

5.1 INTRODUCTION

5.1.1 This section sets out the development proposals based on the assessment of the site and its context, its constraints and opportunities, local and national planning policy, discussions with key stakeholders and the general public. The design process has been iterative, inclusive and the proposals are the result of a collaborative approach between the design team and key stakeholders.

5.1.2 Cherwell District Council have prepared design guidance for the site - PR7b Development Brief (November 2021) and a residential design guide (Cherwell Residential Design Guide SPD 2018) which applies to all new residential development. The outline proposals have been prepared to follow the prescriptions set out in these documents and future detailed proposals will also need to accord with this guidance.

5.1.3 The Design Concept underpins the proposals and is described below, with sections covering Use and Amount, Layout, Scale, Landscaping, Appearance and Access following and building on the concept.

5.2 DEVELOPMENT CONCEPT AND DESIGN PRINCIPLES

5.2.1 The design concept is a response to the sites constraints and opportunities and a well considered approach to placemaking. It seeks to create a development that is legible and makes best use of it's natural assets and key characteristics. The main elements of the concept are as follows:

- 1 Single point of vehicular access of Oxford Road slip road.
- 2 Primary route into site with a series of 'gateways' along it.
- 3 Secondary / tertiary routes leading off the primary route at various points
- 4 Development addressing the southern boundary and overlooking a new pedestrian / cycle route
- 5 Important gateway point around Stratfield Farm
- 6 Development facing out onto retained woodland and open space area
- 7 Stratfield Farm and curtilage buildings retained and redeveloped sympathetically for residential use
- 8 Public open space with new community orchard (on site of existing modern orchard) with children's play area

FIGURE 29. DEVELOPMENT CONCEPT



Scale: NTS

Key:










	Site Boundary		Green Space: Public
	Development Area		Indicative Drainage Basin
	Perimeter Blocks		Ecological Habitat
	Gateways and Landmarks		
	Route: Primary		
	Route: Secondary		
	Route: Secondary (block paved)		
	Route: Tertiary		
	Route: Pedestrian / Cycle		

FIGURE 30. ILLUSTRATIVE LAYOUT



- 1** Site access and gateway point - see Figure 46
- 2** Short group of 2.5 storey dwellings on site frontage - see Figure 48
- 3** Small rear parking courts can be used sparingly
- 4** Primary street through the site to have verge (on one or both sides) and incorporate street trees - see Figure 47
- 5** Raised tables and changes in surfacing can be used at key junctions / gateway points
- 6** Secondary streets can utilise parking to front of dwellings if broken up by street trees and landscaping - see Figures 49 & 50
- 7** Secondary streets should be well defined and can have a mix of parking to front and side
- 8** Small rear parking courtyard to serve small maisonettes with associated communal amenity space.
- 9** Mix of dwellings overlooking woodland
- 10** Mix of dwellings overlooking community orchard and children's play area
- 11** Redeveloped Stratfield Farm and outbuildings
- 12** Shared surface low key street to south of existing farmhouse
- 13** Location for children's play area
- 14** Location for attenuation basin
- 15** Development overlooking shared pedestrian / cycle route set back behind retained hedgerow - see Figure 52
- 16** Shared pedestrian / cycle route linking to Oxford Canal towpath via new bridge
- 17** Pedestrian / cycle connections to Croxford Gardens and 'gateway' space - see Figure 51
- 18** Dwellings creating new street and access to redeveloped outbuildings
- 19** Bungalows

5.3 USE AND AMOUNT

- 5.3.1 The proposals are for up to 118 dwellings on land designated for residential use by Policy PR7b which is shown on the policy map and discussed the development brief. For the purposes of this application, the land utilised for development excludes Stratfield Farm and its out buildings - refer to design concept and illustrative layout.
- 5.3.2 The listed farm house and its outbuildings are to be developed independently and dealt with under a separate detailed planning application. This will focus on the heritage aspects of the proposals and how a sympathetic refurbishment of the farmhouse and redevelopment of the out buildings - with some new build - could be achieved.
- 5.3.3 Policy PR7b sets out delivery requirements for construction of 120 homes (net) on the residential area of land, of which, 50% will be affordable housing. Of the affordable housing, both the CDC LPPR and Oxford City Council both prescribe 80% social rent/affordable and 20% intermediate housing.
- 5.3.4 CDC Policy requires the following affordable mix of dwelling types:
- 25%-30% 1-bedroom dwellings
 - 30%-35% 2-bedroom dwellings
 - 30%-35% 3-bedroom dwellings
 - 5%-10% 4+ bedroom dwellings
- 5.3.5 During discussions with CDC housing officers, the following mix of dwelling types across both the affordable and private sales was suggested - refer to tables 01 and 02 opposite.
- 5.3.6 The illustrative layout demonstrates that a varied mix of dwelling types which conform to the suggested mix, the sites constraints and opportunities and the prescriptions in the development brief can be achieved within the area designated for residential development. However, as layout is a reserved matter, other options could be possible and may be explored as part of a reserved matters application.

