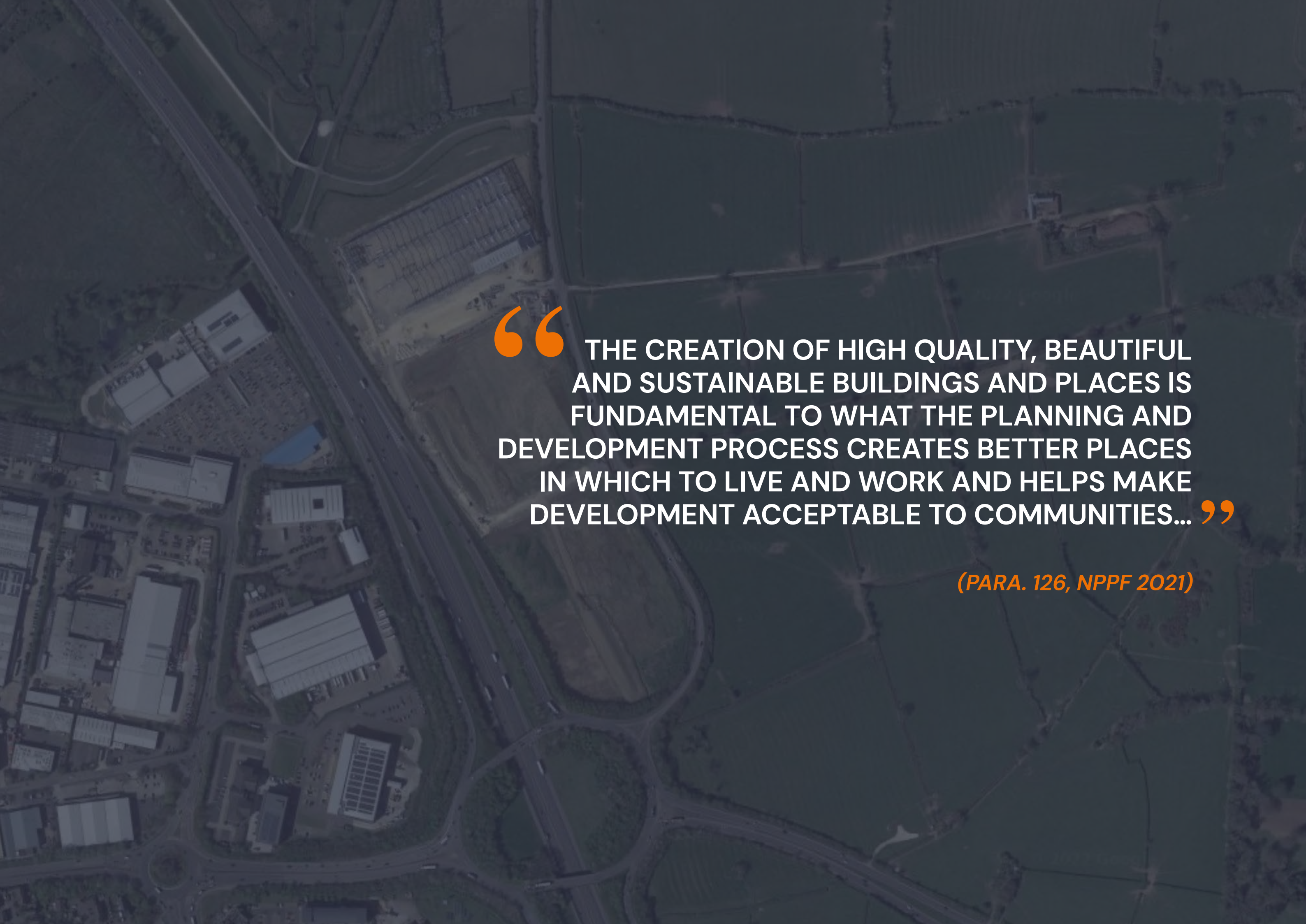


**Land East of
Junction J.11,
M4, Banbury**

Design & Access Statement



An aerial photograph of a city, showing a complex highway interchange with multiple overpasses and ramps. To the left, there is a dense area of buildings, including several large, multi-story structures. The surrounding landscape is a mix of urban development and open land. The image is overlaid with a semi-transparent dark grey filter.

“ THE CREATION OF HIGH QUALITY, BEAUTIFUL AND SUSTAINABLE BUILDINGS AND PLACES IS FUNDAMENTAL TO WHAT THE PLANNING AND DEVELOPMENT PROCESS 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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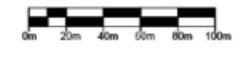
Prepared by Pegasus Design on behalf of Greystoke CB

Pegasus Design is part of Pegasus Group Ltd

May 2022 P21-3302

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- SITE BOUNDARY
(163.46 acres / 66.15 hectares)
- OTHER LAND IN THE CONTROL OF THE APPLICANT
(23.39 acres / 9.47 hectares)
- PLOT / PLATEAU BOUNDARIES

ILLUSTRATIVE MASTERPLAN
(SOURCE: CHETWOODS)

Design Overview

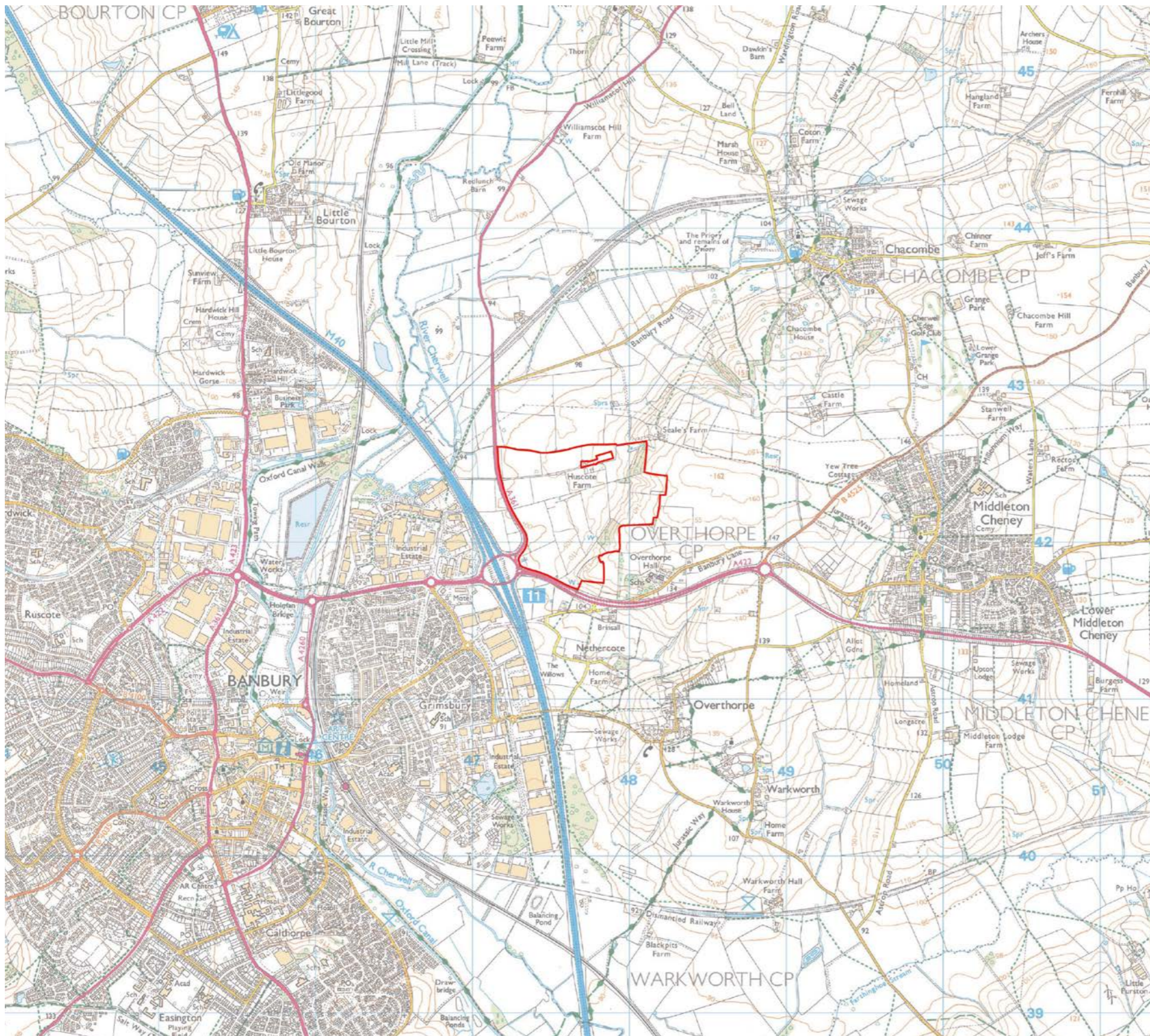
The Proposed Development comprises the construction for up to 140,000sqm (1.5m sqft) of commercial development primarily in the logistics and warehousing sector. The proposal will include internal roads, landscaping and tree planting. Access to the site would be from the A361, with direct access to Junction 11 of the M40. The eastern part of the application site, will be left undeveloped and will provide strategic landscaping and opportunities for biodiversity gain for the area.

The Illustrative Masterplan (opposite) shows one way in which the development could be laid out in accordance with the extent of the development parcels defined on the Proposed Parameters Plan. The Proposed Parameters Plan will be the approved plan and will provide a framework for future, more detailed designs, and will define the type of development that can be bought forward at the Reserved Matters stage.



PRECEDENT IMAGE

DESIGN & ACCESS STATEMENT



KEY
 Site Boundary - 66.15 ha

WIDER SITE CONTEXT PLAN

LAND EAST OF JUNCTION J.11, M40, BANBURY

1 | Introduction

1.1 This statement has been prepared by Pegasus Design (part of Pegasus Group) on behalf of Greystoke CB and the wider consultant team, to accompany the Outline Planning Application for the employment led development of Land east of Junction J.11, M40, Banbury, comprising:

The proposal

“Outline planning application for the construction of up to 140,000 sqm of Employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse. All matters of detail 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, historical 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, Homes and buildings, 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.



NDG CRITERIA GUIDE
 THE TEN CHARACTERISTICS OF WELL DESIGNED PLACES



The Site

- 1.7 The application site is approximately 66.15 ha of greenfield land, comprising of a number of field parcels defined by mature hedgerows, trees and agricultural fencing. These fields are currently in pastoral use. Huscote Farm is located within the central northern part of the site and comprises a derelict farmhouse which is proposed to be demolished, and other dilapidated farm buildings that will be the subject of a separate planning application. The boundaries of the site are defined by more hedgerows, mature trees, and small pockets of woodland. The application site is located immediately east of Junction 11 of the M40 and east of Banbury and bounded by the A422 to the south, and the A361 to the west. More agricultural land lies to the north and east. Overthorpe Hall, now Carrdus School (an independent day preparatory school), lies approximately 175m south-east of the site, separated by a dense woodland. To the west of the A361 and opposite the application site is the recently consented commercial development of Frontier Park, which is currently under construction.
- 1.8 The application site is entirely located within Cherwell District Council.



SITE PHOTOGRAPH
(SOURCE GOOGLE MAPS)

2 | 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 proposals 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 (NPPF)

- 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;

“a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

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

c) are sympathetic to 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);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

Planning Practice Guidance

2.8 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.

2.9 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

2.10 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)

2.11 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.

2.12 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.

The Development Plan

2.13 Section 38 (6) of the Planning and Compulsory Purchase Act 2004, requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise. At the time of writing, the relevant Statutory Development Plan policies for determining the application are contained within the following Plans:

- Cherwell District Local Plan 2011–2031 Part 1 (CDLP) first adopted July 2015,
- The Adopted Cherwell Local Plan 2011–2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need (September 2020), and
- ‘Saved’ policies of the Adopted Cherwell Local Plan 1996.

2.14 On the Policies Map that sits alongside the CDLP the application site is not identified for a specific use. As referenced above the north-east part of the Site contains a NERC Act S41 Habitat site (as per the Adopted Cherwell Local Plan 2011–2031 (Part 1) Partial Review– Oxford’s unmet Housing Need, September 2020. There are no other specific designations in the Development Plan relating to the site.

2.15 Given this context, it is considered that the most important policy in the CDLP insofar as this application is concerned is the following: –

Policy SLE1: Employment Development

2.16 It is also considered that the following CDLP policies are relevant for the determination of the application: –

Policy PSD1: Presumption in Favour of Sustainable Development

Policy SLE4: Improved Transport and Connections

Policy BSC1: District Wide Housing Distribution

Policy BSC9: Public Services and Utilities

Policy ESD1: Mitigating and Adapting to Climate Change

Policy ESD2: Energy Hierarchy and Allowable Solutions

Policy ESD3: Sustainable Construction

Policy ESD4: Decentralised Energy Systems

Policy ESD5: Renewable Energy

Policy ESD6: Sustainable Flood Risk Management

Policy ESD7: Sustainable Drainage Systems (SuDS)

Policy ESD8: Water Resources

Policy ESD10: Protection and Enhancement of Biodiversity and the Natural Environment

Policy ESD13: Local Landscape Protection and Enhancement

Policy ESD15: The Character of the Built and Historic Environment

Policy ESD17: Green Infrastructure

Policy Banbury 6: Employment Land West of M40

Policy Banbury15: Employment Land North East of Junction 11

Policy INF1: Infrastructure

2.17 The following saved policies in the Cherwell Adopted Plan 1996 are also relevant for the determination of the application: –

C8: Sporadic Development in the countryside

TR1: Transportation Funding

C28: Layout, design and external appearance of new development

ENV1: Development likely to cause detrimental levels of pollution

2.18 In addition, the following Cherwell District Council Supplementary Planning Documents are considered relevant to the application:

Developer Contributions Supplementary Planning Document (SPD) (February 2018)

Banbury Vision and Masterplan Supplementary Planning Document (SPD) (December 2016)

Emerging Development Plan Documents

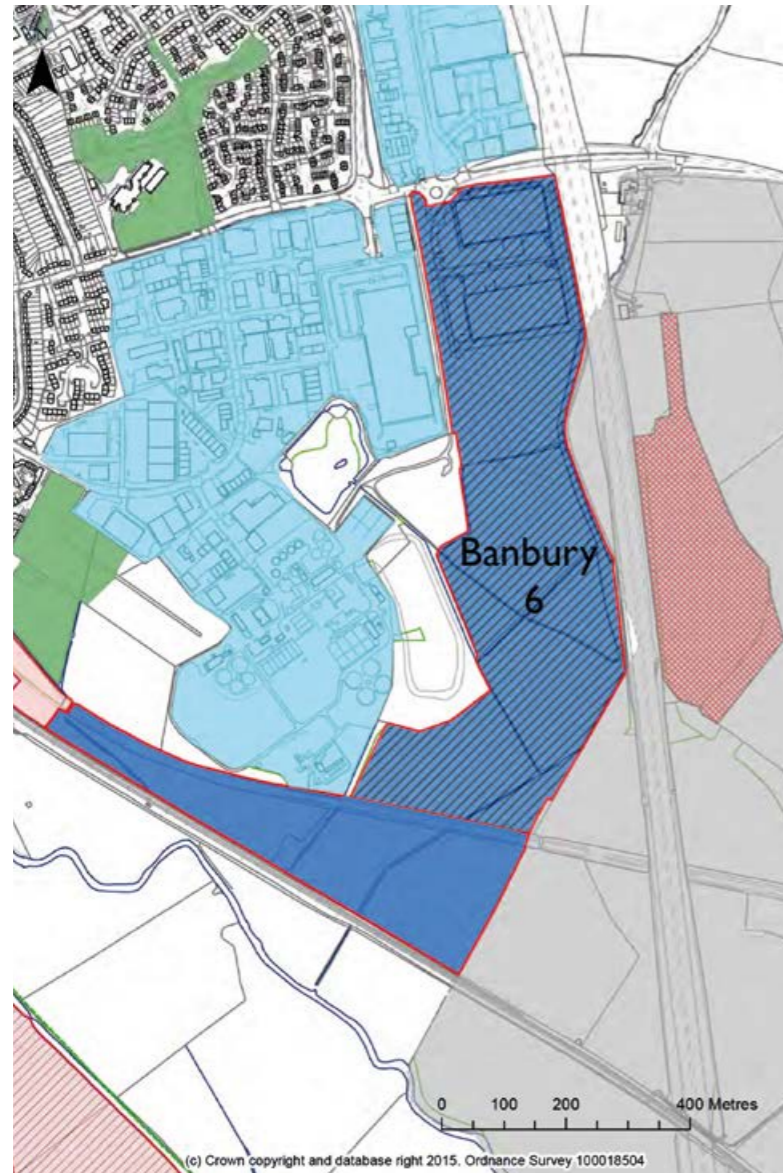
The Emerging Local Plan

- 2.19 Cherwell District Council published a revised Local Development Scheme (LDS) in September 2021 and it outlines the following documents in production:
- Oxfordshire Plan 2050 – a new countywide strategic plan being prepared jointly on behalf of the five district local planning authorities, with the support of the County Council, under Section 28 of the Planning and Compulsory Purchase Act 2004. Current Status: Consultation on Preferred Strategy (Regulation 18 part 2) held July–October 2021. Intended adoption: May/June 2023
 - Cherwell Local Plan Review 2040 – a review of the adopted Cherwell Local Plan to ensure key planning policies are kept up to date for the future, to assist implementation of the Oxfordshire Plan 2050 and to replace the 2015 adopted Cherwell Local Plan 2011–2031 (Part 1) and the remaining saved policies of the 1996 Local Plan. Current Status: Community Involvement Paper 2: Developing our Options Consultation held 29 September 2021 to 10 November 2021. Intended adoption: November 2023.
- 2.20 As both Plans are at a very early stage in the plan making process, they can only be afforded very limited weight. However, the published evidence base in support of the emerging Plans is a material consideration in the determination of this application.
- 2.21 The emerging Oxfordshire Plan 2050 states that the creation of jobs across a range of sectors and in various locations will be supported. Objective five of the emerging plan is:
“To sustain and strengthen Oxfordshire’s economic role and reputation by building on our key strengths and relationship”.

