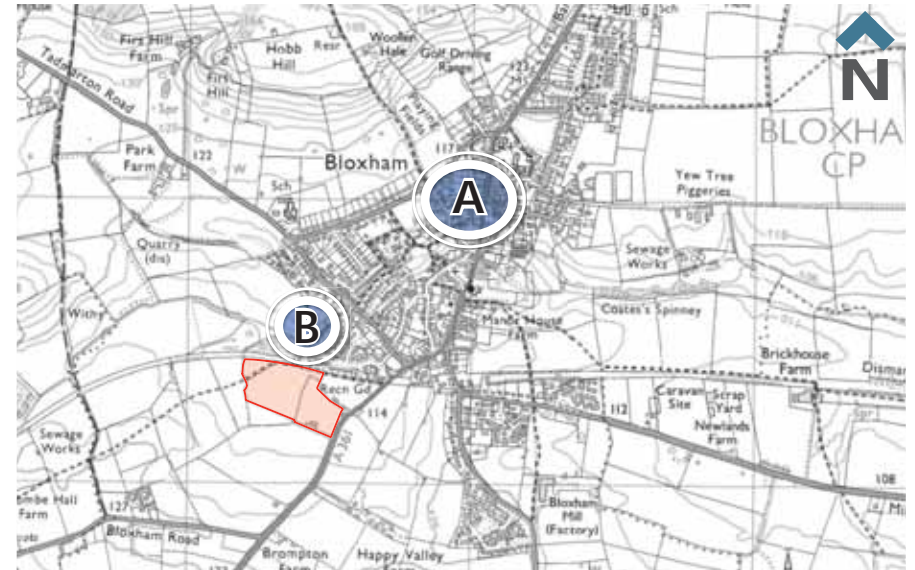


Figure 3.4: Character areas assessed on page 13.





### Character Area A:

#### High Street/Church Street/Historic Core (Conservation Area)

- Medieval urban grain.
- Mix of architectural styles, including vernacular, Victorian, medieval, and some modern infill buildings.
- Yeomans (farmhouses), some converted into multiple cottages.
- 2-3 storey detached houses, with private gardens.
- Strong building lines onto the street, with buildings either positioned close to street edges or slightly set back and with a narrow front garden.
- Historic landmarks, most notably St Mary's Church.
- Traditional building materials: quarried stone; coursed ironstone, concrete tiles, blue slate, thatched roofs; red brick; rendered blocks.
- Mullioned windows.
- Wood and timber windows.



### Character Area B:

#### Between Colesbourne Road and Cumberford Hill

- Predominance of 20<sup>th</sup> Century development.
- 2 storey detached or semi-detached houses, and bungalows.
- Predominance of brick buildings, with the exception of few quarried stone houses dating from earlier eras.
- Red facing brick with white PVCu windows found throughout development, with some use of yellow brick and white/cream render.
- Parking accommodated for in garages and on plot.
- Boundary treatments include brick walls, low fences and vegetation. Front gardens generally separate the houses from the road.



### 3.5 Traditional Detail and Material

Although Bloxham as a whole possesses a range of building and architectural styles, there is a strong local character evident in the village, particularly within the more historic parts along High Street and Church Street. The village centre appearance owes much to the rich variety of architectural forms and styles, which include a number of medieval buildings that sit side by side with a mix of Victorian and vernacular buildings. The village centre also exhibits a rich range of building materials, including a wide variety of stones, bricks and local materials such as thatch, plain tiles and slate tiles.

Development outside of the Conservation Area, mostly dates from the 20<sup>th</sup> Century, and although the design is sympathetic to the traditional fabric, the street plan is modern. Examples of this can be seen in the development between the Site and the Conservation Area, and the existing development to the east of the Site. The housing in these areas comprise of a mix of red and buff coloured brick with plain brown/red and grey tiled roofs.



Traditional building materials within the historic village core include dressed or coursed ironstone.



Buildings within Bloxham's historic core are generally constructed of locally quarried ironstone, with detailed stonework over doors and windows on principal elevations.



Housing developments of the later 20<sup>th</sup> Century exhibit a wider spectrum of construction materials, including buff/yellow brick and painted stonework.

### 3.6 Existing Site Features

The Site comprises two pastoral fields, which will be referred to as Areas A and B for clarity (as shown on Figure 3.5). These fields are divided by a mature, low cut hedgerow which runs in a north to south alignment.

Area A, which comprises the western field, is roughly rectangular in shape with a small extension to the north eastern corner which wraps around the north western corner of Area B. Area A is bound to the north by the former Banbury to Cheltenham railway line, which is lined by a tree belt to the western section and a mix of fencing and hedgerows associated with the properties on Hyde Grove and Colesbourne Road to the eastern section. For the most part, the eastern boundary of Area A is bound by the mature hedgerow which marks the boundary with Area B. The majority of the southern boundary of Area A is

bound by a neatly clipped hedgerow, with the south western corner of the Site and the full length of the western boundary being bound by a narrow strip of woodland and a ditch.

Area B comprises a roughly rectangular pastoral field, with a barn located within the Site adjacent to the southern boundary. A pair semi-detached houses lie adjacent to the north eastern corner of the Site.

A field access track runs along the length of the southern boundary of Area B, lined on each side by neatly clipped hedgerows. The western boundary of Area B is defined by the mature hedgerow which divides it from Area A, with the hedgerow continuing to also define the westernmost section of Area B's northern boundary. The remaining section of the

northern boundary of Area B is defined by a post and wire fence, which separates it from the adjacent Recreation Ground. The northern section of the eastern boundary of Area B is bound by a garden fence, a wall and a stretch of domestic hedgerow associated with the pair of semi-detached houses. As a consequence of the location of the semi-detached houses, only a small section of the eastern boundary of Area B lies directly adjacent to

South Newington Road, with this section defined in the most part by an unmanaged hedgerow.

Area A is crossed by a public footpath which runs from South Newington Road westwards through the northern part of the South Newington Recreation Ground, before heading south west to the countryside beyond.

Houses on northern edge of Area A



View north west from the south eastern corner of Area A.





View north from the edge of the Barn within Area B.



Site Boundary



Photograph locations



Figure 3.5: Aerial Photograph.

### 3.7 Archaeology and Heritage

A Built Heritage Assessment has been prepared in support of this planning application, and provides information with regards to potential impacts on the designated built historic environment.

- **No designated heritage assets are located within or immediately adjacent to the Site.**
- **No. 11 South Newington Road is a semi-detached late 19<sup>th</sup> Century dwelling lying adjacent to the eastern Site boundary. Although not Listed, this building is considered to be of historic value and new development therefore will need to respect the amenity and privacy of this building.**
- **The significance of the Grade I Listed Church of St. Mary was assessed in relation to the proposed development within the Site. The spire of the church is visible from within the Site and existing public footpath to its west, however these are not considered to be key views.**
- **Existing built form at the Brookside Estate sits between the Conservation Area and the Site, with no apparent views of the Site from the Conservation Area.**

An Archaeological Desk Based Assessment has also been prepared as part of the submission, which find that there were no prehistoric or Roman period finds or features recorded within the Site or immediate surroundings Site. The Site contains some remains of ridge and furrow earthworks, most likely of medieval origin, however, these do not pose a constraint to development.



The Brookside Estate sits between the Site and the Conservation Area and blocks views into the Conservation Area.



### 3.8 Topography

The topography of the landscape around Bloxham is undulating with fairly steep sided hills falling to numerous streams. Hobb Hill to the north west of the village, has a spot height of 166m Above Ordnance Datum (AOD) and plays a strong part in the setting of Bloxham, while other hills nearby reach heights of between 148m and 174m AOD, with valleys typically at 120m AOD. The disused railway embankment at the north western edge of the Site forms a distinct feature within the local landform.

The Site itself is relatively flat, and lies at approximately 116m AOD, falling gently by up to 5m from roughly the centre of Area A to the corners of the Site.