FIGURE 31. TABLE 01 PRIVATE SALES MIX

Property Type	Proportion	Based on 60 market dwellings)
1-bedroom (2-person) bungalow min. 50 SqM (bigger if it is to meet wheelchair or accessible standards).	5%	3 units
2-bedroom (3-person) bungalow min. 61 SqM (bigger if it is to meet wheelchair or accessible standards).	5%	3 units
2-bedroom (4 person) house	25%	15 units
3-bedroom (5 person) house	40%	24 units
4-bedroom (7 person) house	22%	13 units
5-bedroom (8 person) house.	3%	2 units
Total	100%	60 units

FIGURE 32. TABLE 02 AFFORDABLE HOUSING MIX

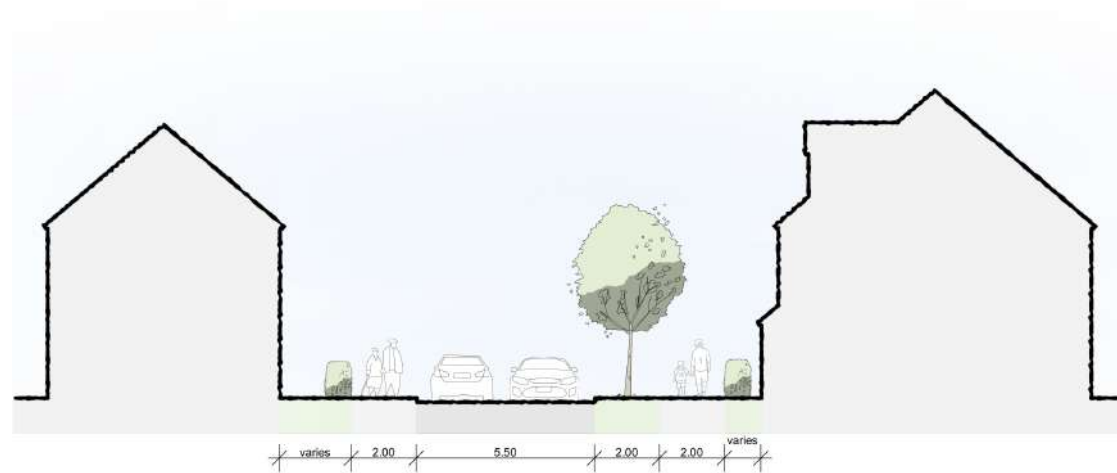
Property Type	Unit size Min. Sqm GIA (1-storey or 2-storey*).	Social Rent units (Total 80% of the affordable housing requirement)	Approx No. of SR based on 60 units	Intermediate Tenure (Total 20% of the affordable housing requirement)	Approx no. Intermediate. tenure based on 60 units
1-bedroom (2-person) Maisonette	50 SqM	25%	15	0	0
1-bedroom (2-person) bungalow (bigger if it is to meet wheelchair or accessible standards).	50 SqM	2%	1	0	0
2-bedroom (3-person) bungalow (bigger if it is to meet wheelchair or accessible standards).	61 SqM	5%	3	0	0
2-bedroom (4 person) house	79 SqM	20%	12	10%	6
3-bedroom (5 person) house	93 SqM	23%	14	7%	4
4-bedroom (7 person) house	115 SqM	3%	2	3%	2
5-bedroom (8 person) house.	128 SqM	2%	1		0

5.4 LAYOUT AND SCALE

General Arrangement

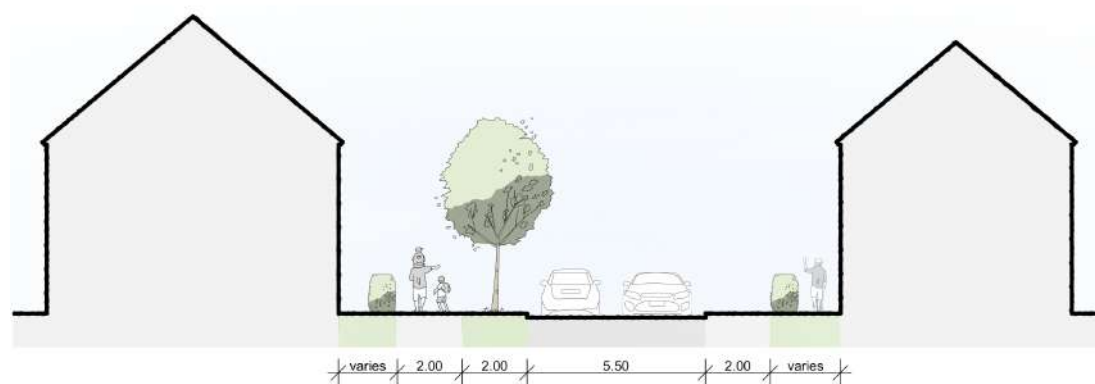
- 5.4.1 Layout is a reserved matter but in order to demonstrate that the site can comfortably accommodate up to 118 dwellings, be in conformity with the prescriptions in the Development Brief and respond successfully to the constraints and opportunities, an illustrative layout has been prepared. This follows the design concept and development principles discussed previously. Refer to Figure 30.
- 5.4.2 The illustrative layout comprises of 5 blocks to the east of Stratfield Farm and 4 to the west, with the existing Stratfield Farm and outbuildings retained in the centre of the site.
- 5.4.3 Dwellings would typically be arranged in perimeter blocks to define public and private space. Some blocks could make use of small rear parking courtyards where there is a need to avoid parking to the front and where the block depths would not allow for vehicular access on all sides of the block. The use and location of rear parking courtyards is for future designers to consider.
- 5.4.4 A primary street will lead from the new access on the eastern edge of the site towards Stratfield Farm with a series of secondary and tertiary streets leading north-south off this. The route to the south of Stratfield Farm would be a less engineered, block paved surface. Beyond Stratfield Farm the primary street would continue around the retained historic orchard and towards Croxford Gardens - however, there would not be a vehicular connection to Croxford Gardens.
- 5.4.5 An important consideration is to provide natural surveillance over a shared pedestrian / cycle link on the southern edges of the site along the boundary with Stratfield Brake sports ground. Other pedestrian routes and connections to Croxford Gardens and potentially Stratfield Brake sports ground could be established as per the development brief.
- 5.4.6 The principal open spaces are to the south of the existing Stratfield Farm - community orchard, children's play area, informal recreation and attenuation - and to the western side of the site - retained for ecological use. The historic orchard in the centre of the site will be retained as a private garden for Stratfield Farm. Woodland on the eastern side of Stratfield Farm and small area of open space to the north of the outbuildings would be retained as per Policy PR7b.

