

LAND AT WYKHAM PARK FARM

DESIGN PARAMETER CODE

JULY 2021

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INTRODUCTION

This Design Parameters Code (DPC) has been prepared by David Lock Associates on behalf of L&Q Estates for a mixed-use new community of up to 1,000 dwellings together with a mixed use local centre; primary school and safeguarded additional primary school land; secondary school playing field land; green infrastructure including formal and informal open space (LPA Ref. 14/01932/OUT) at Wykham Park Farm, Banbury for which outline planning consent was granted on 19 December 2019.

Gallagher Estates has now become L&Q Estates, and this re-branding is reflected within the document. L&Q Estates will continue to perform the role of master developer for the site, co-ordinating and overseeing the strategic implementation of the development at Wykham Park Farm.

THE PURPOSE OF THE DESIGN PARAMETER CODE

The aim of the document is not to add another level of complexity to the planning process, but to provide the basis for assessment of detailed design and development proposals for the implementation of the outline planning permission for the site and the delivery of development.

The key objectives of the DPC are:

- To establish a clear vision for the development that creates a distinctive; good quality; and well-designed new community for Banbury, reflecting its rural/urban edge location;
- To identify master-planning principles and provide a robust implementation framework through which to achieve distinction in design character across the development; and
- To identify how to deliver design quality and design consistency through reserved matters proposals.

The DPC has been prepared in collaboration with Cherwell District Council and Oxfordshire County Council to comply with Condition 6 of outline planning permission (Ref. 14/01932/OUT) and covers all the requirements in this condition.

The requirement for approval of the design parameters for the Local Centre is secured in the S106 agreement (Schedule 8, paragraph 1).

Following discussions with Cherwell District Council, it was agreed that L&Q Estates would prepare a single document (this Design Parameters Code (DPC)) that will include the necessary and sufficient level of detail to address Condition 6 and in turn the requirement for approval of Local Centre design parameters secured within the S106. House builders must use the DPC in the preparation of their reserved matters applications.

Reserved matters applications will be submitted with a statement of compliance with the code. In exceptional circumstances where the developer has not fully complied with the code requirements, a written explanation of the reason for the variance must be submitted with the application together with steps that were taken in the design process to fully justify the variance.

Condition 6

“No application for reserved matters approval shall be submitted (with the exception of an application solely providing details of the new link road) until a Design Parameters Code covering the entire application site has been submitted to the approved in writing by the local planning authority.”

The Design Parameters Code shall be broadly in line with the principles contained in the design and access statement and its addendums and include details of:

- a) Development densities across the site;
- b) Character areas;
- c) The general scale and form of buildings across the site;
- d) The street form and hierarchy for all key types of street/road;
- e) General approach to public open space, recreation facilities and green infrastructure;
- f) The approach with respect to existing public rights of way;
- g) The approximate location of public artwork;
- h) The approach to the new link road including its alignment.

The Design Parameters Code shall also include a parameters plan for the local centre which shall include details of the following:

- an indication of uses within the Local Centre;
- amount of development proposed for each use;
- an indicative block plan layout, including car parking arrangement; and
- scale parameters of buildings.

THE STRUCTURE OF THE DESIGN PARAMETER CODE

This Design Parameters Code is structured under the following sections:

Section 1: Introduction

The Purpose and Structure of the Code; Planning and Site Context; How to Read the Code and Mechanism for Review.

Section 2: Vision and Character

A review of the relevant site characteristics, development context and national and local design context to explain what the development needs to take account of and achieve. Presents the Design Vision and introduces the Character and Landscape Areas.

Section 3: Regulatory Plan

The Regulatory Plan is the overarching coordinating plan for the Code and includes both design “fixes” and additional advisory information and will help coordinate future reserved matters applications.

Section 4: Landscape Code

The Landscape Code supports the creation of areas of distinctive character and provides guidance on the design and delivery of the key components that comprise the multifunctional open space resource. It also presents the biodiversity objectives for the site. The Landscape Code provides coding and guidance for planting; strategic blue and green infrastructure; play; public art; and public realm including street furniture.

Section 5: Access & Movement Code

The Access and Movement Code provides a structure for the street form and route hierarchy; shows access points to parcels; identifies the pedestrian and cycle network including leisure routes and new sections of bridleway; presents the bus routing and stop strategy and the car and bicycle parking strategy.

Section 6: Built Form Code

The Built Form Code presents the building heights and density strategy, the materials strategy, and guidance on the interpretation and implementation of urban design principles that are referred to in this Code. This section also presents coding for the Character Areas and the Character Area Frontages which create a new positive place-identity for the development. The DPC provides guidance on how the treatment of the built form, landscape design and access and movement hierarchy can reinforce appropriate place-identity responding to local distinctiveness and generating visual interest and appeal.

Section 7: Sustainability

This section provides guidance to developers and housebuilders in relation to sustainability to help inform of preparation of reserved matters applications.

Section 8: Implementation

This section presents a high-level delivery strategy for the development and sets out the roles and responsibilities for the implementation of the site, from site preparation to delivery of homes.

PLANNING CONTEXT

The adopted Cherwell Local Plan 2011–2031 provides the policy framework to deliver Strategic Development at South West Banbury. Policy Banbury 17 identifies land east of Bloxham Road to deliver up to 1,495 dwellings as part of a number of local communities with strong links to Banbury town centre. The development of Wykham Park Farm will deliver some 1,000 dwellings and provide education, community and recreational facilities.

The design approach presented in the Design Parameters Code has been informed by the Site-Specific Design and Place Shaping Principles identified in Policy Banbury 17 in the adopted Cherwell Local Plan and by approved plans Development Framework Plan JJG043-035 Rev Y; and Access Plan B1429-A-005 Rev D and illustrative plan Banbury 17 Masterplan JJG043-050 Rev H as well as the overarching site and development principles that are presented in the Design & Access Statement (October 2014) and its update (March 2016).

