

# Planning and Design and Access statement

Outline Planning Permissonfor 26 Dwellings  
on land at

Deerfields Farm | Canal Lane | Bodicote | Banbury



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Reference: 022852

Status: Revision A

Date: January 2020

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# Contents

1. Introduction.....	7	4. Concept and Outline.....	23
Introduction.....	8	Character.....	24
Appraisal of the site and Context.....	9	Relationship to the existing settlement.....	25
Site location.....	9	Concept.....	25
The Proposed Development.....	10	Design Principles.....	26
Site vegetation and ecological constrains.....	10	Housing mix.....	27
Boundary considerations.....	10	5. Conclusion.....	31
Access.....	10		
History.....	11		
Vision.....	11		
Planning history and pre-application engagement.....	12		
2. Opportunities and Constraints.....	13		
Movement and infrastructure.....	15		
Character Analysis.....	16		
3. Planning Policy Context.....	19		
Planning Policy Context.....	20		
Principle of development.....	20		
Technical matters.....	21		
Summary.....	21		





# 1. Introduction



## Introduction

- 1.1. This Planning and Design Statement has been prepared by Brown & Co on behalf of Mr Nigel Morris in support of an outline planning application for the erection of up to 26 dwellings and associated access off Longford Park at Land off Deerfields Farm, Canal Lane, Bodicote, Oxfordshire.
- 1.2. This Statement provides an assessment of the proposed development against the Development Plan for Cherwell Council, and the relevant material considerations including the National Planning Policy Framework. It sets out the design objectives that guide the masterplan, provides an overview of the constraints and opportunities presented by the site and its context, and presents a rationale for the proposed shape of the development. It should be read in conjunction with the supporting plans and documents submitted with the planning application.
- 1.3. In the preparation of this outline application, the proposal has been the subject of two pre-application engagements with officers. First Pre-application advice was provided in Jan 2018 and the second preapplication advice was provided in June 2019. At the point of submission, the Applicant considers that any outstanding matters of principle, or those of technical details are now resolved. The proposed Planning and Design and Access Statement should be read alongside the planning application forms in order that a comprehensive understanding of the proposal is achieved.
- 1.4. The Planning application is accompanied by the following documents:

- Planning application forms
- Ecological Appraisal
- Transport Assessment
- Drainage Strategy including FRA



- Land Contamination Assessment
- Tree Survey/arboricultural assessment

- 1.5. Overall, this proposal is considered to represent a sustainable form of development which is consistent

with the relevant provisions of the development plan, Cherwell Design Guide and the NPPF and one that will deliver quality residential development.



## Appraisal of the site and Context

### Site location

- 1.6. The application site relates to agricultural land and buildings that falls within a wider area of land granted outline permission for up to 1070 dwellings and associated infrastructure on the adjacent land known as Longford Park. Development has now taken place at Longford Park surrounding this site, which is now on the final phases having commenced. This leaves this site as a relatively isolated parcel of agricultural land within the wider built development context.
- 1.7. This site comprises of approximately 1.1 hectares of agricultural land, within an area of predominantly residential development in Bodicote. It is approximately 3 km to the south of Banbury town centre. The site adjoins on the western boundary with the backing of the established dwellings facing along Oxford Road, whilst to the east, north and south is the urban extension of Longford Park.
- 1.8. No part of the total site area is subject to any landscape or heritage designations and contains no listed buildings. The land is generally level and its boundaries are defined by hedges and trees along its western boundary and all the other boundaries are surrounded by the residential development under construction.
- 1.9. According to available resources the site falls within Flood Zone 1, indicating a low flood risk. However, a Drainage Strategy, which considers options for Sustainable Drainage incorporates the Flood Risk Assessment for the proposed development.
- 1.10. Access is taken off the new development off Silverweed Road off Longford Park Road through the Longford Park development. It lies close to the built-up edge of the village of Bodicote, improved pedestrian and cycle access