FIGURE 33. PRIMARY STREET 1



Carriageway width can vary from 4.8m-5.5m. Garden depth can vary but must be a minimum of 0.5m

FIGURE 34. PRIMARY STREET 2



Carriageway width can vary from 4.8m-5.5m. Garden depth can vary but must be a minimum of 0.5m

Scale

5.4.7 The development brief allows for up to 3 storey development - with the location of 3 storey dwelling types prescribed to the eastern end of the site associated with the site entrance. Elsewhere a mix of 1, 2 and 2.5 storeys are permissible. The illustrative masterplan envisages single storey bungalows in sensitive locations on the northern edge of the site, but small 2 storey dwellings would also be acceptable here with careful arrangement and generous offsets from existing development.

Street Types

5.4.8 The development brief prescribes two principal street types:

- Primary Street; and
- Secondary Street

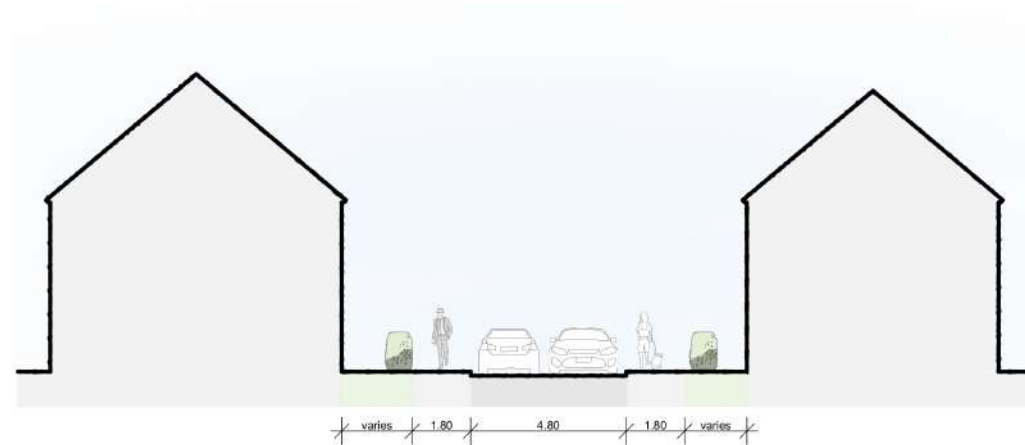
5.4.9 Primary Streets are equivalent to General Residential Streets as described in the CDC Residential Design Guide. Secondary Streets are equivalent to Minor Residential Streets in the same document. The guidance in these documents should be followed by future developers. The illustrative layout shows how Primary and Secondary Streets that would conform to the guidance can be accommodated.

5.4.10 The primary street is shown with a single sided verge that switches from north to south on the section from the new access as far as Stratfield Farm. Parking is to side only. Street trees are shown for illustrative purposes to demonstrate that they could be accommodated. Species is to be agreed. Verges and street trees are not shown on the section past the historic orchard as this side of the site already benefits from existing mature trees and hedgerows which are being retained.

5.4.11 Secondary Streets are more varied both in terms of the arrangement of dwellings along them and the parking typologies that would be acceptable - this includes parking to side or front of dwellings and to the rear in some cases as discussed above. Surface treatments could vary from asphalt to block paving with these being agreed at reserved matters stage.

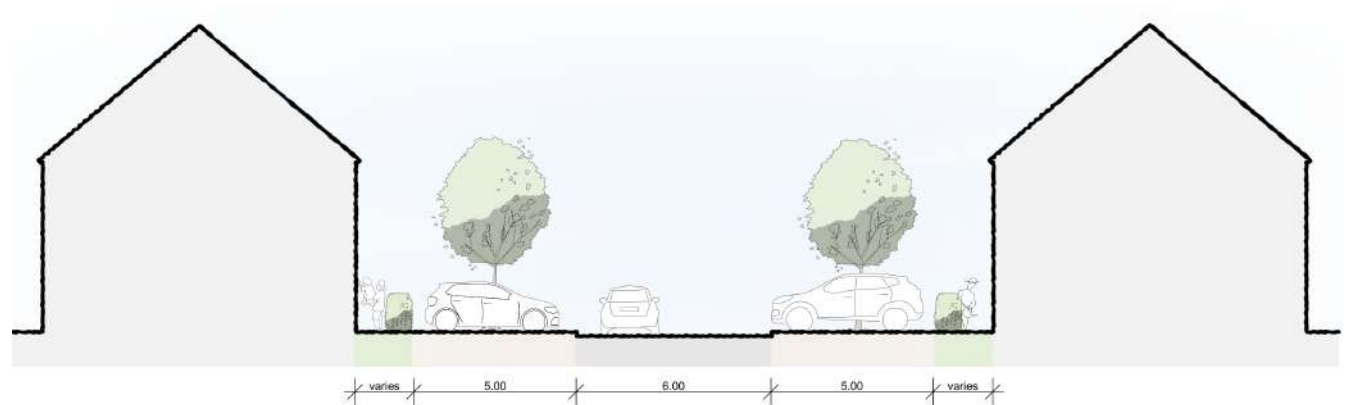
5.4.12 Typical cross sections based on the illustrative layout are shown at figures 34-37 to demonstrate the principles of development and the design guidance in the Residential Design Guide and the Development Brief.

