



Land north of
CAMP ROAD

HEYFORD PARK



Richborough
Estates



LONE STAR LAND

DESIGN AND ACCESS
STATEMENT ADDENDUM

July 2022

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Illustrative Masterplan

The illustrative masterplan (see opposite) has been updated in response to feedback from the landscape architect at Cherwell District Council.

The landscape architect has requested a NEAP in addition to the previously proposed LEAP and LAP. The NEAP is located between the two development clusters, close to the LEAP. All new homes are within 400m (5 minutes walk) of both the LEAP and NEAP. Outward facing dwellings positively address the area of public open space.

Play areas will be designed in more detail at Reserved Matters stage, taking into account the criteria as set out by the landscape architect at Cherwell District Council.

The northern attenuation basin has been reshaped in response to the addition of the NEAP. The relationship between the play area and attenuation basin will be carefully designed to ensure safety, this will be set out at Reserved Matters stage.

All adjustments fit within the green infrastructure framework as per the original submission and no changes have been made to the development area, proposed layout or street design.

As such, the Land Use Parameter Plan has not been updated and is therefore not included in this addendum. The



Access and Movement Parameter Plan and Landscape and Open Space Parameter Plan, previously included in the DAS, have been updated to reflect the changes made to the Illustrative Masterplan, these are shown on the following pages.

- 1** Full application for 89 dwellings (15/01357/F)
Status: Undetermined
- 2** Outline application application for up to 31 dwellings (21/03523/OUT)
Status: Undetermined
- 1** Proposed vehicular and pedestrian access via Camp Road
- 2** Proposed pedestrian/cycle connection to Camp Road
- 3** Proposed pedestrian/cycle connection to Chilgrove Drive
- 4** Primary tree lined street with foot/cycleway
- 5** Secondary street
- 6** Shared surface
- 7** Linked private drive
- 8** Private drive/lane
- 9** Proposed footpaths/recreational routes
- 10** Central green space to act as focal point with playspace (LAP)
- 11a** Playspace (LEAP)
- 11b** Playspace (NEAP)
- 12** 'Wet corridor' public open space to provide ecological enhancement and recreation benefits
- 13** Attenuation basins
- 14** Existing ponds
- 15** Existing vegetation retained and enhanced as necessary with locally characteristic and native species
- 16** Proposed hedgerow strengthening the field pattern by planting up gappy existing hedges
- 17** Proposed native wet woodland
- 18** Proposed native tree belts around airfield to enhance urban fringe and reduce the the visual impact using locally characteristic and native species
- 19** Proposed scattered clusters of native tree planting to give impression of linear tree belt to enhance urban fringe and softening of built form



