



DESIGN & ACCESS STATEMENT

Land off Balmoral Avenue. Banbury

October 2021
Ref: IRD\banbury\117\v2

PREFACE

This Design and Access statement has been produced on behalf of Lone Star Land Ltd by Intelligent Residential Design and is submitted in support of an outline planning application on Land off Balmoral Avenue, Banbury for the construction of 49 dwellings, public open space, and other infrastructure with all matters reserved except for access.

This document will describe the site and context while identifying the constraints and opportunities and how the scheme responds and addresses these within the context of Bretch Hill, Banbury and it will set out the parameters indicating how the site could be developed in accordance with the Cherwell Residential Design Guide.

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INTRODUCTION

SITE LOCATION & CONTEXT

Banbury is a historic market town on the River Cherwell in Oxfordshire.

The site is located on the western side of the town immediately adjacent to the residential area of Bretch Hill.

The site that is the subject of this application extends to an area of approximately 3 hectares. The site is broadly rectangular and slopes by approximately 7 metres in a north-west to south-east direction. The field is currently used for agricultural purposes.

There are mature trees and vegetation forming all boundaries of the site with a public right of way [PRoW 120/24/10] crossing the site immediately adjacent to the northern boundary.

There is an area of existing open space and residential development beyond the northern boundary of the site with further existing residential development to the south-east in Balmoral Avenue. The land immediately to the east of the site was granted outline planning permission for 49 dwellings at appeal on 1 June 2021. Appeal reference APP/C3105/W/21/327109. To the south and west of the site lies open countryside.

There are no listed buildings within the immediate locality of the proposed site.



ANALYSIS

LOCAL FACILITIES

TRANSPORT

A Transport Statement has been produced by David Tucker Associates and will be submitted as part of this outline planning application.

The site is located approximately 3km from the town centre, 4km from Banbury train station and 5km from junction 11 of the M40 motorway.

Access to serve this proposed development will be from Balmoral Avenue which is located beyond the south-eastern corner of the site. Balmoral Avenue in turn links with Broughton Road that is one of the main access routes leading into the centre of Banbury.

There are several bus stops located on Broughton Road serving Banbury and the surrounding areas. Banbury train station provides connections to Oxford, Birmingham, and London. The proposed development links with the surrounding pedestrian network with links onto Balmoral Avenue to the north and south of the site. There are no dedicated cycle routes within the vicinity of the site.

