



# Hanwell Fields, Banbury Phase 2

Design & Access Statement | September 2024



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# Introduction

This Design and Access Statement (DAS) supports an outline planning application for up to 114 dwellings and associated open space with all matters reserved other than access on Land at Hanwell Fields, Banbury Phase 2.

A previous application (App. No.: 23/03366/OUT) for up to 114 units was refused in August 2024. Among the reasons for refusal was the impact of the proposed built form on the surrounding context. These concerns are addressed within this DAS by demonstrating the role of the new development as an integral part of the town’s evolving northern edge.

This development is the second phase of the now approved Hanwell Fields, Banbury Phase 1 (21/03426/OUT), and together will form a new sustainable extension to the Hanwell Fields community.

This document summarises the steps taken to analyse the site and its context and illustrates how the proposal and design principles respond to that context and complement with the approved Phase 1 development to the south.

It explains the proposed access and movement strategy and sets the framework for a sustainable high-quality development with regards to landscape, character, density and massing.

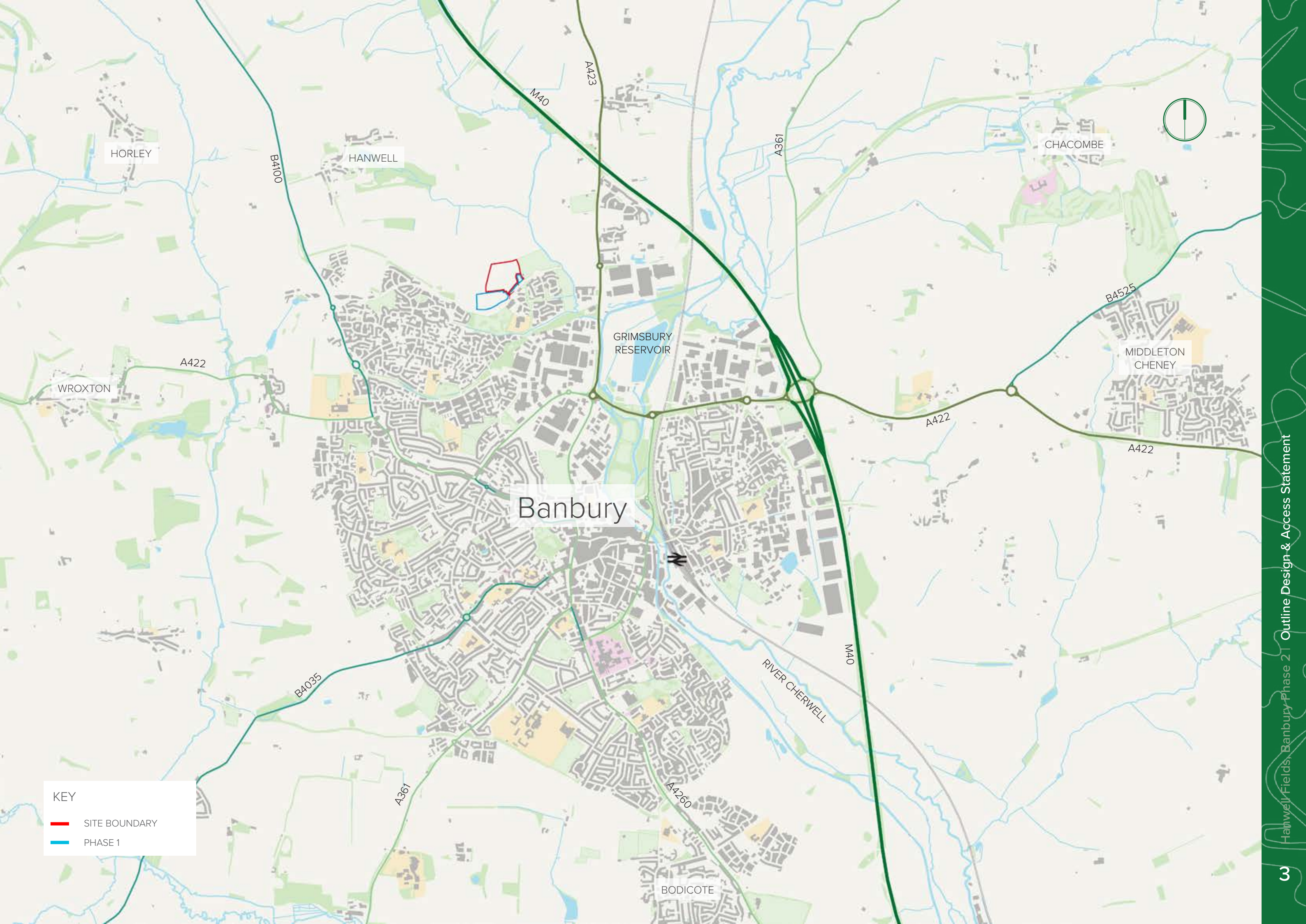
The Parameter Plan and other plans accompanying this application include:

- Site location Plan
- Access Plan
- Site Layout - Illustrative
- Parameter Plan
- Illustrative Site Sections

For the outline application, the illustrative layout and sections are to be used to illustrate a possible design option. Future Reserved Matters applications will need to demonstrate compliance with the Parameter Plan and design principles.







KEY

- SITE BOUNDARY
- PHASE 1



# Accessibility

The site is located on the northern settlement edge of Banbury, adjacent to the modern established “Hanwell Fields” residential area built out along the Dukes Meadow Drive corridor. Hanwell Fields is approximately 2.9km from Banbury town centre and the railway station is 3.4km from the development.

The site is suitably located a short walking and cycling distance from a wide range of facilities in the existing Hanwell Fields residential area. Immediately adjacent to the south east of the site and across Dukes Meadow Drive is the Hanwell Local Centre which comprises a range of small retail shops a Co-Op neighbourhood food store and the Hanwell Arms pub and Hanwell Community Centre.