Outline planning permission secures the following uses:

Residential – up to 1,000 dwellings

A series of eight development parcels comprises some 24ha of land accessed off the main spine road. These will be accessible to the Local Centre, primary school and open space destinations; as well as providing their own amenity space, including LAP provision.

Local Centre

The mixed-use Local Centre provides a focus for the new community. It will contain a range of uses, with commercial retail units and community facilities. It is co-located adjacent to the primary school and spine road which maximises its accessibility by car, bus and foot/cycle for those within the development and adjacent communities.

Land for Education

A 3-form entry primary school and land for secondary school pitches.

Green infrastructure

A range of areas for open space, sports and recreation to include:

- 2 adult football pitches and pavilion;
- 3 equipped play areas and 5 smaller areas for play
- Allotments;
- New sections of bridleway;
- Strategic landscape (including informal open space, SuDS, foot and cyclepaths and areas for biodiversity).

SITE CONTEXT

The site comprises some 52 hectares of arable and pasture agricultural land, located approximately 1.7km to the immediate south of Banbury Town centre.

The northern edge of the site is bounded by a tree lined track known as Salt Way, a historical track previously used for transporting salt and other goods. Salt Way is part of the National Cycle Network traffic free route and is known as Route 5 which connects with villages such as Bodicote to the east and Bloxham to the south.

The outline consent secures appropriate design treatment to the Salt Way edge, restricting built development within 20 metres of the track; a section of which will form part of a new circular bridleway, connected to the Salt Way. This will be delivered through the site's strategic landscape to support better connectivity with communities and schools to the north of the site and will form an essential part to the pedestrian movement strategy.

Beyond the Salt Way is the residential area of Easington and Banbury Academy and Blessed George Napier Catholic School. Wykham Park Farm provides land for additional playing fields for Blessed George Napier School, directly south of the existing school site with improved pedestrian connections provided as part of the development.

The development retains the existing tree belt along the southern boundary of the site and is designed into the strategic open space network.

Victoria Park, a development of 145 homes currently being built by Morris Homes as part of the South West Banbury allocation, sits to the north of the site and abuts Salt Way. This site is largely complete, however there is a strong retained hedgerow feature which limits visibility between the two developments.

Bloxham Road (A361) forms the western edge of the site, one of the main strategic routes into the town. It is a tree lined road that will be re-aligned to form the access into the site.

To the west of Bloxham Road is a development of some 350 new homes, known as Bloxham Vale, currently being developed by Redrow. This development forms part of Banbury South West and also makes contributions towards infrastructure provision on land at Wykham Park Farm.

Adjoining the eastern site boundary, and forming part of the Banbury 17 allocation, is a development of 280 homes, currently being developed by Barratt David Wilson Homes. A new spine road will be constructed through both developments to provide a new vehicular link between Bloxham Road in the west and White Post Road in the east.



Allotments to the south-east of the site.



Banbury Cricket Pavillion



A small bridge linking school playing fields with Salt Way

BANBURY

BLOXHAM ROAD A361

Bloxham Vale

Victoria Park

Banbury Academy

Blessed George Napier Catholic School

EASINGTON

SALT WAY (NATIONAL CYCLE NETWORK ROUTE 5)

Wykham Park Farm Cottage

Wykham Farm Cottage

Wykham Farm

Land at White Post Road

WHITE POST ROAD

Tudor Hall School

Wykham Park Farm

BODICOTE

HOW TO READ THE DESIGN CODE

The instructions and guidance contained within the DPC will be used to inform subsequent reserved matters applications to help achieve a co-ordinated pattern of development that results in the creation of a high-quality place that will support a safe, sustainable and vibrant new community for South West Banbury.

The Code includes three types of information:

- **Mandatory** design fixes – elements within the Code that **must** be adhered to – these are identified throughout the document by “**M**”;
- **Guidance** – elements within the Code that reserved matters details **should** achieve – these are referred to as design principles and/or indicative detail;
- **Illustrative material/precedent images** – illustrative design response that explores how development could apply the fixes (mandatory) and guidance in the Code.

The adjacent figure provides an example of the relationship between design fixes and design guidance and illustrates how they are identified within the Code.

Mechanism for Review

It is agreed that it is good practice to include a mechanism for a review of the Code so that if following the implementation of initial phases, parties consider that elements of the Code are redundant or not effective, the Code can be amended and/or deleted with agreement of the Local Planning Authority, to ensure the continued application of an effective Code that delivers good design.

There will be an opportunity for the lead developer and/or Cherwell District Council to request a review of the code after the 300th occupation. The review must be completed within five months of the 300th occupation, and any changes to the code must be agreed between the council and the lead developer by mutual consent.

Reasons for reviewing the Code could include, but not limited to, the following:

- Changing/unforeseen circumstances;
- Technical reasons;
- National/local policy changes;
- Matters of design which do not work;
- Areas of the code which lack clarity;
- Areas of the code which conflict.

Example page from the Design Code

Mandatory design fixes

PROMOTING ACTIVE TRAVEL

Active modes of travel, such as walking and cycling, will be encouraged and promoted through the creation of a connected, accessible and safe network and hierarchy of routes. These will link to the places people want to travel to and from, both on-site and in the surrounding area, including:

- Local Centre;
- Primary School;
- LAPS, LEAPs and NEAPs;
- Allotments;
- Community open spaces and sports facilities;
- Salt Way; and
- further afield to Banbury town centre and Bodicote.