EDUCATION

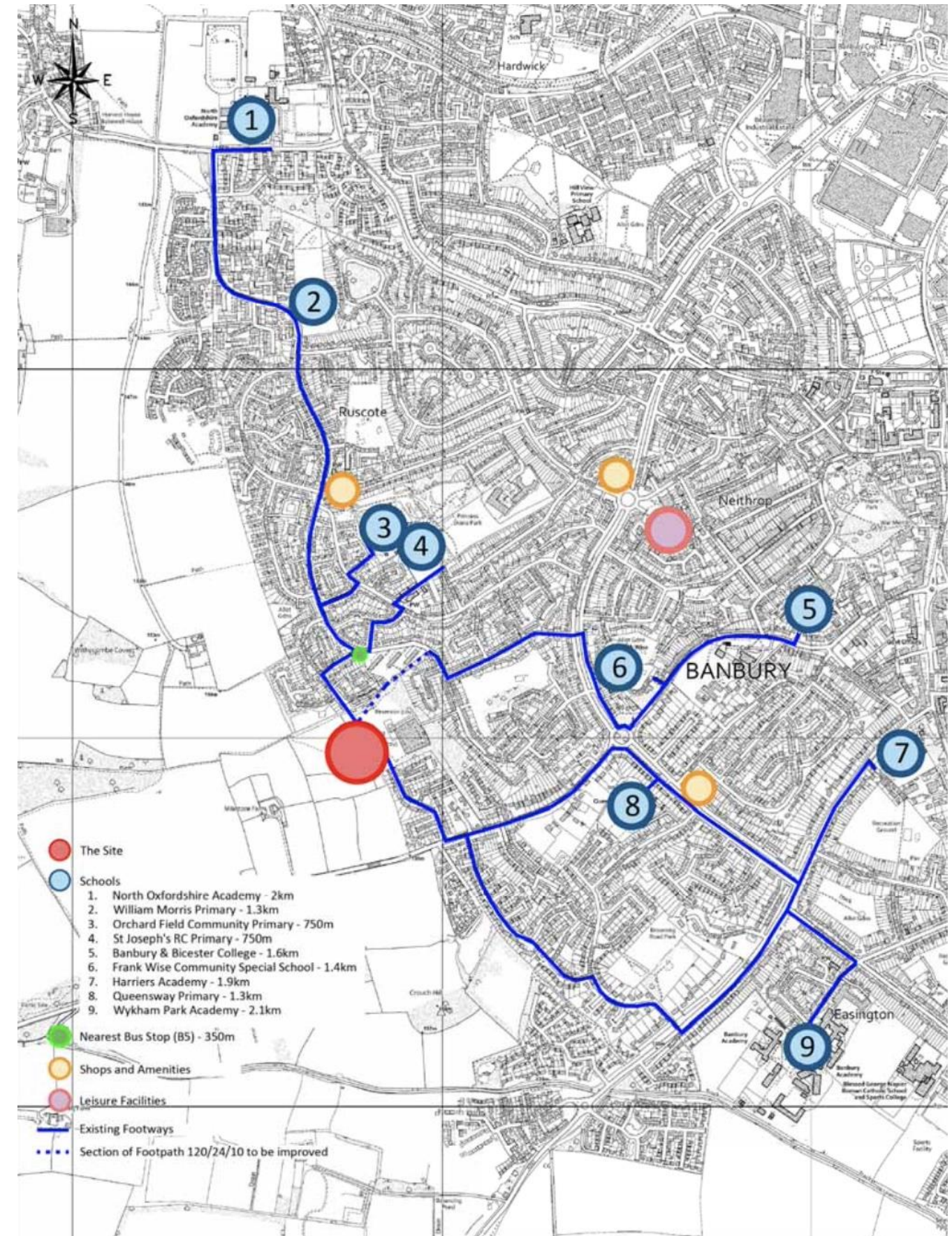
There is a wide choice of schools located within a reasonable distance from the proposed site including Queensway School and Orchard Fields Community School offering primary education with North Oxfordshire Academy and Wykham Park offering secondary education.

COMMUNITY

There are a number of community attractions within the locality including the Odeon Cinema, Woodgreen Leisure Centre, and Broughton Castle.

SHOPS AND SERVICES

There is a Co-op convenience store located approximately 1km from the site on Queensway with further shops and services available within the town centre. Banbury Cross Health Centre is located approximately 1km to the east of the site.



LOCAL CHARACTER ASSESSMENT

An assessment has been undertaken of the existing development within the locality of the site in order to determine the building forms, types and density which are common to this part of the town. This will assist in both informing and creating a distinctive design for the proposed development that will be in keeping with the character of the area.

There are two main character areas adjoining the site. To the north-east there is a range of smaller property types that includes apartments, and this area has a density in excess of 40 units/hectare. To the south-east is an area including Balmoral Avenue of larger semi-detached and detached properties that has a density of circa 20 units/hectare. The recently approved site directly to the east has a mix of 1 – 4 bed properties with a density of 35 units/hectare.

The surrounding area is characterised by an eclectic mix of building styles. The adjacent photographs illustrate the diverse range of building character in the locality that can be summarised as follows:

BUILT FORM

- Buildings predominately two storeys
- Range of detached, semi-detached, terraced, and flatted properties
- Traditional mainly gabled/hipped pitched roofs
- Projecting front gables and bays

DETAILS & MATERIALS

- Roofs comprising plain and profiled tiles
- Casement windows with feature glazing bars
- Materials predominately red brick



SITE ASSESSMENT

SITE CONSTRAINTS & OPPORTUNITIES

TOPOGRAPHY

The main development area of the application site is broadly rectangular in shape and slopes in a north-west to south-east direction from a level of approximately 161m AOD in the north-west corner to 154m AOD in the south-east corner.