Further to the south from the local centre is the Hanwell Fields Community School a primary school that serves the wider development area.

To the south west of the site and across Dukes Meadow Drive is Hanwell Fields Park, a large expanse of wooded parkland.

Cherwell Business Village is the closest employment area within walking distance of the site. Banbury also has several more business, commercial and industrial estates offering potential employment.

In conclusion, the site itself is in a highly sustainable location as shown on the map opposite. It is well-related to a wide range of shops, services, amenities and employment opportunities and is highly accessible via a wide range of sustainable modes of transport. An opportunity exists to ensure a logical extension to Banbury and to deliver much-needed market and affordable housing.

A table showing the proximity of the site to the full range of local facilities and transport interchanges is set out below.

| Facility  | Walking Distance       |
|---|------------------------|
| Leisure and Recreation                                  |                        |
| Hanwell Fields Park                                     | 0.3 miles (7 minutes)  |
| Football Fields   | 0.3 miles (7 minutes)  |
| Retail  |                        |
| Banbury Cross Retail Park                               | 1.4 miles (27 minutes) |
| Banbury Post Office                                     | 1.8 miles (38 minutes) |
| Banbury Town Centre                                     | 2.2 miles (45 minutes) |
| Banbury Gateway Shopping Centre and Employment site     | 2.2 miles (44 minutes) |
| Employment  |                        |
| Beaumont Industrial Estate                              | 0.5 miles (10 minutes) |
| Cherwell Business Village                               | 0.7 miles (15 minutes) |
| Wildmere Industrial Estate                              | 2.1 miles (43 minutes) |
| Employment Site Thorpe Way                              | 2.5 miles (49 minutes) |
| Education   |                        |
| Hanwell Fields Community School                         | 0.3 miles (6 minutes)  |
| Hardwick Primary School and Hardwick & Arden Pre-School | 0.5 miles (11 minutes) |
| North Oxfordshire Academy                               | 1 mile (20 minutes)    |
| Transport   |                        |
| Ferriston Bus Stop                                      | 0.4 miles (8 minutes)  |
| Banbury Train Station                                   | 2.3 miles (44 minutes) |





↑ Local Amenities Plan



# Planning Background

The site’s immediate context has been undergoing considerable changes with the expansion of the settlement edge of Banbury as a result of recent housing development perceived within the immediate and localised setting to the west, south and east respectively.

The Local Plan Policy Map extract to the right, shows the site lying immediately to the north of the built-up area of Banbury. To the east of the site is housing allocation Banbury 2 and to the west is housing allocation Banbury 5.

One of the most recent additions to the balanced delivery of new homes to the north of Banbury is the applicant’s own first phase proposals, for 78 dwellings immediately to the south of the application site. This submission now comprises the second phase of this development. Set in this context the application proposal comprises the construction of a mixture of new homes at the site including a range of smaller dwellings, bungalows and family properties intended to help meet the needs of all sectors of the community. Of the maximum 114 dwellings proposed 35 of them (just above 30%) will be affordable in tenure.

Once again, the proposal will facilitate the delivery of a vital supply of new homes that will contribute towards Cherwell’s deficient housing land supply,

one which the applicant calculates as being approximately 3 years and one which is expected to deteriorate further into 2024. This would be some way short of the Government’s requirement of a minimum 5-year supply (A 4 year requirement in the context of the district). It is this deficient supply position, allied with clear recognition by the Council in approving the first phase of development that our client’s land represents an appropriate location to help meet these needs, that justifies the swift delivery of the second phase of the scheme.

Accordingly, in considering this submission and bearing in mind the continued deficit of new homes allied with the almost identical physical characteristics of the site to the first phase land the Council’s conclusions in respect of our client’s Phase 1 application are relevant.

In summarising the merits of the first phase proposal in the context of a deficient housing land supply it was confirmed at paragraph 10.2 of the committee report that:

“The proposed application site is located close to local amenities including shops, school and community facilities and is easily accessible for pedestrians and cyclists. The proposal would have some limited impact on wider landscape views, but this harm would not outweigh the

benefits of the proposal, especially when considered within the context of the Council being unable to demonstrate a 5-year housing land supply.”

Considering the modest scale of this submission – 114 dwellings in total in the context of Cherwell’s largest settlement – the Council is invited to reach a similar conclusion.