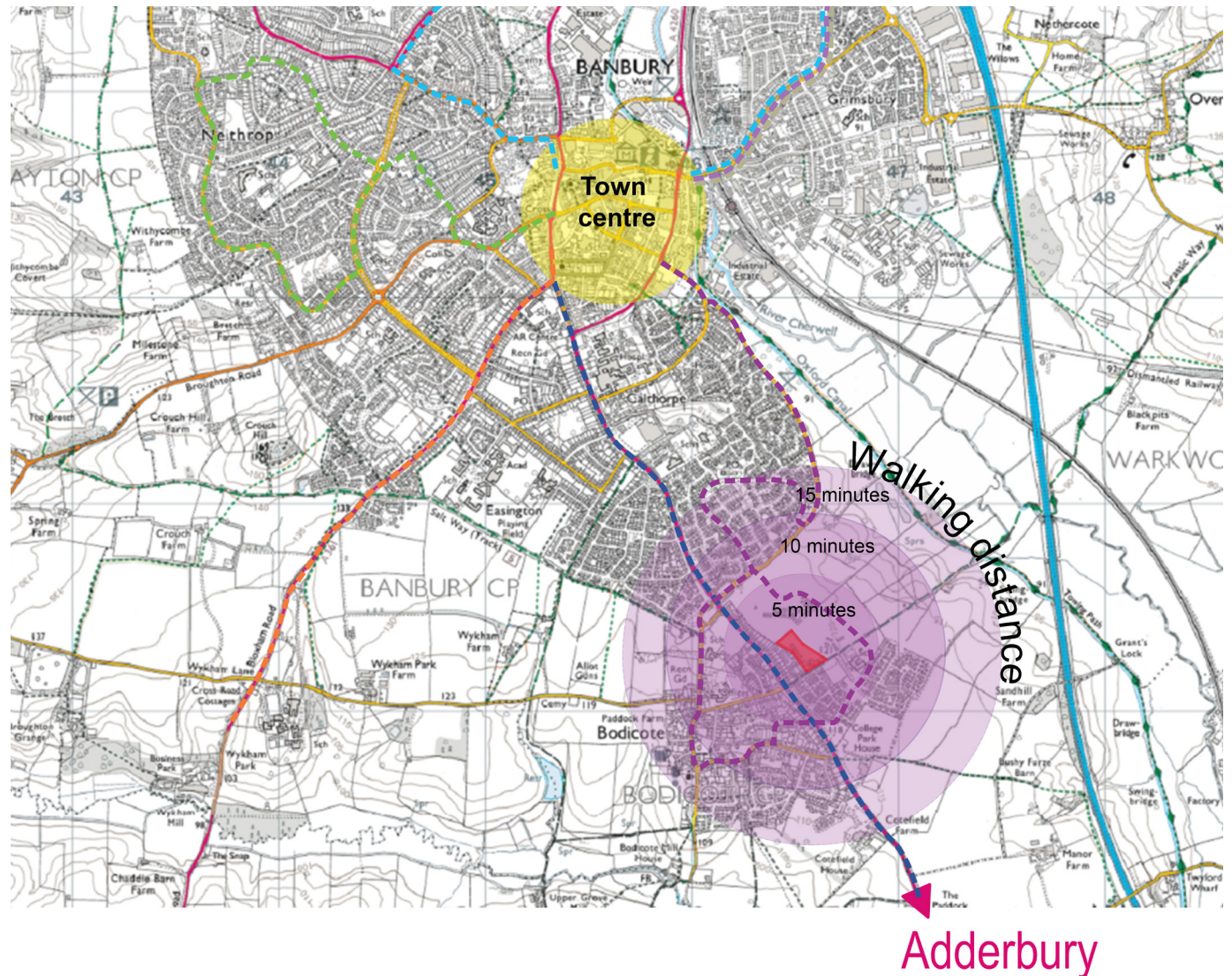


Figure 1. Movement and infrastructure

can be provided to the existing education and other services and facilities in the area through this site. The access details form part of the Non-Material Amendment to widen the access with other improvements to enable the development on this site. The revised scheme is

based on the revised road layout as approved by the NMA Reference 18/00013/NMA. The approved Plan is 2\_201 Rev. J.



## The Proposed Development

- 1.11. The proposed development seeks outline planning permission for residential development at Deerfields Farm. The proposed development would deliver approximately 26 dwellings across the site. In responding to officer comments at pre-application, this proposal has been revised to 26 dwellings and it would deliver a comprehensive development in one site. These proposed plans demonstrate clear design principles which are discussed in detail in this report.

## Site vegetation and ecological constraints

- 1.12. The site is mostly covered in grass, as the site has been predominantly in agricultural use. The site is surrounded by housing development. Therefore very few elements are retained. One of the key features of the site that should be retained is a common Oak Tree and is included in the proposed site layout.

## Boundary considerations

- 1.13. The site is rectangular in shape, being surrounded by housing development under construction with the dwellings backing on to the site, so the boundary is mainly formed by the wooden fence from the backs of the properties, surrounding it and occasional planted boundary hedges. The southern boundary of the site is bounded by Canal Lane.

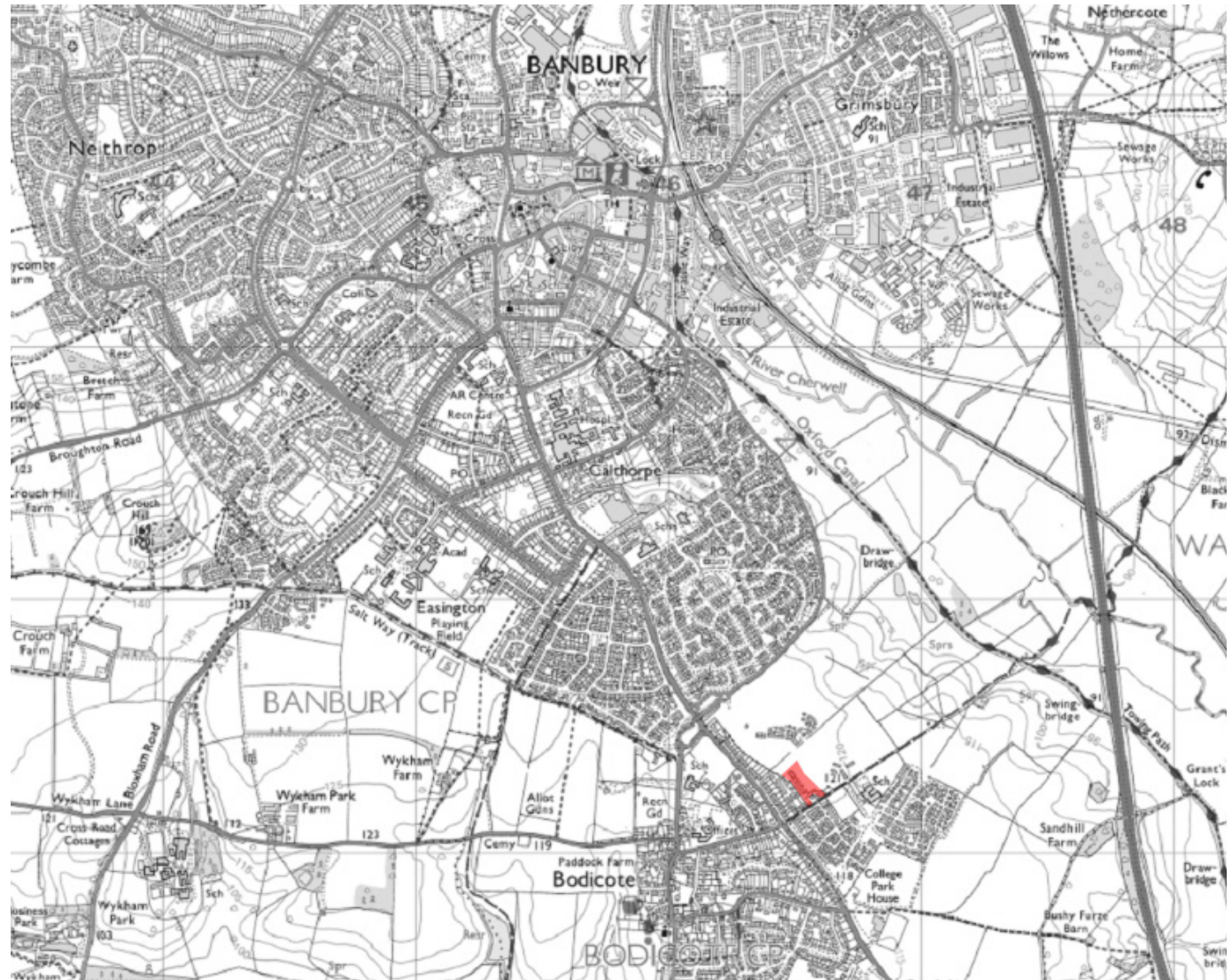


Figure 2.

Site location

## Access

- 1.14. Vehicular access to the application site is via Silverweed Road. Controlled and to the southeast part of the application site. There is a potential for further pedestrian

and cycle-way links through the site, connecting it to Canal Lane, the school, buses and other transport infrastructure.