Reserved Matters layouts should ensure:

- walking and cycling routes should not be interrupted by car parking; and
- include signage at appropriate locations.

M

The development must deliver:

- a hierarchy of routes which can enable efficient travel, including pedestrian and cycling links east-west, as well as opportunities for recreational travel, along a series of leisure paths, such as through the green ways and new bridle route.
- ensure all street forms are pedestrian friendly and provide either a footway or a shared surface; a 2m wide footway to the south side and a 3m wide combined cycle and footway to the north side along the length of the Spine Road;
- opportunities for walking and cycling through and between development parcels, swale crossing points will cater for between parcel non-vehicular movement. Adoptable highway must extend to meet the swale crossing points to ensure connectivity between parcels (see Greenway crossing point illustrative layout)
- formal footways that are universally accessible
- footways and cycleways that are overlooked by adjacent properties and streets with residential parcels are lit for safe use outside of daylight hours;
- safe and well-defined crossing points over roads as part of a comprehensive and connected network;
- appropriate street furniture elements such as bins, cycle stands and benches in locations which are accessible, secure and close to pathways.

TOP: Cycle and footway alongside swale

MIDDLE: Development facing amenity green space and pedestrian and cycleway

BOTTOM: Pedestrian and cycleway segregated from carriageway



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Guidance

Illustrative material/
precedent images

2 CONTEXT, VISION AND CHARACTER

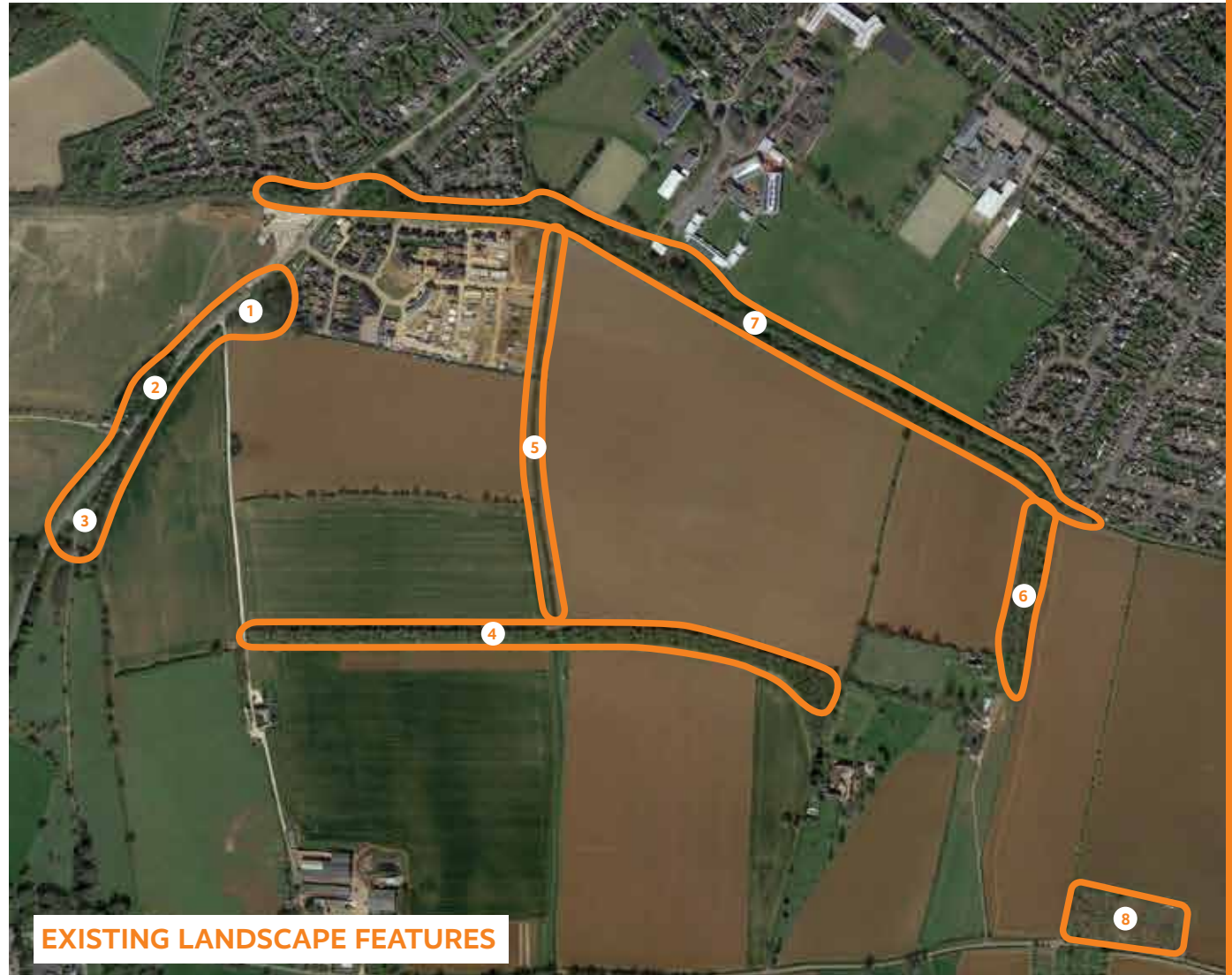
The Code has been created having regard to the physical site context, the development context of the site as approved at outline, as well as new development coming forward on adjacent land. These have each shaped a process of design evolution and refinement of the scheme from its outline consent stage.

