

Site PR9 Land West of Rutten Lane

Yarnton

REVISED DESIGN & ACCESS STATEMENT



JUNE 2023

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1. Introduction



This revised Design and Access Statement document (DAS) has been prepared to support the existing Outline Planning Application (OPA) submitted in October 2021 by Merton College for a residential-led mixed use development on land to the northwest of Yarnton, Oxfordshire (Cherwell District Council (ref. 21/03522/OUT, hereafter referred to as the Development Proposal).

Introduction

1.1. This Revised DAS follows consultation with statutory consultees and key stakeholders during consideration of the submitted Outline Planning Application OPA for the Site through which a number of key design changes have been made as follows:

- Affordable Housing clusters modified so that they generally do not exceed 15 units;
- Introduction of a revised private/affordable housing mix;
- Updates to the overall layout of the scheme which have improved legibility, simplified unit frontages and garden frontages / backings;
- Amendments to the Sustainable Urban Drainage (SuDS) measures at the centre of the site. To accommodate the proposed change, the public open space at the centre of the site has consequently been enlarged;
- To accommodate this larger area of public open space, the most westerly built form within the Masterplan has been moved approximately 5 metres further west;
- In line with the parameter plans originally submitted, the layout of infrastructure has been modified to continue avoiding the removal of existing vegetation. No additional trees have to be removed to facilitate the proposals described by the revised parameter plans;
- Details of the Community Hub have been developed further;
- The proposed second point of access to Yarnton Residential and Nursing Home has been removed. The route through the development now provides access to the school playing field expansion area;
- Two alternative options are now proposed to facilitate access between William Fletcher Primary School and the

playing fields: Option 1 shows the School and Sanctuary Care sharing the existing access road. Option 2 involving an at-grade route around the western perimeter of the Yarnton Residential and Nursing Home, on land controlled by the College and the County Council;

- A minor boundary change to the school playing fields to simplify access arrangements and to provide a more visible new entrance gate and to allow for a potential greater flexibility of use;
- The maximum height parameter of a development block fronting towards Rutten Lane has been reduced to up to 3 storeys (12.5m to ridge line) to reduce the potential impact on houses to the east;
- Updates to plans to show Footpath (FP 124/9/10) in its correct location; and
- An area of land now shown to be safeguarded for future expansion of Yarnton Medical Practice with access to the Medical Practice amended to suit its operational requirements.

1.2. As a result of these revisions, the submitted parameter plans have been updated and there are consequential changes to the various drawings, diagrams and other illustrative material in this revised DAS.

1.3. This revised DAS (and the revised parameter plans and other submitted drawings) also respond to points made by the CDC Case Officer (Linda Griffiths) in her letter to the Applicant of 22 September 2022 and followed up through subsequent correspondence and discussions.

1.4. The schedule provided at Appendix F sets out the specific changes that have been made to the proposal in view of the above.

Site PR9, Land West of Rutten Lane, Yarnton

1.5. In September 2021, the OPA was submitted to Cherwell District Council (CDC) with all matters reserved, except for the principal means of access. The application (CDC ref. 21/03522/OUT) proposes:

- Up to 540 dwellings (Use Class C3);
- Up to 9,000sq. m GEA of elderly/extra care residential floorspace (Use Class C2);
- Provision of a Community Home Work Hub (up to 200sq. m) (Use Class E);
- Retention and integration of Yarnton Medical Practice into the development, with no changes to the Centre itself proposed;
- Three formal areas for play;
- Green infrastructure based on the retention of veteran trees, public areas for sports, play, food production and habitat enhancement, drainage attenuation (swales and attenuation ponds) and footpath and cycle connections;
- Incorporation of existing hedgerows into the layout, maintaining connectivity with retained and restored historic hedgerows passing through open habitat;
- New tree planting amongst strips of grassland to buffer retained habitats from development and reinforce the movement of wildlife;
- Provision of new playing pitches and amenity space, enabling William Fletcher Primary School to expand within its existing site;
- Two vehicular access points, one to the north via the A44 and the second to the south, via Rutten Lane;
- Provision of two areas (7.8 Ha) of new community woodland;
- Use of part of the retained agricultural land, immediately west of the development area as meadowland (19.3Ha), a higher value habitat requiring sympathetic management to achieve its biodiversity potential;
- Provision of a Local Nature Reserve; and
- Retention of the remainder of the site for agricultural purposes.

The Role of this Revised Design & Access Statement (‘DAS’)

- 1.6. The purpose of this document remains identical to the original version submitted with the application, namely: to communicate the design process and development principles associated with the Proposed Development whilst demonstrating how the site would be developed in accordance with the planning policy requirements and through adopting best practice urban design principles outlined in the National Model Design Code (NMDC) and National Design Guide (NDG). It demonstrates how the local character has been taken into account and how a high-quality development can be achieved in terms of development use, amount, layout, scale, landscape, appearance, access to the Site and the relationship between the Proposed Development and its surroundings.
- 1.7. The document also communicates the collaborative design process undertaken to date including substantial dialogue with CDC officers and members, Yarnton Parish Council (YPC), Oxfordshire County Council (OCC), the Oxford Preservation Trust (OPT) and other key consultees.
- 1.8. The images used in this document reflect the ‘outline’ status of the planning application and will be worked up in detail as reserved matters are progressed, following any grant of outline planning permission. The photos of other schemes are precedent images that aim to give a better idea as to the intended ‘look and feel’ of the final product.

Structure of this Revised DAS

- 1.9. This Revised DAS is structured to reflect the design process which has followed a collaborative process of assessment, evaluation, involvement, design and review with key stakeholders over more than two years. This process followed a clear sequence of design stages including site investigation and analysis to establish a base line of existing conditions to determine constraints and opportunities. This initial stage was followed by the formation of a vision and design concept which was in turn translated into a masterplan framework. Through a process of iterative design testing, masterplan evolution and review an approach has been formulated that suggests a successful layout, character and form of open spaces, built form and the public realm.

- 1.10. Summarising the process undertaken, this Revised DAS is structured as follows;

- Introduction
- Vision
- Site and Context
- Involvement and Evolution
- Design Principles and Concepts
- Summary and Conclusions



The Applicant & Team

1.11. The Applicant has assembled a comprehensive team of specialist consultants that has reviewed and assessed the available technical information relating to the Site and its context in order to accurately and robustly formulate a deliverable Development Proposal. The technical team is identified in the diagram to the right:



2. Vision



How people interact with the spaces they choose to inhabit is a key element of the vision.

Visionary Principles

- 2.1. Our vision is based on a view of how people live now and how they will live in future years. It is focused on the creation of a strong, cohesive community and a belief as to how future communities will function. How people interact with the spaces they choose to inhabit is a key element of the vision; new green and blue infrastructure will enhance the Site's assets and will weave into the existing rural edge setting. Our vision for the built form strives for the highest architectural, urban design and landscape architectural qualities that can forge a strong sense of identity and leave an enduring legacy on the Site.
- 2.2. The vision has also come forward following extensive stakeholder engagement, including a dedicated public consultation programme held face-to-face and online in September and October 2020. Full details are set out at Appendix B

Narrative

- 2.3. The design narrative is focused on creating a healthy and stimulating 21st Century place to live, learn and grow; it is about catering for who we are and how we live, today and in the future. The vision and narrative should be used to assign appropriate masterplanning components (block structures, building typologies, street typologies, architecture and landscape choices) that will best deliver the ambitions for the Site as a means for achieving healthy and enriched everyday lives.
- 2.4. The narrative for the Site is forward-thinking, it seeks to accommodate emerging trends and takes inspiration from proven current best practices (for example, schemes that have won the Housing Design Awards and those upheld as best practice by notable commentators including the Town and Country Planning Association and the Design Council). Spatially, specific approaches to development are assigned to particular areas of the Site through the placemaking strategy. Local cultural heritage influences will be applicable to assist in guiding development decisions (e.g. materials and building forms) but direct and deliberate 21st Century design decisions should be taken to formulate detailed proposals based on this outline structure.





Wellbeing

The mix and quality of uses and infrastructure proposed must support the formation of a happy and healthy community. Future residents should be empowered to live lives that are enriched with positive and meaningful activities that are of individual and collective benefit.

Essential community facilities should be within easy, uncomplicated reach and fully-accessible via active travel modes. A comprehensive network of attractive and direct pedestrian and cycle routes should be provided through the development that allows for both access to facilities and interesting and varied routes for exercise and wellbeing.

A network of varied green spaces and public realm should be provided that allows for a range of community functions to take place including growing food in allotments, areas to relax and exercise in, as well as space for sports and play.

Open spaces and community uses should be planned to be immediately accessible from people's front doors and for all ages and social groups. Proposals should also recognise the future perspective for the community ensuring development decisions that will benefit a healthy lasting community.



Character

The identity and character of the Site should strike a balance between responding to the local vernacular and the highest standards of best practice (as outlined by the NMDC and NDG) in order to achieve an enduring high quality legacy for the Site.

A strong, coherent and appropriate architectural style should be developed, which reflects the vernacular of local materials and architectural language, with a landscape strategy that is founded on retaining important landscape assets on the site (including trees and hedgerows) and uses locally-distinctive landscape types and plant species to complement retained features.

Within the overall approach to character there should be localised variations that reflect particular site characteristics and allow development to integrate into the existing landscape rather than reinventing it.

Built and landscape elements should be designed together to ensure a strong composition and characterful living environment. The design of boundary treatments and the relationship between development edges and the countryside beyond are important elements that need careful consideration to ensure that the development responds successfully to context. The use of building and landscape to frame and terminate key views, movement corridors that incorporate planting, retained and new trees, buildings that are arranged to overlook streets to ensure a clear distinction between public and private open space will make for a successful and characterful development.



Legacy

Merton College was the first fully self-governing College in the University of Oxford, founded in 1264 by Walter de Merton, sometime Chancellor of England and later Bishop of Rochester. The College therefore has a longstanding interest in the success, health and wellbeing of the local area, and as such its vision for land at Yarnton is firmly rooted in creating a strong, cohesive community extension to Yarnton, whilst embedding a series of environmental, community and design principles that allow its residents to thrive.

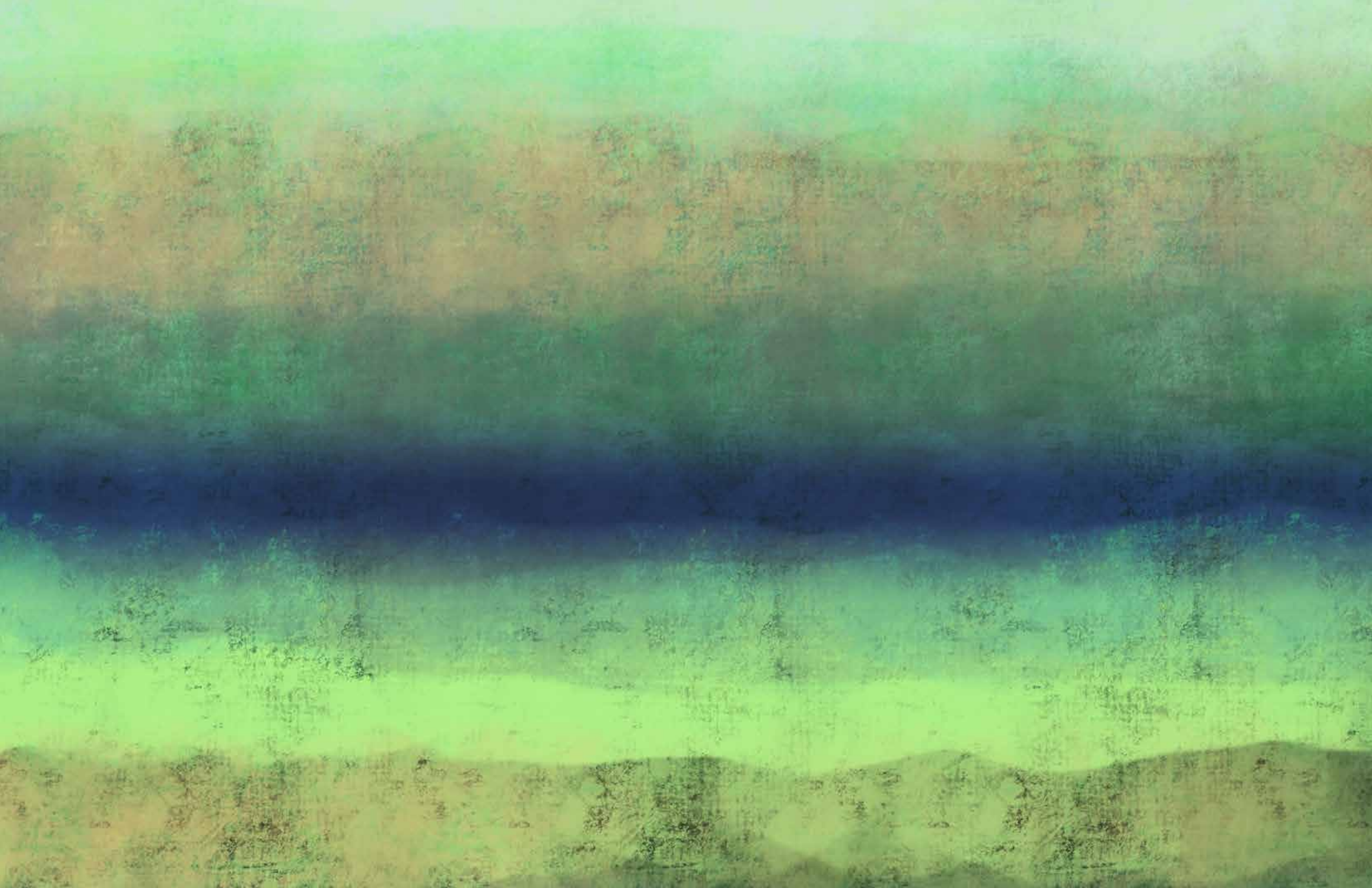
Its environmental legacy will include a 15%+ biodiversity net gain, a high-quality play, recreation, education and access to nature strategy, and minimising energy use and emissions, with the intention of delivering a demonstration net zero carbon Community Hub. Its community legacy involves a cohesive relationship with the existing residents of Yarnton, whilst maximising social interaction and sense of community through the provision of a flexible Community Hub, allotments, flexible grow zones, high quality play, community open spaces all under the long term control of a Community Trust.

Its design legacy will provide a cohesive and distinct place with lively streets, landmark buildings, generous green infrastructure and a focus on promoting active travel as a daily solution. Appendix C sets out in more detail the approach to delivering legacy and stewardship over a three stage process, and identifies the land to which different approaches would apply.



3. Site and Context

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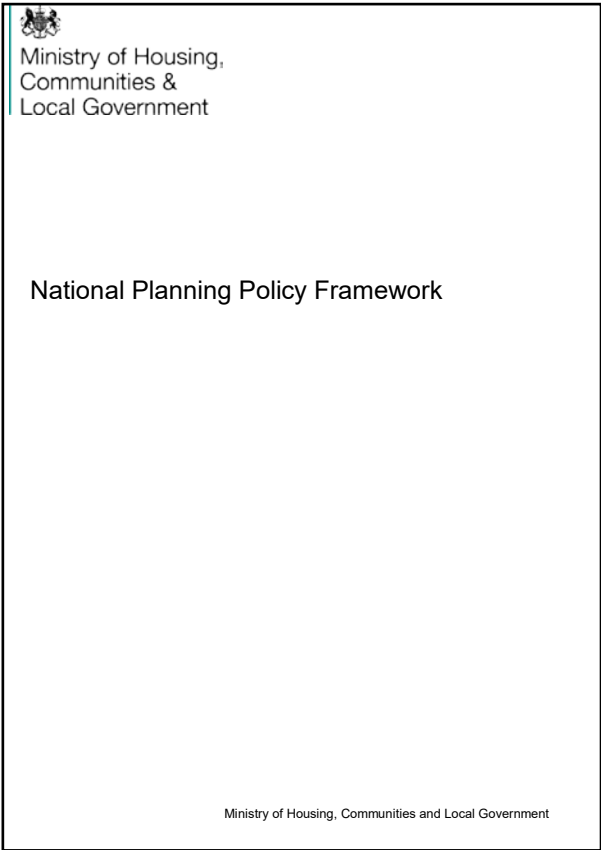


Planning Context/NPPF

The National Planning Policy Framework 2021 (NPPF)

- 3.1. The NPPF is underpinned by the presumption in favour of sustainable development.
- 3.2. NPPF Paragraph 110c states that the design of streets, parking areas, other transport elements and the content of associated standards reflects current national guidance, including the National Design Guide and the National Model Design Code.
- 3.3. NPPF Paragraph 119 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses.
- 3.4. NPPF Paragraph 126 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve, and that, good design is a key aspect of sustainable development.
- 3.5. NPPF Paragraph 130 states that planning policies and decisions should ensure that developments;
 - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) 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;

- e) optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 3.6. NPPF Paragraph 131 highlights the important contribution that trees make to the character and quality of urban environments as well as highlighting that they can help mitigate and adapt to climate change. It states that planning policies and decisions should ensure that new streets are tree-lined that opportunities are taken to incorporate trees elsewhere in developments, that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible.
 - 3.7. NPPF Paragraphs 132-136 emphasise the consideration of design quality through the evolution and assessment of development proposals. They state that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.





Planning Context / PR9

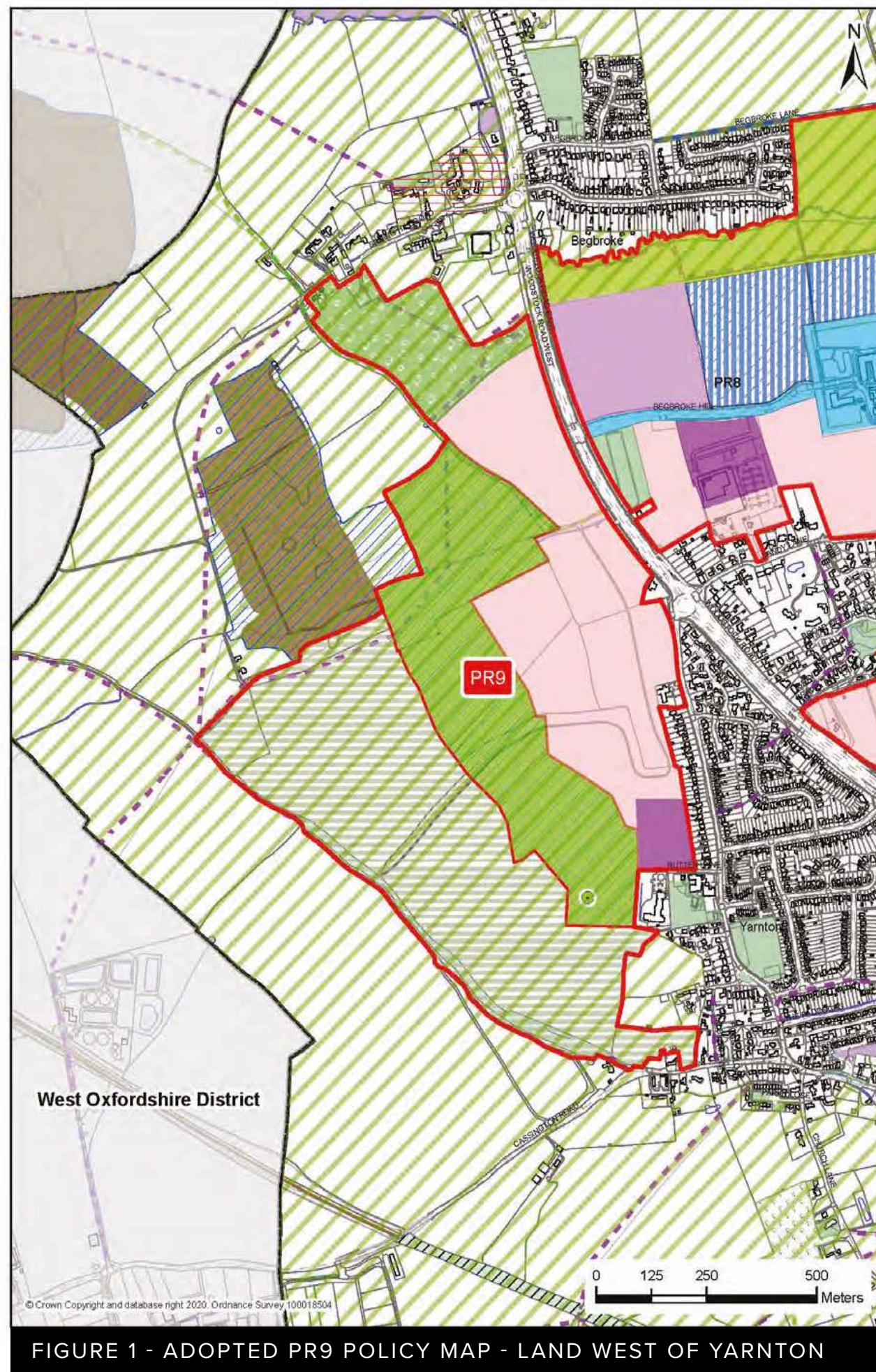
The Cherwell Local Plan 2011-2031 (Part 1)

3.8. This was adopted in July 2015 and sets out the vision and strategy for the development of the District through to 2031. It sets out why, where and how Cherwell will grow over the coming years and contains policies to help deliver the Plan's vision. The Council subsequently committed to working with all other Oxfordshire local authorities to address the need for housing across the Oxfordshire housing market area recognising that Oxford may not be able to accommodate the whole of its new housing requirement for the 2011-2031 period within its administrative boundary. This triggered a 'Partial Review' of the Local Plan.

The Cherwell Local Plan 2011-2031 Partial Review – Oxford's Unmet Housing Need

3.9. This was submitted to the Secretary of State for Housing, Communities and Local Government for formal examination in March 2018 and was finally adopted in September 2020. This provides a vision and strategy to help meet Oxford's unmet housing need within Cherwell in a way that achieves sustainable development and includes policies for strategic development sites to provide the required homes.

3.10. Development of the Site known as 'Land West of Yarnton' is guided by Policy PR9 and its associated Policies Map. In addition, there are various general policies which seek to guide the development, ensuring it delivers the mix of homes that are needed and is supported by the necessary infrastructure.

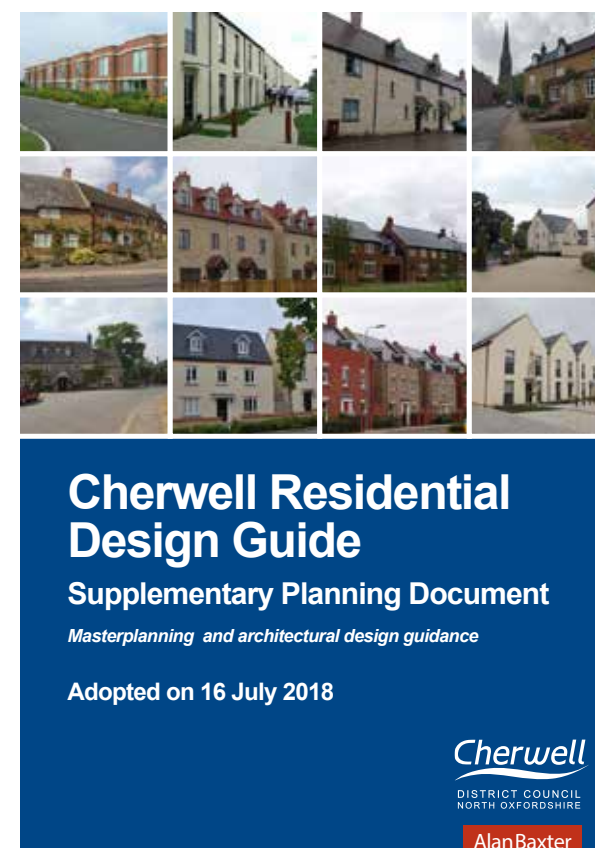


LEGEND

- Site Boundary
- Ancient Woodland
- Cherwell District
- Community Woodland
- Conservation Areas
- Existing Begbroke Science Park
- Existing Green Space
- Historic Parks and Gardens
- Land Reserved for Employment
- Local Nature Reserve
- Local Nature Reserve
- Local Wildlife Site
- NERC. Act S41
- New Green Space / Parks
- Primary School Use
- Public Bridleway
- Public Footpath
- Restricted Byway
- Residential
- Retained Agricultural Land
- Revised Green Belt
- Secondary School Use
- West Oxfordshire District

Cherwell Residential Design Guide Supplementary Planning Document (SPD)

- 3.11. Adopted in July 2018, the Residential Design Guide SPD provides further explanation and guidance in relation to Policy ESD15 of the Cherwell Local Plan. It outlines that it is a technical guide intended to provide clarity and certainty on design standards.
- 3.12. The SPD explains that it is designed to promote a holistic approach whereby proposals respond to the site and context. The Guide outlines that it sits within a suite of planning documents which will be relevant to guide site planning and design.



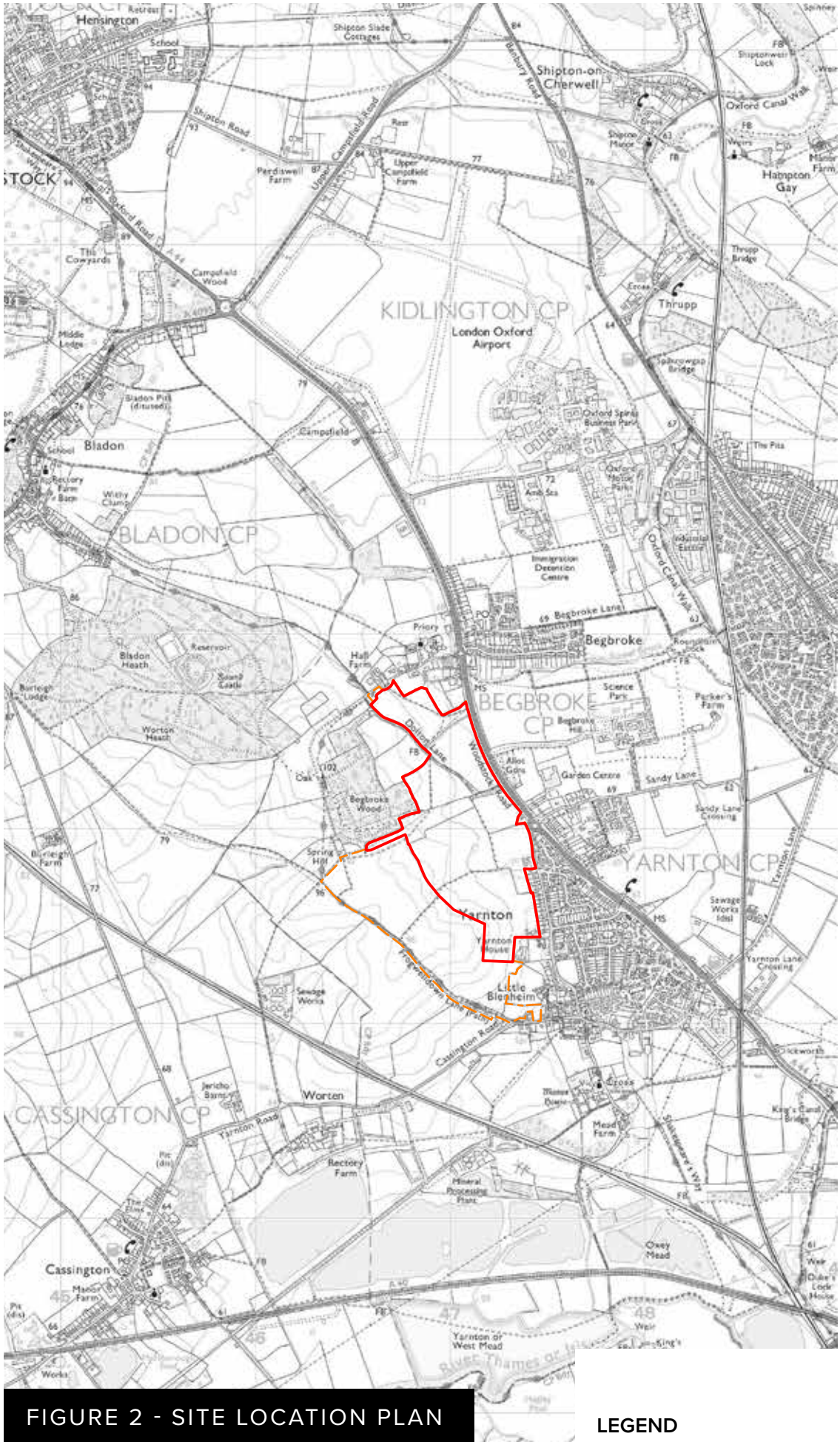
PR9 Land West of Yarnton Development Brief

- 3.13. Adopted in November 2021, the PR9 Development Brief provides a review of the site's context and its key constraints and opportunities. Based on this analysis, the Development Brief goes on to provide a site-specific vision and sets out comprehensive development principles addressing land use, character, layout, green infrastructure, movement, utilities, healthy place making and sustainable design.
- 3.14. The PR9 Development Brief was produced in collaboration with Merton College's technical design team whose involvement supported the College's proposal for the Local Plan site allocation, as early as 2018. It is important to note that at the point that this collaborative process began, the scheme proposals had already been developed to an advanced level, well before the OPA was submitted in September 2021. The design team supplied technical information to the team producing the development brief, particularly around constraints, as well as feedback from ongoing stakeholder dialogue with consultees (e.g. highways and drainage authorities).



Site & Context Description

- 3.15. The PR9 allocation area extends in total to 98.20ha and comprises predominantly farmland lying to the west and north of Yarnton. The Application Site (identified in red on the plan opposite) forms 59.29ha of the PR9 allocation area. Under Policy PR9, part of the Application Site (30.98ha) is to be retained as Green Belt. A comprehensive analysis of the site and its context is set out at Appendix A.
- 3.16. The north-eastern edge of the allocated area is defined by the built-up edge of Rutten Lane and the A44. There is direct frontage to Rutten Lane, as well as the rear boundaries to the residential properties on the southern part of Rutten Lane. Yarnton Medical Practice and associated car park also lies within the allocation. Beyond that, the boundary runs adjacent to the access road serving both William Fletcher School and Yarnton Residential and Nursing Home. It then runs adjacent to College Mead and incorporates Hill Farm and some limited frontage to Cassington Road. The south west boundary is formed by Frogwelldown Lane, an historic public footpath (ON-1454) which rises gently towards Hanborough from Cassington Road. To the north, the edge of the allocation is formed by Begbroke Wood, a designated ancient woodland. A further footpath (ON-1453) curves across this part of the Site. The boundary is then defined by Dolton Lane bridleway (ON-959) before turning through open farmland back to the A44. A further footpath (ON-8973) clips the northern parcel close to Begbroke. Public access is therefore possible, adjacent to, and across significant areas of the site; notably Dolton Lane which runs NW to SE through part of the development area, and which will be extended as part of the proposal. The Site is located on an east and north-east facing slope; where it abuts the western edge of Yarnton, it is very shallow with the steepness increasing moving westwards and to the south.
- 3.17. The Site is within an area of historic agricultural land including historic field systems. There are 30 hedgerows within the Site. The hedgerows beyond the Frogwelldown Lane and Dolton Lane are found principally in the Site’s northern half, although they vary in their visual and physical landscape strength. The Site is characterised by trees along field boundaries, with pedunculate oak being the most frequent species.



EXISTING AGRICULTURAL FIELDS
LOOKING SOUTH FROM THE PROW



- 3.18. Yarnton itself is some 2km west of Kidlington and 6.5 km north of Oxford. The A44 runs to Oxford in the south and northwards to Woodstock. The western edge of Yarnton is served by Rutten Lane which accesses Cassington Road / Yarnton Road to the south and the A44 at its northern extent. The site is 4.5km from Oxford Parkway, on the Oxford to London Marylebone line. Yarnton and the Application Site are therefore well-connected to the employment opportunities of Oxford, as well as to a range of facilities in nearby Woodstock and Kidlington. There are seven state-funded primary schools within a two-mile radius of the site and one, William Fletcher, is immediately adjacent. Four Primary Schools are located in Kidlington.
- 3.19. There are two secondary schools within a three-mile radius. Yarnton also has a small supermarket, post office, farm shop, hairdresser and two pubs. The Yarnton Medical Practice on Rutten Lane, is within the site allocation, but will not be altered by the Proposed Development. The northern half of the site lies opposite site 'PR8' on the eastern side of the A44; PR8 is allocated as a new urban neighbourhood on 190 hectares. The University of Oxford's Begbroke Science Park lies at the centre of this allocation. The PR8 development will have a strong functional relationship with PR9 (and vice versa).



FIGURE 3 - CONTEXT PLAN

- LEGEND**
- PR9 Policy Boundary
 - Application Site Boundary

Constraints & Opportunities

- 3.20. The findings of the survey, appraisal and technical work completed to date have established that the Site is a suitable location for a residential-led development, which could be brought forward without giving rise to significant environmental effects.
- 3.21. In terms of movement, there are no constraints associated with providing access to the Site by private vehicle and it can be readily accessed from the local adopted highway network. The Site is a sustainable location and benefits from local pedestrian and cycle connections.
- 3.22. The Site is relatively unconstrained with regard to nature conservation and ecology with veteran trees protected and retained, whilst suitable mitigation measures are implemented. A proposed programme of habitat enhancement and creation will result in a positive impact and net gain for nature conservation and ecological value at the local level, when implemented through an appropriate management regime.
- 3.23. It is important that the development is permeable, opening up public access across the Site and strengthening links between Yarnton and the local countryside. A new street hierarchy, drawing upon the characteristics of the surrounding area and comprising a range of building types and styles that harmonise with the local vernacular, will be key in achieving these aims.
- 3.24. Furthermore, a high quality and vibrant development, having its own identity, making efficient use of land through the application of appropriate densities, will create a sustainable and balanced residential community. This should offer a range of family house types, sizes and tenure which will be dispersed amongst greens and spaces that have landscape themes, where possible incorporating existing landscape features into the Development Proposal.

































VIEW FROM RUTTEN LANE WITH MEDICAL PRACTICE ON THE LEFT



BRIDLEWAY ACCESS TOWARDS THE A44 WOODSTOCK ROAD

LEGEND

-  PR9 Policy Boundary
-  Application Site Boundary
-  PR8 Boundary
-  1m Contours
-  Slopes
-  Drainage
-  Risk of Flooding Surface Water
-  Green Belt
-  Local Wildlife Site
-  District Wildlife Site
-  Ancient Woodland
-  Existing Hedgerow / Trees / Woodland
-  Veteran Trees
-  5m Offset to Historic Dalton Lane Hedgerow
-  Reinstated Historic Hedgerow
-  Ridge and Furrow
-  Grade II Listed Building
-  Existing Buildings within Policy Area
-  PRoW Footpath
-  PRoW Bridleway
-  National Cycle Route 5
-  A44 Corridor
-  Noise
-  A44 Frontage
-  Vehicular Access Point
-  Cycle / Pedestrian Access Point
-  Overhead Electric Lines
-  Thames Water Sludge Rising Main
-  Foul Water Rising Main
-  Long Range Views

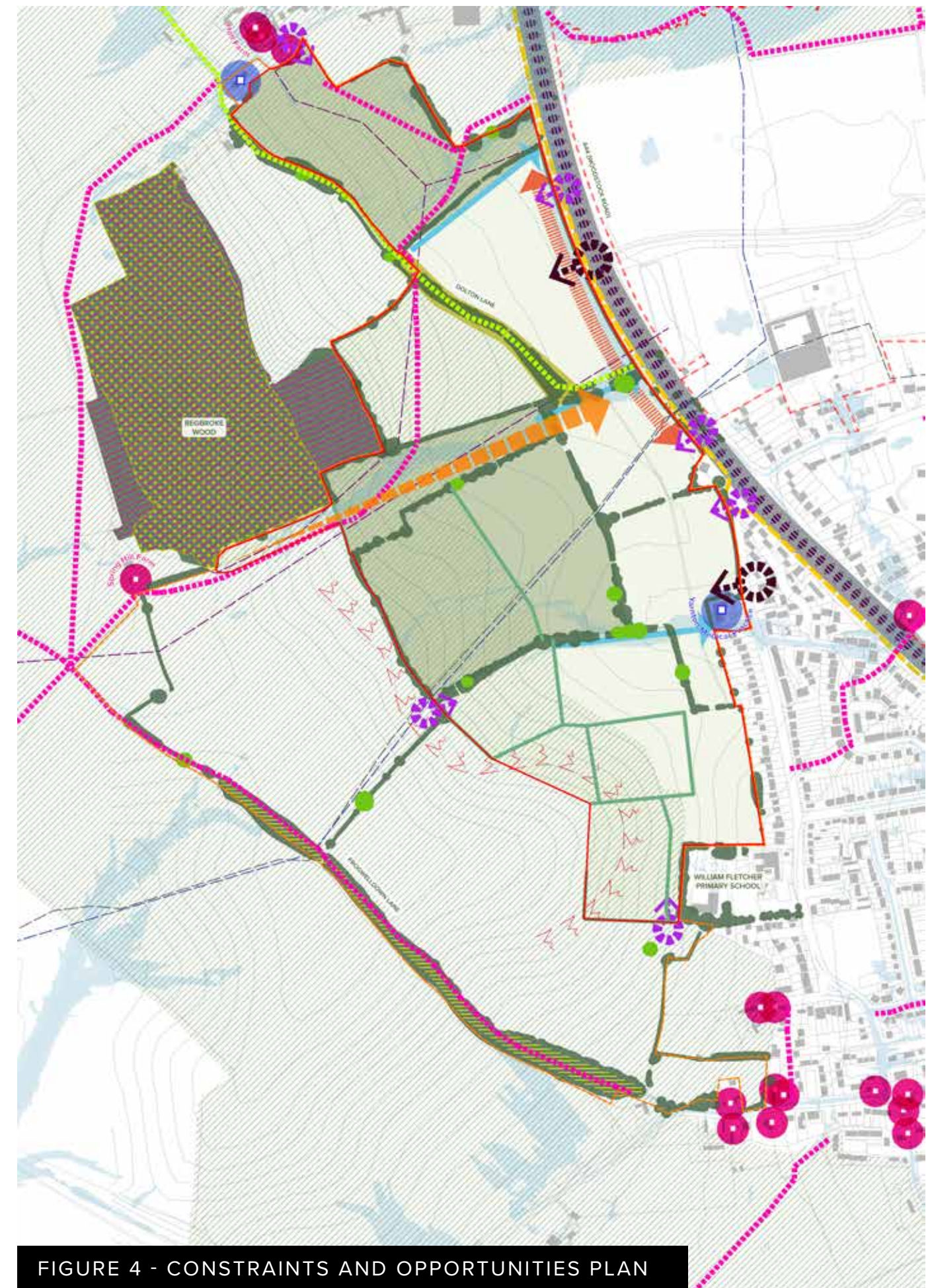


FIGURE 4 - CONSTRAINTS AND OPPORTUNITIES PLAN

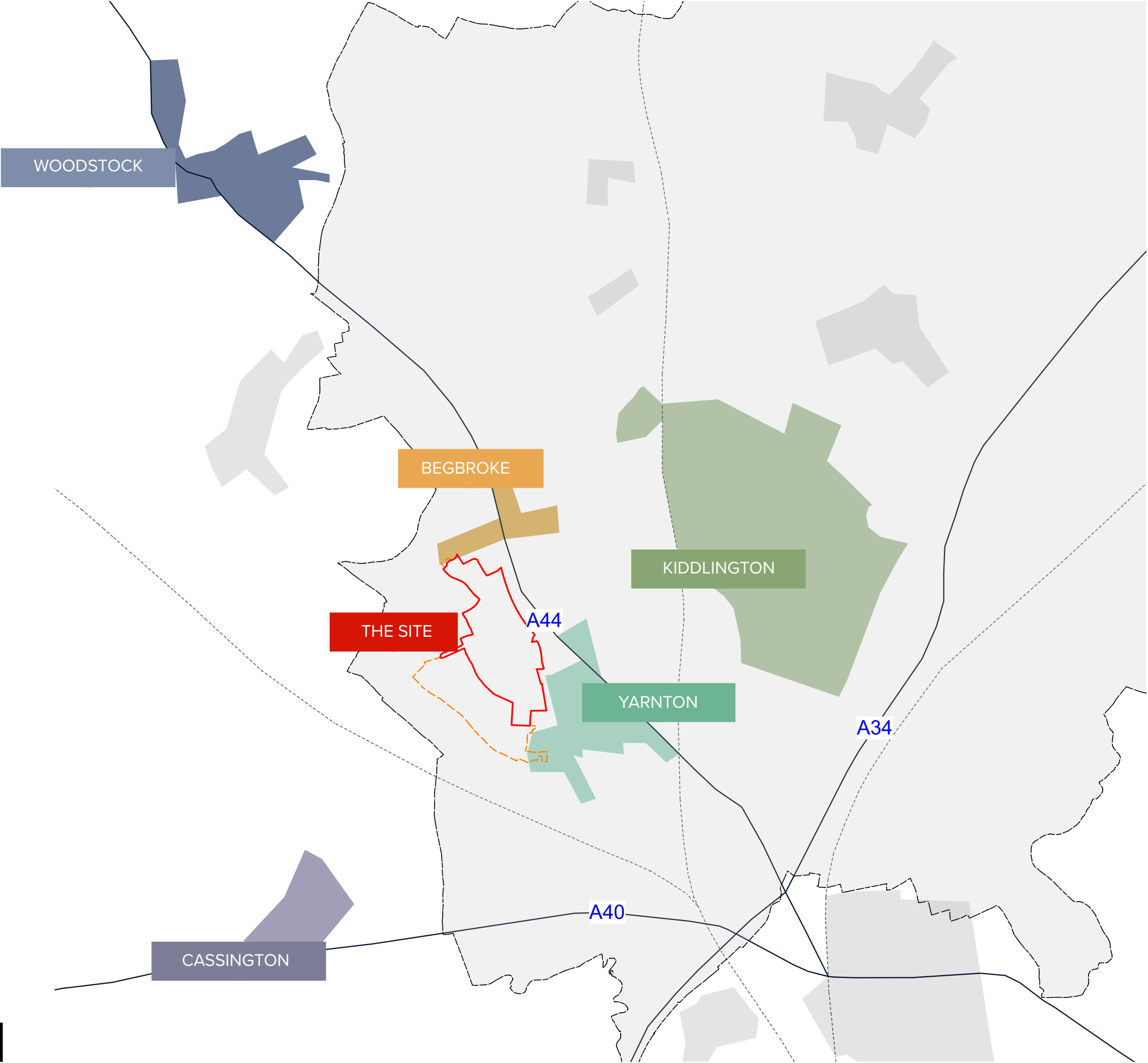
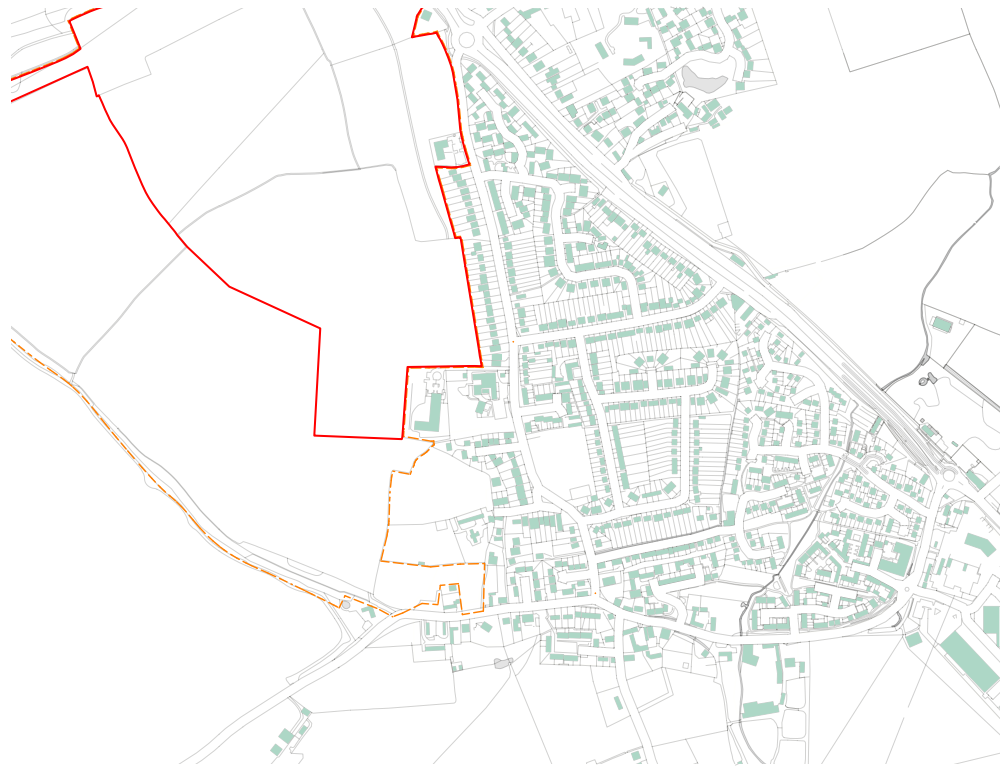


FIGURE 5 - LOCAL CHARACTER PLAN

Yarnton

Urban Form



Housing Typologies



Boundary Treatment



Materials



Medium red brick



Reconstituted Stone



Cream / colour render



Brown roof tiles



Red roof tiles

3.25. Yarnton is characterised by suburban low and medium density housing on a wide variety of plot sizes typically with a generous set back from the road edge. There is no obvious centre to Yarnton and the predominant street typology is the suburban street.

3.26. Building setbacks allow for wide, planted front gardens on detached and semi-detached units typically with planted and/or walled boundary treatments.

3.27. There is a variation in the use of materials, colours and architectural details depending on the typology. The use of brick is common across the different typologies and there is some use of more traditional stone or reconstituted stone facades to match the local stone.

Urban Form



Housing Typologies



Boundary Treatment



Materials



Cream / colour render



Stone



Medium red brick



Brown roof tiles



Red roof tiles

3.28. Begbroke provides a variety of traditional and suburban low and medium density buildings on a wide variety of plot sizes. Typically newer buildings have a more generous set back from the road, while traditional buildings are immediately adjacent.

3.29. Begbroke is dissected by the A44 Woodstock Road with the historic core of the village being located on the western side and its suburban growth to the eastern side.

3.30. The older historic side of the village (part of which is a Conservation Area) is dominated by the use of stone throughout. On the eastern side of the village there is greater variation with use of render and lighter brick colours.

Cassington

Urban Form



Housing Typologies



Boundary Treatment



Materials



Cream / colour render

Stone

Reconstituted Stone

Brown roof tiles

Slate roof tiles

- 3.31. The historic core of Cassington centres around a traditional village green with fine-knit, low rise stone dwellings with slate roofs on a dense network of streets. Beyond the main core of the village, the settlement is characterised by suburban low and medium density housing on a wide variety of plot sizes typically with a generous set back from the road edge.
- 3.32. Building setbacks allow for wide, planted front gardens on detached and semi-detached units typically with planted and/or walled boundary treatments.
- 3.33. The historic core of the village is characterised by the use of stone throughout whilst in its suburban fringe there is common use of render, light brick and some reconstituted stone.

Urban Form



Housing Typologies



Boundary Treatment



Materials



Stone Light brick blend Reconstituted Stone Brown roof tiles Red roof tiles

3.34. Kidlington is a large suburban area to the north of Oxford. It is characterised by suburban low and medium density housing on a winding network of streets extending from A4260 Oxford Road which effectively forms a high street through the settlement. The area around Church Street forms a historic heart to the settlement.

3.35. Dwellings are situated on a wide variety of plot sizes and typically with a generous set back from the road edge that allow for generous, planted front gardens typically with planted and/or walled boundary treatments but also open with front gardens running straight to the street.

3.36. There is a variation in the use of materials, colours and architectural details depending on the typology including the use of light brick as well as stone or reconstituted stone facades.