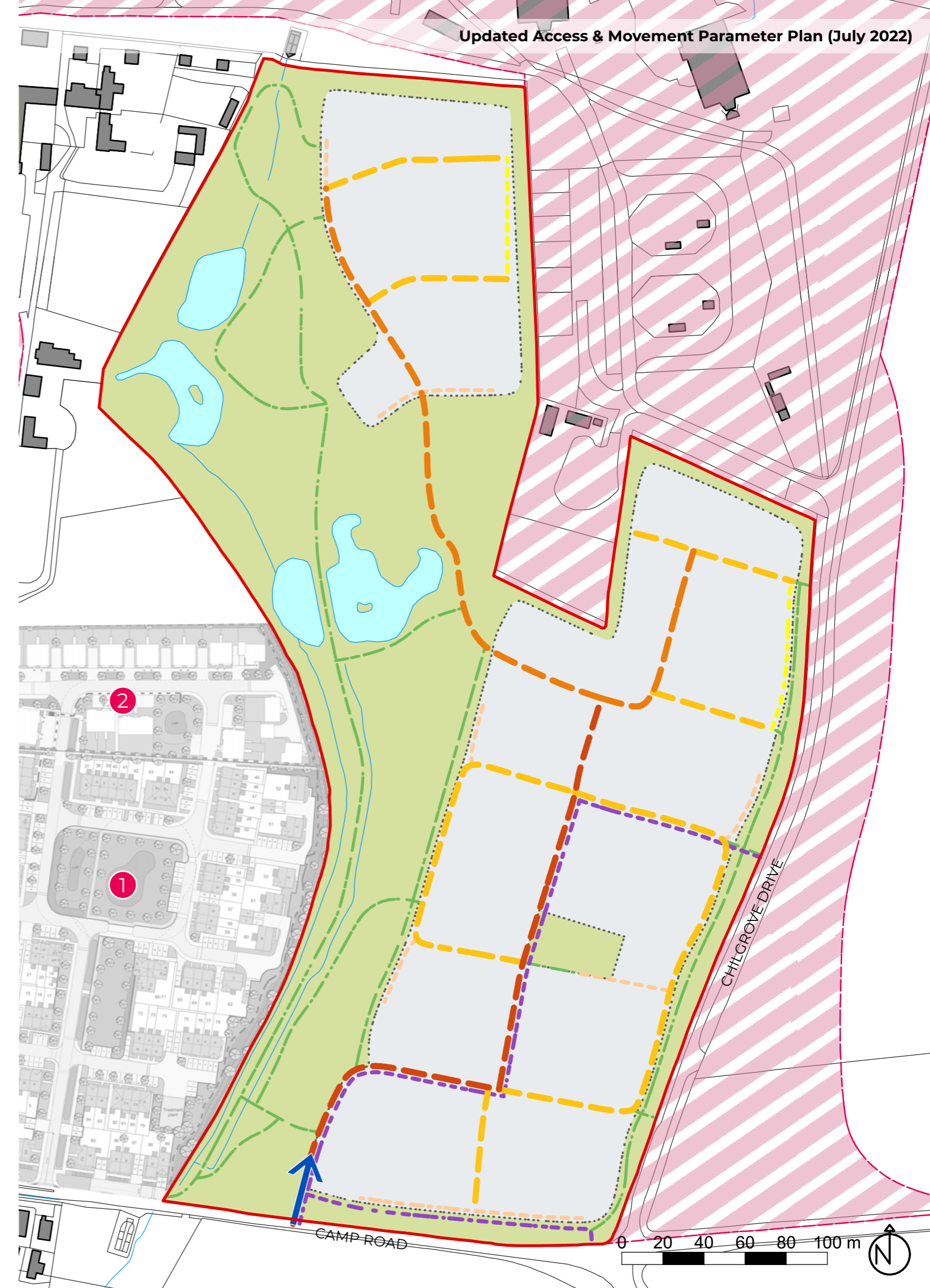
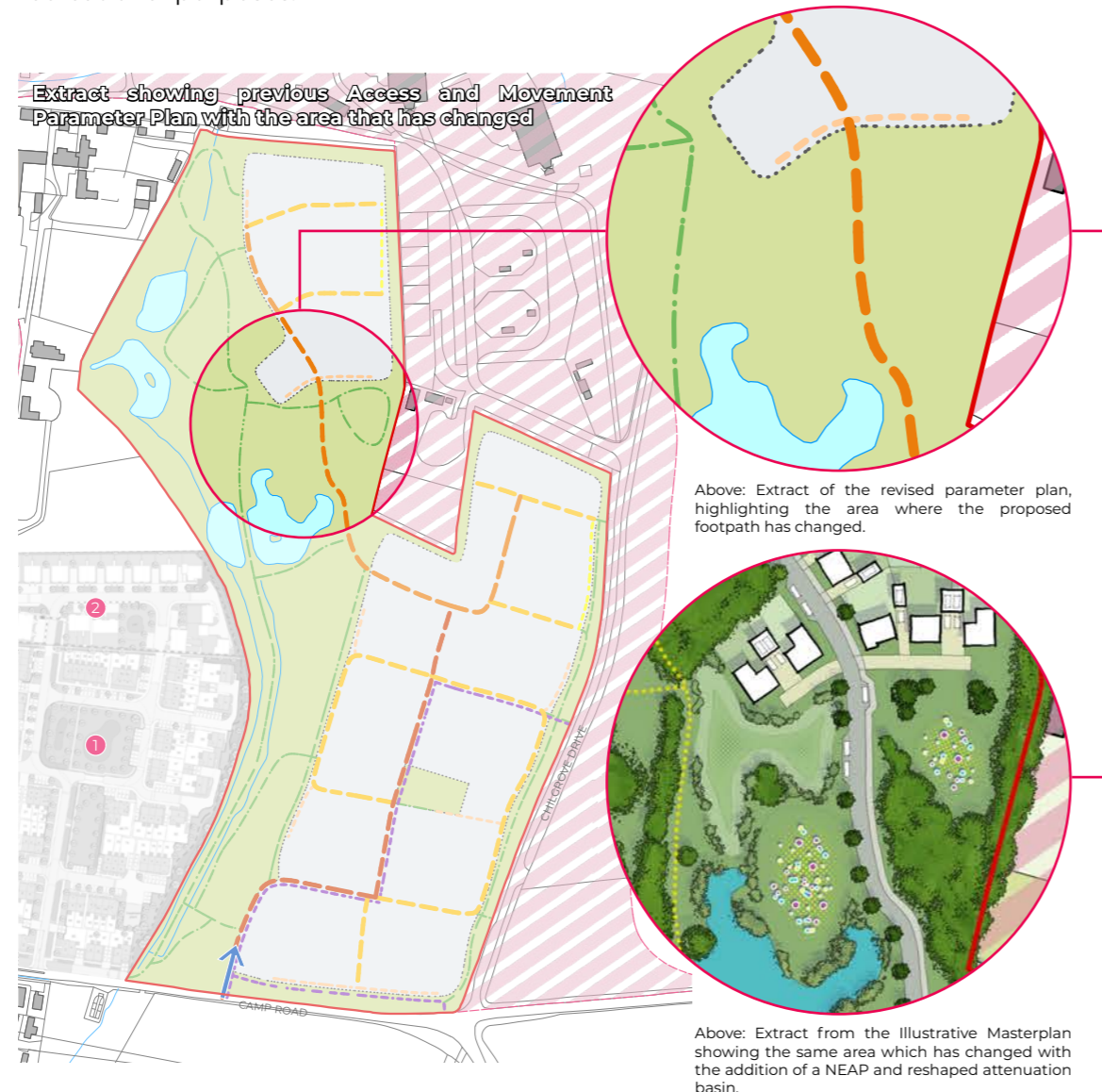
Access and Movement

