

Land South of Banbury Rise, Banbury Design and Access Statement

On Behalf Of Bloor Homes
P20-1853_6B | July 2022

Urban Design



A close-up photograph of a green leaf, with a magnifying glass held over it to highlight the intricate vein structure. The background is a soft, out-of-focus green, suggesting a natural setting. The magnifying glass is positioned on the left side of the frame, with its lens centered over the leaf's veins.

**"THE CREATION OF HIGH QUALITY,
BEAUTIFUL AND SUSTAINABLE BUILDINGS
AND PLACES IS FUNDAMENTAL TO WHAT
THE PLANNING AND DEVELOPMENT
PROCESS SHOULD ACHIEVE. GOOD
DESIGN IS A KEY ASPECT OF SUSTAINABLE
DEVELOPMENT, CREATES BETTER PLACES
IN WHICH TO LIVE AND WORK AND HELPS
MAKE DEVELOPMENT ACCEPTABLE TO
COMMUNITIES..."**

(PARA. 126, NPPF 2021)

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NOTE: THIS DOCUMENT IS DESIGNED TO BE VIEWED AS A3 DOUBLE SIDED



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01 Introduction.

- 1.1
- This Design and Access Statement has been prepared by Pegasus Design (part of Pegasus Group) on behalf of Bloor Homes, to accompany the Outline Planning Application for the residential development at Land South of Banbury Rise comprising:

Outline planning application for a residential development comprising up to 250 dwellings (with up to 30% affordable housing), public open space, landscaping and associated supporting infrastructure. Means of vehicular access to be determined via Edinburgh Way, with additional pedestrian and cycle connections via Dover Avenue and Balmoral Avenue. Emergency access provision also via Balmoral Avenue. All other matters reserved.'
- 1.2
- This statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 (DMPO), which requires certain applications to be accompanied by a Design and Access Statement. The DMPO also states the following requirements:

"(2) An application for planning permission to which this paragraph applies must, except where paragraph (4) applies, be accompanied by a statement ("a design and access statement") about:

(a) the design principles and concepts that have been applied to the development; and

(b) how issues relating to access to the development have been dealt with.

(3) A design and access statement must:

(a) explain the design principles and concepts that have been applied to the development;

(b) demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;

(c) explain the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account;

(d) state what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultation; and

(e) explain how specific issues which might affect access to the development have been addressed."

PURPOSE OF THE STATEMENT

1.3

The purpose of this Design and Access Statement is:

"...to explain how the proposed development is a suitable response to the site and its setting, and demonstrate that it can be adequately accessed by prospective users."

(Para. 029, PPG, Reference ID: 14-029-20140306)

1.4

This document achieves this within the following sections:

Section 1: Introduction. Outlines the purpose of this document;

Section 2: Planning Policy. Presentation of the key Planning Policy requirements, derived from a combination of Local Authority and National Government Policy;

Section 3: Context. Considers the site and its surroundings in terms of the local physical and social setting, as well as the technical and physical context;

Section 4: Developing the Design Concept. Presentation of the design principles that have been derived from a combination of Government Policy and site assessment outlines key stakeholder engagement undertaken, as well as its key findings and design evolution;

Section 5: Design Proposals. Presentation of the key design proposals including the Uses, Built form and Identity, Movement, Nature and Public Space, Resources and Lifespan; and

Section 6: Conclusion.

1.5

This Design and Access Statement has been written to respond to the Ministry of Housing, Communities and Local Government National Design Guide (NDG) ten characteristics of well-designed places. Highlighted items above are the ten characteristics of well-designed places, as set out in the National Design Guide.

1.6

This statement should be read in conjunction with the Outline Planning Application and its accompanying supporting documents.

A well-designed place

Climate

Lifespan

Context

Identity

Built form

Movement

Nature

Public spaces

Uses

Homes and buildings

Made to last

Enhances the surroundings

Attractive and distinctive

A coherent pattern of development

Accessible and easy to move around

Enhanced and optimised

Safe, social and inclusive

Mixed and integrated

Functional, healthy and sustainable

Efficient and resilient

NDG CRITERIA GUIDE
THE TEN CHARACTERISTICS OF WELL DESIGNED PLACES

LAND SOUTH OF BANBURY RISE, BANBURY | DESIGN & ACCESS STATEMENT 5



LOCATION PLAN

PLANNING BACKGROUND

- 1.7 Bloor Homes is in the process of successfully delivering an LABC award winning residential-led development in the form of Banbury Rise. Banbury Rise was granted outline permission in 2016, under reference 13/00444/ OUT. Phase 1 was built under the outline application, phases 2 and 3 were built under the full/detailed planning permission 17/00189/F. Phases 1 and 2 are substantially complete and Phase 3 (137 dwellings) is currently under construction with first occupations in January 2022.
- 1.8 The original Banbury Rise site benefitted from a Local Plan allocation (Strategic Site 3 – West of Bretch Hill) and has been built out in a southerly direction from the Stratford Road (A422). In total, the three consented phases of development will deliver a quantum of 480 dwellings, employment land, public open space and associated infrastructure.
- 1.9 This new application identifies an area of circa 14.09 hectares at Land South of Banbury Rise. The site is considered to represent a logical and contained extension to the existing urban area. The accompanying Planning Statement sets out a detailed planning background and policy assessment of the proposal in the context of the adopted Development Plan.
- 1.10 Whilst the site is not subject of an allocation, the application is brought forward in the context of a shortage of housing supply. Banbury is Oxfordshire’s largest town and therefore a focus for major retail, employment, housing and cultural development. These facilities, coupled with public transport and education opportunities provide for a highly sustainable development location.



THE SITE

- 1.11 The red line area for the application site equates to 14.09 hectares. As illustrated on the Site Location Plan opposite, this includes the access running through the new built Banbury Rise development to the north of the site. The remainder of the site will accommodate new homes and associated infrastructure such as landscaping and drainage.
- 1.12 The site is located to the west of Banbury and is bound by residential development to the east, Banbury Rise development to the north and open fields to the south and west. Withycombe Farm is located to the west of the site. The consent of the adjacent site sets the precedent for development in this location and it has been demonstrated that the site is reasonably located to access local services and public transport opportunities.



APPROVED OUTLINE MASTERPLAN, FULL/DETAILED
PLANNING REFERENCE: 17/00189/F

02 Planning Policy.

“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. Conversely, significant weight should be given to:

a) development which reflects 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; and/or

b) outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”

(Para. 134. NPPF 2021)

2.1 The development proposal will be formulated with due regard to the policies that make up the statutory Local Development Plan and Supplementary Planning Guidance, together with Government guidance contained within the National Planning Policy Framework (July 2021), National Design Guide (published in 2019 and updated in January 2021) and the National Model Design Code (January 2021).

NATIONAL PLANNING POLICY FRAMEWORK

2.2 Government guidance in the form of the National Planning Policy Framework (NPPF) sets out the Government’s planning policies and how these should be applied. The NPPF states at Paragraph 8 that the planning system has 3 interdependent key objectives, which when pursued in a mutually supportive way, can achieve sustainable development. The three key objectives are:

- An **economic** objective;
- A **social** objective; and
- An **environmental** objective.

2.3 There is a presumption in favour of sustainable development, as set out at Paragraph 11. Section 9: Promoting sustainable transport (para. 104) of the NPPF points to the role that design has to play in ensuring that transport issues are considered at the earliest stages of development proposals, and the role that design can play to ensure that development maximizes opportunities for sustainable transport options.

“...patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places.”

(Para. 104(e) NPPF 2021)

2.4 The Government also continues to place a high emphasis on design and the NPPF expands on the principles of good design, to define what is expected of well-designed places. It also explains how policies and decision-making processes should support the inclusion of good design, providing detailed advice at Section 12: Achieving well-designed places. The contribution that good design makes to sustainable development is set out in paragraph 126, as follows:

“The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...”

(Para. 126, NPPF 2021)

2.5 Furthermore, a new test is being introduced in the latest edition of the NPPF, to ensure that developments are well-designed, placing an emphasis on fostering of “beautiful” places among the overarching objectives of the planning system. In paragraph 134, the NPPF states 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”.

(Para 134, NPPF 2021)

2.6 The NPPF is also clear at paragraphs 127 and 128 that Development Plans should set out a clear design vision to provide certainty to applicants, and that design policies should be prepared in conjunction with local communities to reflect local aspirations.

2.7 Paragraph 130 of the NPPF states that with regard to design planning policy and decision making should ensure that developments;

2.8 “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;

2.9 b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

2.10 c) are sympathetic to the 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);

2.11 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;

2.12 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

2.13 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.”

PLANNING PRACTICE GUIDANCE

2.14 The NPPF is accompanied by the on-line Government resource Planning Practice Guidance (PPG). The Design: Process and Tools PPG provides guidance on the methods and processes available to both applicants and local authorities to ensure the delivery of well-designed and high-quality, long lasting places with considered design solutions, under the following headings:

- Planning for well-designed places;
- Making decisions about design;
- Tools for assessing and improving design quality; and
- Effective community engagement on design.

2.15 Paragraph 1 of the Design PPG reinforces the Government and NPPFs commitment to requiring the creation of well-designed places and the role that early engagement can play in this.

“Well-designed places can be achieved by taking a proactive and collaborative approach at all stages of the planning process, from policy and plan formulation through to the determination of planning applications and the post approval stage”

(para. 001, PPG, ID: 26-001-20191001, October 2019)

NATIONAL DESIGN GUIDE

2.16 The National Design Guide (NDG) published by the Ministry of Housing, Communities and Local Government (MHCLG) in 2019 and updated in January 2021 further reinforces the way in which the design process can be used to ensure the delivery of quality places:

“In a well-designed place, an integrated design process brings the ten characteristics together in a mutually supporting way. They interact to create an overall character of place.”

(Para. 13, NDG 2021)

2.17 The NDG outlines and illustrates the Governments priorities for well-designed place in the form of ten characteristics, based on national planning policy, planning guidance and objectives for good design.

2.18 The ten characteristics contribute towards the cross-discipline themes for good design set out in the NPPF and fall under three broad aims:

- To create physical character;
- To help to nurture and sustain a sense of community; and
- To positively addresses environmental issues affecting climate.

2.19 Whilst the NPPF, PPG and NDG are the primary points of reference, there are other well-regarded design guidance documents that are still relevant to creating good design including:

- Manual for Streets 1 & 2 (Department of Transport/Department for Communities and Local Government, 2007/2010); and
- Building for a Healthy Life (Homes England, June 2020) is the latest edition, and new name for Building for Life 12 (BFL12) written in partnership with NHS England, NHS Improvement and MHCLG.

NATIONAL MODEL DESIGN CODE

2.20 The National Model Design Code (NMDC) was published in January 2021 by the Ministry of Housing, Communities and Local Government. The purpose of this document is to:

“... provide detailed guidance on the production of design codes, guides and policies to promote successful design. It expands on the ten characteristics of good design set out in the National Design Guide, which reflects the government’s priorities and provides a common overarching framework for design.”

(Para 1, National Design Code 2021)

2.21 The NMDC document draws upon the NPPF’s commitment to ensure that local planning authorities are utilising visual tools, such as design codes and guides, to inform development proposals, which will consequently provide a framework for creating high-quality places, with a consistent and high-quality standard of design.