LANDSCAPE

A Landscape and Visual Appraisal has been undertaken by Mood Landscape and will be submitted as part of this outline planning application.

The appraisal will demonstrate that the proposed development would be well contained and enclosed with the established tree and hedge planting forming the boundaries of the development area and separating the site from the wider countryside to the south and west. The proposed development would therefore be seen in the context of the existing residential development to the north and east rather than the surrounding rural landscape to the west.

DRAINAGE

A Flood Risk Assessment [FRA] and drainage strategy has been produced by BWB Consulting and will be submitted as part of this outline planning application.

The site is located within Flood Zone 1 as defined by the Environment Agency and therefore has a low probability of flooding.

Surface water run-off generated by the development will be managed through a Sustainable Drainage System [SuDS]. The surface water will be piped from the development to a detention basin located within the southern field adjacent to Broughton Road that will discharge into the existing ditch running parallel with the road.

BIODIVERSITY

An Ecological Management Plan has been prepared by The Environmental Dimension Partnership [EPD] and is submitted as part of this outline planning application.

This will demonstrate how a 10% biodiversity net gain will be achieved with biodiversity offsetting on adjacent land within the same ownership.

TREES & HEDGES

An Arboricultural report has been prepared by Ruskins Tree Consultancy and will be submitted as part of this outline planning application.

The site is bounded by a mixture of trees and hedges along all boundaries, the majority of which are to be retained as part of the development proposals.

ACCESS

The site is currently in agricultural use and is not accessible to the public. A public right of way [PRoW 120/24] runs along the northern boundary of the site and connects with Bretch Hill to the east.

Vehicular and pedestrian access into the site to serve the proposed development will be from Balmoral Avenue that lies beyond the south-eastern corner of the site with the access passing through the southern edge of the recently approved development to the east of the application site.

CONSTRAINTS

The constraints of the site are identified as follows:

- Tree protection zones in relation to the existing trees along all boundaries of the site
- Shading from the existing trees along the southern and western boundaries
- The existing development to the north and the recently approved development to the east of the site
- The topography of the site
- Achieving 10% biodiversity net gain

PLANNING DESIGN POLICIES & GUIDANCE

The Illustrative Masterplan submitted as part of this outline planning application has been prepared with due consideration to the following guidelines and policies:

The Cherwell Local Plan 2011-2031 Part 1

- Policy PSD1 – Presumption in Favour of Sustainable Development
- Policy BSC1 – District wide Housing Distribution
- Policy BSC2 – The Effective and Efficient Use of Land – Brownfield Land and Housing Density
- Policy BSC3 – Affordable Housing
- Policy BSC4 – Housing Mix
- Policy BSC10 – Open Space, Outdoor Sport and Recreation Provision
- Policy BSC11 – Local Standards of Provision-Outdoor Recreation
- Policy BSC12 – Indoor Sport, Recreation and Community Facilities
- Policy ESD1 – Mitigating and Adapting to Climate Change
- Policy ESD2 – Energy Hierarchy and Allowable Solutions
- Policy ESD3 – Sustainable Construction
- Policy ESD4 – Decentralised Energy Systems
- Policy ESD5 – Renewable Energy
- Policy ESD6 – Sustainable Flood Risk Management
- Policy ESD7 – Sustainable Drainage System [SuDS]
- Policy ESD10 – Protection and Enhancement of Biodiversity and the Natural Environment
- Policy INF1 – Infrastructure

Cherwell Residential Design Guide

Refer to accompanying Planning Statement prepared by Savills.

DESIGN

CONCEPT PROPOSALS

A concept masterplan was prepared taking into account the constraints of the site to establish how the site could be developed successfully and this formed a part of the pre-application process that was undertaken with Cherwell District Council.