Woodstock

Urban Form



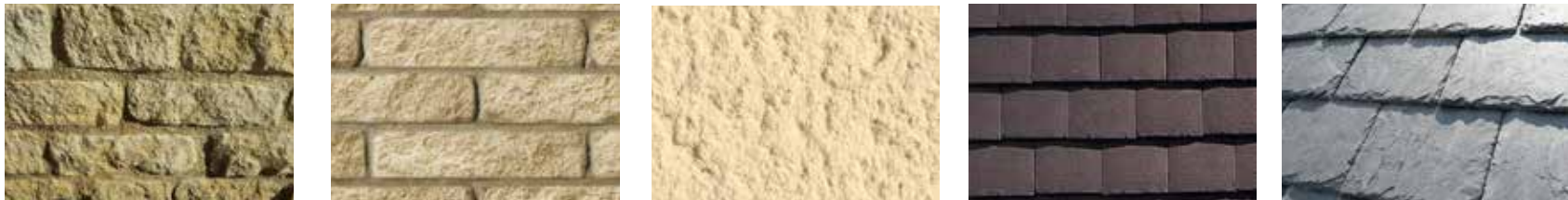
Housing Typologies



Boundary Treatment



Materials

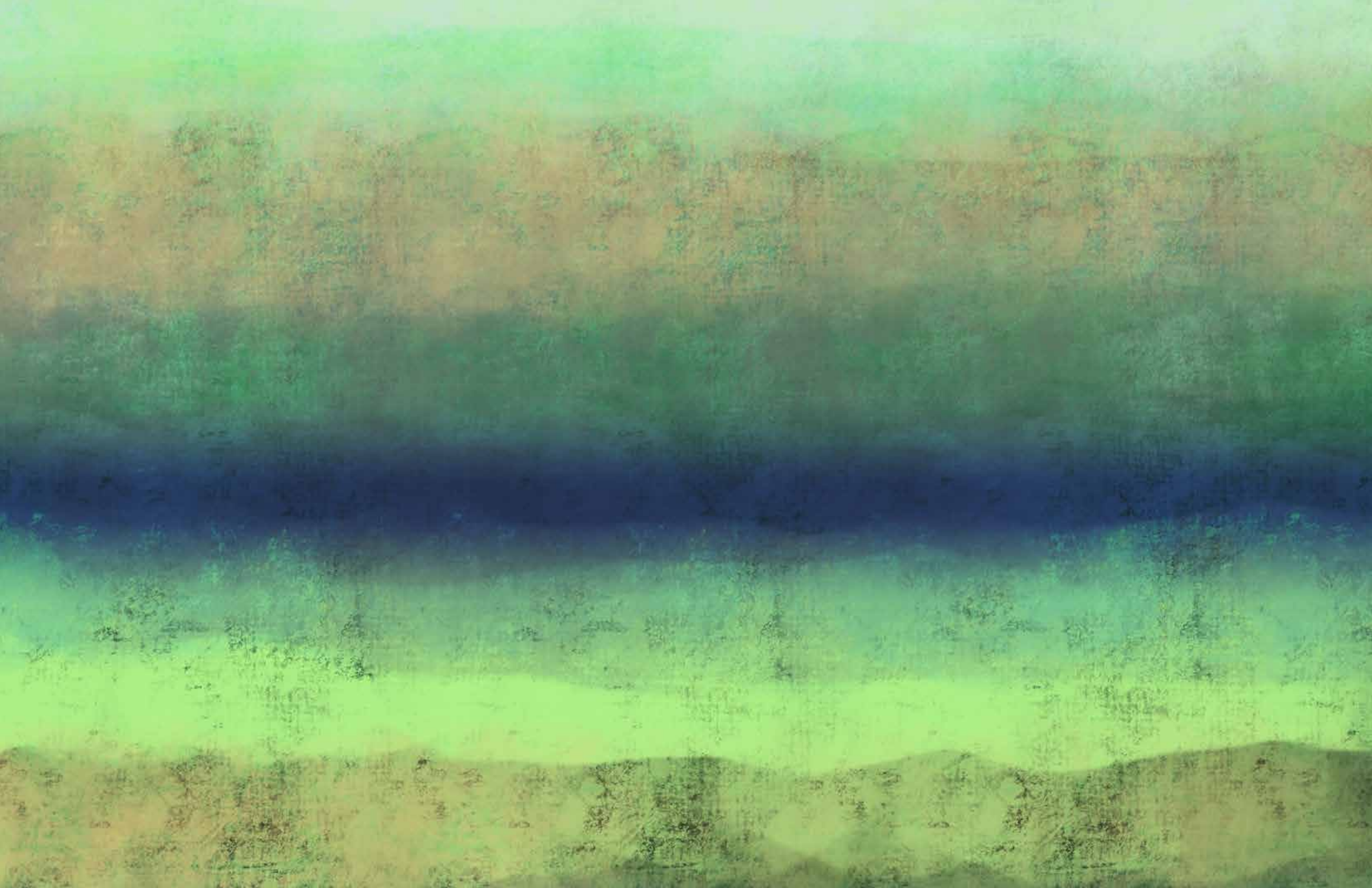


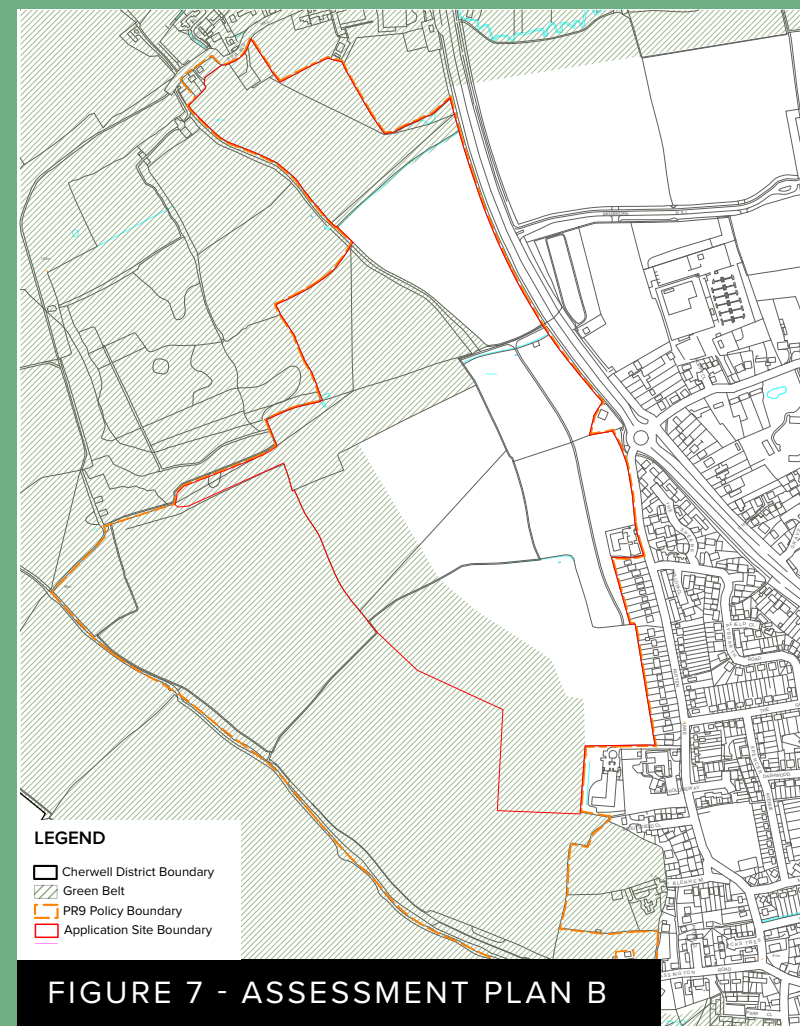
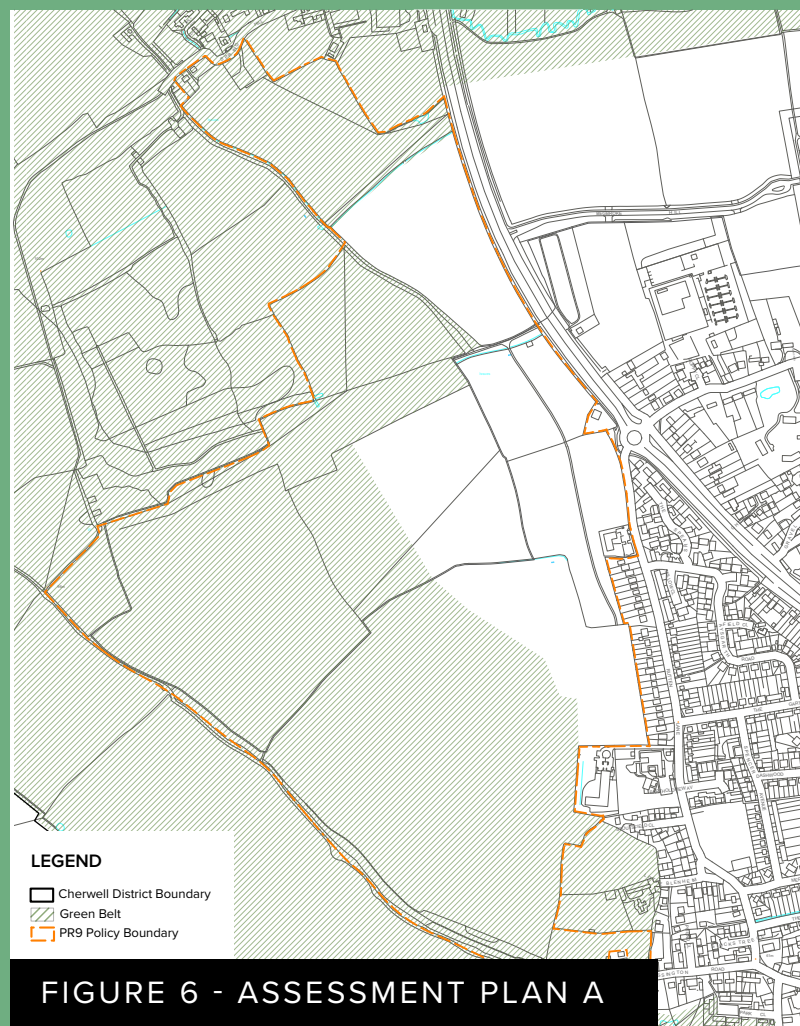
Stone Reconstituted Stone Cream / colour render Brown roof tiles Slate roof tiles

- 3.37. Woodstock is a historic market town to the north west of Yarnton. The town, which includes many Listed Buildings, is immediately adjacent to Blenheim Palace, a country house built in 18th Century and a UNESCO World Heritage Site.
- 3.38. Woodstock is characterised by traditional and characterful high density stone buildings from 18th and 19th Century on a tight knit fine grain of streets centred around the main market place and eastern gates to Blenheim Palace.
- 3.39. Beyond the historic core, Woodstock has expanded into suburban areas to its fringes with medium-low density detached and semi-detached housing set within generous plots.
- 3.40. The historic core of the village is characterised by the use of stone throughout whilst in its suburban fringe there is common use of render, light brick and some reconstituted stone.

4. Green Belt Assessment & Landscape Proposals

GREEN BELT ASSESSMENT	30	HEALTH & WELLBEING STRATEGY	36
THE AREA OUTSIDE THE REVISED GREEN BELT	31	Social	36
THE AREA INSIDE THE REVISED GREEN BELT	31	Environment	36
LANDSCAPE & PLAY	32	Recreation	36
GREEN CORRIDORS	32	Play	36
GREEN & BLUE INFRASTRUCTURE	34	Education	36
		Open Space	38





Green Belt Assessment

4.1. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence (paragraph 137, NPPF).

4.2. Green Belt serves five purposes (paragraph 138, NPPF):

- to check the unrestricted sprawl of large built-up areas;
- to prevent neighbouring towns merging into one another;
- to assist in safeguarding the countryside from encroachment;
- to preserve the setting and special character of historic towns; and
- to assist in urban regeneration, by encouraging the recycling of derelict and other urban land.

4.3. The National Planning Policy Framework 2021 (NPPF) establishes that Green Belt boundaries should only be altered where exceptional circumstances are fully evidenced and justified, through the preparation or updating of plans (paragraph 140, NPPF). The adopted Cherwell Local Plan (Part 1) Partial Review explains that there are exceptional circumstances for development in the Green Belt to help meet Oxford's needs within Cherwell. Other examined options would not deliver development that specifically relates to Oxford in the same way and would not deliver the Plan's vision.

4.4. As required by national policy, the adopted Local Plan (Part 1) Partial Review has demonstrated that there are exceptional circumstances to provide for development in the Green Belt in order to meet Oxford's unmet housing needs.

4.5. All of the sites which have been identified for development within the Local Plan (Part 1) Partial Review lie within the Oxford Green Belt. Given the identified exceptional circumstances, which include the urgent and pressing need to provide homes for Oxford and in particular the exceptionally high need for affordable homes, all of these sites (either in full or in part) have been removed from the Green Belt. In accordance with the above, the Local Plan Review has removed 27 hectares of land from the Green Belt within the adopted Site Allocation PR9 boundary. Figure 5 shows the PR9 allocation boundary relative to the revised Green Belt.

4.6. As identified above, not all of the PR9 allocation area is subject to the proposal applied for under the Outline Planning Application. Figure 6 shows the Application Site boundary relative to the PR9 Allocation and the revised Green Belt boundary. Figure 8 shows the PR9 allocation boundary, Application Site boundary and Green Belt overlaid onto the landscape proposals for the site

4.7. The Development Proposal has been formulated in accordance with the PR9 Allocation and the revised Green Belt boundary, with the outline proposal coming forward in the appropriate locations to respect the retained Green Belt. As such, the application site is split into two principal areas:

- The Area outside the revised Green Belt; and
- The Area inside the revised Green Belt.

The Area outside the Revised Green Belt:

4.8. Proposed development will be focused inside the area removed from the Green Belt (effectively the 'development area'). A proportion (shown in pink on Figure 7) is intended to accommodate the built form (i.e. buildings and streets) with the remainder of the development area being used to provide green infrastructure.

The Area inside the Revised Green Belt:

4.9. The retained Green Belt area within the Application Site boundary is proposed to provide green infrastructure in order to enhance the Green Belt and to provide an opportunity for more beneficial use of the Green Belt land within the site. The proposal for the area inside the Green Belt does not include any 'inappropriate development' deemed harmful to the Green Belt and which should not be approved except in very special circumstances; for example, there are no new buildings (paragraph 149, NPPF).

4.10. In accordance with the requirements of Policy PR9, the Development Proposal for the area inside the Green Belt includes a community woodland. This will provide a new native woodland planted to increase ecological value and protect and preserve the existing Begbroke ancient woodland. The community woodland will provide a buffer to Begbroke and take on characteristics of the Begbroke Wood, using native trees and shrubs. Bark mulch pathways will be provided through the new woodland and a timber post and rail fence will line the proposed woodland edge. A 2m high wire mesh fence will be installed around Begbroke Wood to preserve this important historical and ecological asset.

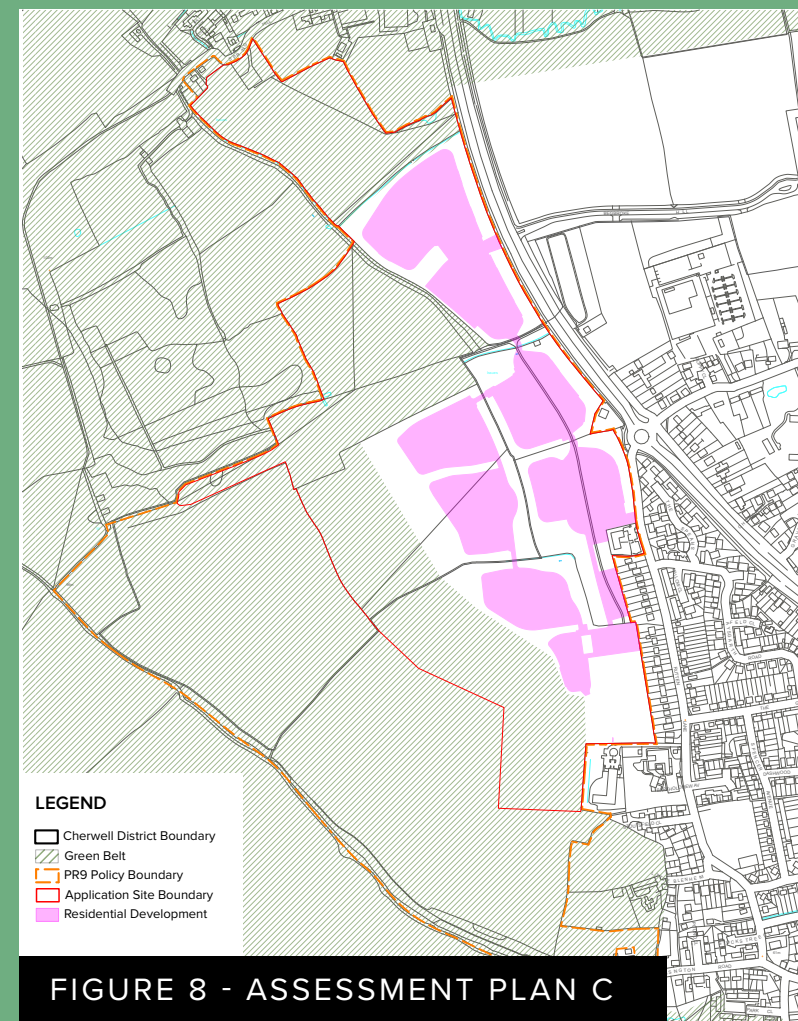


FIGURE 8 - ASSESSMENT PLAN C

4.11. Also within the Green Belt area, the meadow land area will provide a soft transition between the 'development area' and the outlying Green Belt land to the west (which is intended to be retained for agricultural purposes) and will effectively provide occasionally-grazed wildflower and grassed areas with mown grass paths and occasional tree groupings planted at the edges of the space. Occasional hardwood benches, bins, information panels and designed wayfinding will be located in key areas.

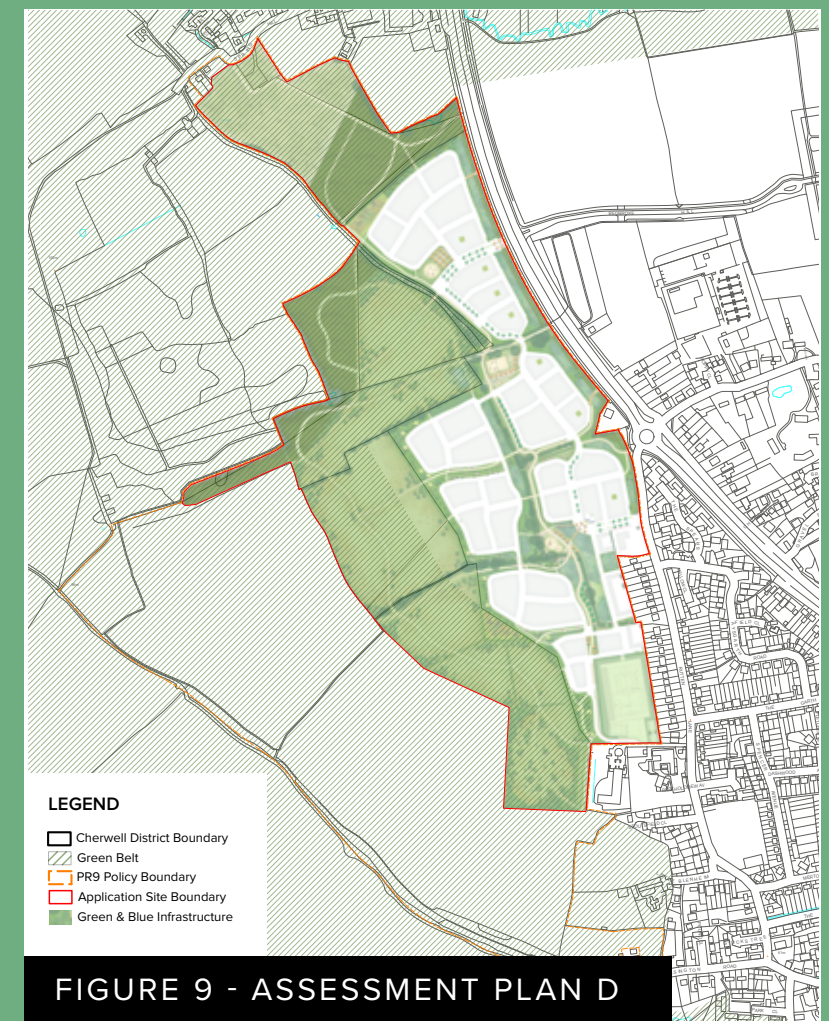


FIGURE 9 - ASSESSMENT PLAN D

4.12. The part of the proposed development within the Green Belt comprising proposed meadow land and community woodland is considered to be appropriate Green Belt development which will preserve its openness and accord with the five Green Belt purposes. The Development Proposal within the area of Green Belt is considered to enhance the Green Belt and provide an opportunity for more beneficial use of the Green Belt land within the application site.

Landscape

Landscape & Play

- 4.13. Our vision for the landscape has been driven by the Site’s natural features and the desire to enhance connections into the wider community.
- 4.14. A network of multi-functional green corridors and green spaces will protect and preserve the higher slopes of the Site, existing woodlands, hedgerows and veteran trees to protect the unique landscape character of the site. This will create a legible, varied and attractive environment that supports a sense of community for new and existing residents.
- 4.15. The central walk, an extension of Dolton Lane, will become the heart of the scheme, providing a safe route to school and essential play, recreation opportunities and community meeting space, balanced with a rich ecology focus.
- 4.16. Three designated play areas, as well as opportunities for natural play, are incorporated into the scheme to create a diverse site-wide play strategy to engage and challenge children of all ages. The play areas have a strong emphasis on high quality timber equipment and natural materials to complement the surrounding environment and meet relevant standards for neighbourhood and local play as prescribed by Fields in Trust (2015), as well as those standards set out by CDC.
- 4.17. The proposed drainage strategy for the Site is an integral part of the green infrastructure and aims to work with the existing topographical features and control surface water runoff from the development through the use of SuDs, such as open channel swales and basins that create a mosaic of linear ecology routes that work with the Proposed Development.
- 4.18. The SuDS are fully integrated into the landscape design, taking advantage of the linear green corridors to convey water runoff to the attenuation basins. This retains the largely open nature of the drainage system and provides a treatment train for any runoff from the site.

- 4.19. Wet meadow and native wetland tree species will be planted within the SuDS to create a naturalistic character and enhance the biodiversity of the site.

Green Corridors

- 4.20. Green corridors and a network of pedestrian and cycle paths will enhance connectivity around the scheme and promote sustainable movement and an active healthy lifestyle. A linear leisure route will be positioned through the centre of the scheme to connect the green spaces into a sequential experience, with play, public art, informal fruit picking and seating positioned at key points along the route.
- 4.21. Food production is promoted within public and semi-private space around the scheme to promote accessible food and healthy living into the daily lives of residents. This will be achieved through the creation of two main allotment sites to be tended by residents, as well semi-private grow zone courtyards at the centre of apartment buildings, informal orchard pockets, foraging mixes along the green corridors and edges. At its heart will be the Community Hub where residents can grow, share and enjoy the fruits of their labour.





FIGURE 10 - ILLUSTRATIVE LANDSCAPE PLAN

Green & Blue Infrastructure

- 4.22. An integrated landscape approach has been embraced through the co-ordination of landscape, ecology, drainage and health and well-being, unlocking the benefits through provision of multi-functional Green Infrastructure (GI). The provision of an appropriately planned, designed and managed GI network will deliver a wide range of functions and benefits.
- 4.23. The collective vision for the masterplan is to establish a sustainable landscape through a strong GI network which sensitively integrates and enhances the existing GI assets and promotes the creation of new GI assets into the design. GI assets relating to landscape character and health and wellbeing have been developed to enhance the local sense of place and enhance residents’ quality of life.
- 4.24. The masterplan provides a framework to support the future community whilst protecting the Site’s unique landscape character and ecology. This provision of GI will enable the landscape to deliver social, economic and environmental benefits simultaneously, as well as benefiting the wider environment and Yarnton village.
- 4.25. The proposed new drainage infrastructure has been designed to deal with the surface runoff from the slopes to the west. In order to maintain as many existing veteran trees and hedgerows as possible, the Site’s existing vegetation has influenced the location and areas of the proposed SuDs. Designed in collaboration with the team’s Ecologist and Arboriculturalist, the SuDs will form a network of green habitats benefiting a variety of species of invertebrates, amphibians and birds. This will be achieved through wetland seeding and a variety of wetland shrubs and trees; not only should this be a habitat with an abundance of wildlife it should also create a landscape with year-round interest.



LEGEND

Placemaking

- PR9 Policy Boundary
- Application Site Boundary
- Community Hub
- Indicative Vehicular Crossings

Parks and Gardens

- Park
- Amenity Open Space
- Green Corridor (to retain existing hedgerows, and providing an opportunity to incorporate foot/cycle routes, SuDS and natural play)
- Public Access Land
- Retained Agricultural Land
- Local Nature Reserve (Indicative location)
- Natural and Semi-Natural Green Space
 - Community Woodland
 - Ancient Woodland
 - Retained Hedgerow/ Tree
 - Proposed Reinstated Hedgerow & Copse
 - Woodland
 - Meadow

Children and young people facilities

Children's Play will be positioned and designed to accord with Fields in Trust standards. Natural play should be incorporated into the design of the landscape typologies to encourage informal play opportunities.

- Neighbourhood Equipped Area of Play
- Local Equipped Area of Play
- Local Equipped Area of Play

Food Growing

Food production will be integrated into the design of the Amenity Open Space and Semi-Natural Green Space to promote accessible food and healthy living into the daily lives of residents and visitors, such as through the creation and management of Community Orchards and Wild Foraging Zones. By considering these principles during the design process, productive landscapes can be thoughtfully planned and established at various scales and characteristics.

- Food Production Landscapes

Illustrative Sustainable Drainage Features

- Attenuation Basin
- Attenuation Channel
- Direction of Flow

Note: this plan is for illustrative purposes only and does not fix the precise location or distribution of open space typologies, please refer to Parameter Plans for full details.

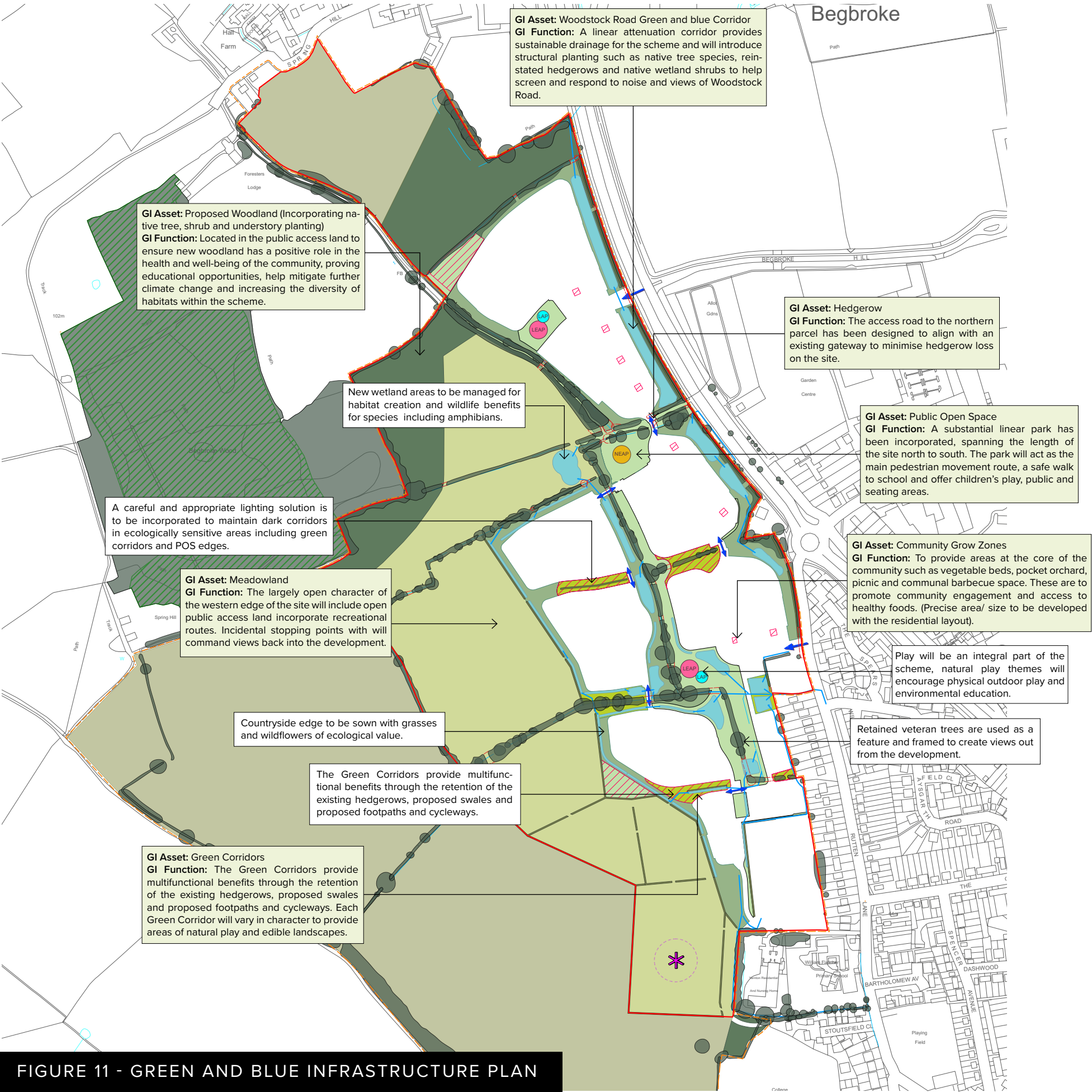


FIGURE 11 - GREEN AND BLUE INFRASTRUCTURE PLAN

Health & Wellbeing Strategy

- 4.26. The landscape strategy for the site places a high amount of importance on focusing on the health and wellbeing of future residents and users of the key spaces of the site. Distinct themes have been identified and addressed by interventions that can be interwoven into the landscape and public realm proposals.

Social

- 4.27. A number of social civic opportunities have been created within the design for the key spaces that provide the means for community events or small pop-up social activities. For example this might include activities like a community seed swap, BBQs and summer fairs.

Environment

- 4.28. The Site's existing natural assets provide attractive landscape features that can be brought to life to inspire the landscape strategy and create an interesting backdrop for people to enjoy the new open spaces. The existing veteran trees, for example, will be retained and will form interesting vistas within the development complementing the proposed built form. Their preservation within a managed network of green infrastructure representing a significant improvement from their current context within a intensely farmed agricultural environment.
- 4.29. A variety of different natural and semi-natural landscape character areas are proposed to enhance the existing environment and offer opportunities for habitat creation and biodiversity gain. The resulting landscape will be diverse and distinctive, with interest for all users.

Recreation

- 4.30. The proposed green infrastructure will provide a connected movement network for pedestrians and cyclists linking the Proposed Development to Yarnnton and the outlying countryside. This network will encourage people to cycle or walk to work and provide a safe route to the primary school through attractive green corridors.

The network will also link key spaces within the Site, providing convenient access to a variety of functions and activities. For example play along the way, there are three main greens in which children of all ages and abilities can enjoy forms of inclusive play, woodland trails, informal fruit orchards and educational wildlife observation spots.

Play

- 4.31. Three formal play spaces (2 no. LAP/LEAPs combined and 1 no. NEAP) are proposed and each one will take a slightly different character in terms of equipment provided, the degree of enclosure and the landscape it overlooks in order to add variety and interest. It is important that these play areas are integrated into the wider landscape, forming part of a wider strategy, rather than being segregated and self-contained with no design reference to surrounding spaces. Play space sizes will be in accordance with CDC guidelines, a minimum of 500 sqm equipped activity zone set within a landscaped area designed for children aged 2 to 8. The size of the equipped activity zone being 100m2 for the LAP and 400m2 for the LEAP.
- 4.32. In other areas of the public realm, there will also be areas for imaginative play. For example, there will be landscape sculpted to create banks, mounds and valleys to roll down or hide behind. In some cases, these can be equipped with passive play equipment (e.g. balancing logs) to create further imaginative play opportunities.
- 4.33. Play equipment specified is produced by TimberPlay their products stand out for their exceptional robustness and longevity, adhering to the highest standards of play safety. These standards cover various aspects of play equipment, including structural integrity, fall heights, entrapment hazards, and accessibility. Built with durable timber materials, these structures are designed to withstand the rigors of enthusiastic play and weather conditions.

Education

- 4.34. There will be a variety of different spaces around the site that provide an opportunity for outside learning. It is key that the Primary School community is involved with the wider Site, using the parks and natural landscape as a resource for learning. The self-grow areas and unique biodiversity opportunities around the Site provide ideal learning opportunities for children, potentially through outdoor lessons.
- 4.35. Adults can also use the spaces to learn, with organised events such as painting, music and outdoor dance. The relationship with the Community Hub building provides the ideal opportunity for the local community to be engaged with the green infrastructure as a place to learn. Furthermore, local community engagement can allow for community management of the open space as, in due course, community stewardship of the public open space becomes more established.





LEGEND

- PR9 Policy Boundary
- Application Site Boundary
- ✱ Community Hub
- Open Space**
- Natural and Semi Natural Green Space
- Amenity Green Space
- Retained Agricultural Land
- Woodland
- Play Space
- Allotments
- Yarnton Medical Practice
- Proposed playing pitches and amenity space for William Fletcher Primary School
- ★ Local Nature Reserve (Indicative location)
- Pedestrian and Cycling**
- Public Right of Way Footpath
- Public Right of Way Bridleway
- National Cycle Route 5
- Pedestrian / Cycle Routes
- Play Areas**
- ✱ NEAP
- ✱ LEAP
- LAP

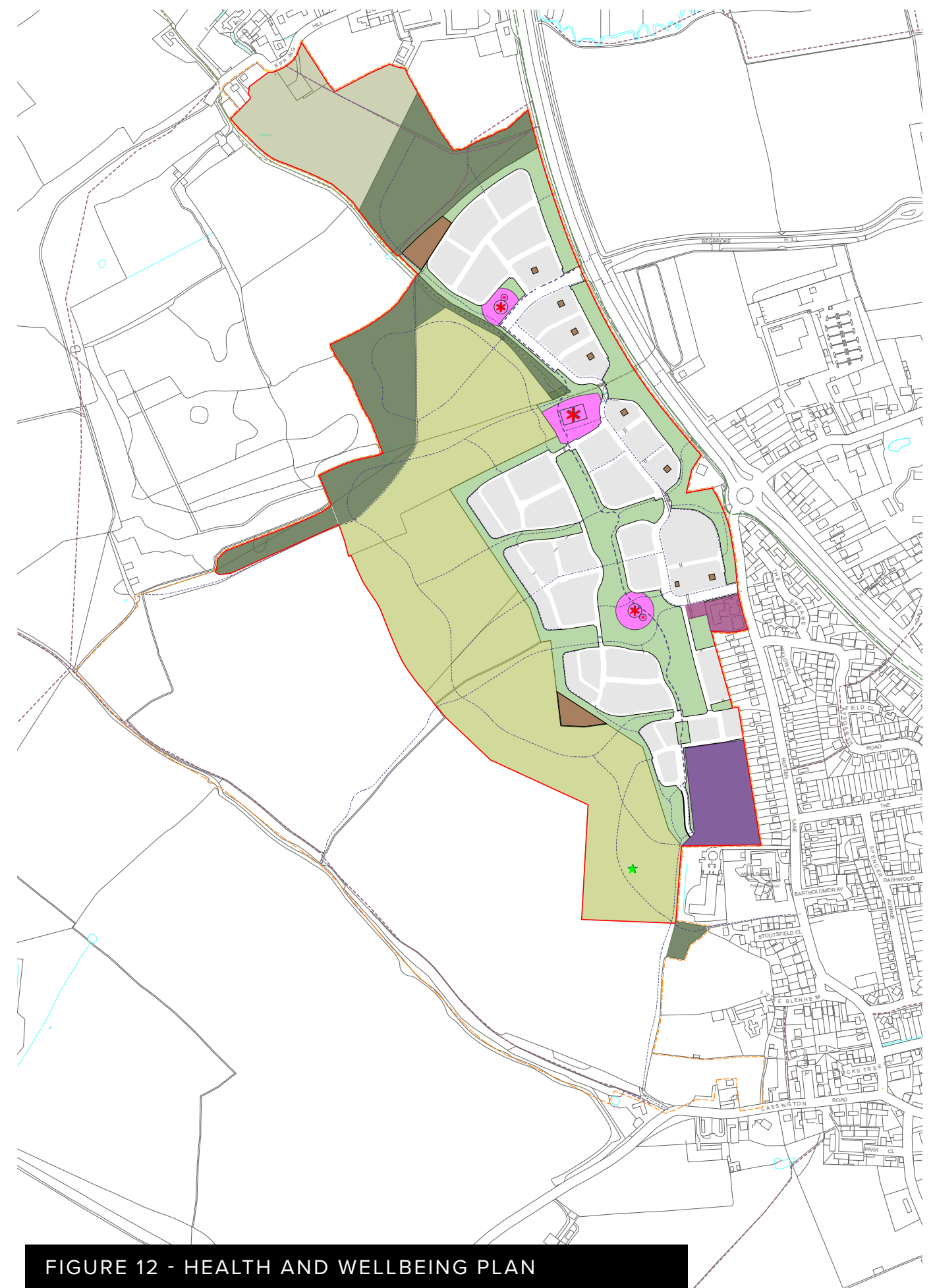


FIGURE 12 - HEALTH AND WELLBEING PLAN

Open Space

- 4.36. The table at Figure 13 sets out the open space requirements for the Site as set by Local Plan policy BSC11. The open space typologies as set by BSC11 are as follows:
- General Green Space
 - Allotments
 - Play Space
 - Outdoor Sports
 - Woodland
- 4.37. With the exception of Outdoor Sports, which has been agreed with CDC to be provided off site, all requirements for all the open space typologies are met and exceeded by the Development Proposal.
- 4.38. In addition to the prescribed open space typology requirements, the Development Proposal also provides additional areas for sustainable drainage which, when not in use for attenuation, would be useable areas of open space.
- 4.39. The green infrastructure proposals also include areas made available for retained existing trees and hedgerows as well as new planting and reinstated hedgerows.
- 4.40. In addition to the Policy BSC11 open space requirements, the CDC PR9 Development Brief (2021) requires areas of Community Woodland and Informal Parkland to be provided by proposals for the Site. These requirements are met by the Development Proposal with a slight surplus on Community Woodland and a slight deficit on Informal Parkland as discussed previously with CDC officers.
- 4.41. Precise details associated with how the various elements of open space will be managed and maintained will be agreed at the Reserved Matters Application stage.

PR9 Yarnton Open Space Quantity Assessment

Open space, sports and recreation standards

Number of Units	540
Site population (at 2.49 per dwelling)	1,345

Open Space Category	Policy BSC11 Requirement (Ha per 1000 pop)	Site Requirements (Ha) [based on 540 units at 2.49 poulation = ~1345 population]	PR9 Yarnton ** Site Provision (Ha)	Comparison (Ha)	Comparison (%)
General Green Space (Natural and Semi Natural Green Space/Parks and Gardens/Amenity Green Space)	2.74	3.68	4.91	1.23	133%
Allotments*	0.37	0.50	0.53	0.04	107%
Play Space	0.78	1.05	1.05	0.00	100%
Open Space Within Development Area		5.23	6.50	1.27	124%
Outdoor Sports **	1.13	1.52	0.00	-1.52	0%
Existing Trees & Hedgerow Within Development Area	-		2.15		
Reinstated Hedgerows	-		0.41		
SuDS	-		1.86		
Total Within Development Area		6.75	10.93		162%
Woodland***	-	7.80	8.08	0.28	104%
Informal Parkland ****	-	24.80	22.62	-2.18	91%
Grand Total Within Wider PR9 Area		39.35	41.63		106%

NOTE:

* Food production will be integrated into the design of the Amenity Open Space to promote accessible food and healthy living into the daily lives of residents and visitors. By considering these principles during the design process, productive landscapes can be thoughtfully planned and established at various scales/characteristics

**Agreed off site contributions with the Local Authority

*** Specific community Woodland related to PR9 Policy

**** Informal Parkland to include Meadowland and retained agricultural use and relates to PR9 Development Brief

FIGURE 13 - OPEN SPACE REQUIREMENTS SCHEDULE

LEGEND

- Application Site Boundary
- Informal Parkland (Meadowland)
- General Green Space
- Sustainable Urban Drainage
- Existing Woodland & Hedgerows
- Retained Agricultural Land
- Woodland
- Play Space
- Allotments
- Reinstated Hedgerows
- Yarnton Medical Practice
- Proposed playing pitches and amenity space for William Fletcher Primary School



FIGURE 14 - OPEN SPACE REQUIREMENTS PLAN








Wider Accessible Open Space

- 4.42. All 18.32Ha of meadowland is envisaged to be accessible to the public all year round with only potential restrictions on dog-walking for some months when there is livestock within some of the open fields as set out in the plan and schedule right. There will be two permanent full access routes towards Frogwelldown Lane, set within 2.73Ha, that will always be fully accessible to dog-walking to the south and north west to ensure a longer route for health and wellbeing with the central western access potentially restricted during some of the time. Control would be created by a 'kissing gate' or equivalent to ensure access for all whilst ensuring the safety of any livestock within the meadowland.
- 4.43. Further to this the 8.08Ha of Community Woodland will also be fully accessible all year round, therefore in total 26.93Ha of land (equivalent to 45.4% of the application site), including Allotments and excluding the retained agricultural field to the north and all Existing Trees & Hedgerow and the proposed Re-instated Hedgerows.

Development Accessible Open Space

- 4.44. During the winter months the SuDS basins are expected to be filled and not accessible to use as open space within the development area (see plan to the right in darker purple). There still will be a minimum of 5.96Ha of open space throughout the development, which excludes all hedgerows. This is equivalent to 126% of the policy requirements for the number of dwellings and people on site (excluding the wider access as stated above).
- 4.45. This access is increased during the summer months (see plan right in darker purple) when the SuDS basins would generally be expected to be dry providing a maximum of 7.83Ha, which would be 165% of the policy requirements.
- 4.46. All SuDS basins will manage surface water run-off from a wider area and are expected to be accessible when dry with sloping embankments at a maximum of 1:3 and depth of 1m with suitable planting and no fencing to ensure that these are suitable for recreational purposes during the summer months.

LEGEND

-  PR9 Policy Boundary
-  Application Site Boundary
-  Full Public Access
-  Partial Public Access
-  Accessible Community Woodland
-  Potential Partial Access Route
-  Public Access Gate

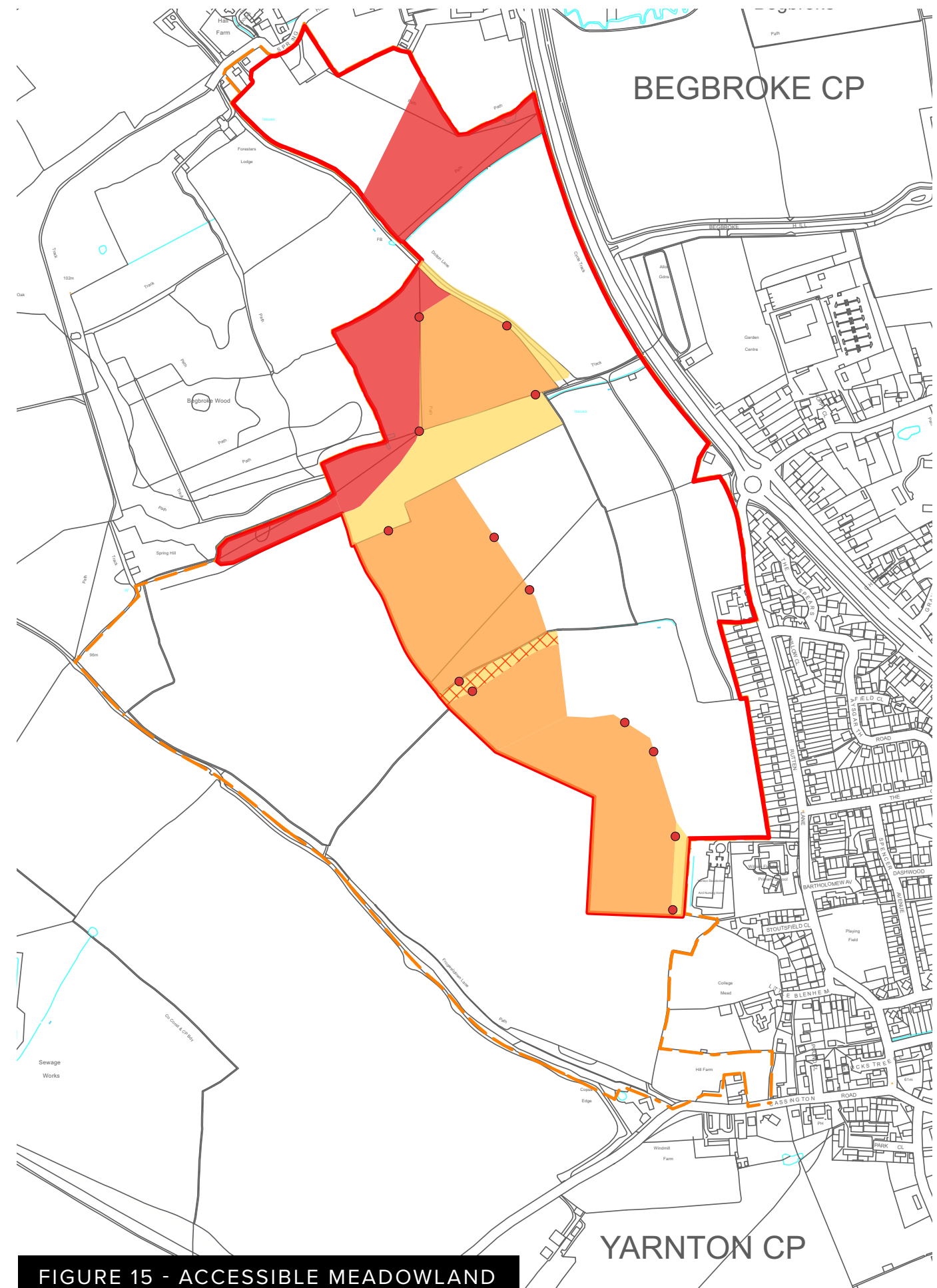
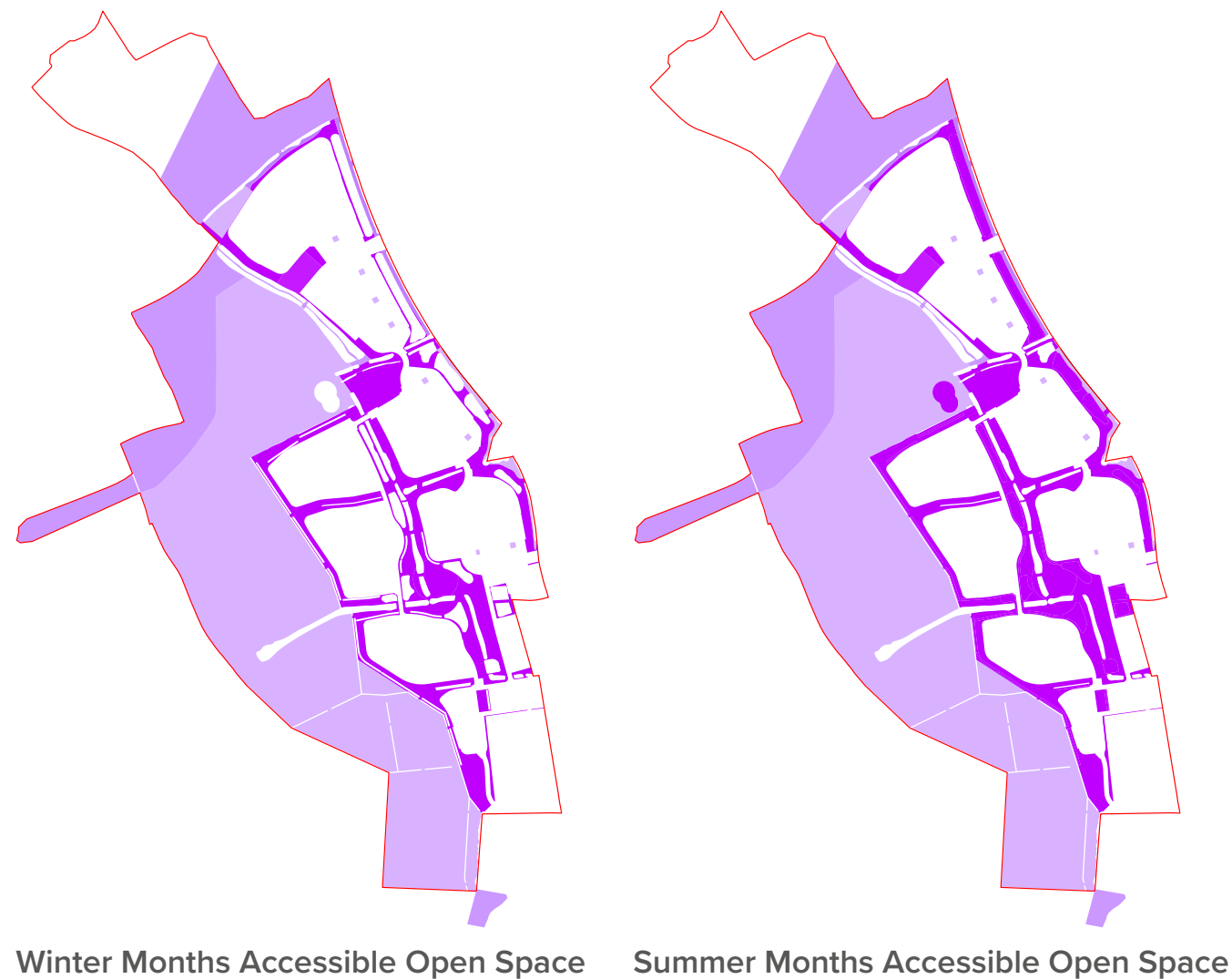


FIGURE 15 - ACCESSIBLE MEADOWLAND



Winter Months	Policy (Ha)	Area (Ha)	Comparison (%)
Winter months accessible Open Space (assuming fully water filled SuDS basins)	3.68	4.91	133%
Accessible all year round play space	1.05	1.05	100%
Winter months accessible Open Space within development area	4.73	5.96	126%

Additional All Year Round Accessible Areas	Policy (Ha)	Area (Ha)	Comparison (%)
Allotments	0.50	0.53	107%
Community accessible Woodland	7.80	8.08	104%
Community accessible informal Parkland/Meadowland	24.80	18.32	74%
Total additional accessible Open Space within wider PR9 development	33.10	26.93	81%

Summer Months	Policy (Ha)	Area (Ha)	Comparison (%)
Summer months accessible Open Space (winter months plus fully accessible SuDS basins)	3.68	6.78	184%
Accessible all year round play space	1.05	1.05	100%
Summer months accessible Open Space within development area	4.73	7.83	165%

NOTE: All existing and re-instated hedgerows (in dark green) are excluded from the areas calculated above

FIGURE 16 - ACCESSIBLE OPEN SPACE

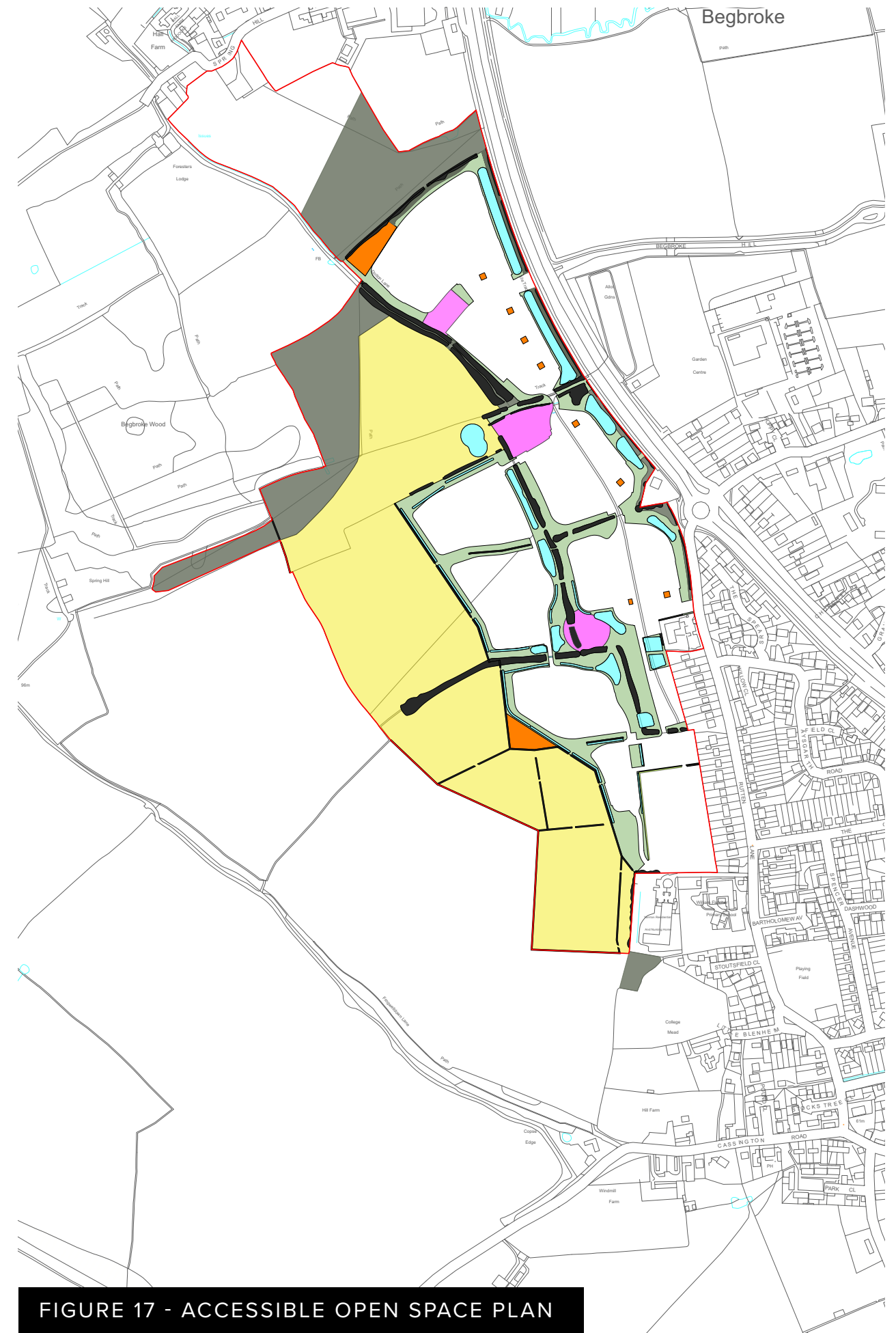


FIGURE 17 - ACCESSIBLE OPEN SPACE PLAN

5. Architectural Design Principles

DESIGN SCOPE	44	The Central Walk	72
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DENSITY	48	The Central Green	76
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Primary Street	64	Gateway Entrance	98
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Tertiary Street	68	Key Corners	102
Key Spaces	70		

Design Scope

- 5.1. This section of the Revised DAS explains the design principles and concepts that have been applied to particular aspects of the proposal in respect of use and amount, access, landscaping, layout and appearance. The Proposed Development does not preclude alternative layouts as part of a subsequent Reserved Matters or detailed planning application providing that the underlying principles established in this document are satisfied and that delivery of high quality development can be achieved in accordance with planning guidance.
- 5.2. In accordance with the NPPF, NMDC and NDG, the Development Proposal has been formulated with particular attention to design quality and a holistic approach to the masterplanning and landscape design of both built form and open space.
- 5.3. The Framework Plan (shown right) has been reached following the evolution of the proposal as documented above; it is underpinned by extensive consultation, design, environmental and technical work to ensure that the Development Proposal creates the best possible outcome for the benefit of new and existing Yarnton residents.
- 5.4. The proposals have been formulated to follow the guidelines set out by “Secured By Design: Homes 2019” which seeks to design out crime through a combination of minimum standards of physical security and proven principles of natural surveillance and defensible space.
- 5.5. The proposals have adopted Secured By Design guidance on all aspects of design and layout that impact on the creation of a safe and secure environment, including road layout, footpath design, communal areas, dwelling boundaries, car parking and lighting.
- 5.6. All Reserved Matters proposals should be generally informed by the principles of Secured By Design whilst ensuring good urban design principles relating to the permeability of the scheme and block structure are realised where appropriate.
- 5.7. The precedent images shown in this section of the DAS are used to convey design principles and are not intended to be wholly-representative of the final architecture of built form on the site. The housing schemes shown follow those also shown in the Cherwell Residential Design Guide SPD 2018.