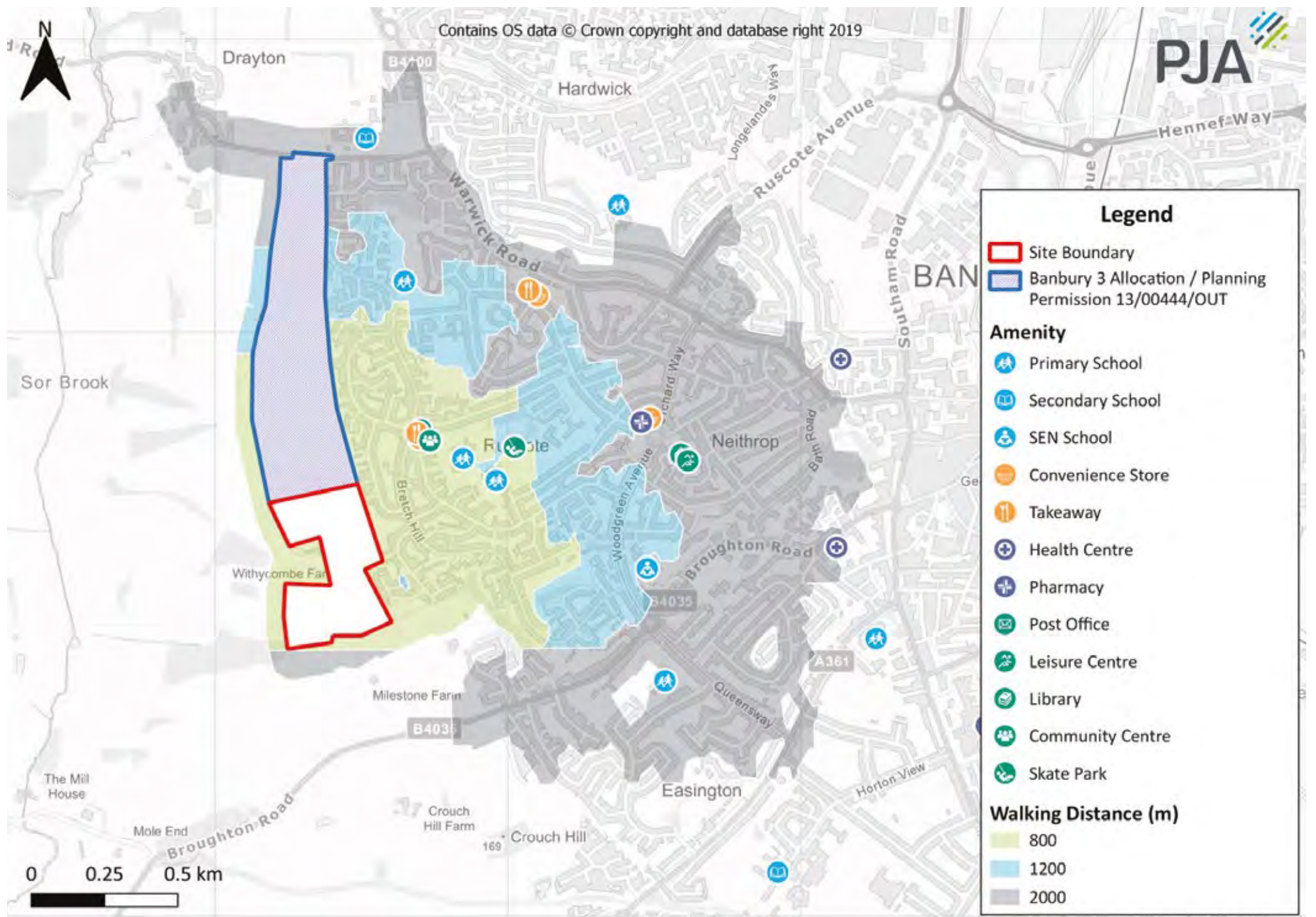
LOCAL PLANNING AND DESIGN GUIDANCE

2.22 The development proposals have been formulated having due regard to the relevant Local Development Plan comprising;

- Emerging Oxfordshire 2050 Plan;
- Adopted Cherwell Local Plan 2011-2031 (under review); and
- Adopted Cherwell Residential Design Guide SPD.

2.23 Consideration has also been given to the following local planning and design guidance;

- Oxfordshire County Council Street Design Guide;
- Policy BSC11: Local Standards of Provision – Outdoor Recreation; and
- Policy ESD7: Sustainable Urban Drainage Systems (SuDS).



LOCAL FACILITIES PLAN

“An understanding of the context, history and the cultural characteristics of a site, neighbourhood and region influences the location, siting and design of new developments. It means they are well grounded in their locality and more likely to be acceptable to existing communities. Creating a positive sense of place helps to foster a sense of belonging and contributes to well-being, inclusion and community cohesion.”

(Para. 39, NDG 2021)

3.1 This section provides a summary of the assessment of the site and its surroundings that has been undertaken.

LOCAL FACILITIES

- 3.2 There are a number of local facilities located within close proximity of the development site. Banbury Rise development includes the provision of land (c.24ha) for employment use (no use class outlined in PP) the land is currently under developed.
- 3.3 The table below summarises the distance to key local facilities from the existing PROW and pedestrian access point on Dover Avenue, whilst a map showing the location of these facilities is provided opposite.

Local Facility	Distance
Bradley Arcade Post Office	405m
Londis Convenience Store	405m
Takeaway Restaurant (Direct Pizza & Kebab Banbury)	405m
The Sunshine Centre (Children’s Centre)	430m
Windrush Branch Surgery	450m
Orchard Fields Community School	560m
St Joseph’s RC Primary School	700m
Princess Diana Skatepark	820m
William Morris Primary School	950m
Takeaway Restaurant (On Ho Chinese Takeaway)	1.22Km
Rowlands Pharmacy	1.30Km
Gift Shop (This & That)	1.31Km
Convenience Store (Rowley’s)	1.34Km
Takeaway Restaurant (The Fairway Fish Bar)	1.35Km
Woodgreen Library	1.40Km
Woodgreen Leisure Centre	1.45Km
North Oxfordshire Academy	1.50Km

- 3.4 This table demonstrates that there are range of convenience facilities located within an 800 metre walk distance from the edge of the site, including shop, post office, doctors surgery, takeaway restaurant and primary school.



STREET PATTERN AND CONNECTIVITY

3.5 The site is well connected to the surrounding urban area of Banbury, and benefits from easy access to public transport and strategic highway links within close proximity of the site. The plan opposite illustrates the location of the site within the context of the local access and movement network.

TRANSPORT ASSESSMENT

3.6 A Transport Assessment has been prepared to consider the highways and transport impacts of the development. This has been prepared in accordance with National Planning Policy Guidance (2014) on the preparation of Transport Statements and Travel Plans. A Travel Plan has also been prepared which sets out measures and initiatives to reduce car travel to/from the site and supports the use of active travel and public transport modes as well as reducing the need to travel.

- A review of relevant transport related policy has been undertaken to ensure the development accords with national and local policy context;
- Safe and suitable access to the site can be gained for all users;
- The accessibility of the site is in accordance with local and national guidelines;
- The site is accessible by a range of non-car modes;
- Overall, the site is sustainably located and designed to accommodate both vehicular and non-vehicular movements; and
- It has been demonstrated that there are no unacceptable impacts on highway safety or highway capacity which cannot be appropriately mitigated.

LOCAL CHARACTER

- “Local identity is made up of typical characteristics such as the pattern of housing, and special features that are distinct from their surroundings. These special features can be distinguished by their uses and activity, their social and cultural importance, and/or their physical form and design. Most places have some positive elements of character, particularly for their users. These can help to inform the character of a new development.”*
(Para. 52, NDG 2021)
- 3.7 The National Design Guide states that well-designed new development is influenced by:
“...an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents;”
(Para. 53, NDG 2021)
- 3.8 An analysis of the existing built form of the newly built development to the north of the site ‘Banbury Rise’ and the village of Drayton can help identify patterns of development and key design components. Together, these elements can help to positively influence and inform the design approach.
- 3.9 The immediate site context is predominantly residential, where a range of architectural styles, detailing, materials and thereby character is evident, as demonstrated across the following pages.



BANBURY RISE

- 3.10 As illustrated on the Character Assessment Plan opposite, three character areas have been chosen to study which demonstrate distinct style of urban form and building details of the newly built development to the north of the site.
- EASTERN EDGE**
- 3.11 This character area comprises a mix of terraced, semi-detached and detached dwellings with simple vernacular consisting of typically flat facades, projecting porches and pitched roofs. Typically the building line is consistent with occasional and sometimes significant set backs. Key buildings terminate important views and vistas and corner turning buildings provide surveillance from primary rooms. Predominantly dwellings are red or buff brick with dark grey roof tiles. Building heights are generally 2 storey with occasional 3 storey in key locations.
- MAIN STREET**
- 3.12 This character area refers to the central part of the scheme. This character comprises a mix of terraced, semi-detached and detached dwellings. Typically, the building line is consistent with occasional variations. Buff and red-multi brick are the predominant material along with render. Building heights are a mixture of 2 and 2.5 storey.
- RURAL EDGE**
- 3.13 This character area refers to the outer edge of the development fronting onto the open space. Within this area, houses are typically detached along a consistent building line with occasional variation. Key buildings terminate important views and spaces where appropriate. Houses are generally red and buff brick in the central and southern areas with dark grey roofs. Occasional use of Ironstone is featured within this character area to reflect the local area. Building heights are typically 2 storey.



PHOTOGRAPHS OF THE BANBURY RISE DEVELOPMENT

KEY



Key Buildings

Mark the entrance to the development. Also appear in prominent locations to add interest and character to the streets. The principles that distinguish these as key buildings are:

- Mark the entrance to the site (gateway buildings).
- Different architectural character and materials.
- Located at key spaces and terminate vistas.



Continuous Built Form

Creates enclosure. These buildings are linked together to create an enclosed space.



Open Space

Predominantly to the west of the development creating a soft transition between the countryside and new development



Play Area

STREET HIERARCHY



Primary Street

This is the main road through the village (approx. 6.1m) and is tarmac. There is no verge along this primary street.



Secondary Street

Slightly narrower than the primary street (approx. 4.5-4.8m). This street is distinguished by the use of block paving. There is little or no verge along the secondary streets.



Private Drives

Approx. 4.5m wide. The boundary between the private drives and secondary streets are defined by a strip of block paving. The private drives are gravel with no verge.



Private Courts

Located to the rear of houses and are also defined by a strip of block paving and gravel.



Pavements

Footpath to both sides of the primary street which runs through the whole development.