## History

- 1.15. On the land to the east, north and south of the site, outline planning permission was granted under reference 05/0133/OUT for up to 1070 dwellings and other infrastructure on land within a draft allocation Policy H10 known as 'Land off Bankside' in the Non-Statutory Cherwell Local Plan 2011. Outline consent was finally granted in 2009 with all matters reserved for up to 1070 dwellings, a primary school, sports facilities, community centre, neighbourhood shopping facility, office development, public house and a place of worship. A new community park was also approved and required to be provided between the main part of the development along Oxford road and a smaller new residential development further to the north off Bankside. A masterplan and phasing plan submitted pursuant to conditions attached to the outline consent established the general distribution of land uses within the outline site as well as the parcels over which reserved matters applications would then be submitted. The approved master plan established 6 residential parcels – Parcel A-e on the main part of the development site off Oxford Road and parcel F further along Bankside separated by the intervening new community park.

## Vision

- 1.16. The vision for the site is

- To develop the site with high quality distinctive buildings that respond positively to the characteristics of the landscape and builtform in Bodicote;

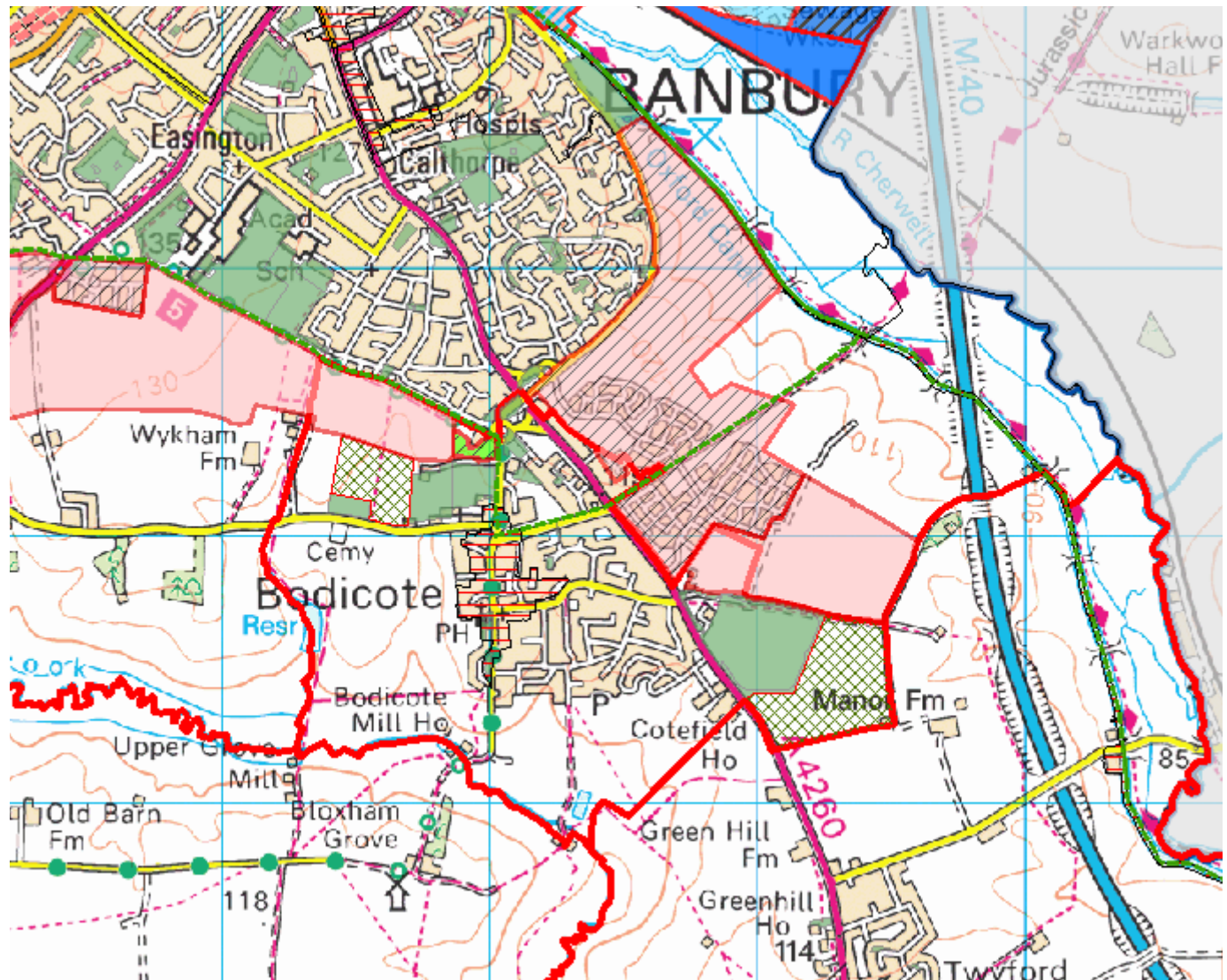


Figure 3. Cherwell adopted legislation

- To enhance the character of the area and working closely with the housing providers and providing a cycle and pedestrian link through the site to the wider development.



## Planning history and pre-application engagement

- 1.17. There is no relevant planning history for this site. Pre-application advice was sought for up to 45 dwellings in Jan 2018 and subsequently 29 dwellings in June 2019.
- 1.18. 17/00335/PREAPP response states that the principle of residential development on this site is likely to be considered acceptable given its sustainable location and very limited contribution the site makes to the built, historic and natural development. However, concerns were expressed about the urban design terms, but considered that these could be overcome through an amended scheme. However, access concerns needed to be addressed. Therefore, as part of the second pre-application submission a Transport Assessment was submitted along with other technical documents such as Ecological assessment, Tree survey, contamination study for consideration, along side reused layout, housing mix and affordable housing. In conclusion the site is considered to be suitable for residential development and the Council would support the submission of an outline planning application. Concerns were expressed about the urban design approach and the amount of development.
- 1.19. This earlier raised matters are considered to have been fully addressed at this stage principally through the submission of this planning application. The Applicant has sought to respond positively to matters raised in discussions with the Council.



## 2. Opportunities and Constraints



- 2.1. The constraints and opportunities following appraisal of the site and context are illustrated in Figure 4.
- 2.2. The physical constraints are determined by surrounding built form of the new housing development which is under construction currently. The vehicular access to the site is via this development.
- 2.3. As set out in the Cherwell Residential Design Guide, we have applied the back to back distance between elevations of 22m and 14m distance from rear elevation to two storey side gable.
- 2.4. The physical constraints are also defined by natural elements. Such as the common oak tree, which becomes a land mark when you approach the site and also becomes integral to the cycle/pedestrian link through the site.