The Access and Movement Parameter Plan has been updated, to reflect the NEAP and reshaped attenuation basin. The change removes a length of proposed footpath that was located where the reshaped attenuation basin is now located.

Safe and direct pedestrian and cycle routes will be integrated within the streets through the development. These will be well lit and overlooked. Additional recreational routes will be provided through areas of public open space. Clear design and signposting will be used to signify direct and primary routes.

Lighting to footpaths in public open space is likely to be minimal or non-existent (subject to Reserved Matters) for ecological purposes and to emphasise primary movement routes through the development versus footpaths for recreational purposes.

- Site boundary (11.68ha)
- Residential development
- Green space
- Existing pond
- Existing watercourse
- Primary street with foot/cycleway (main tree lined street)
- Secondary street
- Shared surfaces
- Linked private drive
- Private drive/lane
- Proposed footpaths
- Proposed cycle route

















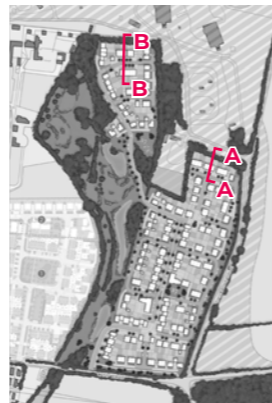
Landscape and Open Space

The Landscape and Open Space Parameter Plan has been updated to reflect the new proposed NEAP and the reshaped attenuation basin.

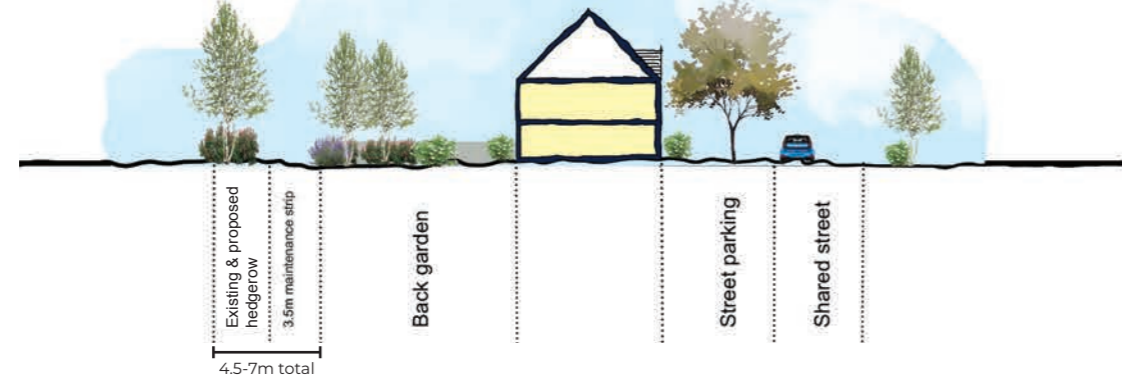
The NEAP has been located close to the LEAP, providing convenient access for all residents. Both the NEAP and LEAP are positioned with sufficient buffers to residential development. The attenuation basin has been reshaped to accommodate the NEAP and existing trees, fitting within the green infrastructure without needing to adjust the development footprint.