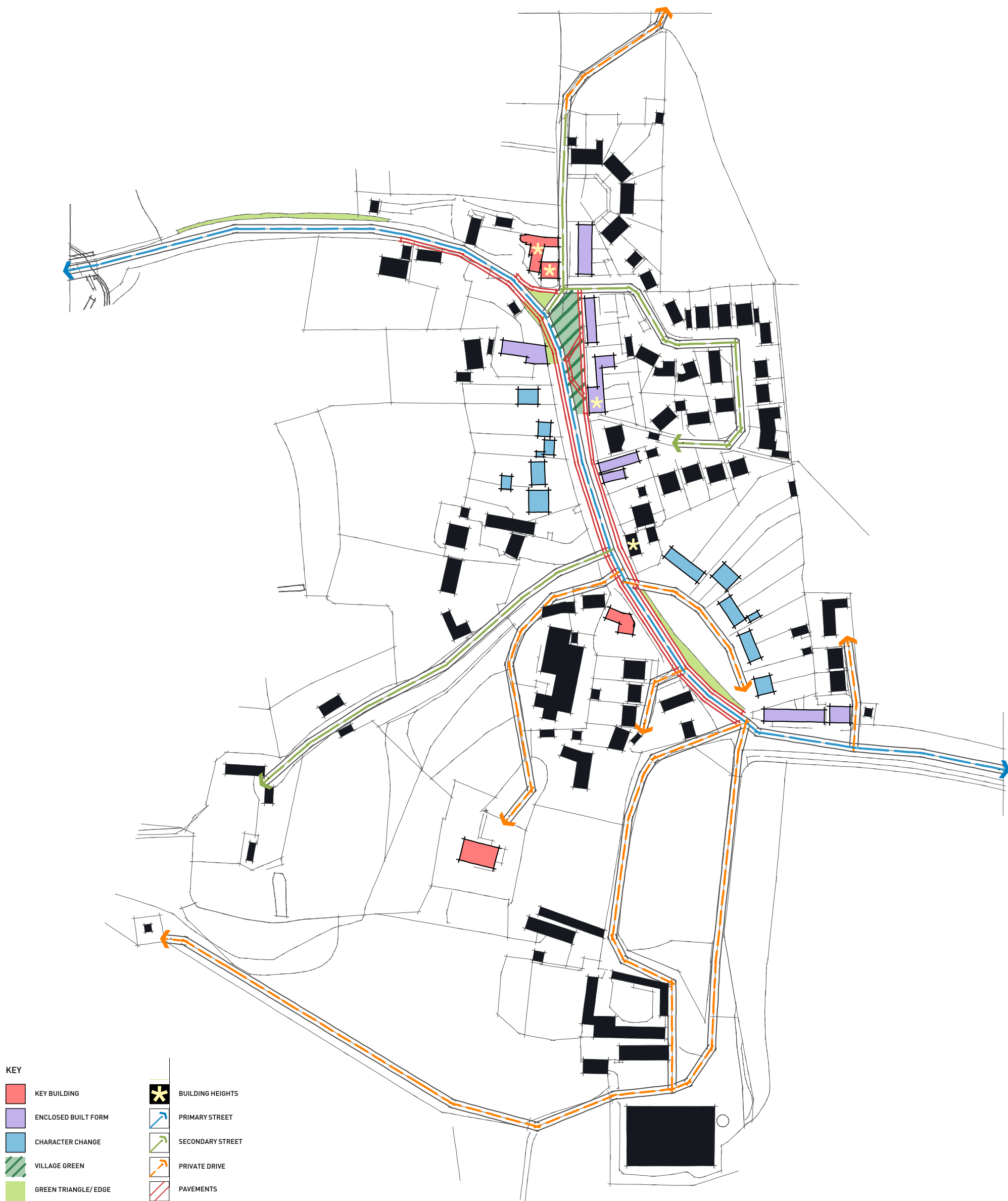
Building Heights

There is a mix of 2, 2.5 and 3 storey houses within the development.

Majority of the 2.5 and 3 storey built form is located along the primary street, surrounding the central open space and in prominent locations.



CHARACTER AREA ANALYSIS



CHARACTER AREA ANALYSIS DRAYTON

DRAYTON

- 3.14 In common with other villages in the locality, Drayton is a linear village following the line of the curving main street with cul-de-sac and private drives providing access to the development areas behind the main route through. Incidental green spaces provide focal points to the village with an informal sense of enclosure provided by buildings fronting and siding onto the road, with varying set-backs, boundary treatments, verges and soft landscaping treatments.
- 3.15 Typically, Drayton comprises ironstone to the main street with some brick and render, plain tiles and occasional thatched and slate roof. Headers and cills are generally timber or stone with occasional brick. Low stone walls with low planting behind is the most prevalent boundary treatment with low-medium stone walls with significant screen planting used to give privacy to private amenity space parallel with the road. Soft landscape treatments are prevalent in the street scene with verges of varying widths, widening to incidental green spaces. Variations in building set-backs and often discontinuous frontages provide ample opportunity for planting within private curtilages to contribute to the verdant feel of Drayton along the main street. Houses are typically detached and semi-detached along the main street providing an informal, loose sense of enclosure.



PREVIOUS BLOOR DEVELOPMENTS



SITE STUDIES

"Well-designed new development is integrated into its wider surroundings, physically, socially and visually. It is carefully sited and designed, and is demonstrably based on an understanding of the existing situation..."

(Para. 43, NDG 2021)



LANDSCAPE AND VISUAL IMPACT

- 3.16

A landscape and visual appraisal (LVA) has been undertaken by FPCR Environment and Design Ltd.
- 3.17

The site and its immediate context are not covered by any statutory or non-statutory landscape designations at either a national level, such as National Parks or AONB's, or any locally designated Special Landscape Areas or Landscape Protection Zones. Heritage assets are present within the immediate and wider context of the site, including the Grade II listed Withycombe Farmhouse, and these have a bearing on the sensitivity and value of the wider landscape context to the site.
- 3.18

The visual appraisal has been informed by site-based assessment and identifies the key visual receptors for the proposal. These include residents at the adjacent settlement edge and of Withycombe Farm, users of the surrounding public rights of way (PRoW), and residents and users of Crouch Hill to the south. Distant receptors with views towards the site include users of Sandfine Road in the vicinity of Broughton Park and from the direction of North Newington – residents and PRoW users. No views of the site were identified from the direction of the Drayton and Wroxton Conservation Areas to the northwest.
- 3.19

The baseline assessment work has considered the national, county and district landscape character assessment publications and their guidelines for landscape enhancement and development. These guidelines and the design principles established for the Banbury Rise development to the north have helped to inform the resultant Masterplan and accompanying Landscape Proposals. The proposal seeks to deliver local landscape benefits and limit the visual effects of the proposed development on the identified visual receptors.



HERITAGE

- 3.20 There are no listed buildings located within the application site. In the immediate vicinity of the application site is the Grade II listed ‘Withycombe Farmhouse’ (NHLE no. 1046858), which adjoins the site. The farm complex benefits from extensive natural screening to its boundary, which largely hinders any notable visual connections between the site and the heritage asset. While the roofline to the listed farmhouse can be glimpsed from various vantage points within the site, it is not overly prominent. The remainder of the farm complex is concealed by existing natural screening to its boundary, which impedes any notable visual connections between the heritage asset and the site. The introduction of residential development to the east and southeast of the heritage asset will cause some harm to its setting, given that a number of the glimpsed views of the roofline and chimney stacks to the farmhouse will likely be impacted (i.e. this element is seen from various vantage points from the east and southeast, in particular). This is deemed to be less than substantial harm (lower end of scale), which would be outweighed by the substantial benefits associated with the proposal. The design, scale, siting and materiality of new residential development will also require careful consideration to ensure that it is not overly prominent visually in the context of Withycombe Farm. In this regard, natural screening along the western edge of the developable areas will soften the visual apparentness of development in this context.
- 3.21 Those listed buildings and heritage features identified in the wider vicinity of the application site, and assessment of such, is set out within the accompanying heritage report.

ARCHAEOLOGY

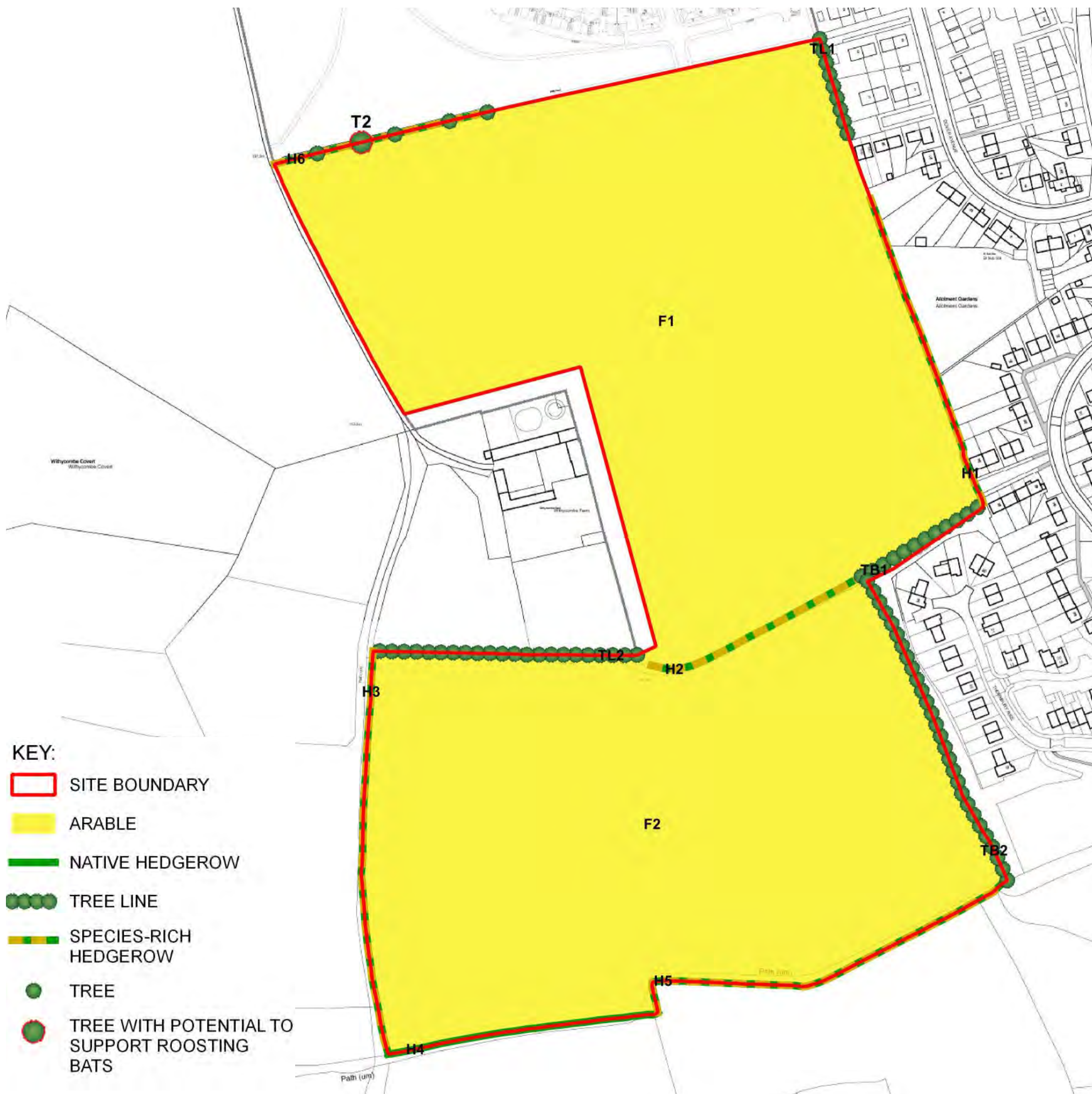
- 3.22 A desk-based assessment of the site, which is informed by geophysical survey, has identified a moderate to high potential for Iron Age/Roman archaeological finds or features, evidence for agricultural practices dating from the medieval period onwards may also be present. Groups of strongly magnetically enhanced pits in the south-eastern part of the site may be associated with burning and fragmented ring ditches; these correspond to a cropmark feature identified from aerial photographs and recorded by the Oxfordshire Historic Environment Record.
- 3.23 It is noted that modern agricultural practise has caused a high level of truncation to archaeological features recorded north of the site and a similar level of truncation may have occurred within the site itself.
- 3.24 Given the site’s potential to contain Iron Age/Roman archaeology, a requirement for further site investigation, comprising evaluation trial-trenching is anticipated and discussions are being held with the archaeological advisors at Oxfordshire County Council as to the timing and scope of these works.