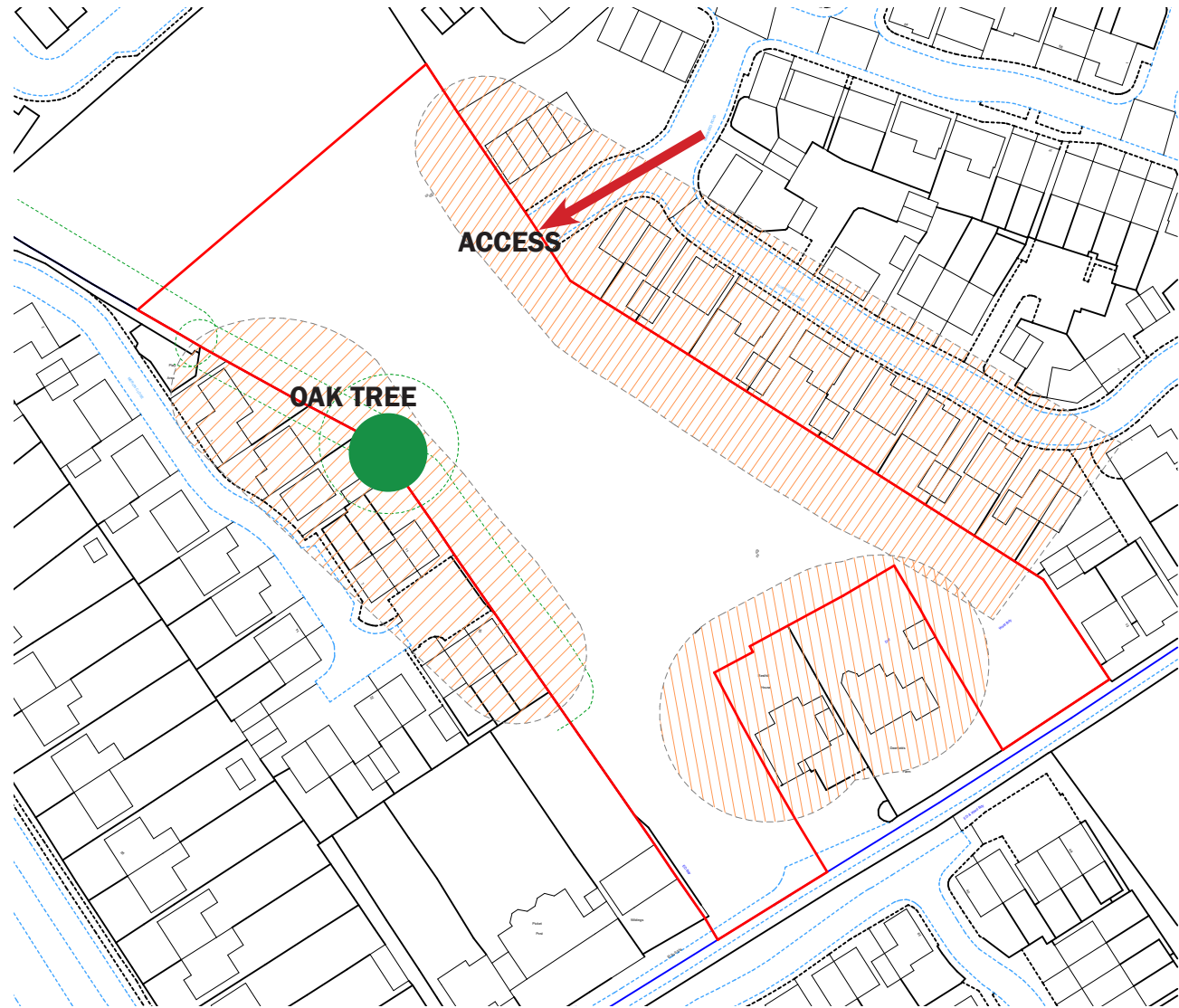


Figure 4. Opportunities and constraints plan

### Movement and infrastructure

2.5. The site is in a good position for easy access to communal transport and facilities as illustrated in the plan.

#### KEY

- Area proposed for application
- Education
- Leisure centres
- Potential medical centre
- Children's play area
- Agricultural land
- Transport to town centre and outside Banbury
- Community centre