This section summarises the key components that have helped to shape the Vision and contributed to the establishment of Character Areas. These are grouped around the following:

- Landscape features
- Topography and Drainage
- Heritage
- Connections and Movement
- Local built form context

LANDSCAPE FEATURES

1. Retained semi-natural mixed woodland north of Gateway
2. Tree lined Bloxham Road (some tree removal required for the new access)
3. Parkland influence – to be referenced through the landscape-led approach to the gateway
4. Retained linear mixed woodland plantation along the southern boundary – incorporated into Greenway structure including amenity routes
5. Central hedgerow feature – incorporated into Greenway structure including bridleway
6. Retained young mixed woodland along public right of way (Bridleway 11) visual break in development and foot/cycle and pedestrian connections
7. Salt Way – tree lined track, consistent development edge. Built development restricted within 20 metres of the track.
8. Existing allotments – co-located with new allotment provision

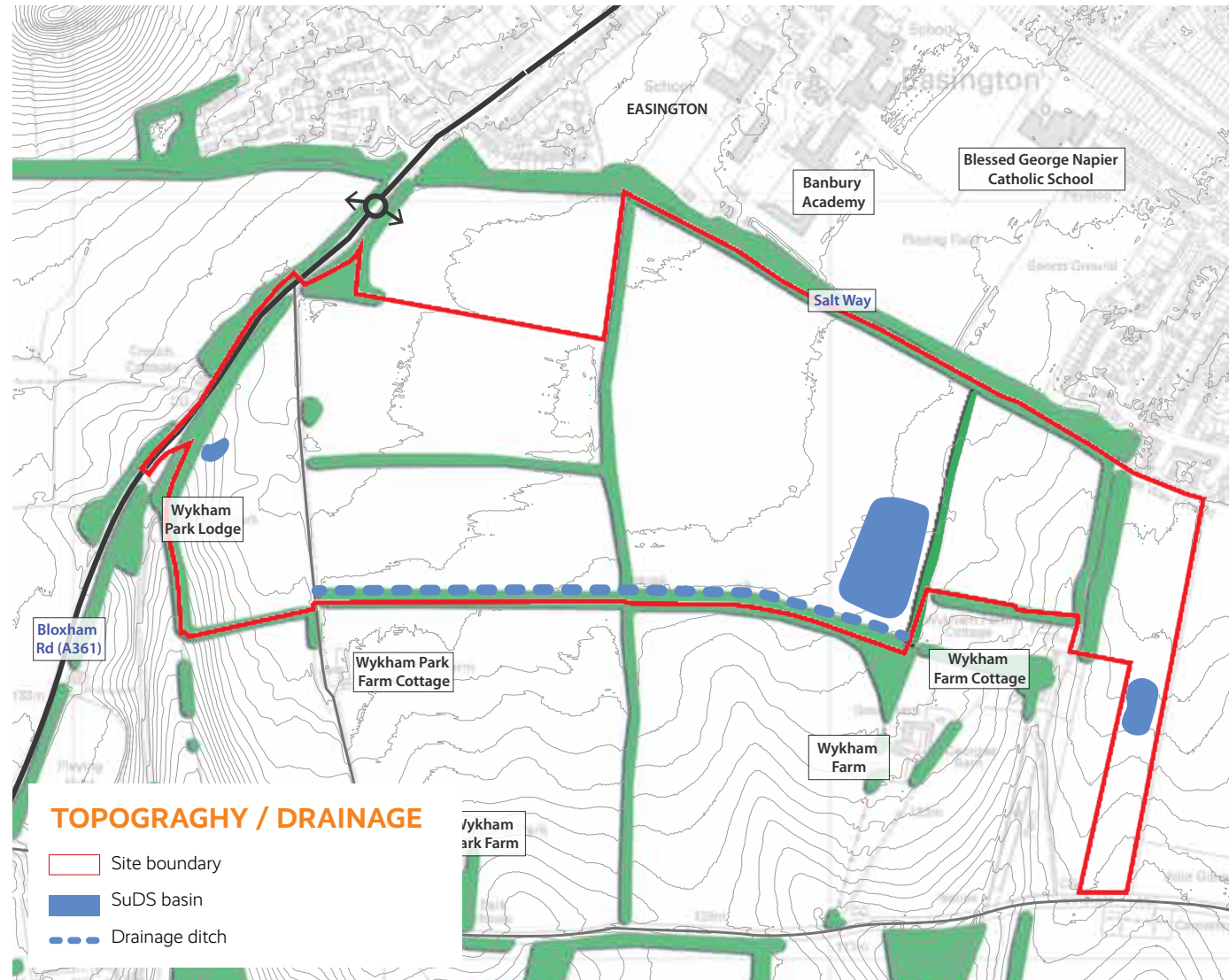


TOPOGRAPHY / DRAINAGE

The site falls gently to the south east which has informed the surface water drainage strategy for the site. A site-wide drainage strategy has been approved under Condition 10 of the outline permission and establishes the drainage design for the site. The site is separated into two catchments which outfall south of Wykham Lane. The majority of the surface water will drain towards the larger attenuation pond in the central eastern part of the site. A smaller attenuation pond will cater for the surface water requirements of land to the east of the large pond and ridge, defined as a separate catchment, to drain the eastern most development parcel, the formal open space provision and the eastern section of spine road.

A small drainage pond is proposed to be consented at the front of the site to accommodate the surface water drainage for the new roundabout. This pond will be integrated into the parkland character of the landscape with long meadow grasses to blend the profile into the surrounding landforms.

The ponds have been sized to accommodate surface water discharge for events up to and including the 1 in 100-year event plus 40% allowance for climate change.



In addition to the proposed attenuation basins, a network of swales that sit within designed Greenways will provide additional storage and conveyance features to drain the individual parcels. An existing drainage ditch runs in an easterly direction along the southern boundary which will form part of the swale network for the site.

The Swale/ Greenway network will be designed and integrated within the strategic landscape strategy, and within their section, will include leisure routes that provide pedestrian and cycle connectivity within the development and to adjacent areas. A variety in swale profile contributes to distinction in character across the site.