GRADE II LISTED WITHYCOMB FARMHOUSE – NORTH ELEVATION

ARBORICULTURE

- 3.25 An Arboricultural Assessment has been carried out by FPCR Environment and Design Ltd in accordance with guidance contained within British Standard 5837:2012 'Trees in Relation to Design, Demolition and Construction – Recommendations'. The guidelines set out a structured assessment methodology to assist in determining which trees would be deemed either as being suitable or unsuitable for retention along with recommendations for considering the relationship between existing trees and how those trees may integrate into designs for development.
- 3.26 In summary, the report concludes:
- The site consists of two arable field parcels.
 - Tree cover was predominately positioned along to the boundaries of the site with internal specimens being found along the hedgerow that bisected the assessment area.
 - A range of native species was found throughout the site along with a larger woodland plantation adjacent to the south western boundary of the site.
- 3.27 Across the site a total of eleven individual trees, ten groups of trees, one woodland and four hedgerows were surveyed as part of the Arboricultural Assessment of which one individual tree and the woodland were considered to be high in quality and category A. Two trees and five groups of trees and one hedgerow were recorded as moderate quality and category B. One tree was considered unsuitable for retention, category U, and the remaining trees or groups of trees low in quality and retention category C. The species recorded on site were, on the whole, fairly typical for the setting, with ash *Fraxinus excelsior* and sycamore *Acer pseudoplatanus* being the most abundant species observed during the assessment.
- 3.28 To facilitate the proposed development no significant tree loss will be required to create the developable area. An existing hedgerow will need to be partially removed to facilitate the proposed internal link road and the part removal of groups and hedgerows will be required to allow for the construction of pedestrian and cycle paths. A tree is proposed to be removed in the centre of the site to allow a road to link the northern and southern development parcels. Please refer to the Arboriculture Assessment for more details. The amount of tree cover required for removal in order to facilitate the proposals would not be considered to significantly reduce the overall amenity value provided by the surveyed tree cover. The proposals retain the majority of tree cover and this will be incorporated into the development.
- 3.29 The proposed development should be considered an opportunity, in terms of arboriculture, to improve and increase tree cover in the local area without the loss of any arboriculturally significant trees.



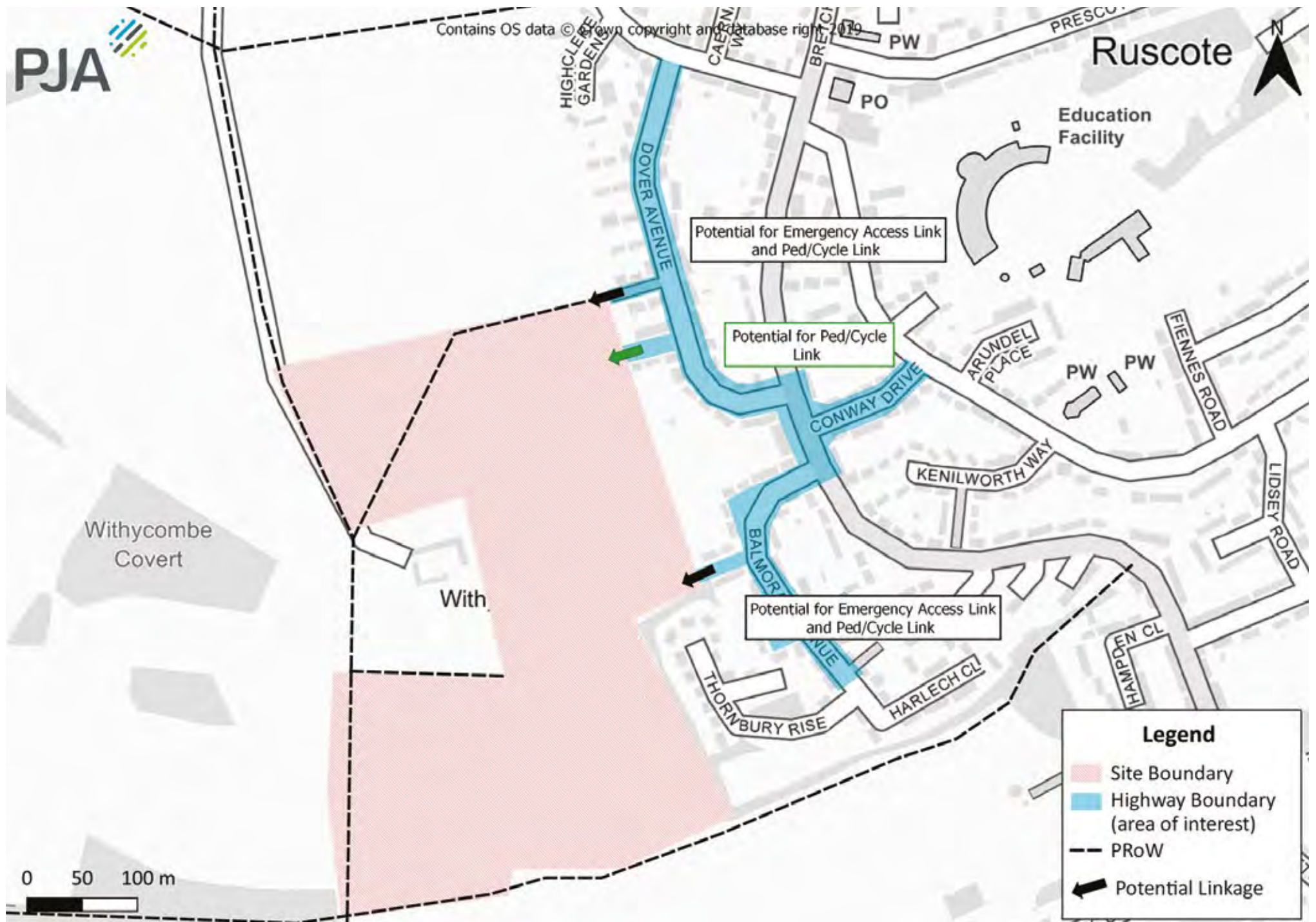
ECOLOGY PLAN

ECOLOGY AND BIODIVERSITY

3.30 Existing habitats within the site are of relatively limited ecological value, given the intensive agricultural management regime. The majority of the hedgerow network is to be retained, while large areas of open space are to be provided as part of the scheme, providing an opportunity for significant ecological enhancements such as through the creation of new species-rich grassland and new tree planting which would increase the floristic diversity of the site and provide an overall net gain in biodiversity post-development over the existing situation. Through the implementation of these measures, as well as the provision of new bat and bird boxes, the proposed development will create new and enhanced opportunities for a range of species, including bats, birds and Badgers.

HYDROLOGY AND DRAINAGE

- 3.31 The Environment Agency (EA) Flood Map for Planning identifies that the application site is located within Flood Zone 1, this is defined as land having less than a 1 in 1000 annual probability of river or sea flooding (low probability). The EA have also collated and published Risk of Flooding from Surface Water (RoFSW) mapping which identifies that the site is also predominately at very low risk of pluvial flooding (flooding from surface water runoff). There is a small, isolated area identified to be at a low risk of surface water flooding on the eastern site boundary. This correlates with an area that has reported historical land drainage issues. The catchment draining to this area falls within the site, and as such this potential source of flood risk can be addressed through the implementation of appropriate surface water drainage infrastructure within the development.
- 3.32 An appropriate Sustainable Drainage Strategy which complies with the latest local and national guidance will be implemented on the site to manage the increase in surface water runoff caused by development. Site Investigations have identified that the site is largely underlain with granular soils and jointed limestone. Therefore, it is proposed that surface water runoff from the development will be disposed of through infiltration into the underlying ground. Through the application of Sustainable Drainage Systems (SuDS), stages of treatment will be implemented to guarantee a level of protection to the water quality in the wider area. Wherever possible, SuDS features will be above ground to provide amenity and biodiversity benefits (such as infiltration trenches and basins). The storm water storage provided will be appropriately sized to account for future climate change and potential urban creep.
- 3.33 It is proposed to drain used water from the development separately to surface water. It is expected that foul drainage from the development will outfall to sewers to the east of Balmoral Avenue. There will be early and ongoing consultation with Thames Water to confirm the most appropriate point of discharge for foul drainage and to allow time for any necessary infrastructure improvements to be implemented.



OPPORTUNITIES FOR ACCESS PLAN

ACCESS .

- 3.34 Pedestrian and cycle access is proposed from various points around the site boundary to aid connectivity to the surrounding area providing access to local amenities and to the existing PROW network.
- 3.35 To the north and east, access will be provided via the existing access points to the Banbury Rise development with further permeability created to the east towards existing amenities and public transport facilities through the provision of pedestrian/cycle access points formed with Dover Avenue and Balmoral Avenue.
- 3.36 The public footpath running along the northern boundary of the site which then continues towards Withycombe Farm is proposed to be retained and improved forming part of the onsite network providing circular walking routes around the site. These onsite circular walking routes are also proposed to be connected to the public footpath running along the southern boundary of the site.

NOISE

- 3.37 The noise and vibration levels generated during the construction phase may cause an impact at nearby sensitive receptors. However, this is likely to be a short-term, temporary impact, and can be controlled through a suitably worded Construction Environment Management Plan (CEMP).
- 3.38 Based on a review of the surrounding noise sources, including road and existing nearby uses, it is considered that the site is suitable for residential development from a noise perspective and there are no sources that warrant further assessment. It is considered that future noise levels in habitable rooms and outdoor amenity areas should comfortably meet BS8233 criteria without the need for mitigation.





OVERVIEW OF SITE AND CONTEXT

3.39 The Opportunities and Constraints associated with the proposed development have been identified following the assessment of the site and its surroundings. These are listed below and shown on the Opportunities and Constraints Plan opposite. This assessment of the site and its surroundings has informed the design proposals.

OPPORTUNITIES

- Provision of a sustainable development, which can accommodate up to 250 new homes including Affordable Housing and a mix of tenures, supported by public open space provision.
- The development should be designed to be a natural continuation to the Banbury Rise development and the linear POS to the north of the site.
- Retention and enhancement of trees and hedgerow planting to enhance the setting of the development, which shall assist in creating a sense of place.
- Opportunity to enhance sustainable connections to facilities in Banbury with new pedestrian infrastructure.
- Provision of a new sustainable drainage system (SuDS) which can form an integral part of the development’s green infrastructure.
- Opportunity to provide a robust landscape buffer in the western part of the site adjacent to the Grade II Listed Withycombe Farm.

CONSTRAINTS

- New dwellings should respect the privacy and amenity of the existing properties to the north and east of the site.
- Consideration to be had of site topography and the higher point to the south of the site.
- Consideration to be had to the new public open space to the north of the site and to continue the pedestrian connections throughout the site.
- Existing boundary trees and hedgerows to be retained as an integral part of the development proposals where possible, with compensatory planting provided to mitigate any required loss.
- Consideration to be had to the existing Grade II Listed Withycombe Farm.

04 Developing The Design Concept.

THE CONCEPT PLAN

- 5.1

The proposals for the site have evolved throughout the iterative design process informed by the environmental and technical work, an understanding of the development’s relationship with Banbury and the surrounding context and an assessment of the planning and design policy. This has resulted in the Concept Plan shown opposite.
- 5.2

The Concept Plan shows the site boundary, the means of access into the site, the areas of retained and new landscaping and the location and extent of the proposed land uses, including the amount of built development.



CONCEPT PLAN

“Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”

(Para. 132, NPPF 2021)

SUSTAINABLE STRUCTURING

4.1 In line with National and Local Government Guidance and Policy, considerable importance has been placed on achieving a high standard of design across the site. Successful urban design is dependent upon achieving an appropriate relationship between community needs, development principles, development form and a positive response to local conditions.

4.2 Plan-makers, as well as decision makers should apply a presumption in favour of sustainable development, which will mean that:

“All plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects”.

(Para 11(a), NPPF 2021)

4.3 The establishment of key urban design objectives at this outline stage will ensure high-quality residential layout is achieved, whilst the early identification of the sites features will ensure that the proposals are sensitively assimilated into the landscape and urban fabric.

4.4 To maximise the sustainability and environmental sensitivity of the project the design concept has been prepared using a number of design components as follows:

- Site – analysis of the site and its surrounding have helped to shape the development form, including taking into account the site topography when locating open space, ensuring a sensitive edge to the existing built form and a soft transition to the countryside.
- Movement – bringing new connections into the site, ensuring pedestrian and cyclist permeability, provision of new foot and cycle paths to link the site to existing services and make movement via sustainable transport an attractive option, promote enhanced access both within and through the site, and creating an appropriate street hierarchy within the site.
- Community – in terms of the disposition of open space, being located to encourage vitality of the community and interaction between new and existing uses, and built uses designed to maximise health and well-being, responding to the site context and being a good neighbour through sensitive consideration of interaction with existing properties, and provision of a mix of house types and tenures to be determined at the reserved matters stage.
- Place Making – a hierarchy of streets and spaces, with defined recognisable character areas including primary street, secondary streets, tertiary streets and lane. A mix of core housing with larger dwellings fronting out over open space, providing enclosure along the open spaces and permeable development edges.