FIGURE 35. SECONDARY STREET 1



Garden depth can vary but must be a minimum of 0.5m

FIGURE 36. SECONDARY STREET 2



Garden depth can vary but must be a minimum of 0.5m

5.5 OPEN SPACE AND LANDSCAPING

5.5.1 The landscape proposals have been developed by Aspect Landscape Architects, a summary of the main design principles is provided below. Their full report accompanies the application

Landscape Strategy

5.5.2 The landscape strategy (as shown on plan ASP4) has been developed with the following;

- The existing hedgerows and hedgerow trees will be largely retained as part of the proposals, with additional native planting providing a substantial verdant vegetation structure within the site, from Day One, in accordance with the landscape management/development considerations specific to the district character assessment.
- The boundaries will be reinforced with native tree, shrub and hedgerow planting, which will assist in integrating the proposals and the existing settlement edge into the localised landscape fabric. The proposed planting strategy will consist of native species typical of the wider character area, and enhance connective link.
- The majority of the mature hedgerow and established tree planting along Stratfield Road will be retained to protect the verdant setting along the adjacent highway.
- Pedestrian footpath links and accessibility through public open spaces within the landscape buffers designed with native shrub, scrub and mixed species native woodland planting to assist with achieving biodiversity net gain on site.
- Tree lined road network.
- Inclusion of a Locally Equipped Area of Play (LEAP) within the southern landscape buffer.
- Inclusion of enhanced SUDS attenuation basins within the areas of POS to the west, which will form areas of wetland habitat enhanced by native planting species suited to wet habitats. These features will act as natural features and focal points within the areas of POS provided.
- A central area of POS will act as a natural focal point and breathing space within the heart of the development.
- Provision of high quality hard and soft landscape scheme.

Public Open Space

5.5.3 The Public Open Space (POS) will incorporate the following;

- A Locally Equipped Area of Play (LEAP) is proposed within the POS to the south, positioned to ensure a 20m offset is achieved. The play space design provides a high quality and useable space with a meandering hoggin footpath flanked with areas of ornamental shrub planting and flowering tree species to create a pleasant biodiverse environment.
- A mix of native shrub and scrub planting is used within the open space to add seasonal enjoyment for users throughout the seasons and a hoggin surfaced walkway runs around the open space allowing those not using the play facilities to sit back and enjoy the surrounding ornamental shrub and tree planting. Seating is deliberately positioned to look out across the green space in key areas. This is to provide opportunities for both a social and individual enjoyment
- Large canopy focal native tree planting are incorporated within the central open space to provide a wide variety of tree canopy coverage.
- Enhanced SuDS attenuation basins within the areas of POS, will form diverse wetland habitats enhanced by native planting species suited to wetland conditions. These features will act as natural features and focal points within the POS areas.
- A LAP area will also be provided for younger children within a central location. This will incorporate natural play features to encourage exploration of the natural environment.
- Informal formal seating will be located along the POS footpath located around large canopy trees underplanted with seasonal shrub and wildflower planting to create a focal points that can be appreciated from these resting places.
- In addition a surfaced footpath / circle way will also link to the canal to the west.

FIGURE 37. LANDSCAPE STRATEGY



FIGURE 38. CHARACTER AREA LOCATION PLAN



- Key
- Eastern Gateway
 - Central
 - Western
 - Green Corridor

Scale: NTS



5.6 APPEARANCE

5.6.1 Whilst appearance is a reserved matter, the architectural character and appearance of dwellings will ultimately be designed to reflect the characteristics of Kidlington. Four character areas are prescribed by the development brief - covering residential development and a forth covering landscape.

- Eastern Gateway
- Central
- Western
- Green Corridor (landscape character)

5.6.2 In general terms the preferred approach set out in the development brief is for a largely traditional approach to development that is sympathetic to the existing Stratfield Farm and that seen in the Kidlington Conservation areas as described in the assessment section.

5.6.3 Within these character areas the design approach can also vary depending on whether the dwelling is located on a:

- Primary Street;
- Secondary Street (adoptable or private drive)

5.6.4 This variation is principally parking solutions, surface and boundary treatments.

5.6.5 A description of the suggested character and appearance of dwellings in each of the residential areas is set out below and supported by photographic precedents, materials palettes and suggested details (photographic examples).

5.6.6 A series of sketches at figures 46-52 illustrates how the precedents depicted here and the guidance in the development brief could result in a development that would meet the requirements of Policy PR7b.

5.6.7 Landscape character in the Green Corridor is covered by the section on open space and landscape above. This includes indicative designs / approaches for the children's play area, community orchard, attenuation basins and ecological set aside area.

Eastern Gateway Character Area

5.6.8 This area should be characterised by the following materials and details:

- Mostly local limestone buildings on primary streets and brick dwellings on secondary streets.
- A mix of plain clay tiles or slates (or similar approved materials) for roof coverings
- Chimneys with clay pots on key plots
- 'Cottage' style doors with central lights
- All front doors to have canopy porches, appropriately proportioned flat and pitched porches to be used
- 'Cottage' style flush fitting casement windows with a vertical emphasis

- Mainly timber window headers and dressed stone cills are proposed. Where brick window headers are to be used they should be either gauged flat or stretcher soldier arches. On key stone dwellings, contrasting decorative red brick window surrounds would be appropriate
- Where dormers/gablets are proposed the windows should be of a smaller scale to the ones below and the dormer cheeks should be slim and coloured grey. Both pitched and flat roofed dormers are suitable.