- 2.22 The Oxfordshire Plan is aligned with the Oxfordshire Local Industrial Strategy (LIS) and seeks to maintain the economic success of the county over the long-term. The current Oxfordshire LIS responds to the UK Industrial Strategy which aims to increase growth and productivity, creating more prosperous communities, much of which is core thinking in the emerging Government approach.
- 2.23 The Oxfordshire Plan supports the creation of jobs across a range of sectors and in various locations, particularly to achieve the shift to ‘good growth’ as the economy begins to transition to address climate change (paragraph 382).
- 2.24 Policy Option 19: Supporting Sustainable Freight Management of the Oxfordshire 2050 Plan states:
“Development proposals would be supported that enable a move towards more sustainable freight and goods delivery, and which have the potential to improve system efficiency and effectiveness and allow uptake of lower carbon transport choices. Facilities that support uptake of zero-emission freight vehicles such as electric vehicle charging areas should also be supported. However, such facilities will not be suitable at all locations. The following matters should therefore all be reviewed carefully before considering support:
- *The alignment of any proposals with local, sub-national, and national policy and guidance;*
 - *The proximity of proposed facilities to relevant strategic transport corridors;*
 - *The ability for facilities to be easily accessed by sustainable transport modes; and,*
 - *Any environmental, amenity, or heritage impacts on surrounding areas.*

Neighbourhood Plans

- 2.25 There are no designated Neighbourhood Plan Areas that cover the site of the application proposal.
- 2.26 For more information, refer to the Planning Statement which accompanies this application



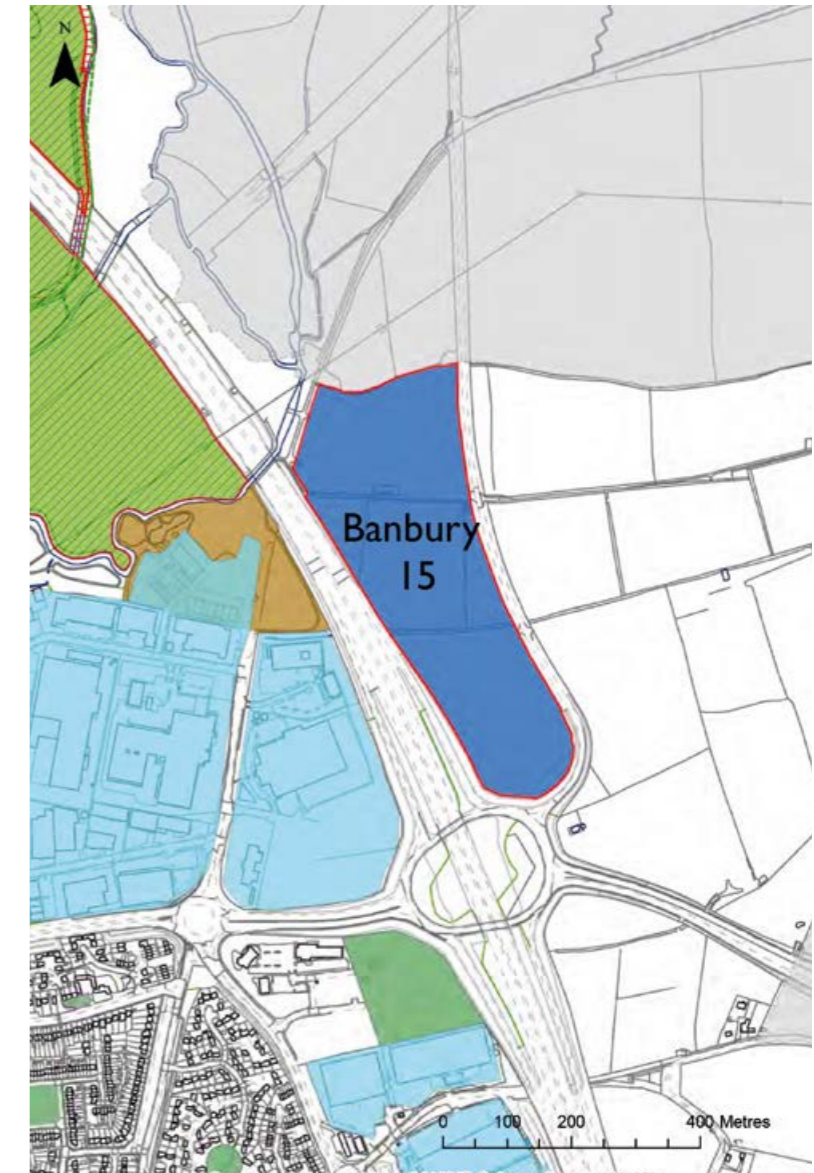
**POLICY BANBURY 6:
EMPLOYMENT LAND WEST OF M40
(SOURCE: THE CHERWELL LOCAL PLAN 2011-2031)**

Site Allocation Policies

2.27 Although the application site itself is not allocated for development, there are allocations nearby that will be of relevance. The following employment allocations in the CDLP are of significance.

Policy Banbury 6: Employment Land West of M40 allocates 35ha of land for a mixed employment generating development. The site is now nearing completion and is characterised by medium to large distribution warehousing units.

Policy Banbury 15: Employment Land North East of Junction 11 allocates 13 hectares of land for mixed employment generating uses. This site is part under-construction, and is subject of planning applications/permissions as detailed opposite:



**POLICY BANBURY 15:
EMPLOYMENT LAND NORTH EAST OF JUNCTION 11
(SOURCE: THE CHERWELL LOCAL PLAN 2011-2031)**

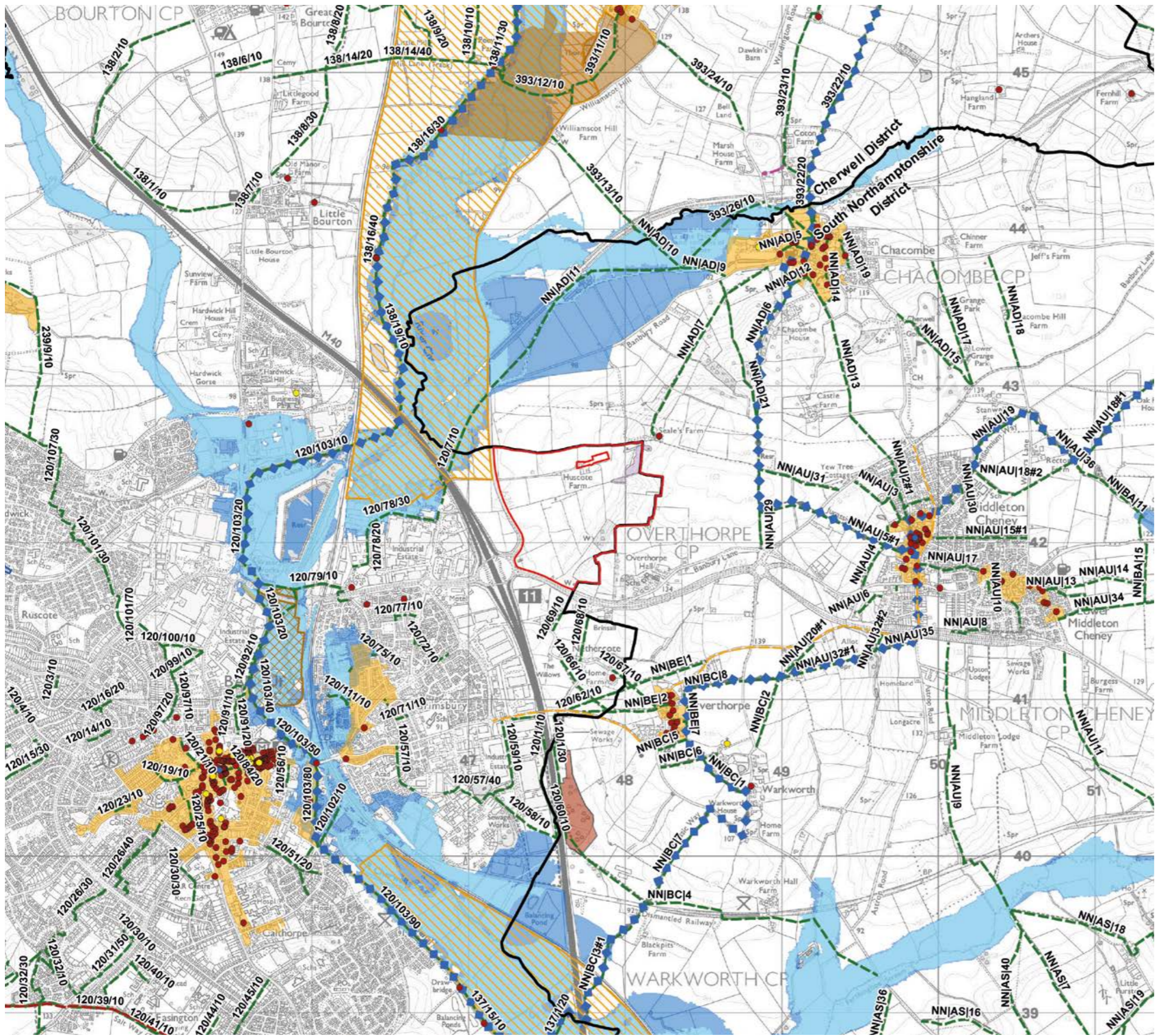


**EMPLOYMENT SCHEME SITE LAYOUT
(SOURCE CAMBELL DRIVER PARTNERSHIP)**

- 2.28 Land adjacent to M40 Junction 11, Banbury (19/00128/HYBRID)-this proposal is for a Part A: full planning application for a new priority junction to the A361, internal roads, landscaping and 2 commercial buildings of flexible use; and Part B: outline planning application for up to two commercial buildings of flexible use and ancillary class B1 offices, all other matters are to be reserved. The development was granted permission on the 30th of July 2020. The development was deemed to not need an EIA.
- 2.29 This approved planning application is immediately west to the application site, adjacent to the A361. The development is currently under construction and due to its 'approved' status will be part of the baseline conditions within all assessments and would not form part of the cumulative assessment. It would therefore be the conclusion that significant cumulative effects are unlikely to arise.
- 2.30 Land adjacent to M40 Junction 11, Banbury (21/02467/F)-this proposal is for a mixed-use development including a 240- bed hotel, 4 storey office building, roadside services, coffee shop drive-through and petrol filling station with ancillary retail store and relates only to the southern third of the allocation (the top and middle are as per the 19/00128/HYBRID application). The proposal is intended to be determined imminently at time of writing. The development was deemed to not need an EIA.
- 2.31 This planning application under determination is immediately west to the application site. If granted planning permission, it is likely the development will be under construction when the application site's development begins.



**PHASE 1-3 SITE PLAN
(SOURCE CAMBELL DRIVER PARTNERSHIP)**



- KEY**
- Site Boundary
 - Local Authority Boundary
 - Sustrans National Route
 - Sustrans Regional Route
 - ◆◆◆◆ Long Distance/Recreational Route
 - Public Right of Way
 - Other Routes with Public Access
 - Grade I Listed Building
 - Grade II* Listed Building
 - Grade II Listed Building
 - Country Park
 - Battlefield
 - Scheduled Monument
 - Conservation Area
 - Environmentally Sensitive Area (ESA)
 - Site of Special Scientific Interest (SSSI)
 - Ancient Woodland
 - NERC Act S41 Habitats (Previously UKBAP) (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Oxford's Unmet Housing Need, September 2020)
 - EA Flood Zone 3
 - EA Flood Zone 2

LOCAL DESIGNATIONS PLAN

3 | Context

“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 Context

3.2 The application site is a singular parcel of land bounded by the A422 to the south, and the A361 to the west. To the north and east of the application site lie further agricultural fields. Carrdus School, an independent day preparatory school, lies c.180m east of the Site, separated by a dense woodland copse. To the west of the A361 and opposite the Site is the recently consented commercial development of Frontier Park, which is currently under construction. The application site would complement the adjacent employment allocation at Frontier Park and existing commercial development west of the M40 at Banbury. The boundaries of the application site are defined by hedgerow, mature trees and woodland copses around the existing field pattern. The Site is well related to and will be accessed from the A361, with direct access to Junction 11 of the M40. There are no footpaths (Public Right of Way, PRoW) within the application site. Within the wider vicinity are a number of PRoW's, as identified in the Environmental Designations Plan.

3.3 The Application Site is not in, or adjacent to, an environmentally sensitive area, as defined by Regulation 2(1) of the EIA Regulations (i.e., sites designated as Sites of Special Scientific Interest (SSSI), National Parks, World Heritage Sites, Scheduled Monuments, Area of Outstanding Natural Beauty, and sites covered by international conservation designations), and therefore is not considered to represent an environmentally sensitive location. The Application Site is adjacent to the southern edge of Environmentally Sensitive Area, Upper Thames Tributaries.

3.4 Within a 5km study area of the Site are the following designations:

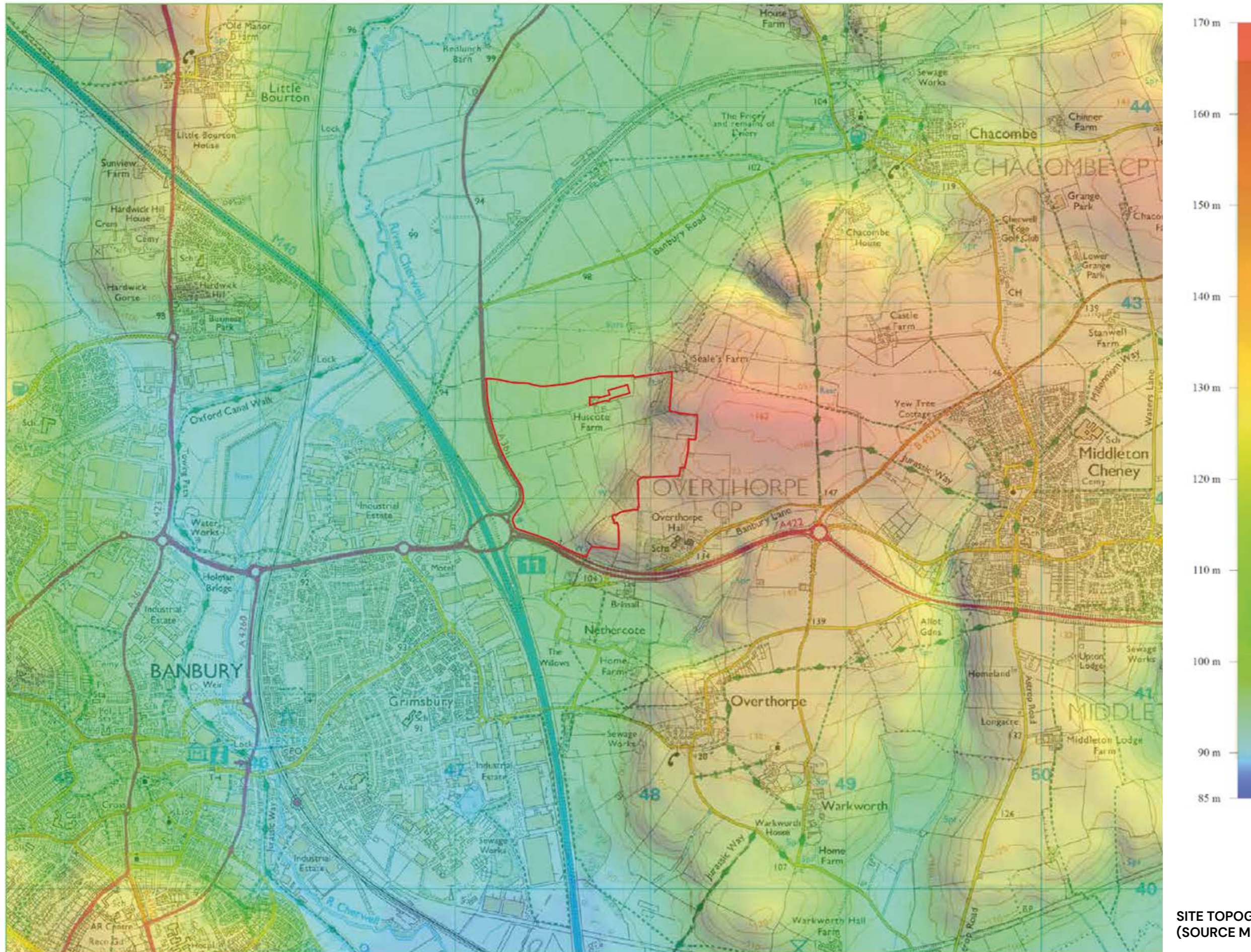
- Neithrop Fields Cutting SSSI (circa 3.1km west); and
- Farthinghoe LNR (circa 3.6km south-east) from the Site.

3.5 The north-east part of the application site contains a NERC Act S41 Habitat site (as per the Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review- Oxford's unmet Housing Need, September 2020). This part will remain undeveloped with a substantial buffer around it, providing opportunities for habitat and biodiversity enhancements.

3.6 The application site is not covered by any current national or local landscape designations. The Proposed Development lies within the gently rolling, limestone hills and valley landscape of the 'Northamptonshire Uplands' National Character Area 95 (NCA). The Oxfordshire Wildlife and Landscape Study identifies the site and local context as a combination of 'Clay Vale' landscape character type for the most part of the application site and 'Upstanding Village Farmlands' to the east of the application site. The Clay Vale landscape is associated as a flat, low-lying landform with small pasture fields, many watercourses and hedgerow trees and well-defined nucleated villages. The Upstanding Village Farmlands landscape is associated with elevated landform, with a strong pattern of hedgerows and nucleated villages; this is consistent with the western part of the application site where the topography rises to form a slope. Scenic quality at the application site is not exceptional and is influenced by urban features around its periphery (A361, A422, M40 and Banbury).

3.7 The application site does not contain any features of recognised conservation interest and it lacks the sense of remoteness and natural qualities that are found in other parts of the Northamptonshire Uplands.

3.8 For more information, refer to the Planning Statement which accompanies this application.



SITE TOPOGRAPHY CONEXT
(SOURCE MHP DESIGN LTD)

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...”