LEGEND

- PR9 Policy Boundary
- Application Site Boundary

Edges

- Rural Edge
- Green Edge
- Urban Edge

Streets & Routes

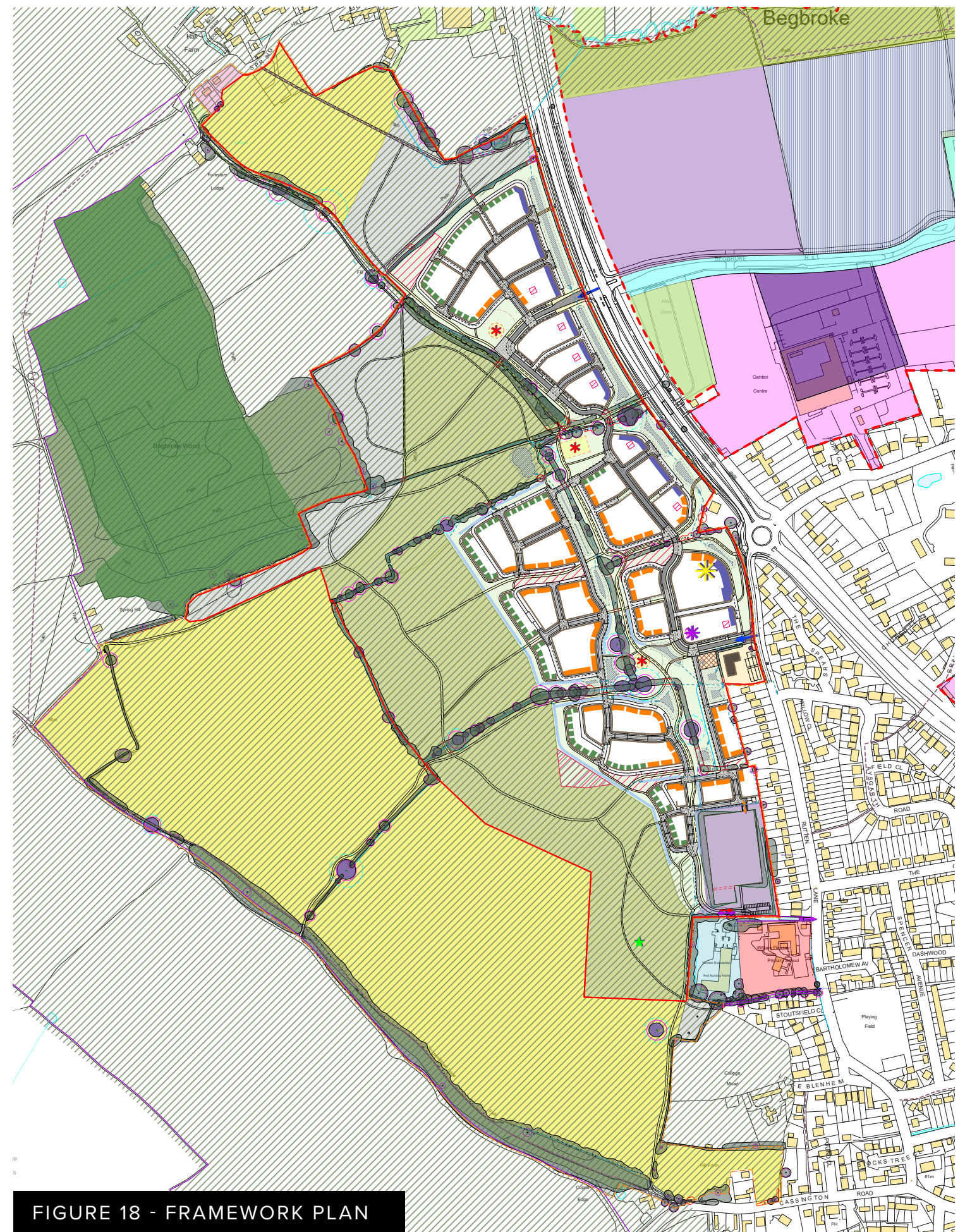
- Primary Street
- Secondary Street
- Tertiary Street
- Tertiary Street Private Drive
- Dolton Lane
- Cycle and/ or footways

Key Spaces

- The Central Walk
- The Community Hub Entrance
- The Central Green
- Neighbourhood Green
- Green Corridor
- Rural Edge
- Urban Edge
- The Meadows
- Dolton Lane
- Community Woodland

Landmarks

- ★ Community Hub
- ✱ Gateway Entrance
- ▲ Vista Termination
- ✱ Key Corner



Use & Amount

- 5.8. The predominant proposed land use is residential (Class C3) with up to 540 dwellings, including a range of housing types catering for a range of ages, family sizes and tenures in line with the requirements of Policy PR2. The proposed mix of housing includes 50% private (for sale) and 50% affordable (social rent/ shared-ownership) accommodation. Up to 9,000 sq. m GEA of elderly/extra care residential floorspace (Use Class C2) is also proposed, as well as a Community Home Work Hub (up to 200 sq. m) (Use Class E). Yarnton Medical Practice is also retained and integrated into the Proposed Development. Following discussions with the Medical Practice and the Clinical Commissioning Group, is now proposed to make available an area of land to the immediate west for parking associated with the Medical Practice. This will then enable the Medical Practice to expand its building onto its existing car park. Full details will be worked up in future by the College and the Medical Practice for discussion with CDC and local stakeholders. As a consequence, the previously proposed access spur to the Centre from the new Rutten Lane access has been removed.
- 5.9. The proposed green open spaces across the Site will provide for a number of functions and activities, including sports and recreational activity, the retention of veteran trees and the vast majority of existing hedgerows maintaining connectivity to preserve and enhance ecological habitats, productive landscapes (grow zones), surface water attenuation and children’s play. Further details are provided in the Landscape section below.

Name	Area (Ha)	% of Area
Application Site Boundary	59.3	100%
Residential	16.1	27.1%
Health Centre*	0.4	0.7%
Primary School Expansion	1.7	2.9%
Green Open Space**	9.0	15.2%
Additional Green Open Space	0.6	1.0%
Area Outside Green Belt	27.7	46.8%
Green Open Space**	0.2	0.4%
Meadowland	19.3	32.5%
Woodland****	7.8	13.1%
Retained Agricultural****	4.3	7.2%
Area Inside Green Belt	31.6	53.2%
Total	59.3	100%

- *Includes area safeguarded for future expansion
- **Green Open Space within development land
- ***Open Space outside the defined Green Belt boundary
- ****Only within site application boundary

FIGURE 19 - INDICATIVE APPLICATION SITE LAND BUDGET

Total Number of Dwellings 540

Number of Affordable Dwellings (50%) 270

No. of Beds	Number	% of Mix
1	72	13.3%
2	137	25.4%
3	220	40.7%
4	101	18.7%
5	10	1.9%
6	0	0.0%
Total	540	100%

FIGURE 20 - PR9 INDICATIVE DWELLING MIX

LEGEND

- PR9 Policy Boundary
- Application Site Boundary
- Residential (Use Class C3)
- Zone for Elderly/Extra Care Residential (Use Class C2)/Residential Use (Use Class C3) *
- Zone for Community Home Work Hub (Use Class E)/Residential (Use Class C3) *
- Existing Residential
- Yarnton Medical Practice
- Area Safeguarded for future Yarnton Medical Practice expansion
- School Playing Pitches and Amenity Space
- Green Open Space and Vegetation/Hedgerows (incl. SuDS)
- Meadowland
- Community Woodland
- Retained Agricultural

* Location of the Use Class C2 and Use Class E uses within the zone indicated to be confirmed via future reserved matters applications

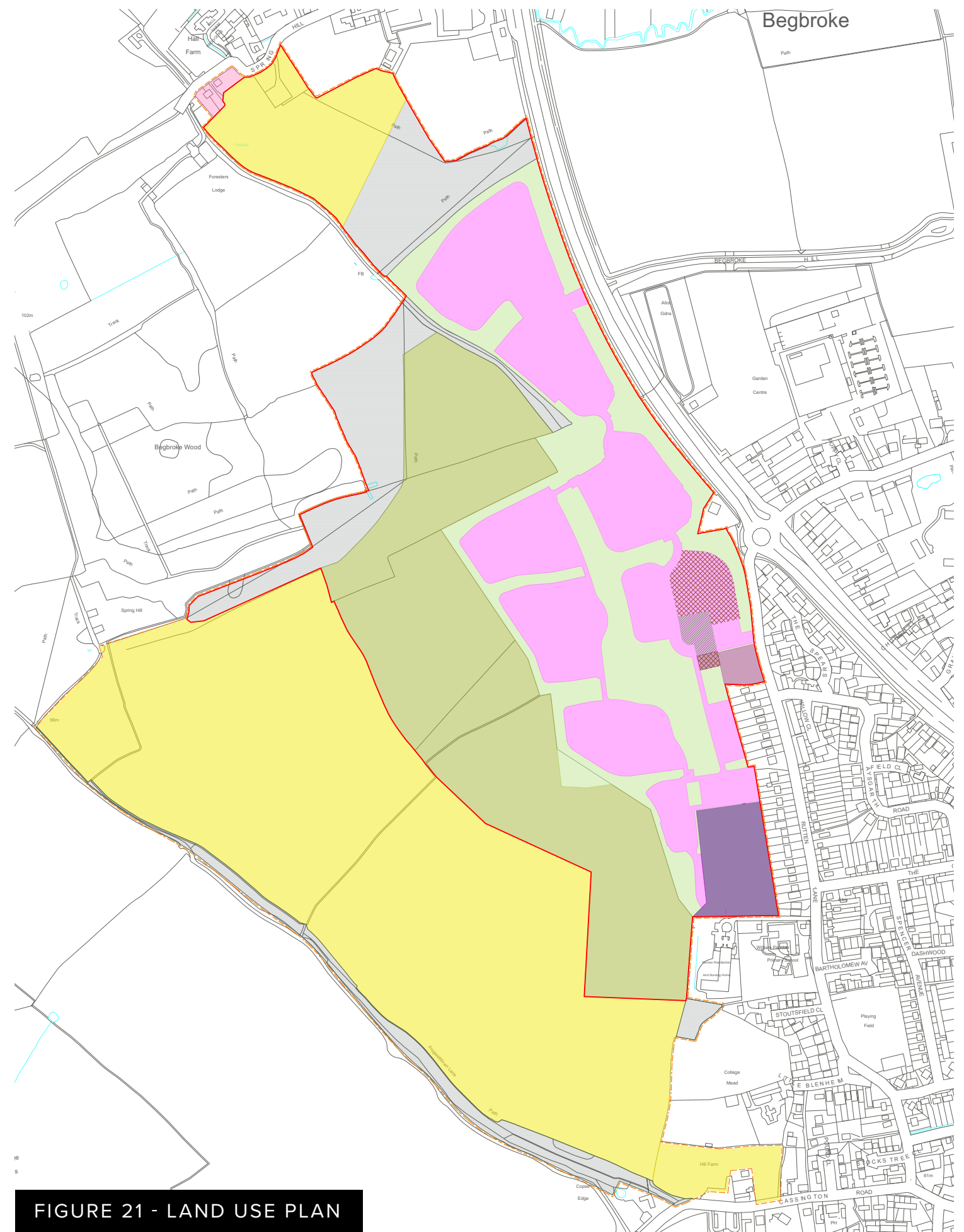


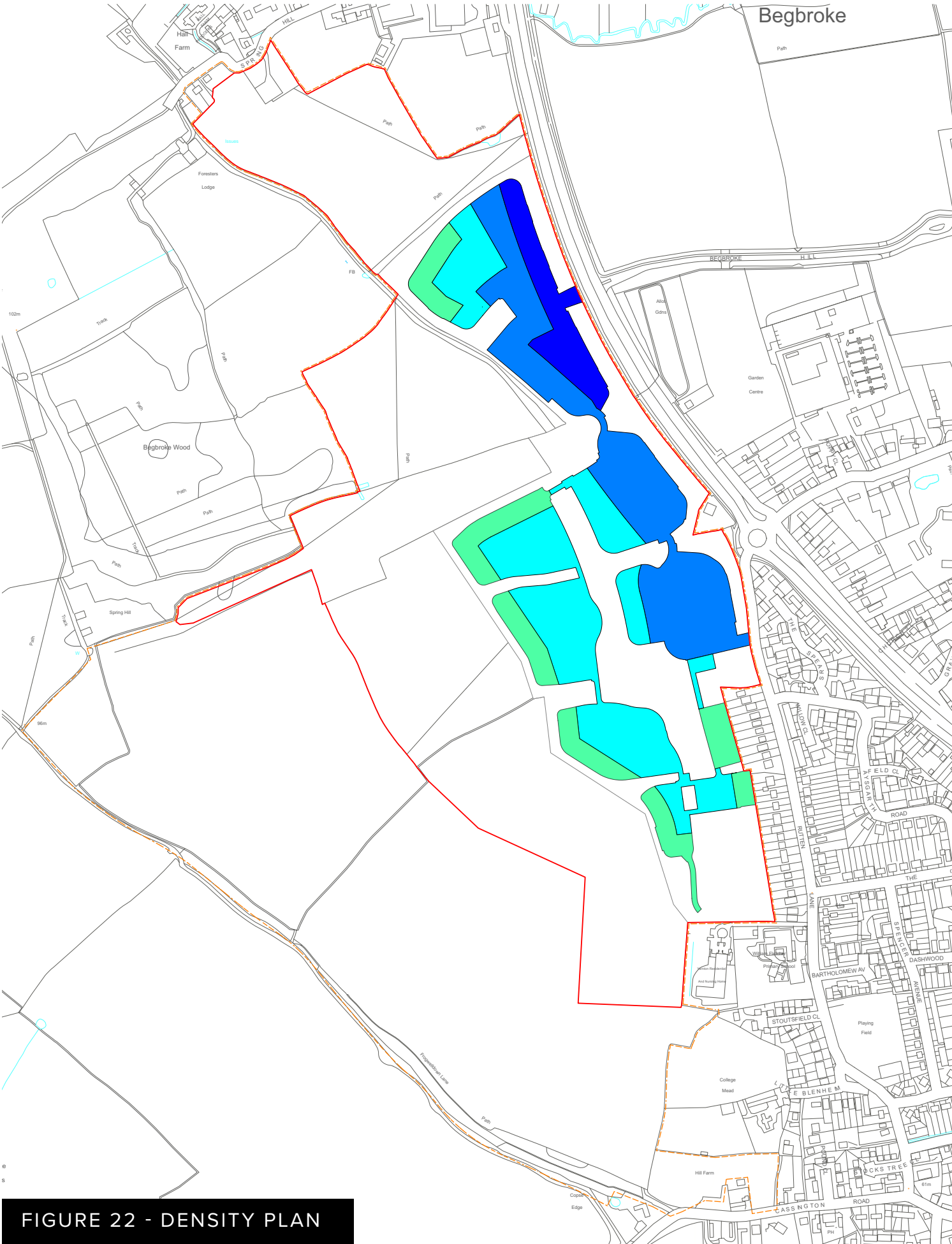
FIGURE 21 - LAND USE PLAN

Density

5.10. The Proposed Development seeks to make efficient, effective use of the land and offers a design which has been influenced by its location and the character of the surrounding context comprising up to 540 dwellings with a range of densities in accordance with the PR9 Development Brief as shown at Figure 22.

LEGEND







- PR9 Policy Boundary
- Application Site Boundary
- Higher Density (circa 40-60dph)
- Medium-High Density (circa 30-45dph)
- Medium Density (circa 25-40dph)
- Lower Density (circa 20-30dph)



Building Heights

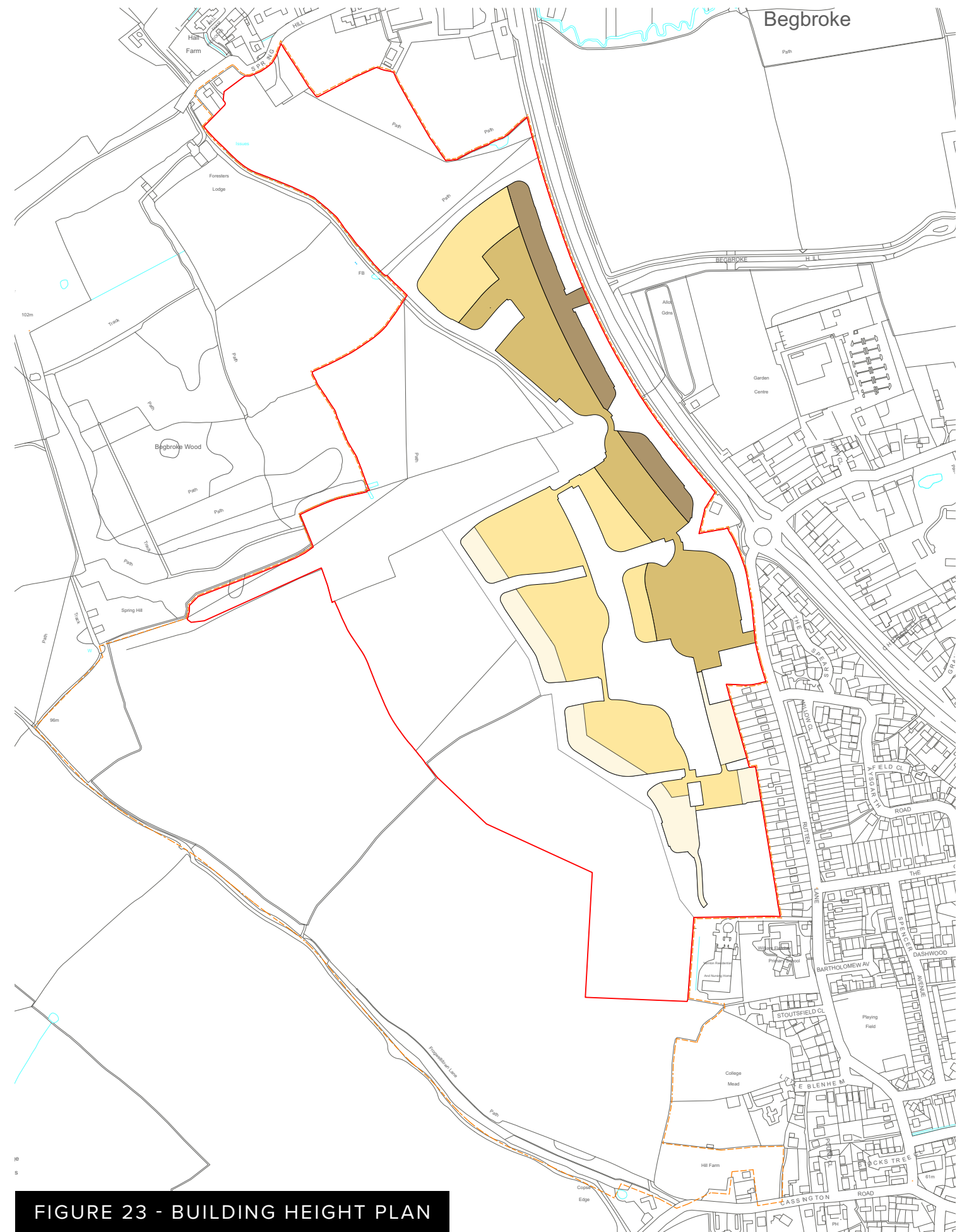
5.11. Buildings heights are proposed to reflect and be sympathetic to the specific location within the development. Building heights are proposed in broad accordance with the CDC PR9 Development Brief (2022) noting the prescribed housing mix as set out by CDC as well as general placemaking opportunities including taller forms on the east of the development nearest the Woodstock Road and lower forms to the west where the site fronts out to open countryside. The approach to building heights is shown indicatively at Figure 23.

LEGEND

-  PR9 Policy Boundary
 Application Site Boundary
 Up to 4 Storeys (14.0m to ridge)
 Up to 3 Storeys (12.5m to ridge)
 Up to 2.5 Storeys (11.0m to ridge)
 Up to 2 Storeys (9.0m to ridge)

NOTES:

The height parameters set out above are to be measured from the base of the building to ridge height and exclude chimneys or flues. The heights have been set at such a level to allow for flexibility in the roofline and steepness of roof pitches and to take account of any groundworks which may be required.



Access

- 5.12. A well-connected movement network, accessible by all users, is proposed in accordance with the requirements of Policy PR9 to ensure that all areas of the Development Proposal are easy to navigate, safe and secure with priority for pedestrians and cyclists throughout.
- 5.13. Provision of a hierarchy of new primary, secondary and tertiary pedestrian and cycle routes within the site are integral to the proposed movement framework. This will allow users of all ages and abilities to move safely and conveniently between various spaces and land uses within the development as well as to the adjacent countryside, the services and facilities of Yarnton and connecting directly onto National Cycle Route 5 (which runs along the A44 corridor).
- 5.14. Primary vehicular access will be provided from two new access points; one on the A44 opposite the junction with Begbroke Hill and another off Rutten Lane, immediately adjacent to the Medical Centre.
- 5.15. The Primary Route has been designed to accommodate bus movements. The Development Proposal therefore allows the potential for bus services to enter the site subject to discussion with key stakeholders (e.g. OCC, bus operators). In addition, the site can be served by existing bus services that run immediately adjacent to the site on the A44. An existing northbound bus stop will be utilised (close to the roundabout junction between the A44/Rutten Lane) as well as another new northbound bus stop close to the A44 junction with Begbroke Hill and two new southbound bus stops on the A44.
- 5.16. Consultation on access has been undertaken with various key stakeholders. Both virtual and digital public consultations were held for all members of the public to engage with, and key stakeholders were contacted with an invitation to meet with the project team using a digital platform such as MS Teams. The Statement of Community Involvement that is submitted with the Planning Application includes full details of the consultation undertaken. Key stakeholders that were consulted included::

- Yarnton Parish Council
 - Begbroke Parish Council
 - Cllr Barry Wood – Leader, Cherwell District Council
 - Cllr Colin Clarke – Member for Planning, Cherwell District Council
 - Cllr Maurice Billington – Ward Councillor, Kidlington East
 - Cllr Carmen Griffiths – Ward Councillor, Kidlington East
 - Cllr Ian Middleton – Ward Councillor, Kidlington East
 - Cllr Conrad Copeland – Ward Councillor, Kidlington West
 - Cllr Katherine Tyson – Ward Councillor, Kidlington West
 - Cllr Dan Levy – Ward Councillor, Eynsham & Cassington (West Oxfordshire)
 - Cllr Carl Rylett – Ward Councillor, Eynsham & Cassington (West Oxfordshire)
 - Layla Moran MP
 - Oxford Preservation Trust
 - William Fletcher School
 - Sanctuary Care
 - Yarnton Medical Practice
- 5.17. The potential new future parking arrangements for the Medical Practice have already been noted. A further change, following discussions with the County Council and Sanctuary Care, has been the removal of the proposed new access arrangements for Yarnton Residential and Care Home, through the Development Proposal. Further details are set out at Appendix D ‘School Playing Fields Access’.





LEGEND

- PR9 Policy Boundary
- Application Site Boundary
- Development Blocks
- Existing Highway
- Existing Cycle/Footway
- National Cycle Route 5
- Public Right of Way Footpath
- Public Right of Way Bridleway
- Primary Road
- Secondary Road
- Tertiary Road
- Primary 5m Cycle/Footway
- Secondary 4m Cycle/Footway
- Tertiary 3m Cycle/Footway
- Footway
- Vehicular Access Point
- Cycle / Pedestrian Access Point
- Revised Access to Yarnton Medical Practice
- Existing Bus Stops
- New / Revised Bus Stops (within Highway Land)
- Yarnton Medical Practice
- Area Safeguarded for future Yarnton Medical Practice expansion
- School Playing Pitches and Amenity Space

NOTES:

Save for the 2 vehicular access points into the Site from Rutten Lane which are shown on this plan for approval, all roads, cycle/footways and footways within the Site are shown for indicative purposes only with details of such routes to be confirmed via future reserved matters approvals.

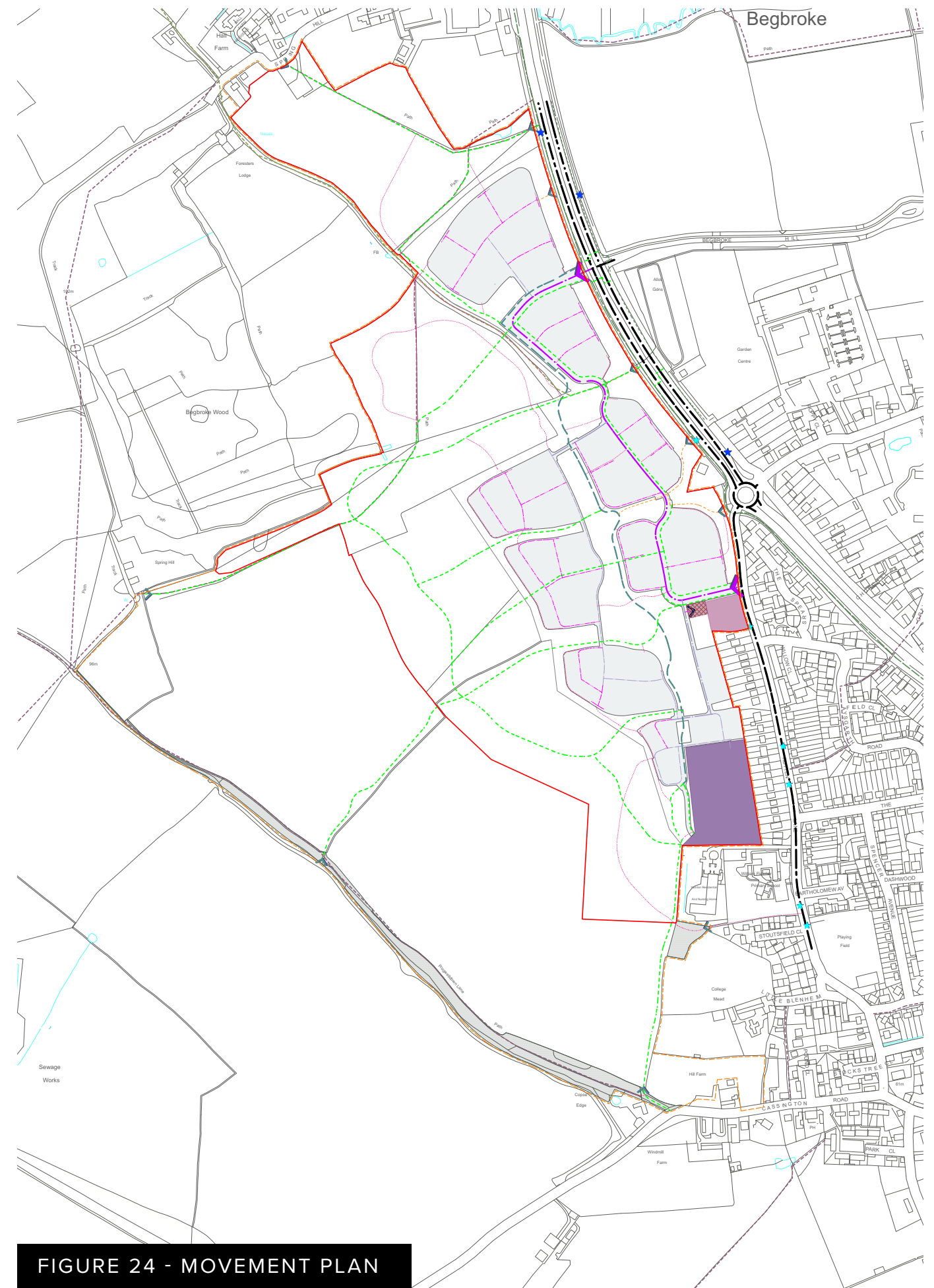


FIGURE 24 - MOVEMENT PLAN

Layout & Appearance

Placemaking Strategy

- 5.18. Using the guidance set out by the NMDC and NDG, as well as CDCs own guidance as set out in the PR9 Development Brief (2021) and Residential Design Guide SPD (2018), characterful development will be derived from an approach which distinguishes separate placemaking components - composed of edge, frontage and street typologies as well as key spaces and landmarks within the Proposed Development - that individually reflect the narrative and visionary principles for the site. Key design principles will be applied to these placemaking components that will allow them to project a specific grouped character relative to the context within which they are set.
- 5.19. The Placemaking Plan (shown right) identifies a Placemaking Strategy for the site based on the parameters set out in the application drawings. The plan identifies the placemaking components that should be subject to key design principles so that a characterful development can be realised.
- 5.20. The key placemaking components of the Placemaking Strategy are as follows:
- Edges
 - Streets
 - Key Spaces
 - Landmarks





LEGEND

Application Site Boundary

Edges

Rural Edge

Green Edge

Urban Edge

Streets & Routes

Primary Street

Secondary Street

Tertiary Street

Tertiary Street Private Drive

Dolton Lane

Cycle and/ or footways

Key Spaces

The Central Walk

The Community Hub Entrance

The Central Green

Neighbourhood Green

Green Corridor

Rural Edge

Urban Edge

The Meadows

Dolton Lane

Community Woodland

Landmarks

★ Community Hub

✱ Gateway Entrance

▲ Vista Termination

✱ Key Corner

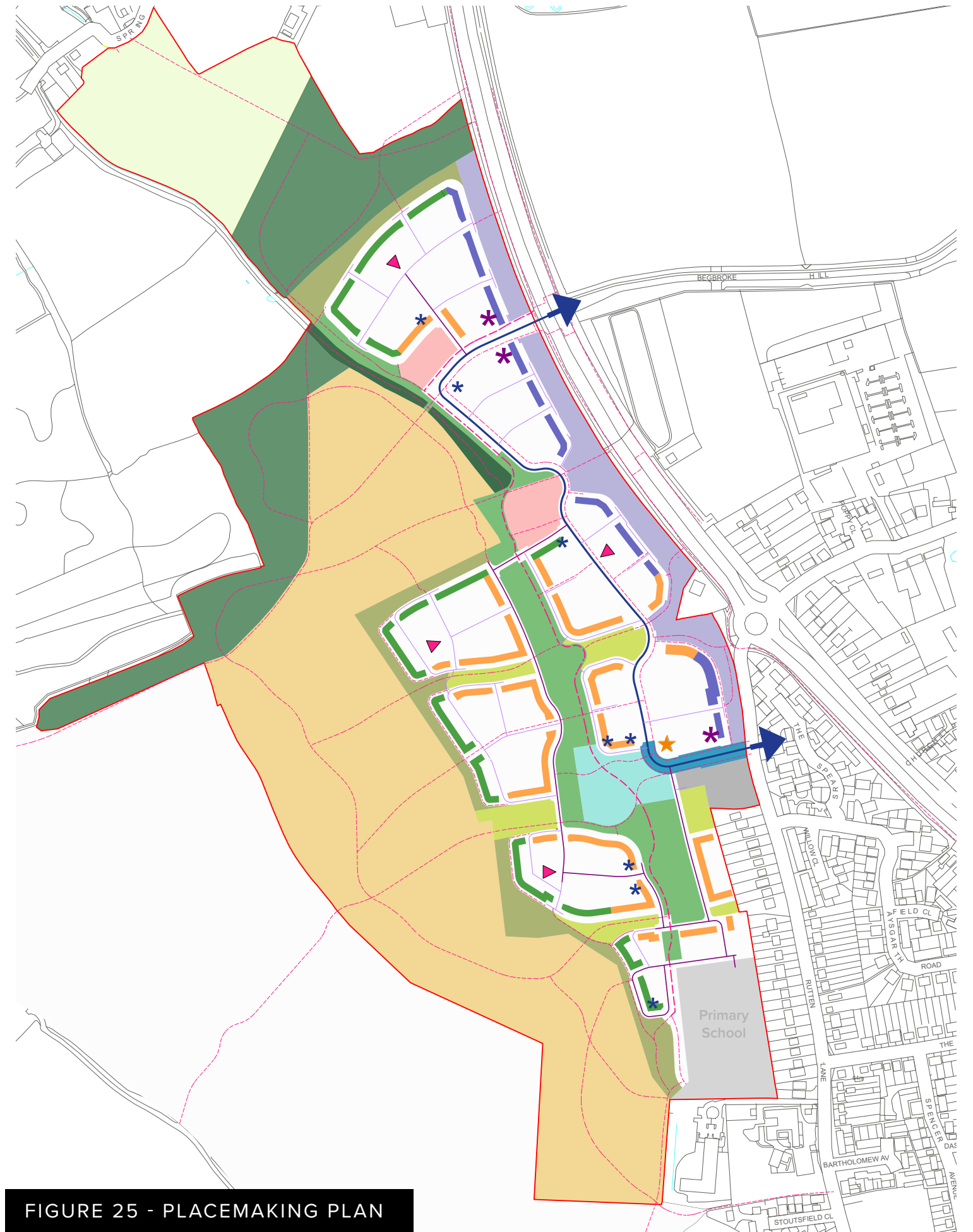


FIGURE 25 - PLACEMAKING PLAN

Edges

5.21. Edge typologies set out rules for where the Proposed Development will interface directly with key external and internal features such as outlying countryside or retained green corridors within the site.

5.22. There are three edge typologies that relate to the Character Strategy for the site as follows:

- Rural Edge
- Green Edge
- Urban Edge





LEGEND

- ▬ Application Site Boundary
- ▬ Rural Edge
- ▬ Green Edge
- ▬ Urban Edge



FIGURE 26 - EDGES PLAN

Rural Edge

- 5.23. The Rural Edge faces out north and west onto the adjoining countryside beyond. Following development, this edge will form the western extent of the settlement envelope and will be highly-visible from elevated views from the west. It is therefore critically important that this edge provides a sympathetic transition to the countryside beyond.
- 5.24. The Rural Edge will take its design cues from the typical arrangement of Oxfordshire settlements set within a rural context. The composition of built form, boundary treatment, planting, surface and building materials should be designed to ensure an attractive edge when viewed from beyond. There is need to ensure a less-ordered, variety of form and arrangement but within rules that carefully address setback, mass and height that allow for semblance in a characterful way.

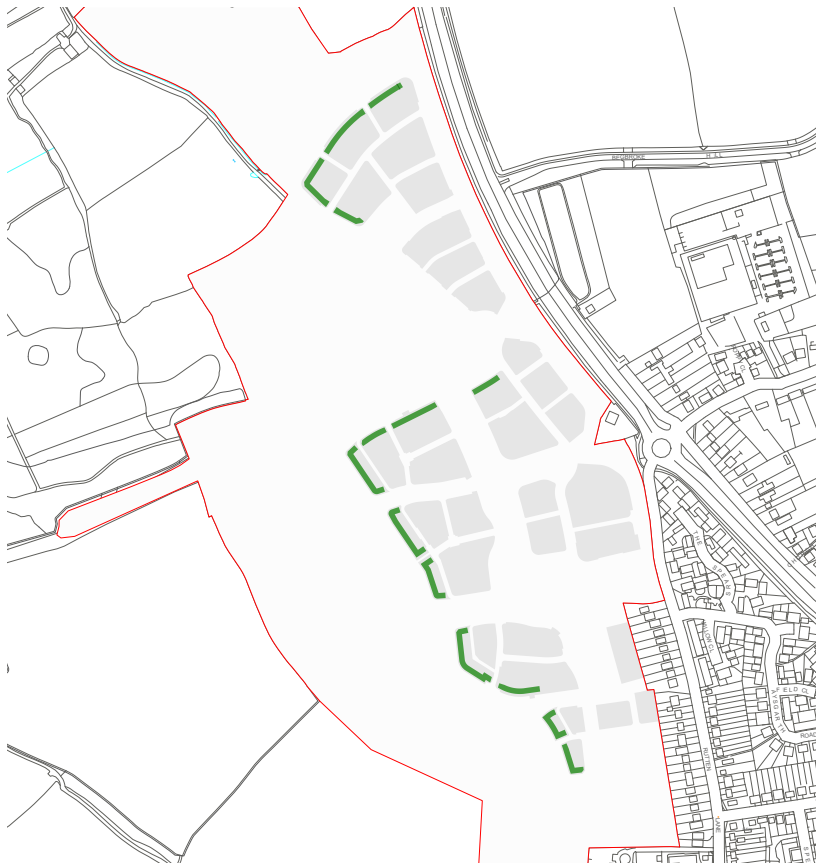


FIGURE 27 - RURAL EDGE ILLUSTRATIVE PLAN

LESS ORDERED LINKED FORM WITH BALANCED COMPOSITION OF BUILT FORM, BOUNDARY TREATMENT, PLANTING AND BUILDING MATERIALS TO CREATE AN ATTRACTIVE EDGE AND A SMOOTH TRANSITION TO THE COUNTRYSIDE

CHIMNEYS AS A FEATURE OF THE RURAL EDGE

BOOKEND GABLES CREATE BALANCE TO EDGE COMPOSITION



FIGURE 28 - RURAL EDGE PERSPECTIVE VIEW

Green Edge

- 5.25. The Green Edge refers to all development adjacent to the green infrastructure network set within the Site which contains a mixture of functional open space areas as well as semi-natural areas that address the overall drainage, arboricultural and ecology requirements.
- 5.26. Buildings on the Green Edge should face directly onto the internal green infrastructure network and include boundary treatments, planting, surface and building materials that wholly-complement the green setting of development.
- 5.27. Where two or more sides of a space are fronted by development, there is a need to ensure a completeness to the built form response that ultimately supports the success of the space and allows it to be read as one. This can be achieved by form, arrangement and materiality used in buildings on either side of the space. Small groupings of dwellings that face onto the green infrastructure network provide opportunities for planting between dwellings that can complement the open spaces.

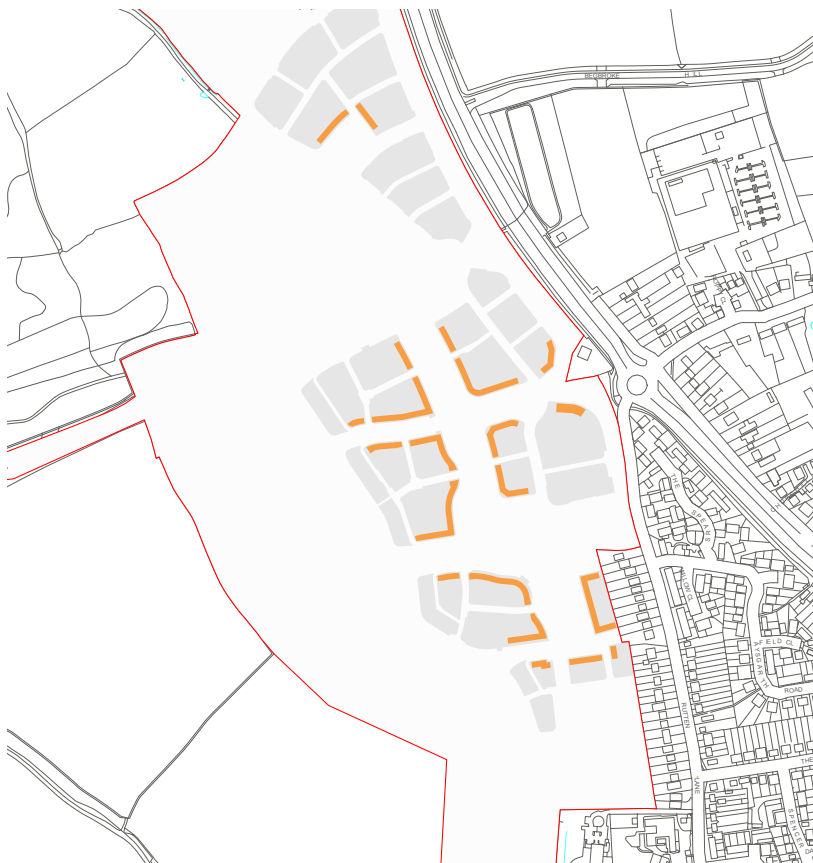


FIGURE 29 - GREEN EDGE ILLUSTRATIVE PLAN



FIGURE 30 - GREEN EDGE PERSPECTIVE VIEW

Urban Edge

5.28. The Urban Edge fronts directly onto A44 Woodstock Road and continues the urban extent of Yarnton, which is largely formed to the west of A44 and Rutten Lane. There is therefore a responsibility in placemaking terms to ensure a degree of consistency to the way in which this important route is fronted. Typically, in other parts of Yarnton, it consists of development fronting out onto the main road but set behind a generous planted verge to offer acoustic and visual protection from the road. Consistent with this, the built form here too should offer some acoustic protection to the remainder of the site behind the edge and should be of sufficient scale, mass and arrangement to ensure that a 'barrier' block is formed. This approach naturally lends itself more readily to linked structures such as apartment blocks and townhouses. There will be no direct access to frontage properties on the Urban Edge and built form will be characterised by taller building forms with minimal setbacks.