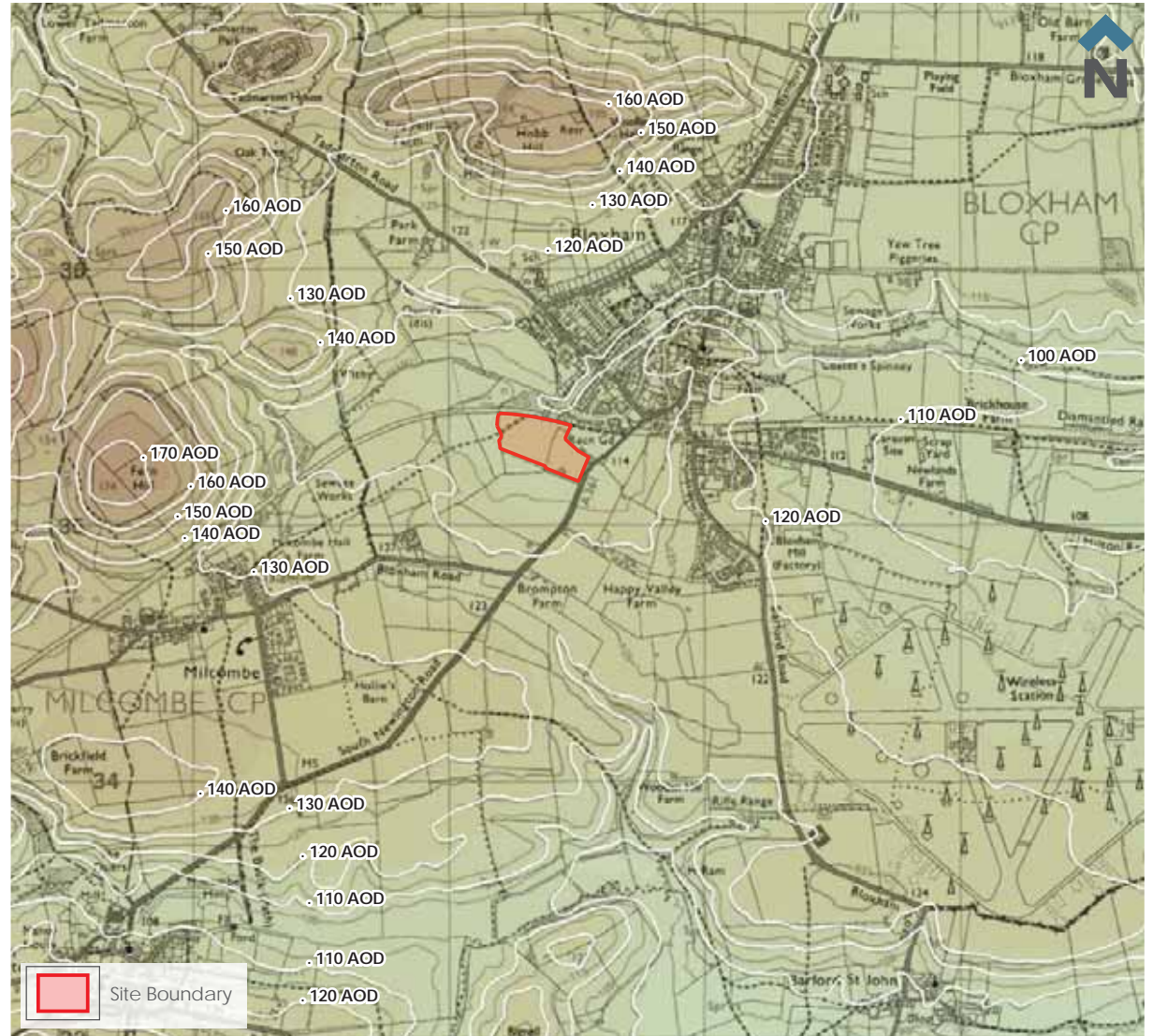


Figure 3.6: Topography Plan.

### 3.9 Landscape and Visual Character

A Landscape and Visual Impact Assessment (LVIA) has been prepared in support of this planning application. The findings and conclusions of the LVIA are summarised below:

- The Site is not covered by any national statutory or non-statutory designation for landscape character or quality.
- The visual assessment found that the Site is partially visible from the immediate area, both from public vantage points and from some residential properties on the southern edges of the settlement.
- The visual assessment also found that the Site is well contained by existing residential development to the north east, and by the western and south western Site boundary. The tree belt along the disused railway line and the woodland within the Nature Reserve provide further screening of the Site, which is further assisted by the undulating topography around the village.
- **The eastern side of the Site is influenced by its proximity to the existing houses and the South Newington Road Recreation Ground. These urbanising factors affect the character of the Site's landscape. However, the character of the western part of the Site is influenced by the adjoining mature tree belts and woodland within the Slade Nature Reserve, and has a higher landscape quality and value. Therefore it is recommended the development proposals include open space within the western part of the Site.**
- The mature landscape features and vegetation should be retained where possible. The Site is well contained by mature boundary vegetation, in particular to the west, and the remaining boundaries can be further strengthened to provide a robust edge to the settlement, which is consistent with the well treed character of the village on the approach from the south west.

The LVIA concludes that the Site can be developed in the manner proposed without giving rise to material landscape/townscape or visual effects.



Map showing Site Boundary and photo location.





View south east from north western corner of Area A.



View south across Area A from the entrance to the Slade Nature Reserve.



View north west from the south eastern corner of Area B.



### 3.10 Ecology

An Ecological Appraisal has been prepared as part of the planning application submission.

The Site comprises two fields of poor semi-improved grassland, a small area of tall ruderal vegetation and a low number of scattered mature trees. The poor semi-improved grassland and tall ruderal vegetation are considered to be of low nature conservation value and loss of this land is unlikely to be a significant ecological constraint to development of the Site.

The hedgerows on the Site were assessed as being of moderately high to high nature conservation value. It is recommended that they are retained where possible. Where hedgerow retention is not feasible or compatible with good layout or design, or where gaps need to be created to facilitate access, replacement hedgerows should be planted within the Site, comprising a mix of locally native species and managed with the objective to enhance their value for wildlife.

The ecological survey recorded low levels of bat activity, with three mature trees recorded within the Site considered to provide features that could be potentially be used by roosting bats. It is recommended that these trees are retained as part of the green infrastructure of the Site.



Figure 3.7: Phase 1 Habitats.

### 3.11 Arboriculture

An Arboricultural Impact Assessment (AIA) has been prepared in support of this planning application to assess the impact of the development on the Site's trees and hedgerows.

The majority of trees on the Site are classed as Category B trees (groups of moderate quality). There are six Category A trees (high quality) located within the Site's boundary vegetation.

There are no trees with Tree Preservation Orders (TPO) on the Site, however the poplar trees in the neighbouring South Newington Recreation Ground, close to the boundary of the Site are covered by TPOs 06/2008/T1, 06/2008/T2, 06/2008/T5 and 06/2008/T6.



Figure 3.8: Tree Survey.

### 3.12 Access, Movement and Facilities

Bloxham offers a range of local services and facilities within convenient walking and cycling distance of the Site. These facilities include a Post Office, supermarket, Doctor's surgery, village hall, playing fields and bowls club. There are also three schools located within the village; Bloxham C of E Primary School, the Warriner School and Bloxham School.

The Site is located in a sustainable location with convenient access to public transport network. The nearest bus stops are located on Cumberford Hill and South Newington Road, approximately 300m from the eastern part of the Site. These bus stops served by several bus routes which provide services to a number of nearby towns and villages, including Chipping Norton, Hook Norton and Banbury. The service to the centre of Banbury takes less than 15 minutes and a wider range of facilities and employment opportunities are available there.

Train services from Banbury operate to Birmingham Moor Street and London Marylebone, which are both less than an hour away.























Local facilities along Bloxham High Street.



Petrol Station and Convenience Store along A361.



-  Site Boundary
-  Main vehicular route (A361)
-  Secondary vehicular route
-  Existing bridleway
-  Existing Public Footpath
-  Existing bus stops
-  Places of Worship
  
-  Bloxham Cricket Club & Playing Fields
-  Bloxham Bowls Club
-  Jubilee Park & Bloxham Football Club
-  Bloxham School
-  The Warriner School
-  Bloxham Church of England Primary School
-  Bloxham Post Office
-  Co-operative Supermarket
-  Public House
-  Bloxham Surgery
-  Bloxham Veterinary Surgery
-  Petrol Station
-  Bloxham Business Centre