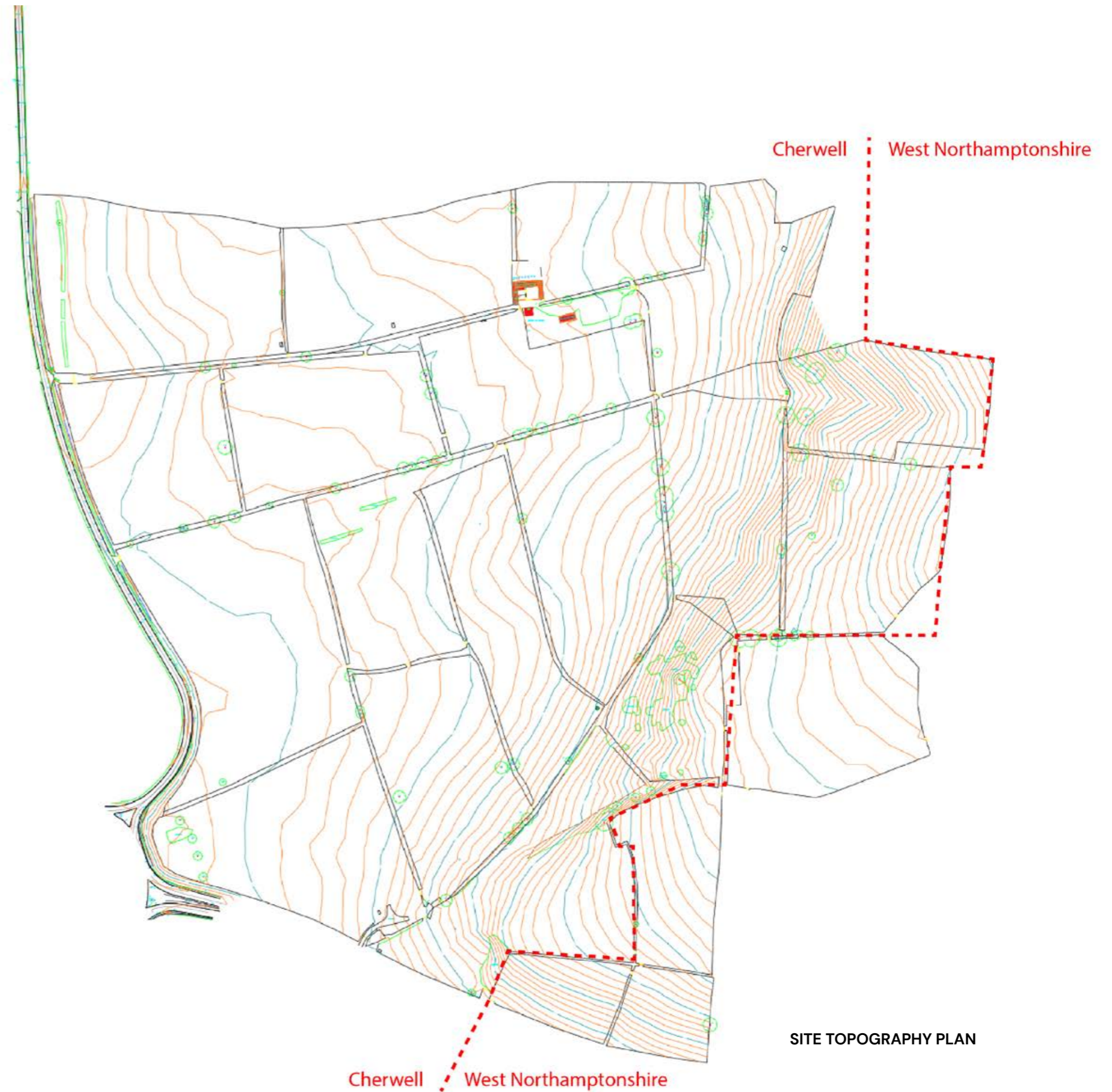
(Para. 43, NDG 2021)

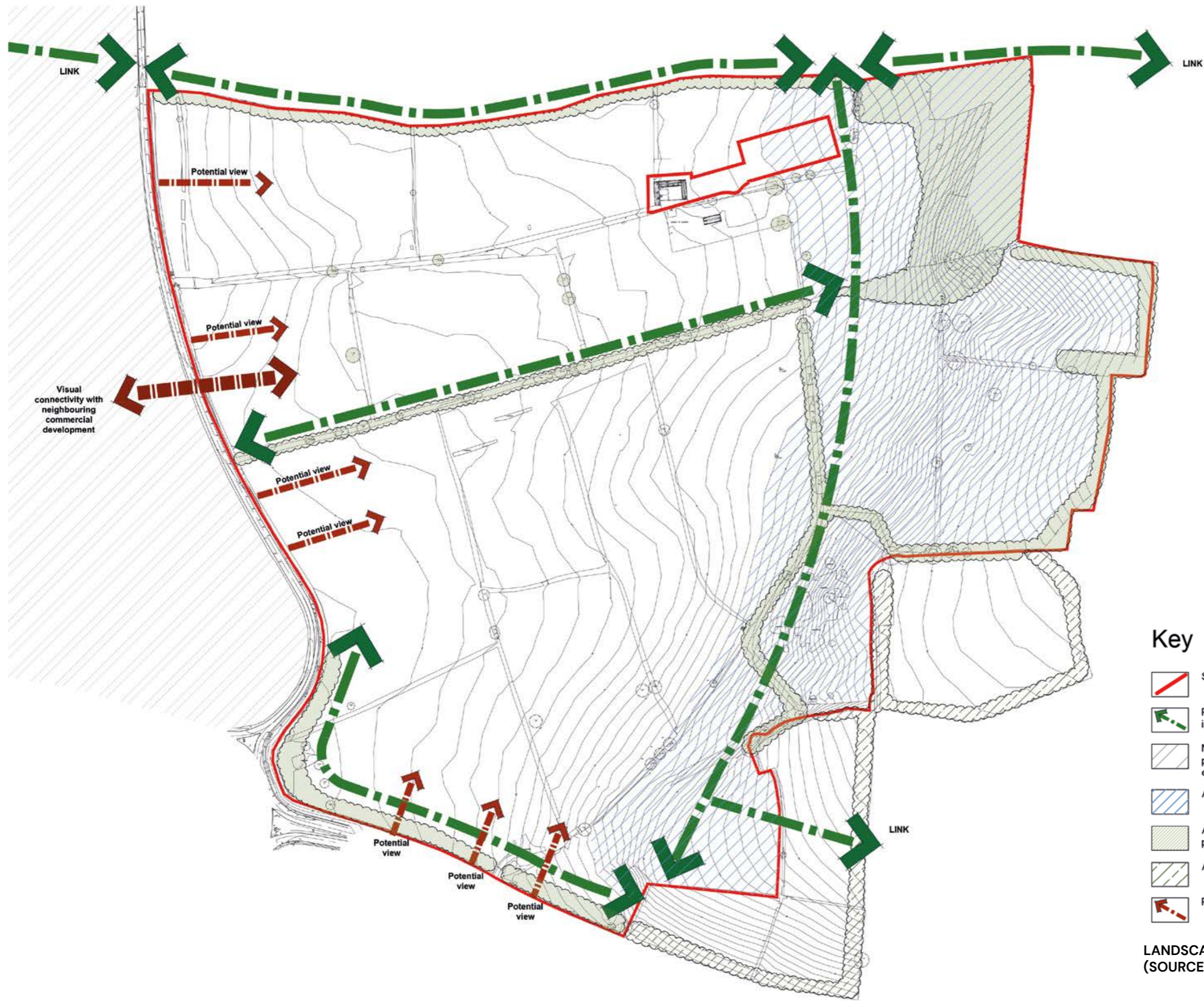
Site Location

3.9 The site is approximately 66.15 ha in size and is located on the eastern side of the A361, situated approximately 2 km northeast of Banbury. The western boundary of the site lies adjacent to the A361 with the southern boundary running adjacent to the A442. The remaining aspects surrounding the site are predominantly agricultural lands dominated by pasture land and arable farmland with a hedgerow network.

Topography

3.10 The topography of the Site is distinctive with a gently sloping east to west landform for much hedgerow and a number of hedgerow and field trees. The study site also contains area of woodland copse, as well as a farm. An arboricultural survey of the site trees has been prepared to inform on condition and protection requirements.





Key

-  Study site
-  Potential for strategic green infrastructure corridor
-  New commercial development provides potential to 'anchor' development to existing urban edge
-  Area of greater site landscape sensitivity
-  Area of site green infrastructure of potential greater importance
-  Area of strategic offsite green infrastructure
-  Potential views

LANDSCAPE CONSTRAINTS AND OPPORTUNITIES PLAN
(SOURCE MHP DESIGN LTD)

Landscape and Visual Impact

- 3.11 The application site consists of open, agricultural land with field hedges and trees that contribute to its rural character. The land has not rare or valuable attributes and does not form part of a valued landscape with reference to NPPF paragraph 174. The change in topography from west to east is a feature of the site and marks a transition from the settled vale adjoining Banbury to the more deeply rural landscape to the east. The landscape of the site reflects published characteristics of the local landscape character types but the immediately adjoining urban edge, employment land and highway infrastructure are also key features of the local landscape, reflecting the site location on the edge of the wider urban area. The site creates a transitional area of land between the present urban edge and this more deeply rural landscape to the east.
- 3.12 The sensitivity of the site has been assessed in the Cherwell District Council Banbury Landscape Sensitivity Assessment prior to the construction of the Frontier Park employment land to the immediate west of the site. The assessment identified a generally medium sensitivity to the landscape and medium high sensitivity to the visual sensitivity. This baseline has now been changed due to the influence of the adjoining employment development. Even without this change in baseline, the assessment found capacity for employment development. This published assessment has been confirmed by this landscape and visual impact assessment.
- 3.13 The development proposals are in outline and consist of a number of large scale built forms to accommodate employment uses. These are set within a layout that retains structural hedgerows and trees and avoid the ascending landform found to the east of the land parcel. This approach incorporates inherent mitigation that assists with limiting the potential for significant landscape and visual harm.
- 3.14 The landscape strategy uses these retained natural features to create corridors of green infrastructure which contribute to both landscape and visual mitigation as well as provide a distinct sense of place to the future development. The green corridors also conserve existing habitat and provide an opportunity for expansion of this habitat. In landscape and visual terms both the inherent and proposed mitigation measures reduce the scale and massing of the development structures and reduce visual prominence of new built form from confirmed visual receptors.
- 3.15 The introduction of the Frontier Park employment land development has reduced potential views from the wider Banbury area and limited views towards the site from the motorway corridor. Where views remain the new built form of the development has potential to be seen over and through foreground vegetation but where seen it will generally appear as an extension of the existing employment land. This reduces the potential magnitude of change that will be seen in views from confirmed visual receptors. As the value of local views is generally lower because of the influence of the urban edge and highway infrastructure, effects on views are assessed to be limited and less than significant. A significant effect is identified to users of the A361 immediately adjacent to the site before mitigation measures are established.
- 3.16 The introduction of the Frontier Park employment land in association with the existing highway infrastructure and urban edge similarly inform the local landscape character. Whilst the development proposals have been assessed to have a detrimental effect on landscape receptors, these effects are limited in the context of the scale of development. A substantial adverse landscape effect is assessed on the site character itself due to the high magnitude of change that development would cause. However, with mitigation measures established this landscape harm is reduced to moderate.
- 3.17 Overall, the residual landscape and visual harm arising from the development is assessed to be less than significant due to the landscape strategy for mitigation and its potential to contain detrimental effects to the site.
- 3.18 Landscape policy at both national and local level are not 'nil harm' policies due to the undesignated status of the site. Any development in a green field site is likely to give rise to some landscape and visual harm and the development proposals are assessed to give rise to harm which is localised and contained. As such landscape and visual harm does not conflict with national and local policies but must be considered in the overall planning balance.
- 3.19 The Cherwell District Council Banbury Landscape Sensitivity and Capacity Study found that the site has capacity for employment development. This has now been confirmed by this assessment which identified that the harm arising from the development proposals is less than proportionate with the scale and nature of the development proposals. As such the harm that has been assessed in this landscape and visual impact assessment should not carry great weight against the proposal when considered in the full planning balance.
- 3.20 For more information, refer to the Landscape and Visual Impact Assessment which accompanies this application.