FIGURE 39. PRECEDENTS: EASTERN GATEWAY CHARACTER AREA



5.6.9 The Eastern Gateway character area's main facing materials and architectural details are summarised in "Figure 41. Eastern Gateway Style & Main Facing Materials Palette"

FIGURE 40. EASTERN GATEWAY STYLE & MAIN FACING MATERIALS PALETTE



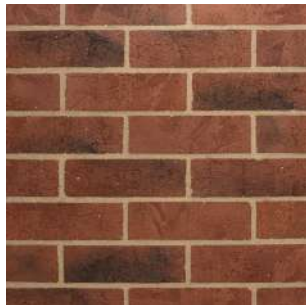
Red plain clay tile



Grey stone slate



Coursed limestone



Red brick with light and dark shades throughout laid in stretcher bond.



Timber window headers to most openings. Dressed stone cills.



On key stone dwellings, red brick window surrounds with red brick cill would be fitting



'Cottage' style flush fitting casement windows with a vertical emphasis



Appropriately proportioned porch canopies supported by timber brackets. Pitched, mono-pitched and flat would all be suitable

Central Character Area

5.6.10 This area should be characterised by the following materials and details:

- Dwellings in prominent locations to be limestone (rubblestone) with dressed stone quoins on corners in key locations
- Dwellings to the east close to the existing barns to be limestone (rubblestone) with less formal detailing
- Smaller dwellings and those not in prominent locations could be built in red brick
- A mix of plain clay tiles or slates (or similar approved materials) for roof coverings
- Chimneys with clay pots on key plots
- Four or six panel doors
- All front doors to have canopy porches, appropriately proportioned flat and pitched porches to be used
- Georgian style windows with a vertical emphasis
- Dressed stone type headers and cills
- Where dormers/gablets are proposed the windows should be of a smaller scale to the ones below and the dormer cheeks should be slim. Both pitched and flat roofed dormers are suitable.

FIGURE 41. PRECEDENTS: CENTRAL CHARACTER AREA



5.6.11 The Central character area's main facing materials and architectural details are summarised in "Figure 43. Central Style & Main Facing Materials Palette"

FIGURE 42. CENTRAL STYLE & MAIN FACING MATERIALS PALETTE



Red plain clay tile



Dressed limestone quoins



Grey stone slate



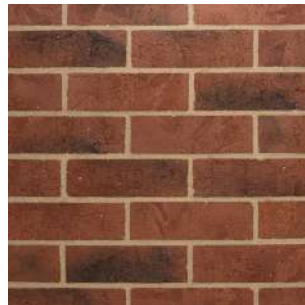
Dressed limestone window surround with Georgian style sash window



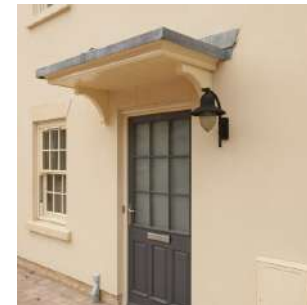
Coursed limestone



Rectangular red brick chimneys with clay chimney pots



Red brick with light and dark shades throughout laid in stretcher bond.



Flat porch canopy with decorative trim and brackets

Western Character Area

5.6.12 This area should be characterised by the following materials and details:

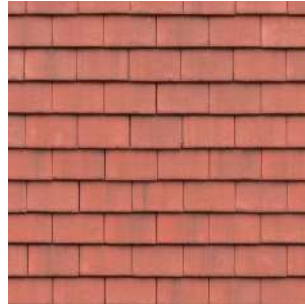
- Limestone (rubblestone) buildings on primary streets
- A mix of Limestone, red brick and rendered dwellings on secondary streets
- Render colours to be informed by Roger Evans Associates report 'Colour Palettes: Banbury, Bicester, Kidlington'
- A mix of plain clay tiles or slates (or similar approved materials) for roof coverings
- Chimneys with clay pots on key plots
- 'Cottage' style doors with central lights
- All front doors to have canopy porches, appropriately proportioned flat and pitched porches to be used
- Mainly timber window headers and dressed stone cills.
- Where brick window headers are to be used they should be either gauged flat or stretcher soldier arches. On key stone dwellings, contrasting decorative brick window surrounds would be appropriate
- Where dormers/gablets are proposed the windows should be of a smaller scale to the ones below and the dormer cheeks should be slim. Both pitched and flat roofed dormers are suitable.

FIGURE 43. PRECEDENTS: WESTERN CHARACTER AREA



5.6.13 The Western character area's main facing materials and architectural details are summarised in "Figure 39. Western Style & Main Facing Materials Palette"

FIGURE 44. WESTERN STYLE & MAIN FACING MATERIALS PALETTE



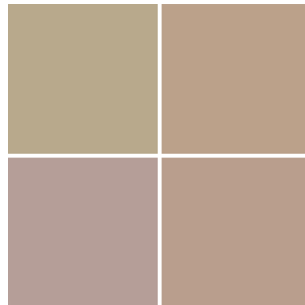
Red plain clay tile



Grey stone slate



Coursed limestone / Red Brick



Render colours to be informed by Roger Evans Associates report 'Colour Palettes: Banbury, Bicester, Kidlington'



Flat roofed dormer with slim cheeks and a window of a smaller scale to the one below



Decorative timber lintel



Pitched gablet with roof covering to match main roof



Pitched porch canopy with supported by timber brackets

FIGURE 45. SITE ENTRANCE AND EASTERN GATEWAY



FIGURE 46. PRIMARY STREET IN EASTERN GATEWAY



FIGURE 47. SHORT GROUP OF 2.5 STOREY DWELLINGS ON SITE FRONTAGE



FIGURE 48. SECONDARY STREETS IN EASTERN GATEWAY 1



FIGURE 49. SECONDARY STREETS IN EASTERN GATEWAY 2



FIGURE 50. PEDESTRIAN ACCESS FROM CROXFORD GARDENS INTO WESTERN AREA



FIGURE 51. DEVELOPMENT FACING OPEN SPACE IN WESTERN AREA



5.7 ACCESS

Introduction

- 5.7.1 MAC have undertaken a Transport Assessment in relation to the proposals. A summary of the assessment and its key findings is set out below (with the exception of the section regarding pedestrian / cycle routes which has been added to the DAS) and the full report accompanies the application.