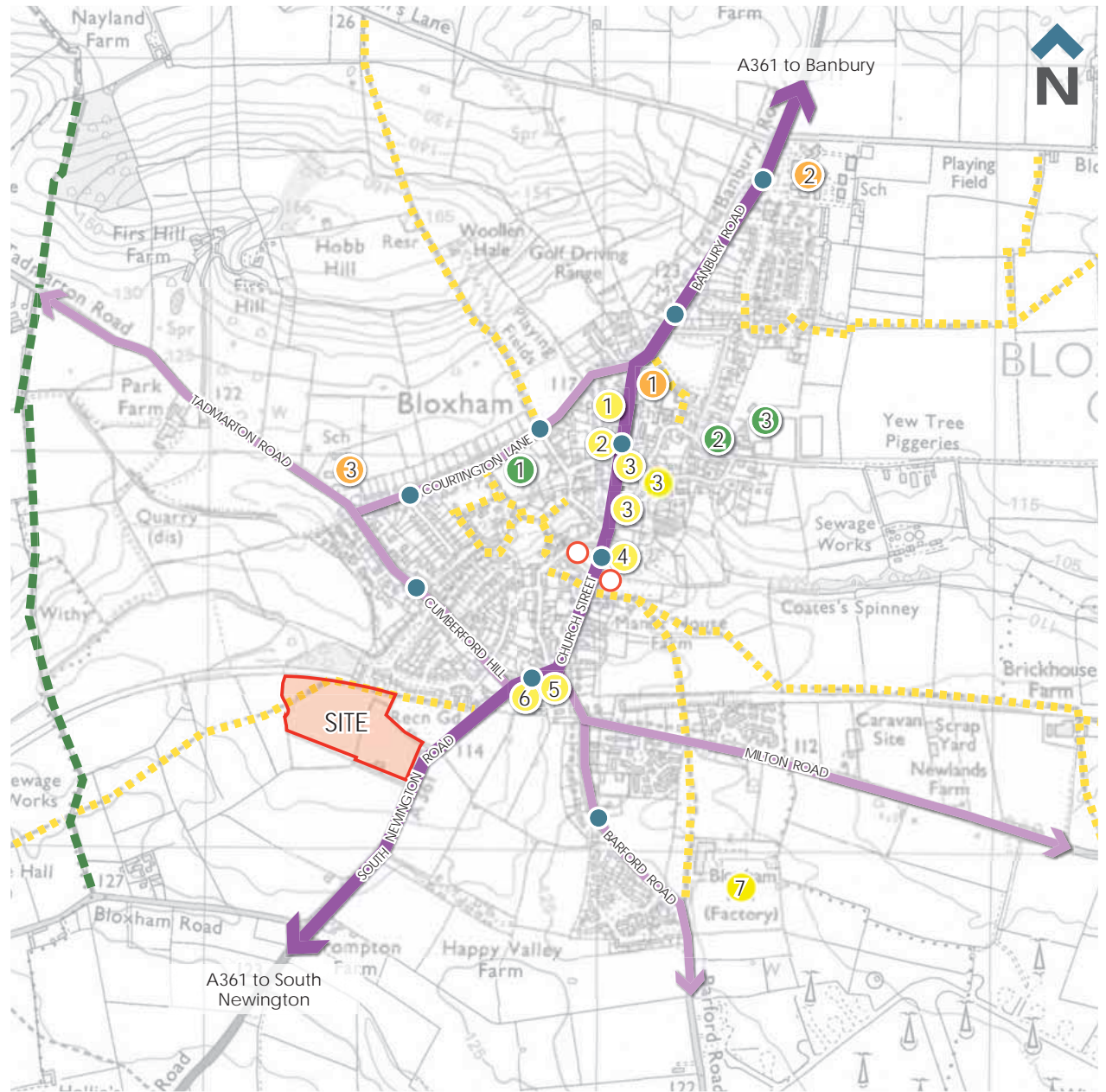


Figure 3.9: Services and facilities plan.

### 3.13 Water, Drainage and Hydrology

The outline planning application is accompanied by a Flood Risk Assessment (FRA). This has been prepared to demonstrate that, following construction of the development, the risk of flooding on the Site and the potential risk of flooding elsewhere will not increase and that surface water drainage from the development will accord with Sustainable Drainage Systems (SuDS) principles in compliance with current national and local standards.

The FRA shows that the Site is mostly within Flood Zone 1 except from an area along the northern boundary as shown on Figure 3.10. There is a high to medium surface water risk adjacent to the western boundary which coincides with the Flood Zone 2 and 3 areas.

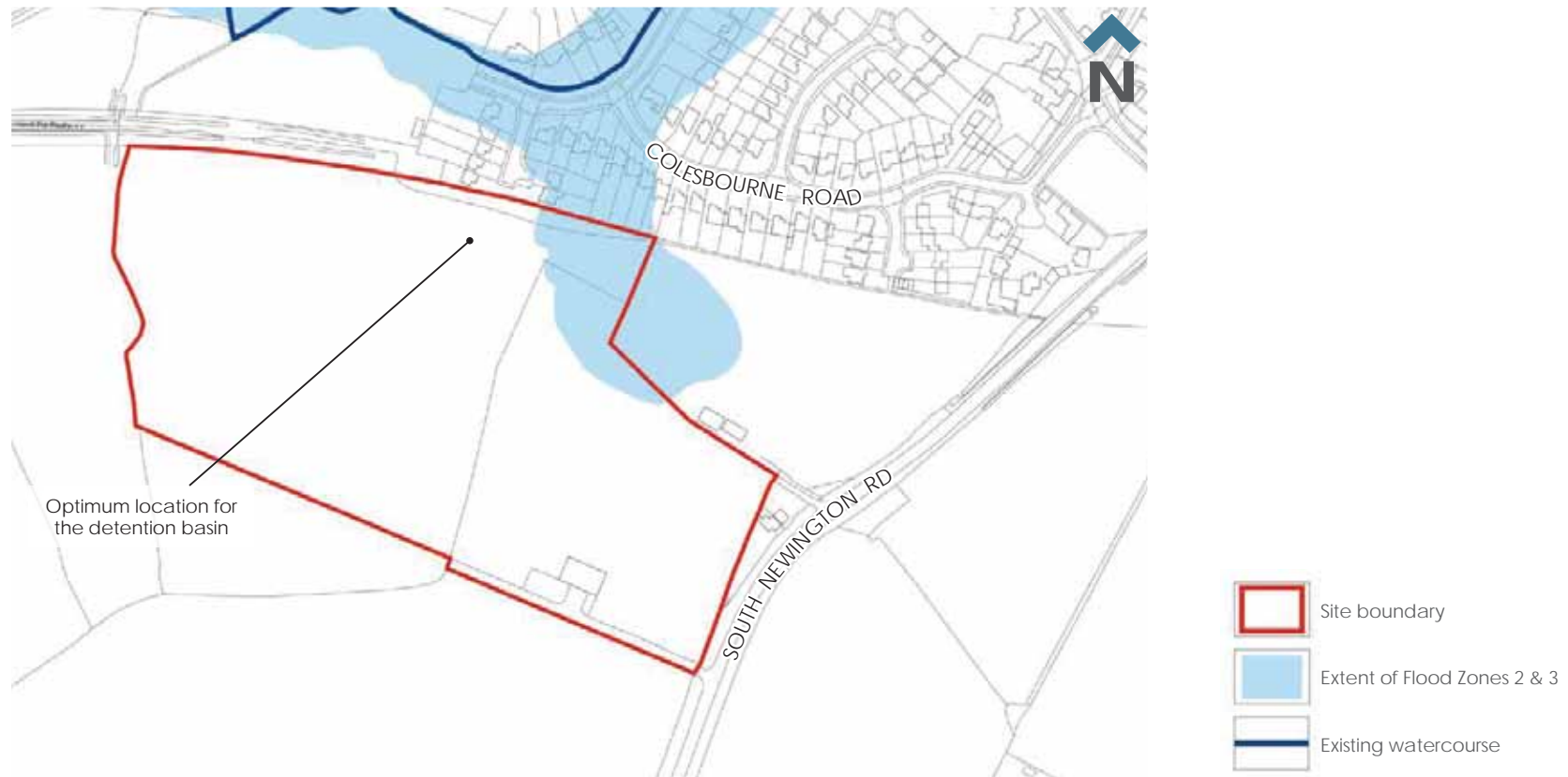


Figure 3.10: Map showing extent of Flood Zones and areas of surface water flooding.

### 3.14 Utilities

Figure 3.11 highlights the existing utilities which cross the Site. As part of the development planning process, searches have been undertaken with all the local service providers.

Two underground water mains run through the northern parts of the Site, through Areas A and B in an east to west alignment. These pipelines will require a 3m easement to either side. An electric low voltage overhead cable runs along a short section of the eastern boundary behind the existing dwellings along South Newington Road. Other utilities such as an electric low voltage underground cable, underground high voltage (11kV) cable, low pressure gas main and BT services occur around the Site.



Figure 3.11: Utilities Plan.



## 04. EVALUATION

### 4.1 Opportunities and Influences

The Opportunities and Influences associated with the proposed development have been identified following the assessment of the Site and its surroundings, as detailed in Sections 2 and 3. These are listed below and shown on the Opportunities and Influences Plan at Figure 4.1. This assessment of the Site and its surroundings has informed the design proposals.

#### Opportunities

- Provision of high quality sustainable, sensitively designed housing, with the Site able to accommodate up to 95 new homes with associated green infrastructure.
- Opportunity to provide traffic calming measures into the village as a result of a new access point on South Newington Road.
- The opportunity exists to create a logical and carefully considered extension to Bloxham by locating a new residential development area that does not extend any further west than the existing settlement which lies directly to the north of the Site, and is well related to the existing built up edge of the village.
- The creation of public open space within the northern and western parts of the Site forming a transition between the new homes and the countryside beyond.
- Retain existing hedgerows to form green corridors which could form an integral part of the public open space and will also have ecological and habitat benefits. This approach to the design of the development means that the new homes will benefit from sitting within a strong green infrastructure framework.

#### Influences

- Create strong building frontages that overlook the development's new open spaces and appropriately address the frontage of South Newington Road.
  - Creation of locally distinctive development which draws on the strong Bloxham vernacular.
  - To provide a new SuDS feature/storage basin, which will form an integral part of the development's green infrastructure and be designed to maximise landscape and biodiversity benefits.
  - Provision of new recreational routes that link into the existing public footpaths, South Newington Road Recreation Ground and wider landscape, integrating the Site into its surroundings.
  - Provision of a trim trail within the new parkland which will create new recreational benefits for new and existing residents.
- The northern part of the Site should be kept free from development to accommodate the underground water mains and its 3m easement to either side of the pipeline, as well as to respect the extent of the Flood Zone.
  - There is a sensitive edge where the eastern boundary adjoins the existing houses along South Newington Road. New structural planting and deeper rear gardens for the proposed housing will help mitigate impacts on the surrounding houses.
  - Existing trees and hedgerows to be retained as an integral part of the development proposals where possible, with compensatory planting provided where necessary to remove vegetation (i.e. in respect of the proposed vehicular access point).
  - The low point of the Site along the northern Site boundary would be an ideal place for a SuDS feature to be located to collect surface run off water, which will also capture surface water from the recreation ground and wider area.