VIEW FROM THE WEST OF THE APPLICATION SITE LOOKING NORTH EAST



VIEW FROM THE WEST OF THE APPLICATION SITE LOOKING SOUTH EAST

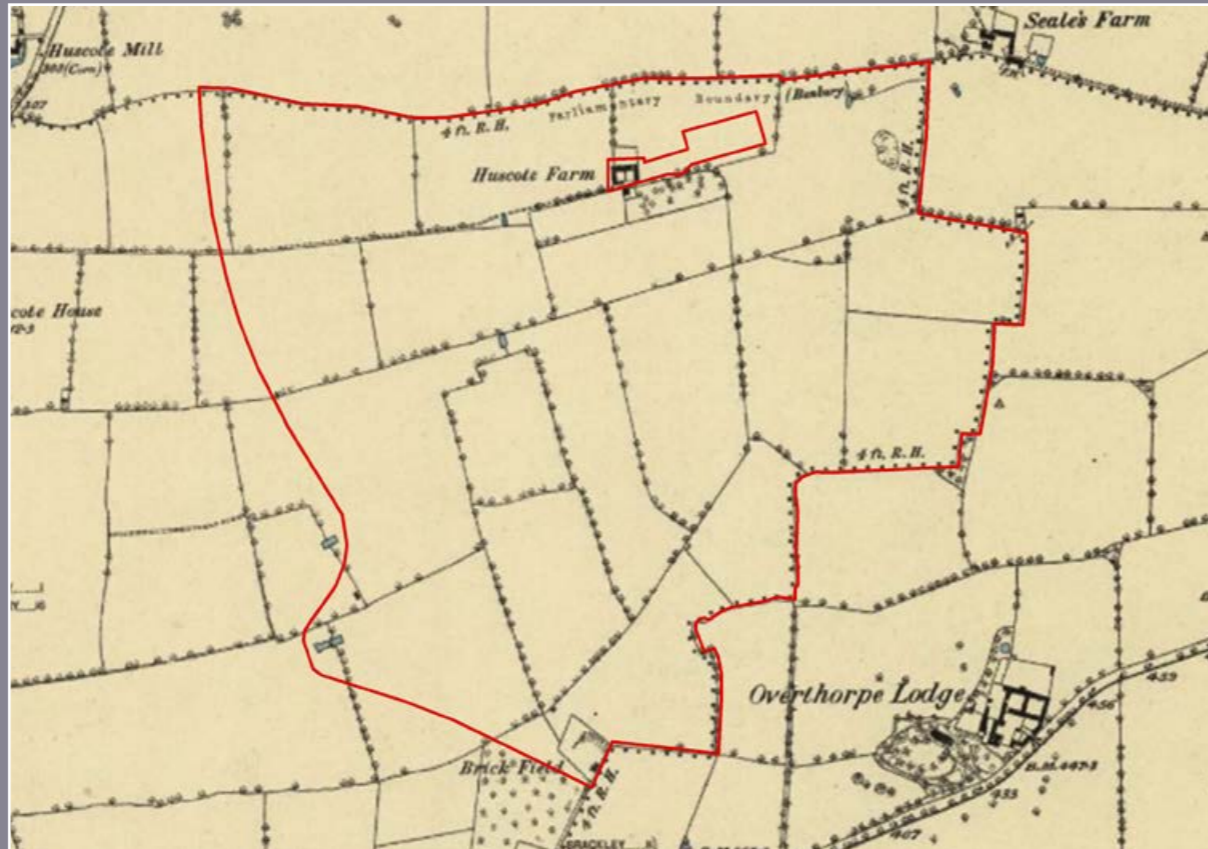


VIEW FROM THE NORTH EAST OF THE APPLICATION SITE LOOKING SOUTH WEST

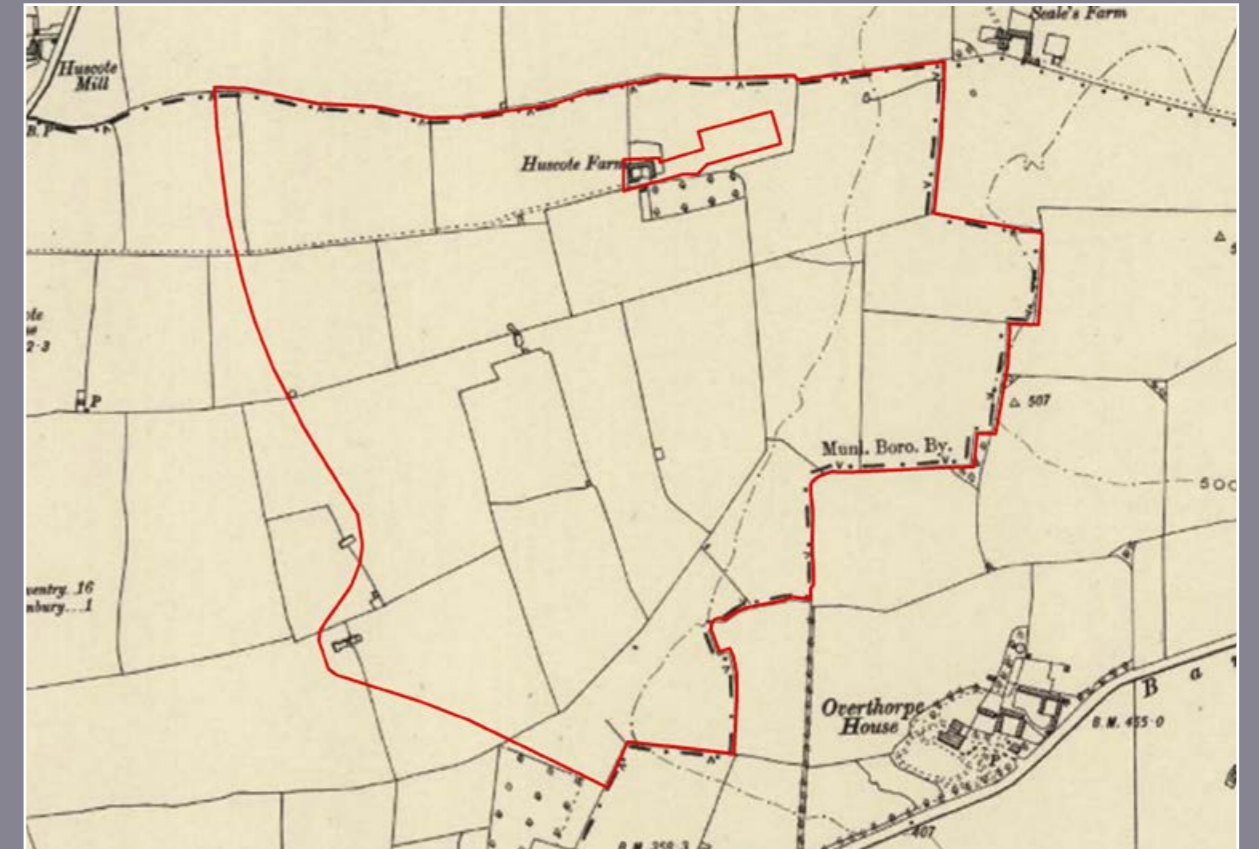


VIEW FROM THE SOUTH OF THE APPLICATION SITE LOOKING NORTH

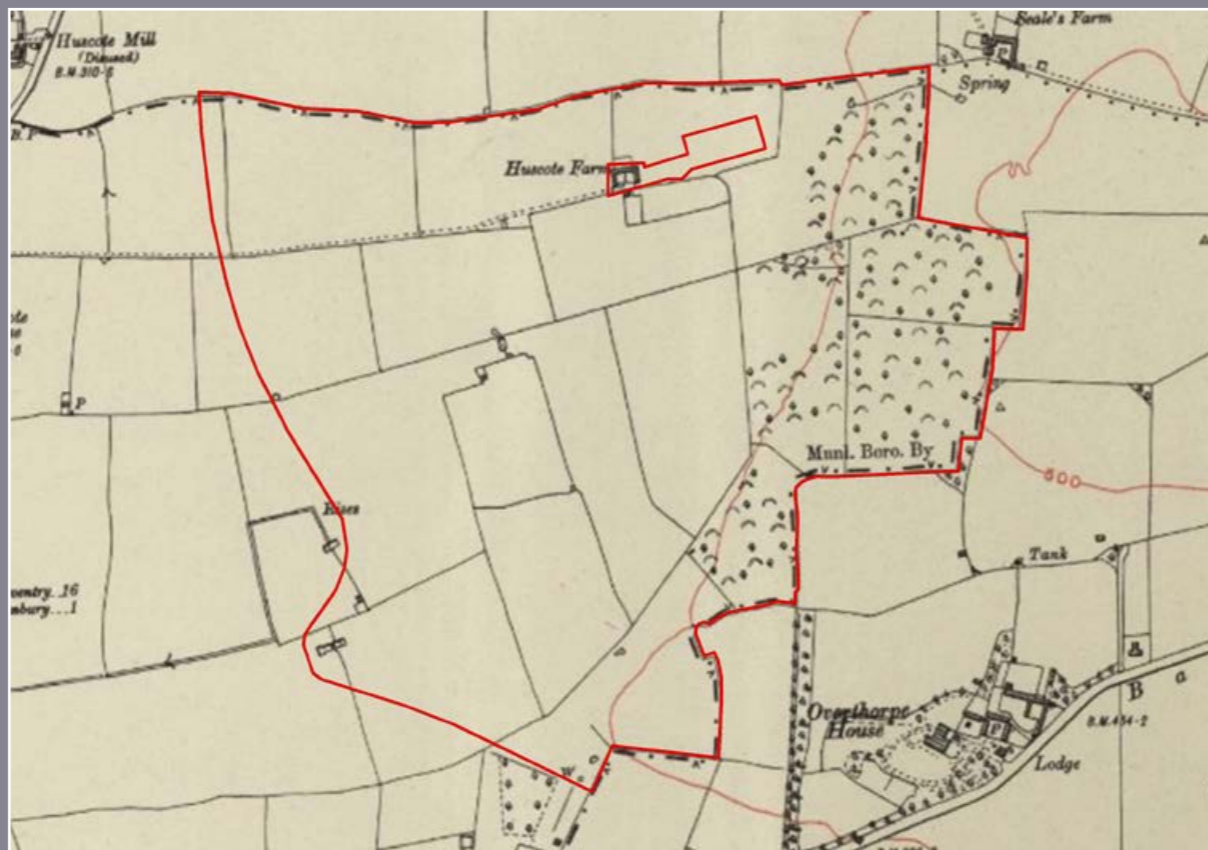
FROM LANDSCAPE AND VISUAL IMPACT ASSESSMENT (SOURCE MHP DESIGN LTD.)



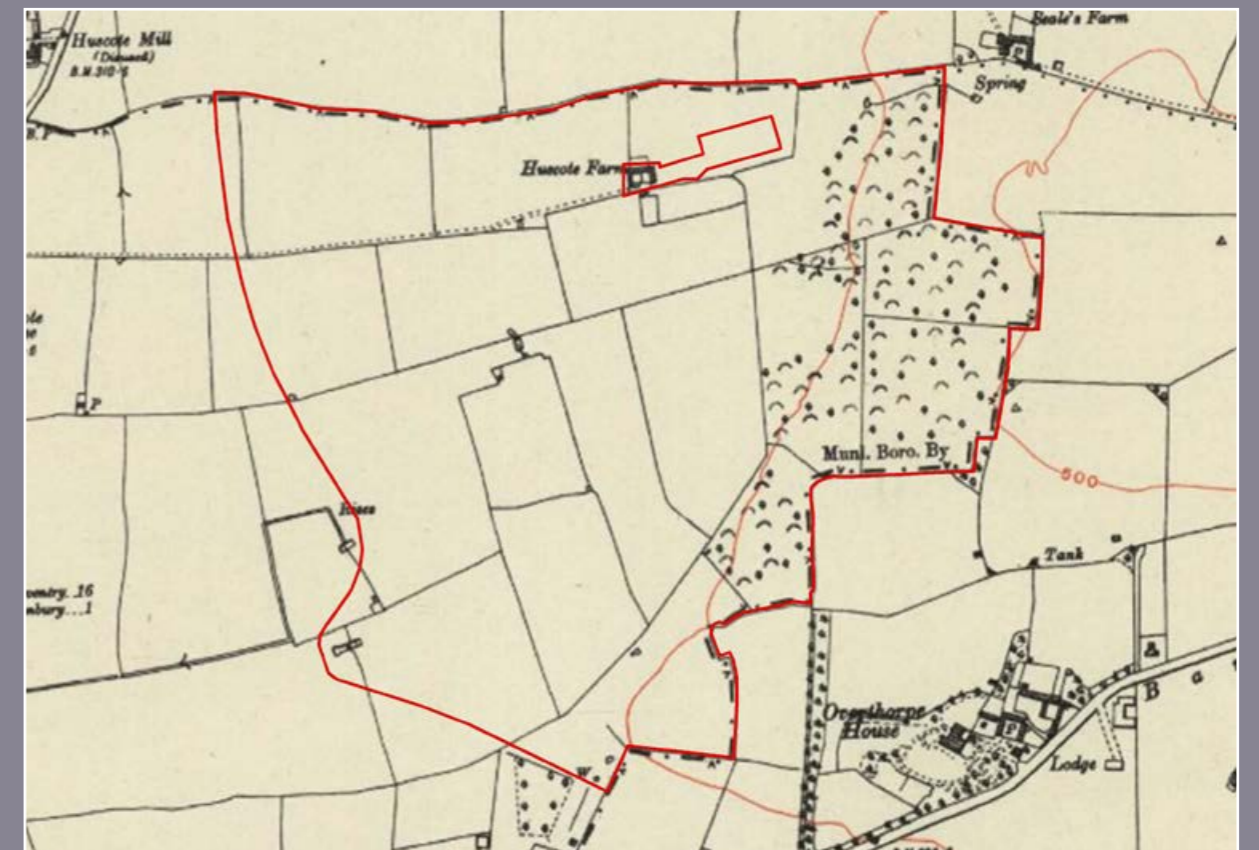
1882-84 ORDNANCE SURVEY MAP



1898-1900 ORDNANCE SURVEY MAP



1921-23 ORDNANCE SURVEY MAP



1938-44 ORDNANCE SURVEY MAP

Heritage and Archaeology

- 3.21 The application site has been carefully selected to exclude designated heritage assets and is not located within any statutory/non-statutory designated sites. The application site is not located within a Conservation Area and there are no Listed Buildings within the application site boundary.
- 3.22 The closest designated heritage asset is the Grade II Listed Seale's Farm which lies approximately 100m to the north-east of the site
- 3.23 A number of Conservation Areas are within approximately 3km of the Site including Banbury, Banbury Grimsbury, Overthorpe, Middleton Cheney and Chacombe Conservation Area. The closest Conservation Area is Overthorpe c.690m south of the application site and includes Overthorpe Hall. Overthorpe Hall is not a designated heritage asset.
- 3.24 The closest Scheduled Monument is Former World War I National Filling Factory, Banbury (reference:1409811) c.1km south from the Site.
- 3.25 A specialist consultant has reviewed the potential heritage and archaeological features evident in the area and mitigation measures as necessary.

Archaeology

- 3.26 The study found that based on the available evidence and the sources consulted, there are not anticipated to be any archaeological remains from any period within the site that would require preservation in situ or otherwise preclude development.



Built Heritage

- 3.27 The site contains Huscote Farm, a derelict 19th-century farm complex, which is not Listed, has been assessed to be a non-designated heritage asset of low significance overall.
- 3.28 Huscote Farmhouse will be demolished whereas the historic agricultural ranges to the north will be preserved and converted to new uses (subject to a separate application).

- 3.29 The complex is unsuitable for modern use as a farmstead (hence its abandonment) and there are viability issues associated with the repair and reuse of the entire complex, especially given the severe disrepair of the farmhouse. The demolition of the farmhouse will therefore facilitate the retention and adaptation of the agricultural buildings.

- 3.30 As a result of the local topography and the augmented intervening tree belts, the proposed development is not anticipated to be visible from the Grade II Listed Seale's Farm or readily experienced in conjunction. The proposed development is therefore anticipated to cause no harm to the significance of Grade II Listed Seale's Farm in terms of setting.



PLAN OF PRESENT-DAY HUSCOTE FARM



HUSCOTE FARMHOUSE, NORTH ELEVATION



WEST RANGE, EAST ELEVATION

3.31 Due to the local topography and intervening tree belts, the new development is not anticipated to be visible from Overthorpe Hall or readily experienced in conjunction, such as from its wider grounds or its driveway approach. The proposed development is therefore anticipated to cause no harm to the significance of non-designated Overthorpe Hall through change to its setting.

3.32 For more information, refer to the Heritage Desk Based Assessments which accompany this application.



NORTH RANGE, SOUTH ELEVATION



NORTH RANGE, NORTH ELEVATION



EAST RANGE, SOUTH FLANK ELEVATION



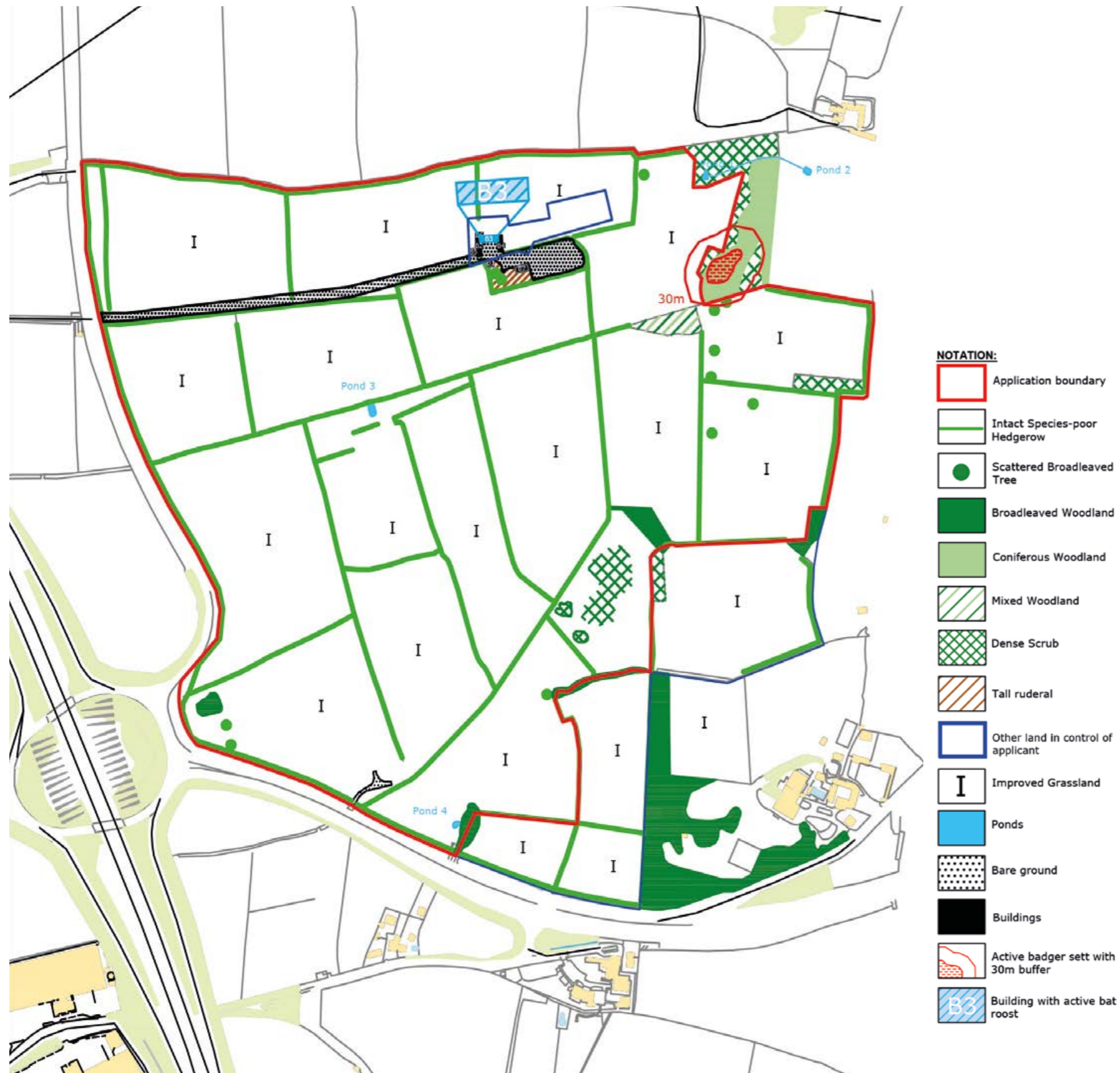
TREE SURVEY PLAN
(SOURCE: BARTON HYETT ASSOCIATES)

Arboriculture

- 3.33 A specialist consultant has reviewed the vegetation across the development area. The results of this study show that the application site itself contains numerous trees, with the most significant trees being located within the site interior and within the existing hedgerows.
- 3.34 Of the individual trees surveyed, fifteen were identified as veteran trees, along with 3 tree groups. The majority of these trees are large English oaks. These trees have been identified as veteran trees by virtue of their large stem girths. They have also been assessed as being veteran trees using the characteristic features found on veteran trees. All veteran trees were assigned to quality category A (high-quality) or category B (moderate-quality) dependent on their anticipated life expectancy.
- 3.35 A search undertaken with the Local Planning Authority has revealed two Tree Preservation Orders (TPO's) protect trees that are associated to the site. The Orders are, TPO No. 25 of 1990 and TPO No. 21 of 2021. A summary of which trees and groups are protected by the Orders is provided in the Arboricultural Impact assessment. All of the trees protected by TPO are also identified on the Tree Survey and Constraints Plan.
- 3.36 The constraints posed by the identified arboricultural features, as detailed above, have fed into the parameter planning process and the preparation of the Illustrative Masterplan.

- 3.37 The proposed development of the site in the form indicated on the Illustrative Masterplan and within the extent of the development parcels defined on the Proposed Parameters Plan, is feasible from an arboricultural perspective. All the high quality (Category A), Veteran trees and TPO'd trees can be retained and adequately protected during construction activities to sustain their health and longevity.
- 3.38 All likely tree losses can be mitigated through diverse tree and shrub planting. New trees are likely to have an extended useful life expectancy compared to some of those which will likely be removed. In addition, enhancement planting beyond that required to mitigate the losses could be provided.
- 3.39 A further Arboricultural Impact Assessment (detailed) as well as an Arboricultural Method Statement and finalised Tree Protection Plan will need to be produced. Once the feasibility of a scheme has been agreed by the Local Planning Authority at the outline planning stage, these details can be secured through the reserved matters process.
- 3.40 On the basis that the recommendations and advice contained within this report are adhered to, and subject to detailed design, the proposed development of the site is acceptable from an arboricultural perspective.
- 3.41 For more information, refer to the Arboricultural Impact Assessment which accompanies this application.





NOTATION:

- Application boundary
- Intact Species-poor Hedgerow
- Scattered Broadleaved Tree
- Broadleaved Woodland
- Coniferous Woodland
- Mixed Woodland
- Dense Scrub
- Tall ruderal
- Other land in control of applicant
- I Improved Grassland
- Ponds
- Bare ground
- Buildings
- 30m Active badger sett with 30m buffer
- B3 Building with active bat roost

Ecology and Biodiversity

3.42 A specialist consultant has reviewed the potential ecology in the area that may pose a constraint to development, and mitigation measures as necessary. The report shows that, there are no statutory designated sites within close proximity to the site. No internationally designated sites and nationally designated sites were identified within 10km and 2km of the site, respectively.

Habitats

3.43 The proposed development will require land take of grassland, a section of scrub, hedgerows, and sustainable urban drainage feature. All trees are anticipated to be retained. All existing roadside hedges are to be retained other than at access road entrances and these will be reinforced. In addition, existing boundary hedgerows and vegetation is anticipated to be retained and reinforced. However, some land-take of boundary hedgerows is expected, to enable access roads to be built between commercial units on the development site. The woodlands, and most areas of scrub habitat are anticipated to be fully retained. The proposed development also leaves a number of fields untouched, ensuring ecological corridors remain intact. A number of new wildlife ponds are to be installed, to compensate for the loss of standing waterbodies

3.44 Post development interventions include enhancement of existing grassland installation of woodland, installation of SuDS and wildlife ponds and installation of amenity spaces and an orchard. The existing hedgerows are also planned for enhancement through a management regime and additional species planting and there will be inclusion of a large number of trees throughout.

**ECOLOGICAL CONSTRAINTS PLAN
(SOURCE: HARRIS LAMB PROPERTY CONSULTANTS)**

Biodiversity Net Gain

3.45 These interventions provide habitat biodiversity net gain at a rate of 68.84%. For hedgerows an increase of 61.87% is seen and for the waterbodies, the improvements to the riparian zone increase biodiversity value by 31.20%. This goes well beyond the minimum requirement of 10% biodiversity net gain.