Site Location and Permitted Use

- 5.7.2 The proposed development site is located at land off Oxford Road, Kidlington. The site is currently agricultural land with a disused farmhouse and associated outbuildings

Existing Conditions

- 5.7.3 The proposed development is shown to be well served for pedestrian, cyclist and public transport infrastructure.
- 5.7.4 The footway provision between the development and the local facilities is adequate for purpose and would allow pedestrians of the development to access the local facilities. From our desktop review of the existing pedestrian facilities we are not aware of any deficiencies in the footway network which would prevent or significantly reduce the likelihood of residents walking to / from the development site.
- 5.7.5 The site is shown to be served by frequent bus services to key destinations.
- 5.7.6 A review of the accident data shows that there is not an accident data on the highway network within the vicinity of the proposed development site.

Proposed Development

- 5.7.7 This Transport Assessment has assessed the impact of 118 dwellings on the site.
- 5.7.8 The proposed development will be primarily accessed off Oxford Road which also provides the principle pedestrian and cyclist access. The principle access provides a simple priority junction serving a development road with a width of 5.5m bound by two 1.8m wide footway.
- 5.7.9 Parking within the development will be provided in line with Oxfordshire's current parking guidance at the time of the planning application.

Junction Analysis

- 5.7.10 The assessment scenarios are shown to have a minimal impact on the surrounding highway network, with all assessed junctions continuing to operate within capacity in 2027.

Pedestrian / Cycle routes

- 5.7.11 The main east-west shared pedestrian / cycleway (green link) will be 3.0m wide with an asphalt surface or alternative to be agreed with CDC at reserved matters stage) edging to be timber / concrete as required.
- 5.7.12 Other dedicated pedestrian routes within open spaces will be 2.0m wide with a golden gravel surface and timber edging.
- 5.7.13 Lighting for pedestrian / cycle route within open space is to be agreed at reserved matters stage

FIGURE 52. ACCESS



5.8 COMMUNITY SAFETY - DESIGNING OUT CRIME

5.8.1 The layout has been designed so that natural surveillance of public, private and semi-private space will be achieved by using the following measures:

- Orientating buildings so that their front elevations face the streets, open space and footpath links.
- Provide active frontages to streets through principle doors and habitable room windows opening onto streets, open spaces and footpaths.
- Provide habitable room windows, and, where possible, doors in gables of residential properties to address the corner of the two streets.

5.8.2 The proposal includes different streetscape character areas with the arrangement of dwellings designed to:

- Create defensible space
- Ensure public areas have definable boundaries and clear functions
- Utilise surface and/or boundary treatments
- To signal the transition between public, semi private and private space

5.8.3 Car parking provision is designed to ensure vehicles are secure and overlooked:

- Provide car parking provision either in cartilage or within designated spaces that are visible from a habitable room window of that property.
- Provide, where necessary for the layout, carefully designed, rear parking areas that are perceived as semi-private parking areas.

5.8.4 All pedestrian / cycle and vehicle routes / areas will provide good lighting to:

- Reduce the fear of crime and create a safe place for pedestrians and vehicles
- Have lighting that is fit for purpose, does not impact on residential amenity and is an appropriate scale for the street, route or open space.

5.8.5 Ensure there is an adequate maintenance regime around the development, both public and private to;

- Encourage a sense of ownership and to minimise neglect and anti-social behaviour.

5.8.6 Ensure there are adequate security systems in place for the proposed dwellings in terms of:

- House alarms and remote monitoring systems
- Good quality door and window locks. National Design Guide Assessment

5.9 NATIONAL DESIGN GUIDE ASSESSMENT

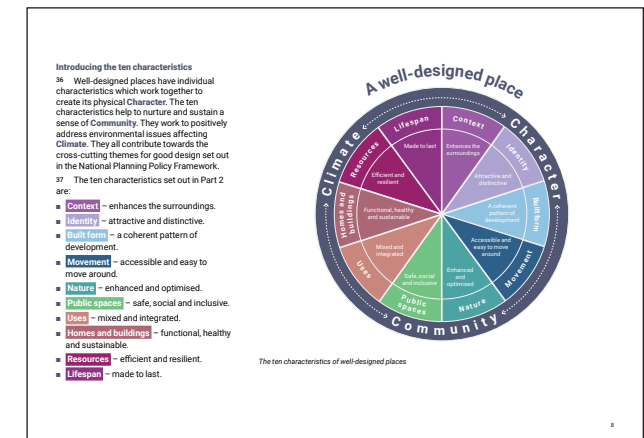
- 5.9.1 The National Design Guide was issued by the Ministry of Housing, Communities and Local Government in October 2019 and last updated in 2021. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance (PPG) on design process and tools.
- 5.9.2 The National Design Guide addresses the question of how we recognise well designed places, by outlining and illustrating the Government's priorities for well designed places in the form of ten characteristics.
- 5.9.3 An assessment of the proposals against the 10 Key Characteristics is provided in the adjacent table. The proposal falls in-line with the National Design Guides 10 key characteristics that have been outlined to create a template for well designed places. As a way of framing this, the assessment summarises each characteristic and how it is met by the proposals.