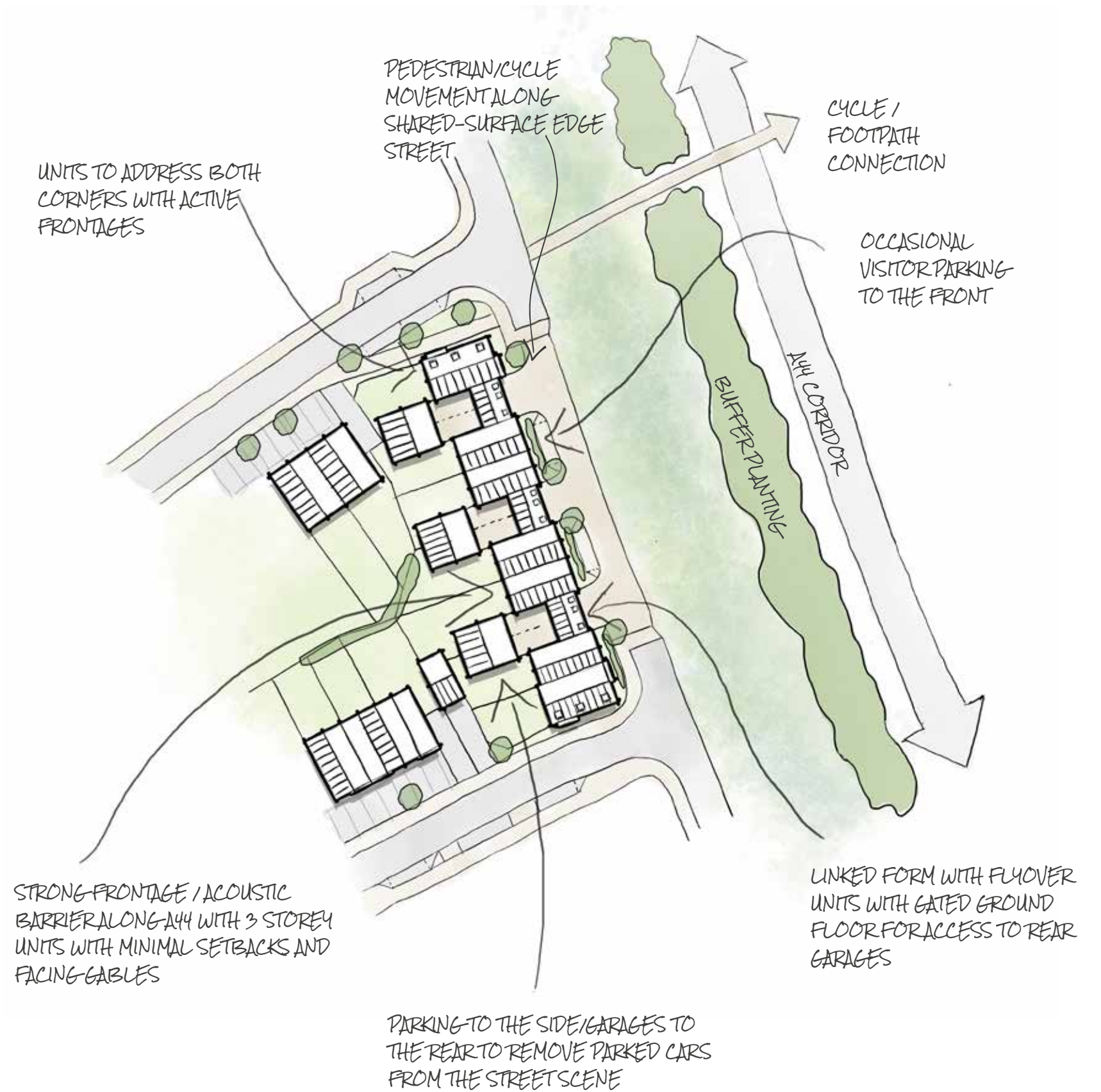


FIGURE 31 - URBAN EDGE ILLUSTRATIVE PLAN



FIGURE 32 - URBAN EDGE PERSPECTIVE VIEW

Streets & Routes

- 5.29. All street typologies have been designed using the relevant OCC and CDC guidance. The proposed movement hierarchy also takes a 'Manual for Streets'-led approach to design, reflecting the capacity and role of each route whilst complementing the development that will front them. In general, streets must be designed in conjunction with the built form and landscape architecture to shape the overall appearance and sense of enclosure and definition. Together, these elements will create the foundations for a successful and sustainable development with a strong sense of place.
- 5.30. A central component of the movement strategy is to provide full public access for pedestrians and cyclists on all edge streets (whether adopted or unadopted) to ensure maximum permeability for non-vehicular modes.





LEGEND

- Application Site Boundary
- Primary Street
- Secondary Street
- Tertiary Street
- Dolton Lane

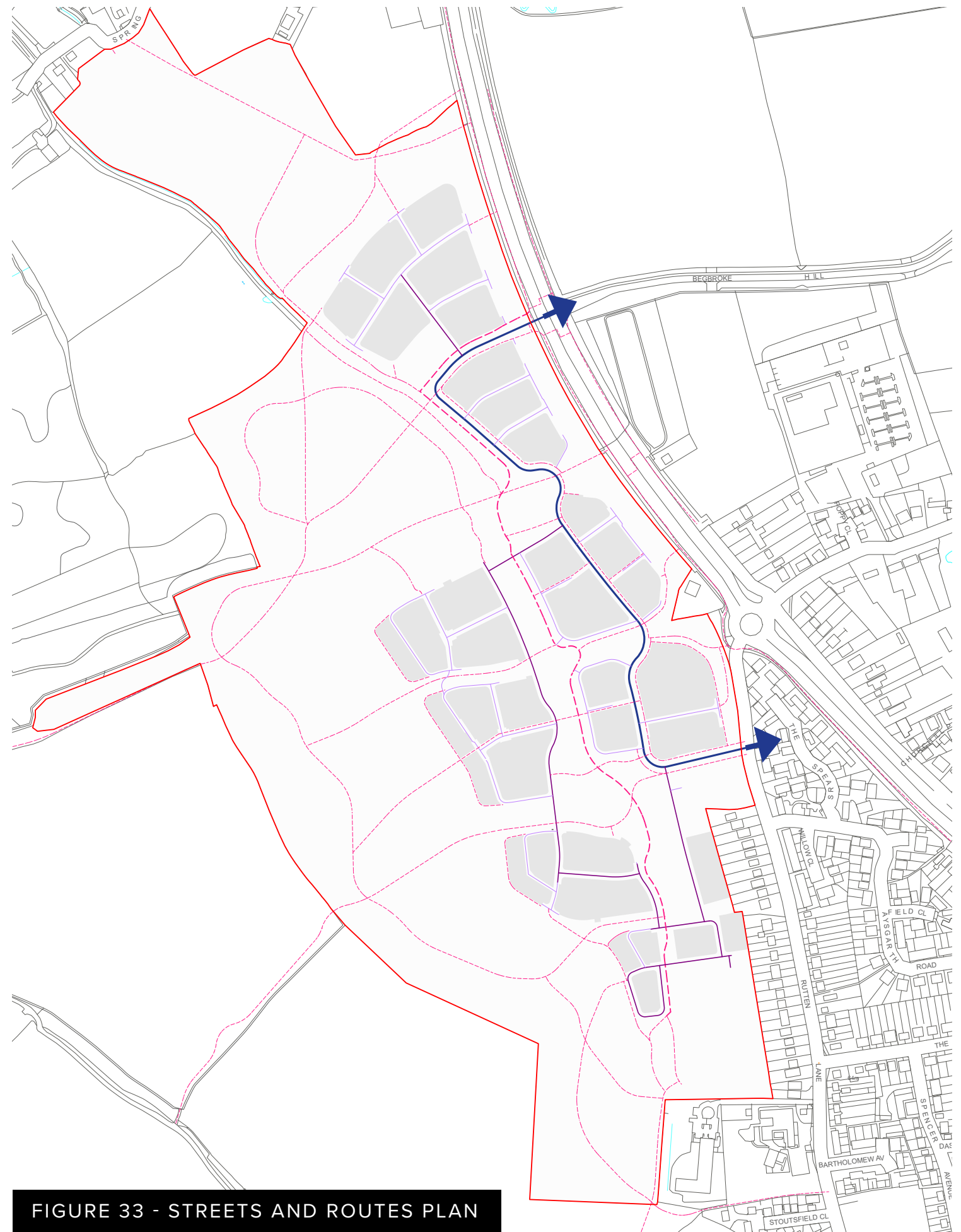


FIGURE 33 - STREETS AND ROUTES PLAN

Primary Street

5.31. The Primary Street provides the main vehicular route through the Site. It will connect the two main points of access and run broadly north-south to serve the entire development. The Primary Street route is proposed to have a sense of formality with treelined verges and an integrated footway/cycleway. There will be no parking bays on the Primary Route in order to allow for the free flow of vehicles. Access to the central parking courts of the flats would be underneath FOG units to ensure a continuous built form enclosure to the street.

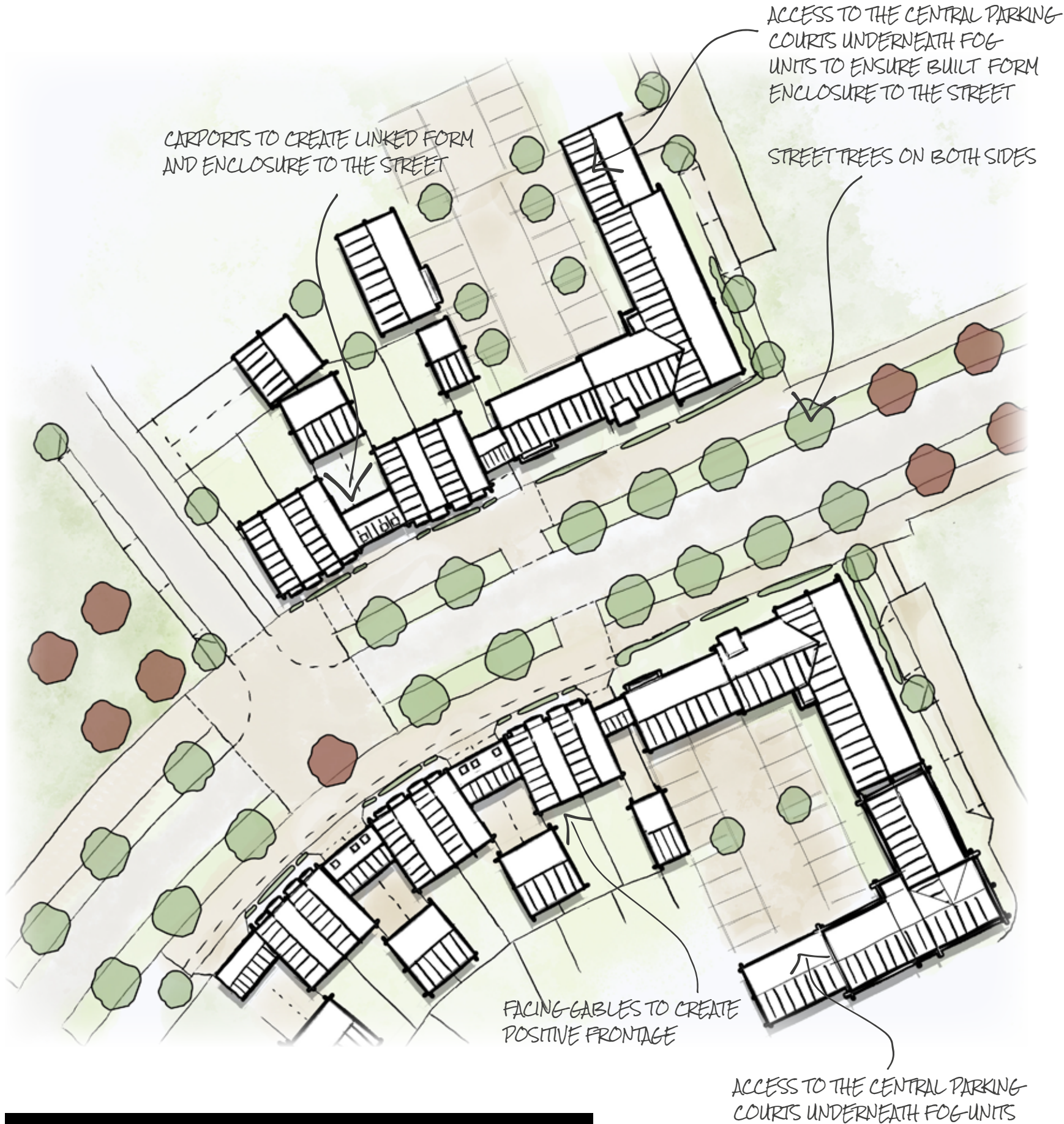
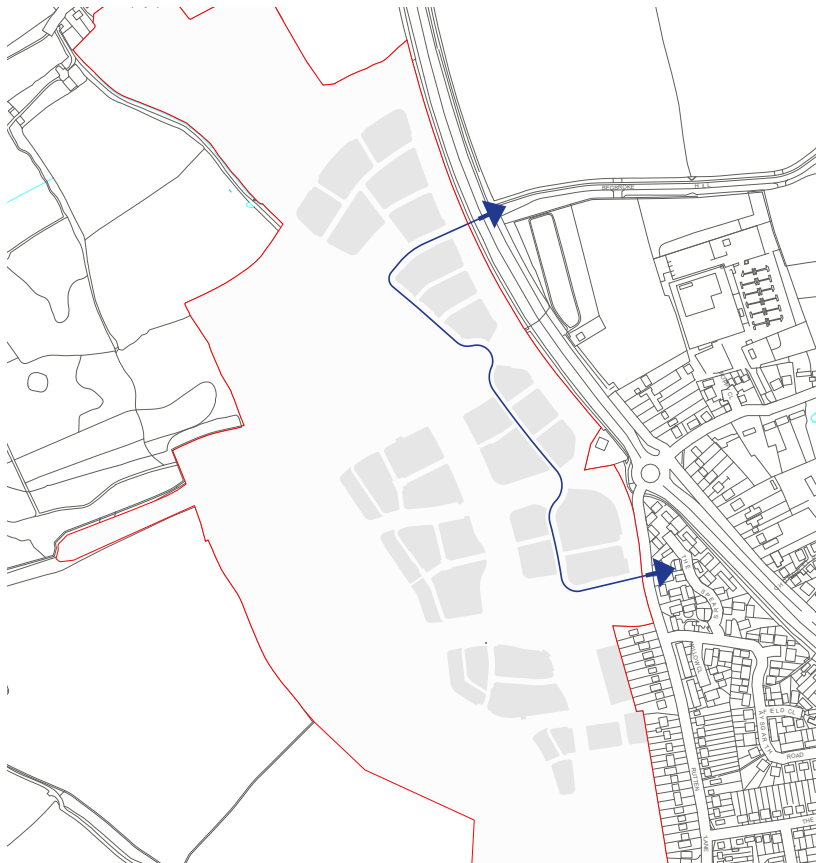


FIGURE 34 - PRIMARY STREET ILLUSTRATIVE PLAN



FIGURE 35 - PRIMARY STREET PERSPECTIVE SECTION

Secondary Street

- 5.32. The Secondary Street will serve the key residential parcels and provide a spine within those parcels to lower category streets (with the detailed design of the latter to be determined at the Reserved Matters stage).
- 5.33. The Secondary Street should provide a safe residential environment and as such will have minimal carriageway width with traffic calming features to ensure low vehicle speeds. The street will be predominantly hard-surfaced with use of tree grilles and intermittent unallocated parking bays.

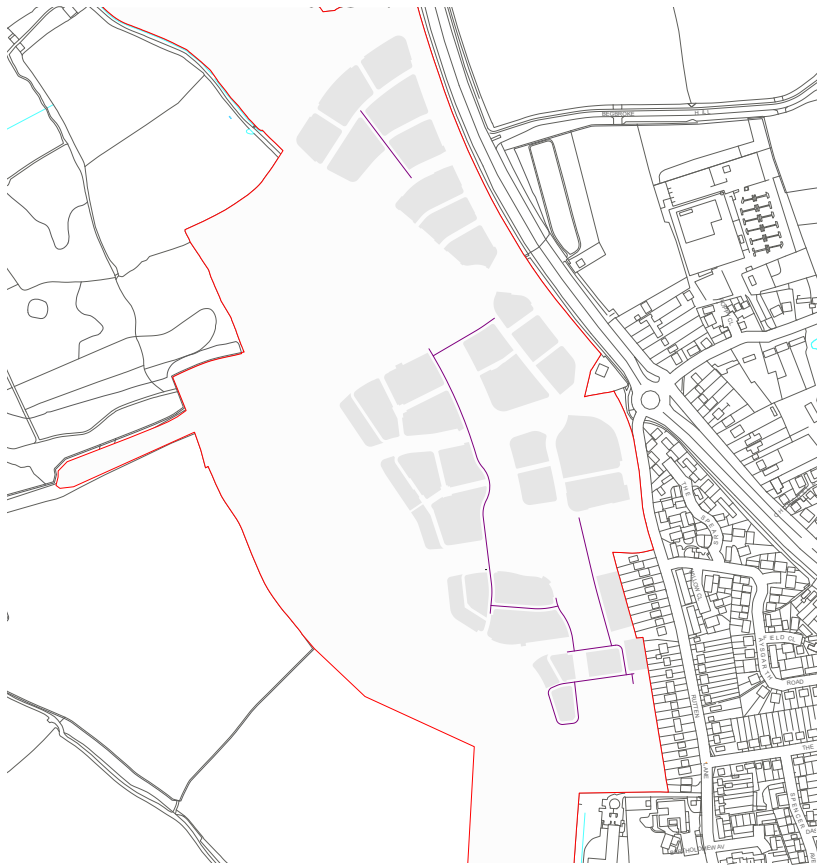


FIGURE 36 - SECONDARY STREET ILLUSTRATIVE PLAN



FIGURE 37 - SECONDARY STREET PERSPECTIVE SECTION

Tertiary Street

- 5.34. Tertiary Streets are the lowest category in the range of street typologies. Their location will not be determined until blocks have been fully designed in detail, as they depend on the configuration of individual plots.
- 5.35. Tertiary Streets should provide a very safe residential environment where, for example, children can play safely. Measures should be used to ensure very slow vehicle speeds.
- 5.36. Tertiary Streets will also be provided at the edges of the development where there is an interface between the surrounding context of the scheme and the development itself. In addition to the requirements of specific edge typologies, there is also a requirement to provide a specific approach to highways design that can achieve a very safe residential environment and ensure a 'soft' transition between development and green space. This allows for a rural feel through, for example, shared-surfaces, non-standard highway geometries and increased planting that complements boundary treatments.

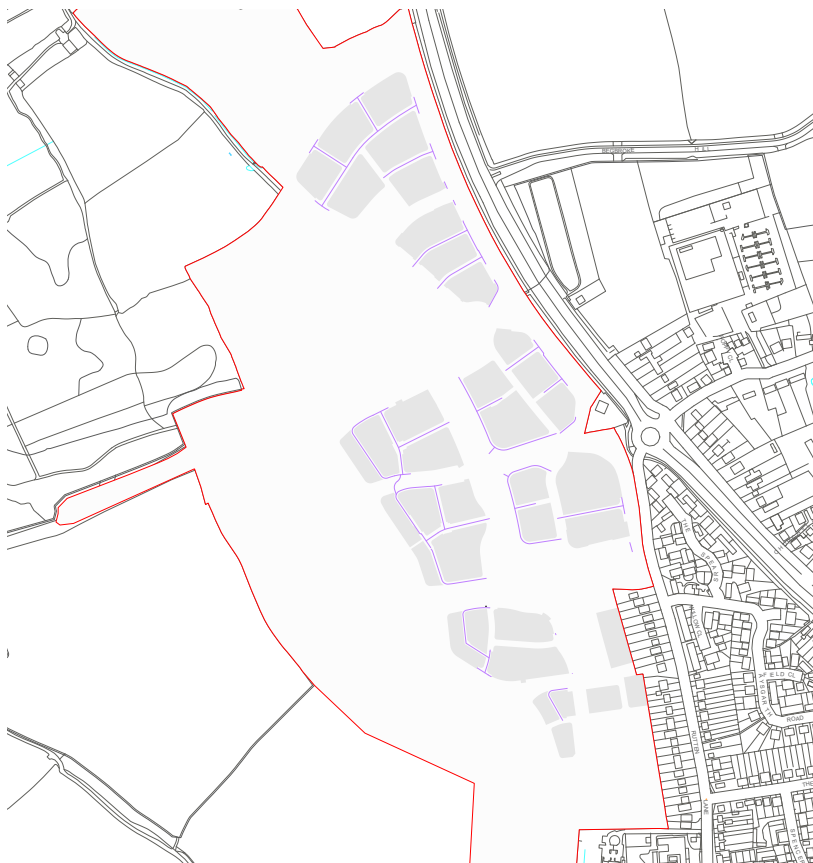


FIGURE 38 - TERTIARY STREET ILLUSTRATIVE PLAN

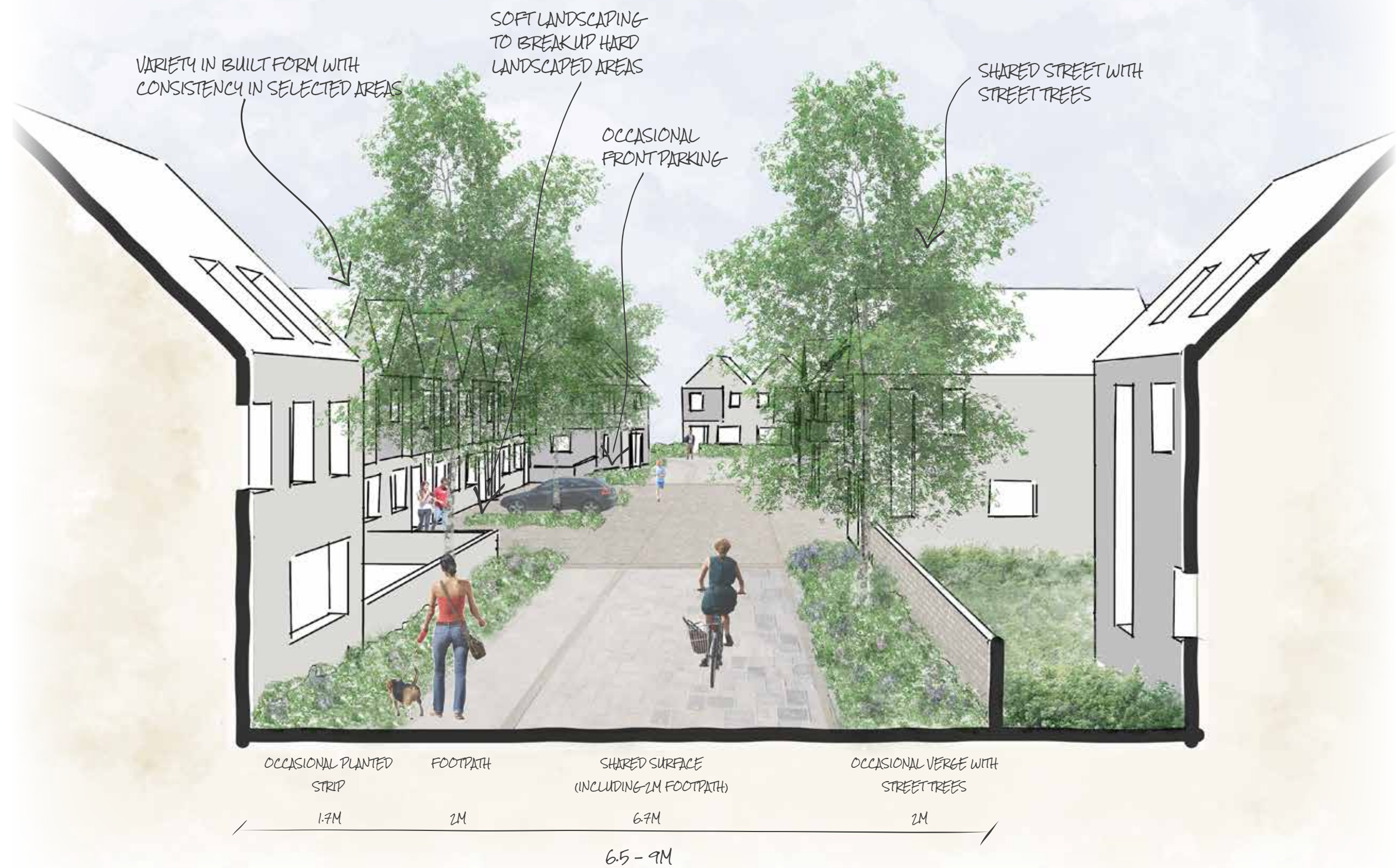


FIGURE 39 - TERTIARY STREET PERSPECTIVE SECTION

Key Spaces

- 5.37. Within the site, there are several distinct ‘key spaces’ that form recognisable elements of the Placemaking Plan. The design principles for each of these are defined on the following pages:
- 5.38. The detailed landscape treatment for Key Spaces will be described in future Design and Access Statements accompanying respective Reserved Matters applications; however, we set out below the general design principles in terms of the formation of these spaces, their functions, particular landscape treatments and details that should be specified at Reserved Matters stage.
- 5.39. Precise details associated with how the various elements of the key spaces will be managed and maintained will be agreed at Reserved Matters Application stage.

LEGEND

- Application Site Boundary
- The Central Walk
- The Community Hub Entrance
- The Central Green
- Neighbourhood Green
- Green Corridor
- Rural Edge
- Urban Edge
- The Meadows
- Dolton Lane
- Community Woodland
- Play Area

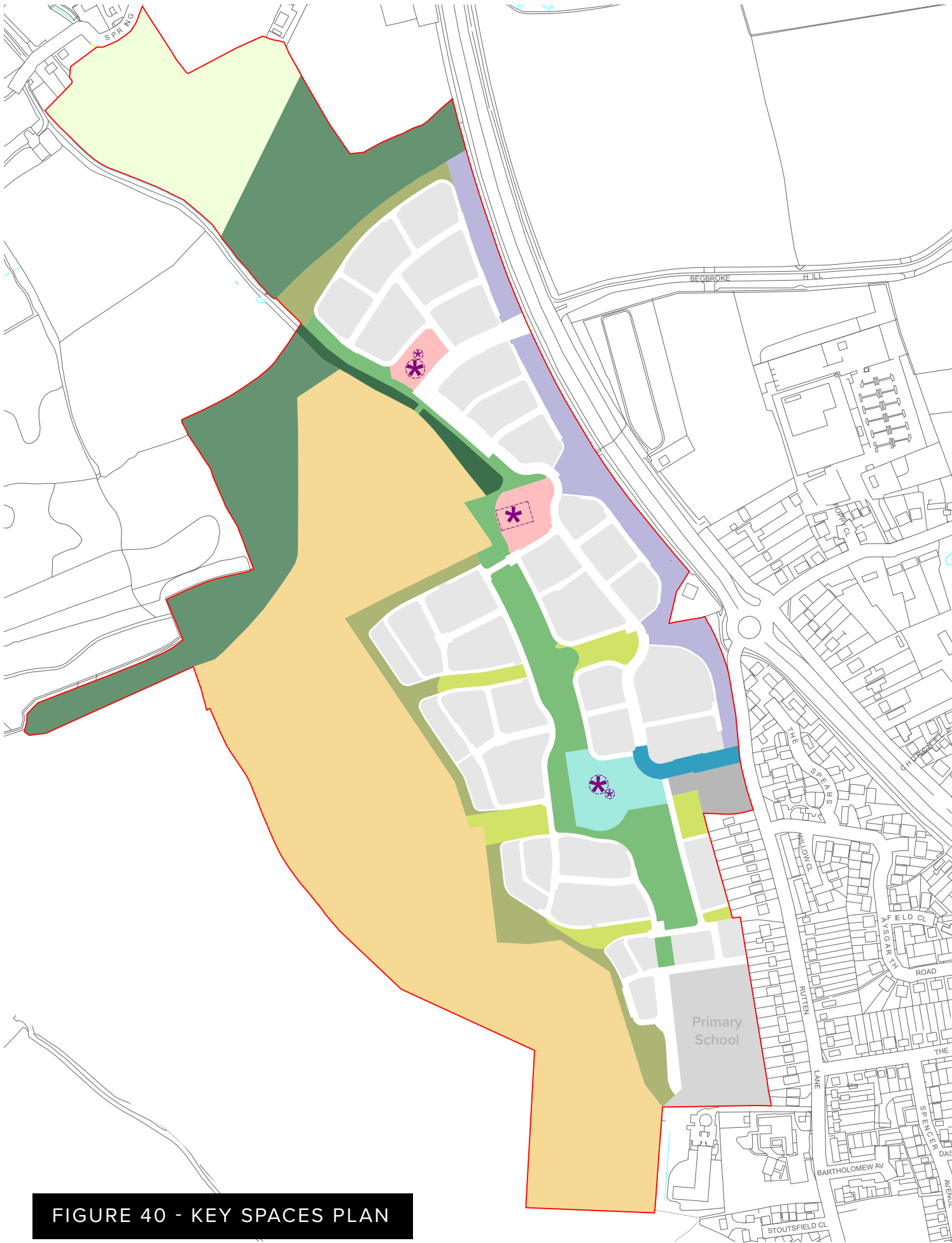


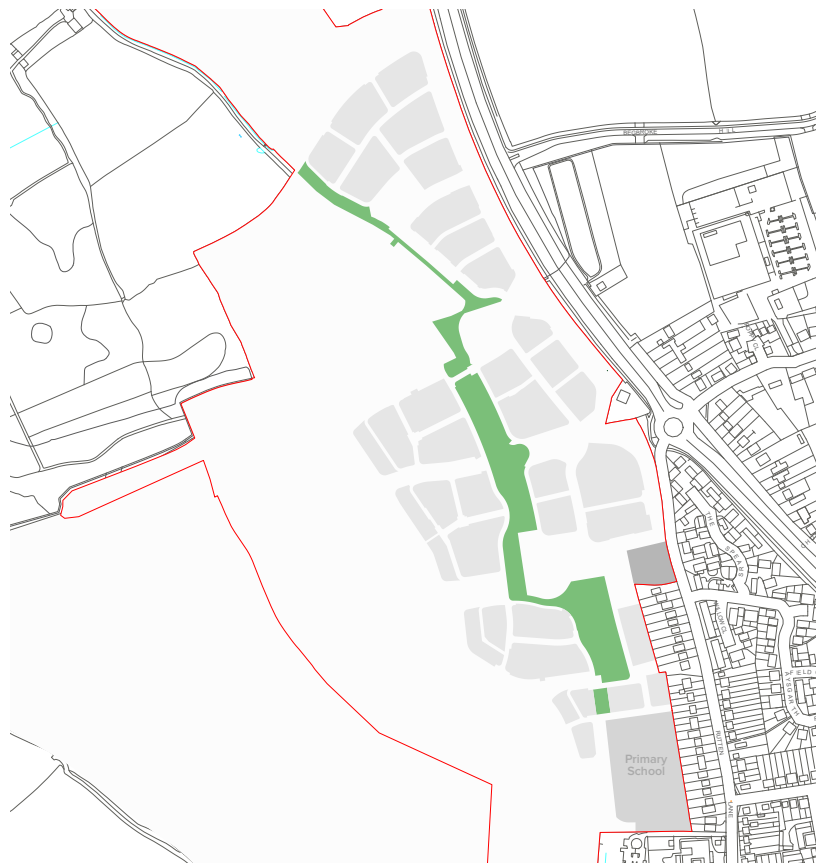
FIGURE 40 - KEY SPACES PLAN



The Central Walk

5.40. The Central Walk is a linear route running broadly north-south through the heart of the site. The route will connect the site and provide an attractive green sustainable movement spine and safe route to school through the development. The Central Walk will have a sinuous informal character enhanced by existing vegetation but punctuated with formality at key destinations along its length. A 5m wide buff tarmac footpath will provide a convenient route that allows residents to be more active in their daily lives and provide a safe route for parents and young children to access the Primary School to the south.

5.41. The space will have an open permeable character with minimal boundaries. Low hardwood bollards are to be used where vehicular management is required and homes fronting on to the central walk will have complementary boundary treatments (as prescribed by the Green Edge typology), for example, a low clipped hedge.



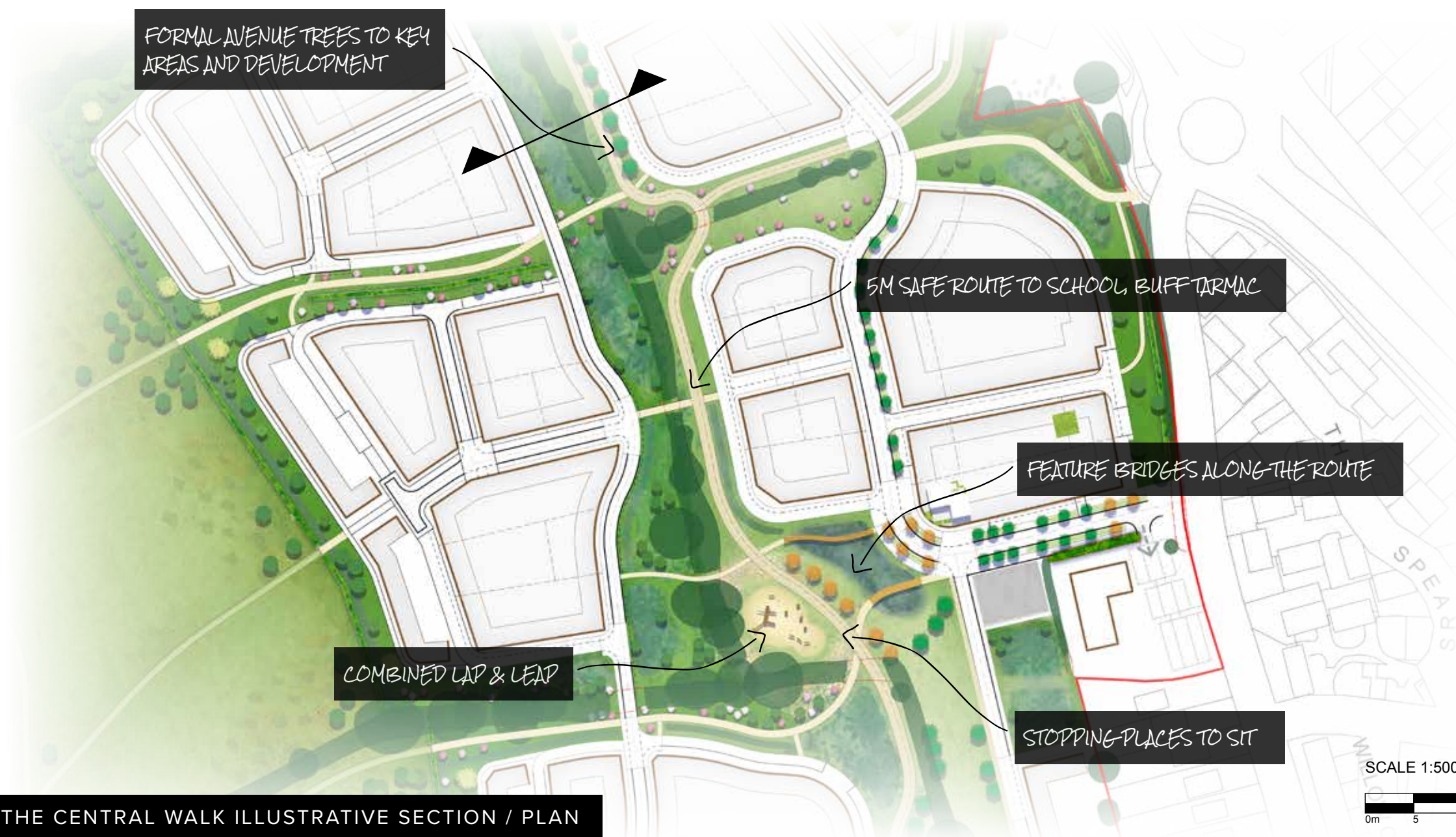
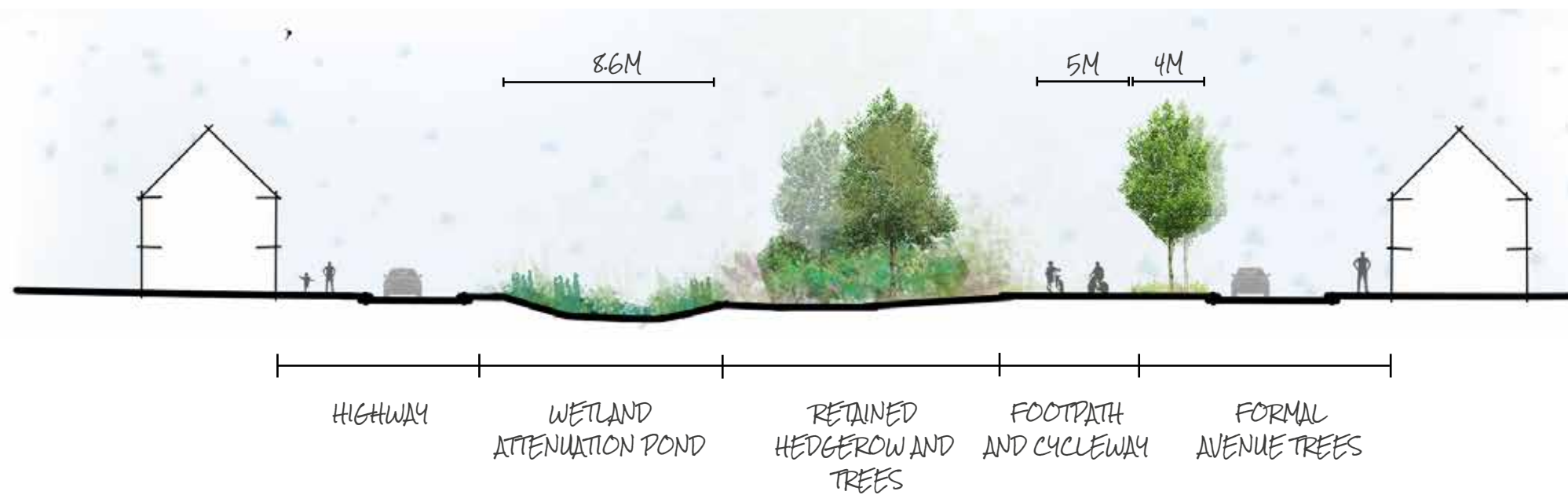


FIGURE 41 - THE CENTRAL WALK ILLUSTRATIVE SECTION / PLAN

The Community Hub Entrance

- 5.42. At the entrance to the Community Hub building, there will be a formal and distinctive public space characterised by high quality hard landscaping and incorporating formal tree planting with views out over the ecologically rich attenuation ponds and inclusive timber play structures.
- 5.43. The space will cater for various activities and functions that could form the foundation for a variety of events (such as community workshops, live events and BBQs) and one of its key assets will be a ‘grow zone’, a community self-grow space that can be managed and maintained by residents via the Community Hub. Ornamental clear stem street tree planting will line the roads including species such as small-leaved Limes, Field Maples, with feature tree planting such as Sweet Gum trees at entrances and crossing points.

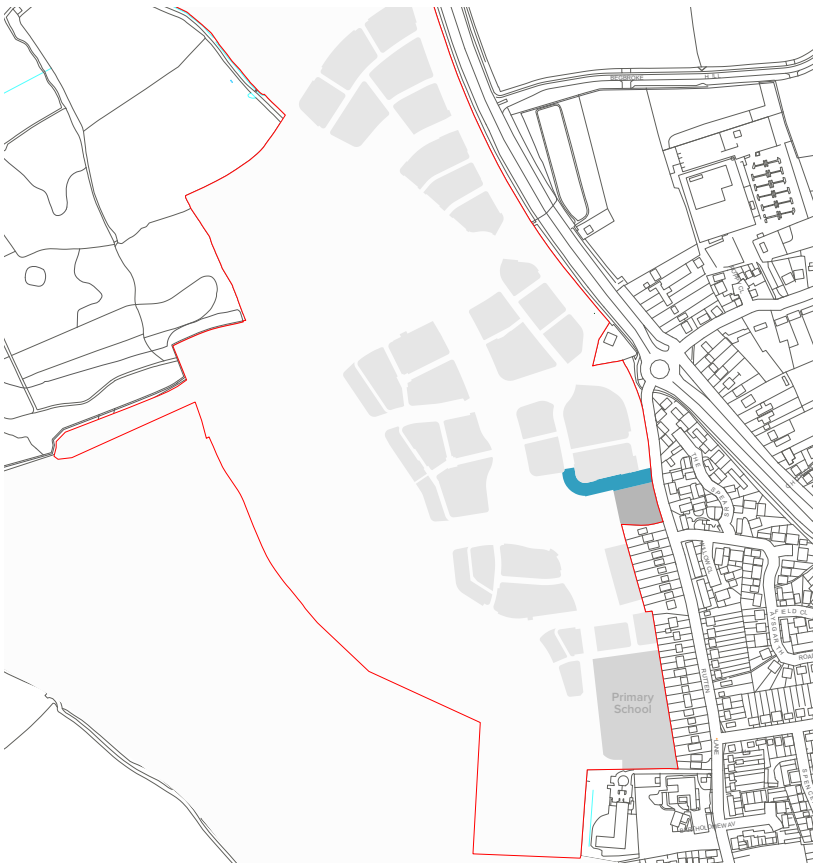
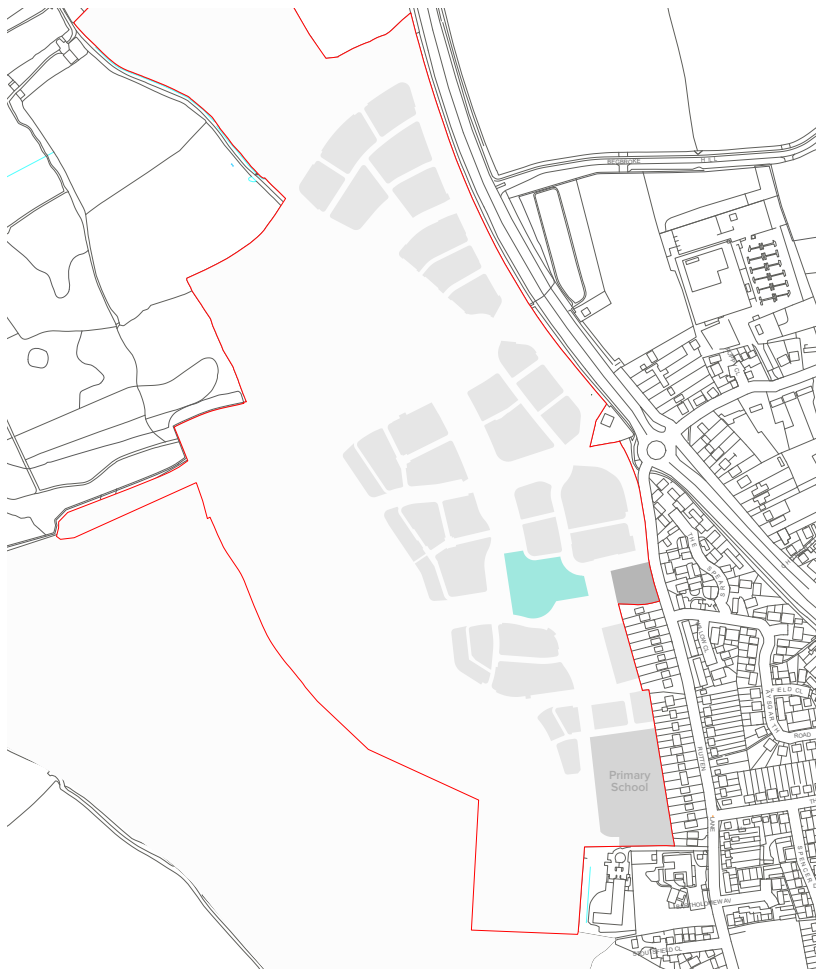




FIGURE 42 - THE COMMUNITY HUB ENTRANCE ILLUSTRATIVE SECTION / PLAN

The Central Green

- 5.44. Solid timber walkways will provide access over the wetland species rich attenuation pond. On the other side, visitors and residents will be greeted with a small area of public open space to be used for inclusive children's play, applicable to a range of ages, and space for public art that will draw the eye of people entering the scheme.
- 5.45. The space will have an open character; retained veteran trees will form the backdrop which will not only help integrate the play area into the landscape but also provide an important ecological asset to nesting birds, bats and small mammals. Where appropriate, these assets will be enhanced with bird and bat boxes. Health and well-being is integral to the landscape strategy, and along the main pedestrian and cycle route there will be various points for children to stop, play and explore. The central green will form the focal space for parents and children alike to socialise.



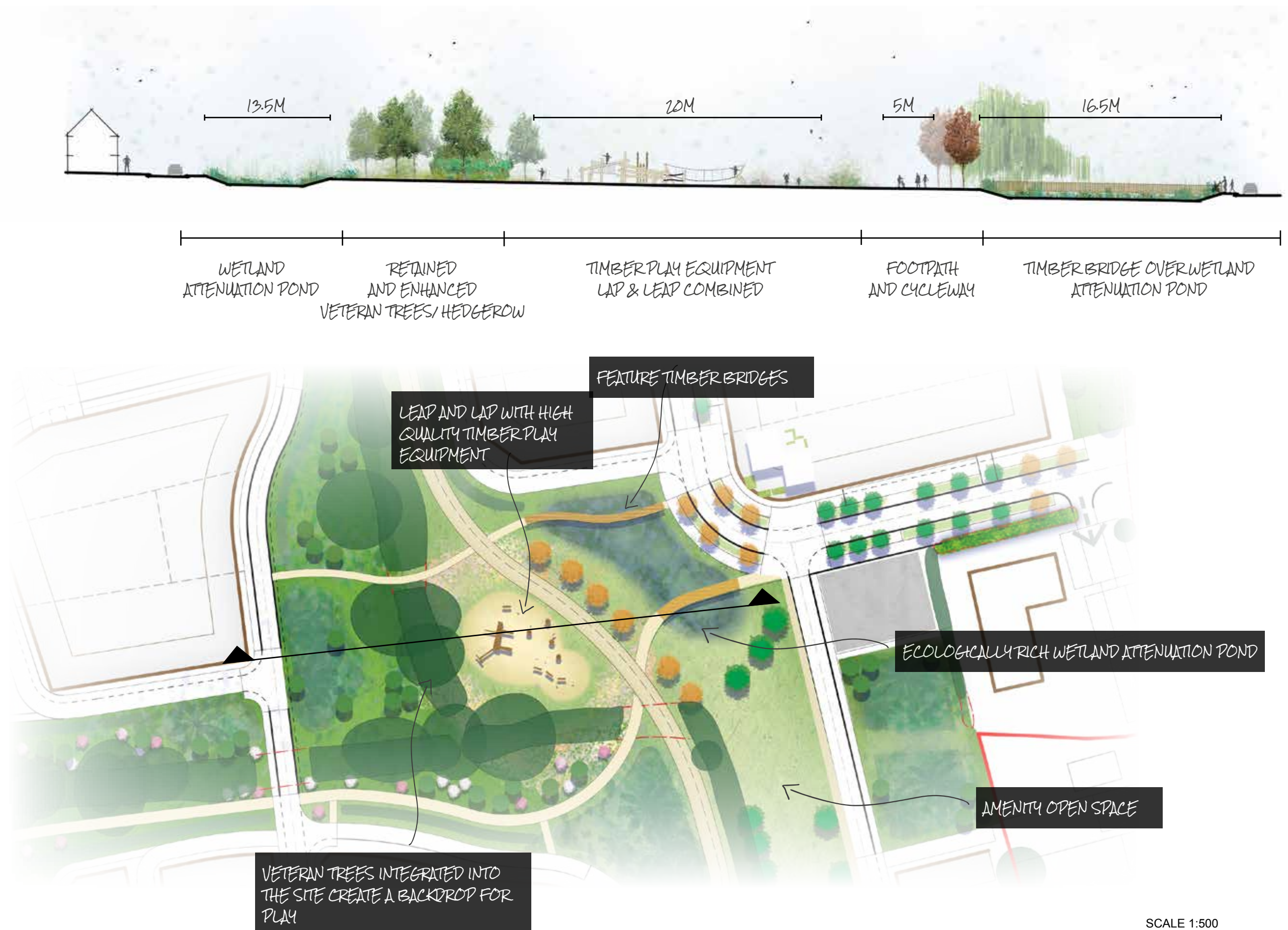
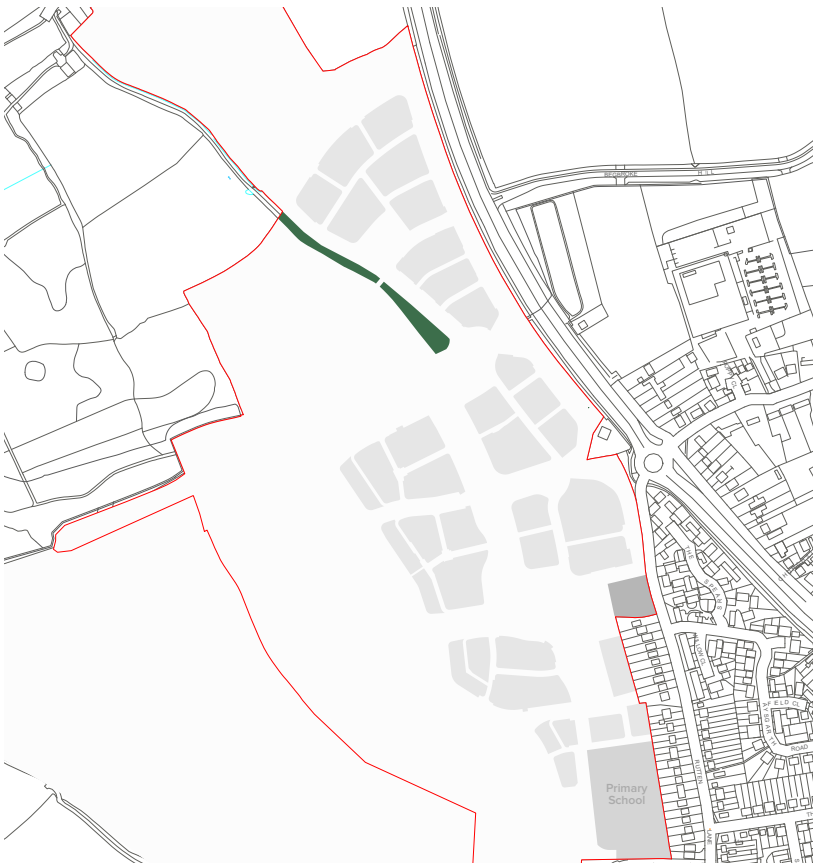


FIGURE 43 - THE CENTRAL GREEN ILLUSTRATIVE SECTION / PLAN

Dolton Lane

- 5.46. Dolton Lane is a historic route originating from Begbroke and which enters the Site from the north as a public bridleway between hedgerows. It is also the location of the Site’s oldest veteran tree.
- 5.47. The route is proposed to be extended further into the site to provide an attractive movement route for active modes. A three metre wide gravel path will provide a safe pedestrian and cycle connection to William Fletcher School at the south of the site.
- 5.48. Dolton Lane is also a key ecological asset identified as habitat for bats, birds and badgers. The valuable hedgerows and trees are proposed to be retained and reinforced with woodland planting and native specimen shrubs to further support existing wildlife. Informal character breaks in the existing vegetation will act as crossing points connecting the development to meadow hills and countryside beyond.