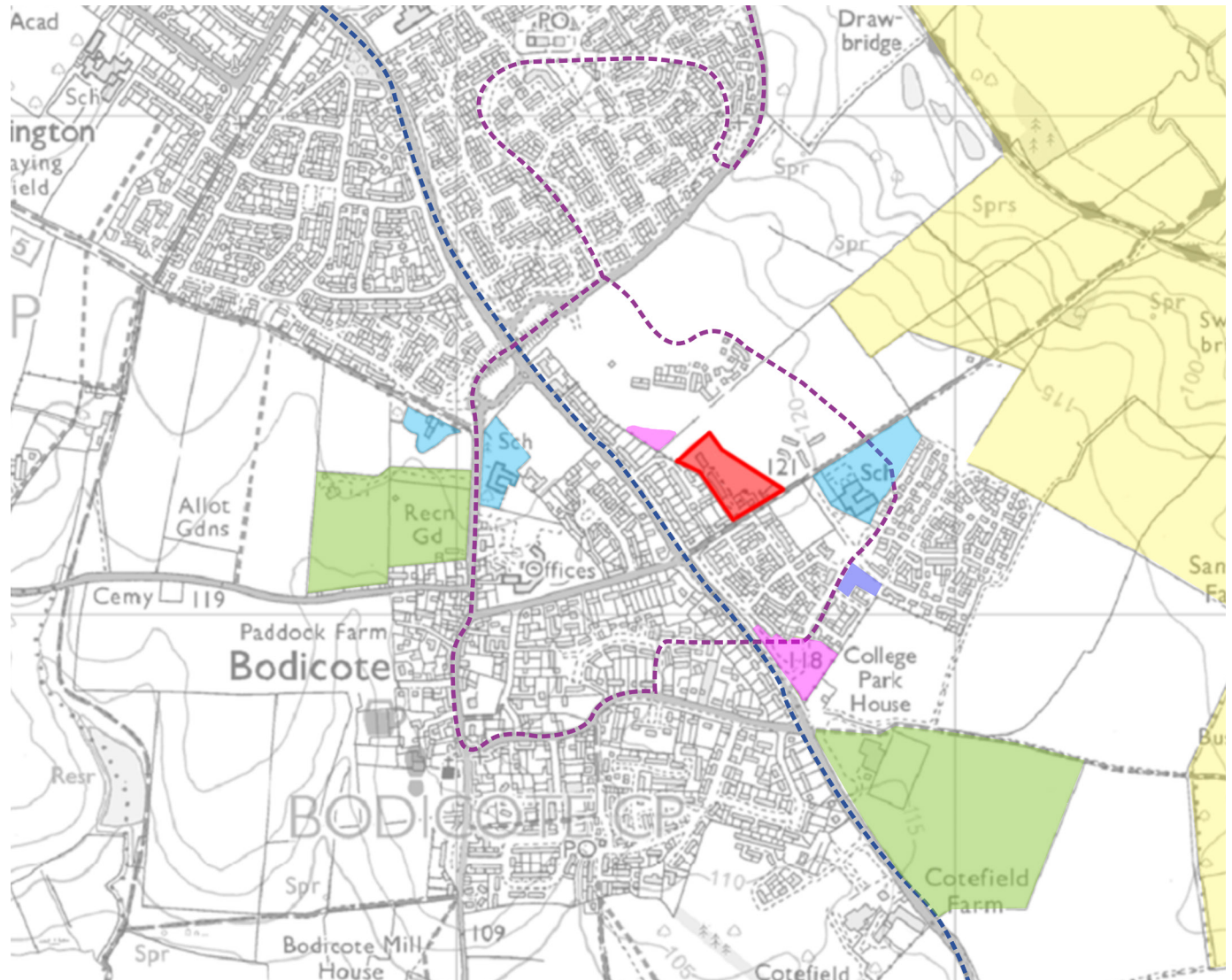


Figure 5. Services and facilities

### Character Analysis

2.6. The proposed site is surrounded by recently built new development in the last few years. In order to create a new design approach, that is more in keeping with the historic origins of Banbury's, its settlement pattern and its growth through the decades, we have taken a closer look at the surroundings characters of the area, as specified in the Cherwell Residential Design Guide. The references have been drawn from this analysis which have informed the design development of the site.

2.7. Having walked around the town, we have captured in a few sketches some key elements that we have identified as being relevant for the proposed development, as follow:

- green space in front of the house to provide some privacy to the owners and a soft edge to the street scene - 1&3;
- reasonable sized garage, placed within built form of the house in order to make sure they could use it to put the cars away from the street scene, so the green space in front of the houses remains a key feature - 2;
- materials such as wooded panelling and textured renders would provide a soft frontage to the building in the design of the house - 1,4 & 5;
- the layout is set in a predominantly landscape setting to provide a more natural and eco friendly environment - 2,3 & 6;

2.8. The follow illustrations show the key character principles that have been identified from the character analysis of Banbury, which have influenced the design process for this site.

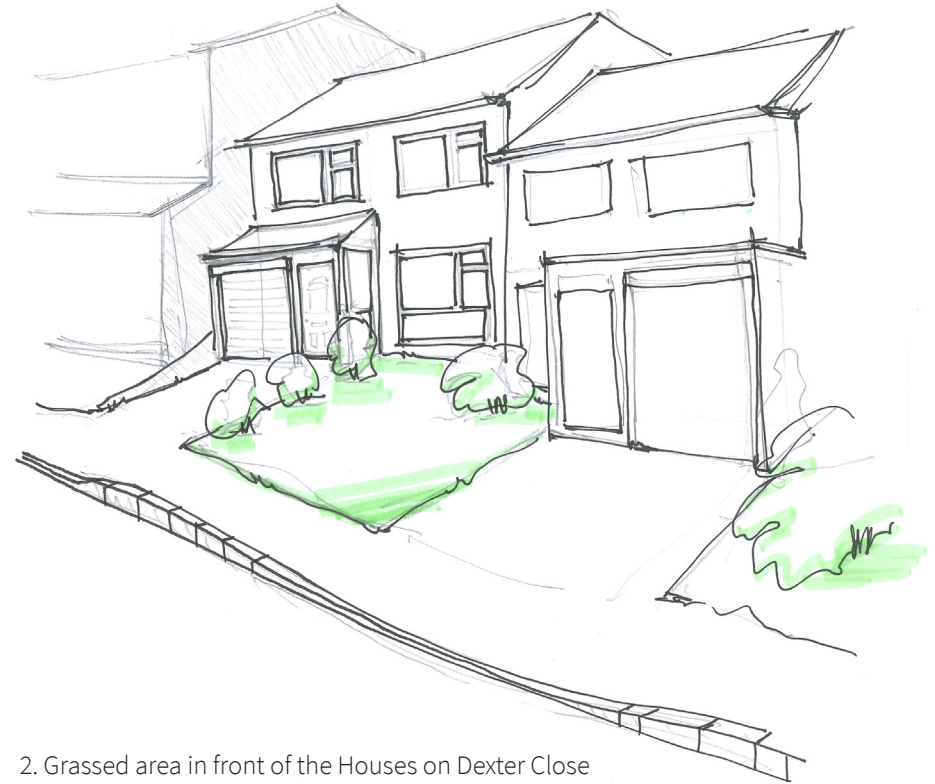


Figure 6. Image from Cherwell Residential Design Guide - Figure 2.3 Banbury - page 16