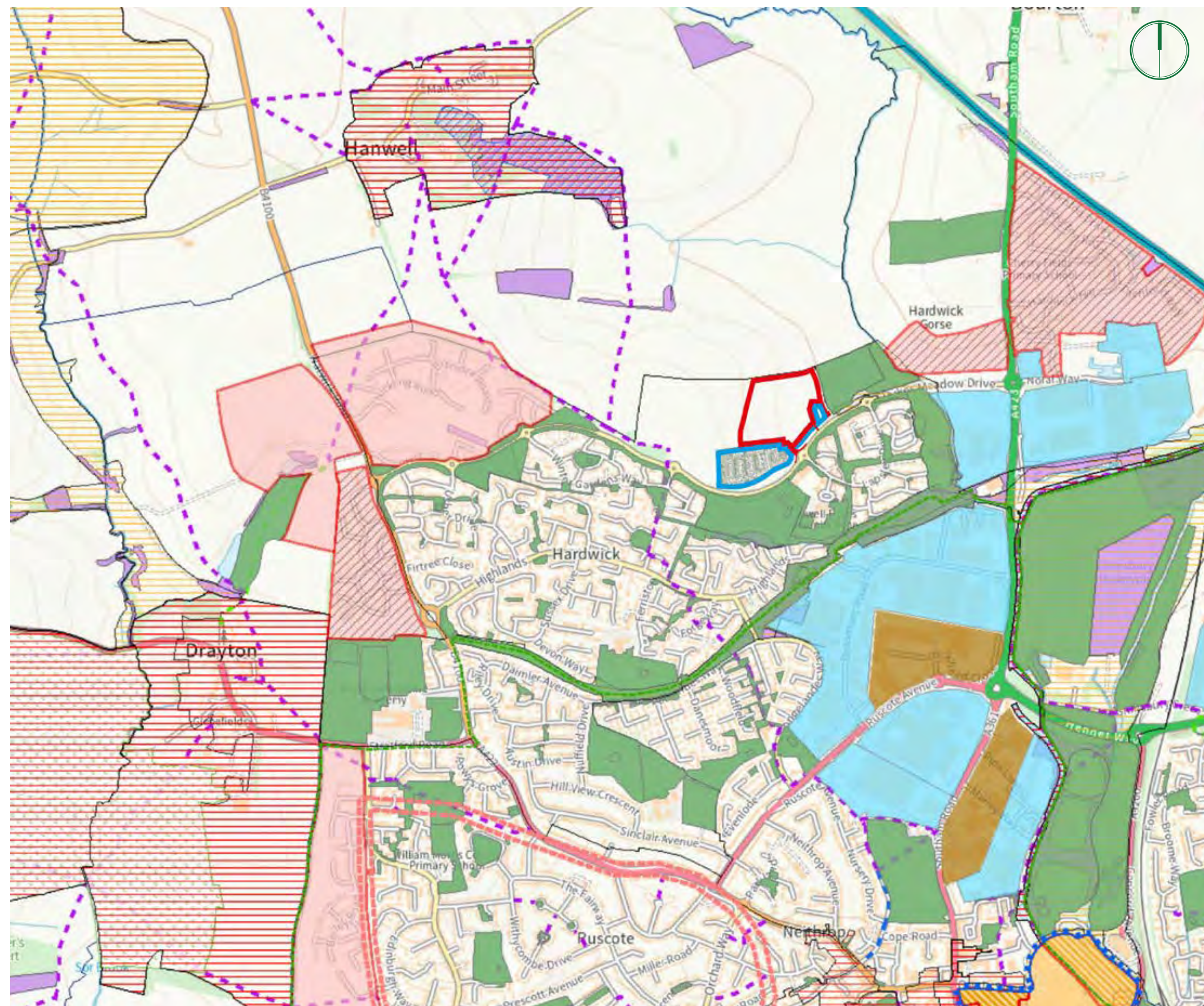
As detailed in the supporting planning statement, this will involve further consideration of the recently refused application for 114 dwellings, albeit for the consideration of the full suite of updated supporting evidence.

## Project time-scales

|                        |   |
|------------------------|---|
| SEP 2024               | • Outline planning application for a scheme of up to 114 dwellings. |
| JAN 2025               | • Anticipate an Outline planning permission resolution              |
| MAY 2025-<br>NOV 2025  | • Detailed “Reserved Matters“ application to be submitted.          |
| SEP 2026-<br>OCT 2026  | • Reserved Matters planning permission.                             |
| NOV - DEC 2026         | • Start Onsite.   |
| NOV 2028 -<br>MAY 2028 | • Anticipated completion date.                                      |



- SITE BOUNDARY
- LAND AT HANWELL FIELDS BOUNDARY - PHASE 1
- ▨ CONSERVATION AREAS
- ▨ EXPANDED TOWN CENTRE
- ▨ EXISTING STRATEGIC EMPLOYMENT SITES (INDICATIVE)
- ▨ EXISTING RETAIL PARKS
- ▨ EXISTING GREEN SPACES
- ▨ STRATEGIC HOUSING SITES
- ▨ APPROVED HOUSING SITES
- BANBURY CIRCULAR WALK/OXFORD CANAL TRAIL
- - - PUBLIC RIGHT OF WAY
- ▨ NERC ACT S41 HABITATS



↑ Extract from Cherwell local plan (2011-2031) policies map with site boundary overlaid



# Local Context Analysis

## Introduction

The development has the potential to create a new interface between Banbury's northern edge and the surrounding countryside. The new development will be integrated as a cohesive part of the existing town, with a focus on maintaining a strong connection to the surrounding residential areas while respecting the local landscape and preserving key views.

This analysis aims to provide evidence of this approach addressing the council's concerns regarding the site's connection to the local character as outlined in the recent refusal.

This context analysis will be utilised to show how the proposed development has been influenced by the forms and arrangements of dwellings within the local context.

The site is located on the edge of the Ironstone Downs character area (near the village of Hanwell) and Banbury settlement boundary.

This analysis will focus on the key characteristics of these areas which have influenced the proposed design approach.



↑ Cherwell District Countryside Character Areas and Heritage Assets (CRDG)

## Cherwell Residential Design Guide (CRDG)

A review of local guidances have been carried out including the **Cherwell Residential Design Guide (2018)**. This design guide provides further explanation and guidance in relation to **Policy ESD15** of the Cherwell Local Plan 2011 – 2031 Part 1: The Character of the Built and Historic Environment.



↑ Cherwell Residential Design Guide (2018)

## Banbury - Urban Character

The market town of Banbury grew as a focus for trade and have developed an **urban character** as a result of rapid growth in the twentieth century.

The map below shows how the current town is relatively compact and how it developed creating three main areas defined by the historic evolution of the town.