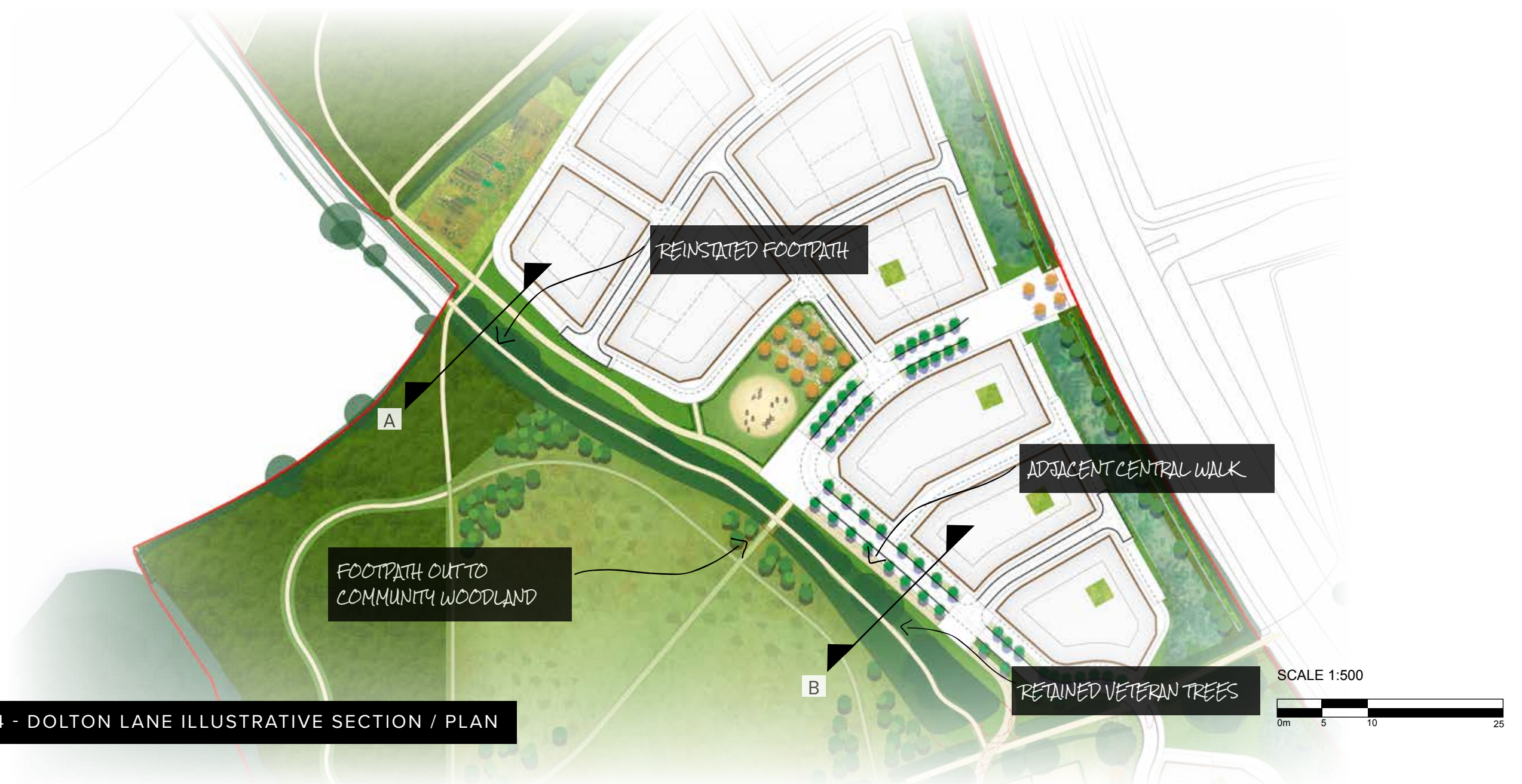
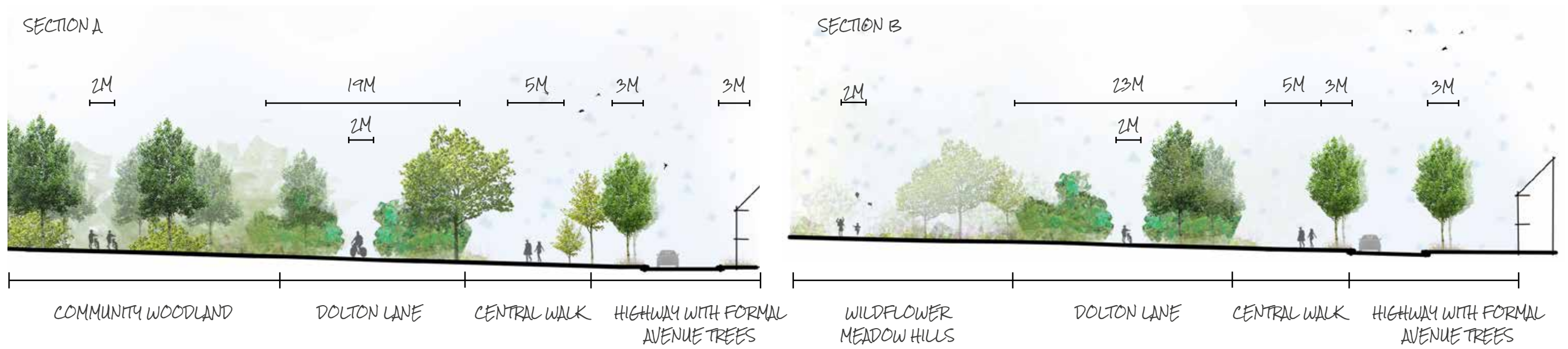
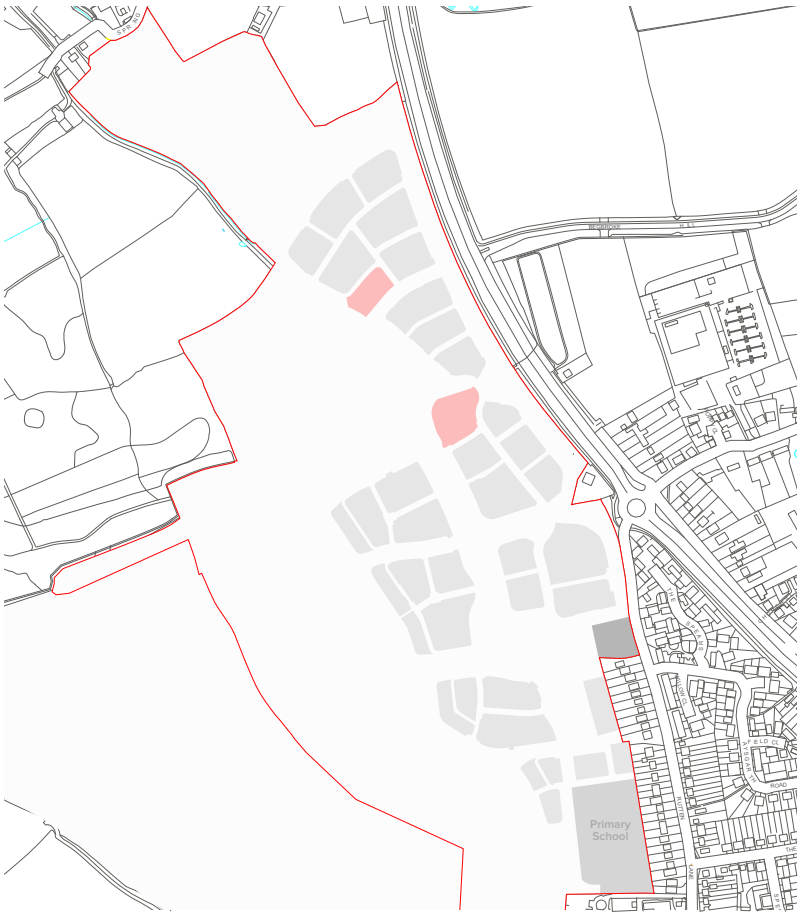


FIGURE 44 - DOLTON LANE ILLUSTRATIVE SECTION / PLAN

Neighbourhood Greens

- 5.49. The Neighbourhood Greens provide focal points and formal amenity space at specific points along the Central Walk and site entrances.
- 5.50. The Greens will have a formal character enclosed and framed by adjoining buildings making a major contribution to the distinctiveness and identity of the community.
- 5.51. The soft landscape character will reflect that of a village green to emphasise the communal nature of the spaces and the edge of rural setting. Existing trees will provide instant impact for the spaces and will be complemented by appropriate new planting. All Neighbourhood Greens will incorporate a local play space.



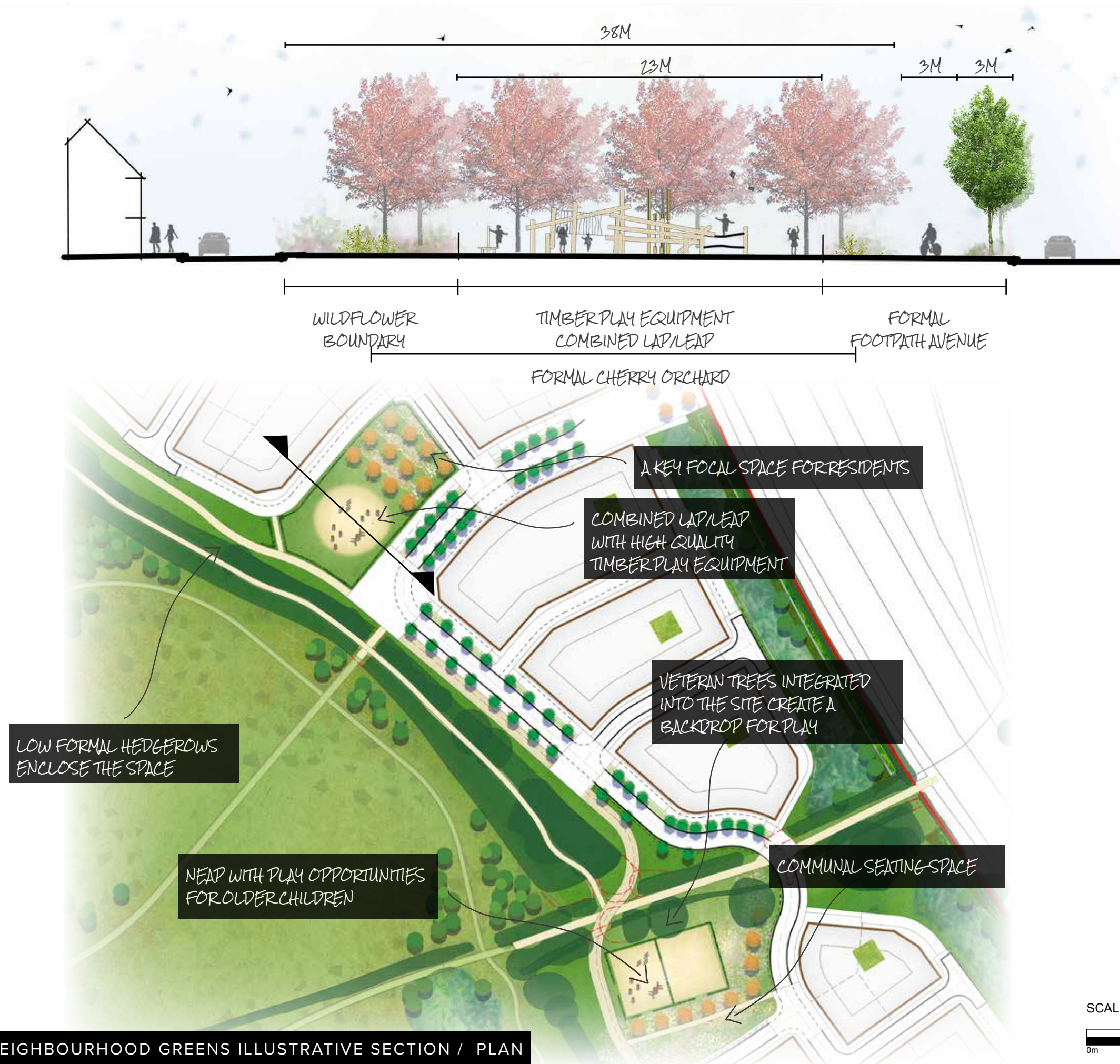
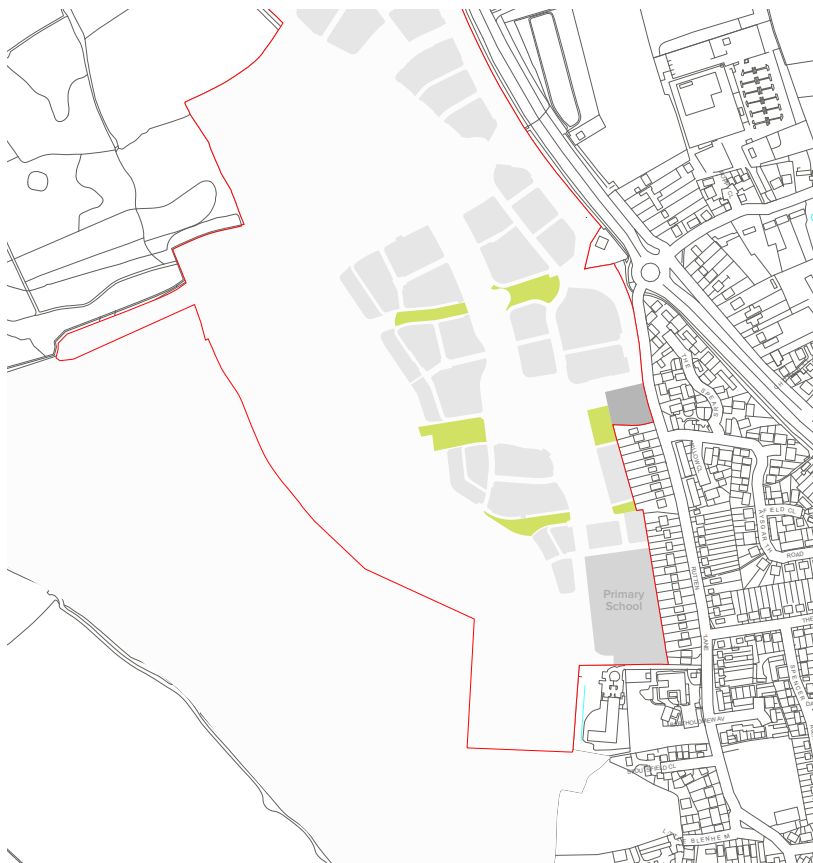


FIGURE 45 - NEIGHBOURHOOD GREENS ILLUSTRATIVE SECTION / PLAN

Green Corridors

- 5.52. Green Corridors running east-west down the slope will provide ecological and drainage routes as well as incorporating informal leisure paths connected to the wider footpath and cycle network. The Green Corridors will also incorporate existing hedgerows, veteran trees and field ditches as well as proposed swales. The open hilltops surrounding Oxford form an integral part of the local landscape character and the green corridors will reflect this with open views up and down the slope.
- 5.53. Within Green Corridors, existing veteran trees will be retained and their root protection areas undisturbed. Occasional ornamental specimens, such as flowering cherries, will be used to provide further visual interest looking down the slope. Smaller fruit trees will not only provide seasonal interest but fallen fruit will also provide food for small mammals and birds. Three metre wide gravel paths will provide an informal character, and occasional use of setts will accentuate seating areas and stopping places.



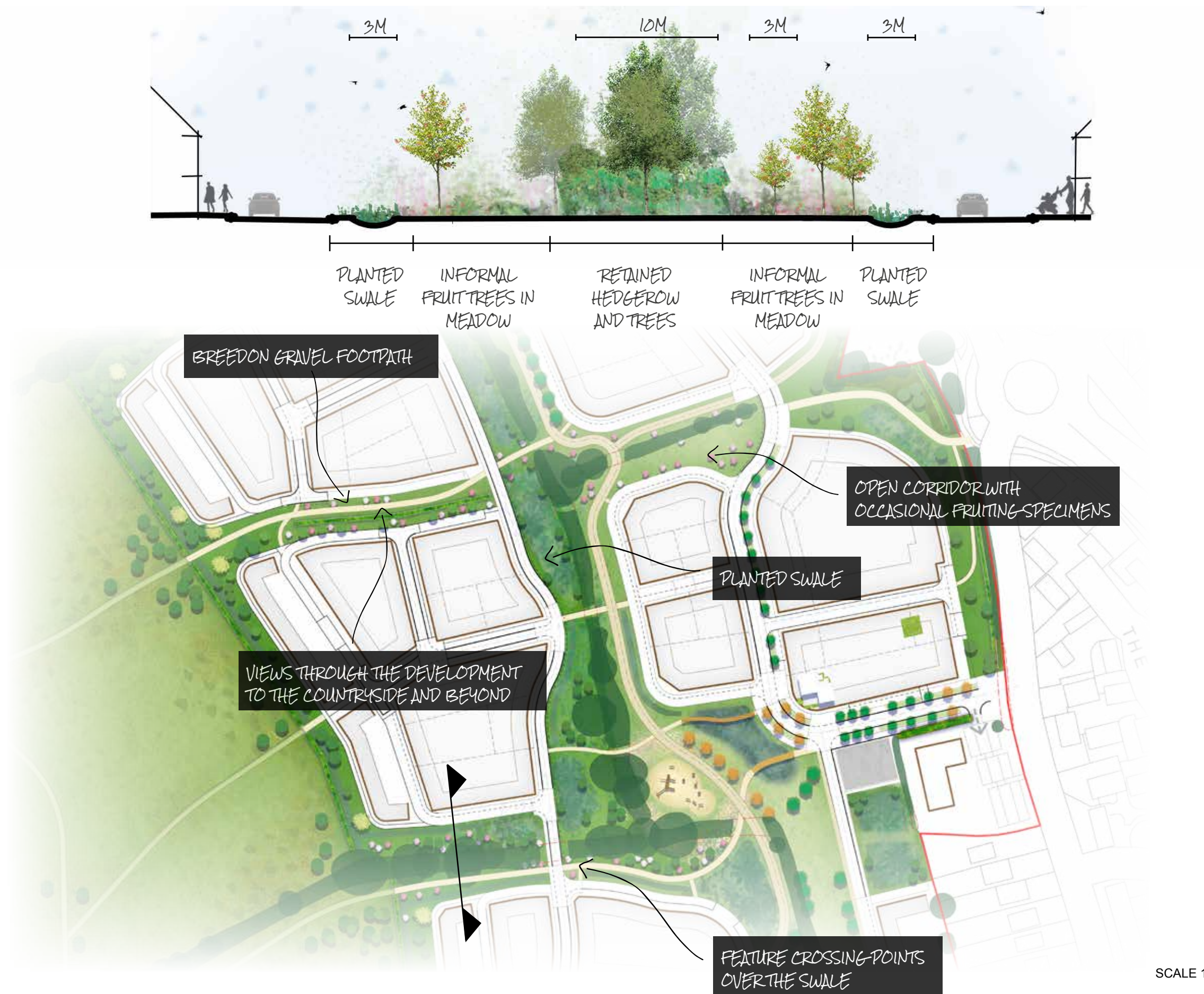
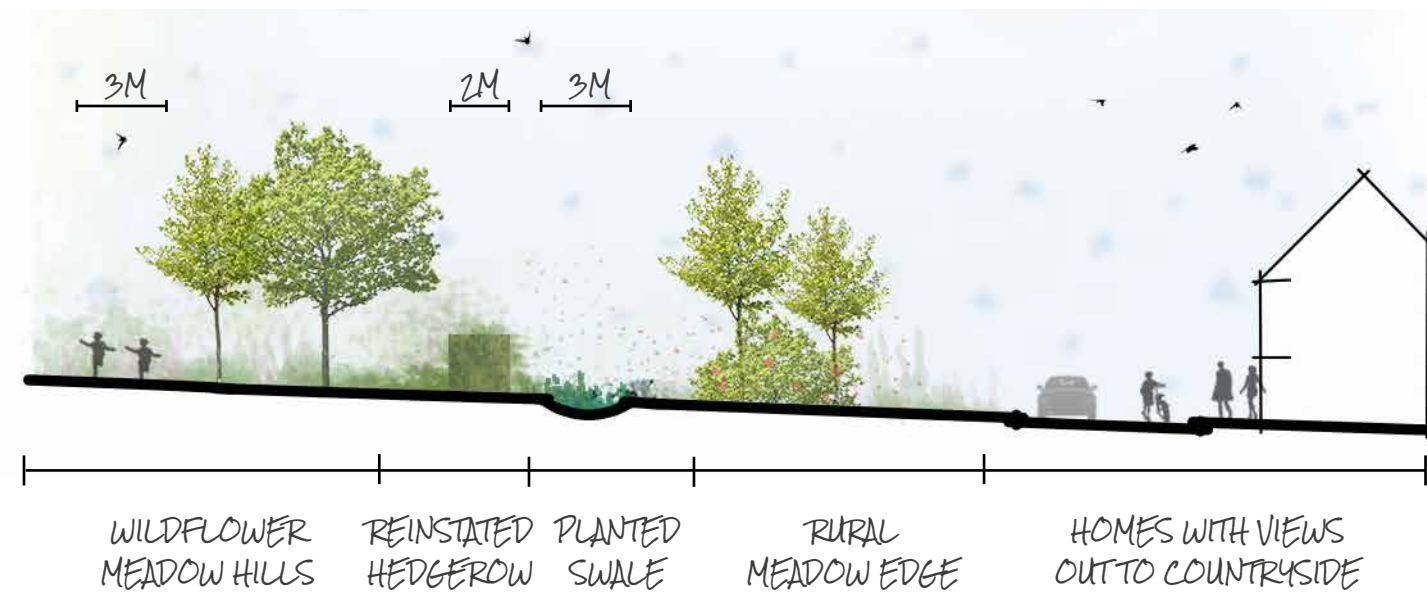


FIGURE 46 - GREEN CORRIDORS ILLUSTRATIVE SECTION / PLAN

Rural Edge

- 5.54. The Rural Edge will face out north and west to the rural slopes beyond and will incorporate a variety of landscape types including existing and newly-created habitats.
- 5.55. The Edge will contain a largely open character punctuated with specimen shrubs and trees and provide a recreational route along the development edge. Incidental stopping points with seating will command views back into the Proposed Development. Swathes of meadow seeding will create links to the meadow slopes to the west, which together with a reinstated hedgerow will provide habitat creation opportunities. Low hardwood bollards will be used on the Rural Edge where vehicular management is required.





SCALE 1:500

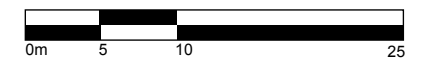
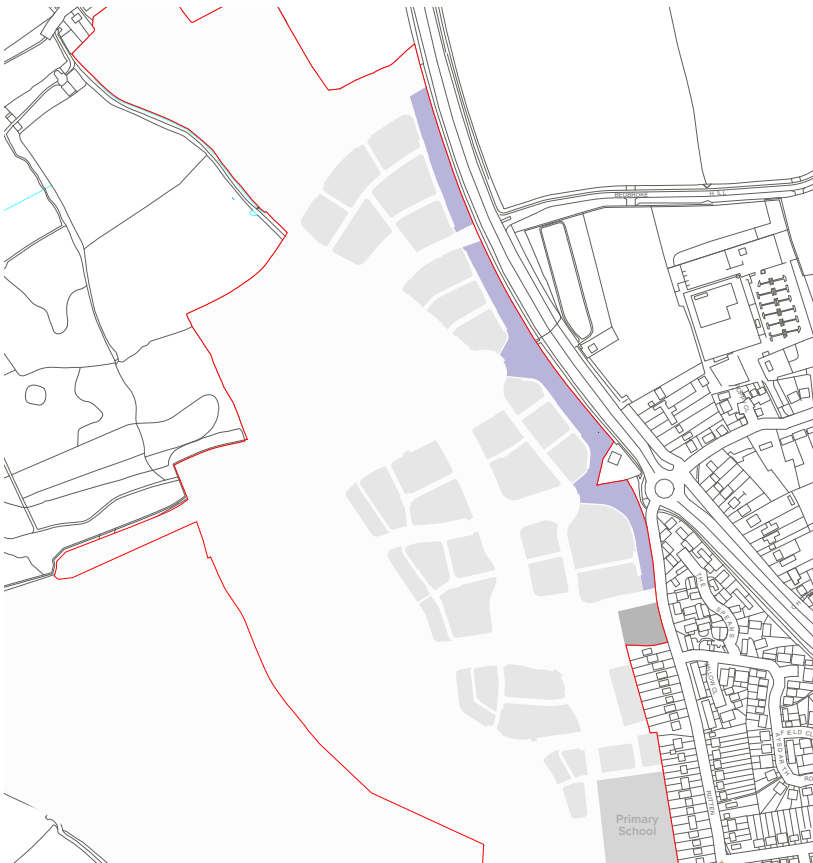


FIGURE 47 - RURAL EDGE ILLUSTRATIVE SECTION / PLAN

Urban Edge

- 5.56. The Urban Edge of the site runs adjacent to the A44 Woodstock Road. The A44 is a main road and natural boundaries on the eastern edge will have to be robust and more urban in response.
- 5.57. An 8m wide swathe of native structural planting, hedgerows and specimen trees will help screen and respond to noise and views of the A44. The linear drainage channels that span the length of the edge will help to deal with runoff from the westerly hills as well as enhance the Site’s ecological value.
- 5.58. Timber boardwalks will allow pedestrian access between the site and A44. Railings and clipped hedge to front garden boundaries.





SCALE 1:500

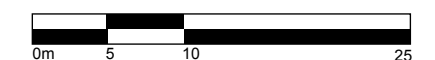


FIGURE 48 - URBAN EDGE ILLUSTRATIVE SECTION / PLAN

The Meadowland

- 5.59. In accordance with the CDC PR9 Development Brief (2021), the area of retained green belt immediately to the west of the development area is proposed to be retained in agricultural use. This area, which is presently used for intensive arable farming, will be repurposed as meadowland with occasional livestock grazing.
- 5.60. The meadowland will provide a higher value habitat requiring sympathetic management to achieve its biodiversity potential. Precise details associated with how the space will be managed and maintained will be agreed at the Reserved Matters Application stage, however, management would be focused on maximising botanical interest where this is not in conflict with the function of meadow as working land. Visually, the meadow will provide a soft transition between the area of development (and the more manicured open spaces within it) and the retained outlying agricultural land further to the west, with its a sloping topography and long views out over the Oxfordshire countryside.
- 5.61. The meadow will have a pastoral character, entirely consistent with its location in the retained green belt. Minimal tree planting is proposed so as to retain the open character, with only occasional tree groupings planted at the edges in order to benefit the existing habitats of hedgerows and veteran tree belts.
- 5.62. Reflective of its working nature, grazing animals would be used to encourage a variety of grasses and areas of bare ground providing a spectrum of micro-climates for invertebrates, and opportunities for the colonisation and expression of herbs often outcompeted by grasses. Grass paths will meander through the meadow. Full details of the public access arrangements will be agreed as a part of Merton College's commitment to the ongoing stewardship and legacy throughout the Site.
- 5.63. As required, existing footpaths in this area are to be retained and enhanced, with additional routes added through this area to connect the development site with the wider public right of way network.

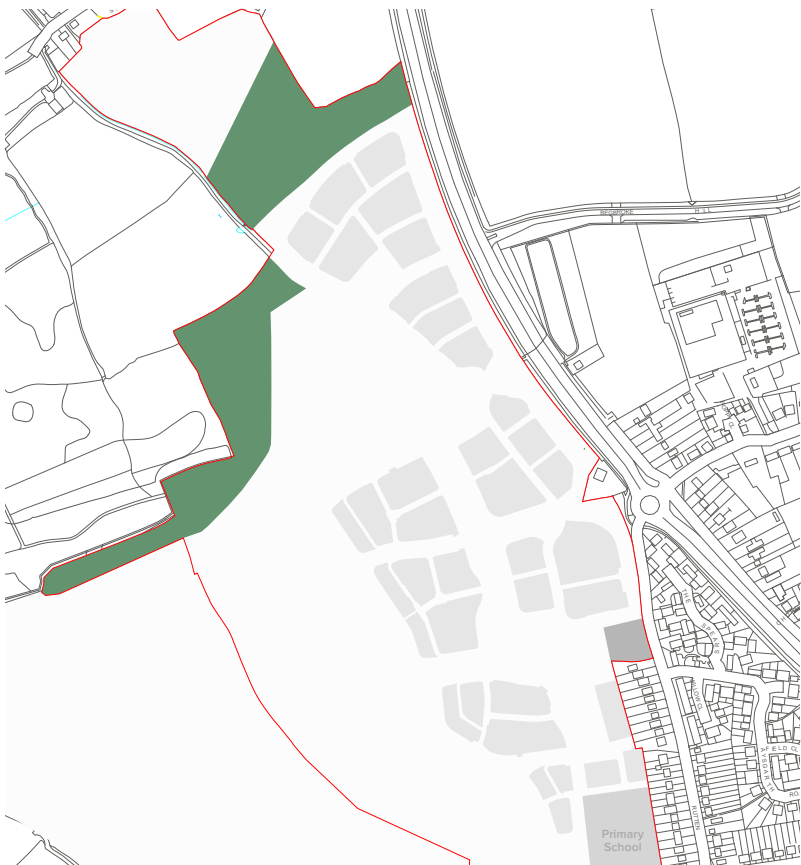




FIGURE 49 - THE MEADOWLAND ILLUSTRATIVE SECTION / PLAN

Community Woodland

- 5.64. New native woodland is proposed to be planted to increase ecological value and protect and preserve Begbroke ancient woodland. The community woodland will provide a buffer to Begbroke whilst offering opportunities for recreation and education in a new woodland environment. The new woodland will take on characteristics of the Begbroke Wood, using native trees and shrubs. Its management and use will also be agreed as part of Merton College’s commitment to ongoing stewardship and legacy.
- 5.65. Nature trails, made accessible by bark mulch pathways cut through the woodland, will provide leisure routes, allowing the community to observe wildlife. Incidental natural play will invite the opportunity to enhance the area for wildlife and provide opportunities for children’s play.
- 5.66. Access points to new woodland will be represented by using a timber post and rail fence lining the proposed woodland edge. A strong boundary (such as 2m high wire mesh fence) will protect the historic and ecological interest of Begbroke.



- 5.67. The CDC PR9 Development Brief (2021) sets out the requirements for Community Woodland to serve the Site. The Development Brief envisages woodland to be contained within one site, rather than two as proposed. However, with the benefit of technical information and dialogue with key stakeholders, the design team are of the professional view that incorporating two woodlands as proposed provides additional benefits to various technical requirements placed on the Site as a result of the proposals.
- 5.68. The proposed east woodland block would act as a buffer between the site and Begbroke and, in addition to the existing cropped agricultural land to its north, would maintain greater green belt openness in comparison to the extent of woodland as suggested by the Development Brief.
- 5.69. The proposed west woodland block would substantially increase the overall size of the existing woodland block and, in combination with a proposed conservation margin, would provide a significant enhancement to the woodland edge habitat.
- 5.70. For these reasons, we consider that the College’s proposed disposition of community woodland area results in significant additional environmental benefits beyond those identified by the CDC PR9 Development Brief (2021).



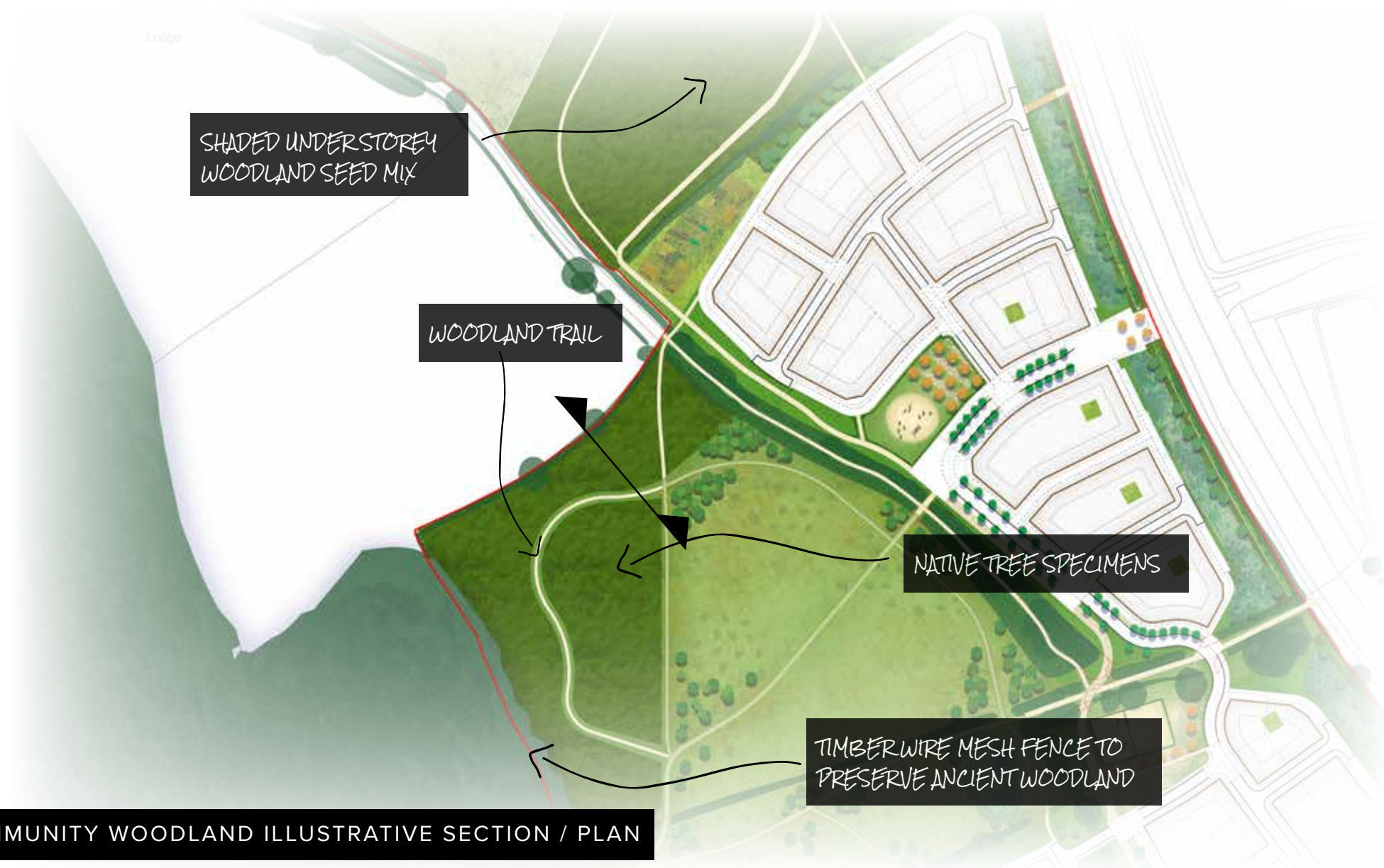


FIGURE 50 - COMMUNITY WOODLAND ILLUSTRATIVE SECTION / PLAN

Landmarks

5.71. Landmark buildings should be notably distinct within the wider scheme and use additional detailing and accent materials to emphasise particular house-types within their setting.

5.72. Such buildings are characterised by their location in relation to the Site and are typically highly visible and hold a commanding position, standing out from the context and the neighbourhood, bringing focus and identity. The most appropriate locations for Landmarks are identified on the Placemaking Plan. These locations have been selected in line with the following principles:

- They are in highly visible locations within the pattern of streets and spaces.
- They would be appropriate landmarks for navigation.
- They hold a commanding position that is not shared by other buildings.
- They are distributed throughout the plan in such a way that important pedestrian and vehicular nodes and routes become more memorable.

5.73. In order to ensure Landmarks become exemplars, innovative, bold and imaginative design responses are required that are appropriate to their settings. In order to achieve this, architectural considerations may include:

- Reinforcing the character of a particular area in which the building is found.
- Full height windows to provide a vertical proportion.
- Gables and roof details that imply a vertical emphasis.
- Details that emphasise the corner position of the building, such as ground floor and first floor windows from habitable rooms to face both street frontages.
- Increased proportions of facade glazing.
- Bespoke balconies, porches and screens in contrasting materials.





LEGEND

- Application Site Boundary
- ★ Community Hub
- ✱ Gateway Entrance
- ▲ Vista Termination
- ✱ Key Corner



Community Hub

- 5.74. The Community Hub will be the main focal point for the community. It will be a location for enriching activities that empower individuals and the community and all within walking distance of individual homes.
- 5.75. The building will present low carbon building features as a means for benchmarking other future sustainable development at the site.
- 5.76. As a space, the building will provide a number of flexible internal and external areas capable of hosting a variety of functions include grouped neighbourhood activities (e.g. yoga, crèche local meetings, art classes) as well as flexible working space allowing residents to leave the home for work but not travel too far. The Community Hub will be accessible to the community throughout the day.



5.77. The building will be around 200sq.m. in size and will be complemented by external areas that include grow zones and space for additional activity. Merton College, as custodian of the Community Hub, has a vested interest in both its success and its credentials. The brief is for a carbon neutral building empowering local people and engendering community formation on the Site. The exact position and the full architectural details of the Community Hub will be determined at the Reserved Matters stage. The plan to the right shows illustratively how the building could be designed on the site opposite the main focal space. The proposed Community Hub building does not seek to compete with or replace the facilities already available at Yarnton Village Hall or those in Kidlington, such as Exeter Hall. Its spaces are intended to complement those already provided at these other sites.

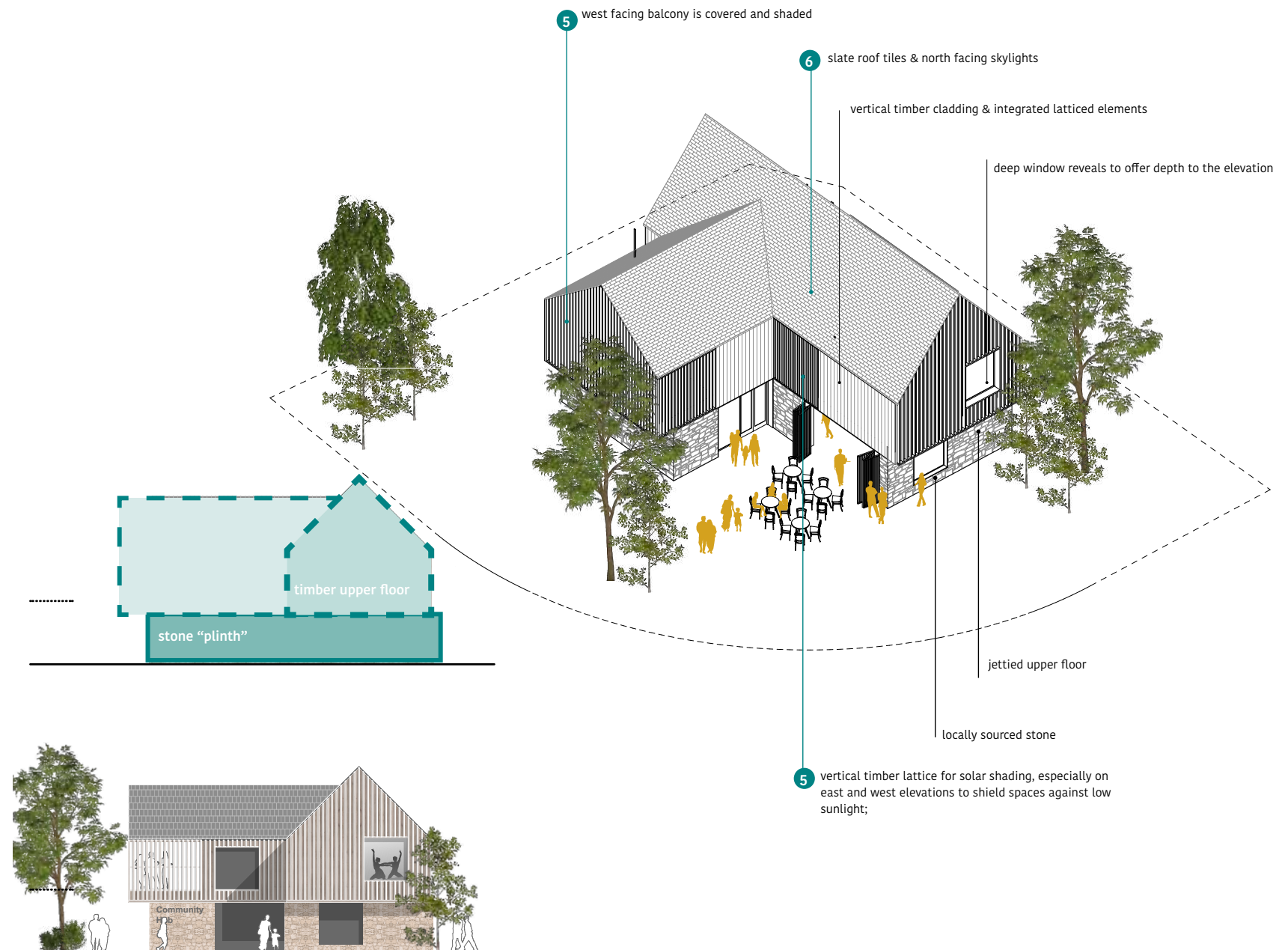
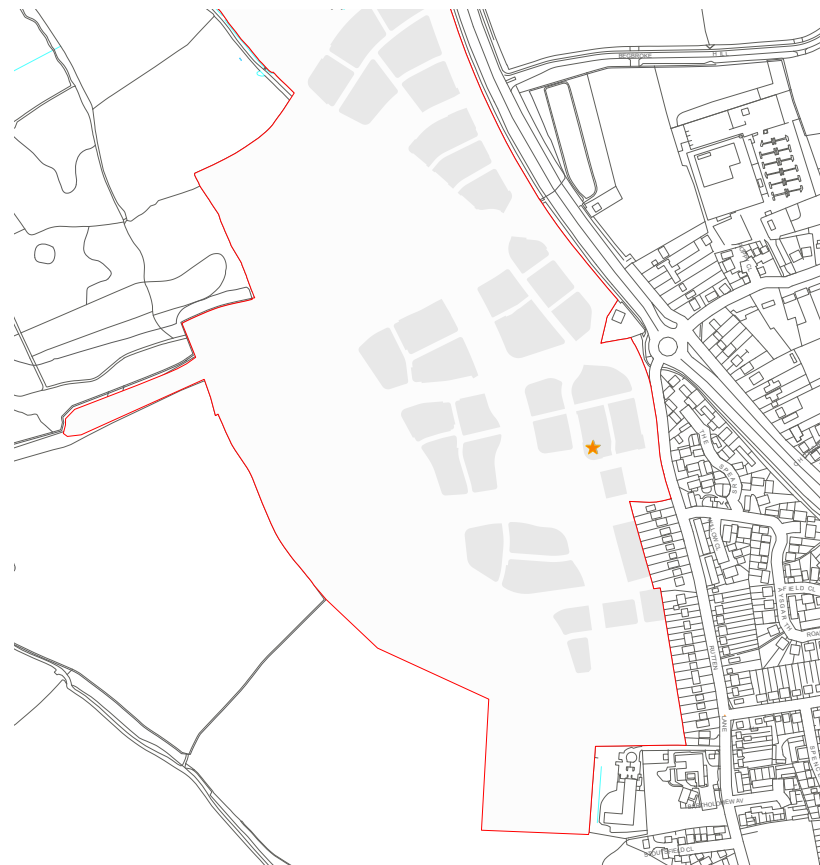


FIGURE 53 - COMMUNITY HUB CONCEPT DESIGN



FIGURE 54 - COMMUNITY HUB ILLUSTRATIVE PERSPECTIVES

Gateway Entrance

- 5.78. The entry points to the Primary Route from the A44 Woodstock Road should be signified by a building arrangement acting as a comfortable interruption, clearly indicating where access into the development is welcomed.
- 5.79. Gateway buildings should be of a scale, mass, form and use architectural treatments and materials selections that clearly indicate their key location. However, they should not detract or clash with adjacent non-gateway buildings. Symmetry (either side of the primary route) can also be an important device to articulate the gateway. Gateways are commonly formed on corners, which have already a heightened urban design responsibility in respect of character, legibility and allowing streets to come together as one network.

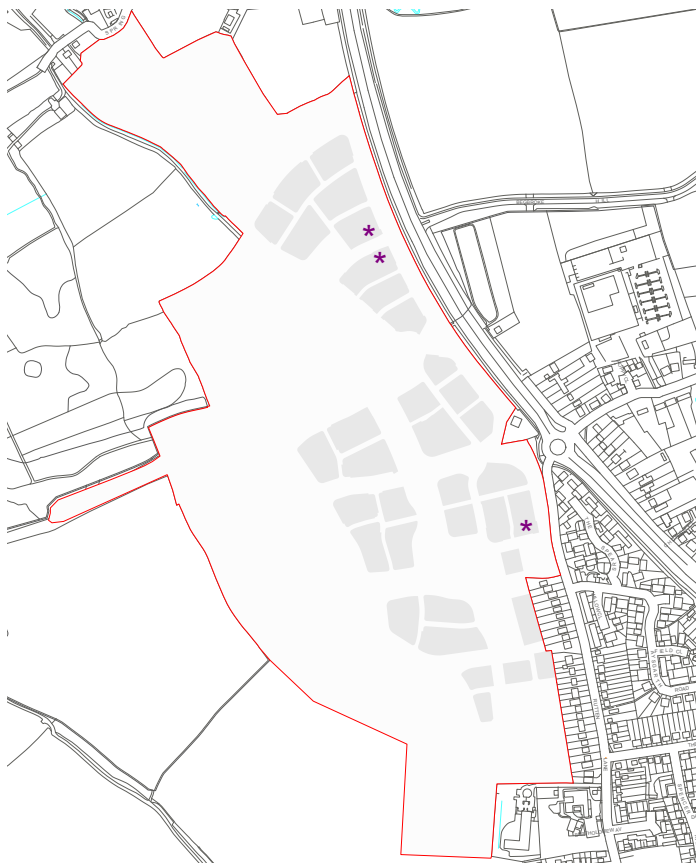




FIGURE 55 - GATEWAY ENTRANCE ILLUSTRATIVE SKETCH

Vista Termination

- 5.80. Vista termination landmarks are positioned deliberately at an intended termination of a direct view along a street or path; as such they are more visible than most buildings.
- 5.81. It is essential that Vista termination landmarks are designed in such a way that recognises the likelihood of the building being viewed. Views should not terminate on non-primary façades, including blank, semi-blank or uncoordinated elevations, or non-habitable structures (garages or car ports). The site is afforded special opportunities through the retention of veteran trees that allow vista termination buildings to be complemented by them.