The Landscape Code demonstrates how the design and planting of these drainage features support the establishment of variety in landscape character across the site and also provide opportunity for a variety of planting to be used including wildflower grass seed mixes providing habitat and food for insects, invertebrates and birds.

The attenuation basins will also be designed as an integral part of the well considered and attractive strategic landscape design.



View along Salt Way



TOP: View north along tree lined Bloxxham Road



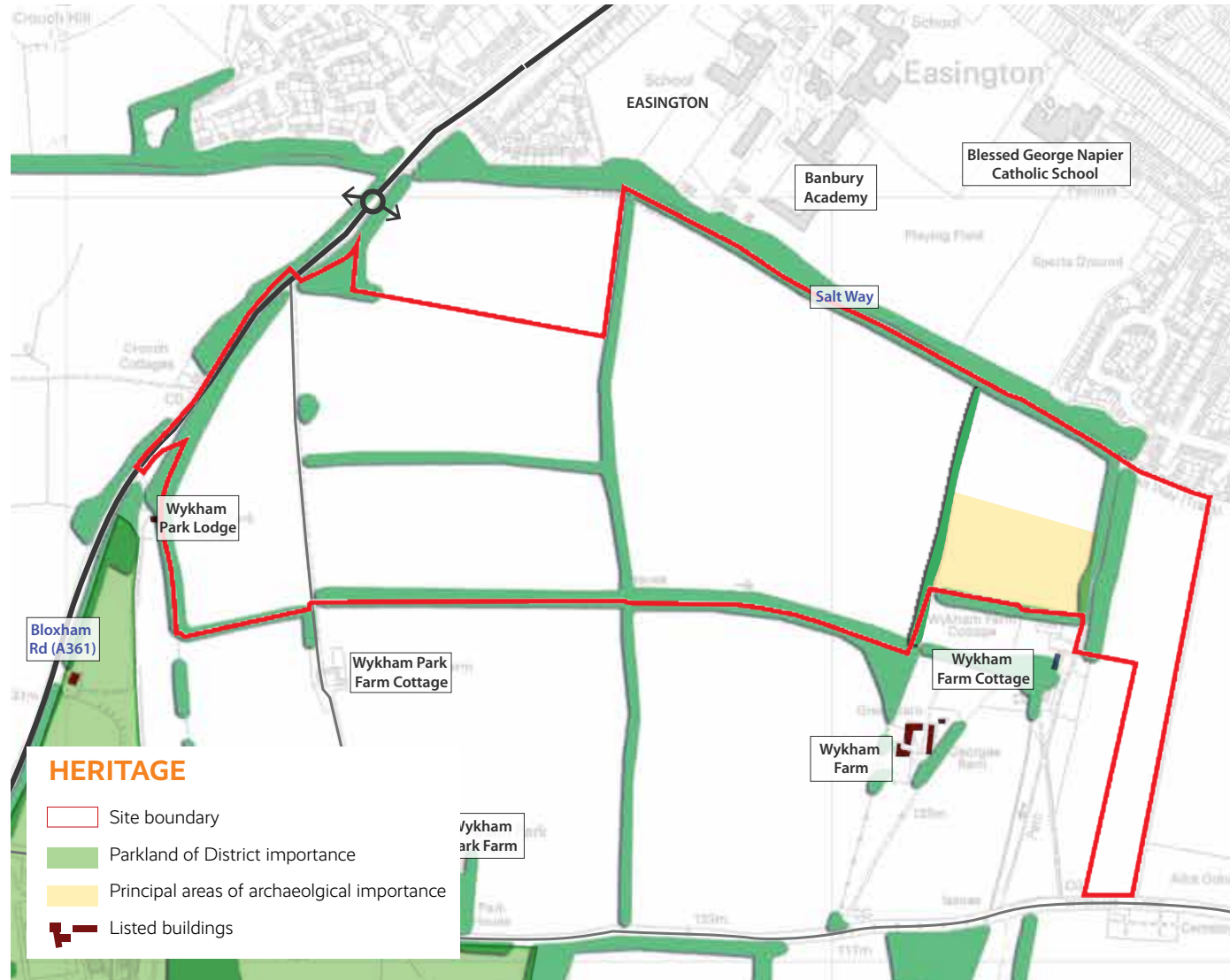
BELOW: View from allotments looking in a northwest direction of the Wykham Park Farm Site

HERITAGE

Intrusive archaeological investigation has identified an area of prehistoric remains dating to the Iron Age and Neolithic periods. The masterplan for the development has been heavily informed by the archaeological potential within the site. An area at the eastern part of the site is kept largely undeveloped, where formal open space uses allow for potential archaeological remains to be preserved in situ.

Wykham Park Lodge sits adjacent to the south western edge of the site, beyond which the land has a more undulating landform with a pastoral, rural estate landscape character with many mature trees, Tudor Hall School and its grounds and Wykham Park (parkland of district importance) contribute to this estate feel. The established parkland is referenced through the landscape led masterplan approach to the site gateway.

The Salt Way – a tree lined track that defines the northern boundary of the site and forms part of the National Cycle Network traffic free route - has historic associations for its previous use as a track along which salt and other goods were transported.