- KEY
- PRE 20TH CENTURY - INCLUDING A A COMPACT MEDIEVAL CORE AND VICTORIAN AND EDWARDIAN SUBURBS
  - EARLY - MID 20TH CENTURY - BASED ON GARDEN SUBURB PRINCIPLES
  - LATE 20TH CENTURY ESTATES - WEAK URBAN FORM

↑ Banbury Historic Evolution (extract from CRDG)



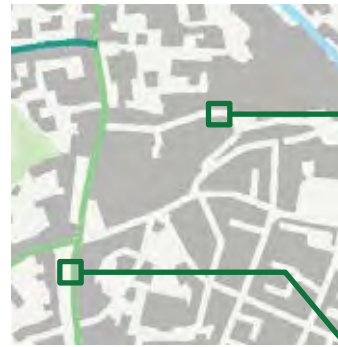
## Pre 20th Century

Banbury's historic core has a medieval pattern of narrow streets, lanes, market squares and burgage plots.

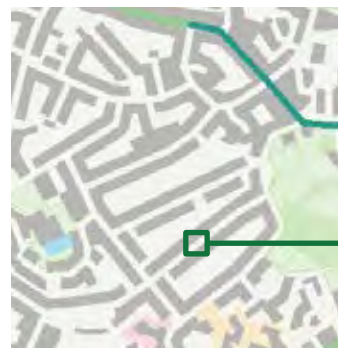
The adjoining suburbs dating from the eighteenth and nineteenth centuries, have a grid plan and consist of two or three storey terraced houses.

### Materials

Early buildings are constructed from local Hornton ironstone and other local ironstones, with locally produced red brick with a soft tone used from the mid-eighteenth century onward.



↑ Medieval pattern of narrow streets, lanes, market squares and burgage plots. Photos: Parson's Street (top); S Bar St (bottom)\*



↑ Grid plan consisting of two or three storey terraced houses. Photo: Queens Road\*



## Early/Mid 20th Century

Later suburbs, have been designed to follow garden suburb principles with a strong lead by the council.

Rows of terraced and semi-detached houses arranged in linear forms behind generous green verges and tree planting define a clear and coherent character.



↑ Later suburbs following garden cities principles. Photos: Cromwell Road (top); Orchard Way (bottom)\*



## Late 20th Century

Large estates developed on the periphery of the town offer little in terms of local distinctiveness.



↑ Dispersed and car-dependent layout with a weak urban form and lack of distinctiveness. Photo: Edinburgh Way.\*



## Banbury - Key Characteristics (Extract from CRDG)

**It is important that new development at the edge of town continues to relate well to the centre and reflects the building traditions of the town's more distinctive residential areas.**

### Key characteristics include:

- A compact medieval core, defined by a clear network of streets and defined frontages. There are a wide range of building styles reflecting the development and redevelopment of the area over the centuries, but harmony is established through the consistent rhythm of the plots, scale and materials

- Victorian and Edwardian suburbs with greater consistency; typically terraced properties, constructed in local brick with a harmony of plots, scale and details
- Many of the mid 20th century suburbs also have a sense of order established along Garden Suburb principles, with tree-lined avenues and stretches of terrace or semi-detached properties

set back from the street behind clearly defined thresholds

- Some late 20th century development has a weak urban form and lacks local distinctiveness



# Local Context Analysis

## Banbury - Immediate Context

As part of the late 20th century expansion of Banbury, Hanwell Fields is located to the south of Dukes Meadow Drive and is based on a clear hierarchy of organic street design with an informal perimeter block layout.

A key feature of Hanwell Fields is that green 'fingers' break up the development parcels and provide a network of pedestrian and cycle links across them.

Buildings are mainly two to two and a half storey houses and three to four storey flats. The palette of materials includes rubble stone, red brick and occasional painted brick and render. Roofs are slate and tile.

### Immediate Context- Key Characteristics

- Clear hierarchy of streets with an organic and informal design
- Green 'fingers' breaking up the development
- 2 to 2.5 storey houses and 3 to 4 storey local centre
- Parking is arranged to the rear in parking courts with limited private gardens/amenity space
- Limited palette of materials including mostly bricks and rubble stone



↑ Hanwell Field - Informal frontage with buildings stepping down to follow the contours.\*



↑ Hanwell Field - Local Centre with 3 to 4 storey buildings.\*



↑ Green 'fingers'.\*



↑ Hanwell Fields - Clear hierarchy of streets and green 'fingers' crossing the site creating a walk-able development.\*

## Ironstone Downs - Hanwell Village Conservation Area

Despite being adjacent to Banbury, the site is also on the edge of the Ironstone Downs Character Area, about 1 Km from Hanwell Conservation Area.

A review of the Hanwell Conservation Area Appraisal has highlighted the following:

### Street pattern

Hanwell has a linear and organic street pattern mainly formed by The Main Street and Church Lane waving around the Hanwell Castle's grounds.

### Buildings

Predominantly vernacular dwellings dating from the 17th and 18th century, often located at the back of pavement or set back behind ironstone walls.

Buildings are 2 or 2.5 storey in height including mostly large detached properties and few examples of semi-detached and short terraces.

Roof pitches are steep with brick stacks on the ridge line.

### Materials

The building material is predominantly coursed ironstone. There is also use of red brick especially in the outbuildings of the larger houses.



Although the roofing material is mostly old red clay tile and Welsh slate some thatch remains.

### Boundary Treatments

The main form of enclosure is stone walling, predominantly mortared and about a metre in height. Many of these are retaining walls, where the level of the road is somewhat lower than that of the garden. Trees and hedgerows are important features of the street-scene.