4.5 The principles which have been developed provide a framework by which to create a distinctive place, with a consistent and high-quality standard of design. These principles have been derived from the site assessment, in conjunction with the delivery of a high-quality development which achieves the criteria set out within the NPPF, namely:

FUNCTION AND QUALITY

*“...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”
(Para. 130(a), NPPF 2021)*

- New development provides the opportunity to establish a distinctive identity to a place which, whilst having its own character, integrates with the surrounding built form and landscape context;
- Retention of the existing landscape features on the site where possible;
- Provision of a range of house types, tenures and sizes in order to cater for choice and a variety of households;
- Provision of Sustainable Drainage systems to ensure that the development does not increase the risk from flooding in the area;
- Make efficient use of the site through proposing a development with an appropriate density; and
- It will be intuitive, comfortable, safe and easy for all to use irrespective of all sections of the population being taken into account.

VISUALLY ATTRACTIVE

“...are visually attractive as a result of good architecture, layout and appropriate and effective landscaping”

(Para. 130(b), NPPF 2021)

- Provision of a clear hierarchy of connected spaces and places, including streets, accessible by a variety of users, which consider the design of the space as well as its function as a movement corridor;
- Integration of existing and proposed landscape features will help to soften the built form, particularly towards the western countryside edge of the development;
- Minimise the impact of the development on the open countryside and surrounding context;
- New development will be set within a considered and attractive landscape setting; and
- Enrich the qualities of the existing place, with distinctive responses that complement the setting, respect the grain of the local area and acknowledge the established local character.



RESPONSE TO CONTEXT

"...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)"

(Para. 130(c), NPPF 2021)

- Integration of the development into the existing surrounding built form of [Insert surrounding street names here] and the local area, particularly in relation to development block form, scale, height and massing;
- Retention of the existing landscape features and habitats on the site; and
- Protection of existing and proposed residential amenity through the use of frontage development thereby enclosing rear gardens.

STRONG SENSE OF PLACE

"...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"

(Para. 130(d), NPPF 2021)

- Allow the key characteristics identified within the Local Character Analysis (undertaken in Section 3) to influence the character of the development;
- Position key spaces & focal points where movement corridors converge to encourage activity and vitality;
- Creation of a development which allows ease of movement for all types of users and provides equal employment, social, community, leisure and retail activity opportunities for all;
- Consider how open spaces will best meet the recreational needs of the local community, thereby encouraging social interaction;
- Consider how the type and positioning of enclosures and soft landscape will clearly define the ownership of the space between buildings;
- Incorporate existing and proposed landscape features into the proposals, so as to enhance the richness and attractiveness of the streetscape; and
- Consider carefully texture, colour, pattern and durability of materials and how they are used.

ACCESSIBILITY

"...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"

(Para. 130 (e), NPPF 2021)

- Integration of the proposed development into the existing movement network of footpaths, cycleways, bus routes and vehicular routes, with new public transport provision with bus stops located within easy walking distance of the new dwellings;
- Provision of multiple access points into the development forming part of a permeable network of streets which assists in dispersing traffic (vehicular and pedestrian);
- Maximisation of the opportunities for alternative modes of transport to the car particularly walking, cycling and bus travel;
- Creation of a legible and permeable development, that is easy to navigate for all users, with a clear movement hierarchy providing easily recognisable routes, balancing the street as a space alongside its function as a movement corridor;
- Enhancement and extension of the existing public rights of way network as an integral part of the development, particularly facilitating sustainable access to the Town Centre and existing employment areas;
- Ensure a mix of appropriate residential tenures to further promote the economic and social success of the scheme; and
- Consider the potential for a variety of uses to be included within the development to promote its economic and social success, and to reduce the need to travel.

SAFE, INCLUSIVE AND ACCESSIBLE PLACES

"...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"

(Para. 130 (f), NPPF 2021)

- Convenient, safe and direct access for all residents to the existing local services and facilities including schools, retail, community uses and employment opportunities;
- Provision of a variety of accessible public open spaces and recreation areas to meet the needs of the local community whilst encouraging social activity;
- Creation of a clearly defined public realm through the provision of continuous building frontage lines and variations in the methods of enclosure of private spaces;
- Consideration of the proposals in relation to the location of the buildings on the site, gradients, and the relationship between various uses and transport infrastructure, particularly for those with disabilities; and
- Control of access to private areas, particularly rear gardens and parking courts.



PRE-APPLICATION AND DISCUSSIONS

- 4.6

Cherwell District Council adopted its Statement of Community Involvement in October 2021. The document sets out the Council's principles for community involvement in the planning process. This document states that developers and promoters for large scale development should undertake their own consultation and engagement process with local people. Large scale development is not defined in this SCI to allow flexibility as the level of impact and local interest can differ depending on their context.
- 4.7

The National Planning Policy Framework (NPPF) (July 2021) emphasises the importance of early engagement in the planning process. Paragraph 132 of the NPPF states:

“Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.”
- 4.8

In line with local and national planning policy, the Applicant and appointed project team have sought to engage with the local planning authority early on in the process. In addition, public consultation has been undertaken to engage with the wider community and other stakeholders that might hold an interest in the proposal coming forward.

PRE-APPLICATION ENGAGEMENT

- 4.9

A formal pre-application advice request was submitted to Cherwell District Council under reference number 22/00710/PREAPP. A meeting was held virtually with Cherwell District Council on 10th May 2022. In summary, the meeting was positive and the key points of discussion included:

That the principle of development is acceptable

That the concept masterplan is acceptable with continuity from the northern development parcels appreciated

A preference for development in this location, owing to its sustainable credentials

That the tilted balance will be engaged due to the housing land supply position

That an Environmental Statement would not be required

Discussion on general timings for the preparation and submission of an application in Summer 2022.

An outline of the consultation that has been undertaken

The principle of entering a Planning Performance Agreement (PPA) with the Council
- 4.10

Discussions with the Council have been constructive and have informed the planning strategy for the application, and updates to the illustrative masterplan.
- 4.11

Formal pre-application was also held with Oxfordshire County Council. A pre-application meeting was held virtually with the Highways Officers at Oxfordshire County Council on 29th March 2022.
- 4.12

The response from officers at Oxfordshire County Council identified the following main issues and information that would need to be considered with the proposal:

Officers accepted the principle of accessing the site through the Banbury Rise development

Officers accepted the proposed emergency access from Balmoral Avenue

The importance of pedestrian and cycle connectivity provisions

Officers highlighted that traffic calming measures may be required

Officers agreed to trip rates presented in the Scoping Note

Officers agreed to the transport modelling approach
- 4.13

The transport consultancy, PJA, have been in contact with the highways authority since the initial pre-application meeting in respect of follow up to technical matters. Further information is set out within the accompanying Transport Assessment.

ENGAGEMENT WITH THE LOCAL COMMUNITY

- 4.14 Bloor Homes has also engaged with local stakeholders, including:
- Councillors for the Banbury Ruscote ward and Cropredy, Slbforde, Wroxton ward;
 - Banbury Town Council; and
 - Drayton Parish Council.
- 4.15 In each case correspondence to these parties set out a summary of the proposal and how it relates to the Banbury Rise development to the north. Councillors were also sent a concept plan to support the written description of the proposal. The letters also provided details of the ongoing consultation.
- 4.16 The correspondence offered these parties the opportunity to have a meeting or any other further discussions about the proposals. The intended programme for the next steps towards the application were also summarised.
- 4.17 Bloor Homes have also undertaken a community consultation exercise. Consultation leaflets were distributed to circa 1,500 properties neighbouring the site. The consultation leaflets provided information on:

Background information on the site location and the context of Banbury Rise to the north.

Details of the proposed development.

Details of how further information could be found and comments on the proposal could be made

Options for accessing further information or engaging for those without access to the website, including by phone or email.

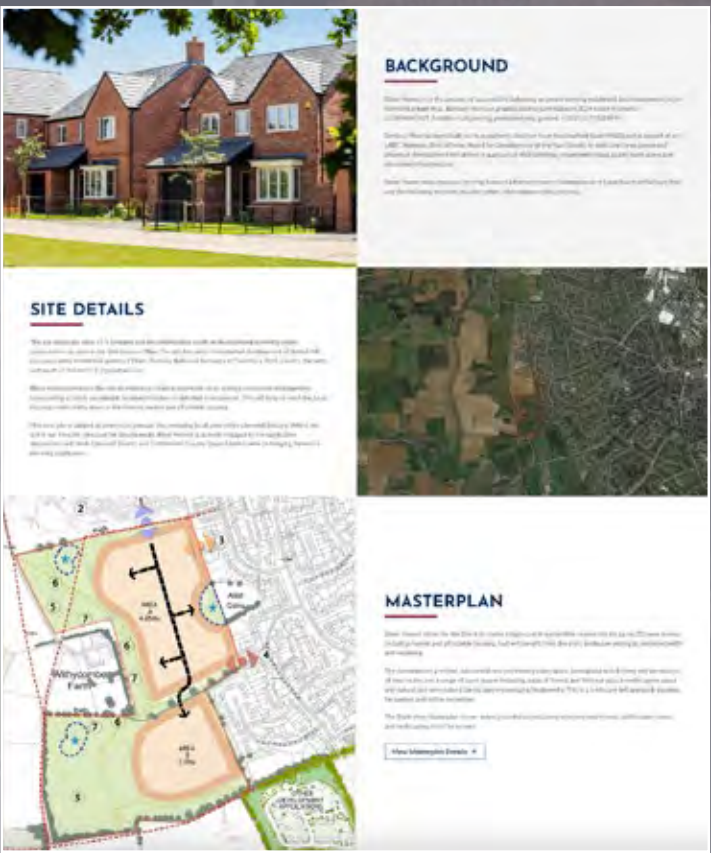
Replies were requested by 6th May 2022, giving residents over three weeks to respond.

- 4.18 Bloor’s dedicated website provided an interactive consultation experience, using a series of pages to replicate display boards to present the information in a visually engaging format. The website provided information on the following:

- Introduction*
- Background of the Banbury Rise Development*
- Details of the location of the site*
- Planning context of the site*
- Illustrative masterplan and details of the proposal*
- Technical summaries covering Sustainable Design, Transport, Drainage and Flood Risk.*
- House type images*
- Feedback survey*

- 4.19 The survey could be accessed on Bloor’s dedicated website or through alternative arrangements for those without access to the internet. The survey covered matters such as the suitability of the site for the proposed uses, the density of the proposed development, the public’s priorities for the site and access routes. The survey also allowed respondents to share any particular concerns they had with the proposal.
- 4.20 The website address is <http://bloorhomesbanburyrise.com/>, which is still active but states that the public consultation period is now closed and Bloor Homes and the project team are considering all responses received.

4.21



WEBSITE IMAGE



KEY			
	SITE LOCATION		PRIMARY VEHICULAR ACCESS
	EXISTING VEGETATION		PEDESTRIAN/CYCLIST ACCESS
	PUBLIC RIGHT OF WAY		PEDESTRIAN/CYCLIST/EMERGENCY ONLY ACCESS
	PROPOSED FOOT & POTENTIAL CYCLE LINKS		INDICATIVE PLANTING
			PRELIMINARY DRAINAGE LOCATIONS
			HOUSING (up to 250 Dwellings)
			POTENTIAL FUTURE LINK TO WITHYCOMBE FARM (RESIDENTIAL TRAFFIC ONLY)
			NODAL SQUARE
			LOCALLY EQUIPPED AREA FOR PLAY

ILLUSTRATIVE MASTERPLAN

05 Design Proposals.

THE ILLUSTRATIVE MASTERPLAN

- 5.1 The illustrative Masterplan, which is based upon the Concept Plan, has been prepared to demonstrate in more detail the general design principles that will be adopted through the development of the site.
- 5.2 It is important to note that the layout of the development is a Reserved Matter. However, the Illustrative Masterplan, together with the Design and Access Statement, communicate the key design principles that a subsequent Reserved Matters application should reflect in order to respect the pre-application dialogue with Cherwell District Council, and the comprehensive analysis of the site and its surrounding context.
- 5.3 The Illustrative Masterplan shows the indicative built form and is not prescriptive as to what are detached, semi-detached/terraces.
- 5.4 The Masterplan serves to show that the site is suitable for delivering up to 250 homes along with achieving policy compliant levels of parking provision, landscaping, ecology enhancement and open space provision.