The concept masterplan proposed the following:

- Development contained within the field to the west of the recently approved development
- Access from Balmoral Avenue via the adjacent approved development
- An area of open space in the south-west corner of the development including a LAP area
- Retention of the existing trees / hedging along all boundaries of the site
- Potential pedestrian access to the existing PROW along the northern boundary
- Biodiversity offset areas to the south of the proposed development for both this site and the adjacent site

The pre-application response stated the following:

“The site is in a reasonably sustainable location with no currently significant material detrimental impacts identified that potentially could not be dealt with by way of a detailed site layout design. This weighs in favour of the proposal.”



Concept proposals

DEVELOPMENT PROPOSALS

An illustrative masterplan [PA/01B] has been prepared taking account of the response to the pre-application and is submitted as part of this outline planning application.

The proposed access to serve the development is taken from Balmoral Avenue and comes through the southern end of the recently approved adjacent development and enters the site in the south-east corner.

The road into the development follows the southern boundary of this northern field and forms a primary loop road on the western side of the site. From this primary loop road there is secondary shared access road serving the development on the eastern side of the site and a private drive serving the units overlooking the northern boundary.

Development around the periphery of the site is outward looking over the existing trees and vegetation around the development area and to address the adjacent proposed development on the site to the east.

A focal building at the entrance to the site creates a sense of arrival and leads to the development fronting the southern and western boundaries of the site.

At a point mid-way along the southern boundary the road leads to the central area of the development with units fronting a small, landscaped area. The development overlooking the road and the landscaping creates a sense of enclosure in this central area and provides a vista to the open space area on the northern boundary and existing landscaping beyond. From this central area a secondary road leads to the development fronting the eastern boundary.

A footpath from the development links with the existing PRow running along the northern boundary of the site for access to both the adjacent countryside and the existing development to the north-east of the proposed development.

The proposed development comprises single and two storey dwellings and has a pattern and grain that compliments not only the approved development on the adjacent land to the east of the site but also the wider context of Balmoral Avenue and beyond.



Illustrative masterplan

AMOUNT & SCALE

The proposed development will provide 49 dwellings on approximately 1.45 hectares of development land that would result in a density in the region of 34 units/hectare. This density of development is comparable with the recently approved development to the east and the surrounding existing development. The retention of the existing landscaping around the periphery of the site also contributes to the higher density of dwellings while complimenting and enhancing the character of the locality and the wider Bretch Hill area of the town.

It can therefore be concluded that the density of the proposal represents an effective and efficient use of the land while not having any adverse environmental impacts of the surrounding area.

The housing proposed as part of this development will include a range and variety of dwelling types that will include 1 bed maisonettes, 1 and 2 bed apartments, and 1, 2, 3 and 4 bed houses reflecting the requirements of the SHMA in terms of providing a range of unit sizes and tenures and the need to achieve a minimum density of 30 units/hectare as required by planning policy.

The units will be arranged throughout the development in a mix of terrace, semi-detached and detached dwellings in accordance with the requirements of the Cherwell Residential Design Guide.

The proposed housing will also include a range of tenures with the provision of 30% Affordable Housing in accordance with current policy.

The development proposals will seek to create and provide a high-quality design that will enhance and improve upon the existing mix of housing types within both the immediate locality and the wider area while providing adequate levels of both private and public open space with the development.



Amount & Scale

AFFORDABLE HOUSING

The development proposals will ensure the provision of affordable housing in accordance the requirements of policy BSC3. The mix of affordable housing provided is set out in the table below.

Unit type	No. units
1 bed maisonette	4
1 bed house	2
2 bed houses	5
3 bed houses	3
4 bed houses	1
Total	15

The affordable housing is provided in two locations within the development to ensure that it is integrated seamlessly with the market housing.



Affordable plan

ACCESS & MOVEMENT

VEHICULAR PEDESTRIAN & CYCLE ACCESS

The proposed development incorporates a clear and legible hierarchy of streets that are framed by buildings and landscaping in accordance with the requirements of the Cherwell Residential Design Guide.