## Hanwell Village- Key Characteristics

- Organic pattern of historic routes
- 2 to 2.5 storey large detached properties and few semi-detached and terraced houses
- Varying set-backs with buildings located on the back of pavement or behind green spaces or stone walls
- A sloping topography combined with the winding nature of the historic routes, have influenced the rural setting of the village which features characterful stone walls and gently sloping front gardens and open spaces
- Predominantly coursed ironstone for walls; steep roof in clay tiles, welsh slate and few thatch roofs



↑ Mostly large detached properties with few semi-detached or short terraces.\*



↑ Mostly 2 to 2.5 storey buildings although some appear taller as a result of their raised position.\*



↑ Typical arrangement of buildings around sloping green spaces off the main historic route featuring stone walls and verges with planting.\*

## Summary Of Context Analysis

This analysis has identified positive qualities within three main character areas that will influence the design of the proposed development:

### 1. Banbury:

- Compact forms defined by streets with a high a level of enclosure
- Consistent rhythm of plots' sizes and scale (mainly 2 to 3 storey) particularly within Victorian and Edwardian suburbs
- Consistency of materials which create a sense of harmony throughout

### 2. Hanwell Fields:

- A green infrastructure which breaks the continuity of the development, provides amenity spaces and alternative and safe movement routes

### 3. Hanwell Village:

- Responds to its sloping topography by defining organic routes and landscaped areas to create a smooth transition between levels
- Informal arrangement of buildings often set behind retaining walls and sloping gardens with planting



# Topography

The sloping nature of the site means that there are some localised and longer distance views available, however these are perceived within the context of the wider settlement of Banbury.

Within the context of views from Hanwell, the built edge of Hanwell Fields is not perceived, being contained by intervening vegetation that includes significant tree belts and a prominent mature woodland block.

There are limited longer distance views in which the site is seen within the wider context of Banbury. Within the context of views from the north-east and east, the built-up area of Banbury characterises the landscape setting with development rising up from the valley floor to the ridge-line to the west. Built form set within a maturing vegetated context characterises the skyline.



↑ Aspect Landscape annotated viewpoint – View from PRoW AD6 (Jurassic Way long distance route) south-west of Chacombe village. (Viewpoint 3 of the Landscape and Visual Impact Assessment)

## KEY

 POTENTIAL SITE LINES LOOKING EAST FROM PLATEAU



↑ Aspect Landscape drawing - Landscape Visual Assessment - test section A1 long view





↑ Aspect Landscape drawing - Landscape Visual Assessment - illustrating potential development slope



# The Site

The site consists of circa 6 Ha of land and is located on the northern settlement edge of Banbury. The development of this site would form a logical addition to the town being in proximity of other established developments at 'Hanwell Fields' to the southeast of Dukes Meadow Drive.

Furthermore, the proposed development together with the approved development at Land at Hanwell Fields phase 1, will provide a sustainable new community and consolidate Banbury's northern edge.

The site currently comprises areas of rough grassland and scrub, which are of low landscape value, with key landscape features considered to be the robust native hedgerows, which characterise the site's northern, eastern and southern boundaries.

## KEY

- SITE BOUNDARY
- APPROVED APPLICATION PHASE 1:  
21/03426/OUT



↑ Site Location & Key Plan





1  
↑ Dukes Meadow Drive roundabout



2  
↑ Aspect Landscape annotated viewpoint – View from the A423 Southam Road to the east of the site (Viewpoint 5 of the Landscape and Visual Impact Assessment)



3  
↑ Aspect Landscape annotated viewpoint – View of the site from PRow 239/9 to the north-west (Viewpoint 6B of the Landscape and Visual Impact Assessment)



# Constraints & Opportunities

The key constraints and opportunities for the site are set out within this section.

The plan draws attention to two main principles that responds to the council's concerns regarding the prominence of the proposed built form:

- The site is positioned alongside the existing urban and semi-urban character to the south of Dukes Meadow Drive, which borders the southern part of the site. The development responds to the frontages across the road and the approved Phase 1 to the south, creating a cohesive new edge to the settlement. Building heights and typologies will facilitate a smooth transition between Banbury and the surrounding landscape.
- The proposed development addresses the wider setting and views by incorporating a network of green spaces and green corridors. Development parcels are limited to less prominent areas of the site and will be interspersed with landscaped areas and planting to soften the massing of the buildings.

## Constraints

- The site slopes from higher ground to the west (Circa 126m AOD) to lower ground to the east (Circa 102m AOD).
- There are limited views of the development from higher ground to the west.
- Existing vegetation along the boundaries is to be retained where possible.

## Opportunities

- Vehicular access to the site is off Dukes Meadow Drives roundabout to the south-east.
- Emergency vehicular access linking phase 2 development directly onto Dukes Meadow Drive.
- Sustainable Drainage Systems (SuDS) could be located on the eastern and lower part the site.
- Potential east-west connections to provide movement and green corridors for people and wildlife within the development including existing hedgerows and trees along the northern and southern boundaries.
- North-south connections to create green corridors through the development incorporating robust street tree planting to break up the development when viewed from the east.
- Green buffers to create an attractive setting for the development and settlement edge.
- Opportunity to connect to existing footpaths and cycle paths network to the south of Dukes Meadow Drive and the west of the site.

### KEY

|  |   |
|--|---|
|  | SITE BOUNDARY   |
|  | APPROVED APPLICATION PHASE 1 : 21/03426/ OUT BOUNDARY |
|  | EXISTING ROADS  |
|  | EXISTING FRONTAGES OPPOSITE THE SITE                  |
|  | POTENTIAL FRONTAGES TO COMPLEMENT EXISTING BUILT FORM |
|  | POTENTIAL SITE ACCESS                                 |
|  | POTENTIAL PED,CYCLE & EMERGENCY ACCESS                |
|  | POTENTIAL PEDESTRIAN & CYCLE ACCESS                   |
|  | PUBLIC RIGHT OF WAY                                   |
|  | EXISTING HEDGES                                       |
|  | EXISTING TREES  |
|  | EXISTING TREES WITH BAT ROOST POTENTIAL               |
|  | LOW POTENTIAL RISK FOR SURFACE WATER FLOODING         |
|  | MEDIUM POTENTIAL RISK FOR SURFACE WATER FLOODING      |
|  | POTENTIAL GREEN LINKS                                 |
|  | POTENTIAL AREA FOR SUDS                               |
|  | KEY VIEWS   |
|  | HEIGHT RESTRICTED TO BUNGALOWS                        |
|  | HEIGHT RESTRICTED TO 2 STOREY PROPERTIES              |
|  | HEIGHT RESTRICTED TO 3 STOREY PROPERTIES              |
|  | 10M LANDSCAPE BUFFER FROM EXISTING HEDGES             |







