Drainage Strategy

Surface Water

The development proposals include a site wide drainage system which will collect and discharge foul and surface water flows from site.

Current legislation and guidance require developers to manage surface water run-off from new development, to mitigate flood risk to the site and the surrounding area. While also providing a sustainable means of disposing of run-off from impermeable areas of the site.

Surface water run-off from the new development should be managed via the design of a sustainable drainage system (SuDS). The possible drainage options considered for the site include the use of infiltration methods, discharging to a local watercourse and discharge to the local public sewer.

It is anticipated that the underlying ground conditions are likely to provide a good rate of infiltration, due to the characteristics of the underlying soils. Consequently, it is proposed to discharge flows from the new development via the use of infiltration techniques.

It is proposed to utilise a range of SuDS features throughout the development proposals, including permeable paving, soakaways, raingardens/ swales and an infiltration basin.

Foul Water

A new foul water drainage network will be constructed to accommodate the requirements of the proposed development. The new network will collect and convey foul water discharge from the development to the existing Thames Water public sewer. The nearest practical point of connection is the existing foul sewer network located to the south of the site within Warwick Road.

Figure 27. Drainage Strategy Plan (Source: Jubb)

Sustainability Strategy

At this Outline Application stage, emphasis has been placed on addressing the sustainability of the scheme in three respects:

- Social - to engender a healthy, facilitated and motivated new community;
- Economic - to support the sustainability of the local community; and
- Environmental - to protect the environment and its resources.

The proposal aims to make a positive contribution by:

- Placing the proposed development in an accessible location;
- Making the most efficient use of land;
- Providing a layout that gives the opportunity to create a valued built and natural environment;
- Protecting and enhancing natural habitats and local surroundings through the development process; and
- Accommodating a sustainable water management strategy.

It has been proven that health and well-being are improved by access to open space, and the design encourages people to walk, cycle and use the green infrastructure network to exercise and relax.

Social Sustainability

Many existing facilties in the town are within a 20 minute walking distance;

- The existing PRoW network is respected within the site and provides access to the surrounding countryside, offering residents the opportunity to increase their well-being by accessing attractive green spaces both with and adjacent to the site; and
- Provision of a range of home sizes and tenures, including family housing and smaller units for downsizers as well as affordable units, caters for the changing needs of the population and allows a broad social mix to develop to strengthen the local community.

Economic Sustainability

- The proposal augments the local population at a modest scale. This can be to the benefit of the viability of local facilities, and increases the diversity of work force catchment; and
- Construction of the development will create job opportunities for people and businesses to support the local economy.

Environmental Sustainability

- Ecology will be enhanced and new biodiverse areas created;
- Landscape and Visual Assessments have informed the masterplan which seeks to blend development naturally into its context;
- New and existing vegetation contributes to urban cooling; and
- The scheme has the potential to incorporate solar electricity generation or water heating, and maximising natural day-lighting through the construction of the dwelling – to be determined at Reserved Matter stage.

Electric Vehicles

All dwellings would be designed to enable EV charging which is a sustainable mode of transport under the National Planning Policy Framework. The provision of this EV charging will enable future residents to utilise a sustainable mode of transport with zero emissions.

Home Working

All dwellings will be provided with superfast broadband to enable home working and hence reduce the need for residents to commute to workplace destinations.

Safety and Security

In designing the proposed scheme, the submitted proposals have given due consideration to a variety of policies and planning guidance, including Secured By Design (SBD), Homes 2019. The NPPF recommends that new housing be developed in accordance with and certified by SBD.

Although this is an Outline Application and, as such, the scheme is illustrative, there has been great attention to produce a naturally safe and secure environment. Key elements are summarised below.

Safe Streets

The Illustrative Masterplan demonstrates how new homes may be developed using a permeable block arrangement of well-surveyed and active routes and spaces.

No isolated rear courtyard parking will be proposed. Where rear parking is necessary, spaces will be either overlooked by dual aspect buildings or include property frontages to one side of the street to ensure activity and natural surveillance.

Where houses are on corners and junctions, it would be expected that additional windows would be provided in side elevations to ensure dual surveillance of the street and also avoid large monotonous blank façades.

The Reserved Matters submissions will be required to further demonstrate that streets are adequately lit, and that contorted building or landscape forms that may provide unnecessarily secluded and unsafe environments have been avoided.

Secure Boundaries

Along development boundaries, proposed housing either fronts the space and is accessed via a private drive, or else new development sides onto the boundary and fenestration in the side elevation has the potential to provide a level of surveillance to the peripheral space.

Open Space Design

Within the open space network, open spaces and routes are addressed by built form to create a clear definition between public and private realms. Where rears and sides of properties unavoidably address the public realm, suitable defensive planting and security fencing/walling will be included.

New street trees within the scheme will be maintained with a clear stem of at least two metres to ensure clear visibility at ground level. No substantial shrub cover is suggested within public open space or incidental landscape areas in close proximity to access routes and footpaths.

Detailed design of the open spaces and landscape for the Reserved Matters submission will demonstrate how the proposals will create accessible and safe environments based on the principles of SBD.