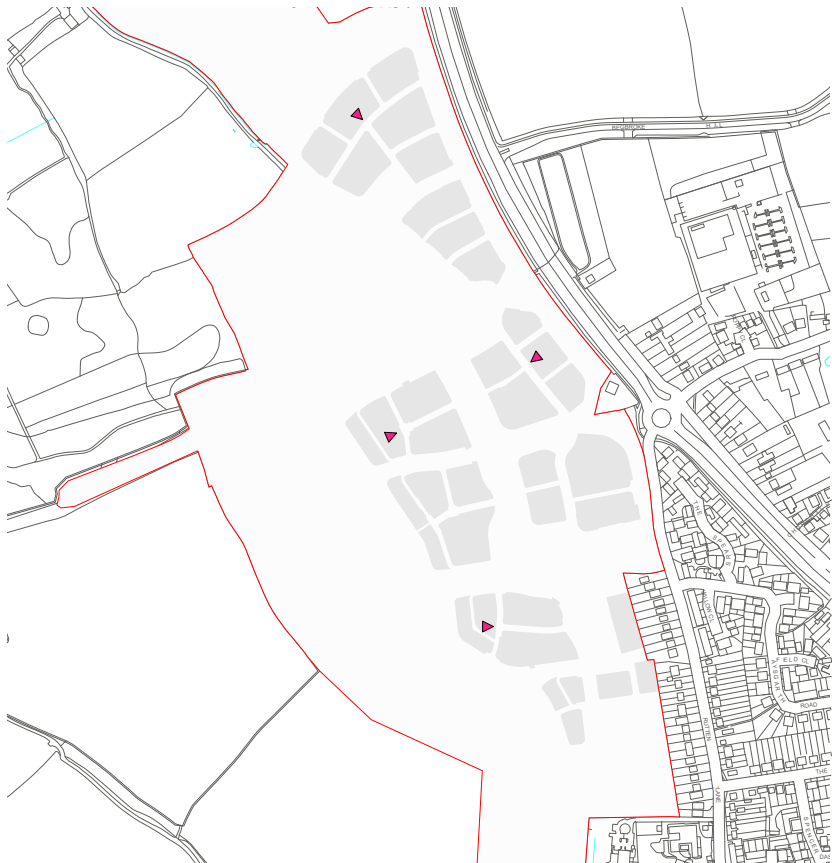
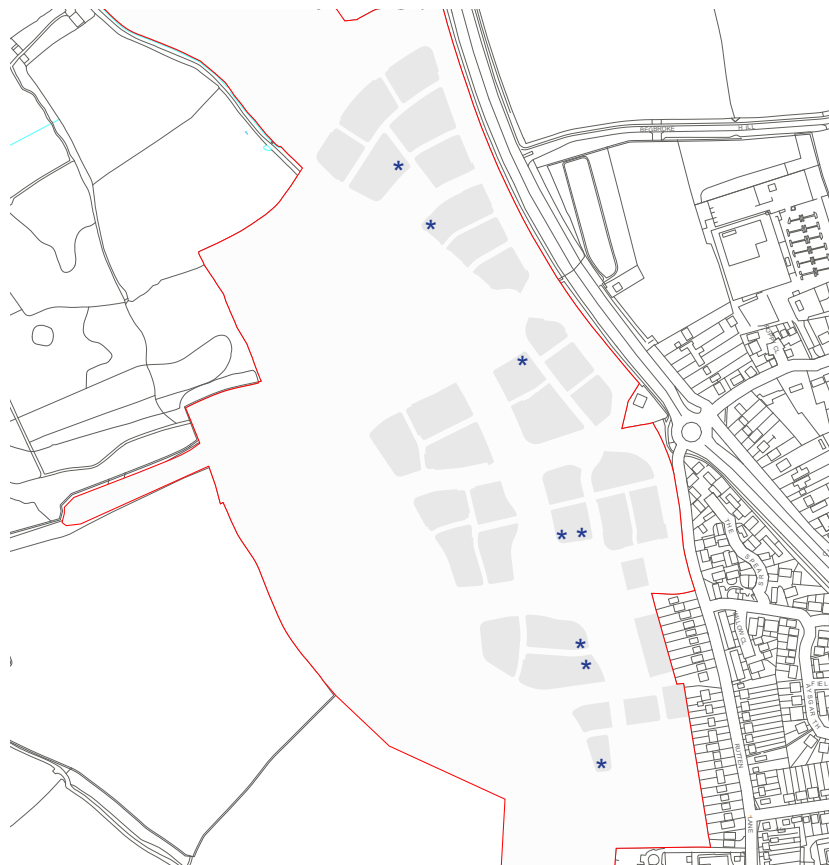




FIGURE 56 - VISTA TERMINATION ILLUSTRATIVE SKETCH

Key Corners

- 5.82. Corners have a heightened urban design importance in respect of character and legibility, allowing streets to come together as one network. A number of urban design 'good manners' must be applied to these buildings to emphasise their role and importance as landmarks. Increased height features, distinctive treatments and/or distinct, but complementary, materials selections should be used.
- 5.83. Corners should always positively face each street that they address by providing active frontages (front doors, ground floor and first floor windows) onto the public realm.





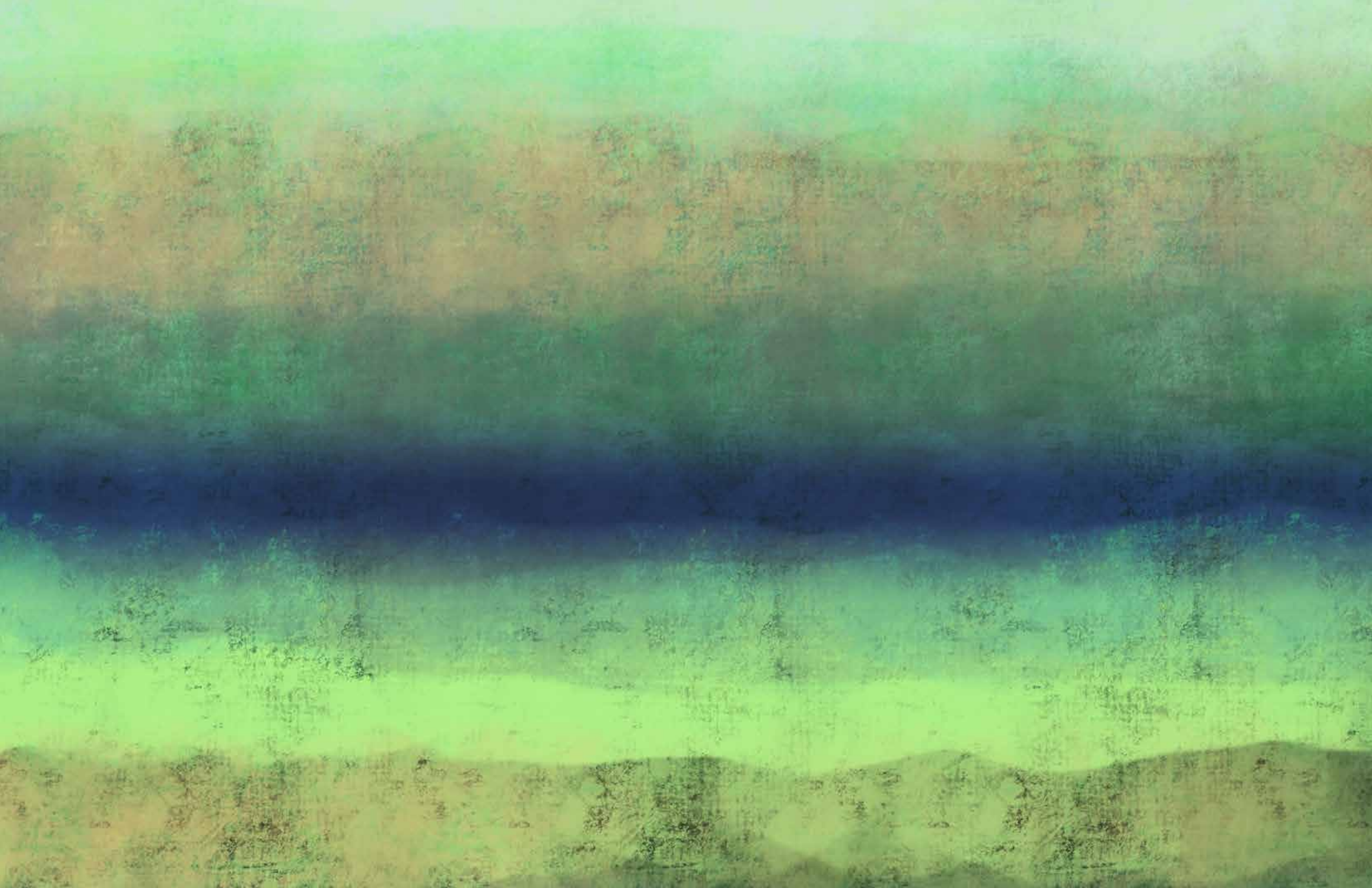
INCREASED HEIGHT FEATURES, DISTINCTIVE
TREATMENTS AND/OR DISTINCT, BUT
COMPLEMENTARY MATERIALS SELECTIONS

ACTIVE FRONTAGES (FRONT DOORS, GROUND FLOOR AND
FIRST FLOOR WINDOWS) ONTO THE PUBLIC REALM TO
POSITIVELY ADDRESS BOTH STREETS

FIGURE 57 - KEY CORNERS ILLUSTRATIVE SKETCH

6. Relationship with the PR9 Development Brief

STATUS OF THE DEVELOPMENT BRIEF	106	DIFFERENCES BETWEEN THE DRAFT DEVELOPMENT	
SUMMARY OF DISCUSSIONS ON THE		BRIEF AND THE APPLICATION PROPOSAL	106
PR9 DEVELOPMENT BRIEF	106	CONCLUSION	107



Status of the Development Brief

6.1. The individual site policies of the Local Plan Part 1 Partial Review all require the preparation of a Development Brief in consultation with key stakeholders. Each brief is then to be finalised, after public consultation, and approved for development management purposes by the Council’s Planning Committee.

Summary of discussions on the PR9 Development Brief

6.2. The College commenced discussions with Council officers and wider stakeholders on the PR9 Brief in August 2018, and a series of workshops have been held since then.

6.3. Collaborative work in the preparation of the brief has been linked to a programme of work and timeframes.

6.4. The Council’s officers and specialist advisors have led the discussions focused on various topics, namely drainage and flood risk, ecology, arboriculture, noise, air quality and landscape / visual impact. Oxfordshire County Council officers have also been involved, concentrating on highways, education and archaeology. Workshop sessions have also embraced infrastructure and service providers such as Thames Water and Oxfordshire Clinical Commissioning Group and have involved the Parish Councils. Many technical aspects of the proposal have been refined as a result of these sessions.

Differences between the draft Development Brief and the Development Proposal

6.5. The College is committed to working up its proposal as closely as possible to the site Development Brief and entered into the above discussions in a spirit of collaboration and partnership. Most aspects of the Application Proposal conform with the brief. Any differences are considered justified for sound planning reasons.

6.6. The table below identifies both the aspects of conformity and the **differences**, with the reasons for those **differences** identified.

6.7. The Development Proposal aligns very closely with the Development Brief.

Policy PR9 - Key Requirements of draft Development Brief	Response of the Development Proposal
OVERALL VISION	
The development site will become an extension of Yarnton village that will be well connected with the existing and proposed services and facilities, will respond to its proximity with the A44 corridor, planned development to the east of A44 and the historic context of Begbroke and Yarnton villages. Improved public access to the countryside including the creation of community woodland and informal parkland will enhance the beneficial use of the Green Belt, provide for significant ecological and biodiversity gains, will help to retain separation between Yarnton and Begbroke villages and provide a buffer to Begbroke Ancient Woodland, while corridors of green infrastructure including historic Dolton Lane will act as connecting features that provide enhanced areas of habitat, green walking and cycling routes and enable access to the countryside.	The development site will become an extension of Yarnton village that will be well connected with the existing and proposed services and facilities, will respond to its proximity with the A44 corridor, planned development to the east of A44 and the historic context of Begbroke and Yarnton villages. Improved public access to the countryside including the creation of community woodland and meadowland will enhance the beneficial use of the Green Belt, provide for significant ecological and biodiversity gains, will help to retain separation between Yarnton and Begbroke villages and provide a buffer to Begbroke Ancient Woodland, while corridors of green infrastructure including historic Dolton Lane will act as connecting features that provide enhanced areas of habitat, green walking and cycling routes and enable access to the countryside.
DETAILED ELEMENTS	
Land Use	
Construction of 540 dwellings (net) on approximately 25 hectares of land (the residential area as shown).	Construction of 540 dwellings within the designated residential area. Addition of community hub , which will become a focal point for the development and help create a mixed and balanced community. Inclusion of a care home ; which will also help achieve more social cohesion, providing an opportunity for community living and a better mix of housing within the residential area. It also responds to the need for additional such accommodation, recognised and supported at all levels of planning policy.
Affordable Housing	
The provision of 50% of the homes as affordable housing as defined by the National Planning Policy Framework	50% of the proposed homes to be provided as affordable housing.
Land for Primary School Use	
The provision of 1.8 hectares of land for use by the existing William Fletcher Primary School to enable potential school expansion within the existing school site and the replacement of playing pitches and amenity space	1.8 hectares to be provided for William Fletcher Primary School for use as playing pitches and amenity space to enable expansion of the school. Details discussed extensively with the school and the County Council, and key principles agreed.
Sports, Play and Allotments	
The provision of facilities for formal sports, play areas and allotments to adopted standards within the developable area (unless shared or part shared use with William Fletcher Primary School is agreed with the Education Authority)	Opportunities for formal sport will be provided through a potential community use agreement regarding the new school pitches. Three formal play spaces are proposed, with each having a different character in terms of equipment provided, the degree of enclosure and the landscape setting. Areas of informal, imaginative play are also to be provided. Food production will be integrated into the design of the amenity open space and semi-natural green space to promote accessible food and healthy living into the daily lives of residents and visitors, through the creation and management of community orchards and wild foraging zones.

Policy PR9 - Key Requirements of draft Development Brief	Response of the Development Proposal
Public Open Green Space to west/Local Nature Reserve	
The provision of public open green space as informal parkland on 24.8 hectares of land to the west of the residential area and a new Local Nature Reserve accessible to William Fletcher Primary School.	<p>The <i>proposed meadowland (19.3 Ha)</i> will be provided in the retained green belt immediately west of the development area. Management of this area will be focused on maximising botanical interest, where this is not in conflict with its function of meadow as working land. Visually, it will be a soft transition between the development (and the more manicured open spaces within) and the retained outlying agricultural land further west. Public access to the meadowland will be provided as part of the College’s commitment to the ongoing stewardship and legacy of the development.</p> <p>The proposals also include the Local Nature Reserve (in an indicative location, details to be agreed) providing access for pupils of the Primary School and the public, on an agreed basis.</p> <p><i>Two new publicly accessible pedestrian and cycleway connections are also proposed</i> to the west, across the retained agricultural land, to Frogwelldown Lane (PROW 420/14/20).</p>
Community Woodland	
The creation of an area of a community woodland within 7.8 hectares of land to the north-west of the developable area and to the east of Dolton Lane	<p><i>A 7.8 Ha community woodland area will be provided, albeit that it will be separated into two areas,</i> and also additional planting is proposed to be provided through the development.</p> <p>To the north-west of the developable area and to the east of Dolton Lane, the community woodland is proposed to be narrower than indicated, providing a substantial multi-structural vegetated feature along a boundary which at present is demarcated by a hedgerow.</p> <p>A second community woodland area is proposed to the west of Dolton Lane, which would provide an expansion to Begbroke Wood, providing a physical buffer or `shield` between the ancient woodland and the development, and in the long-term providing an extension of the Priority Habitat deciduous woodland.</p> <p>It is considered that this approach provides greater overall benefits. It would create biodiversity benefits, maintain the defensible Green Belt boundary to the north, and also a wider and more effective provision of woodland for the benefit of the village as a whole through its enhanced disposition and arrangement.</p>

Conclusion

- 6.8. The Application Proposal aligns very closely with the Development Brief.
- 6.9. The essential ***differences*** relate to the inclusion of the additional land uses of community hub and care home, provision of meadowland rather than ‘informal parkland’ and the separation of the community woodland into two areas rather than the one suggested by the brief.
- 6.10. These differences serve to enhance the overall objectives of Policy PR9. They will create a more mixed and balanced community, enhance the commitment to stewardship, better maintain the defensible Green Belt boundary, provide further biodiversity improvements, and achieve more effective provision of woodland for the benefit of the village as a whole.
- 6.11. All these variations can be robustly justified and are considered acceptable in planning policy terms.

7. Summary and Conclusions



The approach identified in this Revised DAS outlines key design principles and a narrative for a sustainable neighbourhood that respects local character and landscape assets whilst being focussed on the health and well-being of future residents.

- 7.1. The Development Proposal seeks to engender the formation of a successful community by providing on-site functions and facilities that are easily accessible to future residents and that can be used to facilitate healthy and positive community activities.
- 7.2. The Development Proposal has been formulated with a consistent focus on design quality in accordance with the NPPF. The architectural and landscape details of the Proposed Development will be subject to further in-depth dialogue, but the broad design principles set out in this document provide a framework for discussions with the local authority and stakeholders on future detailed reserved matters applications. The approach does not seek to fix the exact location or configuration of all spatial elements, however, in order to secure a comprehensive and robust approach to the delivery, the location and general configuration of a number of fixed elements is included, such as:
 - A development that will be well connected, readily understood and easily navigated, supporting links to local facilities.
 - A permeable development with a pedestrian and cycle movement network that will encourage sustainable modes of travel and provide access to new streets and a range of public open spaces.
 - An integrated residential community that will be compatible with, and complementary to, surrounding uses.
 - A sustainable development through siting, layout and design.
 - The provision of a mix of family house types, sizes and tenures which will offer choice and create a balanced residential community.
 - A development which will positively respond to local character through the provision of a range of building types, patterns and densities.
 - The creation of a development that will have a distinctiveness, identity and character which positively harmonises with the vernacular of Yarnton.
 - The creation of a green and blue infrastructure network which surpasses minimum open space requirements and provides recreation space and children's play.
 - The retention of landscape features such as veteran trees and hedgerows to accommodate existing species and habitats and to maximise new opportunities for habitat enhancement, creation and management.
- 7.3. The Proposed Development has been underpinned by extensive consultation, design, environmental and technical work ensuring that it is practical and deliverable. Our vision for the site is considered to be consistent with the objectives for new residential development set out in the NPPF, as well as leading precedents and examples of best practice (including Housing Design Awards winners from the past 10 years)





Appendix A

Site & Context Analysis

TOPOGRAPHY	114	ECOLOGY	122
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VIEWS & VISIBILITY	118	UTILITIES	125
CONSERVATION & HERITAGE	120	TRANSPORT & ACCESS	126
ARBORICULTURE	121	CONSTRAINTS & OPPORTUNITIES	128



Topography

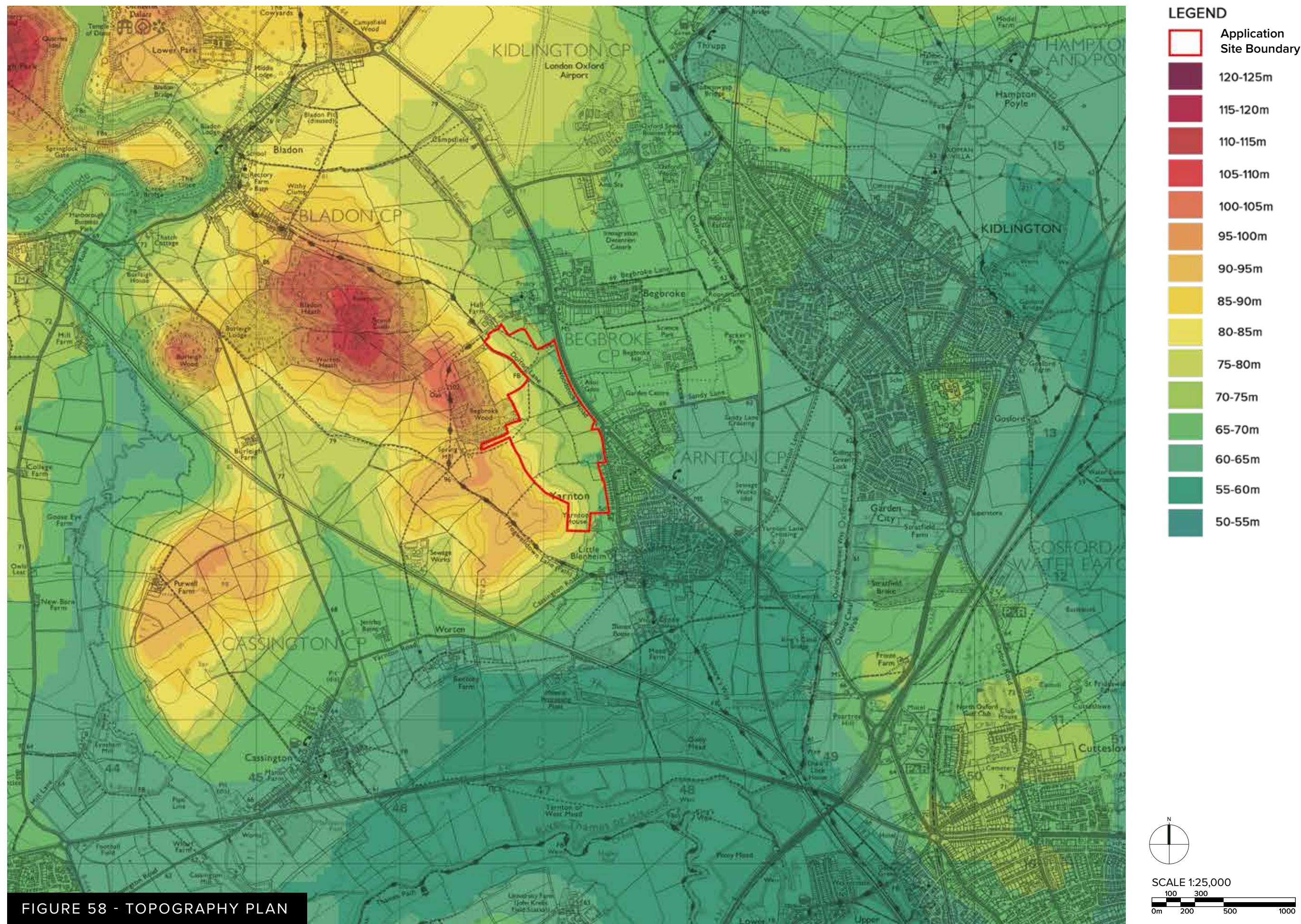
Ground levels within the Site generally fall from west to east with the high point on the site located on the western boundary at a level of approximately 95.4m Above Ordnance Datum (AOD). The lowest point is located in the south-eastern corner with a level of approximately 65.8m AOD. The slope when abutting the existing edge of Yarnton is generally shallow and increases in steepness when moving westwards to create a ridge line to the west therefore development should be constrained towards the lower, eastern edge.



VIEW ALONG THE PROW LOOKING TOWARDS DOLTON LANE



VIEW FROM THE PROW ON THE RIDGE LOOKING DOWN TOWARDS THE SITE



Landscape Character

The National Landscape Character Assessment places the Site within the NCA 108 Upper Thames Clay Vales, which covers a large area of land, from west of Swindon to east of Bicester. It therefore includes a wide range of landscape characteristics. The Assessment illustrates that the site is located wholly within the Wooded Estatelands Landscape Character Type. Within this character type the following characteristics are found:

- Rolling topography with localised steep slopes.
- Large blocks of ancient woodland and mixed plantations of variable sizes.
- Large parklands and mansion houses.
- A regularly shaped field pattern dominated by arable fields.
- Small villages with strong vernacular character.

The Site displays a number of these characteristics, and being located within the landscape type, it is identified as a landscape receptor to be assessed further. Please refer to the Landscape and Visual Impact Assessment (LVIA) for further details.

LEGEND

Application Site Boundary

National Landscape Character:

108 Upper Thames Clay Vales

Regional Landscape Character:

- Developed area
- Wooded estate lands
- Estate farmland
- Wooded pasture valley and slopes
- Lowland village farmland
- Vale farmland
- Rolling farmland
- Farmland slopes and valley sides
- River meadow land
- Alluvial lowlands
- Wooded estate slopes and valley sides
- Clay vale
- Rolling clay land
- Wooded hills

Note:

Regional landscape character areas are taken from the Oxfordshire Wildlife and Landscape Study (OWLS).



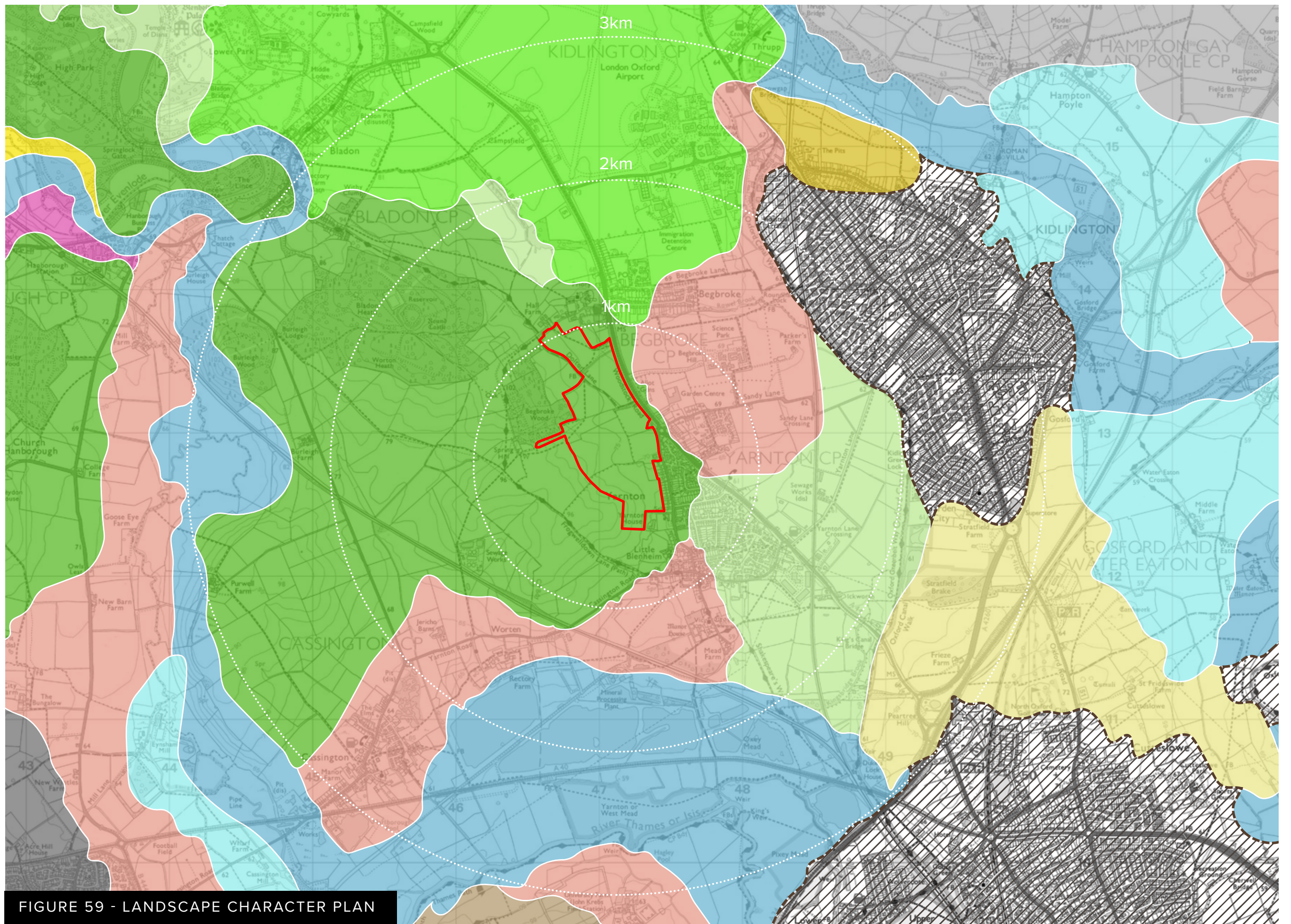
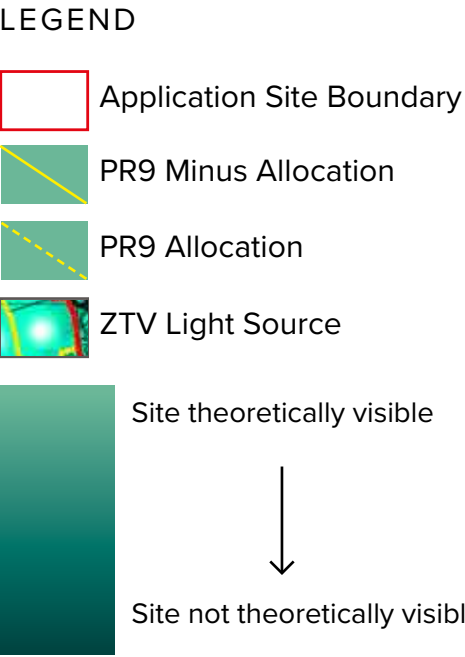


FIGURE 59 - LANDSCAPE CHARACTER PLAN

Views & Visibility

The Site’s visibility has been appraised initially through the preparation of a Zone of Theoretical Visibility (ZTV) that indicates the theoretical extent of visibility of the Site from 17 representative view-points. The assessment takes into account receptor groups such as public rights of way, main roads, lanes within the Site and long-distance views. After assessing the visual effects of the Development Proposal, the LVIA report concludes that the residual visual effects for views beyond the Site boundary are all reduced to ‘slight’ or ‘not significant’. Please refer to the Landscape and Visual Impact Assessment (LVIA) for further details.



The ZTV is based on OS land-form panorama DTM data for the wider area, supplemented by Next-map 2m contours within the site boundary. Height data is adjusted to model the urban areas of Yarnton and Begbroke (at 9m high) and Begbroke Wood (at 20m high). All other built areas and vegetation remain unmodified and this ZTV therefore represents a “beyond worst case” scenario.



VIEW ALONG EXISTING DOLTON LANE BRIDLEWAY

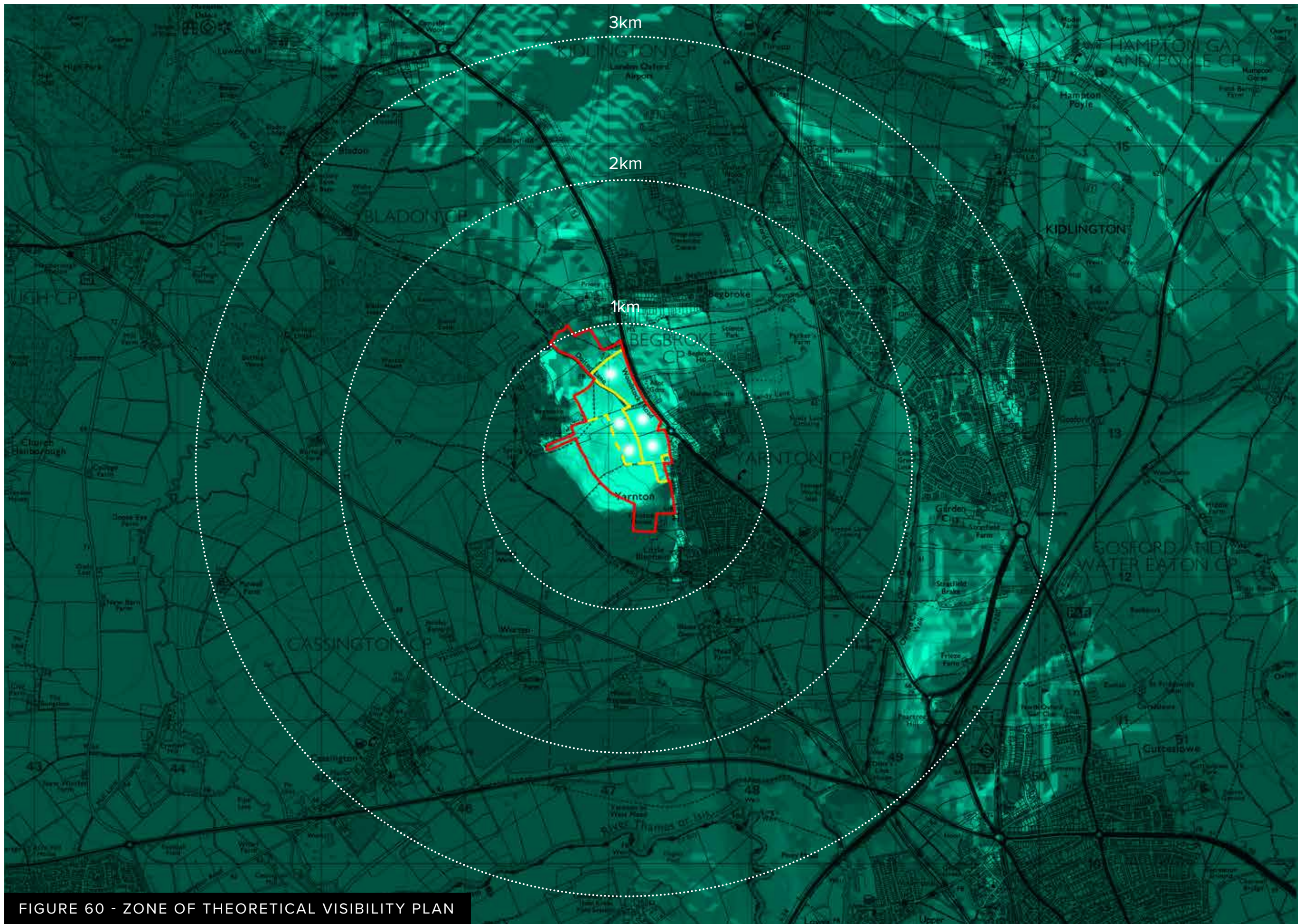


FIGURE 60 - ZONE OF THEORETICAL VISIBILITY PLAN

Conservation & Heritage

The site is situated within an area of historic agricultural land comprising extant medieval ridge and furrow earthworks and historic field systems and hedgerows. An initial desktop study identifies that the Site has a general level of potential for the presence of hitherto undetected archaeological deposits. Extant ridge and furrow earthworks have already been identified within the Site.

The Proposed Development has the potential to impact upon any archaeological remains, known and unknown, that might be present resulting in their damage or destruction. It is therefore anticipated that prior to the determination of either scheme, a further intrusive survey, comprising an archaeological evaluation will be required in order to ascertain the presence (or absence) of any archaeological remains which might be damaged or destroyed as a result of the Proposed Development.

The results of the evaluation will be used to clarify the nature, significance and survival of archaeological remains within the Site and to inform a suitable mitigation strategy intended to reduce or remove any potential impacts of the Proposed Development upon the archaeological resource.

X:\Y\Yarnton Merton College\Geomatics\PDF\Fig 8 OA cropmark plot ridge and furrow.mxd charlotte.malone 22/10/2018

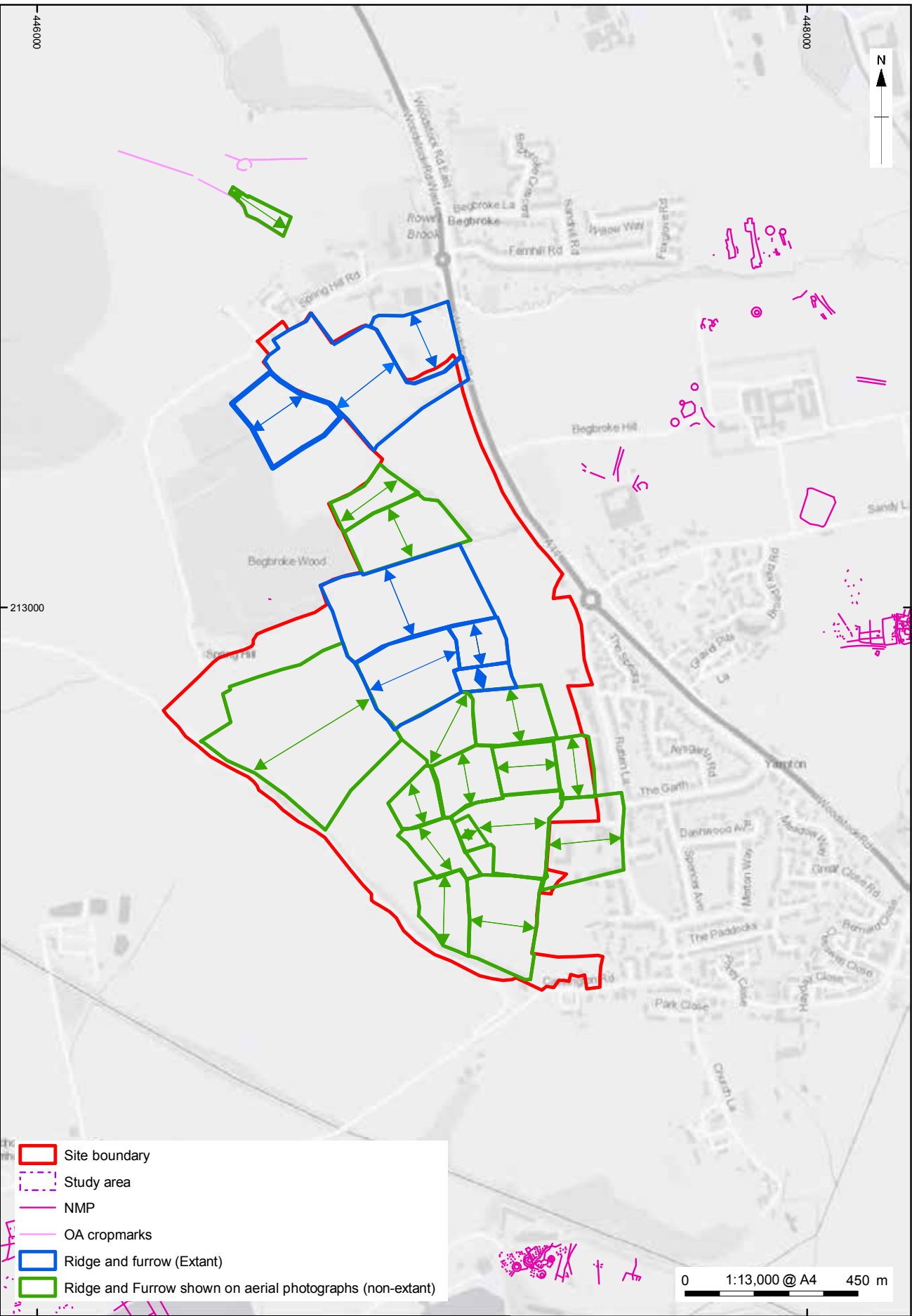


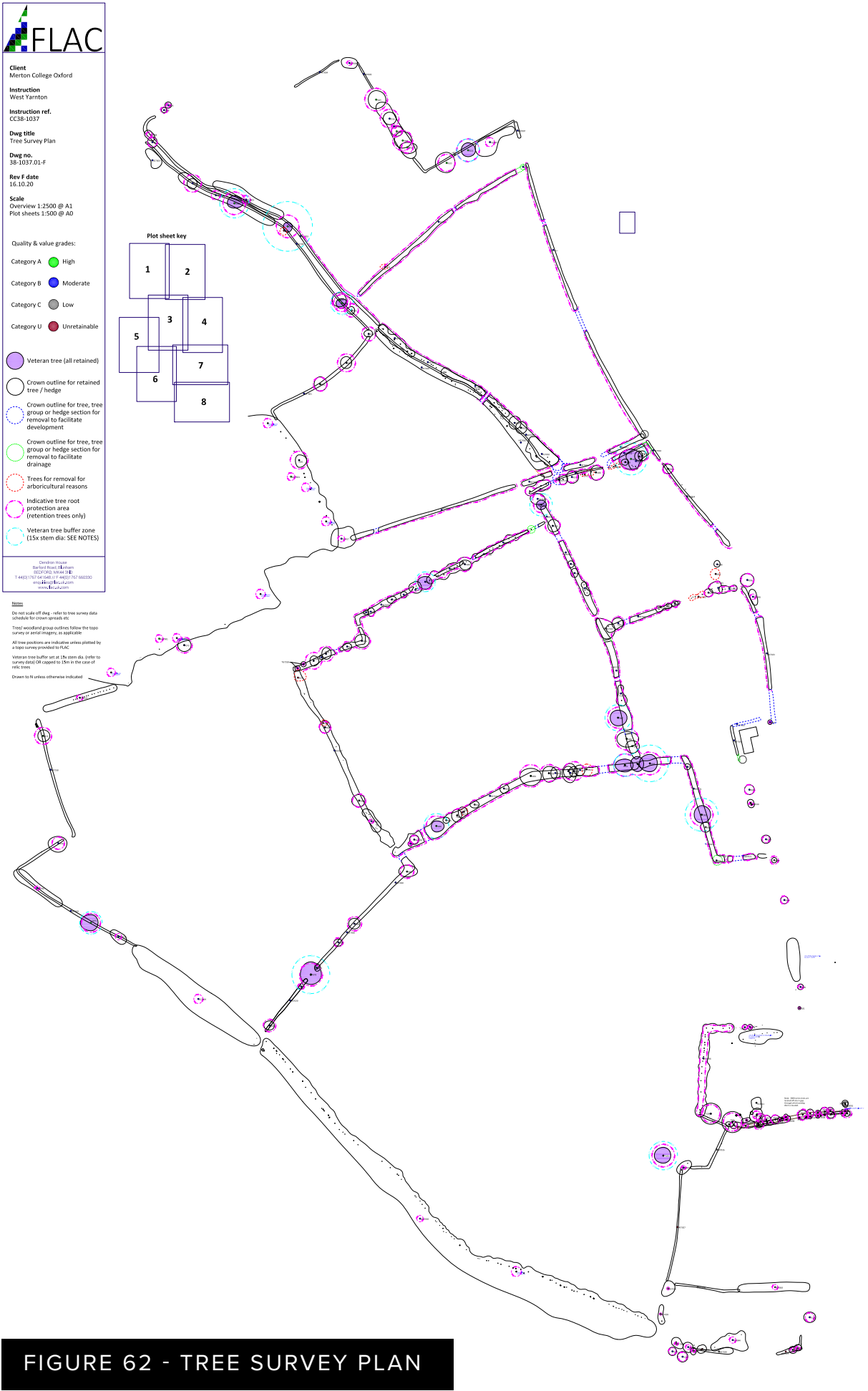
FIGURE 61 - RIDGE AND FURROW PLAN

Arboriculture

Trees have been highly influential in the design process. They were comprehensively surveyed at the outset, and the constraints that they impose have been a driving factor in designing the Proposed Development’s layout, which includes associated drainage and earthworks. The site comprises arable farmland and permanent grazing land, with hedgerows defining field boundaries. Trees are almost exclusively located within the hedgerows and comprise predominantly broadleaved native species including pedunculate oak, ash, crack willow, and field maple.

The Arboricultural Assessment shows there are many defining features on the Site which are also of great ecological importance such as veteran trees, hedgerows and ancient woodland. Enhancing and preserving these features is a key focus within the design. The loss of very few trees is required to facilitate the scheme, and the majority of the existing hedgerows shall be retained (significant new lengths will also be planted, reinstating hedgerow that it is understood was removed from the site in the 1980’s).

The development areas and roads have been positioned beyond the root protection areas (RPAs) of retained trees, and layout provides a good juxtaposition between trees and the zones of built development. The trees are viewed as assets, which will enhance the quality of the development and the living conditions of future occupiers. Ensuring that the principal trees are retained and protected has been a strong design principle



Ecology

A suite of survey work was undertaken between 2018 and 2020 to determine the ecological baseline of the site as part of a wider study area. The survey work has confirmed the study area is not subject to any statutory or non-statutory designation of nature conservation interest, although non-statutory designations (Frogwelldown Lane District Wildlife Site and Begbroke Wood Local Wildlife Site) are located adjacent to the study area boundaries.

The Phase 1 habitat survey has established that the study area predominately comprises arable and semi-improved and improved grassland fields bound by hedgerows. A narrow linear belt of woodland is present in the south-west of the study area. Three ponds and small areas of dense/scattered scrub, tall ruderal vegetation and recolonising ground over hardstanding are also present. In addition, 16 trees of veteran age class are present within the study area.

The habitats within the study area support foraging and commuting bats, Badger, Hedgehog, low populations of reptiles, several species of breeding bird and non-priority species of mammal, amphibians and invertebrates. Great Crested Newt have been recorded within a single off-site pond located ~240m from the north-eastern boundary.

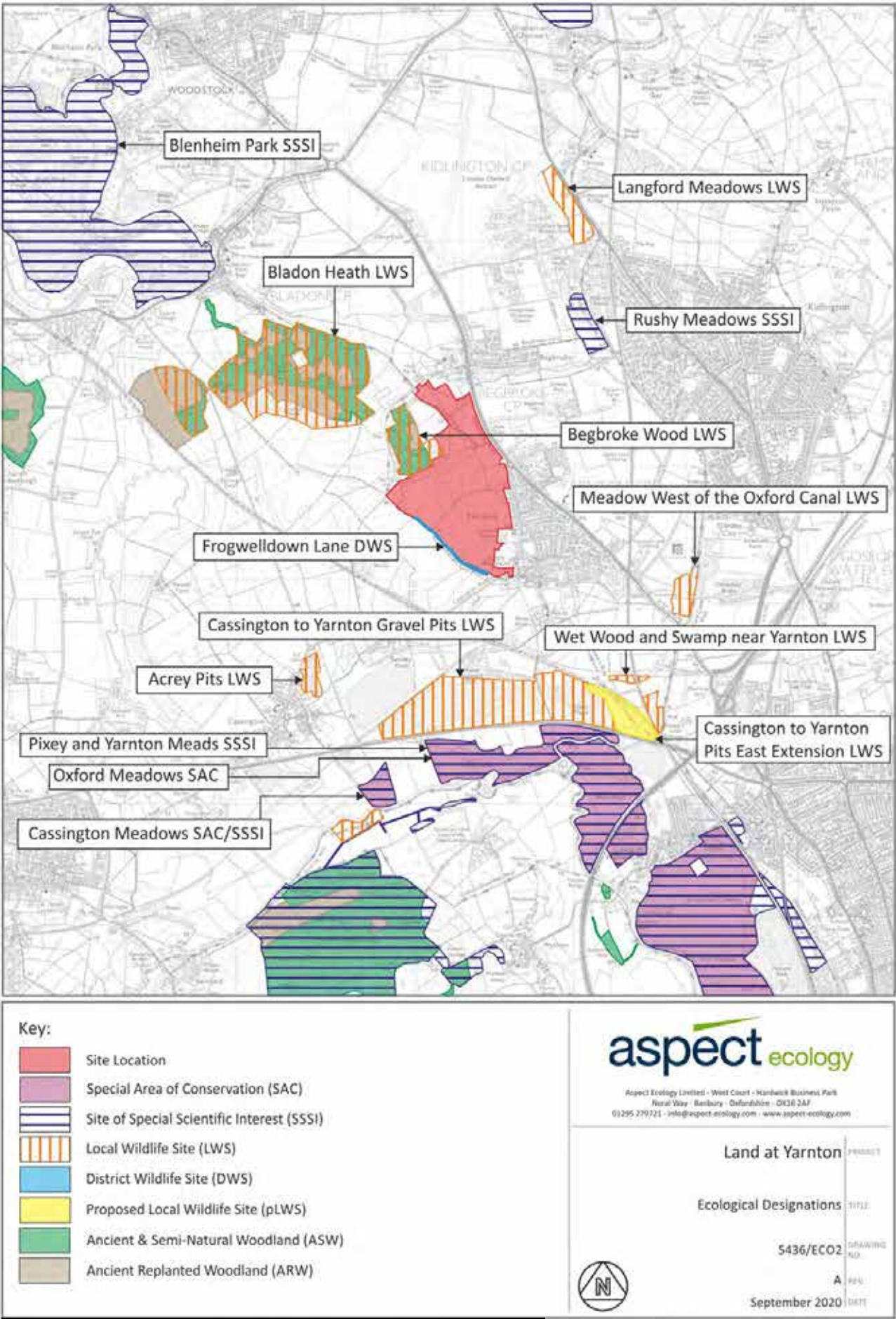


FIGURE 63 - ECOLOGICAL DESIGNATIONS

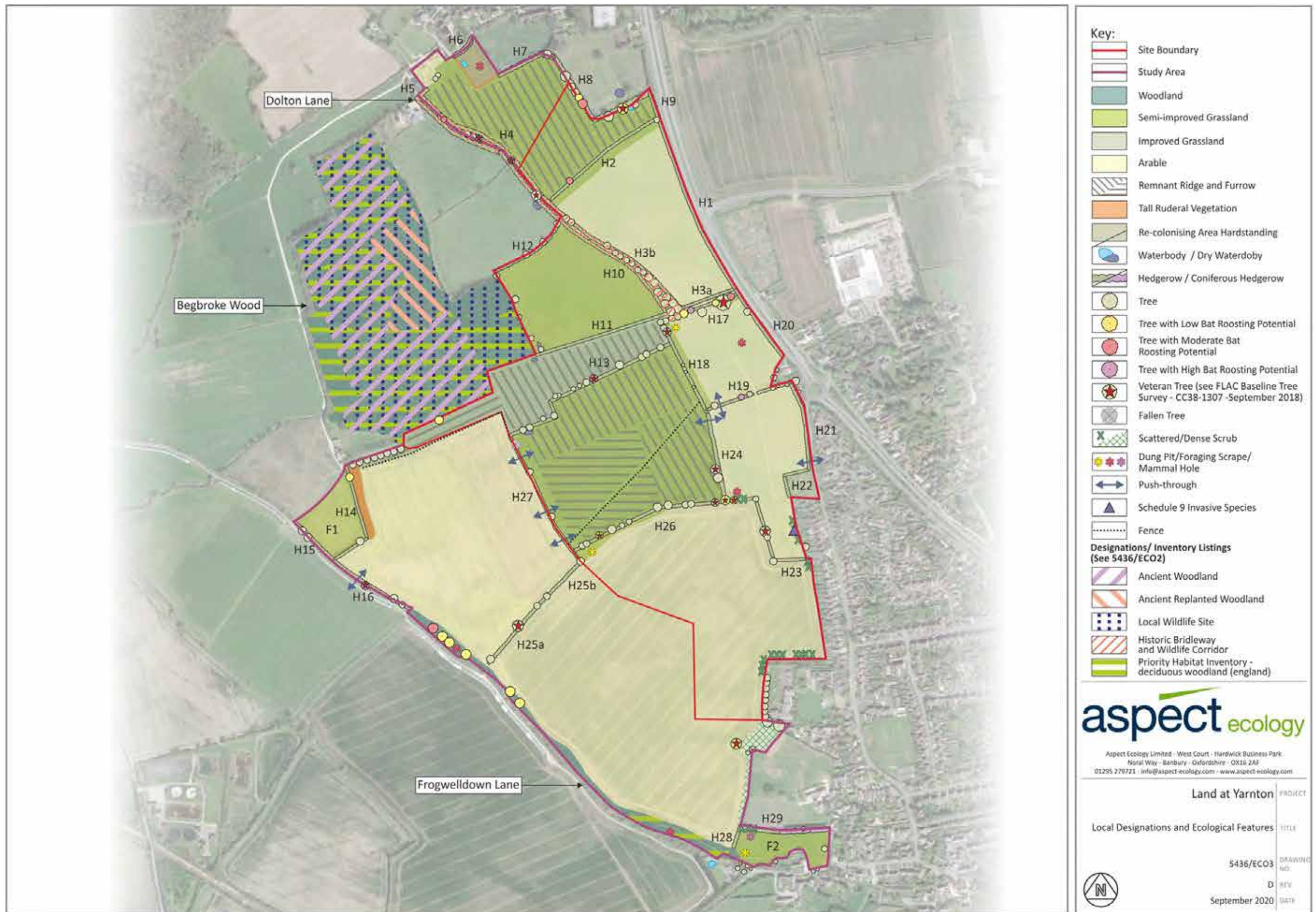


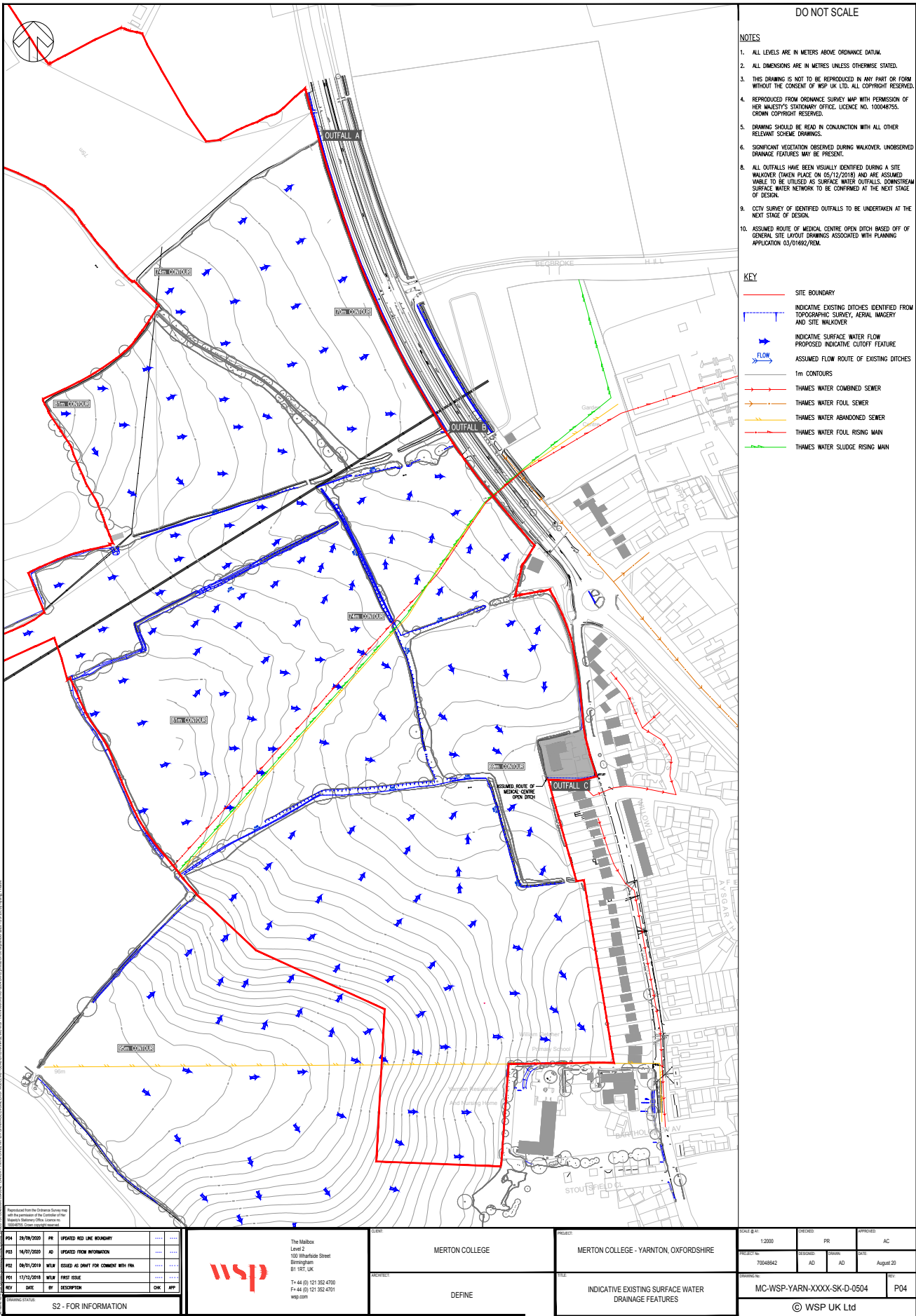
FIGURE 64 - LOCAL DESIGNATIONS AND ECOLOGICAL FEATURES

Drainage

The development area is currently agricultural and undeveloped land, and the majority of surface water on the Site is captured in existing ditches, which have been identified through topographic surveys and site walkovers, and mainly flow towards the west and south west. The Site is located wholly within Flood Zone 1, according to the Environment Agency Flood Map hence is at low risk of fluvial flooding.