LAND USE PLAN

USES. MIXED AND INTEGRATED

NPPF CHAPTERS: 2, 5, 6, 7, 8, 12

“Well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use.”

(Para. 109, NDG 2021)

5.5 The outline planning application covers a total area of 14.09 hectares. The proposals encompass the following uses:

RESIDENTIAL – UP TO 250 DWELLINGS (CLASS C3)

- 5.6 The development proposal provides approximately 6.9Ha of residential development, achieving up to 250 dwellings, allowing space for a range of dwelling types suitable for people of different ages and lifestyles.
- 5.7 The housing will be determined at the Reserved Matters stage, but it is expected to include a range of house types, sizes and tenures. Up to 30% of the homes will be affordable and these will be fully integrated within the market housing, and be of a type and size that meets local needs.

PUBLIC OPEN SPACE

- 5.8 The amount of public amenity space that is to be provided has been designed to take into account the context of the site and to cater for the recreational needs of residents. The open space will be accessible to both new and existing residents of Banbury and will complement existing recreational spaces within the local area. The new open space will meet the requirements of the Local Plan in respect of amount to be provided and typologies.
- 5.9 Using the open space standards set out in the Cherwell Local Plan, the minimum requirement for public open space (including children’s play areas) is 1.9ha, calculated on the basis on delivering the maximum 250 dwellings.
- 5.10 The Illustrative Masterplan proposes a total open space provision of 6.8Ha, which is well in excess of that required by policy. The site will therefore provide an open space of varying typologies, that will provide amenity benefits to residents in different ways – as active exercise space, as walking routes, as leisure space and as visual amenity space.
- 5.11 The main areas of open space are to the entire western boundary of the site. The northern open space will continue from the newly built development to the north of the site. The southern open space provides a sensitive buffer to the existing surrounding countryside. The layout has also been designed to allow for a small area of green space to the east adjacent to the existing allotment gardens to continue this green space and provide a buffer from the new development.
- 5.12 The Illustrative Masterplan also shows an area of open space along the southern boundary of the site. This will provide an opportunity to have a walking route between the site and the consented development to the south.
- 5.13 There is an opportunity to link the internal walking routes with the existing public right of ways at various points around the site, allowing residents to walk further into the countryside.



TRANSPORT ASSESSMENT PLAN

MOVEMENT. ACCESSIBLE AND EASY TO MOVE AROUND

NPPF CHAPTERS: 8, 9, 12

“Patterns of movement for people are integral to well-designed places. They include walking and cycling, access to facilities, employment and servicing, parking and the convenience of public transport. They contribute to making high quality places for people to enjoy. They also form a crucial component of urban character. Their success is measured by how they contribute to the quality and character of the place, not only how well they function.”

Para. 75, NDG 2021)

- 5.14 The Indicative Masterplan shows the disposition of land uses and the proposed structure for movement within the development. A well-connected movement network, accessible by all users, is proposed which helps to ensure that all areas of the development will be accessible, easy to navigate, safe and secure. The proposed access and movement strategy will focus on the delivery of the following elements which are in accordance with the objectives of national and local planning policy:
- Proposed access points;
 - Proposed pedestrian and cycle movement network; and
 - Street hierarchy;

PROPOSED VEHICULAR ACCESS POINTS

- 5.15 Full details of the proposed access arrangements are set out in the separately submitted Transport Assessment, along with why the development is acceptable in terms of transport impacts.
- 5.16 There will be a sole vehicular access into the north of the site from the newly built development at Banbury Rise.
- 5.17 General vehicle access will be achieved through the consented development to the north of the site. The Banbury Rise development has two access points; one formed with Bretch Hill (via George Parish Road) and the second formed with Edinburgh Way (via Bailey Road). In line with the Oxfordshire Street Design Guide, an emergency access is proposed to be formed with the existing cul-de-sac serving 28-42 Balmoral Avenue. This existing connection is within the adopted highway and directly abuts the sites eastern boundary. It is proposed that this access is continued into the site to provide a minimum 3.7m wide emergency access which would also serve as a pedestrian and cycle connection. A potential future link with Withycombe Farm is also proposed at the north eastern corner of the farm to link with the development.

- 5.18 Within the development, a hierarchy of streets will be implemented into the proposed layout. The on-site streets have been designed in accordance with Manual for Streets, the use of which is supported through the National Model Design Code and NPPF, and the Oxfordshire Street Design Guide. The precise details will be agreed at reserved matters stage using the following principles:
- Pedestrian footways of 2m will be provided alongside the carriageway, where appropriate.
 - Vehicle speeds and volumes would be such that cyclists can adequately use the carriageway, in line with Local Transport Note 1/20.
 - A carriageway width of 5.5m will be provided for the primary street through the development.
 - Beyond the primary street through the development, carriageway widths can be reduced to 5m (secondary routes) or to a combined/shared use facility with an overall width of 6m.
 - Private drives can be provided for up to 5 dwellings with a minimum width of 4.5m.
 - Appropriate traffic calming will be provided to ensure speeds are kept to no more than 20mph.
 - The internal layout will be fully vehicle tracked to ensure it is accessible by refuse, delivery and emergency service vehicles as appropriate.
- 5.19 As with the details of the internal street layout, the precise layout and quantum of parking will be determined in line with appropriate local standards at reserved matters stage. This will include the provision of appropriate cycle parking, vehicle parking and electric vehicle charging facilities.
- PEDESTRIAN AND CYCLE ACCESS STRATEGY**
- 5.20 The development of an integrated pedestrian/cycle network within the site is seen as a key part of the transport infrastructure for the site. Pedestrians are led into the site from links created between areas of existing and proposed residential development.
- 5.21 Cycle use is encouraged through the high degree of permeability within the layout. With local facilities located nearby and low vehicular speeds proposed within the development, cyclists will therefore find it safe and convenient to use the streets for cycling.
- 5.22 The Illustrative Masterplan indicates two pedestrian/cyclist access points on the eastern boundary of the site from Dover Avenue and Balmoral Avenue. The access from Balmoral Avenue will also serve as an emergency vehicular access’
- 5.23 A public right of way runs along the northern, western and southern boundaries and across the site. The opportunity exists to provide pedestrian links onto the existing public right of way which will provide connections to Banbury and the surrounding countryside.

KEY



SITE LOCATION



PRIMARY VEHICULAR ACCESS



PEDESTRIAN/CYCLIST ACCESS



PEDESTRIAN/CYCLIST/EMERGENCY ONLY ACCESS



MAIN ACCESS ROAD



SECONDARY ROAD



TERTIARY/SHARED SURFACE STREET



PRIVATE DRIVES



PUBLIC RIGHT OF WAY



PROPOSED FOOT LINKS



NODAL SQUARE



POTENTIAL FUTURE LINK TO WITHYCOMBE FARM (RESIDENTIAL TRAFFIC ONLY)



STREET HIERARCHY PLAN

STREET HIERARCHY

- 5.24 A clear hierarchy of streets is proposed creating an integrated movement network. Variation in the street types proposed aids in the creation of a legible and permeable development, whilst also providing for, and encouraging pedestrian and cycle movement, and delivering necessary vehicular connections.
- 5.25 Streets will be designed as key aspects of the public space, the nature and form of which will vary according to their connectivity, function and location within the development proposals. The development proposals have been influenced by “Manual for Streets 1 & 2”, which encourages designers to move away from standardised prescriptive measures and to adopt a more innovative approach, in order to create high- quality places for all users, ages and abilities.
- 5.26 Incorporating nature, particularly tree planting, within the streets is a key principle in the design of new developments. Tree-lined street has been given a priority in the latest edition of the NPPF, stating that:
- “Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users”.*
- (Para 131, NPPF 2021)

- 5.27 The development and internal road network will be designed to encourage low vehicular speeds and streets will be defined by the building layout, so that buildings and spaces, instead of roads, dominate the street scene. The design will promote safe walking and high permeability through the site and aims to limit the potential for anti-social behaviour.
- 5.28 The proposed street hierarchy recognises the need to combine the function of the street as a movement corridor, alongside its placemaking function. The importance of each of the street types in terms of its movement and place function varies within the hierarchy.
- 5.29 Within the site the primary street will provide the main vehicular access route into the development from the newly built development to the north of the site.
- 5.30 Secondary streets will feed off the primary street, serving smaller areas of residential development. Areas of hard paving are broken up with soft landscaping, creating attractive routes within the development. Lanes will lead to private drives which will serve a lower density character along the perimeters of the residential land to achieve softer and quieter edge to the development.

PARKING

- 5.31 At the detailed stage, parking will be designed in line with the current guidance within the Manual for Streets and the local Parking policy.
- 5.32 Parking will be provided in a location that is both convenient and well overlooked. It will be designed to be as unobtrusive to the street scene as possible, with screening provided by the use of hedges and planting, where appropriate.



BUILDING HEIGHTS PLAN

BUILT FORM. A COHERENT PATTERN OF DEVELOPMENT

NPPF CHAPTERS: 8, 9, 11, 12

“Built form is the three-dimensional pattern or arrangement of development blocks, streets, buildings and open spaces. It is the interrelationship between all these elements that creates an attractive place to live, work and visit, rather than their individual characteristics. Together they create the built environment and contribute to its character and sense of place.”

(Para. 61, NDG 2021)

DENSITY

- 5.33 The development will achieve an average density of 35 dwellings per hectare (dph) across the site, which ensures the efficient use of land, yet is reflective of the surrounding area, helping to assimilate the proposal into the surrounding areas.
- 5.34 The built form fronting onto the open space will generally be of lower density to soften the edge of the development to the surrounding countryside along with the residential area to the south of the site.

BUILDING HEIGHTS (SCALE)

- 5.35 The height and massing of the proposed development varies across the site according to the nature of the public realm to be created. The residential development will range from 2 to 3 storey, reflecting the surrounding built form of Banbury and adjacent newly built development. 2.5 and 3 storey buildings will predominantly be in key spaces to aid legibility through the site.
- 5.36 Variety in the massing of the residential buildings will be achieved through the use of a range of house types and sizes, ranging from smaller 2 bedroom houses though to larger 4 bedroom detached houses.





KEY FRONTAGES PLAN

CONTINUITY AND MASSING

- 5.37 Key development frontages, such as those overlooking areas of public open space and following the primary movement route, will be particularly prominent and critical to the appearance of the development. Particular attention will be paid to the massing and architectural style of these buildings, so that they contribute positively to the quality and character of the new development. These frontages should be designed as a composition, with consideration also given to the spaces they adjoin, in order to provide a cohesive approach to these prominent positions.
- 5.38 At the Reserved Matters stage, the principles of continuity and massing will be carried through by the way of measures as below:

PRIMARY FRONTAGES

- 5.39 Primary frontages will be particularly prominent and distinct – in landmark locations such as at the entrance to the scheme, along the primary street or around the proposed open space. Particular attenuation will be paid to the massing and architectural style of these buildings, so they contribute positively to the quality and character of the new development.