EXISTING CONNECTIONS AND MOVEMENT



1. Bloxham Road (A361) to be re-aligned to form the access into the site. Existing section will be stopped up and downgraded to a local access road with pedestrian and cycle through route only.
2. Existing pedestrian footpath on the north side of Bloxham Road. This footpath connects with nearby residential streets and continues into Banbury town, upgrades to these routes are to be delivered as part of the new developments Victoria Park and Bloxham Vale.
3. Existing Farm track to be re-designed as an emergency access (including cycle/pedestrian access) which connects to the A361 and development spine road.
4. Salt Way is part of the National Cycle Network traffic free route and is known as Route 5 which connects with villages such as Bodicote to the east and Bloxham to the south. The development facilitates additional connections to Salt Way and a new circular section of bridleway through the development.
5. Two existing PRoW 49 and 47 (sections of which will be realigned within the development layout, as shown on the regulating plan).
6. Foot and cycle access to Easington and further north into Banbury Town is provided by Bridleway 11/PRoW 45.
7. New spine road connection point to Barratt David Wilson homes residential development for up to 280 homes, route to link between Bloxham Road in the west and White Post Road in the east.

NATIONAL AND LOCAL DESIGN CONTEXT

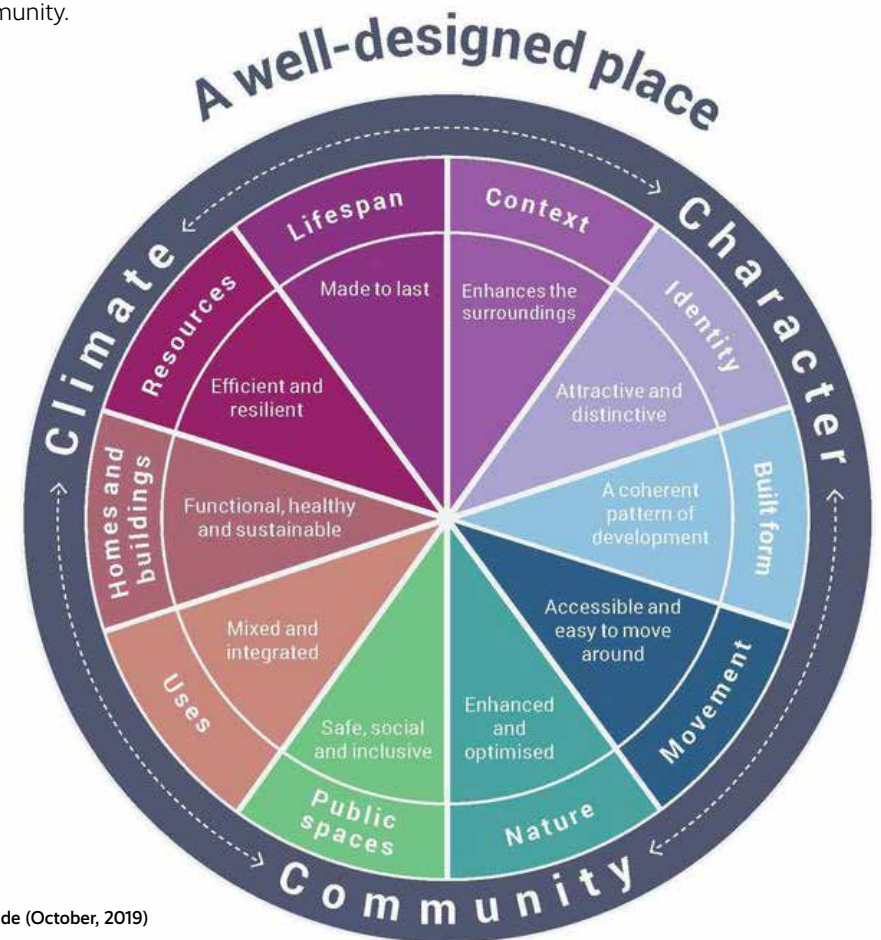
National Design Guidance

The Code has also considered the National Design Guide (NDG) (MHCCG, 2019), in relation to the creation of character and identity within a new place. The NDG adds further explanation to the design sections of the National Planning Policy Framework (NPPF) and Planning Policy Guidance (PPG) and informs local design guidance. The design approach for Wykham Park Farm is in broad compliance with the “10 characteristics”, as established by the NDG.

The guide consists of the following 10 characteristics of a well-designed place:

- Context – enhances the surroundings;
- Identity – attractive and distinctive;
- Built form – a coherent pattern of development;
- Movement – accessible and easy to move around;
- Nature – enhanced and optimised;
- Public spaces – safe, social and inclusive;
- Uses – mixed and integrated;
- Homes and buildings – functional, healthy and sustainable;
- Resources – efficient and resilient; and
- Lifespan – made to last.

The proposed design approach to Wykham Park Farm responds to the features of the site and the surrounding context, in conformity with the NDG. The proposals for the site are integrated into the site’s surroundings, and is aimed to positively engage with its context and the wider strategic development, identifying the core aspects of the local identity to inform the new community.



Local Design Guidance

The guidance established by **Cherwell's Residential Design Guide (2018)** has shaped the design approach for the site from the overarching layout and block pattern, down to the distinctive materials and building typologies proposed for the character areas and distinct frontage types. The table adjacent has been directly influenced by Cherwell's Residential Design Guide, and compiles the key principles from the district wide guidance for establishing a new development. The below principles have informed the approach to the Code, supported by the consideration of relevant local built context:

Macro

Layout:

- To follow Garden suburb principles
- To establish clear order + relationship between residential areas + local centre
- To connect into existing network of streets and footpaths in the wider settlement and countryside
- To prioritise a walkable + cyclable movement network
- To consider urban form and landscape together
- To integrate blue and green infrastructure
- To integrate open spaces and play
- Density to respond to proposed character, land use and role of different areas
- To establish a hierarchy of streets for placemaking and to aid legibility
- To limit cul-de-sacs and private driveways
- Local Centre to be located on main routes to benefit from public transport links + passing trade
- To establish positive edges: use built form and planting to frame views into the development rather than to screen it
- To consider future desire lines and settlement evolution