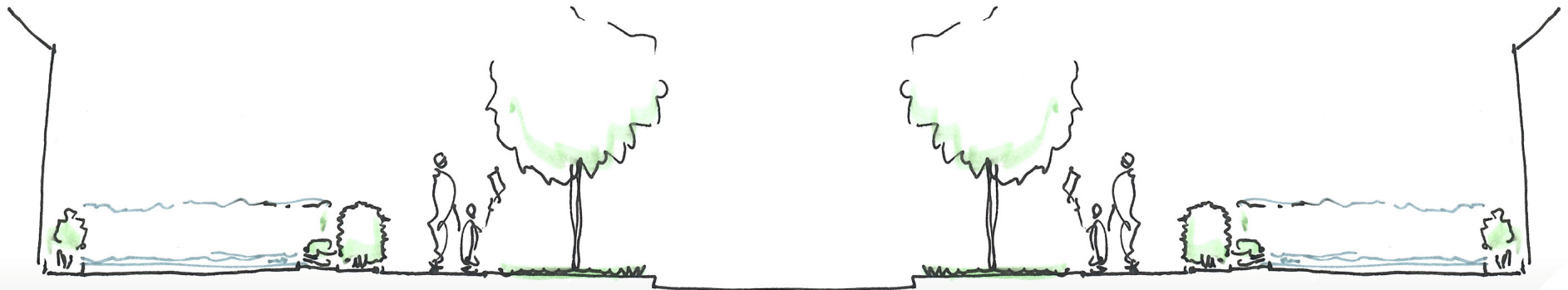




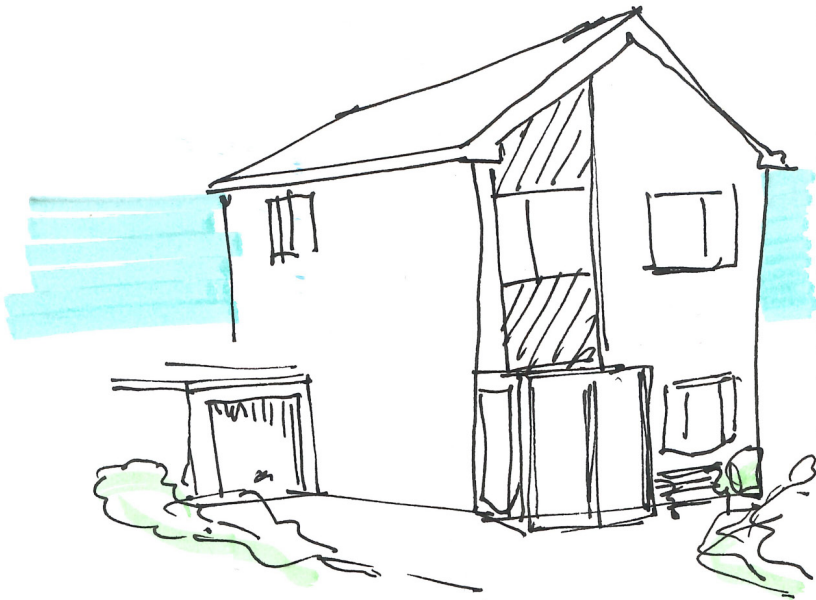
1. Window details of apartments block at 16 Gatteridge St.



2. Grassed area in front of the Houses on Dexter Close



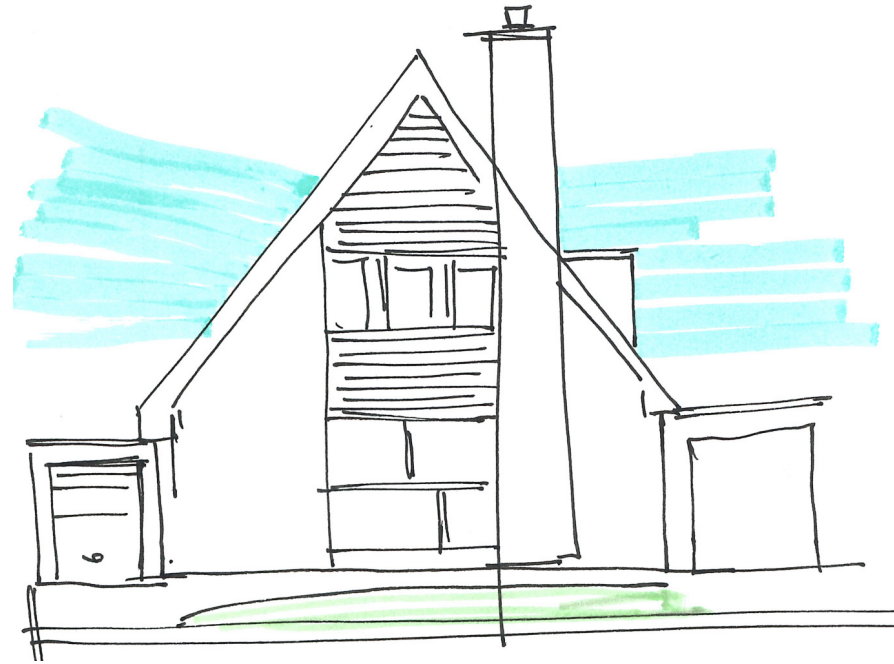
6. Section through Beechfield Close street showing the soft landscaping



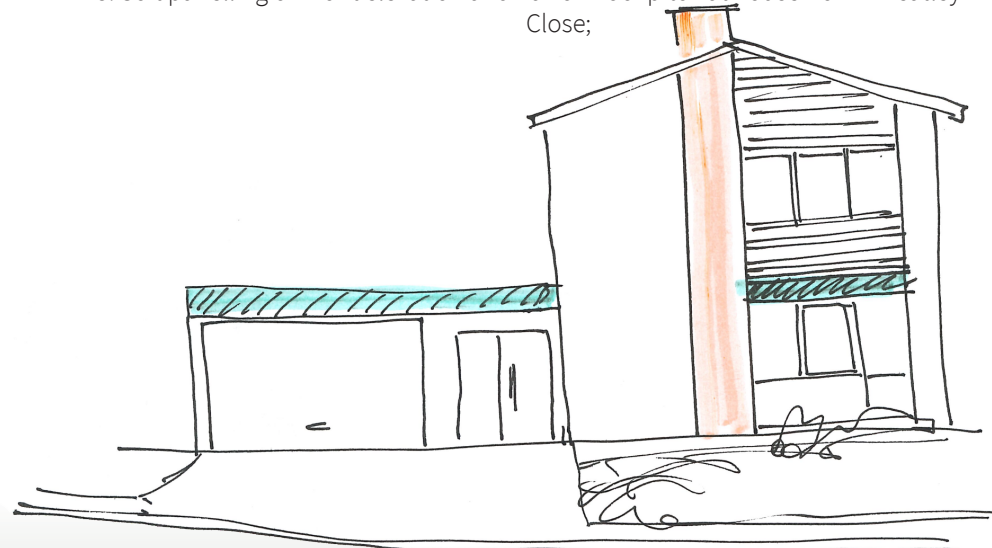
Chatsworth Dr.



3. Gabled ends house with staggered layout and landscaped frontage at houses on Chatsworth Drive



5. Soft panelling on front elevation and narrow roof pitch at house from Wheatley Close;



4. Sketch of one of the houses from Heatcote Avenue with wooden panelling frontage and grass areas

## 3. Planning Policy Context



## Planning Policy Context

- 3.1. In determining planning applications, section 38(6) of the Planning and Compulsory Purchase Act 2004, and Section 70(2) of the Town and Country Planning Act 1990, requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise
- 3.2. The Government's planning policies, as set out in the National Planning Policy Framework (NPPF) 2018 and the National Planning Guidance (NPPG) are also significant material considerations in deciding planning applications.
- 3.3. The Development Plan comprises the saved policies of the 1996 adopted Cherwell Local Plan 1996 and the 2015 adopted Cherwell Local Plan 2011-2031 Part1.
- 3.4. The following paragraphs set out the policies that are considered to be most relevant to this proposal.
- 3.5. Policy BSC1 relates to the district wide housing distribution and states that Cherwell District will deliver a wide choice of high quality homes by providing for 22,840 additional dwellings by 31 March 2031. The supporting text acknowledges that the NPPF seeks to boost significantly the supply of housing and deliver a wide choice of high quality homes. The supporting text to this policy also highlights that the council is committed to meeting housing needs and accelerating delivery.
- 3.6. Policy BSC3 relates to affordable housing and states that, all proposed developments that include 11 or more dwellings (gross), will be expected to provide at least 30% of new housing as affordable homes on site. It goes on to say that all qualifying developments will be expected to provide 70% of affordable housing as affordable/social rented dwellings and 30% as other forms of intermediate affordable homes.