NEIGHBOURHOOD FRONTAGES

- 5.40 Neighbourhood frontages will front the secondary streets which will provide important connections from the primary street to the peripheral areas of the development. A more informal arrangement of buildings with a more varied building line and differing set back distances define the key principles of the neighbourhood frontages.

GREEN EDGE FRONTAGES

- 5.41 Fronting the proposed area of public open space, the green edge frontages will be defined by lower density dwellings, particularly at the eastern and southern development edges to aid in creating a softer edge and softer transition.

HOMES AND BUILDINGS. FUNCTIONAL, HEALTHY AND SUSTAINABLE

NPPF CHAPTERS: 8, 12

“Well-designed homes and buildings are functional, accessible and sustainable. They provide internal environments and associated external spaces that support the health and well-being of their users and all who experience them.”

(Para. 120, NDG 2021)

- 5.42 The proposal will comprise a distinctive character and a strong sense of place, informed by important site features and the existing valued qualities of Banbury.
- 5.43 The proposals aim to create a place that has a healthy, comfortable and safe internal and external environment.
- 5.44 At detailed design stage, house frontages will be carefully designed with generous windows from habitable rooms, clearly defined and attractive front doors and planting to act as buffer between the pavement and window.
- 5.45 Internal habitable rooms could have high levels of natural daylight and connect well to gardens and terraces.
- 5.46 Affordable housing will be well-integrated with a tenure blind approach so there is no discernible difference between private and affordable dwellings.
- 5.47 Refuse storage will be convenient with access to rear gardens with the requisite internal storage, whilst refuse collection is in line with regulations both for resident carry distances.



CHARACTER AREAS
PLAN

IDENTITY. ATTRACTIVE AND DISTINCTIVE

NPPF CHAPTERS: 8, 12, 15, 16

“The identity or character of a place comes from the way that buildings, streets and spaces, landscape and infrastructure combine together and how people experience them. It is not just about the buildings or how a place looks, but how it engages with all of the senses.”

(Para. 50, NDG 2021)

5.48 Character areas are a useful way of helping assimilate the design proposal within its surroundings, whilst providing a continuity of themes across the development and helping to generate a sense of place. Each character area will contain its own individual design components which aid in making it distinct from other areas. These components of character include the built form elements referred to earlier will include built form principles, and in addition consideration of changes in building height, building setbacks, landscape treatments, architectural detailing and materials.

- 5.49 The site has been divided into three proposed character areas each with a clearly defined character relating to the site’s context and surroundings. The following pages describe how the character areas should be designed in such a way to help create a varied and diverse townscape. The character areas are detailed below as follows:
- CA1: Main Avenue
 - CA2: Neighbourhood Core
 - CA3: Green Edge



CA1: MAIN AVENUE

5.50 This character area refers to the central route through the scheme and it’s main objective is to confirm the status of the Primary Street and it’s function through the site.

Street types	Primary street with footways either side of the carriageway. Occasional verges with tree planting and visitor parking will provide a softening to the street scene.
Building types	A mix of detached, semi-detached and terraced dwellings to create a strong frontage. Key buildings will terminated important views and spaces.
Building heights	Buildings will range from 2–3 storey with 2.5 storey or 3 storey units around key spaces.
Building line setback and parking	Generally a consistent building line with larger set backs at key spaces to allow for incidental green spaces with tree planting to soften the street scene. Parking is predominantly on-plot behind the building line.
Density	Predominantly a medium density within this character area as it is the central body of the scheme.
Materials	Buff and red brick will be the dominant facing material with occasional rendered units. Typically dark grey roof tiles with occasional clusters of red/brown roof tiles. Occasional use of render and Tudor boarding
Architectural detailing	Combination of flat facades, prominent gables, well defined entrances typically with pitched roof front door canopies.
Landscape and boundary treatments	Predominantly low planted (shrub or hedges) and/or lawn frontages with occasional open spaces at intervals along streets.



CA1: MAIN AVENUE

BUILDING ENTRANCES



WINDOWS TYPES & HEADER & CILLS



WIDE FRONTED



GABLE



RED BRICK



BOUNDARY TREATMENTS VARIABLE VERGE



CA2: NEIGHBOURHOOD CORE

5.51 This character area refers to the majority of the scheme.

Street types	Predominantly secondary streets and where possible a footpath to one side and shared surface streets. Typically informal grassed incidental areas with tree planting.
Building types	Predominantly semi-detached and terraced dwellings with variation in massing and levels of enclosure provided through variation in the built form.
Building heights	Typically 2 storey with occasional 2.5 storey.
Building line setback and parking	Generally a consistent building line with larger set backs at key spaces to allow for incidental green spaces with tree planting to soften the street scene. Parking is predominantly on-plot behind the building line.
Density	Predominantly higher density within this character area due to the housing mix generally being smaller terraced, semi-detached and with the occasional detached unit.
Materials	Consistency of materials within groupings. Red or buff brick will be the dominant facing material. Occasional use of render and Tudor boarding. Typically dark grey roof tiles with occasional red/brown roof tiles.
Architectural detailing	Simple vernacular consisting of predominantly flat facades, projecting porches and pitched roofs.
Landscape and boundary treatments	Predominantly low planted (shrub or hedges) and/or lawn frontages with occasional open spaces at intervals along streets. Tree and shrub planting will be used to provide separation between parking spaces.



CA2: NEIGHBOURHOOD CORE

BUILDING ENTRANCES



RED BRICK



CONTINUOUS BUILT FORM



BOUNDARY TREATMENTS



BUILDING ENTRANCES



WINDOWS TYPES & HEADER & CILLS



CA3: GREEN EDGE

5.52 The Green Edge character area refers to the outer edge of the development area fronting onto the public open space. The main objective of the Green Edge is to provide a soft transition from the surrounding countryside.

Street types	Lanes and private drives will create a low key, low speed space adjacent to the public open space.
Building types	Predominantly larger detached houses. Key buildings will terminated important views and spaces.
Building heights	Typically 2 storey buildings to create a soft edge to the surroundings.
Building line setback and parking	Varied set backs and discontinuous frontages with varied spaces between buildings. incidental green spaces with tree planting to soften the street scene. Parking is predominantly on-plot behind the building line.
Density	Predominantly a lower density within this character area due to being on the edge of the development.
Materials	Buff and red brick will be the dominant facing material with occasional rendered units. Occasional key buildings will be reconstituted ironstone. Typically dark grey or red/brown roof tiles. Occasional use of render and Tudor boarding.
Architectural detailing	Combination of flat facades, prominent gables, well defined entrances typically with pitched roof front door canopies.
Landscape and boundary treatments	Hedge planting and estate railings to provide a soft transition to the open space edge. Some dwellings will have larger front gardens than other due to varied set backs.



CA3: GREEN EDGE

VARIABLE WIDTH VERGE



BOUNDARY TREATMENTS



BUILDING ENTRANCES



WINDOWS TYPES & HEADER & CILLS



GABLE DETAIL





KEY

- Site Boundary
- Existing Woodland/Trees/Scrub Retained
(Root Protection Area shown in blue)
- Proposed Parkland Tree Planting

Species	Girth	Root
Acer campestre	14-16cm	RB
Alnus glutinosa	14-16cm	RB
Arbutus unedo	14-16cm	RB
Betula pendula	14-16cm	RB
Corylus avellana	14-16cm	RB
Fagus sylvatica	14-16cm	RB
Malus sylvestris	14-16cm	RB
Pinus sylvestris	14-16cm	RB
Populus nigra	14-16cm	RB
Prunus avium	14-16cm	RB
Quercus ilex	14-16cm	RB
Quercus robur	14-16cm	RB
Quercus frainetto	14-16cm	RB
Salix fragilis	14-16cm	RB
Sorbus aucuparia	14-16cm	RB
Sorbus torminalis	14-16cm	RB
Tilia x europaea	14-16cm	RB
- Proposed Feature Tree Planting

Species	Girth	Root
Quercus robur	18-20cm	RB
Quercus frainetto	18-20cm	RB
Fagus sylvatica	18-20cm	RB
- Proposed Orchard Tree Planting
(Locally appropriate mix of fruit trees)
- Proposed Native Hedgerow Planting
Location and extent of native hedgerow adjacent to developable area shown indicatively and subject to detailed layout design. Height of hedgerow to be managed to maintain sightlines between housing and public open space.

Species	Size	Root
Acer campestre	60-80cm	tr
Corylus avellana	60-80cm	tr
Crataegus monogyna	60-80cm	tr
Ilex aquifolium	60-80cm	C
Prunus spinosa	60-80cm	tr
Rosa canina	60-80cm	tr

 To be planted at 7 plants/m double staggered
- Proposed Native Scrub Planting
(To be undertaken with Elmridge EWT Woodland Mixture at 4g/m² or similar and approved)

Species	Size	Root
Acer campestre	60-80cm	tr
Corylus avellana	60-80cm	tr
Crataegus monogyna	60-80cm	tr
Cornus sanguinea	60-80cm	tr
Prunus spinosa	60-80cm	tr
Rosa canina	60-80cm	tr

 To be planted at density circa 2 plants/m²
- Proposed Native Woodland Planting
(To be undertaken with Elmridge EWT Woodland Mixture at 4g/m² or similar and approved)

Species	Size	Root
Acer campestre	60-80cm	tr
Alnus glutinosa	60-80cm	tr
Betula pendula	60-80cm	tr
Crataegus monogyna	60-80cm	tr
Ilex aquifolium	60-80cm	C
Prunus spinosa	60-80cm	tr
Sorbus aucuparia	60-80cm	tr

 To be planted at density circa 1-2 plants/m²
- Indicative Attenuation Basin Areas
(Refer to BWS Indicative Drainage Strategy)
- Proposed Wildflower Grassland
Elmridge EM2 Standard General Purpose Wildflower Mix at 4g/m² or similar and approved. Approximately 1.5m strip to be maintained close to adjacent to all highways, footpaths, residential areas and surfaces.
- Proposed Amenity Grassland
Elmridge EL1 Flowering Lawn Mix at 4g/m² or similar and approved.
- Proposed Wet Grassland to Attenuation Basins
Elmridge EM6 Meadow Grass for Wet Sites at 4g/m² or similar and approved.
- Proposed Marginal Plug Planting
To be Native Species N7 Wetland Areas Plant Collection or similar and approved. To be planted up to 250mm above anticipated normal water level as plugs in groups of 5-10 plants. (To create extent)
- Proposed Bulb Planting
To be planted in same species (fill)
- Indicative footpaths
- Potential locations for Access Control
- Potential locations for Reptile Hibernacula
- Potential locations for Parkland Seats
- Potential locations for Signage
- Potential location for 1.0m post&rail fencing
(Extent to be determined)
- Existing contours and levels
- Potential location for viewpoint
- Access (Refer to DAS for details)
- Proposed primary vehicular access
(Refer to engineer drawing for details)
- Potential pedestrian/cycle connection
- Potential pedestrian access location
- Potential access location to Wethycombe Farm
- Potential emergency access / pedestrian access
- Existing Public Right of Way

LANDSCAPE STRATEGY PLAN SUPPLIED BY FPCR

PUBLIC SPACES. SAFE, SOCIAL AND INCLUSIVE

NATIONAL PLANNING POLICY FRAMEWORK CHAPTERS 8, 9, 12

“The quality of the spaces between buildings is as important as the buildings themselves. Public spaces are streets, squares, and other spaces that are open to all. They are the setting for most movement. The design of a public space encompasses its siting and integration into the wider network of routes as well as its various elements. These include areas allocated to different users – cars, cyclists and pedestrians – for different purposes such as movement or parking, hard and soft surfaces, street furniture, lighting, signage and public art.”