There is some localised surface water flooding, coincident with the existing drainage features through the Site, with the majority of existing flooding occurring along ditches present within the site. There is also evidence of perennial localised surface water problems in the Rutten Lane and Cassington Road area. The Proposed Development, as described above, involves a comprehensive network of surface water ditches and attenuation basins for the Site that effectively provides a strategy dealing with drainage requirements arising from the Proposed Development as well as existing exceedance levels.

The location of the existing courses has naturally dictated the shape of development within their immediate area. Sustainable Urban Drainage features (SUDs) will be used to manage the surface water run off from the site. These attenuation features comprising of basins, swales and ditches will form a linear network linking different areas of the scheme, they will help to manage the quantity and quality of water, improve biodiversity, and help create an attractive and healthy landscape.



Utilities

Based on the utility information received it is apparent that there is existing electric apparatus within the boundary of the Site. Thames Water has confirmed there is an existing sludge rising main, a foul water rising main and a total of 3 abandoned rising mains crossing the Site. These are generally contained within a corridor crossing the A44 Woodstock Road eastwards towards Oxford Garden & Shopping Village from Cassington Sewage Treatment Works.

There are both underground and overhead high voltage electricity cables crossing the A44 Woodstock Road, whilst there are also telecommunications cables and Openreach chambers along this edge. An investigation of the utility apparatus located within the vicinity of the Site indicates that servicing the Proposed Development in respect of the various service utilities should be relatively straightforward given the presence of the various apparatus. Sufficient capacity is, or can be made available in order to serve the Development Proposal so there is no reason, from a utility constraint or supply available perspective that would conflict with the granting of outline planning permission.

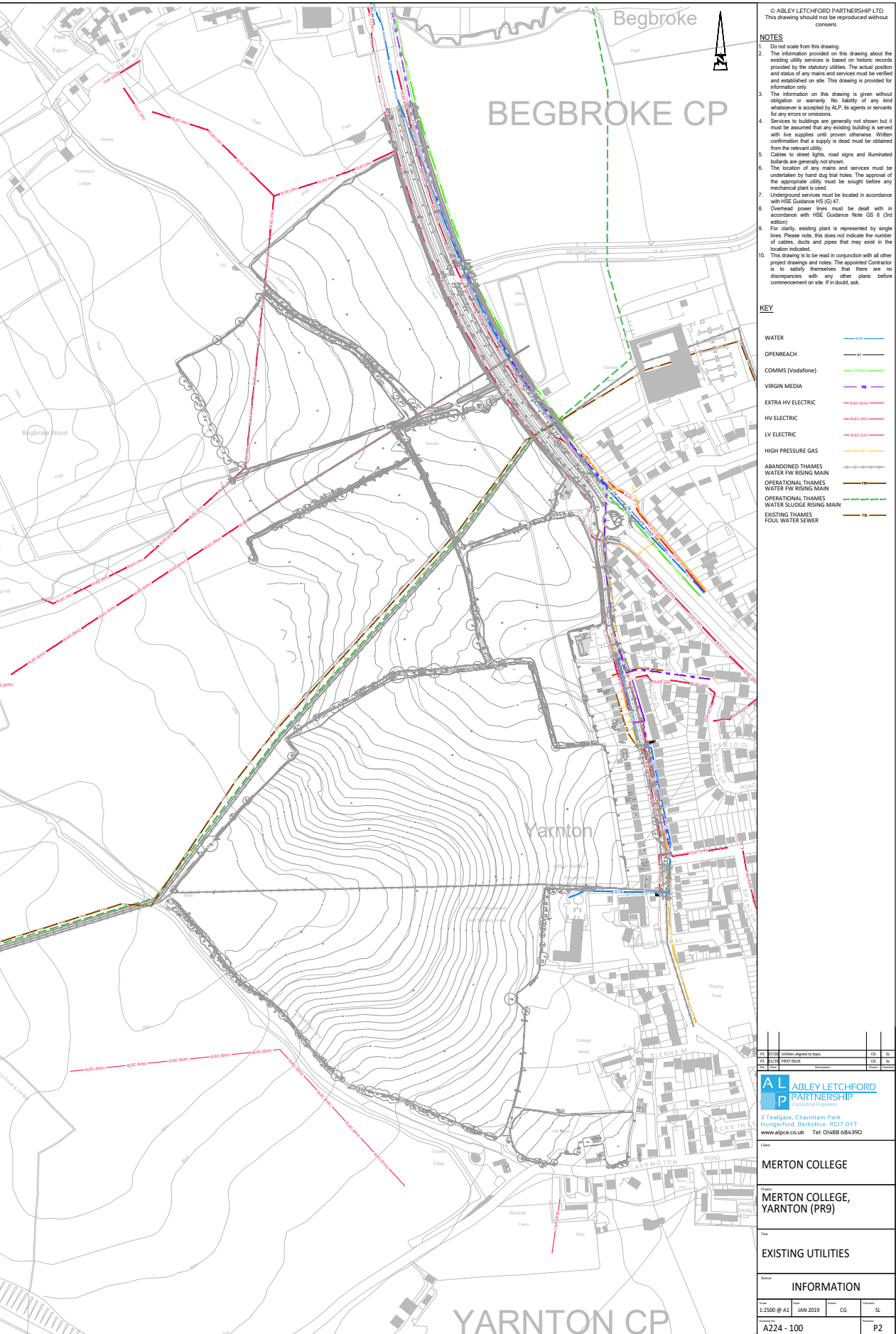


FIGURE 66 - UTILITIES PLAN

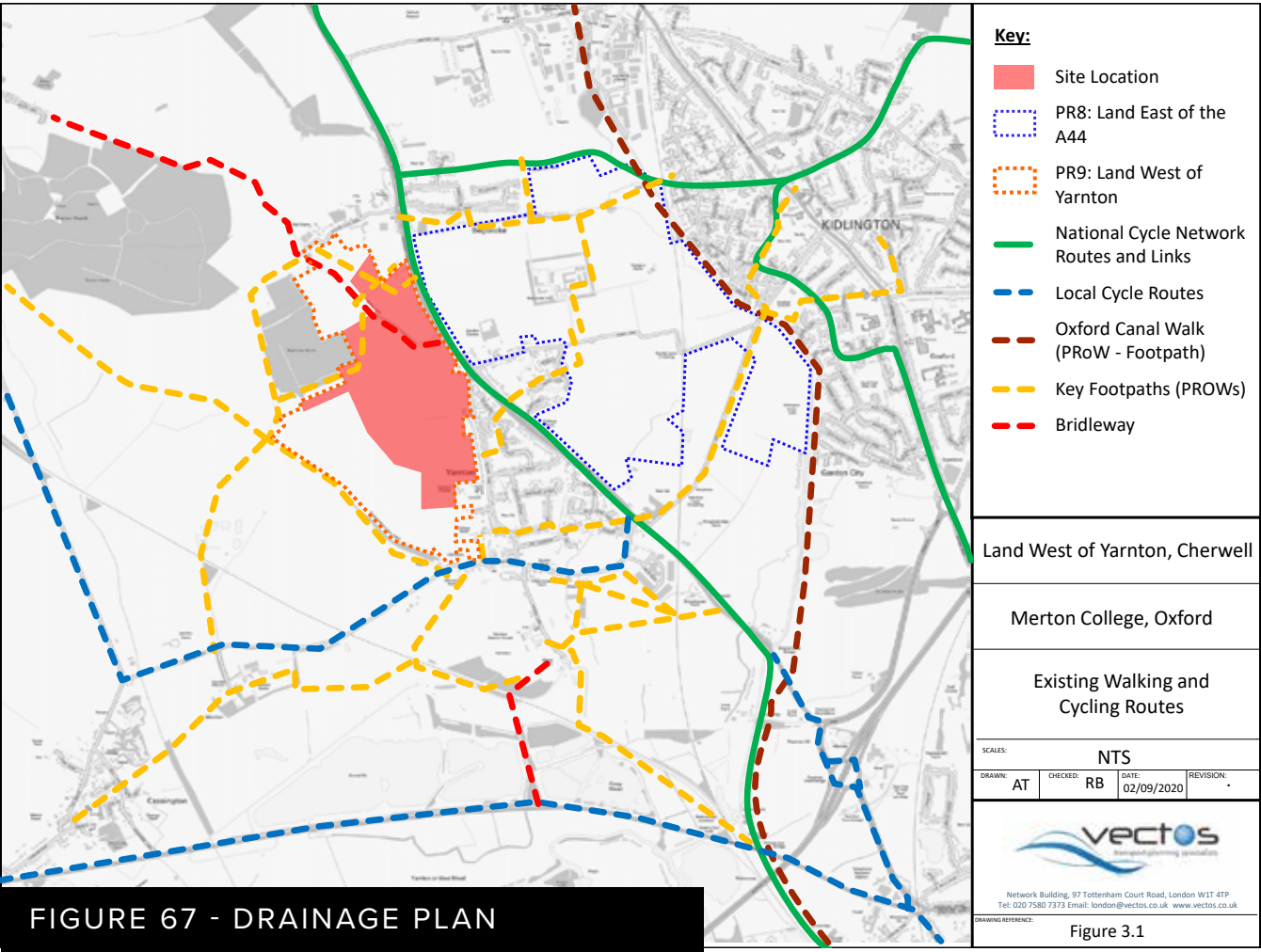
Transport & Access

The site is accessed from Woodstock Road (A44) and via Rutten Lane in the east, via Cassington Road in the south. There is a private vehicular access via Spring Hill Road to the north. There are a number of public rights of way with Frogwelldown Lane to the south and Dolton Lane through the north-western part of the Site which are particularly prominent, historic and well-used routes but there are currently no roads or cycle paths within the Site.

The A44 (Woodstock Road) has two signalised crossing points towards the land opposite which has been allocated for further development - Land East of the A44 (PR8). The A44 corridor also contains the Woodstock to Oxford cycleway that forms a part of National Cycle Route 5. There are also a number of bus services along the A44 towards Oxford, Kidlington and Woodstock with some routed along Rutten Lane. Access to the Yarnton Medical Practice is currently from Rutten Lane.



VIEW ALONG EXISTING DOLTON LANE BRIDLEWAY





VIEW ALONG A44 WOODSTOCK ROAD TOWARDS EXISTING BUS STOP



VIEW ALONG EXISTING CARE HOME ACCESS TOWARDS THE SITE

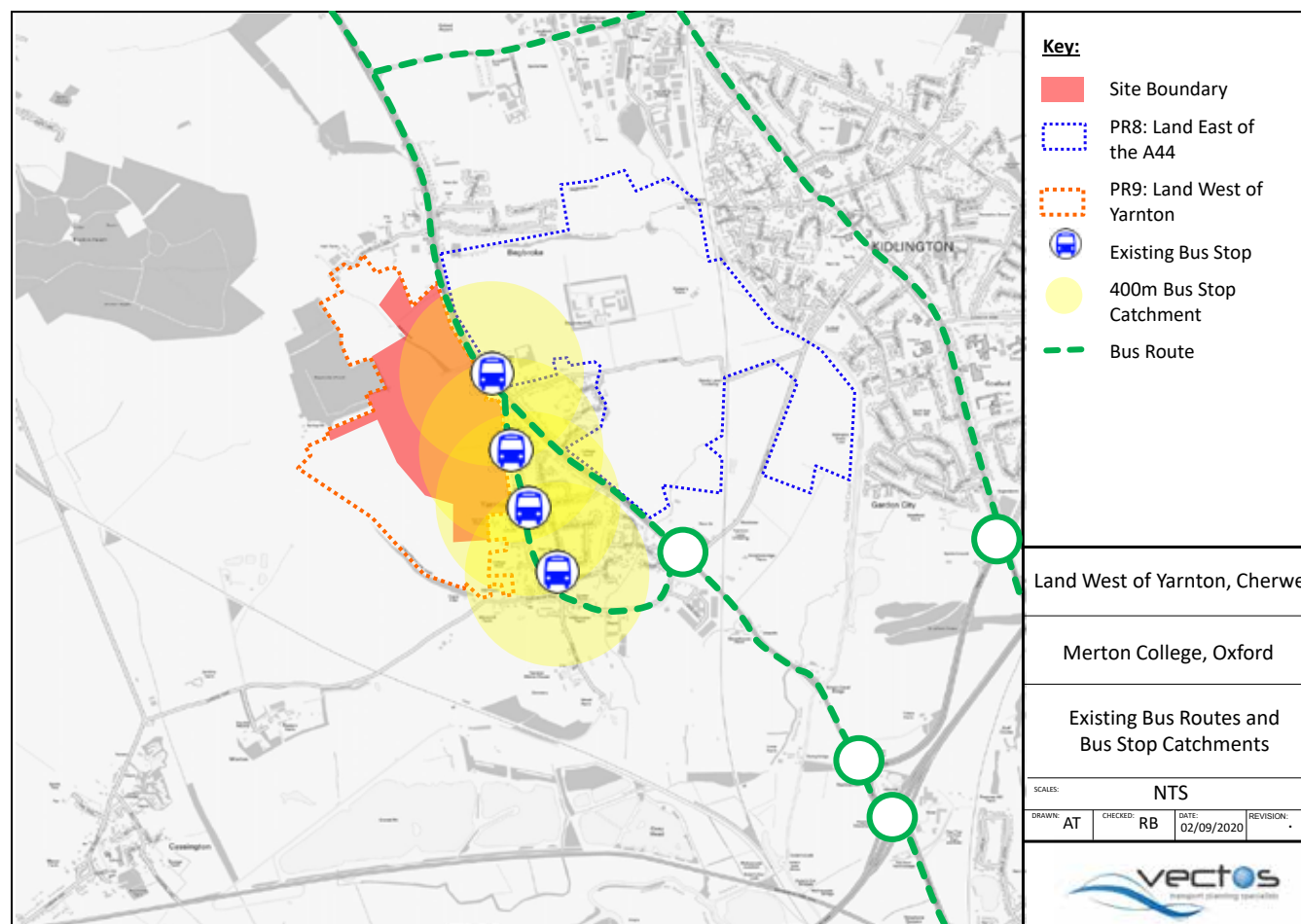


FIGURE 68 - EXISTING BUS ROUTES AND BUS STOP CATCHMENTS

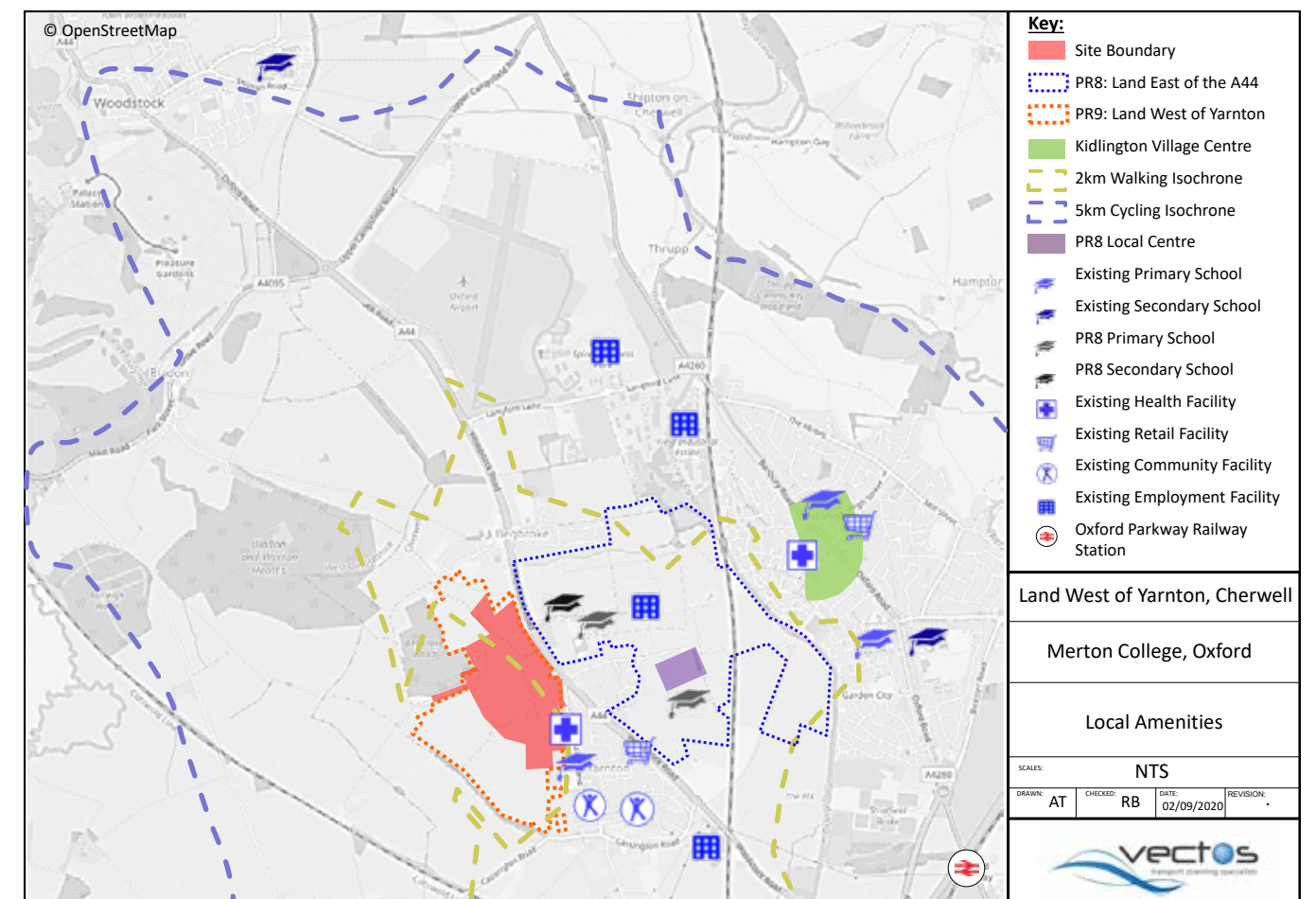


FIGURE 69 - LOCAL AMENITIES

Constraints & Opportunities

The findings of the survey, appraisal and technical work completed to date have established that the Site is a suitable location for a residential-led development, which could be brought forward without giving rise to significant environmental effects.

In terms of movement, there are no constraints associated with providing access to the Site by private vehicle and it can be readily accessed from the local adopted highway network. The Site is a sustainable location and benefits from local pedestrian and cycle connections.

The Site is relatively unconstrained with regard to nature conservation and ecology with veteran trees protected and retained, whilst suitable mitigation measures are implemented. A proposed programme of habitat enhancement and creation will result in a positive impact and net gain for nature conservation and ecological value at the local level, when implemented through an appropriate management regime.

It is important that the development is permeable, opening up public access across the Site and strengthening links between Yarnton and the local countryside. A new street hierarchy, drawing upon the characteristics of the surrounding area and comprising a range of building types and styles that harmonise with the local vernacular will be key in achieving these aims.

Furthermore, a high quality and vibrant development, having its own identity, making efficient use of land through the application of appropriate densities will create a sustainable and balanced residential community. This should offer a range of family house types, sizes and tenure which will be dispersed amongst greens and spaces that have landscape themes, where possible incorporating existing landscape features into the Development Proposal.

































VIEW FROM RUTTEN LANE WITH MEDICAL PRACTICE ON THE LEFT



BRIDLEWAY ACCESS TOWARDS THE A44 WOODSTOCK ROAD

LEGEND

-  PR9 Policy Boundary
-  Application Site Boundary
-  PR8 Boundary
-  1m Contours
-  Slopes
-  Drainage
-  Risk of Flooding Surface Water
-  Green Belt
-  Local Wildlife Site
-  District Wildlife Site
-  Ancient Woodland
-  Existing Hedgerow / Trees / Woodland
-  Veteran Trees
-  5m Offset to Historic Dalton Lane Hedgerow
-  Reinstated Historic Hedgerow
-  Ridge and Furrow
-  Grade II Listed Building
-  Existing Buildings within Policy Area
-  PRoW Footpath
-  PRoW Bridleway
-  National Cycle Route 5
-  A44 Corridor
-  Noise
-  A44 Frontage
-  Vehicular Access Point
-  Cycle / Pedestrian Access Point
-  Overhead Electric Lines
-  Thames Water Sludge Rising Main
-  Foul Water Rising Main
-  Long Range Views

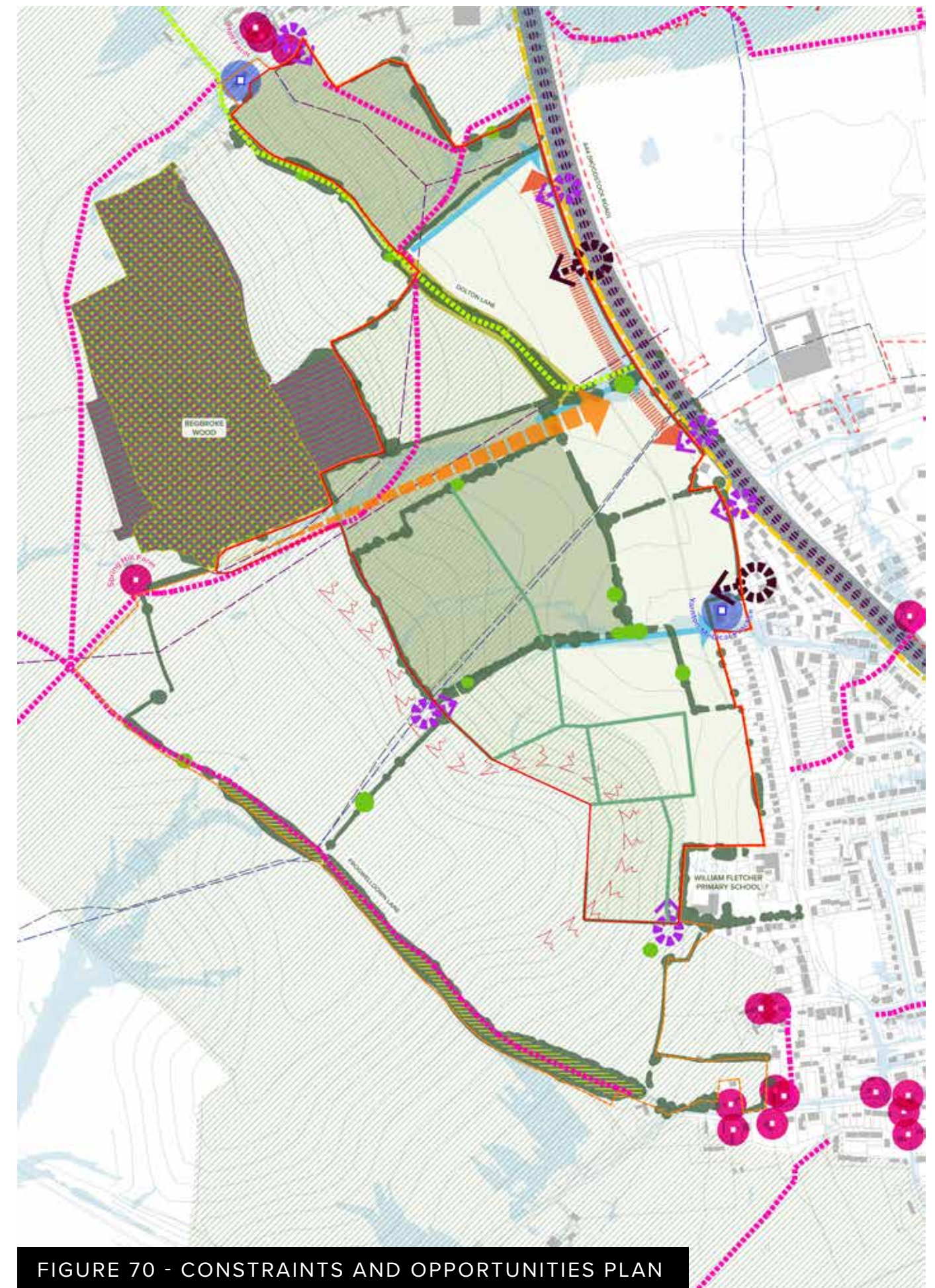


FIGURE 70 - CONSTRAINTS AND OPPORTUNITIES PLAN

Appendix B

Stakeholder Involvement/ Scheme Evolution

SUMMARY	132	DEVELOPMENT BRIEF/INSPECTOR'S REPORT	137
LOCAL PLAN PARTIAL REVIEW	132	WILLIAM FLETCHER PRIMARY SCHOOL	
LOCAL PLAN PARTIAL REVIEW EXAMINATION	133	DESIGN DISCUSSIONS	138
SITE CAPACITY ASSESSMENT	135	PUBLIC CONSULTATION ON APPLICATION	139



Summary

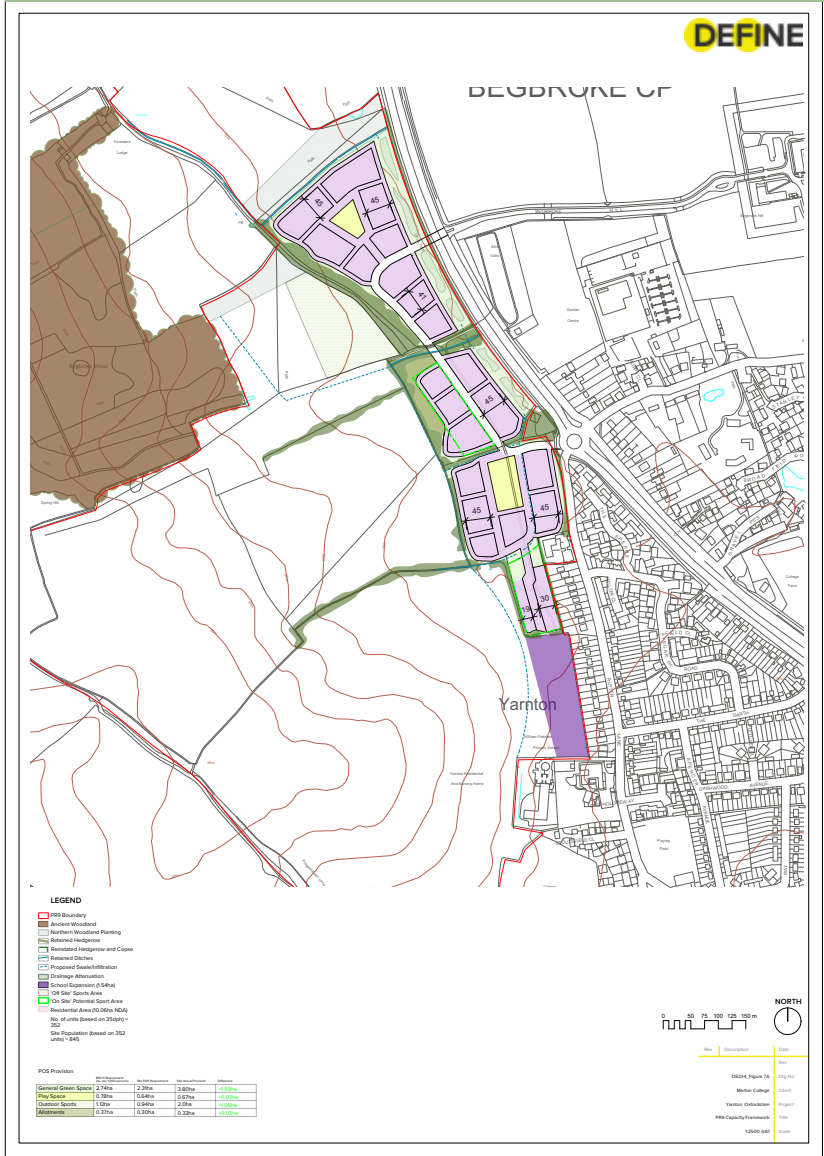
The Proposed Development has evolved through a collaborative approach to design, with the design team and key consultees working closely together over key planning stages prior to submission to formulate an appropriate scheme that satisfies policy requirements and ultimately, is deliverable.

Key stages to note pre-submission can be summarised as follows:

Local Plan Partial Review
Proposed Submission Consultation October 2017

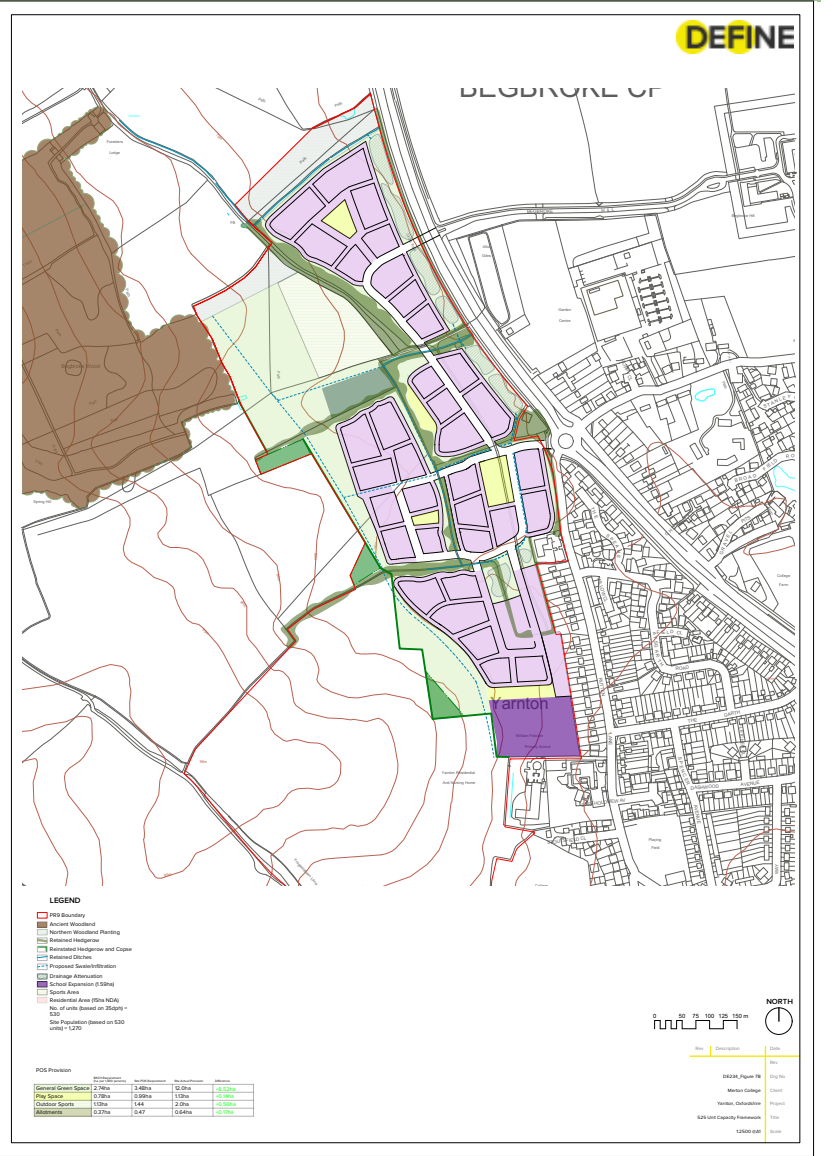
Images 1 and 2 are extracts of our design response to the proposed PR9 allocation as set out in the Proposed Submission Consultation in late 2017. In this we identified concerns regarding design cohesion and development capacity, recommending that a larger developable area should be utilised to create a more cohesive and successful design approach, with a more appropriate density and that provided a more appropriate size and shape of outdoor space for the William Fletcher Primary School.

Image 1 - DE234 Figure 7A PR9 Capacity Framework



OCTOBER 2017

Image 2 - DE234 Figure 7B 525 Unit Capacity Framework



OCTOBER 2017

Local Plan Partial Review Examination February 2019

During the Examination in Public (EiP) of the Local Plan Partial Review a more detailed analysis of the site and its context was presented to further support our design rationale for the improved quality of development, proposing a reduced density and a more appropriate (extended) form of development (see images 3-6). This resulted in two layouts being prepared showing the smaller site with a higher density, as proposed initially by the council (which was labelled as PR9 Minus due to perceived deficiencies in the size of the allocation) and a larger site envelope (which was referred to as the PR9 allocation) as this balanced the detailed site analysis with site density to produce a more cohesive layout. This information was also presented to a wider stakeholder group in October 2018 as part of the lead up to the EiP.

The Inspector’s Post Hearing Advice Note dated 10 July 2019 recognised and appreciated the design led points raised during the EiP, stating:

"In terms of Policy PR9 – Land West of Yarnton, I have some sympathy with the points made in relation to the depth of development allowed for in the overall allocation. From what I saw of the site, there is scope for the developable area to extend westward and this might well provide the scope for a development more interesting in its design and layout."

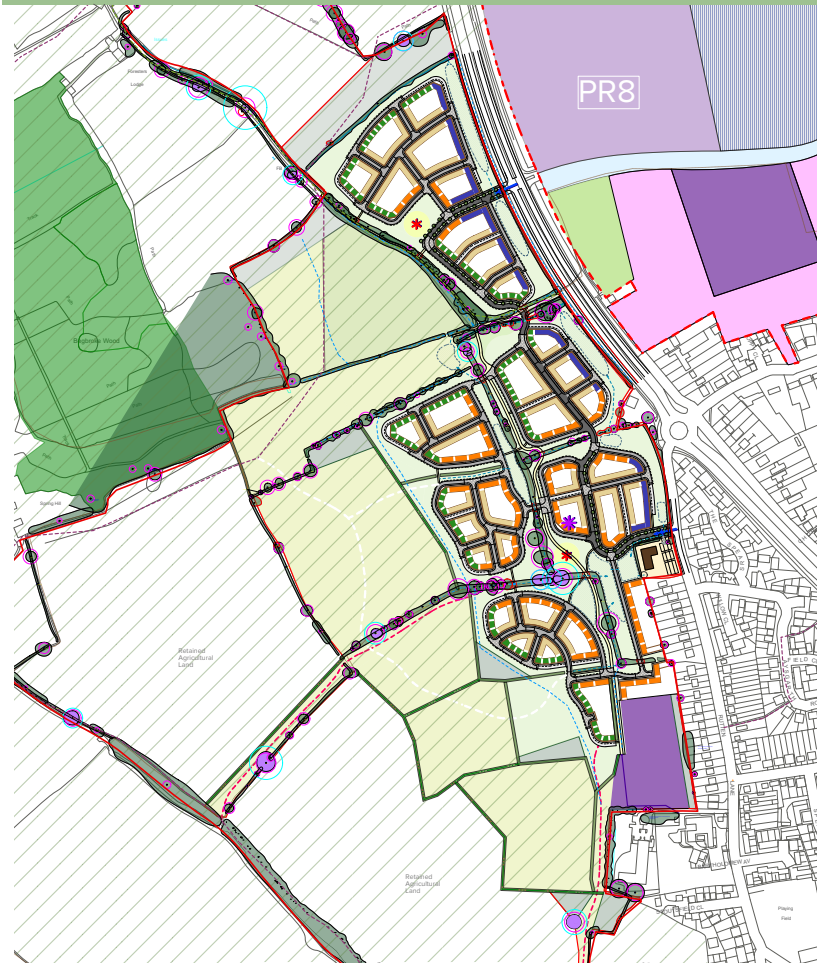


JANUARY 2019



JANUARY 2019

Image 5 - DE234 Figure 05 PR9 Framework Plan



LEGEND

Placemaking

- PR9 Policy Map Boundary
- Residential Area (15.37Ha NDA)
- Primary School Expansion (1.59Ha)
- Existing Health Centre (0.32Ha)
- Rural Edge
- Green Edge
- Urban Edge
- Internal Edge
- Community Home Work Hub

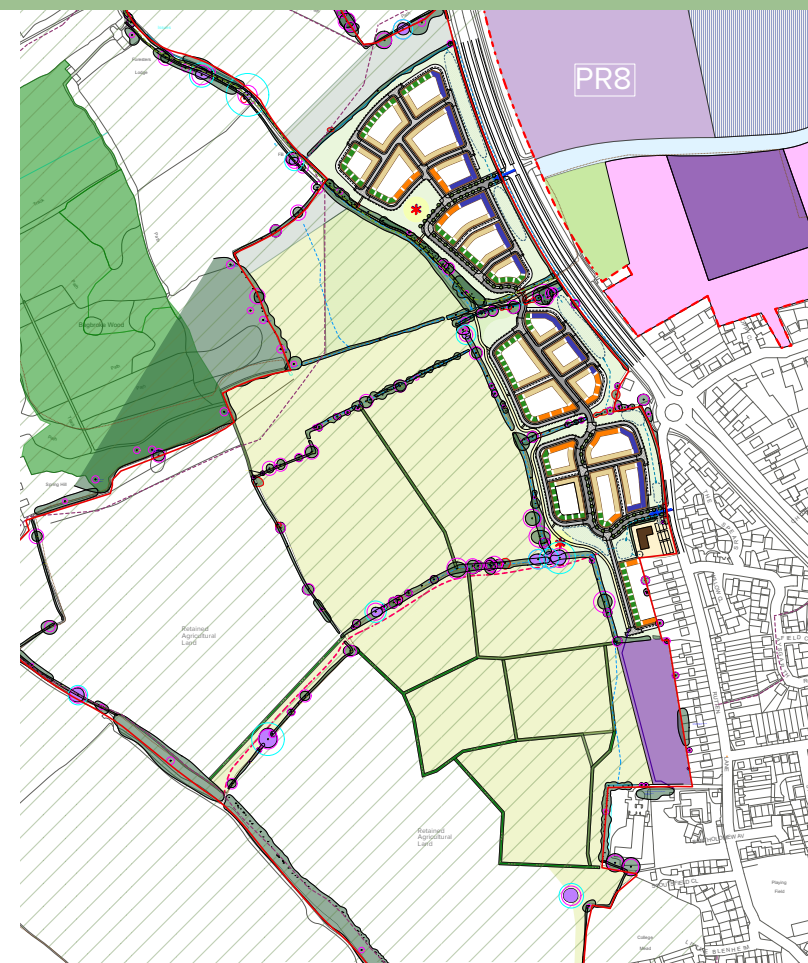
Movement

- Site Vehicular Access
- Public Footpath
- Public Bridleway
- Proposed New Public Footpath
- Primary Road
- Secondary Road
- Tertiary Road

Green and Blue Infrastructure

- Green Belt
- Ancient Woodland
- Retained Hedgerow / Trees
- Veteran Trees
- Existing Tree Root Protection Area
- Retained Ditches
- Proposed Woodland Planting
- Proposed Reinstated Hedgerow & Copse
- Proposed Swale/Infiltration
- Drainage Attenuation
- Public Open Space
- Potential Outdoor Sports*
- Potential Biodiversity Enhancement Area
- Locally-Equipped Area for Play (LEAP)
- * Potential Community use of school pitches (within PR8/PR9)

Image 6 - DE234 Figure 6 PR Minus Framework Plan



LEGEND

Placemaking

- PR9 Policy Map Boundary
- Residential Area (9.72Ha NDA)
- Primary School Expansion (1.54Ha)
- Existing Health Centre (0.32Ha)
- Rural Edge
- Green Edge
- Urban Edge
- Internal Edge

Movement

- Site Vehicular Access
- Public Footpath
- Public Bridleway
- Proposed New Public Footpath
- Primary Road
- Secondary Road
- Tertiary Road

Green and Blue Infrastructure

- Green Belt
- Ancient Woodland
- Retained Hedgerow / Trees
- Veteran Trees
- Existing Tree Root Protection Area
- Retained Ditches
- Proposed Woodland Planting
- Proposed Reinstated Hedgerow & Copse
- Proposed Swale/Infiltration
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- Public Open Space
- Potential Outdoor Sports*
- Potential Biodiversity Enhancement Area
- Locally-Equipped Area for Play (LEAP)
- * Potential Community use of school pitches (within PR8/PR9)

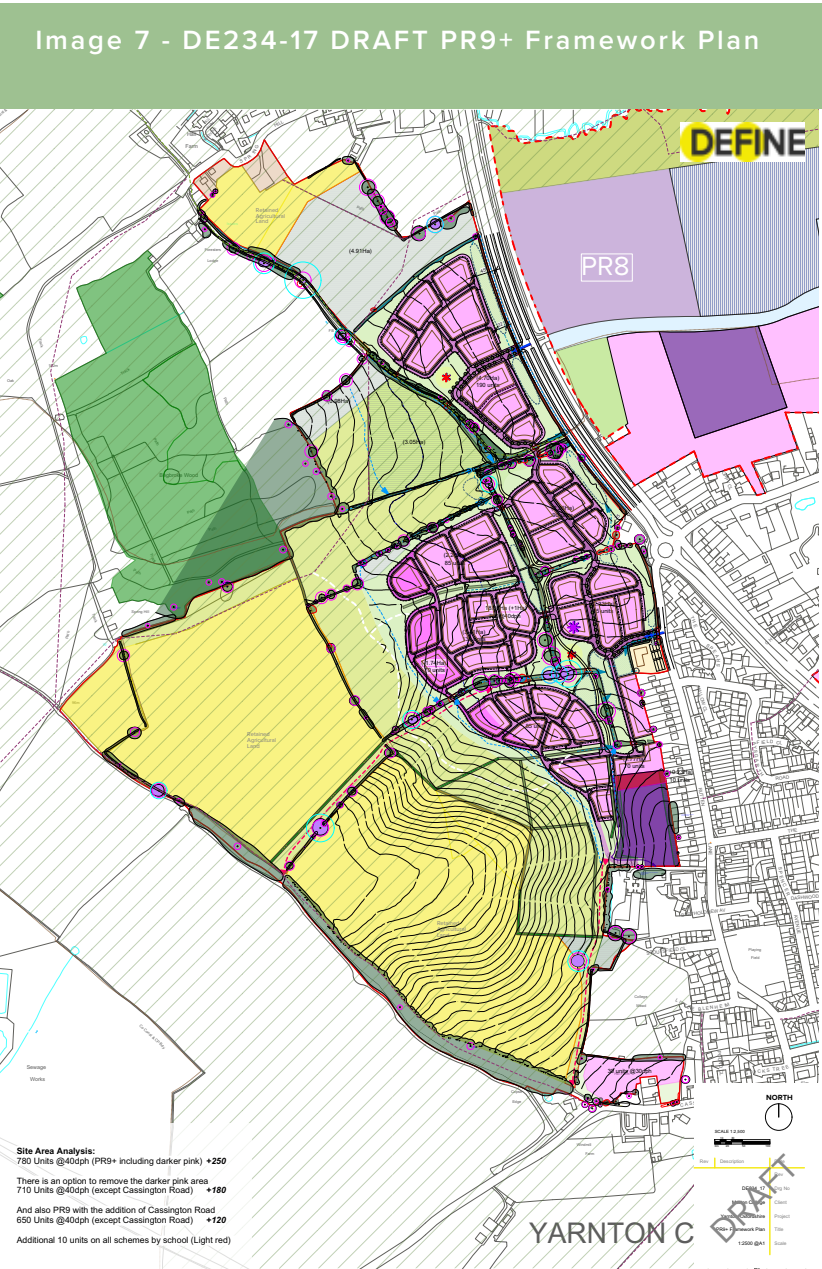
FEBRUARY 2019

FEBRUARY 2019

Site Capacity Assessment - August/September 2019

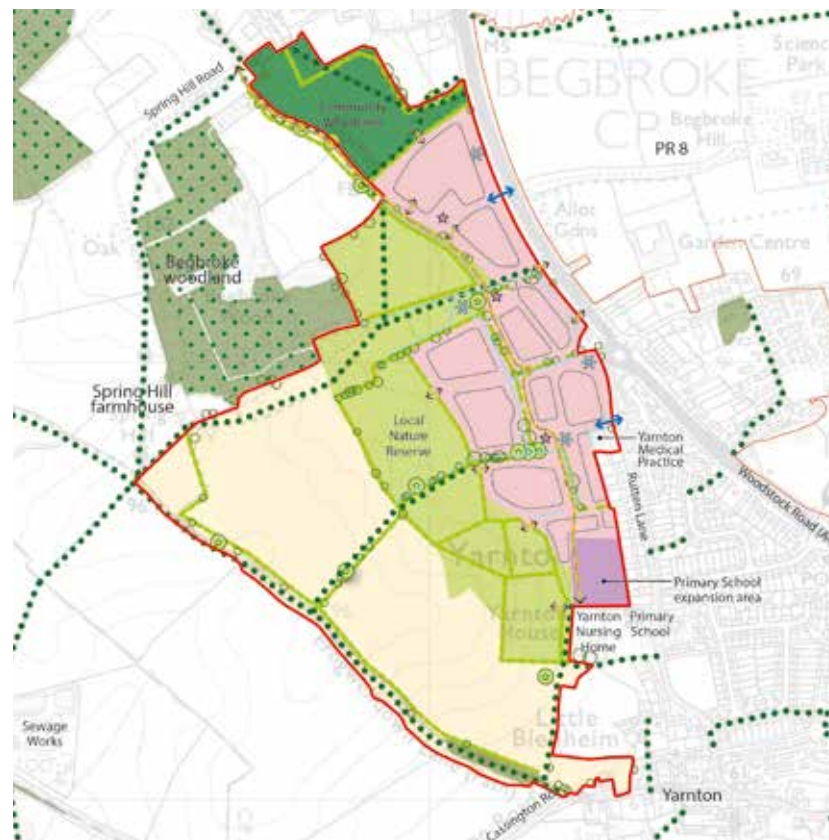
A detailed analysis exercise was commenced, in consultation with CDC officers, following receipt of the Inspector’s Post Hearing Advice Note, to consider the degree to which built form could extend further westwards to test thoroughly the capacity of this land (see image 7). Site visits were conducted with officers to assess the potential for this additional development, and they supported an extended form of development as previously presented to the EiP.