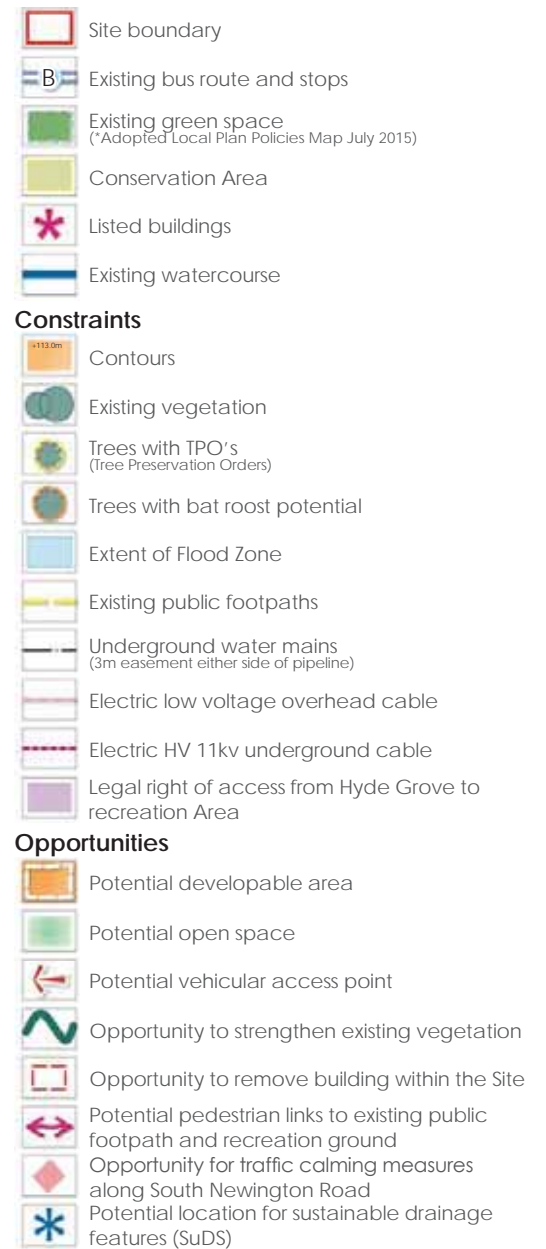
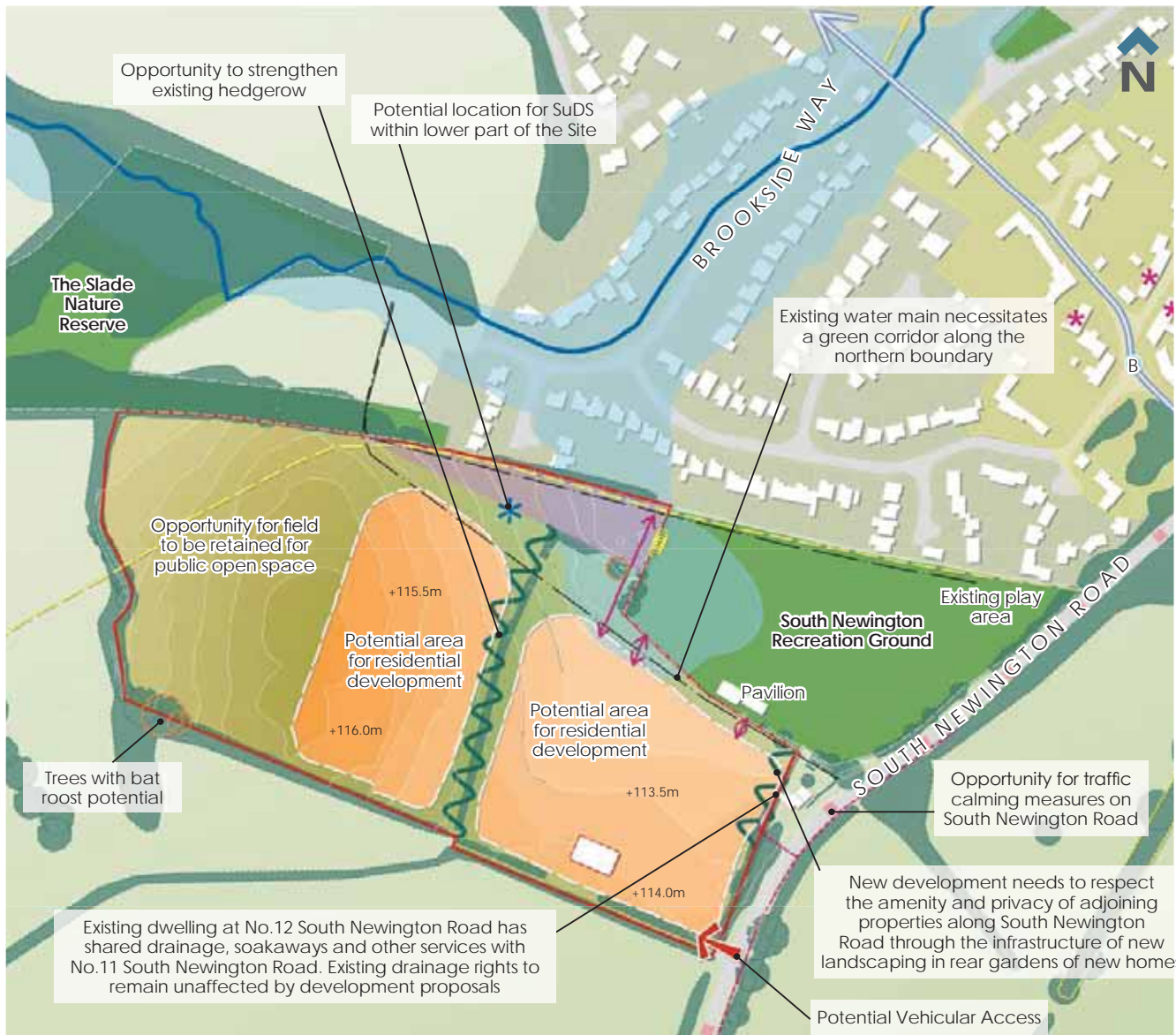


Figure 4.1: Constraints and Opportunities Plan.

## 4.2 Consultation

Gladman Developments has engaged in a process of community consultation, which has informed the evolution of the proposals for the Site.

A leaflet covering the application proposals for the Site was delivered to local residents living in close proximity to the Site and interested parties, for their information.

Full details of the consultation and information presented, which includes the consultation boards, are set out in the Statement of Community Involvement accompanying the Planning Application.



The consultation boards were available to view online.



Land at South Newington Road, Bloxham

## 02 HISTORIC DEVELOPMENT

**HISTORIC MAPS**

The following maps show the historical development of the site and its surroundings. The maps are arranged in chronological order from top left to bottom right.

1881 1907 1981 Bloxham Map

**GLADMAN**

Land at South Newington Road, Bloxham

## 03 THE SITE

The site is a large, open, green field with a few trees and a small building. The site is bounded by a road to the north and a road to the east. The site is currently used as a field and is surrounded by other fields and trees.

**GLADMAN**

Land at South Newington Road, Bloxham

## 04 EXISTING LOCAL CHARACTER

**VISUAL ENVIRONMENT**

The visual environment of the site is characterized by its open, green field and surrounding landscape. The site is bounded by a road to the north and a road to the east. The site is currently used as a field and is surrounded by other fields and trees.

**LOCAL BUILDING STYLES**

The local building styles are characterized by traditional brick and stone buildings with pitched roofs. The buildings are surrounded by trees and greenery.

**GLADMAN**

Land at South Newington Road, Bloxham

## 06 SITE ANALYSIS

**KEY CONSIDERATIONS**

The site analysis identifies key considerations for the development of the site. These include the site's location, its surroundings, and its potential for development.

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Land at South Newington Road, Bloxham

## 07 FRAMEWORK PLAN

The framework plan shows the proposed development of the site. The plan includes the layout of the buildings, the roads, and the surrounding landscape.

**GLADMAN**

Land at South Newington Road, Bloxham

## 08 HAVE YOUR SAY

**YOUR VIEWS**

Thank you for taking time to view our proposals.

How do I comment?

[www.yourviews.co.uk/bloxham](http://www.yourviews.co.uk/bloxham)

You can respond by email:

[comments@yourviews.co.uk](mailto:comments@yourviews.co.uk)

Or by post:

Your Views - Bloxham  
 Gladman Developments Ltd  
 Gladman House  
 Alexandra Way  
 Congleton  
 CW12 1LB

**GLADMAN**

## 05. DEVELOPMENT PROPOSALS

### 5.1 The Development Framework Plan

The design proposals for the Site have evolved through an iterative design process informed by environmental and technical work, an understanding of the development's relationship with Bloxham and the surrounding context, and an assessment of planning and design policy. This has resulted in the Development Framework Plan (Figure 5.1) that seeks to minimise environmental impacts whilst maximising social, economic, biodiversity and sustainability benefits.

The Development Framework Plan shows the Site boundary, the means of access into the Site, the areas of retained and new landscaping and the location and extent of the proposed land uses, including the amount of built development.