(Para. 99, NDG 2021)

5.53 The delivery of well-designed accessible and inclusive public spaces will offer residents spaces to socialise and engage with each other, encouraging interaction and opportunities to benefit from healthy lifestyle choices

LANDSCAPE STRATEGY

5.54 A substantial proportion of the site is dedicated to landscape, Green Infrastructure (GI), public open space, play and habitat related proposals. The key objectives of the landscape and GI proposals for the scheme are to:

- Provide a high quality, attractive landscape setting for the proposed development that is in keeping with local landscape character.
- Ensure that the Green Infrastructure policy requirements are met.
- Maintain existing boundary hedgerows and trees wherever possible and introduce new landscape and biodiversity features to the site, including new native structural planting.
- Minimise landscape and visual effects of the built development on the limited number of peripheral receptors, ensuring that built development is positioned within the east of the site, away from the visually sensitive western and southern edges of the plateau.
- Retain the integrity of the public rights of way through and around the site.

5.55 The landscape strategy opposite demonstrates how the detailed landscape proposals could be developed in accordance with theses objectives. The landscape and GI proposals for the scheme will include:

- Extensive areas of open space and parkland comprising wildflower grassland and amenity grassland areas and new parkland tree planting.
- Provision of small blocks of native woodland buffer planting to the western and rural interface and around Withycombe Farm, extending the landscape planting principles that have been established along the western periphery to Banbury Rise, north of the site.
- Creation of circular footpath/cycleway connections to the peripheral retained public rights of way network.
- Provision of play and recreational facilities including an equipped play park, seating, possible viewpoints and a community orchard to encourage healthy living and social interaction.
- Integration of sustainable drainage (SuDS) features and biodiversity enhancement proposals as part of a coherent GI strategy for the site.

5.56 All of the landscape areas and public open space features will be managed and maintained. This would be achieved through the implementation of a comprehensive Landscape Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape proposals



CREATING A SAFE PLACE TO LIVE

- 5.57 One of the design objectives of the National Planning Policy Framework (NPPF) states that developments should:
- “...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 fear of crime, do not undermine the quality of life or community cohesion and resilience”*
- (Para. 130 (f), NPPF 2021)*
- 5.58 The design proposals for the Land South of Banbury Rise are based on an understanding of best practice guidance and reference has been made to the relevant documents including “Safer Places: The Planning System” and “Manual for Streets as well as ACPO “New Homes” guidance.
- 5.59 Well-designed public lighting increases the opportunity for surveillance at night and will be integrated into future reserved matters applications.

- 5.60 Natural surveillance in the form of doors and windows overlooking streets, pedestrian routes and public open spaces will create activity throughout the day and evening and will be an essential element in creating a safe environment for all users, whilst discouraging criminal activity by increasing the risk of detection.
- 5.61 At the detailed design stage, the following key attributes will be included:
- Buildings will be generally orientated back-to-back to ensure rear gardens are enclosed and protected, providing private rear amenity space for all dwellings;
 - Public open spaces will be well overlooked by the surrounding built form;
 - All routes are necessary and serve a specific function or destination;
 - All routes are necessary and serve a specific function or destination;
 - The ownerships and responsibilities for external spaces will be clearly identified and the proposals facilitate ease of maintenance and management;
 - Natural surveillance is promoted wherever possible; and
 - Architectural details which promote natural surveillance and the active overlooking of spaces are to be included in the future detailed design of dwellings, not only through window positioning, but also through the use of bay windows in key locations, offering further angles of natural surveillance.



NATURE. ENHANCED AND OPTIMISED

NPPF CHAPTERS: 8, 12, 14, 15

“Nature contributes to the quality of a place, and to people’s quality of life, and it is a critical component of well-designed places. Natural features are integrated into well-designed development. They include natural and designed landscapes, high quality public open spaces, street trees, and other trees, grass, planting and water.”

(Para 90, NDG 2021)

5.62 At the detailed design stage, alongside well-designed public spaces the proposed water management and planting strategies offer the opportunity to enhance and optimise the development proposals, providing resilience to climate change and supporting biodiversity.



RESOURCES. EFFICIENT AND RESILIENT

NATIONAL PLANNING POLICY FRAMEWORK CHAPTERS

12, 14

“Well-designed places and buildings conserve natural resources including land, water, energy and materials. Their design responds to the impacts of climate change by being energy efficient and minimising carbon emissions to meet net zero by 2050.”

(Para. 135 NDG, 2021)

- 5.63 The NPPF states at para. 8 that the planning system has three interdependent and overarching objectives:
- An economic objective – to build a strong, responsive and competitive economy;
 - A social objective – to support strong, vibrant and healthy communities; and
 - An environmental objective – protecting and enhancing the natural, built and historic environment
- 5.64 To achieve a sustainable development, that reduces reliance on natural resources and offers a long-term solution for the area the development proposals have been designed with these three key objectives in mind.
- 5.65 At a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs. The presumption in favour of sustainable development is at the heart of the planning system, as set out in Para. 11 of the NPPF, and within the Local Development Plan.
- 5.66 A comprehensive review of the scheme’s sustainability credentials is set out in the accompanying Sustainability Statement produced by Savills

SUSTAINABLE BUILDING

- 5.67 The proposed development will accord with the latest regulation requirements to provide a high quality sustainable design.
- 5.68 The designs will where possible allow for passive solar gain and thermal comfort with dwellings constructed utilising increased standards of building fabric insulation and other materials to reduce energy and resource requirements, where able, materials will be obtained from renewable and sustainable sources.
- 5.69 Through the course of the development, and where technologies advance and emerging policies such as the Future Homes Standard come into force, the development will incorporate these standards to reduce and conserve energy consumption and the carbon footprint of the development.
- 5.70 The following sustainable construction measures will be considered;
- Improved energy efficiency through careful building siting,
 - Design and orientation;
 - PV (Photo Voltaics)
 - Sustainable Drainage systems (SUDs)
 - Fabric efficiency in the design of buildings
 - Use of building materials capable of being recycled
 - An element of construction waste reduction and recycling, and
 - Reduction in water usage.
 - Airtightness and reduction of thermal bridging through good architectural detailing and good workmanship
 - Waste water heat recovery system and a flue gas heat recovery system (Briary – Energy Strategy Statement)
 - Follow the energy hierarchy 138 Well-designed places and buildings follow the energy hierarchy of:
 - Reducing the need for energy through passive measures including form, orientation and fabric;
 - Using energy efficient mechanical and electrical systems, including heat pumps, heat recovery and LED lights; and
 - Maximising renewable energy especially through decentralised sources, including on-site generation and community-led initiatives.
- 5.71 Whilst adhering to National Design Guide Paragraph 138, where well-designed places and buildings follow the energy hierarchy of:
- Reducing the need for energy through passive measures including form, orientation and fabric;
 - Using energy efficient mechanical and electrical systems, including heat pumps, heat recovery and LED lights; and
 - Maximising renewable energy especially through decentralised sources, including on-site generation and community-led initiatives.

MATERIALS AND WASTE RECYCLING

5.72 Materials selected for construction, including hard and soft landscaping elements, should be carefully chosen to ensure that they are high-quality, durable and that ‘whole life costs’ are manageable. Sustainable choices will reduce initial manufacturing environmental impacts, long-term maintenance costs and waste from construction, whilst maximising resilience and buildings lifespans.

SITING AND BUILDING ORIENTATION

- 5.73 Dwellings should be carefully sited to ensure that they are sheltered from prevalent winds and benefit from passive solar gain as much as possible.
- 5.74 Passive solar gain can enhance the energy and environmental performance of dwellings. Orientating streets in an east-west direction can increase solar access to dwellings and gardens, whilst avoiding overshadowing from adjacent dwellings. Design will incorporate measures to reduce overheating (Building Regulations (Part O)).
- 5.75 Dwellings/areas of the development that potentially could provide, by way of example, passive solar gain or the future installation of solar panels (i.e. are orientated within 30 degrees of south) are to be identified on the Potential Solar Gain Plan, to be submitted with future applications. The final location and numbers of dwellings benefiting from solar gain will be set out at the detailed design stage.

SUSTAINABLE DRAINAGE SYSTEMS

5.76 Development has been located away from areas of surface water and fluvial flooding. Surface water run-off rates will be managed by the use of Sustainable Drainage systems (SuDs) on-site, to ensure that the development does not impact on the surrounding area.

LIGHTING

5.77 External lighting will be controlled through a combination of movement sensors, time switches and daylight sensors to prevent operation during daylight hours. It will be concentrated in the appropriate areas, and upward lighting will be minimised, reducing unnecessary light pollution, energy consumption and nuisance to neighbouring properties.

VEHICLE CHARGING

5.78 Proposals will include provision of infrastructure to allow residents to connect to charging points.

SUSTAINABLE COMMUNITY

- 5.79 The development proposal comprises a range of land uses, providing a good basis for the creation of a sustainable community.
- 5.80 The proposal makes effective use of the site, with residential development located adjacent to the existing built form ensuring that the development delivers housing in a location that is both sustainable as well as reducing the reliance on car ownership.
- 5.81 Areas of green space have been incorporated into the proposals with substantial areas of publicly accessible open space, comprising formal and informal amenity open space and play facilities, encouraging opportunities for social and community cohesion. A mix of house types, tenures and sizes are proposed, limiting social exclusion and ensuring the creation of a truly varied and mixed community.

OVERALL CARBON FOOTPRINT REDUCTION

- 5.82 The proposed strategy and measures detailed above will provide a 34.21% carbon reduction over a development built to comply with the CO₂ targets under the latest revision of the Building Regulations, Part L1A 2013. This also represents a 33.53% energy demand reduction. (Briary- Energy Strategy Statement).
- 5.83 It is conceivable building regulations will be changed during the life time of the development increasing the delivery of improved sustainability requirements.



06 Conclusion.

“Well-designed places and buildings come about when there is a clearly expressed ‘story’ for the design concept and how it has evolved into a design proposal. This explains how the concept influences the layout, form, appearance and details of the proposed development. It may draw its inspiration from the site, its surroundings or a wider context. It may also introduce new approaches to contrast with, or complement, its context. This ‘story’ will inform and address all ten characteristics. It is set out in a Design and Access Statement that accompanies a planning application.”

(Para. 16, NDG 2021)

6.1 This Design and Access Statement has set out a clear explanation of the design process, community engagement and consultation process undertaken with the local community and other key stakeholders. The design process has also included a comprehensive and thorough assessment of the site and its immediate context, the development of a clear set of principles to guide the design of the site.

BLOORH

6.2 The plans and design approach together with the supporting illustrative strategies demonstrate how the vision for the site can be delivered to meet the three key NPPF objectives of sustainable design

- A **social** objective;
- An **economic** objective
- An **environmental** objective.

6.3 The development of the site provides a unique opportunity to create a new neighbourhood, building on the legacy and distinctive character of the site. Creating housing choice and provide areas of truly accessible public open space, whilst improving public access across the site and the wider pedestrian network.

6.4 The Land South of Banbury Rise will be a highly desirable place to live for the 21st century and beyond, reflecting the desirable elements of the local vernacular. The proposals respect the local character but also move the community towards a more sustainable future, through a significant increase in housing choice. Development will accord with the principles of high-quality design and best practice to create a townscape that is both varied, and yet sympathetic to its environment. The aim is to achieve a development with a strong identity and distinct sense of place, whilst at the same time integrating with the existing community.

6.5 The development proposals will offer the following main benefits:

- The delivery of up to 250 new homes in a range of dwellings types, sizes and tenure, offering an accessible and acceptable choice of lifestyles;
- The creation of an integrated and sustainable residential community with a sensitive relationship to the existing settlement;
- Delivery of new open spaces to connect to the wider linear park and PRoW network for the benefit of both new and existing residents in the area.
- Providing a development that is well connected, readily understood and easily navigated, with the delivery of a new access from the newly built development to the north of the site;
- The creation of legible routes through the development, complementing existing routes and providing sustainable transport choices;
- The creation of a strong landscape structure, focused around the retained woodland, responding to the local area, and enhancing and optimising the immediate locality; and
- Promoting the objectives of sustainable development and energy efficiency.

OMES

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