# Design Evolution

## Initial Design Approach

The site and context analysis informed the design process through interim design iterations based on key principles:

- A development that works with the site levels to minimise land movement and create a place with character and interest
- An entrance gateway defined by a strong frontage that responds to the proposed entrance at Hanwell Fields Phase 1
- Robust green infrastructure to deliver a network of green corridors throughout the site and retain/enhance the existing landscape and ecology features
- Permeable network of streets and development parcels which follow the site's topography

- Vehicular access off Dukes Meadow Drives to the south
- A main street meandering through the site to maintain appropriate street gradients and connect the lower area to the east to higher levels to the west
- Emergency access via Land At Hanwell Fields Phase 1 development to the south
- Network of new footpaths and cycle links integrated with the site's green infrastructure and linking to the existing linkages through the proposed Land at Hanwell Fields to the south
- Sustainable Drainage System (SuDS) basin within the lowest area of the site
- Play space in the form of a Neighbourhood Equipped Area for Play (NEAP) and a Local Area for Play (LAP)

## Community Consultation

In order to raise awareness of the proposals and seek community input, an online public consultation took place in August 2022.

Residents living near the site were invited to participate, via a leaflet drop. This leaflet signposted residents to engage in the consultation through a dedicated project website, which explained the emerging proposals.

The findings from this consultation process can be found within the Statement of Community Involvement prepared by Armstrong Rigg Planning and accompanying this application.



↑ Extract from Exhibition Boards



↑ Preliminary design iterations



## Preliminary Sketch Layout

Preliminary design proposals were consolidated in a sketch layout for up to 176 dwellings. An outline planning application based on this illustrative layout was submitted in September 2022.

The application was then withdrawn, however comments from Cherwell Council's planning officer were received on 9th February 2023.

A summary of the officer's comments is provided within the table overleaf as well as relevant design responses.



↑ Illustrative sketch layout for up to 176 dwellings - September 2022



| SUBJECT                    | OFFICER'S COMMENTS EXTRACT (09/02/23)   | RESPONSES   | NOTE  |
|----------------------------|---|---|---|
| CONTEXTUAL ANALYSIS        | Fails to carry out a contextual analysis of Banbury and therefore how a locally distinctive development will be achieved and lacks sufficient detail to properly explain and illustrate how the proposed development will sit in the landscape and locality generally. Neither does it clearly set out any vision for the proposed development.   | → The Context Analysis within this DAS is informed by the Cherwell Residential Design Guide (2018), a desktop study and a site visit. The findings of this analysis have highlighted key design qualities that shaped the proposed development.   | Covered within this DAS and drawing:<br><ul style="list-style-type: none"> <li>• <b>Indicative 3D Views</b> - in this document</li> </ul>   |
| APPEARANCE                 | The illustrative buildings shown appear over dormered with excessive use of projecting front gables; tile hanging and hipped roofs are also not traditional to the district and are therefore not appropriate. Here we would also expect an indication of roof heights, widths of buildings, etc. Re-constituted iron stone is not acceptable, a minimum of 30% of properties should be proposed in natural ironstone.  | → The appearance of the buildings has been changed to use local building types and materials and create distinctive character areas.<br><br>An indication of proposed building heights and set-backs is provided within the Appearance section within this DAS and proposed site sections.  | Covered within this DAS and drawing:<br><ul style="list-style-type: none"> <li>• <b>Indicative 3D Views</b> - in this document</li> <li>• <b>Illustrative Site Sections</b>- MANO220426 Banbury Phase 2 Sections Rev C</li> </ul>   |
| PARAMETER & STRATEGY PLANS | The land use parameter plan does not include any reference to size, scale, width of landscape buffers and green infrastructure etc. It is not clear what form the green infrastructure areas between dwellings will take and what their function and use will be.<br><br>In terms of density, those shown are significantly higher than the adjacent development and will therefore be out of character with the locality. This will be further emphasised by the visual prominence of the site within the landscape and locality.<br><br>The storey heights indicated (up to 4 storey) are higher than those in the vicinity of the site and due to the exposed nature, the site's topography and visual prominence of the site, such heights are unlikely to be acceptable. | → All comments have been addressed within the updated Parameter Plan to reflect a less dense development. Detailed sections to show green buffers around and within the development.<br><br>4 storey height buildings were proposed within the approved phase 1 to the south of the site. Storey height within this application are mainly 1 to 2 storey with a pair of 3 storey corners near the site access to create a gateway.<br><br>Strategy plans have been provided in this document to provide a simplified breakdown of the above elements. | Covered within:<br><ul style="list-style-type: none"> <li>• <b>Storey Heights, Land Use &amp; Density</b> - MANO220426 SHLUDPP -01 C</li> <li>• <b>Illustrative Site Sections</b>- MANO220426 Banbury Phase 2 Sections Rev C</li> <li>• <b>Strategy Plans</b> - within this document</li> </ul> |
| CHANGE IN LEVELS           | Further information and detail are therefore required to show how the changes in levels for the proposed development will be accommodated.  | → Changes in levels have been thoroughly assessed and addressed within the design of the development parcels and open spaces. These are detailed within the proposed site sections.   | Covered within:<br><ul style="list-style-type: none"> <li>• <b>Illustrative Site Sections</b>- MANO220426 Banbury Phase 2 Sections Rev C</li> </ul>   |