The development will be served from a single access point from Balmoral Avenue and then through the recently approved adjacent development at its southern end before entering the site at the south-eastern corner.

Both pedestrian and cycle access will be an integral part of the new access arrangements together with a pedestrian link onto the existing Public Right of Way [PRoW 120/24] that is located along the northern boundary of the site.

PARKING

Parking will be a matter to be determined as part of any subsequent Reserved Matters Application however the illustrative masterplan indicates parking provided predominately on-plot and in accordance with current Car Parking Standards and will include allocated parking spaces and spaces associated with garages. Visitor parking will be provided throughout the development in accordance with current requirements.

Unit type	No. units	Allocated spaces	Total	Unallocated [visitors]	Total
1 bed	8	1	8	N/A	N/A
2 bed	15	2	30	0.3	4.5
3 bed	19	2	38	0.3	5.7
4 bed	7	2	14	0.4	2.8
Total	49		90		13

Garages where provided will be a minimum internal size of 6m x 3m to be able to accommodate both the parking of a vehicle and adequate cycle provision.



Access & Movement

LANDSCAPE & OPEN SPACE

A Landscape and Visual Appraisal has been prepared by Mood Landscape and will be submitted as part of this outline application.

It is proposed to create a high-quality landscape setting for the development that will be in keeping with the character of the locality and reflecting its setting on the edge of the Bretch Hill area.

The existing trees, hedges, and vegetation along all boundaries of the development area of the site will be retained, managed, and enhanced with new planting where required.

The retention of the existing dense planting along the northern boundary will ensure that the PRow retains a rural, wooded character and that the development will have no impact on the fabric of the PRow as it passes through the site.

Within the site the introduction of native trees along the street frontages and within incidental open space areas will further enhance development and the setting.

An area of open space is to be provided in the north-western part of the site and this will include for the provision of a LAP area.



Landscape proposals

ARCHITECTURAL APPROACH

Although design and appearance will be matters to be determined as part of any subsequent Reserved Matters application the initial character assessment of the area identified and established certain design precedents that provide a reference point for the design proposals of the illustrative masterplan that has been produced and it anticipated that these will form the basis on any future detailed designs. Reference has also been made to the Cherwell Residential Design SPD in respect of the development design.

Existing buildings within the immediate locality and those proposed within the recently approved development on the site to the east are predominately two storeys in height and are largely semi-detached and detached in form.

Brick dominates as the main facing material of the existing buildings in the area although the limited use of both render and tile hanging is also evident. Roof forms are predominately traditional pitched gable roofs with some hipped roofs and generally either with slates or plain tiles.

Other notable features include prominent gables to front elevations, projecting bay windows, porches, and chimneys. Windows are generally casement style with feature glazing bars set into reveals however there is also evidence of sash style windows.

It is anticipated that the detailed design of the units would follow a traditional format while making a strong reference to the building elements, details, and materials that are evident within the locality.

Incorporating the design features identified into the proposals will ensure that the development integrates into the immediate surroundings and the wider local area while ensuring that the development settles naturally into the environment and landscape while presenting its own unique character.



CONCLUSION

CONCLUSION

This Design & Access Statement describes the proposed development and supports an outline application for the construction of 49 homes, public open space, and other infrastructure, with all matters reserved except for access.

The proposals presented for the development of this site accord with the requirements and policies of the Cherwell Local plan and will deliver a development with a grain, density, and design that is appropriate and in accordance with the context of the surrounding area.

The development proposes a range of housing types and includes 30% affordable housing to provide for a range of local needs.

The proposals will provide:

- *A development that responds to the character and nature of the area*
- *A development that respects both the existing landscape features, trees, and hedges, and the surrounding existing development*
- *A sensitive development that responds to its edge of settlement location*
- *An integrated development that is considerate to the surroundings and the local community*
- *A development that represents an effective and efficient use of land*