#### **VISION – A PLACEMAKING APPROACH**

- Provide up to 95 dwellings, offering a range of dwelling types, sizes and tenures.
- Creation of a high quality, sustainable new neighbourhood that integrates successfully with the existing settlement edge and the wider countryside.
- Creation of a place that is accessible to everyone, which makes everyone feel comfortable, safe and secure and a place where people want to live.
- To promote active lifestyles and a sense of wellbeing through the provision of new public open space, a trim trail and recreational routes.
- Create an area of Bloxham which reflects the local vernacular and architectural heritage, to build a sense of place and identity.

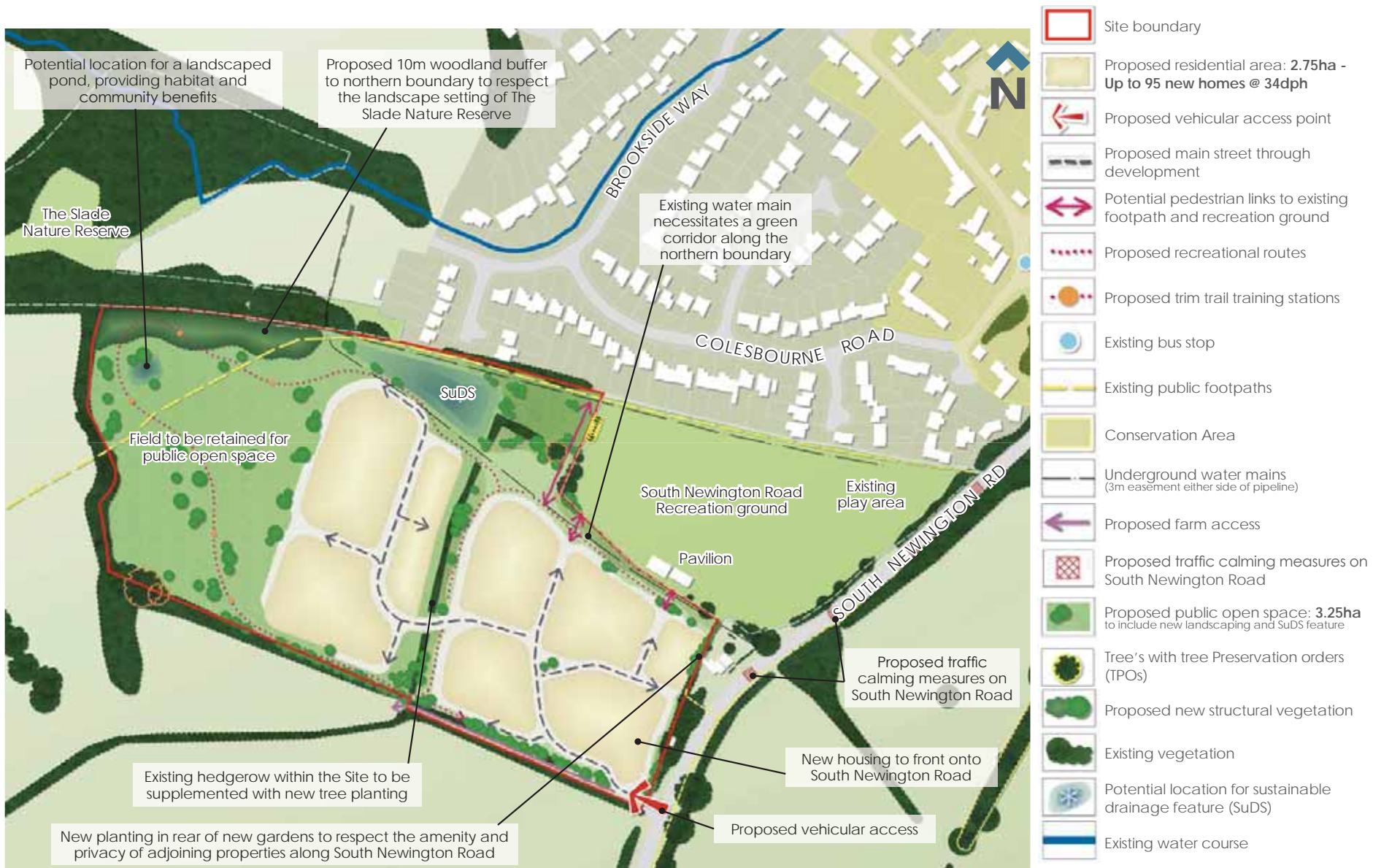


Figure 5.1: Development Framework Plan.



## 5.2 The Illustrative Masterplan

The Illustrative Masterplan (Figure 5.2), which is based upon the Development Framework Plan, has been prepared to demonstrate in more detail the general design principles that will be adopted through the development of the Site.

It is important to note that the layout of the development is a Reserved Matter. However, the Illustrative Masterplan, together with the Design and Access Statement, communicate the key design principles that a subsequent Reserved Matters application should reflect in order to respect the in depth analysis of the Site and its surrounding context.

The Illustrative Masterplan indicates the principles of the development's structure; the proposed patterns of streets and spaces, the urban grain, the location, arrangement and design of the principal development blocks and the green infrastructure that the new development will sit within.

The Illustrative Masterplan provides for up to 95 dwellings (35% affordable housing in accordance with Policy BSC3 from the Cherwell Local Plan 2011-2031 Part 1), with the development set within an attractive framework of open spaces which includes the provision of a new parkland in the western part of the Site. The parkland will contain new trees and hedges, a trim trail and a new community pond which will provide a valuable new wildlife resource.

An area of open space lies in the northern area of the Site and remains free from development due to the location of the underground water mains and the fact that the area is liable to flooding. A series of pedestrian links have been proposed along this edge, providing connections to the South Newington Road Recreation Ground. The existing central hedgerow running through the Site in a north-south alignment will be retained and supplemented with new tree planting.

The well contained nature of the Site is reinforced by the retention and strengthening of the existing landscaping along the Site's boundaries and the Illustrative Masterplan demonstrates how potential new housing fits within the layout set out by the Development Framework Plan.













-  Site boundary
-  Proposed residential development
-  Proposed vehicular access point
-  Existing public footpath
-  Proposed recreational routes
-  Proposed trim trail training stations
-  Potential pedestrian links
-  Proposed farm access
-  Proposed traffic calming measures on South Newington Road
- Open space provision**
-  Proposed public open space (to include new landscaping and tree planting)
-  Existing vegetation
-  Proposed location for attenuation basin



Figure 5.2: Illustrative Masterplan.

### 5.3 Use and Amount

The outline planning application covers a total area of 6 hectares. The proposals encompass the following:

#### Residential Development Area - Up to 95 dwellings (2.75 hectares)

The development accommodates a residential development area measuring 2.75 hectares, providing for up to 95 dwellings. The average net density for the residential development area is 34 dwellings per hectare (dph).

The housing mix will be determined at the Reserved Matters stage, but it is expected to include a range of house types, sizes and tenures. A proportion of the homes will be affordable and these will be fully integrated within the market housing, and be of a type and size that meets local need.

#### Green Infrastructure – 3.25 hectares

As shown on the Land Use Plan (Figure 5.3), the proposals for the Site include 3.25 hectares of green infrastructure. The green infrastructure will have a range of functions and provide a range of benefits:

- **Landscape and Parkland:** The retention and enhancement of the existing mature landscape framework, and the provision of public open space in the northern and western parts of the Site will help to integrate the proposal into the fabric of the wider landscape. The new areas of public open space will include the provision of a new park in the western part of the Site. The new park will contain new landscaping, a trim trail and a new community pond.
- **Amenity Areas:** Part of a network of public open space designed to create a sense of place. These areas will have a more ‘cared-for’ appearance.
- **Sustainable Drainage Feature (SuDS):** To accommodate the provision of a new attenuation basin located within the northern part of the Site to manage excess surface water run off during periods of heavy or persistent rainfall.
- **Landscaped edges:** Provision of new woodland planting 10m in depth along the northern boundary of the park in order to respect the landscape setting of the Slade Nature Reserve.

The Developer Contributions SPD (February 2018), sets out the quantitative standards for different open space typologies. The typologies which are catered for on-site and their associated standards are as follows:

Type of provision	Quantitative standard	Accessibility standard	Minimum size of provision	Threshold for on-site provision
General green space (parks and gardens/ natural semi-natural/ amenity green space)	<ul style="list-style-type: none"> <li>• 2.4ha per 1000 urban dwellers</li> <li>• 2.74ha per 1000 rural/ urban edge dwellers</li> </ul>	<ul style="list-style-type: none"> <li>• 5 minute walk (amenity open space) (400m)</li> <li>• 15 minute walk other (1200m)</li> </ul>	<ul style="list-style-type: none"> <li>• 200 sq m</li> </ul>	<ul style="list-style-type: none"> <li>• 10 urban dwellings</li> <li>• 6 rural/urban edge dwellings</li> </ul>

Given the above standards, the Site requires 0.62ha of public open space, based on an average of 2.4 persons per dwelling. Therefore, the provision of 3.25ha of public open space exceeds this standard.





Figure 5.3: Land Use Plan.

## 5.4 Access

### Vehicular Access

Vehicular access into the Site will be via a new access point off South Newington Road in the form of a single priority controlled junction. The loss of a section of existing hedgerow along South Newington Road will be mitigated with new hedgerow planting within the adjacent areas of public open space. The design shows a 5.5m wide carriageway.