FIGURE 53. NATIONAL DESIGN GUIDE ASSESSMENT

NATIONAL DESIGN GUIDE 2020	
10 Key Characteristics	Summary of how proposal meets this criteria
1. Context - enhances the surroundings	The proposals will make best use of the sites natural assets and enhance the existing setting. The layout is based on a thorough assessment of the site and the surrounding area. It includes a significant area of open space for recreation and ecological benefits and includes the retention of trees and hedgerows on the sites boundaries. The proposals are designed to respond sensitively to the historic character of Kidlington and interface logically with the surrounding area.
2. Identity - attractive distinctive	The development will be designed to have a coherent visual identity by using building materials - notably limestone - and architectural characteristics identified locally within Kidlington. A mix of bespoke house types with traditional architectural features would be appropriate and would reflect the formal / informal arrangement of dwellings seen within the Kidlington townscape - especially in the conservation areas.

3. Built Form - a coherent pattern of development	Dwellings will be arranged to define streets and spaces and form small bespoke designed blocks that include a mix of dwelling types. The layout is design to be legible with direct routes leading east-west and north-south. An interconnected network of streets and open spaces would result from this approach and is shown on the illustrative layout.
4. Movement - accessible and easy to move around	The development will utilise a single point of vehicular access to the east. A primary east-west street will form the principal route through the site and connect with secondary streets. Dedicated pedestrian and cycle access is provided across the site in the form of a shared cycleway and this will be connected to the Oxford Canal towpath providing wider opportunities for active travel and healthy lifestyles.
5. Nature - enhanced and optimised	A large area of the site to the west will be set aside for ecological use. A small existing woodland and area of land to the north of the existing outbuildings will also be retained as open space. Existing trees and hedgerows within and around the edges of the site will be retained. A large open space to the south of the existing farm will be used for play and a community orchard. The proposed attenuation basin will create a new wetland landscape.
6. Public Spaces - safe, social and inclusive	Open space is provided to the south of Stratfield Farm - community orchard and children's play area - and will be overlooked by development providing natural surveillance.
7. Uses - mixed and integrated	This is a new residential community with no other uses proposed. There are existing community facilities and other amenities in the local area.
8. Homes and Buildings - functional, healthy and sustainable	Future developers will need to adhere to the building regulations and ensure that dwellings are energy efficient and make use of the best technology available at the time.
9. Resources - efficient and resilient	Future developers will need to adhere to the building regulations and ensure that dwellings are energy efficient and make use of the best technology available at the time.
10. Lifespan - made to last	Future developers will need to adhere to the building regulations and ensure that dwellings are built to last and can adapt to changing requirements over time.

FIGURE 54. NATIONAL DESIGN GUIDE; THE 10 CHARACTERISTICS



6.0 SUSTAINABILITY

6.1 INTRODUCTION

- 6.1.1 Manor Oak Homes Ltd are committed to the delivery of a sustainable development. They have commissioned a 'Sustainability and Energy Statement' which accompanies the application. Parts of this are extracted and summarised below.
- 6.1.2 Achieving Sustainable Development has been a key objective of the design team throughout the design process, ensuring that the development responds to site constraints and makes the most of the significant opportunities the development can provide for existing and future residents of Kidlington.
- 6.1.3 The Proposed Development on land at Stratfield Farm, Kidlington has been designed to respond positively to national and local planning policy as detailed in the Planning Statement. Manor Oak Homes also seek to commit the Proposed Development to a number of key sustainable design and construction measures that go beyond the current policy and building regulation requirements. As such, the Development Proposals boast significant Social, Economic and Environmental benefits that weigh in favour of the Development Proposals.
- 6.1.4 The Sustainability and Energy Statement has been prepared to demonstrate how the Proposed Development responds to the need for Environmental Sustainability with a positive vision and proposals that address the increasing need for new homes to be sustainable.

Key feature of the development and individual dwellings to be delivered at reserved matters stage could include:

- Development designed to incorporate climate resilience measures including passive solar gains to maximise natural daylight and natural ventilation to minimise the risk of overheating.
- Development designed to prioritise sustainable and active modes of travel including walking and cycling (See Transport Statement and Framework Travel Plan for further details):
 - The Development will include potential pedestrian and cycle routes through the site, linking the site to the existing residential area to the immediate north; providing access through to the Stratfield Brake sports ground to the south.
 - Facilitating access via a new accessible bridge over the Oxford Canal to the west.

- Cycle parking will be provided at a level of at least one space per one bed dwellings and at least two spaces per dwelling of two or more bedrooms.
- To further promote sustainable travel each household will be provided with a Travel Welcome Pack. The pack will contain a high-quality map of the area, showing cycle, walking and public transport routes, and up-to-date timetables for local bus and connecting train services.
- Electric Vehicle Charging – The development will include provision for electric vehicle charging, details of which will be agreed with the Local Planning Authority (LPA).
- Specification of water efficient fittings to reduce water consumption to 110 litres per person per day through measures including incorporation into the design of dual flush WCs, water meters, low flow fittings and where appropriate, water efficient equipment.
- Development of new homes in Flood Zone 1 and provision of a surface water drainage system designed to manage a 1 in 100 annual probability plus 40% climate change rainfall event. The detention basin will be in the form of a habitat which will provide landscape and wildlife benefits (See Flood Risk Assessment, Landscape Strategy Plan and Preliminary Ecology Appraisal for further details).
- Homes designed to take into account increasing annual temperatures set out in the UKCP18 climate projections to minimise the risk of overheating.
- The development will include tree lined streets that can assist in reducing the temperature of streets, encourage wildlife and biodiversity and improve mental welfare amongst other benefits.
- The development will include a Community Orchard that will assist in providing food locally for residents as well as encouraging wildlife and biodiversity and improving mental welfare amongst other benefits.
- X% of the site will be planted up as a high quality Public Open Space that will provide significant local recreational benefits to the Parish thus reducing the need for existing and future residents to travel to other recreational areas further afield.
- Minimising both energy demands and energy loss;
- Maximising passive solar lighting and natural ventilation;
- Maximising resource efficiency
- Incorporating the use of recycled and energy efficient materials and use of locally sourced building materials;
- Reducing waste and pollution and making adequate provision for the recycling of waste;

- Making use of sustainable drainage methods;
- Reducing the impact on the external environment and maximising opportunities for cooling and shading (by the provision of open space and water, planting, and green roofs, for example);
- Making use of the embodied energy within buildings wherever possible and re-using materials where proposals involve demolition or redevelopment.