Birds

3.46 The proposed construction of commercial units will permanently remove suitable breeding habitats for a variety of species of conservation concern. Many species sightings fall within the realm of anticipated habitat loss. The loss of grassland and sections of hedgerows is likely to have a negligible impact on breeding birds and the habitats with the most value are anticipated to be retained. Enhancement of existing grassland, installation of woodland, installation of SuDS and wildlife ponds and enhancement of hedgerow post-development will provide suitable habitat enhancement for a variety of bird species. Retained grassland areas within the eastern proportion of site will provide suitable ground-nesting habitat to skylark that were recorded breeding at the time of survey.

Bats

3.47 Surveys show that the existing north range and east range buildings at Huscote Farm supports brown long-eared bat and common pipistrelle bat day roosts with small numbers of bats seen to emerge from these buildings. Whilst these buildings will be retained under the current proposals, the roosts could be affected by the adjacent development and or through renovation works to these buildings.

3.48 Prior to any works adjacent to the building, demolition or renovation works with confirmed bat roosts it will be necessary to register the site with Natural England using a Bat Mitigation Class Licence (BMCL).

3.49 At the reserved matters stage the Landscape and Ecological Management Plan (LEMP) should detail the installation of 30 no. bat roost boxes for a variety of bat species upon retained trees or new buildings for the benefit to the local bat populations.

Owls and Hedgehogs

3.50 A single little owl *Athene noctua* was identified nesting in the existing north range building on site, which would be retained subject to a separate planning application. Should a hedgehog be found, it should be moved to a place of safety and shelter. A suitable gap (13 cm x 13 cm) should be included in new boundary treatments to allow passage of hedgehogs. These can be marked with signs so that they are not blocked off in the future.

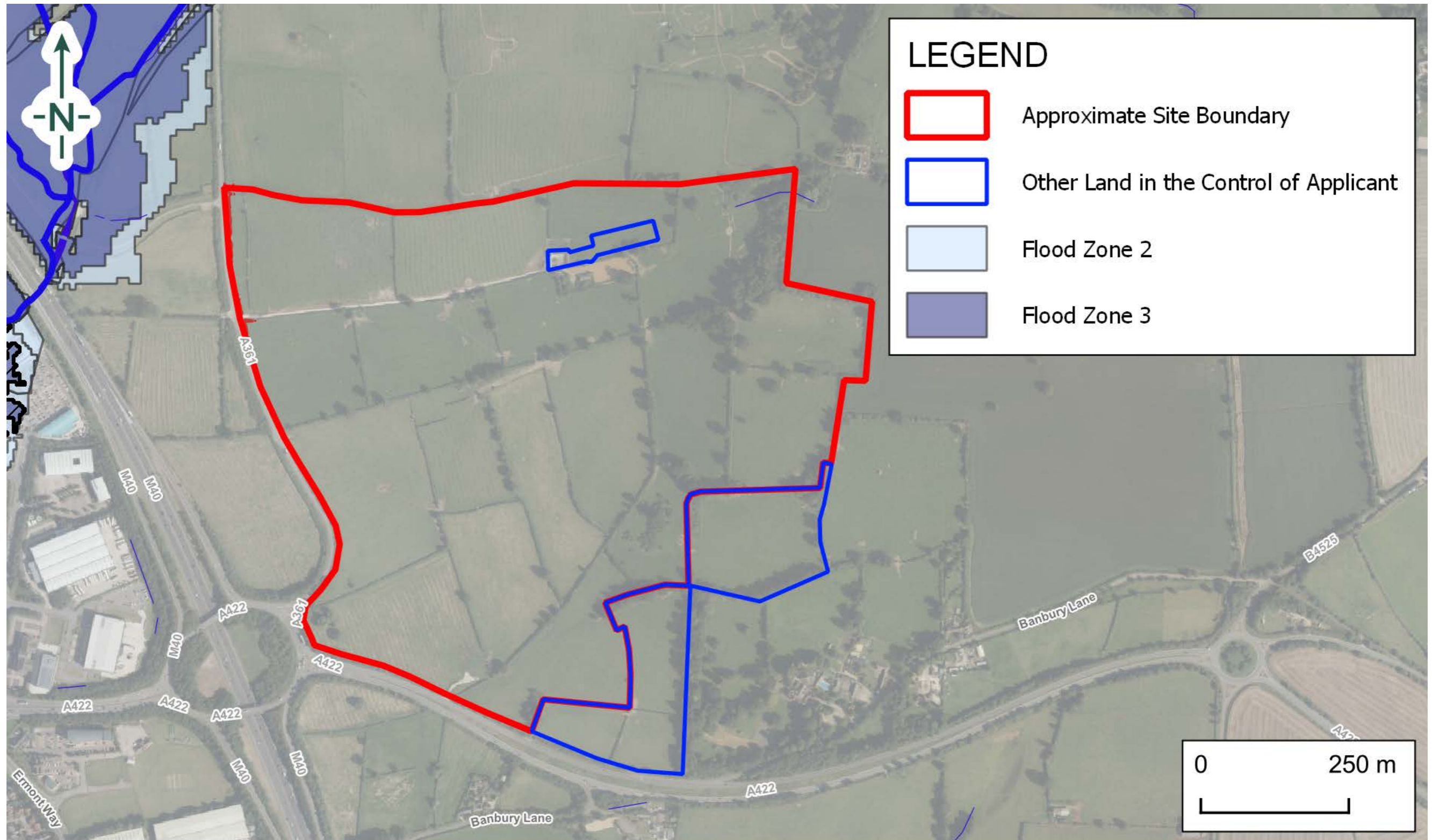
3.51 Furthermore, Installation of 10 no hedgehog houses would be of benefit to local hedgehog populations. Erection of an owl or kestrel bird box would be of benefit to nesting little owl. 4 no. owl boxes are proposed as part of the Biodiversity Impact Assessment., 10 no. log piles positioned around the SuDS and woodland areas. This will create refuge for amphibians, small mammals, and invertebrates.

3.52 Based on the data collected and information provided about the proposed development, it is not anticipated that the development as proposed would result in an ecological impact outside a site level.

3.53 Impacts to species and habitats identified within this report could be mitigated, enhanced, and secured through appropriate planning conditions.

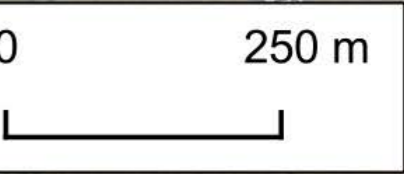
3.54 On this basis the proposed development accords with planning policy.

3.55 For more information, refer to the Ecological Appraisal Report which accompanies this application.



LEGEND

- Approximate Site Boundary
- Other Land in the Control of Applicant
- Flood Zone 2
- Flood Zone 3



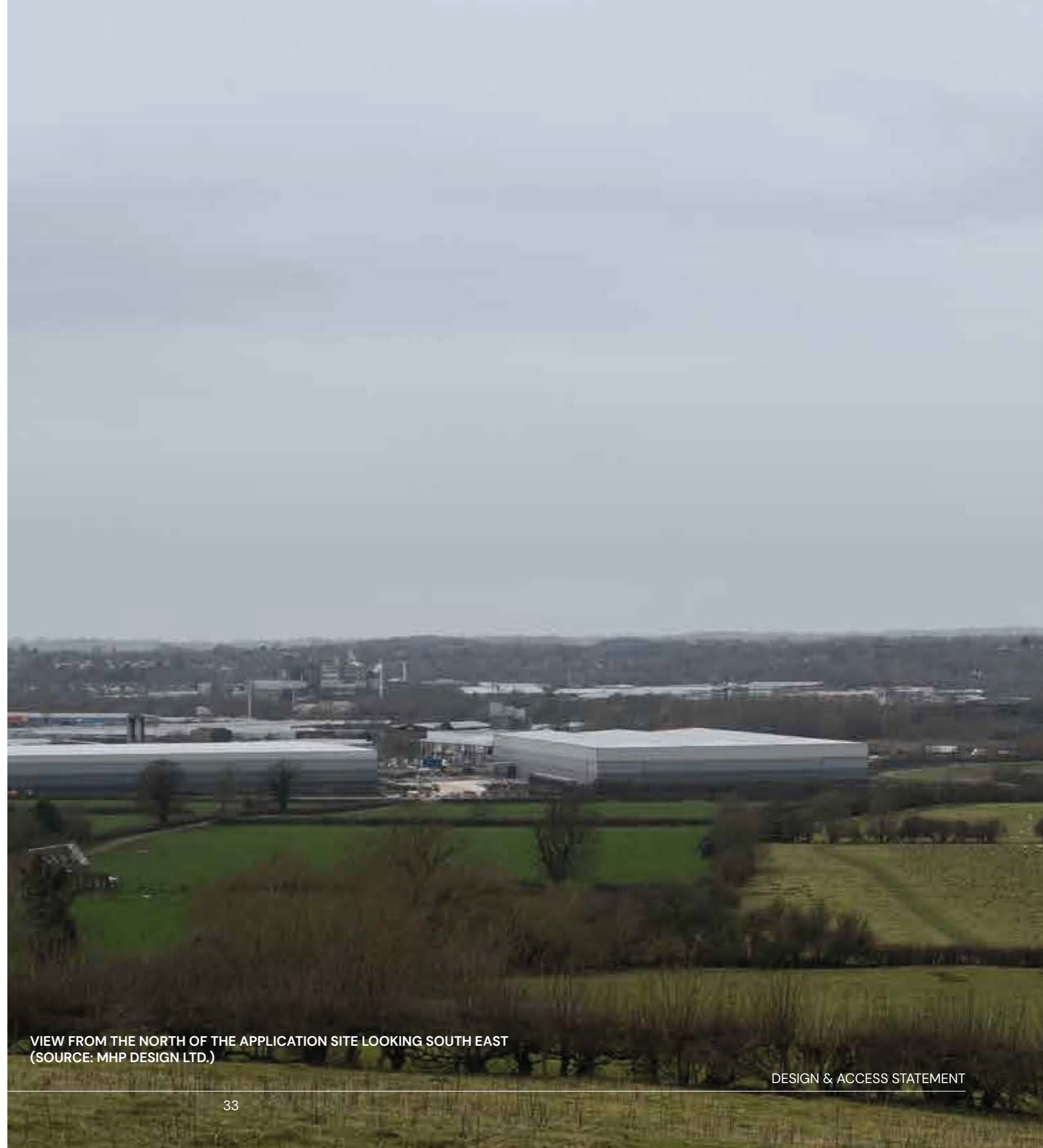
EA'S FLOOD MAP FOR PLANNING
(SOURCE: DELTA-SIMONS)

Hydrology and Drainage

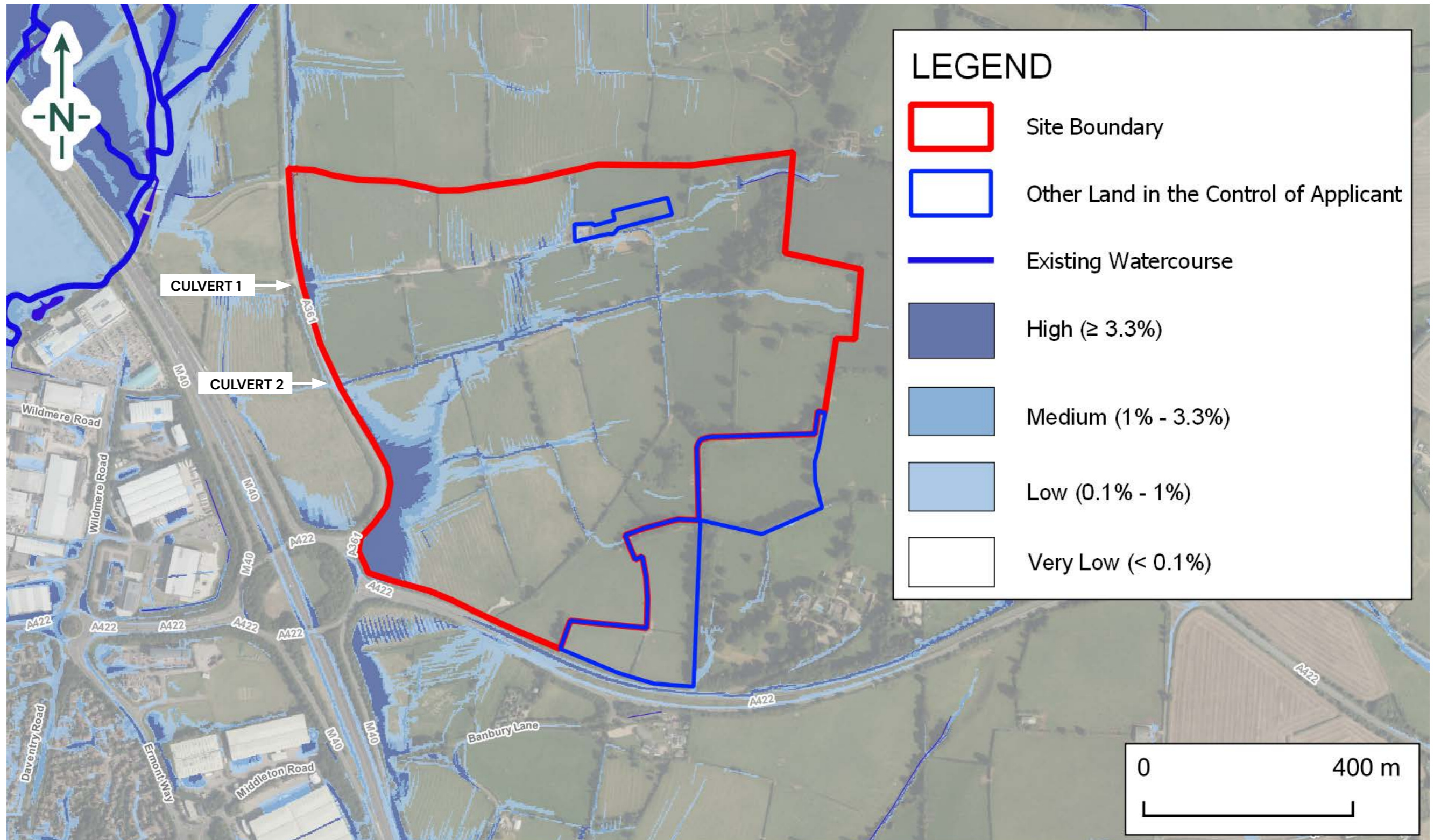
3.56 A specialist consultant has reviewed the hydrology and drainage issues pertinent to the development, and mitigation measures if necessary.

Flood Risk

3.57 The application site is entirely located in Flood Zone 1 which is considered the lowest risk for flooding by the Environment Agency.



VIEW FROM THE NORTH OF THE APPLICATION SITE LOOKING SOUTH EAST
(SOURCE: MHP DESIGN LTD.)



EA'S LONG TERM FLOOD RISK MAP (SURFACE WATER)
(SOURCE: DELTA-SIMONS)

Surface Water Flood Risk

- 3.58 The EA 'Flood Risk from Surface Water' map indicates that the majority of the application site is at Very Low risk of surface water flooding. An area identified at High risk is shown in the south-west of the Site which is associated with surface water flooding travelling west across the Site and pooling with the topographical low point against the embanked junction of the M40 / the A361. However, No historic incidences of surface water flooding have been identified from any of the third party reports. Furthermore, land grading / levelling activities will be undertaken across the application site during the construction phase which will remove any isolated areas of surface water ponding by attenuating surface water flow routes within SuDS features.
- 3.59 It can be concluded that surface water flooding is the main potential source of flood risk to the application site. The associated risk will be mitigated through the drainage scheme outlined below and by setting Finished Floor Levels at a minimum of 101 m AOD. This will ensure that the units are elevated above any residual risk of surface water flooding.

Sustainable Drainage Systems

- 3.60 Attenuation storage should be provided in the form of Sustainable Drainage Systems (SuDS) where practical.
- 3.61 The proposed development will introduce impermeable drainage area in the form of buildings, parking and access. This will result in an increase in surface water runoff. In order to ensure the increase in surface water runoff will not increase flood risk elsewhere, flow control will be used, and attenuation provided on-site to accommodate storm events up to and including the 1 in 100 year plus 40% climate change event.
- 3.62 All methods of surface water discharge have been assessed. Discharge of surface water to the neighbouring site's drainage system and ultimately the River Cherwell via two culverts along the western Site boundary at a rate of 200.2 l/s appears to be the most practical option.
- 3.63 Attenuation storage will be required on-site in order to restrict surface water discharge to 200.2 l/s. Attenuation can be provided within the sub-grade of permeable paving or in the form of ponds and/or detention basins located in the lower western extent of the application site.
- 3.64 There are no readily accessible public sewers within the vicinity of the Site therefore a private sewage treatment plant is likely to provide the best alternative for the Site. A biodisc treatment plant (or similar) would be a suitable option and would provide sufficient treatment for foul flows. Treated effluent should be discharged to the neighbouring Site's drainage system via the two culverts in the west of the application site.
- 3.65 For more information refer to the Flood Risk Assessment and Drainage Strategy report which accompanies this application.

Ground Conditions

- 3.66 A specialist consultant has reviewed the ground conditions in the area, this study found that with respect to land contamination, widespread contamination is considered unlikely and the preliminary risk assessment has identified a low risk of soil/groundwater contamination and a low to moderate risk of hazardous ground gas at the application site.
- 3.67 With respect to geotechnical considerations, it is anticipated that the application site is likely underlain by a sequence of Topsoil (with the potential for limited Made Ground), directly underlain by weathered bedrock deposits of the Charmouth Mudstone Formation.
- 3.68 The following geohazards are considered to be substantial ground related risks associated with the proposed development:
- The weathered Charmouth Mudstone Formation may be recovered as cohesive clay deposits. As such, shallow cohesive soils may be subject to shrink and swell where trees/hedgerows are removed/planted;
 - Areas of perched/shallow groundwater may be present at the application site;
 - The Charmouth Mudstone Formation is likely to comprise of weathered mudstone, likely recovered as clay soils. These soils are likely to be of low permeability which does not typically provide favourable drainage characteristics and soakaway drainage is may not be feasible; and
 - The ground model has the potential to provide localised aggressive ground conditions.

- 3.69 It is considered likely that earthworks will be required to facilitate future redevelopment. Further assessment, in the form of intrusive investigation, will be required to determine an appropriate foundation and earthworks solution for new buildings associated with the application site's redevelopment.
- 3.70 It is recommended that an intrusive site investigation is undertaken to provide an assessment of foundation and engineering solutions to be made. It would be prudent to undertake sampling to assess the potential for contamination and provide a ground gas risk assessment to investigate the risk of gases to impact on the proposed development. Consideration should be given to sampling and analysis of topsoil as a surplus would be anticipated given proposed development. The analysis of these soils would be required to inform re-use options of material off-site.
- 3.71 For more information, refer to the Preliminary Geo-environmental Rias Assessment which accompanies this application.