A series of traffic calming measures have also been proposed along South Newington Road.

### Pedestrian and Cycle Access

An existing public footpath runs within the northern and western parts of the Site and this will be retained along its current alignment within the areas of public open space. The footpath has been integrated into the proposed recreational routes that run through the new areas of public open space, and new pedestrian linkages have been proposed along the northern boundary in the eastern half of the Site, providing connections to the South Newington Road Recreation Ground.

### Public Transport

The Site is well located with regards to existing bus stops and services, with bus stops located to the north of the Site along South Newington Road and Cumberford Hill (approximately 300 metres from the eastern part of the Site).

### Service Vehicles

The detailed design and dimensions of the development's new streets will be submitted and agreed with the LPA as part of the future Reserved Matters submissions. Critically, the streets will be designed to accommodate service vehicles without allowing their requirements to dominate the layout. The detailed layout design will accord with Schedule 1, Part H of the Building Regulations to ensure appropriate waste collection, vehicle access and bin carry distance standards are achieved.

### Emergency Vehicles

The detailed design of the layout will be designed in accordance with Part B of the Building Regulations, 'Access and Facilities for the Fire Service' to ensure sufficient carriageway widths and appropriate access for fire appliances can be achieved.

### Inclusive Access

At the detailed design stage, the new homes will be served by level entrances to meet disabled access requirements. Driveways and pathways will be constructed in a slip-resistant surface.

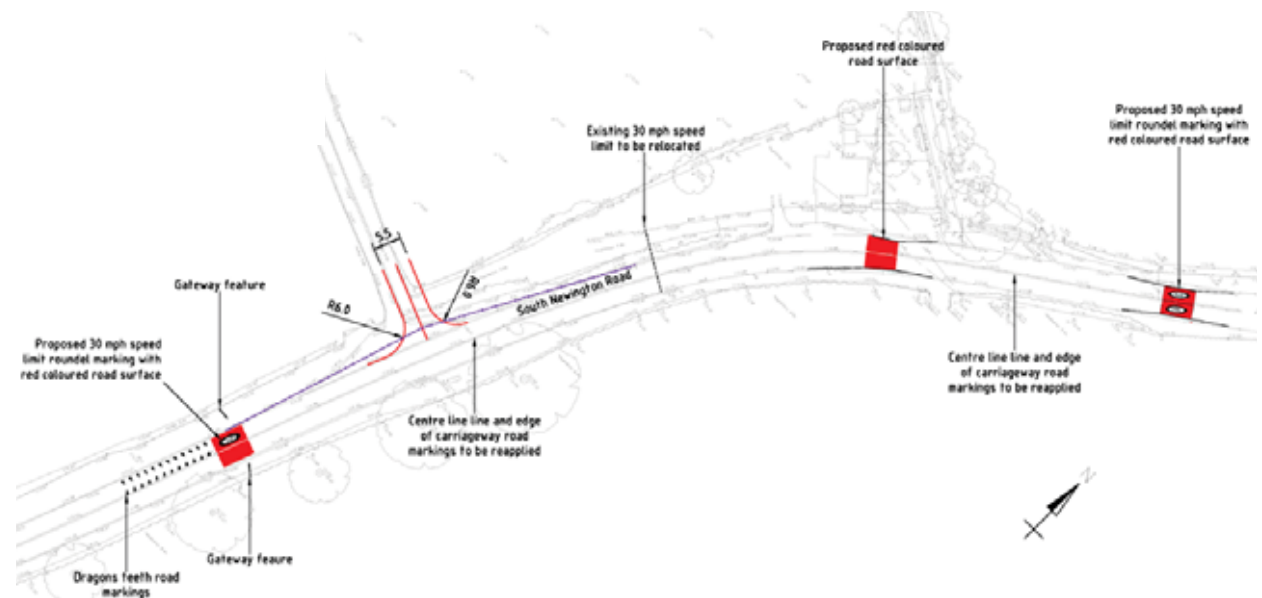


Figure 5.4: The proposed junction layout and traffic calming measures.

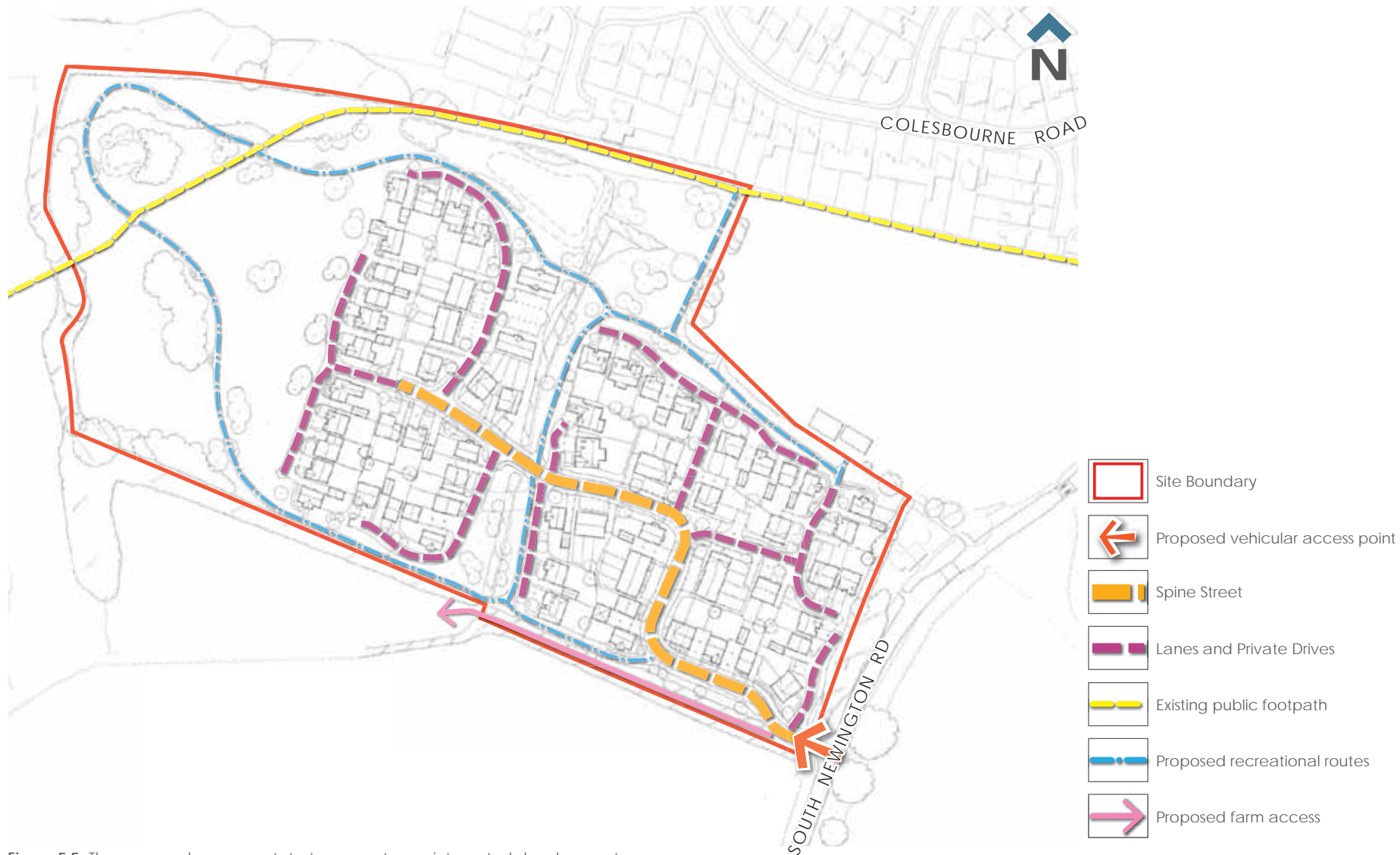


Figure 5.5: The proposed movement strategy creates an integrated development.



## 5.5 Layout Principles

A number of design principles have influenced the development proposals for the Site. These principles are:

- The new homes will consist of a mix of detached, semi-detached and terraced homes and will be limited to 2 storeys in height.
- The development will be set within an attractive landscape framework and has been structured to respect the existing landscape features, including the retention of the open space to western part of the Site and the existing hedgerows throughout the Site.
- New areas of open space will include a new parkland and areas for informal recreation, such as walking and picnicking. New green corridors will form an integral part of the development's public open space, as well as protecting and enhancing the existing hedgerows and trees throughout the Site.
- A new community pond will form a focal point for the parkland and presents the opportunity to provide a new wildlife resource.
- The proposed development has been set back from the northern Site boundary, and takes into consideration the areas of the Site that are liable to flooding as well as the presence of two existing underground water mains and their required easements.
- New recreational routes will be created, connecting the Site to the wider landscape and community of Bloxham. A trim trail around the perimeter of the new parkland will be incorporated to promote exercise and healthy living for the new and existing residents of Bloxham.
- New pedestrian links connecting the new development to South Newington Road Recreation Ground along the eastern half of the northern Site boundary.
- The vehicular access point to the development will be from South Newington Road. This will result in some loss of the existing vegetation along the Site's South Newington Road boundary. Consequently, new tree and hedgerow planting will be provided within the Site to mitigate any loss of the existing vegetation.
- A new Sustainable Drainage System (SuDS) feature will be provided within the lower part of the Site. This SuDS feature will store water during periods of persistent or heavy rainfall in order to maintain run off from the Site to present day conditions, and will be designed to maximise its wildlife value.