6.2 FUTURE HOME STANDARDS

- 6.2.1 The new homes will be designed to meet the FHS target through an all-electric strategy which will allow home owners to operate at Net Zero. This reflects the Council's policy which includes a need to align with Government policy which has evolved since the plan was adopted. Through meeting the FHS the new dwellings will achieve at least a 75% carbon reduction, beyond Current Building Regulations.
- 6.2.2 Central to the delivery of low carbon and energy efficient buildings is the 'Fabric First' principle which recognises the most effective way of minimising carbon emissions is to reduce the demand for heat and power through a well-insulated, energy efficient building fabric and services. The design of the new homes will reduce thermal energy demand by the achievement of improved insulation levels and air leakage and fabric u-values in line with the FHS. The following measures to reduce energy use and carbon emissions will be considered during the detailed design of individual buildings:
- Design to promote passive solar gains, maximise natural daylight, sunlight and ventilation;
 - Design which aims to optimise natural daylight;
 - Buildings which target better u-values and air tightness than current Building Regulations;
 - An All-Electric heating strategy;
 - New homes within the development will include lighting that provides for a minimum efficacy for lighting to be 95 luminaire lumens per circuit watt for general lighting 80 luminaire lumens per circuit watt for display lighting.
 - Specification of high energy efficient equipment that will use less energy and water.



7.0 SUMMARY AND CONCLUSION

7.1 INTRODUCTION

- 7.1.1 This document has set out the proposals for a residential development and significant new public open space in a sustainable location on the southern edge of Kidlington. The proposals are in keeping with adopted policy (PR7b) and local, regional and national design guidance. They have been developed in close consultation with Cherwell District Council and their advisors, key stakeholders and the general public.
- 7.1.2 There is a demand for housing in the local area and the proposals would deliver up to 120 dwellings with 50% being affordable - in a mix of tenures. The site is close to existing local facilities, would benefit from the provision of an extensive new public open space and is well connected to the local highway network.
- 7.1.3 Ultimately the development will deliver significant new cycle infrastructure in the form of a new east / west cycleway and a bridge connection over the Oxford Canal to the existing towpath.

7.2 THE DESIGN PROCESS

- 7.2.1 The applicant and their consultant team have worked closely with CDC and their advisors during the preparation of both the Development Brief for the site (linked to policy PR7b) and these outline proposals. Several iterations of the layout have been discussed and tested prior to the formulation of these proposals.
- 7.2.2 Extensive site investigations have been undertaken in relation to the sites existing landscape features and how they can be incorporated into the design. The result of this is a general arrangement focused around the historic orchard, a small area of woodland and existing trees and hedgerows on the sites boundaries.
- 7.2.3 The existing Stratfield Farm and it's outbuildings will be retained as a focal point within the site with development in three principal locations to the east west and north of the farm. The detailed design and redevelopment of the existing house and the outbuildings is the subject of a separate application - although in conceptual terms the two proposals will read as a single interrelated scheme.
- 7.2.4 A single point of vehicular access from the Oxford Road service road has been tested and agreed as being the best option both technically and in terms of being acceptable to existing residents to the north of the site.

7.3 THE DESIGN CONCEPT

- 7.3.1 The design concept underpins the proposals and is a response to both the sites constraints and opportunities and the prescriptions in the Development Brief. In its broadest sense the concept revolves around the retention of the existing Stratfield Farm as the focal point of the development with new dwellings either side of this connected by an east-west 'primary street'.
- 7.3.2 Open space will be arranged to the south and west of the site and around the existing Farm. A community orchard and play area will become a focal point for residents and a large area to the west will become an extension to the nature reserve which lies to the south of the site.
- 7.3.3 The character of the existing farm and its outbuildings will set the tone for the rest of the development. A traditional architectural response is called for with guidance on building materials, built form and details being set out in this document with reference to the CDC Residential Design Guide and Highways Guidance which future developers will need to follow.

7.4 CONCLUSION

- 7.4.1 Manor Oak Homes and their Consultant Team have carefully considered the site and its context in undertaking their technical studies and formulating the design proposals. Consultation has been undertaken with Cherwell District Council, their advisors, Kidlington Parish Council and the general public with comments being taken on board and the proposals being amended prior to the final submission.
- 7.4.2 The proposals are for much needed housing with a significant number of smaller dwelling types and 50% affordable housing . The illustrative layout and proposed character areas would ultimately see houses designed to reflect the historic character of Kidlington and Stratfield Farm.
- 7.4.3 Significant new public open space will be provided for children's play, informal recreation and ecological benefit. Significant strategic cycle / pedestrian routes would be provided creating active travel corridors across the southern side of Kidlington and ultimately to the Oxford Canal towpath with a new bridge.

FIGURE 55. THE DESIGN CONCEPT





LAND OFF OXFORD ROAD, KIDLINGTON

Design and Access Statement for
Manor Oak Homes