Utilities

- 3.72 At point of writing, no known existing utilities affecting the proposed development of the application site has been received.

Access

- 3.73 Existing access to the site is via a farm gate from the A422 to the south and two farm gates from the A361 to the west. The northern most of these farm gates provides access to the farm track to Huscote Farm. Access from the east is via a number of gaps in the field hedgerows.
- 3.74 As part of the approved proposals for the land adjacent to M40 Junction 11, Banbury (19/00128/HYBRID), the new highway modifications have created new bus stops on the A361 with footpath connections into the site and an improved and enhanced footway link under the M40 to link with the retail development to the west.
- 3.75 Proposed access to the site including a new 3-arm roundabout on the site frontage on the A361; and a secondary priority junction further north on the A361. Please refer to the Movement chapter in Section 5 of this document for more detail.
- 3.76 There are no footpaths (Public Right of Way, PRoW) within the Site.

Noise

- 3.77 A specialist consultant has undertaken an assessment in order to determine the potential impact on sensitive receptors, with respects to noise and vibration, during the construction and operation phase of the proposed development,
- 3.78 The assessment demonstrates that noise and vibration during the construction and operation phase was unlikely to have any impact on the nearest sensitive receptors due to the high baseline sound levels and increased distance between the Site and nearby receptors.
- 3.79 It is, therefore, considered that due to the significant setback distance between all receptors and the high baseline sound levels that the proposed development is acceptable and there would be no adverse significant effects.
- 3.80 For more information, refer to the Noise chapter of the ES which accompanies this application.

Air Quality

- 3.81 An Air Quality assessment has been carried out to assess the effects of both construction and operation of the Proposed Development on the Application Site and surrounding area.
- 3.82 There would be the potential for some temporary effects due to dust emissions during the initial construction phases, most particularly for those existing dwellings located close to the western boundary of the Application Site, but such effects would be mitigated through appropriate controls agreed with the LPA and be limited to minor adverse effects.
- 3.83 During the operation phase, the impact significance in accordance with the guidance indicates that for all receptors, impact due to development is classed as 'Negligible' at all receptors. With the exception of Hennef Way which is classified as 'Slight'.
- 3.84 To assist in offsetting incremental creep in pollutant emissions, a number of sustainable travel measures should be considered, these are as follows: :
- Electric Vehicle charging – compliant with Policy EV18 of the Oxfordshire Electric Vehicle Infrastructure Strategy, which was adopted in 2021. This requires 25% of all new car parking areas to provide EV chargers;
 - Monitored Travel Plan;
 - Measures to support public transport infrastructure and promote use; and
 - Measures to support cycling and walking infrastructure.
- 3.85 For more information, refer to the Air Quality chapter of the ES which accompanies this application.

Local Character – Frontier Park and existing commercial development west of the M40

- 3.86 The buildings approved for Frontier Park (19/00128/HYBRID), are 17m and 15m in height to the eaves and the design of both seeks to create a unified appearance in order to present a cohesive development approach.
- 3.87 This is done through a simple colour palette of materials providing light tones and hues that have a graduated colour that decreases as it reaches the top, allowing the buildings to blend well with the naturalised landscape.
- 3.88 The existing commercial development west of the M40 includes a wide range of building sizes and appearance.
- 3.89 The Proposed Development would complement the adjacent employment allocation at Frontier Park and existing commercial development west of the M40 at Banbury and would not form a landmark feature within the wider area



IMPRESSION OF FRONTIER PARK
(SOURCE CAMBELL DRIVER PARTNERSHIP)



EXISTING EMPLOYMENT WEST OF THE M40
(SOURCE: GOOGLE MAPS)

Economic Benefits

- 3.90 A specialist consultant has reviewed the potential economic benefits of developing warehouse space on the application site, the study found that the scheme will see up to 140,000 sq. m. of B8 warehousing space developed and will make a significant long-term positive contribution to the Cherwell and West Northamptonshire economies, as well as supporting one of the fastest growing sectors of the economy.
- 3.91 The scheme will also deliver long-term economic benefits to the local economy, many of which are unlikely to be realised if it is not developed. Given the size and scale of the scheme, it is also not unreasonable to assume that it will attract global operators, as well as encouraging further private sector investment from facilities off-site that can support the site – including hotels, leisure and retail.
- 3.92 The Proposed Development will also contribute to the strategic objectives to increase economic growth in the area, reskill the workforce and build a more resilient workforce following the Covid-19 pandemic. The scheme will also contribute towards developing the Oxford-Cambridge arc which the UK government has identified as a high growth area.
- 3.93 For more information, refer to the Economic Benefits of Developing Warehouse Space report which accompanies this application.

Overview of site and context

- 3.94 The results of the various site studies are used to inform and structure the development proposals.

Option 1



BANBURY OPTION 1.
NEW A361 ROAD JUNCTION AS ADVISED/INDICATED

ASSUMED EXISTING BUILDING RETAINED & UTILISED AS MANAGEMENT OFFICE/ ECO STUDY CENTRE.

PROJECTED SCHEDULE (NB. ALL TOTALS TO BE VERIFIED UPON DETAILED STUDY). AREAS INDICATED TYPICALLY ASSUME 5% FIRST FLOOR LEVEL.

UNIT	SQ. M.	SQ. FT.	TYPICAL DIMS.
A	32200	346609	120 x 2560
B	37700	405812	132 x 272
C	14500	156081	72 x 192
D	9000	96878	72 x 120
E	10200	109795	72 x 136
F	7250	78040	72 x 96
G	5400	58127	72 x 72
H	5400	58127	72 x 72
J	5000	53820	72 x 66
POTENTIAL TOTAL	126650	1365289	

NOTE: OFFICES TYPICALLY TO EAST OF UNITS 1/2 AWAY FROM MAIN TRAFFIC OF A361 AND WITH VIEWS OF LANDSCAPE/COUNTRYSIDE.

Option 2



BANBURY OPTION 2.
NEW JUNCTION TO A361 MOVED TO NORTH OF SITE.

NOTE - MOVEMENT OF THE INFRASTRUCTURE CORRIDOR TO THE PERIMETER NORTH AND EAST BOUNDARIES HAS TWO PRIMARY ADVANTAGES:

1. MAXIMISED FLEXIBILITY OF UNIT SIZE/SCALE.
 - 1a. UNIT 1 COULD BE 2 OR 3 SMALLER UNITS - UNITS 2/3/4/5 COULD BECOME 400K SQ FT UNIT AS OPTION 1 LAYOUT IS NOT DOMINATED BY SMALLER UNITS.
2. TYPICAL PLACEMENT OF YARDS TO THE EAST OF THE UNITS SHOULD GREATLY ASSIST WITH CUT & FILL & LEVEL MANAGEMENT.

NOTES RE LANDSCAPE/INFRA CORRIDOR/ATTENUATION

REMAIN AS WASTE/ECO FRIENDLY AREA FOR STAFF.

LEVEL & POSITION OF INFRA CORRIDOR TO BE OPTIMISED

PROJECTED SCHEDULE (NB. ALL TOTALS TO BE VERIFIED UPON DETAILED STUDY). AREAS INDICATED TYPICALLY ASSUME 5% FIRST FLOOR LEVEL.

UNIT	SQ. M.	SQ. FT.	TYPICAL DIMS.
1	32200	346609	120 x 2560
2	12920	139074	81 x 152
3	12700	136706	72 x 168
4	5400	58127	72 x 72
5	6120	65877	81 x 81
6	7480	80516	81 x 88
7	23590	253929	108 x 208
8	29560	318191	132 x 224
POTENTIAL TOTAL	129970	1399029	

4 | Development of the Design Concept

“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, NDG 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 application of key urban design objectives will ensure a high-quality 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 retaining existing natural features to create corridors of green infrastructure which contribute to both landscape and visual mitigation as well as provide a distinct sense of place to the future development.;
- Movement – bringing new connections into the site, and making new links that promote enhanced access both within and through the site, creating publicly accessible links that didn't exist before;

- Community – including creative placement of the various land use(s), with the disposition of open space and built uses designed to maximise health and well-being, enhance vibrancy (mindful of diurnal day and night use change), responding the context and being a good neighbour (sensitive consideration of interfaces with existing properties); and
- Place Making – a hierarchy of streets and spaces, with defined recognisable character areas including a landscaped estate road corridor, new orchard and woodland planting, new green corridors and the creation of attenuation features and new wildlife ponds.

Concept Development

- 4.5 A range of site options and design ideas have been explored and refined to optimise the design concept, extracts from this process are shown opposite.
- 4.6 The initial assessment and concept design for the proposed development was undertaken throughout 2021.

The Design Concept

- 4.7 The preferred Design Concept was then taken forward into the Illustrative Masterplan described in the following section of this statement.



Community Engagement Process

“Local communities can play a vital role in achieving well-designed places and buildings and making sure there is a relationship between the built environment and quality of life. Communities can be involved in design processes through approaches such as co-design, design workshops and other engagement techniques, so that places and buildings reflect local community preferences, improve their quality of life and fit well into their surroundings.”

Para. 17, NDG 2021

Cherwell District Council Statement of Community Involvement (SCI)

- 4.8 Cherwell District Council adopted a revised SCI on 18th October 2021. This SCI has been updated in response to updated government regulations (April 2020) and Planning Practice Guidance (May 2020) issued as a result of the Covid-19 (Coronavirus) pandemic. This SCI is intended to provide a more flexible approach to consultation and engagement to ensure that the Council can still proceed with its planning duties whilst responding to unpredictable national or local circumstances. This SCI supersedes the 2016 SCI and the Addendum adopted in July 2020.
- 4.9 Section 5 of the SCI - ‘Pre-application discussions and consultations’ - states:
- “For enquiries relating to specific schemes or emerging proposals, we offer a formal preapplication service. All potential applicants are encouraged to use this service before applying. Information on accessing pre-application advice, the service that will be provided and financial costs involved can be viewed on the Council’s website.*
- “In any submission which has included pre-application consultation, the Applicant should set out: what consultation was undertaken; and how any and all comments received have been addressed in the evolution of their design and the detail of their proposals.*

Pre-Application Advice and Discussions

“Local planning authorities should ensure that they have access to, and make appropriate use of, tools and processes for assessing and improving the design of development. These include workshops to engage the local community, design advice and review arrangements, and assessment frameworks such as Building for a Healthy Life. These are of most benefit if used as early as possible in the evolution of schemes, and are particularly important for significant projects such as large-scale housing and mixed-use developments. In assessing applications, local planning authorities should have regard to the outcome from these processes, including any recommendations made by design review panels.”

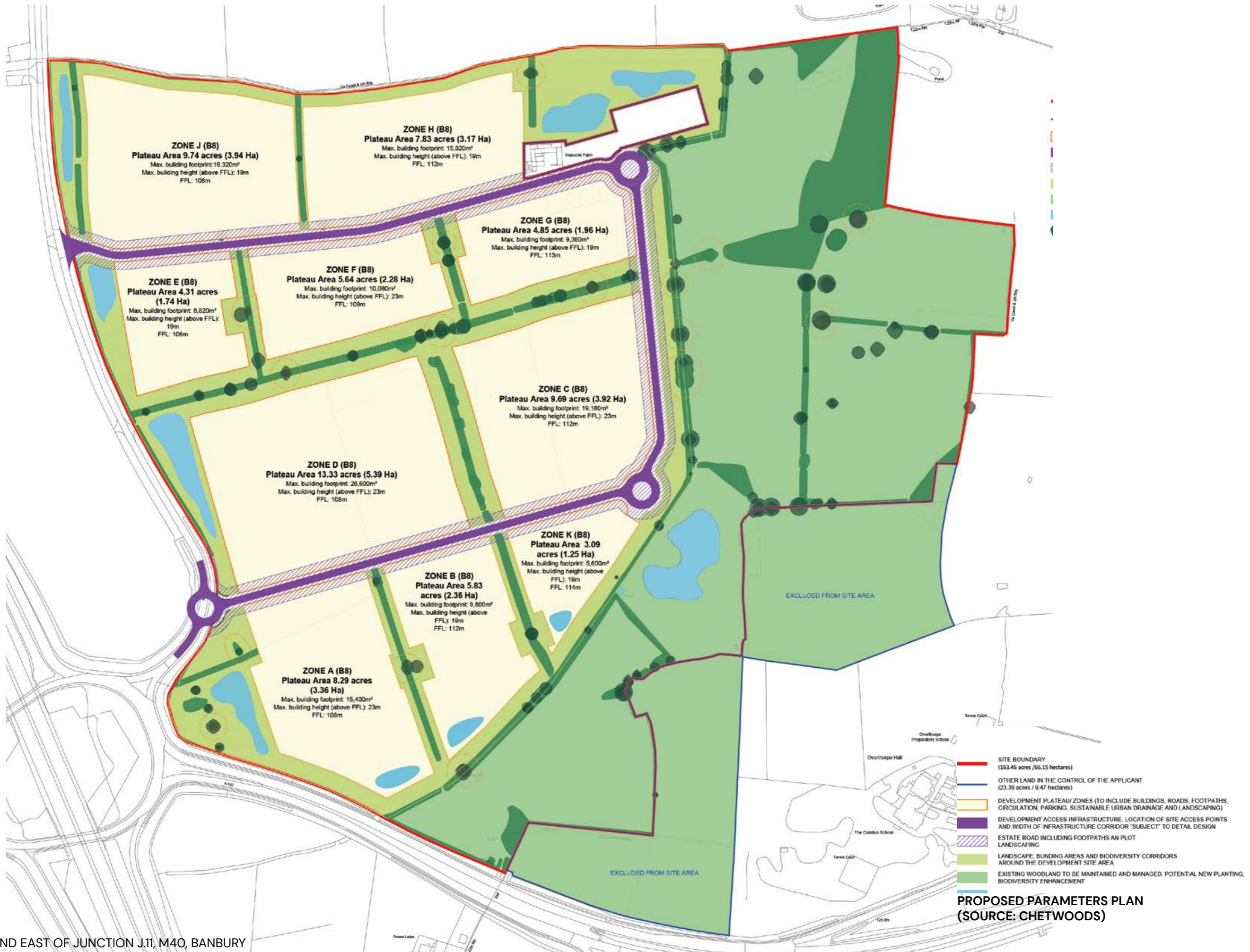
(Para. 133, NPPF 2021)

- 4.10 A request for pre-application advice was made to Cherwell DC on 1st December 2021 by Pegasus Group on behalf of Greystoke CB. Advice sought included the principal of the proposed development at the site location, the scale of development and design and access considerations.
- 4.11 A meeting was held with Officers on 10th March 2022. Those in attendance from the LPA were:-
- Samantha Taylor (Principal Planning Officer)
 - Andrew Maxted (Planning Policy and Conservation Manager)
- 4.12 The response received from the pre-application was that:
- 4.13 A pre-application report was received from the Council on 22nd March 2022. A copy of the Report is attached at Appendix 2. In summary the response was that:
- a) The principle of providing employment development on this site fails to comply with SLE 1 of the Cherwell Local Plan and therefore, would not be supported,
 - b) Development at this location would not be sustainable, given the site’s location without direct and convenient access for pedestrians, cyclists and no frequent public transport service,

- c) The proposal would cause severe harm to highway safety and currently could not be supported,
 - d) Overall, the proposed development would be out of scale and character with the open rural character of the site and its surrounding context, and
 - e) The development would cause unacceptable harm to the visual amenity of the area and the local landscape.
- 4.14 How the Application has addressed these points is considered in the accompanying Planning Statement.
- 4.15 Additionally, Oxfordshire County Council and National Highways were consulted as part of a pre-application request. The detailed comments from the response are considered in the relevant sections of this Transport Assessment produced by David Tucker Associates.

Other Engagement

- 4.16 In formulating the Flood Risk Assessment and Drainage Strategy produced by Delta-Simons that accompanies the application the following was made:
- A consultation request was submitted to Oxfordshire County Council in January 2022. A response is awaited.
 - A pre-development enquiry request was submitted to Thames Water in January 2022. A response is awaited.
- 4.17 Further detail on the consultation process and community involvement is set out in the accompanying Statement of Community Involvement.



5 | Design Proposals

Parameters Plan

- 5.1 The Proposed Parameters Plan is to be 'fixed' as part of the Outline Planning Permission and has been assessed in the accompanying Environment Statement forming part of this Outline Planning Application.
- 5.2 The Proposed Parameters Plan will provide a framework for future, more detailed designs, and will define the type of development that can be brought forward at the Reserved Matters stage.
- **Land Use**
 - **Access and Movement**
 - **Building Heights**
 - **Green Infrastructure**
- 5.3 The Proposed Parameters Plan should be read in conjunction with all documents submitted as part of the Outline Planning Application package. The accompanying Illustrative Masterplan (presented later in this DAS) shows one way in which the development could be laid out in accordance with these parameters.



PRECEDENT IMAGE

DESIGN & ACCESS STATEMENT

USES. Mixed and integrated

“New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use.”