# The proposal




# Illustrative Site Layout

The proposed illustrative layout includes the following key elements:


- A maximum of 114 residential units with a mix and distribution of sizes that respond to local needs.
- 35 dwellings (Just above 30% of all units) as affordable with a mix of units and tenure in line with local needs and the aspirations of Cherwell District Council.
- A limited number of flats and several 1 and 2-bed maisonettes located at the gateway to the site .
- Several 2 and 3 bed bungalows provided along the western edge of development.
- A network of multifunctional open spaces including green corridors and play spaces that will cater for the needs of children of all ages:
  - \* A LEAP in the northern edge of the site.
  - \* Two LAPs, one near the LEAP and one at the centre of the development, that create activity and interest.

- A central green finger with landscaped terraces cascading towards the east.
- A recreational walking route encompassing the whole development and passing through the central green finger.
- North-south planted green corridors through the development blocks that will assist with level transition and provide a green visual layer to soften views of the development from the east.


KEY




 SITE BOUNDARY




 APPROVED APPLICATION PHASE 1 : 21/03426/OUT




 PRIMARY ACCESS




 PEDESTRIAN, CYCLE & EMERGENCY ACCESS




 PEDESTRIAN & CYCLE ACCESS




 PEDESTRIAN & CYCLE LINKS




 EXISTING PROW




 AFFORDABLE HOUSING




 PLAY SPACES




 PUBLIC OPEN SPACE




 ROADS




 SHARED SPACE




 PATHS



 SUDS

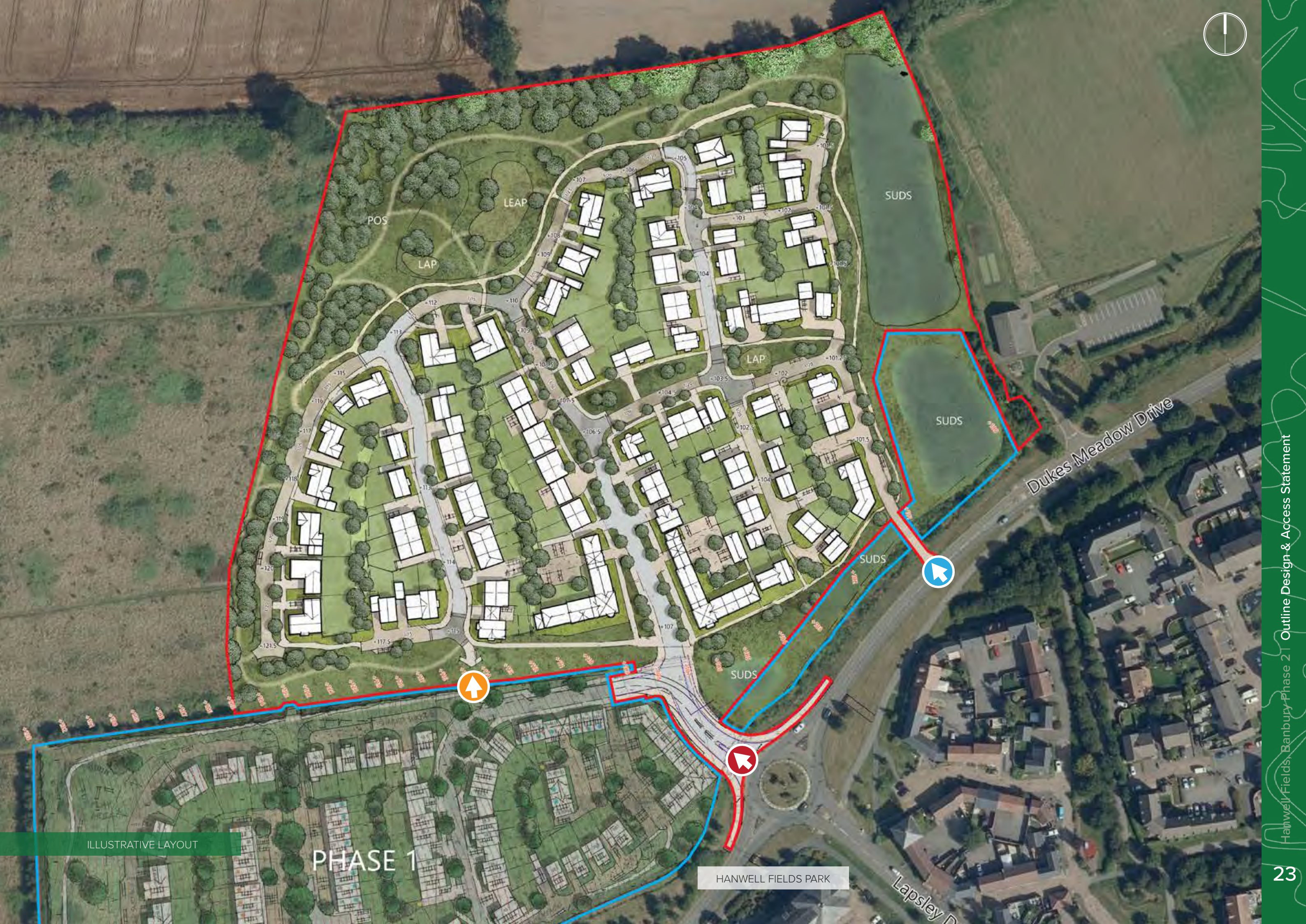


 EXISTING TREES



 PROPOSED TREES





ILLUSTRATIVE LAYOUT

PHASE 1

HANWELL FIELDS PARK



# Responding To Local Character/Landscape/Views

This section builds upon the principles outlined in the Constraints and Opportunities section and findings of the Local Context Analysis to address comments from LPA officers.