Block structure:

- To be defined by street network – either informal or formal grid form, reflecting vision for the development
- To assume perimeter block arrangement – creating clear definition between the public realm of the street and private realm of the blocks
- To establish a harmony through a consistent rhythm of the plots, scale and materials
- To create landmarks (buildings/public spaces) to establish a memorable sequence of places and spaces
- To consider orientation and micro-climate in response to sustainability objectives

Streetscene:

- To be locally distinctive with a clear hierarchy and simply organised
- To be welcoming and safe places to walk and cycle – creating active places which encourage human interaction
- To be framed by buildings and landscape including trees:
 - Trees and hedgerows important streetscene features
 - Regular arrangement for a more formal character i.e. tree lined avenues
- To have a comfortable scale with a well-proportioned relationship between street width and building heights
- To accommodate appropriate vehicle movements and car parking without these elements dominating

Micro

LOCAL BUILT CONTEXT

The design approach has been directly shaped by the Cherwell Residential Design Guide (2018) and the local guidance provided for Banbury which states that it is important for new developments on the edge of Banbury to relate well to the town centre and to reflect the building traditions of the town's more distinctive residential areas (Banbury Town / Bodicote).

This local context analysis has informed the approach to creating the character of the spine road's frontages, boundary treatments, enclosure and set-backs. The materials palette, building heights and density strategy across the site has further been informed by the local context.



Banbury: Variation in roof profiles. Use of brick detailing to windows. Mix of textured red brick, stone and render. Predominantly grey tiles.

Banbury Town – Distinctive characteristics:

- A compact core, defined by a clear network of streets and defined frontages;
- Harmony established through a consistent rhythm of plots, scale and materials;
- Variation in roof profiles;
- Use of brick detailing to windows;
- Predominance of (textured) red brick;
- Use of stone, render and buff brick;
- Predominantly grey tiles;
- A pattern of streets with strong frontage development, some with minimal to no setbacks;
- More residential suburbs have verges with regular tree planting;
- Victorian and Edwardian suburbs with greater consistency – typically terraced properties, constructed in local brick; and
- Mid-20th century suburbs follow Garden Suburb principles, with a sense of order established with tree-line avenues and stretches of terrace or semi-detached properties set back from the street behind clearly defined thresholds.

Bodicote – Distinctive characteristics:

- Small historic village 800m east of the site;
- Focused around a high street which has organically expanded over time;
- Characterised by a pattern of streets and lanes closely fronted by terraces and cottages;
- Use of ironstone, slate grey tiles, white painted woodwork;
- Simple flat fronted dwellings along high street;
- Window openings diminish in height as building rises.



Bodicote: Staggered frontages, variation in roof profiles, high sense of enclosure and active frontages.

The immediate context of the site is contemporary with new housing developments currently being delivered as part of the Banbury South West allocation. Whilst reference is taken from the local vernacular in terms of architectural detailing and materials palettes used within the adjacent new developments, a more modern range of materials are also used.

Victoria Park – Distinctive characteristics:

- Simple internal street structure;
- Perimeter block layout;
- Planting at frontage and at key junctions;
- Design distinction along frontages and particularly at the gateway on A361;
- Ironstone traditional “cottage” architecture to be replicated to create Gateway character;
- Southern hedgerow forms the boundary between Victoria Park and Wykham Park Farm and limits visibility between them.



Victoria Park ironstone frontage

Bloxham Vale – Distinctive characteristics:

- Visible from Bloxham Road;
- No retained landscape frontage;
- Mix of house types;
- Predominance of red brick and grey slate tile;
- Traditional features, such as porches, white painted window and doorway recesses, to add architectural interest.
- Metal railings / hedges / brick or stone walls used for boundary treatment same material used as front wall of the house.



Bloxham Vale: Predominance of red brick and grey tiles. detailing including porches and chimneys



Victoria Park: Consistent building line and low hedgerow to front boundary treatment



Bloxham Vale: 1.8 m brick wall to match house materials



Victoria Park: Variation of building line and roof height to create informal “cottage” appearance.

DESIGN VISION

Wykham Park Farm will sensitively respond to its context, providing a considered and appropriate interface that reflects the transition between the urban edge of Banbury and the surrounding rural landscape. The provision of a range of facilities and uses will create a high quality development that responds to the local built context of Banbury Town and more recent adjacent developments; and a well-balanced and vibrant neighbourhood to accommodate energy efficient housing, education, local centre with community facilities and recreational facilities. The development will provide a connected street network, complemented by an integrated network of safe, attractive and varied travel routes, that facilitate connectivity to communities beyond the site and encourage more sustainable active travel choices, such as cycling, walking and horse riding. The community will be designed to promote healthy living and well-being, with everyday uses provided for, encouraging exercise, social interaction and contact with nature.

DESIGN VISION PRINCIPLES

- Providing a landscape gateway that will frame the realigned Bloxham Road and provide a high quality “parkland” entrance responding to the transition between the rural landscape and existing urban extent of Banbury, with buildings complementing the adjacent Victoria Park development through the use of ironstone.
- Connecting to and extending the existing cycle, pedestrian and horse riding network through a series of connected, safe, new and varied routes, retaining the character and significance of the the Salt Way by connecting to it and providing the appropriate development offsets.
- Character will be developed through a balance of consistency and appropriateness of design that reflects the opportunity to deliver a successful interface between the urban edge of Banbury, and the rural landscape, take relevant cues from historic local built form, but also embed modern design and contemporary layouts to provide a differentiated development offer.
- The central spine road structures the core of the built form, with a mix of retail, community, recreation, leisure and education uses provided along its length. Areas of higher built form and density and regularity of frontage address the spine road, punctuated by informal Greenways that provide amenity and ecological interest and pedestrian and cycle connectivity between development parcels.
- The northern and southern extents of the site comprise relatively lower density, lower building heights and a looser built form which together with the location of recreation, play and informal open spaces, provide an appropriate transition to the retained landscape edge features, and the rural landscape beyond the site.