(Para. 109, NDG 2021)

Proposed Use

- 5.4 The planning application site is located at Junction 11 of the M40 north east of Banbury town centre. The site is situated close to the M40 and bounded by the A361 to the west and A422 to the south. The site is located immediately adjacent to a Strategic Employment Site in the Cherwell Local Plan.
- 5.5 As with the new strategic employment sites set out in the Cherwell Local Plan 2011–2031 Part 1; Section C ‘Policies for Cherwell’s Places’ the application site will be:
- Accessible to the existing and proposed labour supply;
 - Has good access, or can be made to have good access, by public transport;
 - Has good access and transport links for commercial vehicles; and
 - Has the least effect on the natural environment.
- 5.6 The proposal seeks to develop the site creating employment opportunities through a mixture of B8 logistics including warehousing and ancillary offices and related facilities. Given the transport links and proximity to the town of Banbury, this will deliver a sustainable development as envisaged in Cherwell’s Local Plan.
- 5.7 The Proposed Parameters Plan indicates the proposed uses within the application site.
- 5.8 The proposed development will consist of the following approximate areas:

Outline Application

- 5.9 Development Plateau/Zones = 29.37Ha
- 5.10 The following approximate landscape and biodiversity areas are proposed (note that the area measurements do not include existing trees, woodland and hedgerows retained across the site):
- | | |
|---|-----------|
| Native Woodland Planting Mix | 4.62 Ha |
| Mixed Native Scrub | 0.39 Ha |
| Proposed Orchard Area | 1.84 Ha |
| Amenity Flowering Lawn | 6.84 Ha |
| Wildflower Grass Land Meadows | 17.92 Ha |
| Wet ponds/Attenuation | 1.37 Ha |
| Proposed New Hedgerows (Greater site) | 957 l/m |
| Proposed New Hedgerows (Within plot boundaries) | 1,465 l/m |
- 5.11 The Illustrative Masterplan shows one way in which the development could be laid out in accordance with the Proposed Parameters Plan and indicates the total GIA for buildings on the site to be up to 140,000 sq m (1.5m sq ft) comprising the following approximate Gross Internal Floor Areas:

Outline Application

Zone A B8 Warehouse

GIA = 15,400 sq m

Zone B B8 Warehouse

GIA = 9,800 sq m

Zone C B8 Warehouse

GIA = 19,180 sq m

Zone D B8 Warehouse

GIA = 26,600 sq m

Zone E B8 Warehouse

GIA = 8,820 sq m

Zone F B8 Warehouse

GIA = 10,080 sq m

Zone G B8 Warehouse

GIA = 9,380 sq m

Zone H B8 Warehouse

GIA = 15,820 sq m

Zone J B8 Warehouse

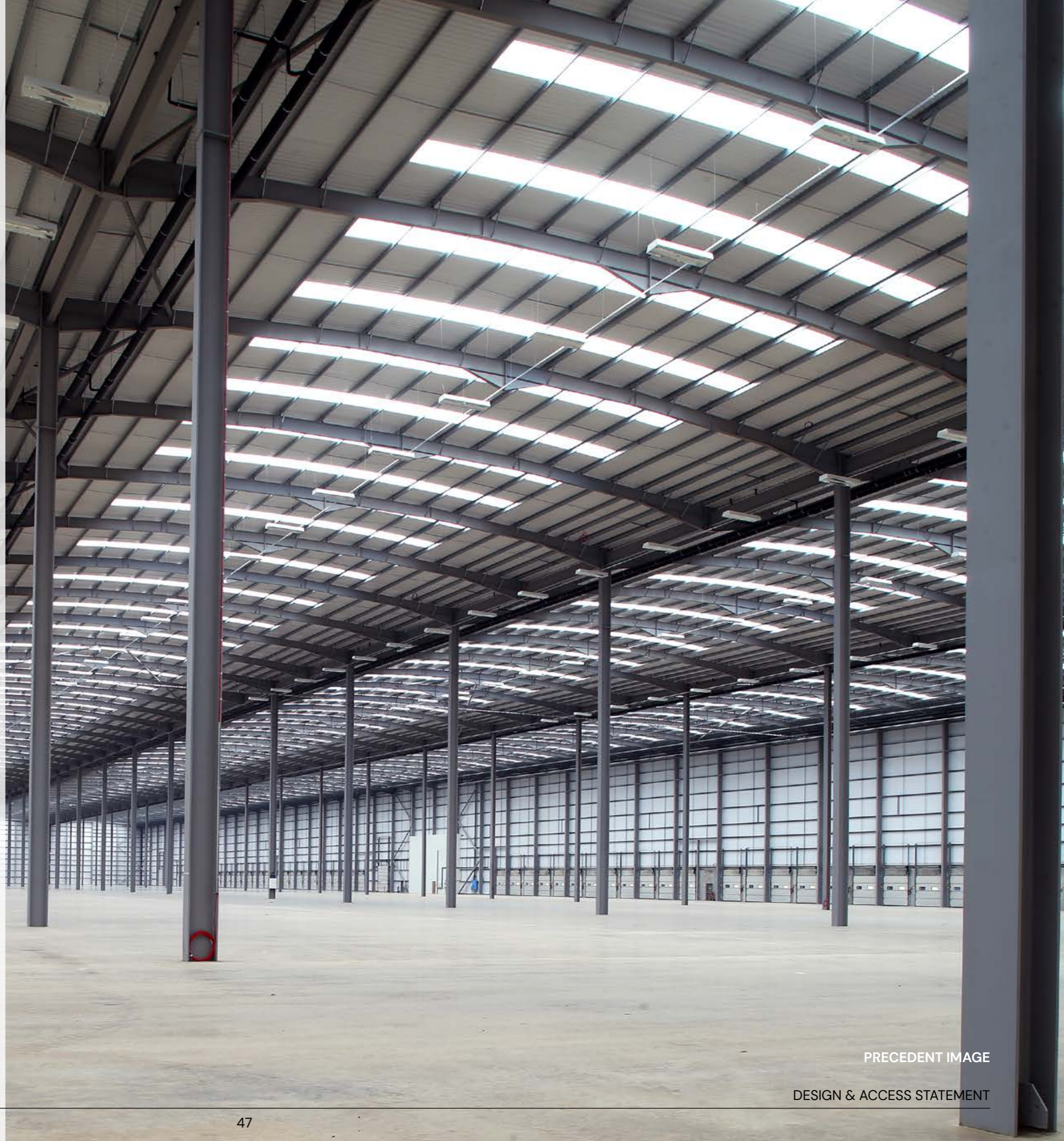
GIA = 19,320 sq m

Unit K B8 Warehouse

GIA = 5,600 sq m

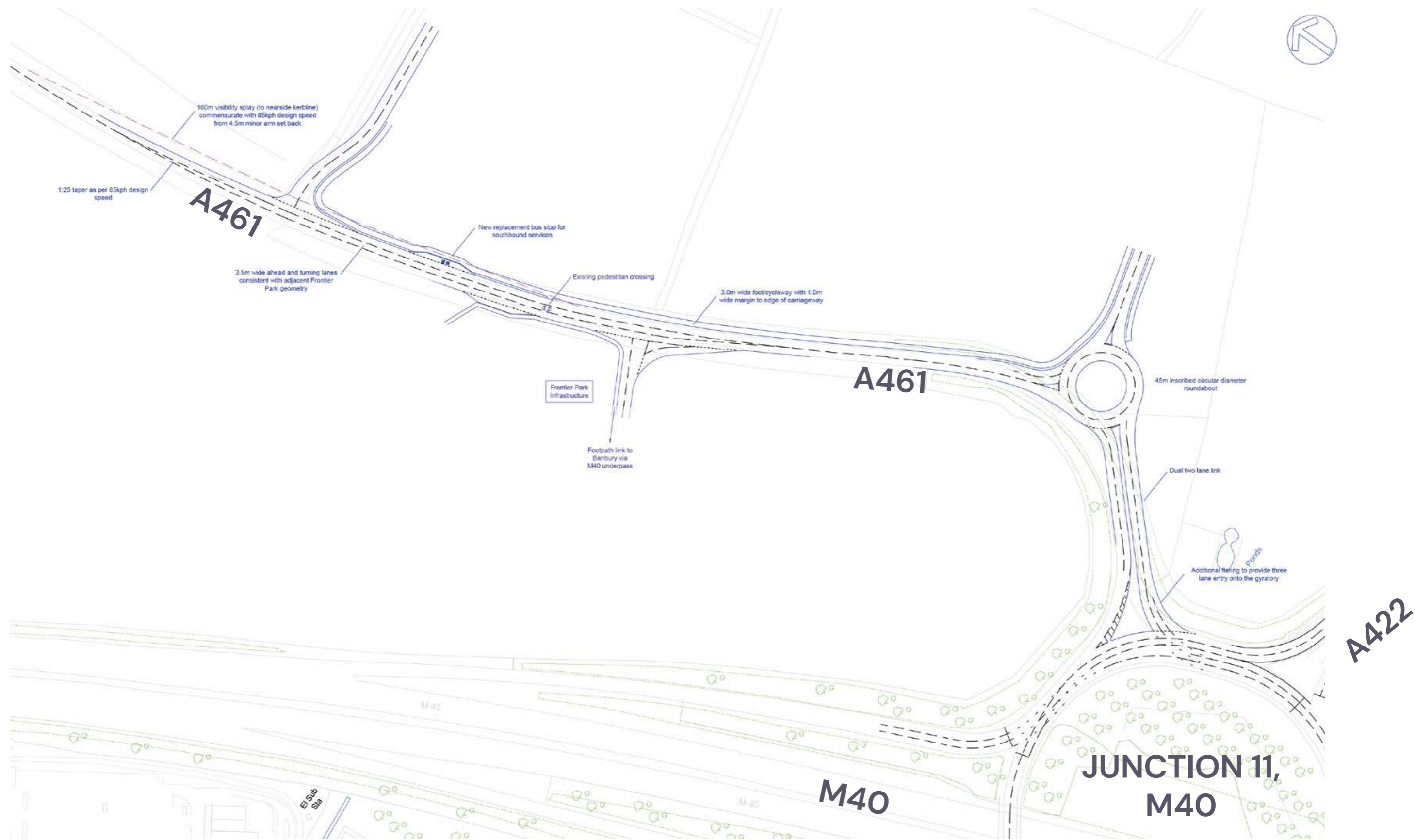
Re-purposed Buildings

- 5.12 Huscote Farmhouse will be demolished whereas the historic agricultural ranges to the north will be preserved and converted to new uses such as offices and/or a training centre (subject to a separate planning application).



PRECEDENT IMAGE

DESIGN & ACCESS STATEMENT



A361 ROUNDABOUT WITH SECONDARY ACCESS
(SOURCE DAVID TUCKER ASSOCIATES)

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)

- 5.13 The site is accessible from the highway network, the A361 and served by the M40 Junction 11 roundabout.
- 5.14 Vehicular access to the proposed development will be provided via 2 no. new access points located to the west of the site:
- 5.15 The proposed vehicular access point(s) are indicated on drawing 'A361 Roundabout with Secondary Access' (23459-01-GA) including;
1. New roundabout on the site frontage on the A361; and
 2. Priority junction further north on the A361.
- 5.16 The site proposals provide good on-site car parking in line with Policy and adequate service provision for all commercial vehicles visiting the different buildings.
- 5.17 Within the development there will be a ratio for accessible spaces serving each building in line with policy.
- 5.18 The proposed development will benefit from the adjoining site proposals (ref 19/OO128/HYBRID) to create new bus stops on the A361 and a pedestrian link under the M40 and improve the existing link with upgraded lighting and surfacing.
- 5.19 Inclusive access is achieved in all buildings by the provision of level thresholds, accessible lifts where required and accessible amenities.
- 5.20 Accessible car parking is positioned adjacent to all entrances to each building.
- 5.21 The development proposals include pedestrian links from the bus stops on the A361 footpaths adjacent to the estate road for ease of commute and to promote sustainability within the application site.
- 5.22 For further details on the proposed access strategy, refer to the Transport Assessment which accompanies this application.



ILLUSTRATIVE MASTERPLAN
(SOURCE: CHETWOODS)

BUILT FORM and BUILDINGS. A coherent pattern of development Functional, healthy and sustainable

“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)

- 5.23 The Illustrative Masterplan (shown opposite) shows one way in which the development could be laid out in accordance with the Proposed Parameters Plan.
- 5.24 The significant landscape and biodiversity corridors within the development boundary, form a key element of the landscape and design approach to the development of this site, and aim to largely filter views of the build development from the surrounding area and limit the effects of the development on the surrounding landscape. The approach to the landscaping within the development plateaus will also aim to establish a high-quality environment with new buildings set within a structured landscape.
- 5.25 In addition, the buildings will be designed to high environmental and quality standards. They will comply with existing and emerging policies and national standards with regards to building design and appearance, but also energy efficiency and performance and an exemplar approach is being proposed based on low energy design principles. The buildings will be designed to achieve a Very Good rating under the ‘Building Research Establishment Environmental Assessment Method’ (BREEAM) criteria, incorporating measures to reduce energy demand and carbon dioxide emissions.

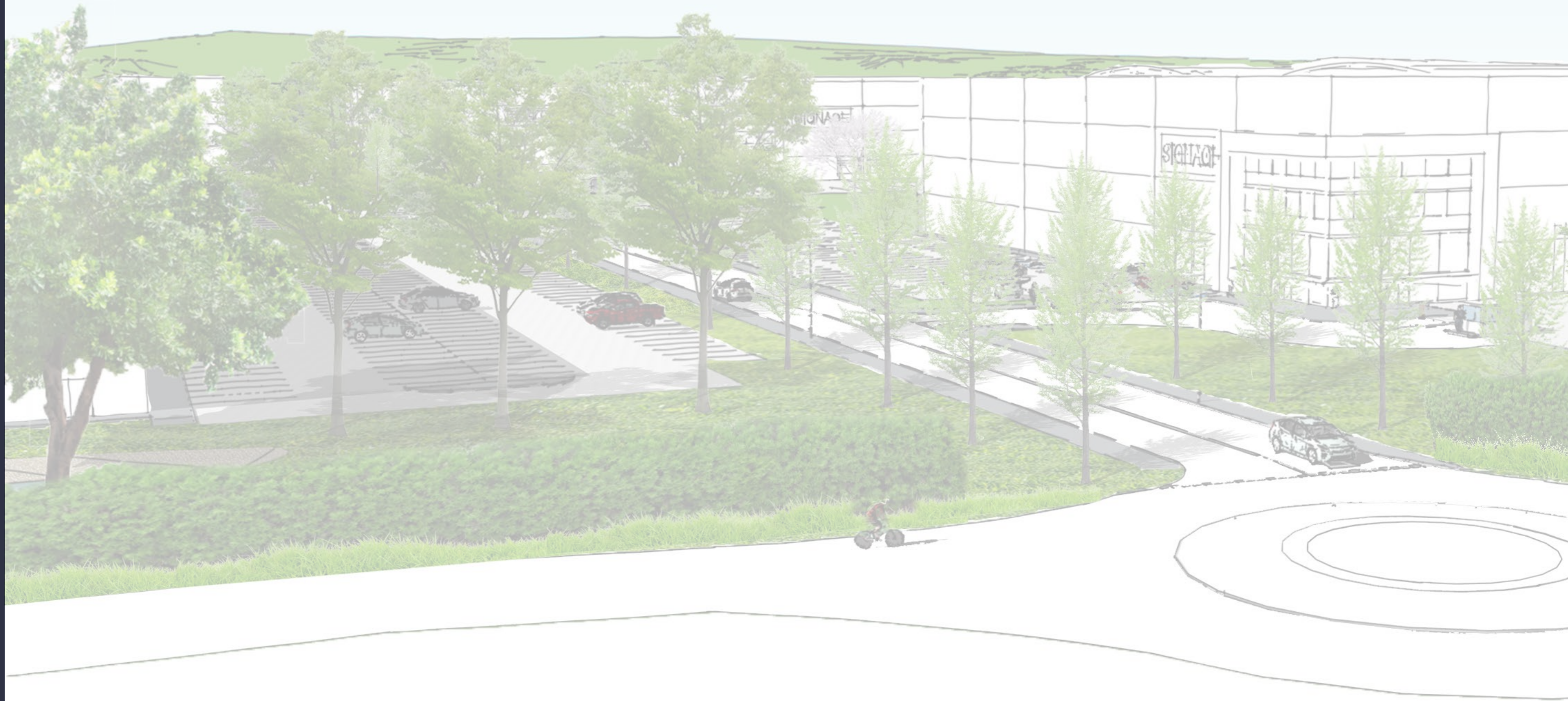
- 5.26 The underlying principle of this design approach is to provide buildings that offer architectural character, quality and enhancement to the immediate vicinity, whilst understanding that buildings of this type cannot be fully concealed.
- 5.27 The elevational treatment will be designed to minimise the visual impact of the buildings toward sensitive views, while allowing for interest and activity at the entrances to the development. A range of external materials and colour palettes are available to enhance building elevations and to soften the appearance and break up the visual proportions of larger building elevations.
- 5.28 The ground levels have been carefully considered within the design process to provide natural screening and enabling the buildings to be set into the site, and surrounding topography, limiting their visibility when viewed from the open countryside.
- 5.29 Materials will be selected to offer high-quality finishes with a low environmental impact utilising the Building Research Establishment Environmental Impact Assessment rating system where possible, to include materials of excellent longevity and durability, in addition to being recyclable.
- 5.30 The design of the buildings will respond to the relevant market sector user/occupiers operational business needs and requirements. The size and height of the buildings, set within these parameters, are designed to accommodate current market requirements, whilst building in flexibility for future changing needs.
- 5.31 The appearance of large warehouse buildings can visually be broken down further into smaller sections in a number of ways with the use of different textured cladding/facing materials colours and textures, which are complementary but provide visually contrasting areas to sub-divide the massing of the elements into smaller areas.

Density

- 5.32 The Illustrative Masterplan indicates the total development area density (TDD) will be about 26.23% and the total site area density (TSD) will be about 16.18%.

Building Heights (Scale)

- 5.33 The buildings heights vary up to a maximum 23m in height (above finished floor level) and the design seeks to create a unified appearance in order to present a cohesive development approach.





IDENTITY. Attractive and distinctive

"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)

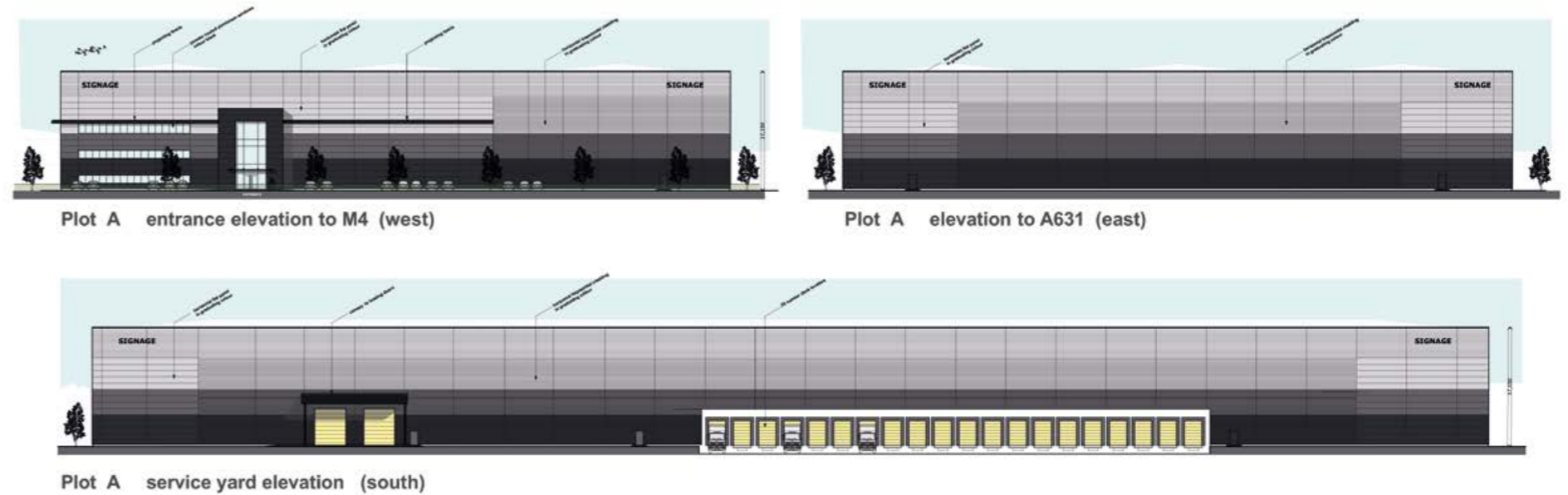
Appearance

- 5.34 The buildings will be designed based on the following design principles and using materials from a comment pallet to create a unified appearance in order to present a cohesive development approach.