The landscape architect had queries relating to the edges of the development. This is set out below for clarity. The buffers along the north eastern edge remain as previously stated in the DAS. The total landscape buffer ranges from approximately 4.5m - 10m. This consists of existing hedgerow which will be retained and enhanced, and a 3.5m maintenance strip. Plots would be bound by fences and the buffers planted with native trees. The buffers would be accessible for maintenance purposes only. These managed ecology buffers will ensure that existing hedgerows are maintained, delivering ecological and arboricultural benefits. The north eastern buffer will not form part of private rear garden spaces and will be securely gated.

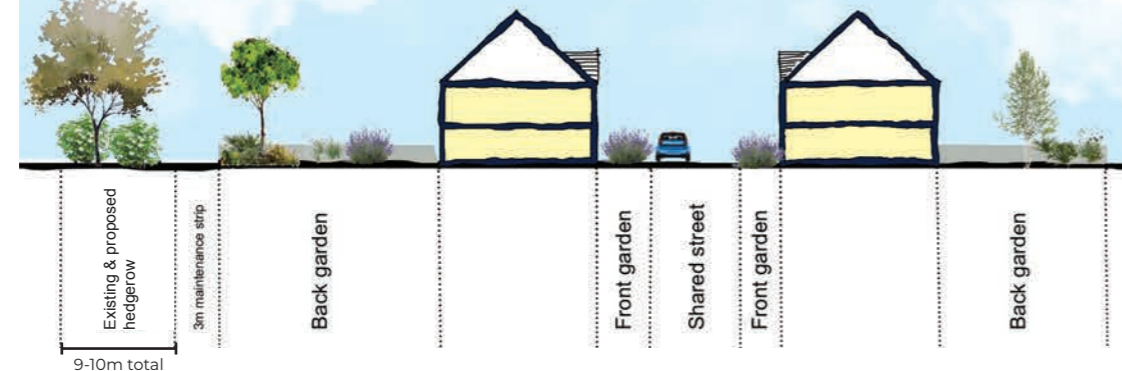
-  Site boundary (11.68ha)
-  Residential development
-  Green space
-  Existing pond
-  Existing watercourse
-  SuDS feature
-  Existing vegetation to be retained
-  Proposed vegetation
-  Proposed footpaths
-  Proposed cycle route
-  Main tree lined street
-  Proposed play space - 1,000m² NEAP (30m buffer to buildings)
-  Proposed play space - 400m² LEAP (20m buffer to buildings)
-  Proposed play space - 100m² LAP (5m buffer to buildings)



AA



BB



Crime Prevention

Feedback has been received from a Crime Prevention Design Advisor at Thames Valley Police. A number of points are detailed matters to be addressed at Reserved Matters stage, however we have set out how the outline Illustrative Masterplan addresses these points here.

Active frontages provide passive surveillance to ensure that public spaces are overlooked. Properties are orientated to look out onto the public open space to the west of the Site. Corner dwellings are proposed to be dual-aspect, ensuring that blank frontages are avoided, as shown in the adjacent image. These will comprise a range of house type designs with habitable rooms located at both ground and first floor level. Outward facing blocks and corner turners address streets and spaces. A minimum of 1m planting and defensible space will be provided to side boundaries adjoining public footpaths and any easily accessible ground floor windows, as shown in the vignette. No rear boundaries adjoin any public footpaths.

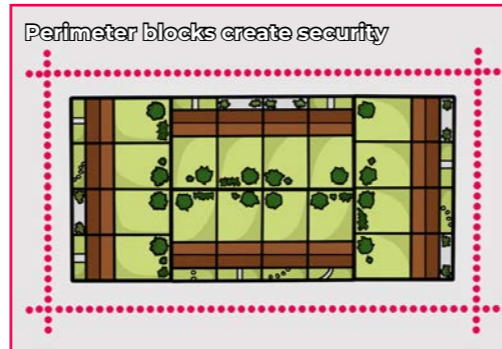
Parking shown to the side of properties is proposed to have surveillance from side windows.

Lighting will be provided along streets, to ensure well lit, safe and overlooked routes for pedestrians and cyclists. More detail regarding a suitable lighting strategy will be determined through discussion with the local authority at Reserved Matters stage.

All residential development is outward

facing for passive surveillance. Further detail relating to sufficient width, signage and appropriate lighting strategies (as needed) for the routes through the public open space and wetland area, to encourage pedestrians and cyclists to use primary safe routes, will be set out at Reserved Matters stage.

The masterplan is illustrative at this stage, indicating one way in which the development could come forward. There are opportunities redistribute visitor parking at Reserved Matters stage, in discussion with the Local Authority.



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