Figure 5.6: Layout Principles Plan.

### Street Hierarchy and Legibility

The Development Framework Plan and the Illustrative Masterplan have been designed to show how a clear hierarchy of streets and spaces should be created so that it will be clear for residents and visitors alike to know where the principal routes are and how to navigate their way around the development. The design proposals provide for a layout where each street and route within the hierarchy will be an identifiable type.

### Character Area – Spine Street

The Spine Street provides the connection between South Newington Road and the core of the development. The Spine Street will be the principal street running through the development, and will be suitable for all types of predicted traffic movement. The key characteristics of the Spine Street are as follows:

- **Defined by a more formal arrangement of buildings with occasional varied building line and differing set back distances.**
- **In parts, strong and consistent building frontages should front the street to mark its importance as the principal street serving the development and aid legibility.**
- **Will accommodate safe movement for vehicles, cyclists and pedestrians. Differing surface materials will therefore help to passively control traffic speeds.**





### Character Area – Lanes / Private Drives

The Lanes will play an important role in the character of the development, marking the peripheral parts of the development parcels overlooking the new open spaces. The key characteristics of the Lanes are as follows:

- A higher level of variation and interest in the street scene with a greater mix of variety of building lines, materials and rooflines to create a more informal character.
- Good sized front gardens will assist in creating softer building lines that appropriately mark the transition between the built environment and the development's open spaces.
- Generally will take the form of shared surface, private drives.



### Character Area – Recreational Routes

These traffic-free routes will run through the areas of public open space and new parkland and provide important connections to the South Newington Recreation Ground as well as the existing settlement edge. The key characteristics are as follows:

- The routes will pass through attractively landscaped areas, which will be overlooked by the new homes to ensure they are safe and secure to use.
- The routes will be clearly visible and sensitively signposted, providing clutter free paths.
- Sensitive lighting will avoid light pollution and potential conflicts with ecological objectives.
- A trim trail around the perimeter of the new parkland has been proposed to promote exercise and healthy living for the new and existing residents of Bloxham.
- The routes will be more than just paths for non-vehicular movement. For example, benches will be placed alongside them to coincide with key points of interest.



## Street Design

The Cherwell Residential Design Guide SPD states that traffic calming should be designed as part of the street layout in a manner appropriate to the proposed character. The design guide recognises that calming and slowing traffic is an important part of delivering streets for people, and encouraging walking and cycling. To slow vehicles and to encourage users to drive with caution, it is expected that some, or all of the following methods will be used:

- **Locating buildings so that they are close to the street edge or carriageway.**
- **The introduction of features that act as visual 'incidents' along the street.**
- **Changes in the carriageway surface.**
- **The use of well designed 'shared surfaces' to create streets for all.**
- **Carefully restricting forward visibility through the arrangement of buildings, the building line and landscape treatment.**

## Parking

The Illustrative Masterplan shows how the residential car parking can be accommodated in a sensitive and appropriate manner.

The car parking strategy attributed to the Development Layout has been designed in accordance with the standards expressed in the adopted Bloxham Neighbourhood Plan 2015-2031 (adopted 19 December 2016). Policy BL4 Policies on Parking are as follows:

'In the case of new residential development, a minimum of one parking space will be required for dwellings with one or two bedrooms and a minimum of two spaces will be required for dwellings with three or more bedrooms to be provided on the plot'.

In addition to this on-site provision, shared and visitor parking is expected to be provided in a location convenient to the dwellings it serves. It is expected that this will usually be provided at a rate of at least 0.5 space per dwelling served.

Where garages are provided they should be physically well related to the properties they serve and be of an appropriate size to accommodate modern cars.

Parking courts will not be generally considered to be an acceptable alternative to on-site provision.'



The principal means of car parking for the residential development include on-street parking and garages within the curtilage of dwellings.





## Designing Out Crime

Cherwell District Council recognises that a residential development's layout can have a significant impact on crime to homes, cars and pedestrians. The Cherwell Residential Design Guide states that new developments should promote design solutions that minimise the opportunities for crime and antisocial behaviours.

The Development Layout has been designed to adhere to the following principles of designing out crime:

- **Permeability:** a choice of routes within the layout will encourage walking and cycling, therefore reducing car dependency and maximising the presence of 'eyes on the street'.
- **Natural surveillance:** dwellings will face onto the streets and public spaces with entrances and windows fronting onto the public realm to maximise overlooking.
- **Animated street scenes:** building frontages have been designed to be as 'active' as possible, particularly at ground floor level. Windows to active rooms, such as living room and kitchen windows, will face the public realm.
- **Car parking:** the majority of cars will be accommodated within the curtilage of the dwellings to provide optimum surveillance. Where used, car parking courts have been designed to be well-overlooked and enclosed by walls and new landscaping.
- **Non-vehicular routes:** new housing will front onto open spaces containing pedestrian routes to maximise natural surveillance.

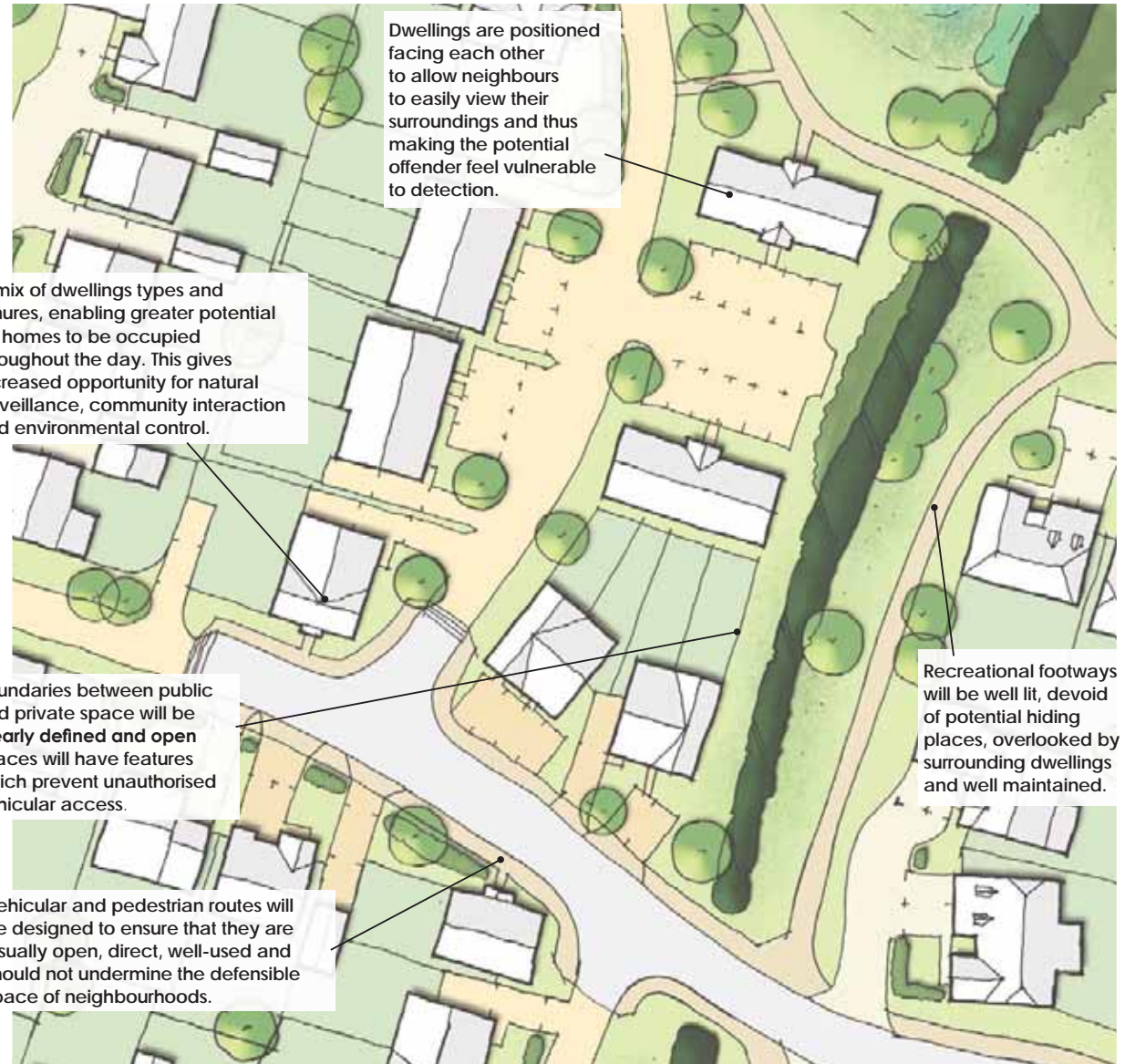


Figure 5.7: 'Designing out crime' Principles.

## 5.6 Scale

The development proposals achieve an average density of 34 dwellings per hectare (dph). Higher density development will be located along the Spine Street whereas lower density development will be located in the peripheral areas of the developable area, creating an appropriate transition between Bloxham's settlement edge and the countryside beyond.