Design Principles:

5.35 The appearance of the individual units will follow the theme of the adjacent Frontier Park site including:

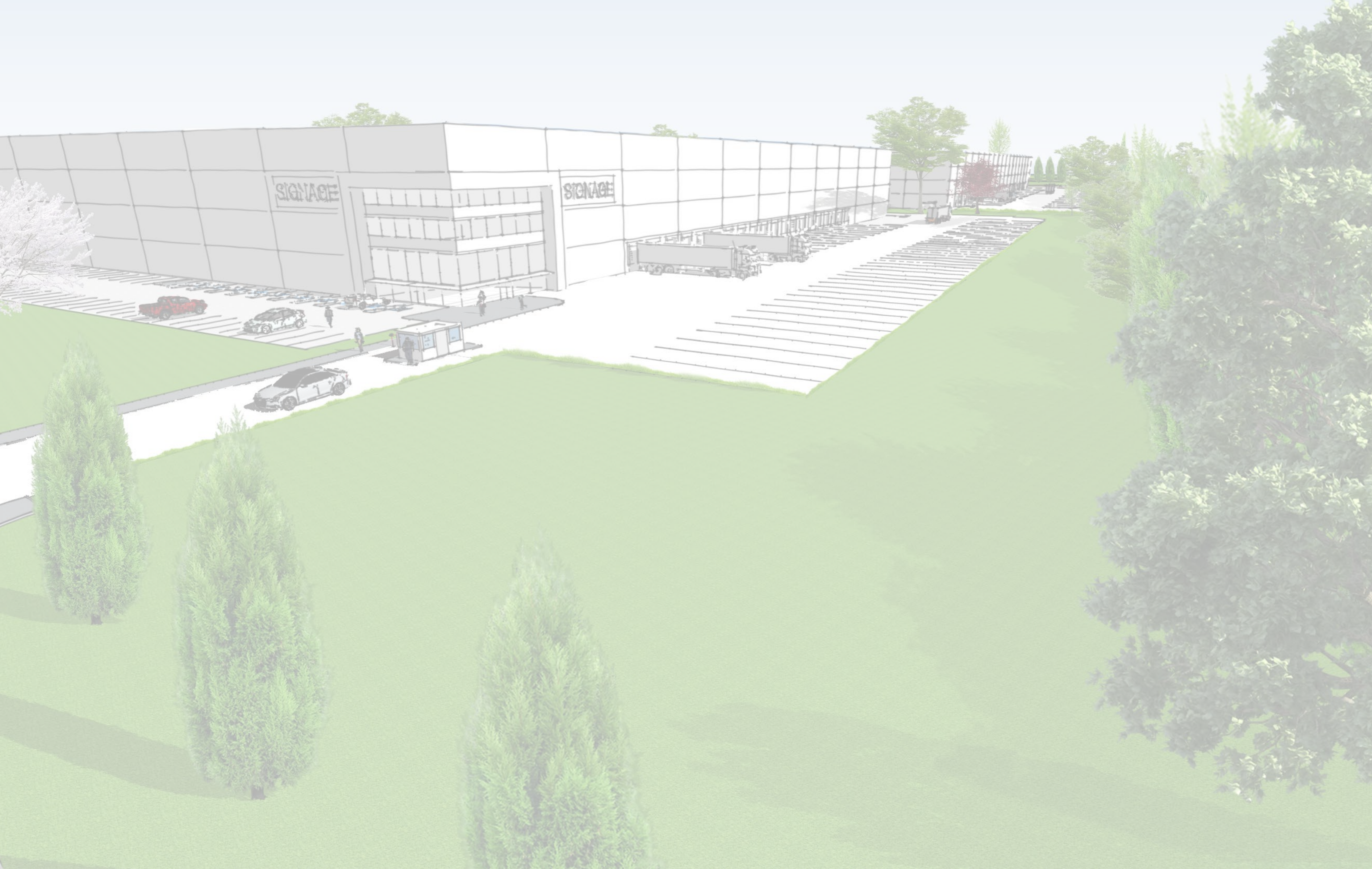
- High quality cladding to the office elements with ribbon glazing.
- Curtain walled office entrances and, if required two storey atrium spaces.
- A 'family' of cladding materials in complimentary colours.
- Elevational devices such as horizontal banding to enhance the massing.
- Consistent approach to landscape design, signage and estate infrastructure.
- Differentiation of parking spaces with alternative paving materials.
- Service yards will accommodate the largest HGV movements.
- HGV 'stacking' lanes at each gatehouse for the larger units.
- Sufficient HGV trailer parking, disabled parking, PTW parking & cycle storage.



**FRONTIER PARK APPROVED ELEVATIONS
(SOURCE CAMPBELL DRIVER PARTNERSHIP)**



**VIEW OF FRONTIER PARK FROM BANBURY GATEWAY SHOPPING PARK
(SOURCE MHP DESIGN LTD.)**





Key

-  Site boundary
-  Existing tree / hedgerow to be retained. RPA extent shown.
-  Existing trees to be removed
-  Proposed tree planting
-  Proposed native woodland mix planting
-  Proposed mixed native scrub
-  Proposed orchard area
-  Proposed hedgerows
-  SuDS Storage ponds
-  Amenity flowering lawn mixture
-  Wildflower grassland / improved meadow grassland

ILLUSTRATIVE LANDSCAPE CONCEPT PLAN
(SOURCE: MHP DESIGN LTD)

PUBLIC SPACES. Safe, social and inclusive

“The quality of the spaces between buildings is as important as the buildings themselves.”

(Para. 99, NDG 2021)

Landscape Strategy

- 5.36 The existing landscape resource of the site and its context has been considered by the assessment, masterplanning and design process. This has extended from preliminary landscape and visual appraisals through to the production of the guiding design principles and the Landscape Strategy proposals. This iterative process has entailed close collaboration between landscape, architectural, urban design, engineering, ecological, heritage and other professionals, to ensure a balanced solution.
- 5.37 An outline landscape plan has been prepared. This has been developed to help integrate the development proposals into the setting of the site and will create an attractive and functional working environment.
- 5.38 The landscape strategy uses retained natural features to create corridors of green infrastructure which contribute to both landscape and visual mitigation as well as provide a distinct sense of place to the future development. The green corridors also conserve exiting habitat and provide an opportunity for expansion of this habitat.
- 5.39 There are a number of key landscape and related GI design issues to be addressed by the proposals. These can be summarised as follows:
- Positively assimilating the proposed development within the site landscape and topography, including detailed attention to the necessary ground modelling and earthworks proposals and proposed building plateaus;
- Establishing and strengthening connections and green corridors; both within and around the built development and with the surrounding landscape;
 - Securing and maximising biodiversity interest, through conservation, enhancement and creation of habitats and green spaces;
 - Integrating Sustainable Drainage (SUD`s) features and measures that will deliver valuable biodiversity and amenity benefits wherever practicable;
 - Establishing and managing a significant and robust landscape framework to form an appropriate and cohesive “green structure” to the built development and create a suitable buffer to the neighbouring settlements and uses.
- 5.40 The significant landscape and biodiversity corridors within the development boundary, form a key element of the landscape and design approach to the development of this site, and aim to largely filter views of the build development from the surrounding area and limit the effects of the development on the surrounding landscape. The approach to the landscaping within the development plateaus will also aim to establish a high-quality environment with new buildings set within a structured landscape.
- 5.41 The scale and nature of the proposed development has been an important factor in informing the proposed Landscape Strategy.
- 5.42 Largely native trees and shrubs would be used to reflect those in the existing locality and the design of the wider Landscape Framework. A mix of planting sizes and densities would be adopted to satisfy the differing objectives, principally those of screening and filtering in the short and longer terms and of establishing well balanced woodland and planting habitats.
- 5.43 All of the landscape areas and features will be managed and maintained in the long term. This will be achieved through the implementation of a comprehensive Landscape and Biodiversity Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape framework proposals.
- 5.44 The extensive landscaped areas will offer some significant environmental opportunities. The proposals include:
- Conserved and new landscape and habitat proposals;
 - Landscape planting includes; new native woodland, tree, orchard and hedgerow planting;
 - Other new habitats to increase ecological diversity and connectivity;
 - Associated and improved signage, interpretation, seating, fencing and gates etc. as part of the countryside access proposals;
 - Comprehensive long term management to underpin all of the new and conserved landscape area.

NATURE. Enhanced and optimised

“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)

5.45 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.

Retention and Management of Existing Vegetation

5.46 The existing and proposed planting strategy include retaining existing roadside hedges, other than at entrances, with new woodland/tree planting generally along frontage to conserve rural character and assist with screening development.

New Structure of Planting

5.47 Planting within the scheme will be utilised to enrich biodiversity, assist in place making and create identity within the development. Along with the elevational treatments of the buildings, the landscape materials and planting proposals will reinforce the different character areas within the scheme and provide continual reference to the surrounding landscape.

5.48 The proposed new structure of planting forms important links as part of the green infrastructure network connecting into the existing landscape, hedgerows and tree belts. The range of planting provided will incorporate a number of ecological enhancements to improve the biodiversity of the site overall.

5.49 Internal site woodland/tree planting, including new woodland belt along eastern margin, will assist with compartmentalising the site and contributing to screening as well as providing wildlife corridors through the site.

5.50 Internal site grass areas will be planted with meadow grass generally but maintained as short grass in locations of high use or building frontages.

Sustainable Drainage (SuDs)

5.51 The integration of a comprehensive Sustainable Drainage System (SuDS) has been considered from the outset and shaped the masterplan development. The aim of SuDS is to maximise the existing potential of the site to attenuate and clean water, while providing valuable amenity by creating and integrating well designed landscaped features and promoting a greater diversity of flora and fauna. SuDs manage surface water run-off rates by mimicking natural drainage characteristics to achieve a sustainable drainage solution that balances water quality, water quantity, amenity and biodiversity.

5.52 The proposed development will introduce impermeable drainage area in the form of buildings, parking and access. This will result in an increase in surface water runoff. In order to ensure the increase in surface water runoff will not increase flood risk elsewhere, flow control will be used, and attenuation provided on-site to accommodate storm events up to and including the 1 in 100 year plus 40% climate change event.

5.53 All methods of surface water discharge have been assessed. Discharge of surface water to the neighbouring site’s drainage system and ultimately the River Cherwell via two culverts along the western Site boundary at a rate of 200.2 l/s appears to be the most practical option.

5.54 Attenuation storage will be required on-site in order to restrict surface water discharge to 200.2 l/s. Attenuation can be provided within the sub-grade of permeable paving or in the form of ponds and/or detention basins located in the lower western extent of the application site.

5.55 Site SuDS attenuation basins where provided should be designed to contribute to new site habitat. A number of attenuation basins may be designed as wetlands/ponds to mitigate the loss of existing ponds.

5.56 For more information refer to the Flood Risk Assessment and Drainage Strategy report which accompanies this application..



PRECEDENT IMAGE

DESIGN & ACCESS STATEMENT



RESOURCES. Efficient and resilient

“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)

- 5.57 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
- 5.58 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.
- 5.59 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.

PRECEDENT IMAGE

LAND EAST OF JUNCTION J.11, M40, BANBURY

Energy Efficiency

- 5.60 The proposed development will need to be assessed using Part L (new buildings other than residential) of the Building Regulations. The document sets out a number of criteria that need to be addressed prior to commencement of the development.
- 5.61 Criterion one of Building Regulations Part L requires that the building as designed is not anticipated to generate CO2 emissions in excess of that set by a Target Emission Rate (TER). Criterion two places upper limits on the efficiency of controlled fittings and services. Criterion three requires that buildings are not at high risk of high internal temperatures in summer months.
- 5.62 The predicted annual energy demand and associated carbon emissions method used in subsequent planning application stages for the proposed development will be calculated in accordance with the methodology set out in paragraphs 2.13 and 2.17 of the Building Regulations 2010 L2A (2013 incorporating 2016 amendments), or any document which supersedes it. The proposed methodology will follow the principles set out in Criterion 1 in order to comply with regulation 26.
- 5.63 The proposed development is currently aiming to achieve as a minimum the BREEAM UK New Construction 2018 rating of 'Very Good'.
- 5.64 Given this is an outline planning application, the level of detail required to satisfy the above criteria is unknown at present. Further consideration will be given in subsequent stages of the planning process and these will be successfully resolved by implementing the use of appropriate materials and standards across the proposed development. Further details can be secured by condition.

De-centralised Energy Systems

- 5.65 By reference to Appendix 5 of the Local Plan there is no, or planned, local district heating available to service the proposed development. At this stage the likelihood is that the warehouses will be unheated, whilst the ancillary office spaces would be more efficiently, and cost effectively heated by other sources such as air source pumps.

Renewable Energy

- 5.66 The following renewable energy sources are considered not to be feasible for the proposed development:
- Hydro – no suitable source
 - Wave – no suitable source
 - Wind Turbine – potential landscape issues
 - Community District Heating – no suitable nearby scheme
- 5.67 The following renewable energy sources are considered feasible but would require an analysis of energy demand of future occupiers of the buildings to understand which is the most cost effective and would maximises potential benefits.
- Ground source heat pumps
 - Air source heat pumps
 - Roof-installed photovoltaic panels
 - Ground-installed photovoltaic panels
 - Biomass CHP
- 5.68 Given this is an outline planning application and the precise mix of the proposed development is unknown, the detailed annual emissions impact of the proposed development cannot be fully estimated. However, the final strategy adopted by the applicant will need to carefully follow the methodology for calculating the predicted annual energy demand and associated carbon emissions set out in Building Regulations 2010 L2A.
- 5.69 For more detailed information, refer to the Energy Statement which accompanies this application.

Biodiversity Net Gain

- 5.70 The Proposed Development will require land take of grassland, a section of scrub, hedgerows, scattered trees and some Ponds. The woodlands, and most areas of scrub habitat are anticipated to be fully retained. The Proposed Development also leaves a number of fields within the Applicant's control, which are proposed to be enhanced with appropriate planting and management to deliver Biodiversity Net Gain. A number of new wildlife ponds are to be installed, to compensate for the loss of standing waterbodies. Many of the hedgerows will be retained with new replacement species rich hedgerows proposed to mitigate the loss and support habitat connectivity. Areas of grassland will be enhanced with new native woodland, attenuation features, wildlife ponds and an orchard proposed. The existing hedgerows are also planned for enhancement through a management regime and additional species planting and there will be inclusion of a large number of native trees throughout.
- 5.71 These interventions provide habitat biodiversity net gain at a rate of 20.64%. For hedgerows an increase of 32.91% is predicted.
- 5.72 It is, therefore, anticipated that the Proposed Development would currently deliver habitat biodiversity net gain beyond 10% biodiversity net gain and be of value to biodiversity at up to a Local level.
- 5.73 For more information, refer to the Preliminary ecological Appraisal Report and the DEFRA biodiversity metric which accompanies this application.



LIFESPAN. Made to last

“Well-designed places sustain their beauty over the long term. They add to the quality of life of their users and as a result, people are more likely to care for them over their lifespan.”

(Para. 151, NDG 2021)

A sense of ownership

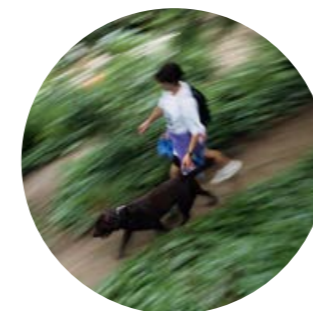
- 5.74 The proposals create areas that are attractive and with clearly defined public and private areas that relate well with one another to help promote a sense of community identity. The development should enable employers and employees to take pride in their surroundings, which in turn will help create a sense of shared ownership and social responsibility.
- 5.75 All of the landscape areas and features will be managed and maintained in the long term. This will be achieved through the implementation of a comprehensive Landscape and Biodiversity Management Plan (LMP), to ensure the successful establishment and continued thriving of the landscape framework proposals.

Adoption areas

- 5.76 When completed responsibility for long term management and maintenance will typically be separated into areas including:
- Highway adoption areas;
 - Open space areas (put forward for local authority or management company maintenance, subject to relevant S106 agreement);
 - Private property ownership; and
 - Shared maintenance areas.

Adapting to changing circumstances

- 5.77 The development can potentially accommodate a range of changing needs of the users over time. This includes changes in the health and mobility of the user, as well as potential changes in lifestyle due to developing technologies, such as use of electric vehicles, remote working and general changes to the way in which people work.





6 | 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.

- 6.2 The plans and design approach together with the supporting illustrative strategies demonstrate how the proposed development for land east of J.11, M40, Banbury 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 Proposed Development comprises the construction for up to 140,000sqm (1.5m sqft) of commercial development primarily in the logistics and warehousing sector. The proposal will include internal roads, landscaping and tree planting. Access to the site would be from the A361, with direct access to Junction 11 of the M40. The eastern part of the application site, will be left undeveloped and will provide strategic landscaping and opportunities for biodiversity gain for the area.
- 6.4 The Illustrative Masterplan shows one way in which the development could be laid out in accordance with the extent of the development parcels defined on the Proposed Parameters Plan. The Proposed Parameters Plan will be the approved plan and will provide a framework for future, more detailed designs, and will define the type of development that can be brought forward at the Reserved Matters stage.

Office Location

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