CHARACTER AREAS

There are two principal built character areas – Core and Suburban. The **Core** area reflects the routing of the central spine road through the site, which structures the development form and parcel layout, anchors the mix of uses and provides areas of activity and distinction along its length. The **Suburban** (edge) areas naturally reflect a more informal layout of development, integrated with retained landscape features and strategic open space elements that appropriately define the site extents and provide a soft transition to the rural edge of Banbury and surrounding landscape.

These two principal areas are supplemented by more **detailed “frontage” coding** to provide distinction of built form and to provide additional detail to achieve the required design response within a particular location.

The **Local Centre** is treated as a distinct Character Area.

The **Landscape Code** supplements the presentation of character areas and provides supporting design detail in respect to both larger areas of strategic landscape that contribute to the Vision and to provide both design continuity and distinction within and between character areas.

Comprehensive approach to Character Areas to help articulate the Vision.

- **Central Core** recognised as the most visible and active part of the development anchored by the west-east spine road and the variation of development uses along its length.
- **Suburban Character** areas recognise the transition towards the landscape features that define the northern (Salt Way) and southern (retained woodland/hedgerow) site boundaries which define the rural edges of the site.
- **Character Area Frontages** recognise development edges and areas of activity and interest that require a specific design response.
- Strategic landscape areas include the **Parkland Gateway, Eastern Park, Salt Way** and the **Greenways**, design and delivery guidance for these areas is provided in the Landscape Code. Built frontages to these strategic landscape areas are specifically coded to ensure an appropriate built response to the landscape setting – including the provision of foot, cycle and bridle links.



CHARACTER AREAS AND FRONTAGE TYPOLOGIES

Character area

- Core character area
- Suburban character area
- Local centre

Frontage typologies

- Spine Road frontage
- Gateway edge
- Greenway edge
- Salt Way edge
- Greenway node

Landscape areas

- Parkland Gateway
- Greenway
- Eastern Park
- Salt Way

The Regulating Plan identifies key elements and treatments for which reserved matters applications must conform (unless expressly stated).


- **Land Uses;**
- **Character Areas;**
- **Access and Movement Coding** including:
 - » cross parcel permeability (a vehicular and pedestrian route must be provided between points as indicated, with precise alignment to be agreed through reserved matters)
 - » parcel accesses
 - » leisure route alignment
 - » new bridleway section
 - » emergency access link to spine road (to include lit pedestrian/cycle route)
 - » spine road and primary street typologies and crossing points
 - » bus stops
 - » alignments for PRoW diversions
- **Built Form Coding** including:
 - » formal and informal building frontages
 - » character areas and frontage typologies
 - » key built form articulation
- **Landscape Coding** including:
 - » strategic landscape areas and
 - » Greenways including swale and leisure route (with ped/cycle crossing points).

The Regulating Plan also includes parcel referencing that will help to coordinate the future implementation of the site.















The application of these components across the development is set out further within the Landscape, Access and Movement and Built Form Codes.

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

BOUNDARIES

 Outline planning permission site boundary









MOVEMENT

-  Bus stop
-  School bus stop
-  Foot and cycle connection over swale channel providing connectivity between parcels
-  New leisure route – route to be determined as part of landscaping reserved matters (3m – suitable for pedestrian and cycle)
-  Cross parcel permeability. To be achieved through design of residential streets and footpaths
-  Existing PRow footpaths
-  Existing bridleway
-  New section of bridleway – route to be determined as part of landscaping reserved matters (3m)
-  Crossing point
 Refuge crossing point
 Bridleway crossing point
-  Pedestrian link
-  Route of footpath 47 diversion
-  Route of footpath 49 diversion





STREET TYPOLOGIES

-  Spine road (3m foot/cyclepath and 2m footway)
-  Primary street 1 (3m foot/cyclepath)
-  Primary street 2 – route to be determined as part of reserved matters (3m foot/cyclepath and 2m footway)
-  Schools/local centre loop (2m footway)






ACCESS

-  Existing agricultural access retained
-  Spine road connection to adjacent land
-  Vehicular access to parcels
-  Emergency Access, lit foot and cycle route (4m) within parkland. Route through parcel to spine road to be designed as part of reserved matters for parcel R1.
-  Existing A361 to be stopped up to vehicles. Access retained to pedestrians and cyclists only
-  Allotment access (3m)
-  Point of connection to Salt Way
-  Pedestrian access between existing school and playing fields











LAND USES

-  Residential (parcel reference – R*)
-  Primary school
-  Secondary school playing fields
-  Mixed use (retail, community, residential)



BUILT FORM

-  Primary school frontage
-  Approximate locations of public art
-  Play areas (LAP – indicative location/LEAP/NEAP)
-  Sports pavilion and car parking (marked CP on plan)
-  Foul water pumping station

CHARACTER AREAS AND FRONTAGES

-  Core character area
-  Suburban character area
-  Local centre
-  Spine road frontage
-  Gateway frontage
-  Greenway frontage
-  Salt Way frontage
-  Landmark required at key frontages and corners
-  Consistent (predominantly formal) frontage
-  Staggered (predominantly informal) frontage

GREEN INFRASTRUCTURE

-  Informal open space
-  Sports pitches
-  Existing wood/tree belt
-  Allotments and car parking (marked CP on plan)
-  Swale channel
-  SuDS basin
-  Hedgerow to be retained

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