- 3.7. The proposed development provides 8 affordable units on site, of which 2 - 1 bed homes are social rent, 3 - 2 bed homes are social rent, 1 - 2 bed home are shared ownership, 1 - 3 bed home are social rent and 1 3 bed home is shared ownership. This housing mix for affordable homes is considered to comply with Policy BSC3
- 3.8. Policy ESD13 relates to local landscape protection and enhancement and states that opportunities will be sought to secure the enhancement of the character of the area, particularly in urban fringe areas. Although this site is surrounded by new housing development there are hedges and tree on site which form the key landscape features for the design development of this site. Tree survey and ecological assessment accompanying this application have formed the basis for the design development of this site and all the landscape features on this site are retained and enhanced as part of the proposed development.
- 3.9. Policy ESD15 requires new development to be respectful of its surrounding character, including sensitive design, layout and siting. The proposed layout has been revised following pre-applications and the design principles derived for this site are based on the adopted Cherwell Design Guide.
- 3.10. The following objectives and principles have been identified having regard to Cherwell Design Guide, National, Regional and Local Policy, and as a result of the key issues and objectives for change identified following the pre-application process. The overall aim of this objectives is the creation of a sustainable development in accordance with the NPPF. A set of core objectives are prepared for this development with reference to its policy context, sustainability and with the context of the surrounding built development. The design principles from the basis for devising a site wide concept that takes into account context and site analysis and presents a strategy for the future development of the site as set out in table.

## Principle of development

- 3.11. Principle of development is considered acceptable as is surrounded by built development and therefore residential development on this site would not constitute encroachment into the open countryside.



## 3.12. General Design Principles are set out below

Table 1: Design principle and objectives

Objectives	Principle
Ensure the efficient and effective use of land	Provide suitable landuse within the site context while ensuriung efficient use of land
Creation of a new vehicular access to the site	Vehicular access would be off the adjacent development which include widening of the access with other improvements to enable the development of this site.
Ensure a safe environment that helps reduce crime and fear of crime	Plan and design layout to ensure that houses are overlooked and public/private space is clearly defined. Provide good street lighting and avoid creation of marginal areas of open spaces that cxould be associated with antisocial behaviour
Limit and reduce the use of natural resaources	Provide space for recycle bins within the new dwellings in accordance with Council's guidelines. Use sustainable supply chains, low energy rated appliances
Ensure new development is well connected to its surroundings and enhances existing opportunities for walking and cycling within the area	Design a permeable and connected network of streers where vehicular acces and speeds are limited to help encourage pedestrian movement in accordance with the principles set out in Manual for Streets 2
Accessibility to health, education leisure and cultural facilities	Plan and design to ensure safe and direct links to suraounding areas, anticipating desire lines to local shops, local schools, health center and buss stops
Provide for appropriate mitigation for adverse impacts of the development on infrastructure and services, and contribute to the wider infrastructure and needs associated with Bodicote	Given the nature of the potential development on the site, it is likely to have imparts on infrastructure that require mitigation, could be proposed through a legal agreement.
Residential amenity	Design to ensure that consideration is given to existing neighbouring properties, those under construction and relationship between properties whitin the proposed development.

## Technical matters

3.13. Tehnical matters associated with the proposed development are here after assessed against the principles and relevant policies of the adopted Local Plan, alongside those of the NPPF and others such relevant planning policy documents.

3.14. the following technical matters are considered here after:

- Design and layout;
- Drainage strategy including FRA;
- Ecology;
- Tree and landscape;
- Transport assesment including cycling and walking;
- Land contamination and remediation.

## Summary

3.15. At the point of submission , the design layout has been further refined at the advice of officers taking with consideration efficient use of land, appropriate housing mix, sensitive layout design, integrated cycle and pedestrian link through the site, opportuning for the energy efficiency through public realm (street lighting, pedestrian link, electrical vehicle charging points) in addition to private charging points within the dwellings; soft landscaping along the public realm. We consider that the provision of a single scheme across the whole site affords a stronger opportunity to deliver a mare consistent and appropriate response to local character and distinctiveness.



## 4. **Concept and Outline**



Figure 7. Physical constraints

- 4.1. The design principles set out in the previous chapter have informed the layout of the proposed development.
- 4.2. The street is predominantly residential with a mix of 1, 2 and 3 bed houses fronting onto the street. The design cues are derived from the character analysis in the surrounding area. Features such as window details, set backs buildings frontage, roof slopes, materials including garaging and planting details.

### Character

- 4.3. Minor residential streets with formal architecture (material forms and details) and informal street character (variable distances between the front to front of the buildings; added trees and soft landscape to bring more soft and pleasant image). Shared surfaces on the ends of the sites encouraging a free movement area as a transition between street and walking lanes.
- 4.4. The character of the site is a mixture of formal and informal.
- 4.5. Informal character:
  - due to the irregular shape of the site ;
  - the distances between the houses vary in size, giving more space to breath and more nature to come in as you get into the depth of the site. More and larger green spaces in front of the houses;



- This changes also guide the pedestrians to discover how this area is connected to the rest of the neighbourhood.