The new dwellings will consist of a mix of detached, semi-detached and terraced homes, and will be limited to 2 storeys in height.



Lower density forms will overlook the countryside edges of the Site.



## 5.7 External Appearance

The appearance of the development is a Reserved Matter, although the principles need to be communicated within the Design and Access Statement to provide a framework for the new homes at the detailed design stage.

The Design and Access Statement has already provided an analysis of Bloxham's local vernacular. It has been identified that Bloxham has a rich architectural heritage which is underlined by a number of Listed Buildings located within the Conservation Area. Therefore, it is important that the new development draws upon the more traditional characteristics of the local vernacular to reinforce the sense of place established by the layout of the development.

### Palette of materials

A restrained palette of materials should be used, although there will be subtle changes in composition of materials to strengthen the identity of individual areas. The choice of materials should be consistent with local colours:

- **Roofs:** Plain brown/red tiles or high quality artificial slate tiles.
- **Chimneys:** Used to break up the roofscape and create vertical rhythm.
- **Facing Brickwork:** Should be buff or brown in colour.
- **Render:** Limited use of render to highlight key buildings, in shades of cream and white.
- **Windows:** Window openings will relate to the overall building proportion and shall be either PVCu or timber. Precast concrete or cast stone and splayed brick headers and sills will add interest and draw upon an important characteristic of the local vernacular.
- **Rainwater goods:** Discreet and uniform. Generally black PVCu with gutters having a half-round profile.
- **Boundary treatments:** Low brick walls or vegetation.



The existing materials in Bloxham will be reflected.

## 5.8 Green Infrastructure and Drainage

### Landscape Design

The landscape proposals have evolved through an analysis of the Site and its setting as well as best practice design guidance. As set out earlier in the DAS, the development comprises 3.25ha of green infrastructure. Therefore, approximately 54% of the Site will comprise areas of retained trees and hedgerows, new landscaping, a SuDS feature and areas of public open space (including a new parkland).

The following key green infrastructure and landscape design principles are proposed:

- **Open space provision will include the creation of a new parkland in the western area of the Site, incorporation of new recreational routes, a trim trail and community pond to promote a healthy lifestyle and enhance environmental benefits.**
- The majority of existing trees and hedgerows will be retained and supplemented with new tree and woodland planting, especially along the northern boundary of the Site to respect the landscape setting of The Slade Nature Reserve.
- New recreational footpaths will connect into the existing public footpath located in the northern part of the Site, connecting it to the settlement of Bloxham and the wider landscape.
- The proposed SuDS feature will be located to take advantage of the natural contours of the Site and will store water during periods of persistent or heavy rainfall in order to maintain run off from the Site to present day conditions. The feature will be designed to maximise its wildlife value and create an attractive new landscape feature.

The future maintenance and management can be secured for the long-term via a planning obligation using an appropriate public body or private management company.



## Recreation

The proposed development will include a mix of formal and informal open spaces providing a range of recreational benefits for both new and existing residents. A new parkland in the western part of the Site incorporates recreational routes which will connect into the existing Public Right of Way network, providing pedestrian links to new and existing community facilities. The recreational route within the new parkland will include a trim trail for added recreational benefit.

The areas of open space accommodated on the Development Framework Plan will provide a substantial new asset for informal recreational activities, including walking, jogging, picnicking and informal play.

## Sustainable Drainage Systems

The detailed drainage strategy for the development will be determined in accordance with the standards set out by the Lead Local Flood Authority (LLFA). An attenuation basin is proposed in the north of the Site, and will restrict surface water discharge from the development to the natural greenfield run off rate. The attenuation basin will provide storage to attenuate the balance of water required to restrict surface water discharge to greenfield rates for a 1 in 100 year plus climate change event.

The attenuation basin will be a shallow vegetated basin and it will condition the quality of the water and provide landscape, amenity and ecological benefits. It will be landscaped with native emergent and marginal vegetation.



## 5.9 Sustainability

The NPPF sets out the three dimensions to sustainable development: economic, social and environmental. It establishes that decisions on planning applications should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area.

### The Economic Role

- The development would contribute to the economic role of the area by generating employment and tax receipts during construction.
- In the longer term the local economy would **benefit from the provision of housing for workers**, investment in local infrastructure and services, additional expenditure on goods and services, from the New Homes Bonus and from additional Council Tax receipts.

### The Social Role

- The development would contribute to providing new housing and addressing the current shortfall in supply within Cherwell District Council.
- Up to 35% of the new homes will be affordable (in accordance with Policy BSC3 from the Cherwell Local Plan 2011-2031 Part 1), which will provide new housing opportunities for existing residents in the area.
- The new areas of public open space and proposed recreational routes and trim trail will help to support community health and well-being.
- The Site is located in an accessible location near to existing bus stops, which provide direct links to Banbury and Chipping Norton.

### The Environmental Role

- A range of connected open spaces comprising existing and new landscaping, a SuDS feature, and opportunities for biodiversity enhancements, will ensure all new homes are within easy reach of open spaces.
- An attenuation basin will be used to avoid any **adverse impacts in terms of flood risk**.
- The new green infrastructure will enhance the character and quality of the development.
- At the detailed design stage, the new homes will be designed to meet national and local targets in respect of reducing energy demand, **carbon emissions and energy efficiency**.



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## 06. CONCLUSION

This Design and Access Statement has been prepared on behalf of Gladman Developments Ltd in support of the outline planning application for up to 95 dwellings, access onto South Newington Road, public open space, landscaping, sustainable drainage system and associated infrastructure.

The design proposals for the Site have carefully considered the economic, social and environmental dimensions set out in the NPPF. Our analysis of the Site shows that it is not subject to any physical or infrastructure constraints and therefore it can make a significant contribution to housing delivery within a 5 year period. In the context of the NPPF, this contribution is considered to be beneficial and therefore amounts to a significant social benefit. Moreover, the development will provide new affordable housing which is seen as a further important social benefit in the context of the NPPF.

The new housing will also bring economic benefits during the construction phase and through the contribution new residents will make to the local economy through their household expenditure.

In terms of the environmental dimension, the Site adjoins Bloxham and therefore walking and cycling will be a realistic alternative to car trips to local service and facilities within Bloxham.

Using the key design objectives established by the NPPF, the proposals for the Site have been designed to create a successful and sustainable new neighbourhood as follows:

### Accessibility

*Planning policies and decisions should promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages. Paragraph 91(a), NPPF.*

- **Integration of the development with the existing settlement edge with vehicular access off South Newington Road and new pedestrian links to the north.**
- **Convenient, safe and direct access for all residents to the proposed new green infrastructure which accommodates a number of clear and legible recreational routes.**
- **Maximises opportunities for alternative modes of transport to the car, including walking, cycling and bus travel. Bus stops are located within a walking distance (approximately 300 metres) of the Site which provide links to Chipping Norton and Banbury.**
- **Creation of a clear movement hierarchy providing easily recognisable routes which balances the street as a space alongside its role as a movement corridor.**
- **Streets and paths will be well overlooked to create the basis for a safe environment.**

### Health, Community and Social Interaction

*To provide the social, recreational and cultural facilities and services the community needs, planning policies and decisions should plan positively for the provision and use of shared spaces, community facilities (such as local shops, meeting places, sports venues, open space, cultural buildings, public houses and places of worship) and other local services to enhance the sustainability of communities and residential environments. Paragraph 92(a), NPPF.*

- **Provision of, and easy access to, 3.25 hectares of green infrastructure allowing for various forms of recreational activities for different age groups.**
- **The retention of the open space in the western part of the Site will help respect the setting of the development adjacent to the countryside, and will also allow for the provision of recreational routes, formal and informal areas of play and a trim trail to promote healthy communities and living.**
- **The existing public footpath within the northern area of the Site provides important links to the adjacent countryside and the southern settlement edge of Bloxham. The new recreational routes will connect into the existing public right of way network creating an integrated development.**

## Public Consultation and Stakeholder Involvement

*Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot. Paragraph 128, NPPF.*

- Public consultation website launched to seek the views and feedback on the emerging design proposals.

## Sense of Place

*Planning policies and decisions should ensure that developments establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit. Paragraph 127 (d), NPPF.*

- Development of the Site provides the opportunity to establish a distinctive identity that draws upon the strong Bloxham vernacular.
- Retention and reinforcement of existing landscape features will form an important part of the development's character and help integrate it into the landscape character of the wider area.

## Sustainability

*The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 124, NPPF.*

- Mix of dwelling types, sizes and tenures supported by extensive areas of green infrastructure. A proportion of the new homes will be affordable and of a type and size that meets local need.
- Permeable layout of streets and recreational routes maximises access and integration with the existing settlement edge and encourages walking and cycling for local trips.
- The development proposal allows for the majority of the on-site landscaping to be retained. A section of hedgerow will need to be removed to provide vehicular access into the Site.
- Use of SuDS will help to manage excess surface water run off during periods of heavy or persistent rain in order to prevent flooding. The attenuation basin will form an integral part of proposed green infrastructure.
- At the detailed design stage, new homes will meet national standards in respect of reducing energy demand, carbon emissions and energy efficiency.
- Safeguarding and improving existing wildlife habitats, and providing a range of ecological and nature conservation proposals.





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