This was reflected in the Main Modifications consultation exercise in November and December 2019, supported by additional Landscape and Green Belt evidence base, which identified the PR9 allocation that now forms the adopted policy for the site.



AUGUST 2019

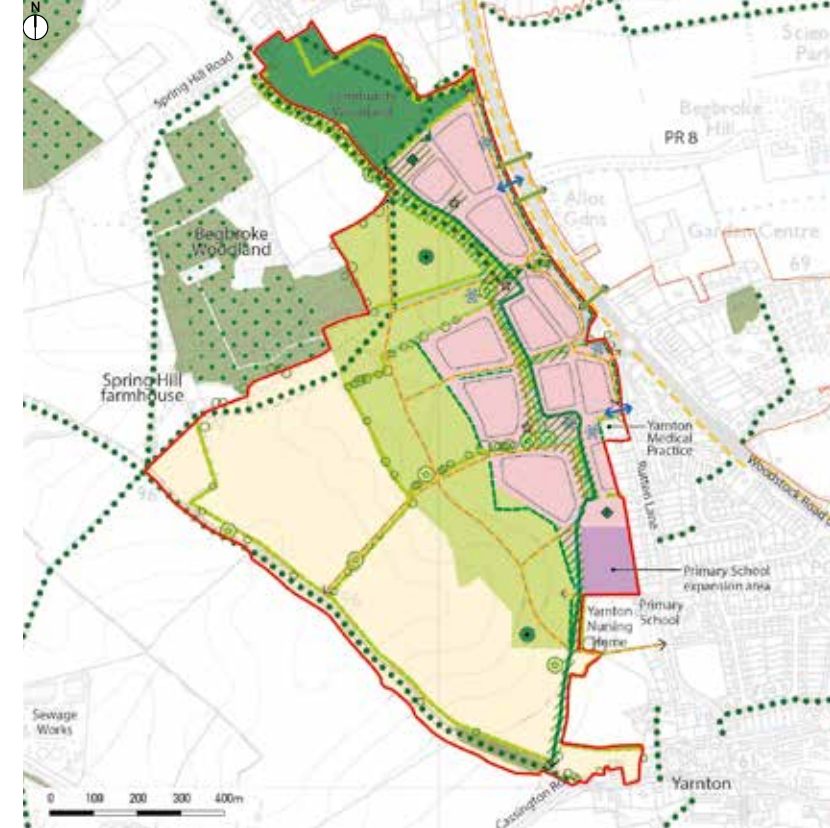
Image 8 - Initial Development Brief Framework Plan



- Site Boundary
- Site Boundary of adjoining sites
- Residential developable area
- Local Nature Reserve
- Community woodland
- Primary school use
- Retained agricultural land
- Priority Habitat Inventory
- Ancient and Semi-Natural Woodland
- Retained/proposed reinstated hedgerows
- Retained trees
- ☆ Veteran tree
- - - Ditch retained and integrated into site drainage
- Proposed swale/infiltration
- ✱ Drainage attenuation features (indicative location)
- ☆ Equipped play area (LEAP/NEAP/MUGA)
- Existing/proposed new public footpath
- ↔ Vehicular access
- ↔ Pedestrian/cycle access

JUNE 2019

Image 9 - Emerging Development Brief Framework Plan



- Site Boundary
- Site Boundary of adjoining sites
- Cherwell Local Plan Partial Review allocations
- Residential
- New Green Space/Parks
- Community Woodland
- Primary school use
- Retained agricultural land
- Priority Habitat Inventory
- Ancient and Semi-Natural Woodland
- Retained hedgerows
- Reinstated/new hedgerows
- Existing trees
- ☆ Veteran tree
- - - Ditch retained and integrated into site drainage
- Proposed SuDS features
- ✱ Drainage attenuation features (indicative location)
- ☆ Equipped play area (indicative location)
- ◆ Allotments (indicative location)
- Local Nature Reserve (indicative alternative location)
- ↔ Vehicular access
- ↔ Proposed A44 pedestrian/cycle crossing
- /// Dolton Lane green corridor

AUGUST 2019

**Development Brief and Local Plan Inspector’s Report -
June - August 2020**

In January 2019, the Applicant entered into a Planning Performance Agreement (PPA) with CDC in respect of the production of a Development Brief to accompany the PR9 policy and allocation. A four-stage process was agreed to prepare the Development Brief with the intention that at the end of the process, the document would assist in the determination of a planning application.

Stage 1 of the Development Brief preparation timetable commenced in February 2019 led by CDC Planning and Urban Design officers and comprised discussions around work undertaken to date by the project team in advance of the Development Brief.

The process re-commenced in June 2020 with a Stage 2, workshop influenced by publication of the Inspector’s Report dated 6th August 2020, which stated (at Paragraph 86) the following in respect of the PR9 allocation:

"86. There would need to be additional land removed from the Green Belt but as stated above the Green Belt boundary so formed would correspond to the lower end of the topography and a new Green Belt edge could be established. Moreover, it would have no undue impact in landscape terms, and the impact of the change on the purposes of Green Belt would be marginal, in the light of the original deletion proposed.

On that basis, bearing in mind the conclusions I have drawn above about the principle of removing land from the Green Belt to meet Oxford’s unmet need, I am satisfied that the exceptional circumstances necessary to justify this additional removal are in place."

Initial plans emerging from the Development Brief process (see image 8) were closely aligned with the PR9 plans we presented to the EiP in February 2019 (compare with images 4 and 5). Discussions with CDC officers in respect of the development brief are ongoing (see image 9) and have shaped a number of detailed aspects of the scheme as proposed. The Cherwell Local Plan 2011-2031 (Part 1) Partial Review was subsequently adopted by Full Council on 7 September 2020.



**William Fletcher Primary School Design Discussions
(November 2019 - September 2020)**

The question of how the proposed sports facilities to the William Fletcher Primary School could be delivered in their optimal form has been discussed extensively with CDC and OCC Education officers. Detailed survey work has been undertaken to establish a design solution providing a direct physical connection between William Fletcher Primary School and the proposed sports facilities, achieving a much improved and more secure relationship between the two.

In its original form, the application proposed a new and separate access to be provided to the existing Care Home through the Proposed Development. However, following discussions with the County Council and Sanctuary Care, this new point of access has now been removed, and the Addendum Submission shows a preferred arrangement (option 1) whereby the School and Sanctuary Care would share the existing access road. However, this requires the consent of Sanctuary Care. The Addendum Submission therefore also shows a fallback solution (option 2) involving an at-grade route around the western perimeter of the Yarnton Residential and Nursing Home, which is deliverable on land controlled by the College and the County Council. Further details are set out in Appendix D ‘School Playing Fields’.

With either option, vehicular access to the new playing fields and the associated school car parking would still be provided for the school through the Development Proposal.

The detailed design of the Primary School playing fields has been informed by technical drainage design, and to ensure an appropriate separation distance between the adjacent properties and the proposed activity areas (with a landscape and acoustic buffer between).

In parallel with this discussion, further drainage design work took place regarding the extent to which the proposed drainage solution extended south of the Proposed Development to intercept overland flow from agricultural land beyond, to the west. An extract from the indicative masterplan framework showing the latest School and Care Home design drawings is shown opposite as image 10.

Separately, it has been agreed with OCC and CDC officers that a new pedestrian link to Rutten Lane, south of the Primary School and adjacent to the Care Home could be an additional and notable benefit. This area was also duly surveyed and could be facilitated by s.106 agreement or planning condition associated with the grant of planning permission.

Image 10 - Initial School & Care Home Layout



DECEMBER 2019



AUGUST 2020



SEPTEMBER 2020

Pre-Application Public Consultation on the Application proposals (September - October 2020)

A dedicated public consultation programme was organised by communications specialists appointed on behalf of Merton College. The COVID-19 pandemic meant that the consultation strategy had to adapt to public health and social distancing guidance throughout its duration to ensure that effective consultation could take place. The consultation strategy included a variety of means for engaging with the public and stakeholders in a safe and effective way including:

- A consultation website (screenshots illustrated right)
- Covid-secure, socially-distanced public exhibition held over 21/22 October 2020
- Virtual meetings with Yarnton Parish Council and key local stakeholders (e.g. local Councillors)

AS at 26th October 2020, a total of 141 engagement responses had been received, as follows:

- Website comment form and email – 103
- Verbal feedback via telephone – 6
- Verbal feedback via public exhibition – 26
- Verbal feedback via stakeholder meetings – 6

The level of engagement experienced was comparable to (and potentially higher than) that achieved through traditional consultation.

Appendix C

Legacy & Stewardship

1. Introduction

Merton College was the first fully self-governing College in the University of Oxford, founded in 1264 by Walter de Merton, sometime Chancellor of England and later Bishop of Rochester.

Over the centuries, many eminent scholars and cultural leaders have called Merton home. They include four Nobel Prize winners, the mathematician who solved Fermat's Last Theorem, the physician who discovered the circulation of blood, and the founder of the Bodleian Library.

The College therefore has a longstanding interest in the success, health and wellbeing of the local area, and as such its vision for land at Yarnton is firmly rooted in creating a strong, cohesive community extension to Yarnton, whilst embedding a series of environmental, social and design principles that allow its residents to thrive.

2. Legacy

The College will establish a Legacy with three central tenets. These are set out below, are described in more detail in the Design and Access Statement, and would be key themes which the College would use to explore and shape the development through the detailed planning application stages, either by taking on full responsibility for its design (green infrastructure and Community Hub) or establishing key performance requirements (for proposed housing and their environmental performance):



A. Environment

This envisages new green and blue infrastructure that enhances the Site's existing environmental assets, delivering a biodiversity net gain of over 15% whilst establishing an environment that promotes a high quality approach to play, recreation, education and access to nature.

It also aims to minimise the energy consumption and emissions of the new community through its compact walkable form, promotion of high environmental build standards, and commitment to providing direct encouragement, information and education to the future community.

Reducing energy consumption and emissions is a strong ambition of the College, whilst recognising that the optimal means to achieve this will be the subject of more detailed technical studies, but is likely to include higher standards than current Building Regulations in relation to building insulation, air tightness, heat recovery and renewable energy generation. In addition, the Community Hub is intended to become a Net Carbon Zero exemplar and act as an educational resource in this regard.



B. Community

A strong sense of community will be established with a cohesive relationship with the existing community of Yarnton. Key facilities will be provided for the community to have a sense of ownership and adapt to their current and future needs.

This will include a Community Hub, allotments and shared community 'grow zones', a variety of high quality play areas set within community open spaces and recreational facilities all sitting under the umbrella of a Community Trust that gives the existing community direct control over these facilities, their management and future adaptation. Continued close consultation with Yarnton and Begbroke Parish Councils will directly shape this aspect of the scheme.



C. Design

The scheme design will strive for the highest architectural, movement, urban design and landscape architectural qualities that can forge a strong sense of identity and leave an enduring legacy for the Site. It will establish a distinct place, that is a recognisable extension of Yarnton's identity, not a separate housing estate.

The key principles that will achieve this ambition will be of substance and not just style – the aim is for streets to become lively, secure and co-ordinated, and link together spaces that provide key social, recreational and play functions. Direct and generous cycle and walking routes will be of high quality and well-overlooked, linking key destinations and attractions.

The landscape will be generous and striking, and the appearance of buildings will be co-ordinated, with special attention paid to those in landmark locations to uplift their architectural qualities to become truly special.

3. Stewardship

Merton College recognises that to fully achieve its vision, a process needs to be set out to establish the shared management of the new community assets.

It envisages a structure whereby residents would become members of a Trust (including an annual contribution to this with Merton College subsidy) that retains ownership and management responsibility for the following aspects (in consultation with Cherwell DC and Oxfordshire CC and Yarnton / Begbroke Parish Councils):

1. The Green Infrastructure within the scheme - the existing hedges, trees, green corridors, play areas, social green spaces and street trees;
2. The Social infrastructure within the scheme (complementary with the existing village facilities) - the Community Hub, its facilities and their management, how events are organised and run, how this can act as a convenience feature for the local community (for example parcel drop off / bike hub) and how social inclusivity is encouraged and supported.

With this being the focus for the Community Trust, the land beyond these features (the remaining agricultural area, meadows, footpaths and Community Woodland) would be retained and managed directly by Merton College for the benefit of the wider public, in full accordance with a Landscape and Ecology Management Plan to be agreed with Cherwell District Council, which would also be subject to future review by CDC and the Community Trust).

The plan (to the right) illustrates the intended areas of responsibility, as set out above.





4. Next Steps

Three steps are identified to progress the long-term stewardship of the scheme, these are as follows:

Stage 1 – Long-Term Stewardship Strategy

This strategy will be submitted and agreed prior to grant of detailed planning permission, it would be formulated in consultation with CDC, OCC and Yarnton and Begbroke Parish Councils, and Trustees would be appointed. The scope of this strategy would include the organisational structure of the Trust, its scope, income and expenditure model, limitations, estate management role, relationship with the Parish Councils, and the detailed facilities it would provide.



Stage 2 - Trust Establishment Strategy

This strategy will be submitted and agreed prior to the first occupation, in consultation with CDC, OCC and Yarnton / Begbroke Parish Councils. It will provide detail in respect of the mechanisms for establishment and funding of the Trust, the operation and management of the Community Hub, the commitments for management of green infrastructure in accordance with a Landscape and Ecology Management Plan, and other mechanisms to provide clear guidance for residents. It would also promote the safe and healthy use of the facilities on offer, and to set out how residents can be involved in their management and use.



Stage 3 - Trust Maturity Strategy

Prior to the scheme's full occupation, a Maturity Strategy will be submitted and agreed, again in consultation with CDC, OCC and Yarnton / Begbroke Parish Councils. This strategy will provide additional detail to reflect the evolving community to ensure that the now mature community can directly shape and manage its own facilities to adapt to changing patterns and interests, within a well-managed and cohesive structure.



Appendix D

School Playing

Field Access

SCHOOL PLAYING FIELD ACCESS

150

School Playing Field Access

The technical design team have worked collaboratively with representatives of William Fletcher Primary School, OCC Highways, OCC Education and Sanctuary Care (the operators of Yarnton Residential and Nursing Home) to reach a preferred solution for safe and convenient access between William Fletcher School and the new school playing fields that are proposed to be provided on the southern part of the site.

The material on the following pages was exchanged and discussed between the parties during 2022 to identify various options for providing access between the Primary School and new playing fields. The options comprise:

- Option 1) At-grade raised table crossing over Yarnton Residential and Nursing Home access road;
- Option 2) At-grade route around the western perimeter of the Yarnton Residential and Nursing Home;
- Option 3) Switchback pedestrian overbridge crossing over Yarnton Residential and Nursing Home access road;
- Option 4) Spiral pedestrian overbridge crossing over Yarnton Residential and Nursing Home access road; and
- Option 5) Ramped pedestrian overbridge crossing over Yarnton Residential and Nursing Home access road

Options 3-5 are deemed to be unviable for a variety of reasons, including cost and visual impact, and have been discounted from discussions.

Discussions are ongoing as to which at-grade option is preferred. Option 1 requires consent from Sanctuary Care to permit pedestrian movement across the Yarnton Residential and Nursing Home access road. Option 2 is deliverable on land controlled by the College and the County Council. The Addendum Submission allows for both Option 1 and 2 in order to allow for a deliverable solution to be achieved.

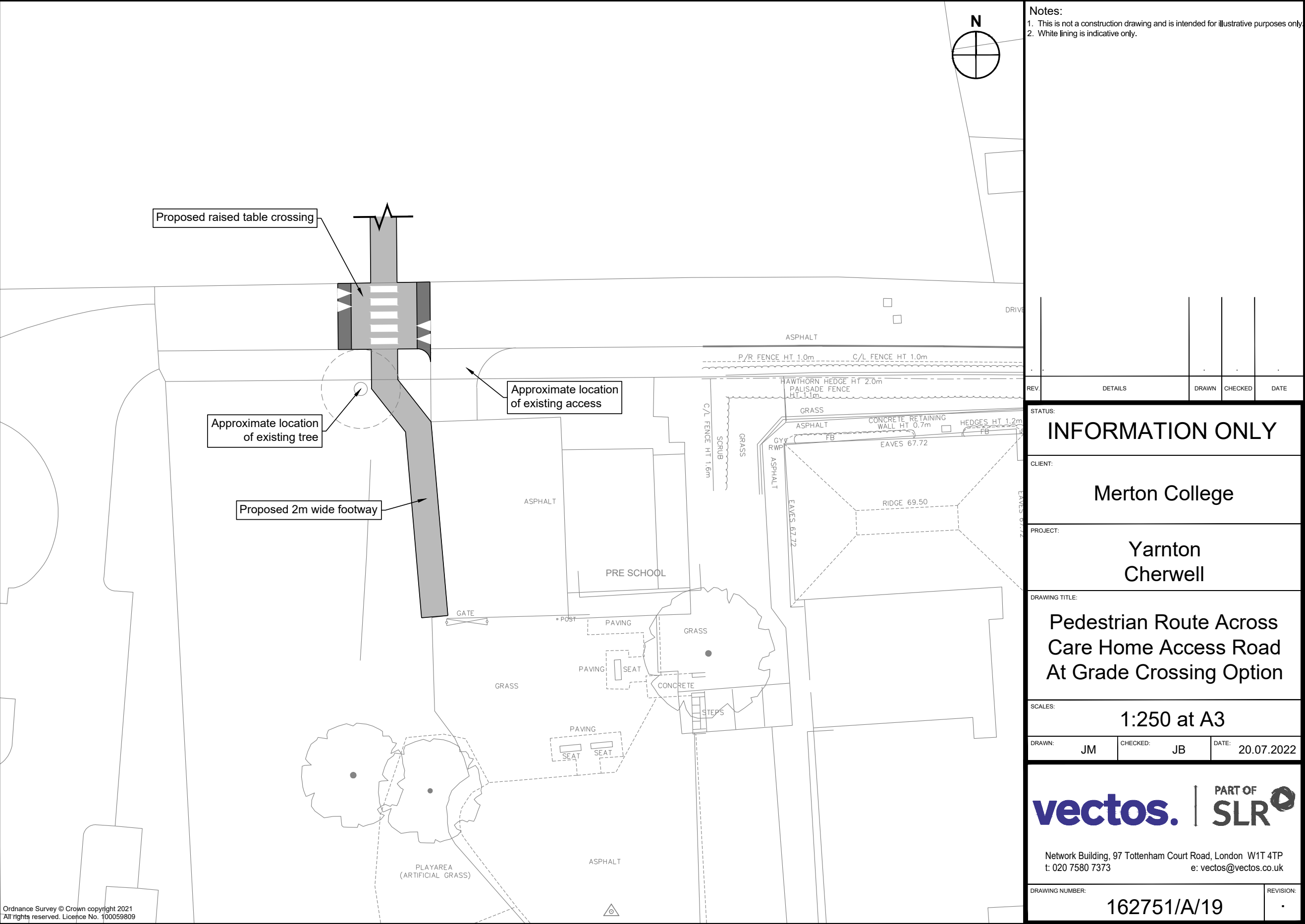
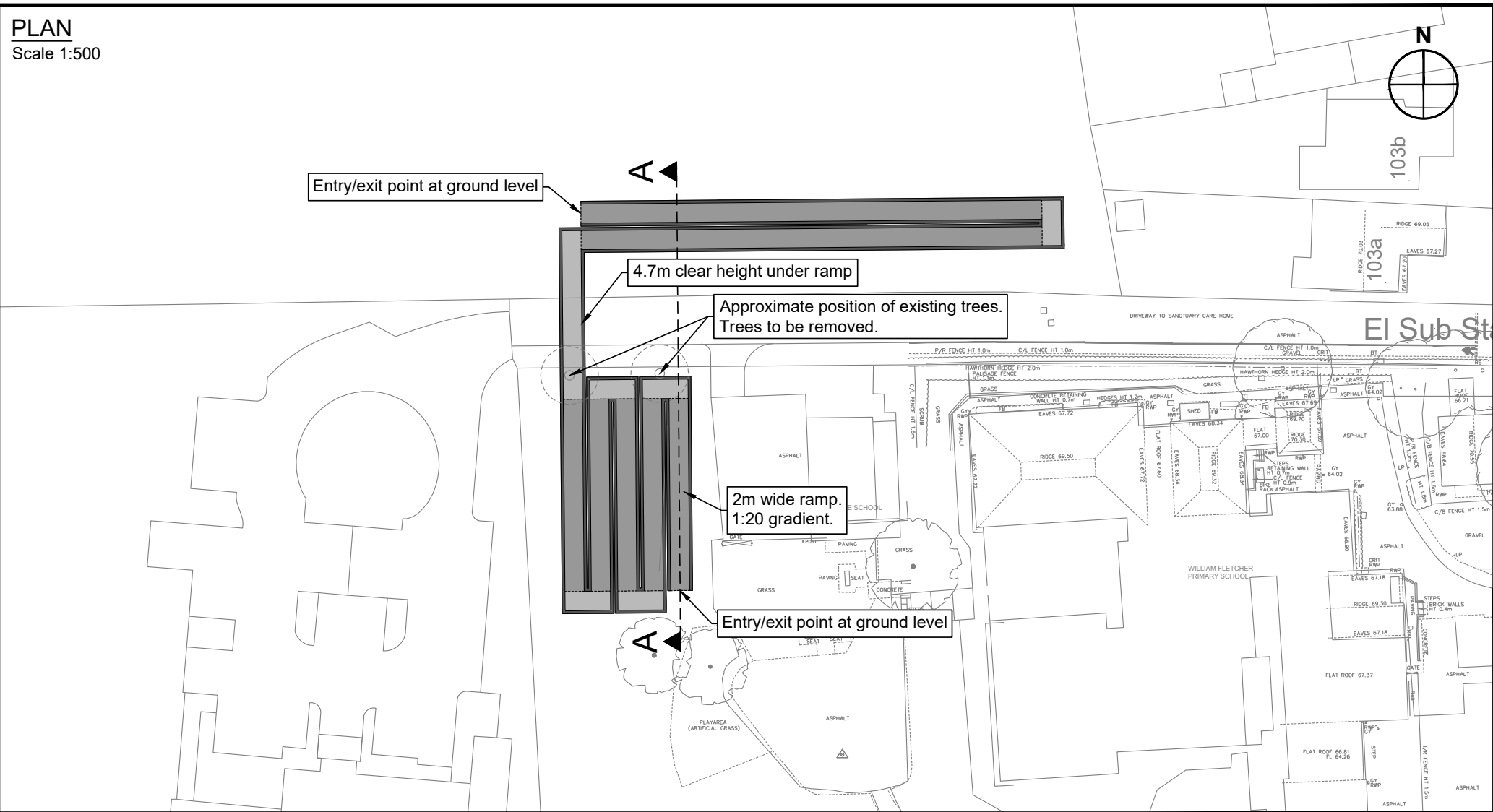


FIGURE 71 - OPTION 1) AT-GRADE RAISED TABLE CROSSING OVER YARNTON RESIDENTIAL AND NURSING HOME ACCESS ROAD



FIGURE 72 - OPTION 2) AT-GRADE ROUTE AROUND THE WESTERN PERIMETER OF THE YARNTON RESIDENTIAL AND NURSING HOME

PLAN
Scale 1:500



- Notes:
1. This is not a construction drawing and is intended for illustrative purposes only.
 2. White lining is indicative only.

REV.	DETAILS	DRAWN	CHECKED	DATE
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STATUS:
INFORMATION ONLY

CLIENT:
Merton College

PROJECT:
Yarnton Cherwell

DRAWING TITLE:
**Pedestrian Route Across Care Home Access Road
Pedestrian Footbridge Option**

SCALES:
As Shown at A3

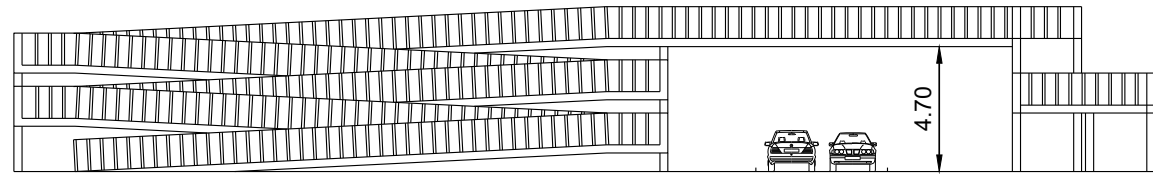
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CROSS SECTION
Scale 1:250



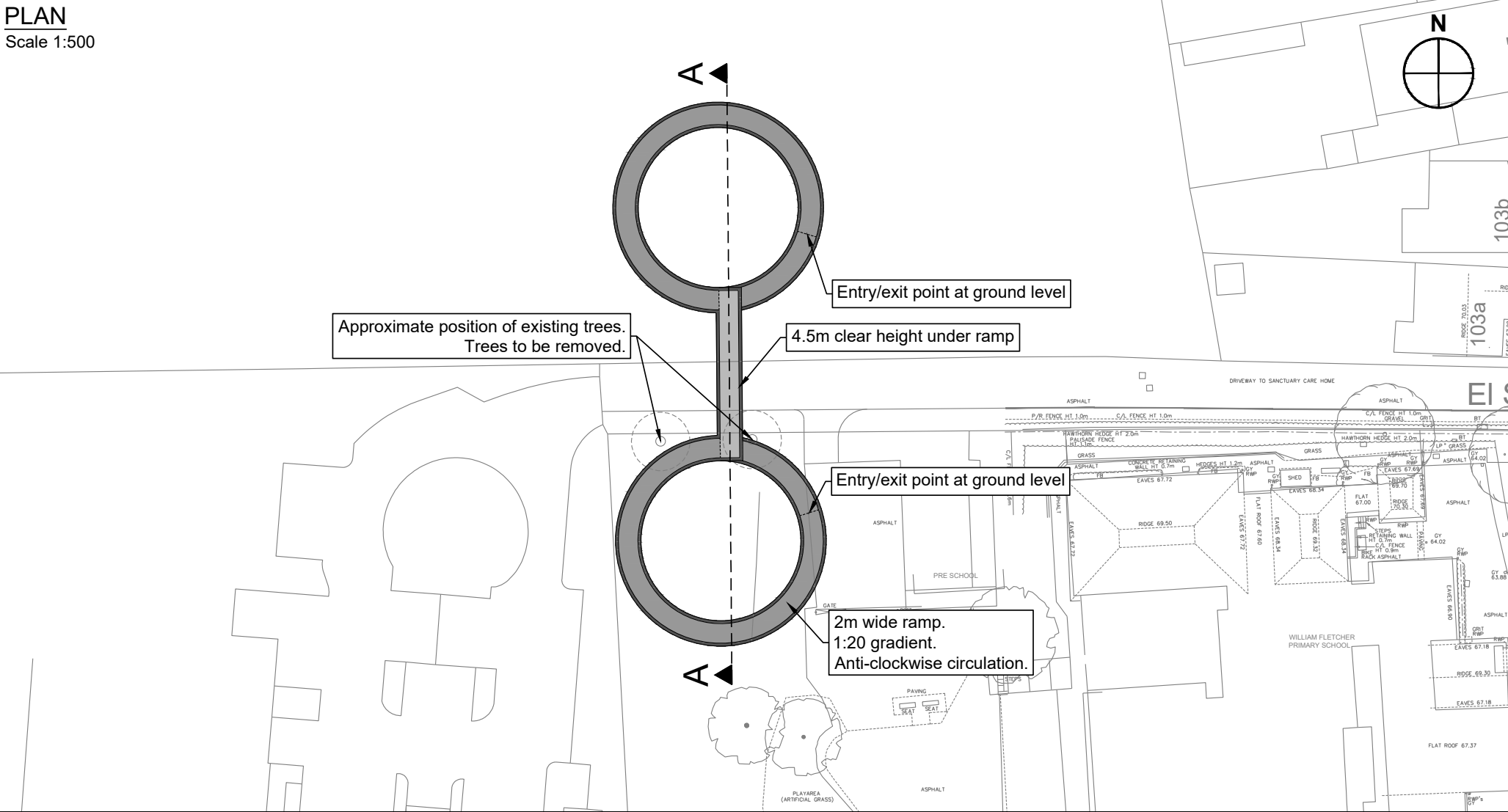
Cross Section A-A

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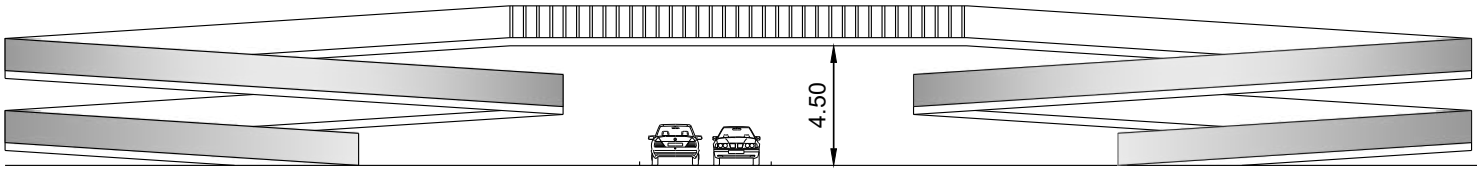
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FIGURE 73 - OPTION 3) SWITCHBACK PEDESTRIAN OVERBRIDGE CROSSING OVER YARNTON RESIDENTIAL AND NURSING HOME ACCESS ROAD

PLAN
Scale 1:500



CROSS SECTION
Scale 1:250



Cross Section A-A

Notes:
1. This is not a construction drawing and is intended for illustrative purposes only
2. White lining is indicative only.

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STATUS:
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CLIENT:
Merton College

PROJECT:
Yarnton Cherwell

DRAWING TITLE:
**Pedestrian Route Across
Care Home Access Road
Spiral Ramp Option**

SCALES:
As Shown at A3

DRAWN:	JM	CHECKED:	JB	DATE:	20.07.2022
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FIGURE 74 - OPTION 4) SPIRAL PEDESTRIAN OVERBRIDGE CROSSING OVER YARNTON RESIDENTIAL AND NURSING HOME ACCESS ROAD

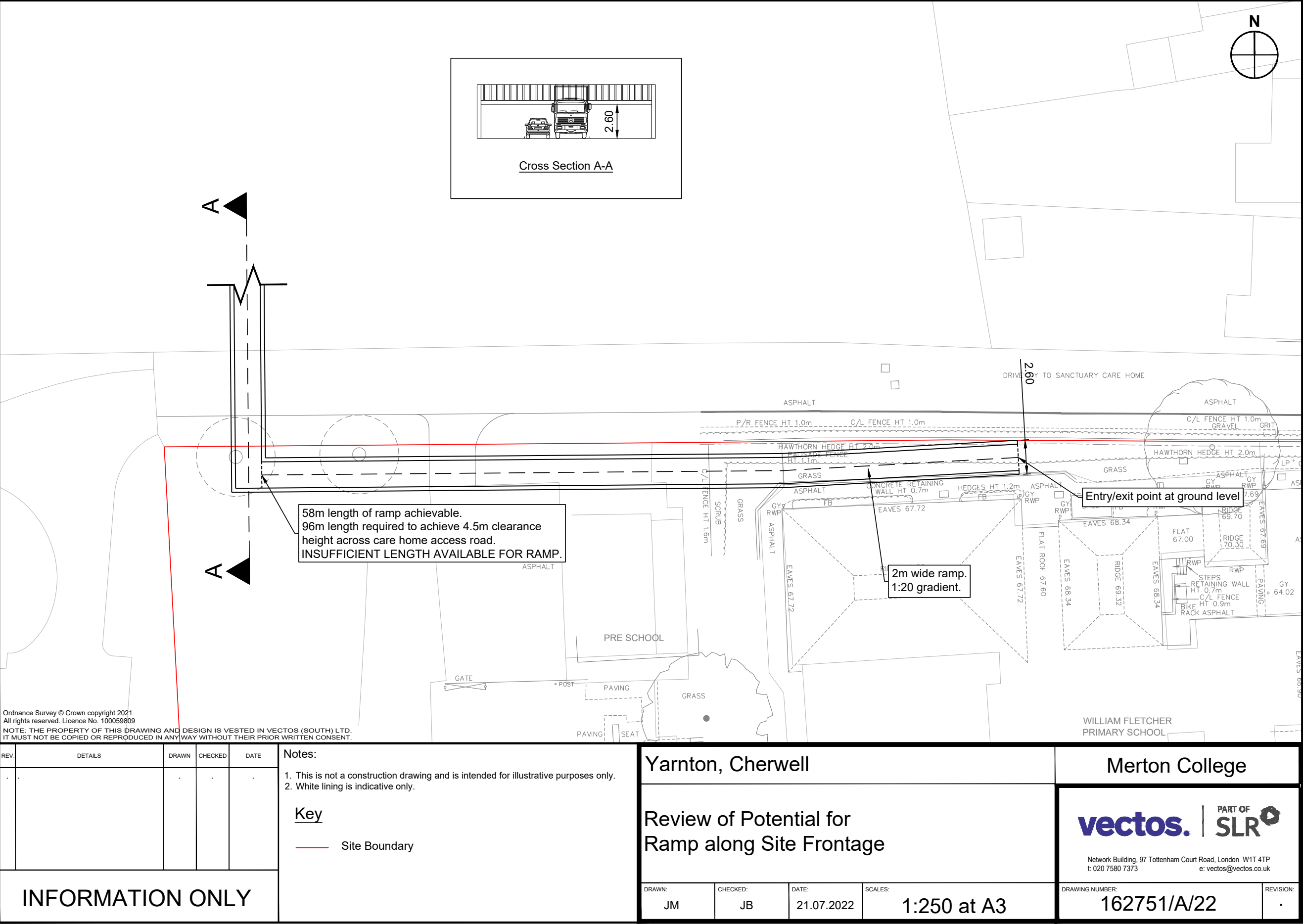


FIGURE 75 -OPTION 5) RAMPED PEDESTRIAN OVERBRIDGE CROSSING OVER YARNTON RESIDENTIAL AND NURSING HOME ACCESS ROAD

Appendix E

School Playing

Field Output

Specification

SCHOOL PLAYING FIELD OUTPUT SPECIFICATION

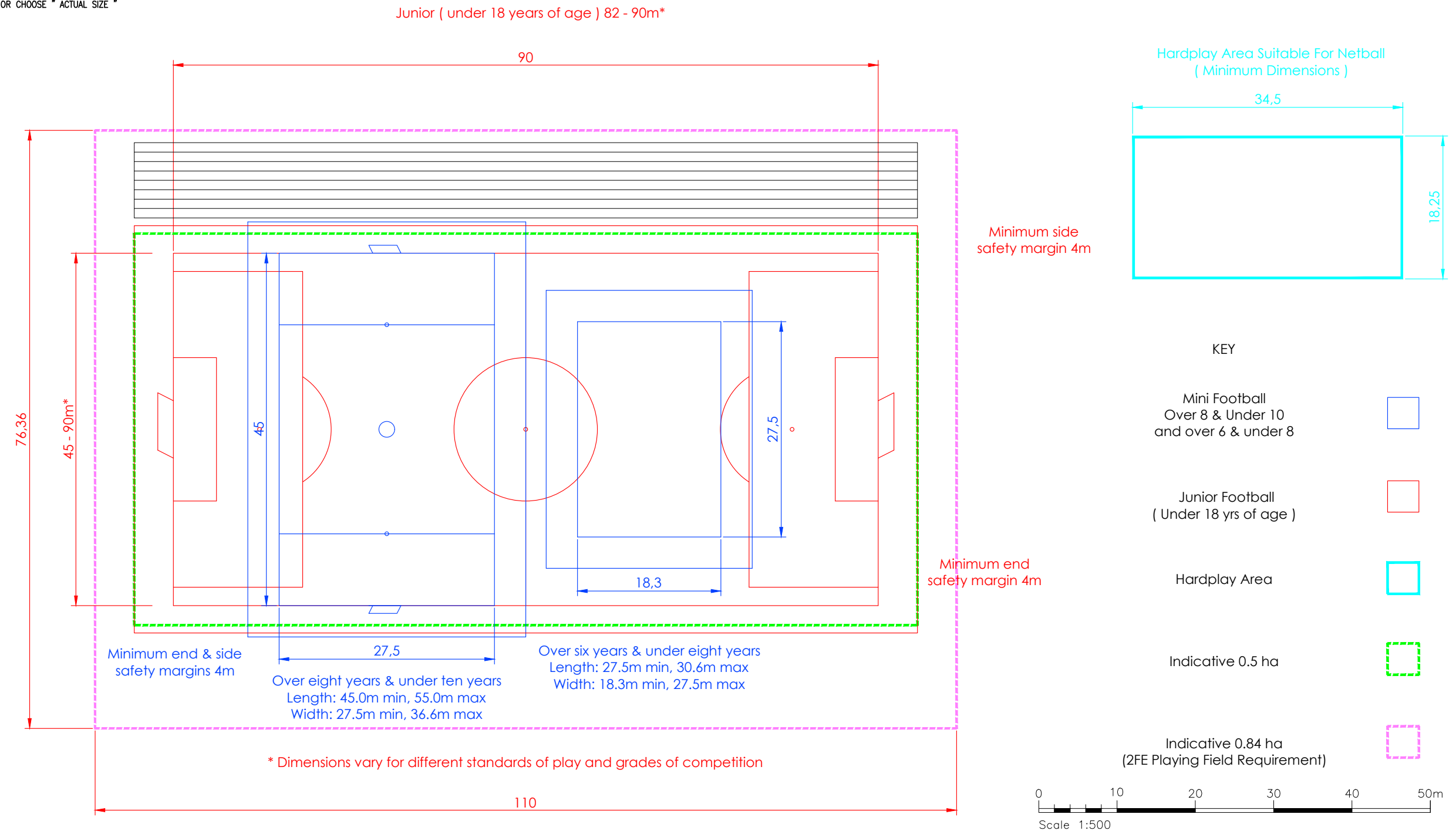
158

The technical design team have worked collaboratively with representatives of William Fletcher Primary School and OCC Education to ensure the proposed playing fields at the south of the site meet required standards.

Discussions on this element of the proposals are ongoing and remain subject to final agreement.



NOTE:
WHEN PRINTING A PDF FILE, ENSURE THE CORRECT
PAPER SIZE HAS BEEN SELECTED & SET PAGE SCALING
IN THE PRINTER DIALOGUE BOX TO "NONE".
OR CHOOSE "ACTUAL SIZE"



NOTE:
THE BEST COMMON ORIENTATION FOR PITCHES
IS NNW – SSE GOAL TO GOAL

D	28.03.18	Drawing Sheet amended Scale bar added	JA	JF
C	10.06.15	Minimum Netball Pitch size amended	JA	JF
B	26.02.15	Over 6/Under 8 pitch & sprint track added + additional notes	JA	JF
A	25.02.15	Internal dims & text removed 2FE Playing Field Requirement added.	JA	JF
Rev	Date	Amendments	By	Chk

Project Title:
Primary School PE Area

Drawing Title:
Typical Pitch Layouts

Project No:
CS/000000

Drawing No:
AS998

Rev:
D

Date: 11.11.2014

Scale: 1:500 @ A3

By:JMA

Checked: JEA

Approved: JS

Terrier No: ----

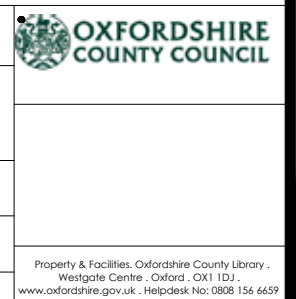


FIGURE 77 - CDC S106 2FE PRIMARY SCHOOL PLAYING FIELD LAYOUT

Appendix F

Summary of Updates

NOVEMBER 2022 SCHEDULE	162
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JUNE 2023 SCHEDULE	164
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Yarnton DAS Addendum - Record of changes November 2022

Schedule - The following schedule records the key changes to the DAS to the DAS initially submitted with the OPA in September 2021. As a result of the consultation with statutory consultees and key stakeholders, a number of key changes have been made which has effected all of the site wide plans within the document; this schedule will highlight where those changes are most visible.

Page	Figure	Description	Action/ comments
1	-	Title page	- Title updated - Revision date altered
5	-	Introduction	- New introduction page added. Details specifying the purpose and changes within the Addendum Submission.
16	-	Planning Context	- Inclusion of new text on Residential Design Guide SPD (2018) PR9 Development Brief (2021).
22-27	-	Character Analysis	- New section added providing a local character analysis of Yarnton, Begbroke, Cassington, Kidlington and Woodstock.
33	10	Illustrative landscape plan	- Updated PJA drainage strategy reflected on plan - Minor hedgerow alterations as a result of revised drainage attenuation basins - The large entrance basin has decreased in size significantly, this has however provided more amenity space which was lacking in the previous scheme. - Western edge altered due to development boundary expanding - Space has been allowed for the existing Health Centre to allow for potential expansion
35	11	Green and blue infrastructure	- Updated PJA drainage strategy reflected on plan - Minor hedgerow alterations as a result of revised drainage attenuation basins - GI asset identified - Access road to the northern parcel has been designed to align with existing gateway to minimise hedgerow loss
37	12	Health and well-being plan	- Western edge altered due to development boundary expanding - Amenity green space adjacent to medical practice increased as a result of the drainage strategy
38	13	Open space requirement schedule	There have been some changes to the amount of open space as a result of drainage and changes to the development boundary; - A small amount of open space has been lost on the western boundary due to the development parcel increasing - Further to this increased space has been allowed for the existing Health Centre to allow for potential expansion - Please see Figure 12 Open Space Schedule for further details
39	14	Open space requirements plan	- Western edge altered due to development boundary expanding - Minor hedgerow alterations as a result of revised drainage attenuation basins - Space has been allowed for the existing Health Centre to allow for potential expansion
43	15	Framework plan	- OS base cleaned up, text correctly displays the location of the school and nursery. - Western edge altered due to development boundary expanding - Frontages amended to match boundary expansion and new road alignments - Updated PJA drainage strategy reflected on plan
44	16	Indicative application site land budget	- Open space updated to reflect minor changes to development boundary and drainage
44	17	Indicative dwelling mix	- Mix updated to reflect changes to proving layout
45	18	Land use plan	- Legend updated to reflect care home use - Western edge altered due to development boundary expanding - Space has been allowed for the existing Health Centre to allow for potential expansion
46	19	Density plan	- Density plan added
47	20	Building heights plan	- Building heights plan added
49	21	Movement plan	- Western edge altered due to development boundary expanding - Footpaths and roads within the development amended to suit new proposed development blocks

51	22	Placemaking plan	<ul style="list-style-type: none"> - Western edge altered due to development boundary expanding - Footpaths, roads and vistas within the development amended to suit new proposed development blocks - Frontages amended to suite boundary expansion and new road alignments
53	23	Edges plan	<ul style="list-style-type: none"> - Western edge altered due to development boundary expanding - Frontages amended to suite boundary expansion and new road alignments
54-59	24-29	Edges	<ul style="list-style-type: none"> - Plans and perspectives updated to address Linda Griffiths comments of 22/09/22
61	30	Streets and routes	<ul style="list-style-type: none"> - Western edge altered due to development boundary expanding - Footpaths and roads within the development amended to suit new proposed development blocks
68	37	Key spaces plan	<ul style="list-style-type: none"> - Western edge altered due to development boundary expanding - Open space updated to reflect minor changes to development boundary and drainage
70-88	38-47	Illustrative plans/ sections	<ul style="list-style-type: none"> - Updated PJA drainage strategy reflected on plan - Western edge altered due to development boundary expanding
91	48	Landmarks plan	<ul style="list-style-type: none"> - Western edge altered due to development boundary expanding - Key corners and vistas within the development amended to suit new proposed development blocks
92-95	49-51	Community hub	<ul style="list-style-type: none"> - New material added to reflect latest proposals
96-100	52-54	Landmarks	<ul style="list-style-type: none"> - Illustrative sketches updated to address Linda Griffiths comments of 22/09/22
142	-	Appendix C	<ul style="list-style-type: none"> - Stewardship plan updated
146	-	Appendix D	<ul style="list-style-type: none"> - New appendix added
154	-	Appendix E	<ul style="list-style-type: none"> - New appendix added
158	-	Appendix F	<ul style="list-style-type: none"> - New appendix added

Yarnton DAS Addendum - Record of changes
June 2023

Schedule - The following schedule records the key changes to the DAS to the DAS initially submitted with the OPA in September 2021. As a result of the consultation with statutory consultees and key stakeholders, a number of key changes have been made which has effected all of the site wide plans within the document; this schedule will highlight where those changes are most visible.

Page	Figure	Description	Action/ comments
1	-	Title page	- Revision date altered.
2-3	-	Contents page	- Contents page updated to reflect additional pages that have been added.
24	-	Character Analysis	- Begbroke text (para 3.30) and precedent image updated.
36	-	Play	- Page 36, paragraph 4.31 now contains specific information regarding the required dedication to play provision, encompassing the dimensions of the playground and its appropriateness for various age groups. The dimensions align with the guidelines provided by the CDC. Moreover, references to the play provision have been revised throughout the DAS to reflect the comments provided.
36	-	Play	- Additional information regarding the durability and lifespan of the suggested natural play equipment has been included on Page 36, Paragraph 4.33. In order to assess their offerings and ensure compliance with prevailing safety regulations, a specific play provider has been acknowledged.
38	13	Open space	- Open space quantities updated within table to reflect 2.49 persons.
40	15	Access to meadow land	- Additional pages added on access and treatment of the meadow land. - Accessibility to the meadow land addressed with a new plan (Fig 15).
41	16	Site accessible open space	- Additional page relating to accessible open space. - Two plans created to represent the amount of accessible open space through the various seasons. - Amount of accessible open space displayed within a new table that shows how we are meeting policy requirements during the winter and further increasing these during the summer months.
42	-	Chapter 5 contents	- Chapter page contents updated to reflect additional pages above.
44-45	-	Design scope	- Design scope text box updated, to include references of Secure by Design. - Central page precedent image updated.
48	22	Density plan	- Figure note in text updated.
49	23	Building heights	- Figure note in text updated.
52	-	Layout & appearance	- Central page precedent image updated.
54	-	Edges	- Central page precedent image updated.
62	-	Streets & routes	- Central page precedent image updated.
64	34	Primary street	- Primary street text updated. - Annotation updated on illustrative plan.

68	38	Tertiary street	<ul style="list-style-type: none"> - Illustrative plan updated. - Annotation added relating to soft landscaping.
69	39	Tertiary street section	<ul style="list-style-type: none"> - Additional annotation to section added.
72	-	Central walk	<ul style="list-style-type: none"> - Precedent image added to reflect hedgerow adjacent to footpath.
73-91	41-50	Key spaces illustrative sections	<ul style="list-style-type: none"> - All sections re-scaled. - Measurements added allowing sections to be approximately scaled. - Additional annotation added to sections. - Additional section added to Dolton Lane page.
104	-	Chapter 6 title page	<ul style="list-style-type: none"> - Chapter page contents updated to reflect additional pages above.
112	-	Appendix A	<ul style="list-style-type: none"> - Chapter page contents updated to reflect additional pages above.
130	-	Appendix B	<ul style="list-style-type: none"> - Chapter page contents updated to reflect additional pages above.
148	-	Appendix D	<ul style="list-style-type: none"> - Chapter page contents updated to reflect additional pages above.
156	-	Appendix E	<ul style="list-style-type: none"> - Chapter page contents updated to reflect additional pages above.
160	-	Appendix F	<ul style="list-style-type: none"> - Chapter page contents updated to reflect additional pages above.

Define.

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