#### 4.6. Formal character:

- Is maintained by using repetitive forms, details and materials;

### Relationship to the existing settlement

- the site aims to be read as a natural evolution of the existing settlement, to have a positive relationship with it and allow for future development for the unused terrain;

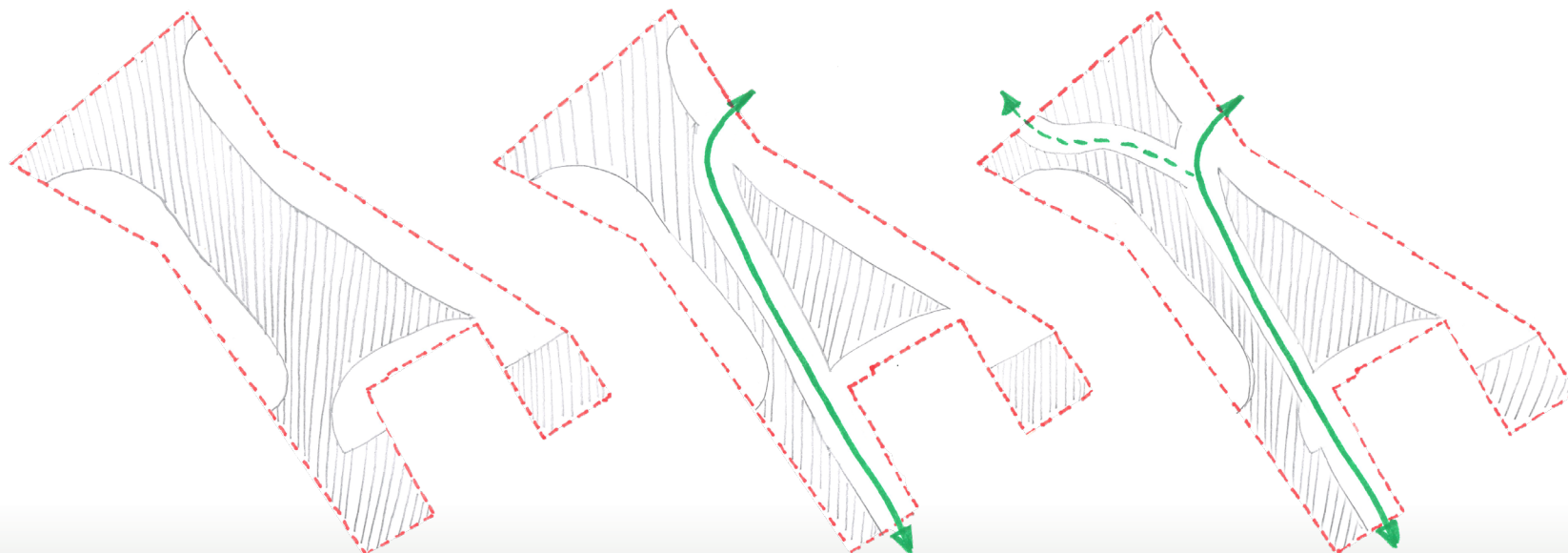
- The new development levees an amenity space from back to back houses of 22 m and 7 m or even more from side to front ;
- Because the existing development is made facing with the back at the proposed site, the new dwelling will back onto them in order to secure the back and complete the perimeter;
- The layout is encouraging the new occupants to use the communal transport or even go on foot, by being well connected to its surroundings. It also gives quick access on foot to transport, school, nursery and soon to be medical center.

- 4.7. Building orientation: Most of the houses are orientated close to the 30° South facing -> which gives the owners possibility to use solar panels and capture enough light

and solar gain.

### Concept

- 4.8. After assessing the physical limitation and trying to understand how the proposed site could relate more and bring more value to the area, we decided to create a green link that follows the possible pedestrian and cycle connections with the existing neighbourhood. It starts from the main access into the site and spreads through the site and is connected to the other parts of the area, that could facilitate and encourage people to use public transport or even take some walks or cycle to their destinations.





## Design Principles

- To develop the site with high quality distinctive buildings that respond positively to the characteristics of the landscape and builtform in Bodicote;
- Active places that encourage human interaction
- Street framed by trees and green spaces, then by buildings;
- Comfortable scaled spaces with a well-proportioned relationship between street width and heights of the buildings; even the widths are varied the scale is maintain by rows of trees;
- Accommodate appropriate vehicle movements and car parking, placed in such a way they don't dominate the streets views;
- Amenity space between the buildings are design in accordance with the standards of Cherwell Design Guide;
- Car parking in most of the plots is provided within the dwelling foot print, as integral within the living space, which will avoid overspill on to the road;
- Limited car parking is proposed in front of the properties to keep the street scene predominantly green, to this effect hedges and trees along the front gardens are proposed as part of the design.



## Housing mix

- 4.9. The housing mix is balanced by mixing the house type within the area, avoiding the use of only one sort of houses in one place, giving each house an unique set of advantages due to their position.
- 4.10. The size of the houses are following the affordable housing guide lines, and they could be easily adapted for persons with special needs.
- 4.11. The number of dwellings has been proportionately design to accommodate the appropriate number of dwellings that provide a high quality - low density development.

House type	Shared Ownership	Affordable Rented	Marketed	Total
1 bedroom	0	2	0	2
2 bedrooms	2	3	0	5
3 bedrooms	1	1	11	13
4 bedrooms	0	0	5	5
5 bedrooms	0	0	1	1

- 4.12. Different types of surface pavement to distinguish cycle and pedestrian paths and lighting along this part are proposed in figure 11. Some seating is also proposed along this path.





Figure 8. Cross section of the street showing the increase of amenity space between the buildings as progress to the extremities of the site.



- KEY**
- Cycle and Pedestrian Link
  - ☀ Street light - tall pillar
  - ☀ Street Light - Small pillar
  - ➔ Vehicle access
  - Bench



Figure 9. Bench sample from architonic.comsite.

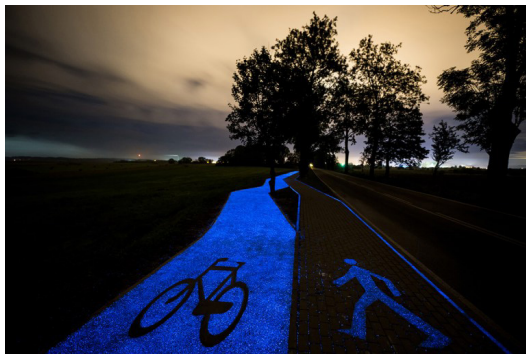


Figure 10. Bike and pedestrian track made by TPA Instytut Badan Technicznych in Pruszkow, Poland



Figure 11. Public realm access and lighting



## 5. Conclusion







Figure 12. 3D Sketch of the proposed development



- 5.1. The proposed development would make a positive, albeit modest, contribution to the supply of housing land in the area and would broaden the range of new housing available in this part of Banbury. The proposal would thus support the social element of sustainable development and be consistent with national planning policy, which seeks to significantly boost the supply of housing. The proposal would also provide some modest economic benefits through the construction of the development and by the addition to the local economy of the spending power of new residents.
- 5.2. In terms of delivery, the site is available for development and dwellings could be constructed in the short-term. The site itself is in a single ownership and no further land is required in order to secure its development.
- 5.3. For the reasons set out above, the site is considered to be suitable in principle for housing. Its development for this purpose would represent sustainable development.



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