5. Summary

Overview of Proposals

This Design and Access Statements supports an outline application (with all matters reserved except for access) that seeks permission for:

"up to 170 dwellings (Use Class C3) with associated open space and vehicular access off Warwick Road, Banbury. All matters reserved except for access".

Land east of Warwick Road, Banbury presents an opportunity to deliver up to 170 new homes, including affordable provision, in a sustainable location with good access to local facilities and services.

New publicly accessible areas of open space would be opened up to the benefit of new residents and the wider community whilst also delivering a net gain in biodiversity.

Application Summary

- Up to 170 new dwellings, making sensitive reference to the local character and vernacular, to meet housing requirement of Banbury;
- Over 6 ha (56% of the site) retained as open space creating new habitats for nature including; wildflower meadow, parkland planting, woodland and grassland - the site achieves biodiversity net gain;
- Play and recreational provision to serve new and existing residents and located to facilitate a sensitive and appropriate gap between this extension to Banbury's settlement area and the neighbouring village of Hanwell; and
- Associated highway improvements, sustainable drainage systems and enabling infrastructure.

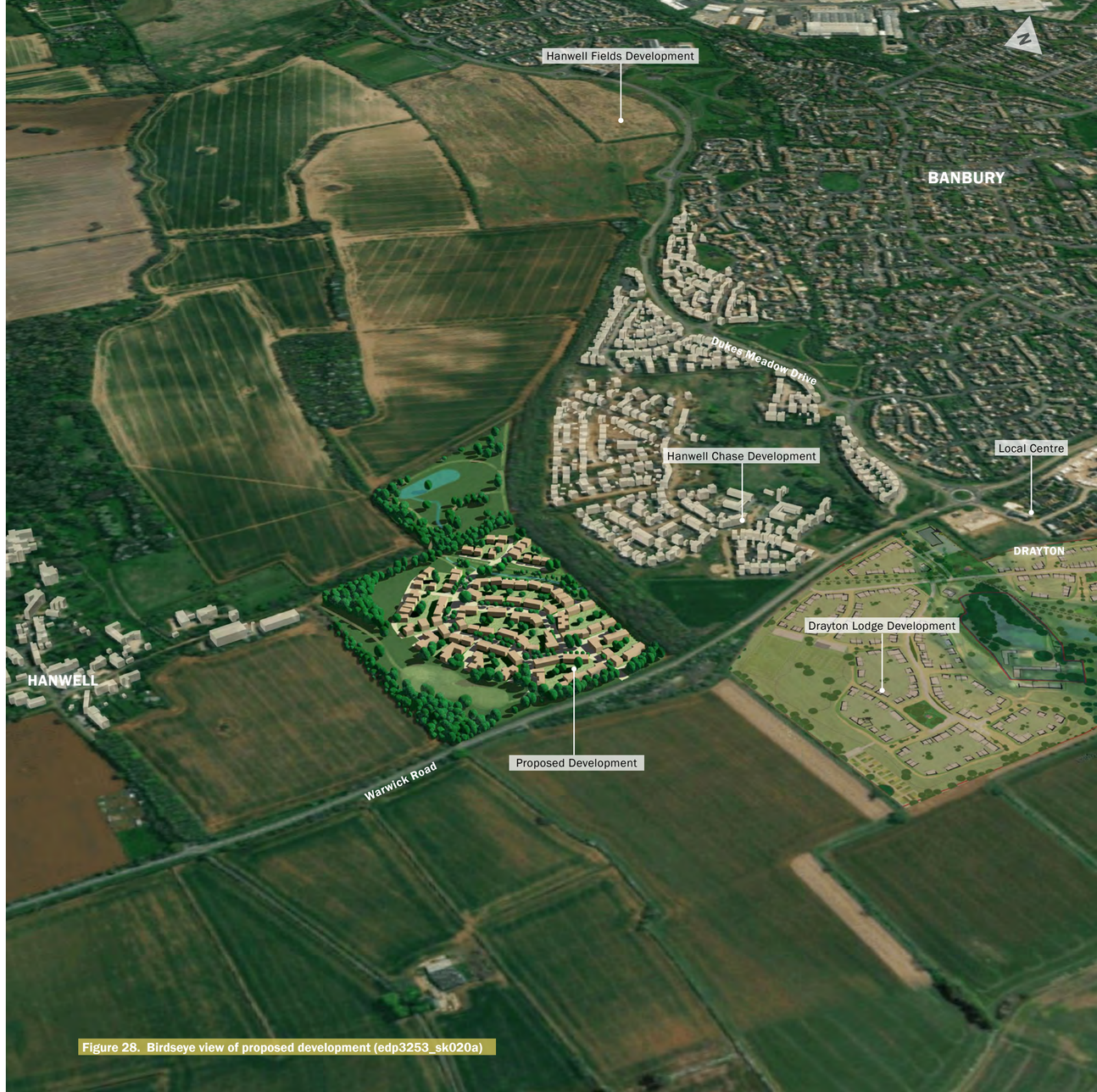

Figure 28. Birdseye view of proposed development (edp3253_sk020a)

The Environmental Dimension Partnership Ltd
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