The LPA feel that the new development would be a “*prominent urban built form, inconsistent with the local character.*”

The extent and quantum of development has been designed to:

- Respect particularly sensitive areas and respond positively to the site’s topography, surrounding landscape and views
- Reflect the local characteristics of typical local street patterns and built forms

Whilst more details can be found within the following sections regarding landscape and appearance, the following key aspects summarise the overall approach in response to the council’s refusal.

## Landscape, Topography and Views

The sloping nature of the site is an opportunity to create a distinctive place where street patterns and built form adapts depending on the site’s mutable conditions.

This approach has generated:

- Meaningful green buffers and corridors along the edges and boundaries of the development.
- Large areas of open space to the west and east to mitigate views from surrounding areas and provide SuDS. The western and northern edges of the development will include bungalows to reduce buildings’ heights and scale where the site is most exposed to surrounding views.
- A green finger crossing the site in an east-west direction creating a gap between the development parcels. Buildings surrounding this space will be arranged to complement its organic/informal nature.

## Street Patterns

The proposed movement network is defined by an organic street pattern which responds to the site’s topography and is similar to the surrounding areas including Hanwell Village and Hanwell Fields.

This approach defined:

- A set of north-south streets that follow the site’s contours and east-west streets which follow the proposed green corridors. The north-south streets will have a linear character which will echo the consistent street

frontages defined by a high level of enclosure typical of some areas of Banbury.

- East-west routes to second the levels and to create a transition from the formal character to the south towards the more informal green corridors to the north.

## Built Form

The proposed built forms will vary across the site to create a clear hierarchy of spaces that respond to their different roles within the scheme:

- The development is tailored to follow the characteristics of typical frontages within Banbury. The southern part of the site will include continuous frontages defined by the use of terraced houses and linked forms with a consistent rhythm of plots and a vertical emphasis.
- A smooth transition from this areas to a more loose and informal character around the remaining edges will be created by a steady reduction in the use of linked typologies in favour of semi-detached and detached houses. This will assist in dealing with the sloping topography of the site where the change in levels will be absorbed by sloping green verges boarded by retaining stone walls, typical of the surrounding villages.



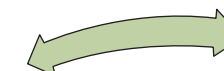
POS TO THE WEST TO REDUCE IMPACT ON SURROUNDING VIEWS



POS TO THE EAST INCLUDING SUDS



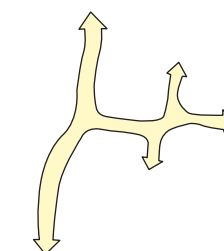
POS TO THE NORTH INCLUDING PLAY AREAS



GREEN INFRASTRUCTURE



GREEN FINGER



INFORMAL / ORGANIC STREET PATTERN OF NORTH-SOUTH AND EAST-WEST ROUTES



LOW DENSITY WITH BUNGALOWS TO REDUCE BUILDING HEIGHTS TO THE WEST AND NORTH



CONTINUOUS FRONTAGES INCLUDING TERRACED HOUSES, SEMI-DETACHED AND LINKED FORMS



INFORMAL CHARACTER ALONG CENTRAL GREEN FINGER INCLUDING MAINLY DETACHED AND SEMI-DETACHED BUILDINGS







# Responding To Local Character/Landscape/Views



VIEW 1

↑ Photo provided by Google Street View - © Google 2022



VIEW 2

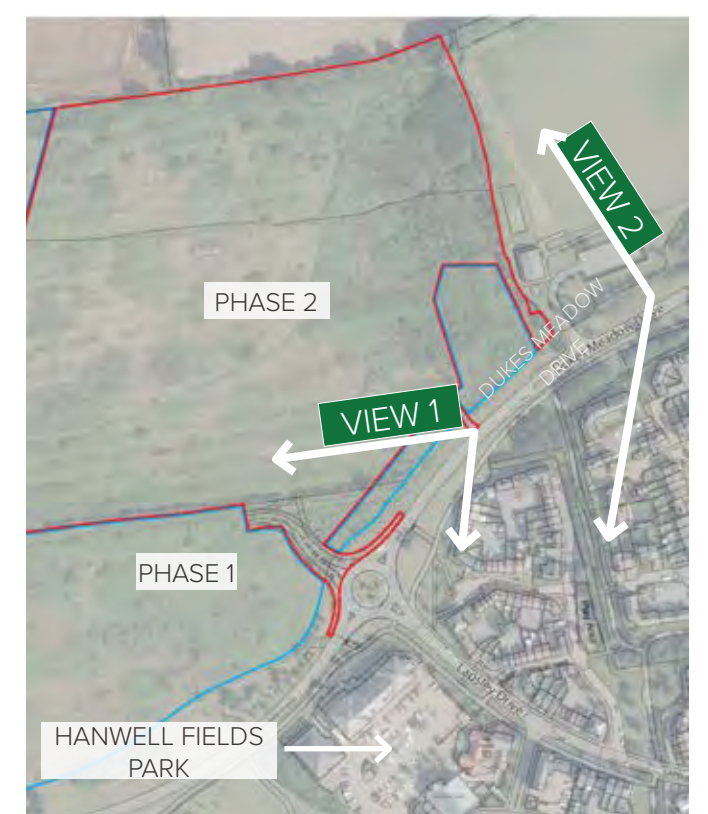
## Existing Views 1 and 2

Dukes Meadow Drive divides the site from the existing mixed use development at Hanwell Fields.

The latter defines a continuous frontage formed by 2 to 4 storey buildings.

The site is currently formed by sloping fields bounded by existing hedges and share a section of the frontages along Dukes Meadow Drive.

## Existing



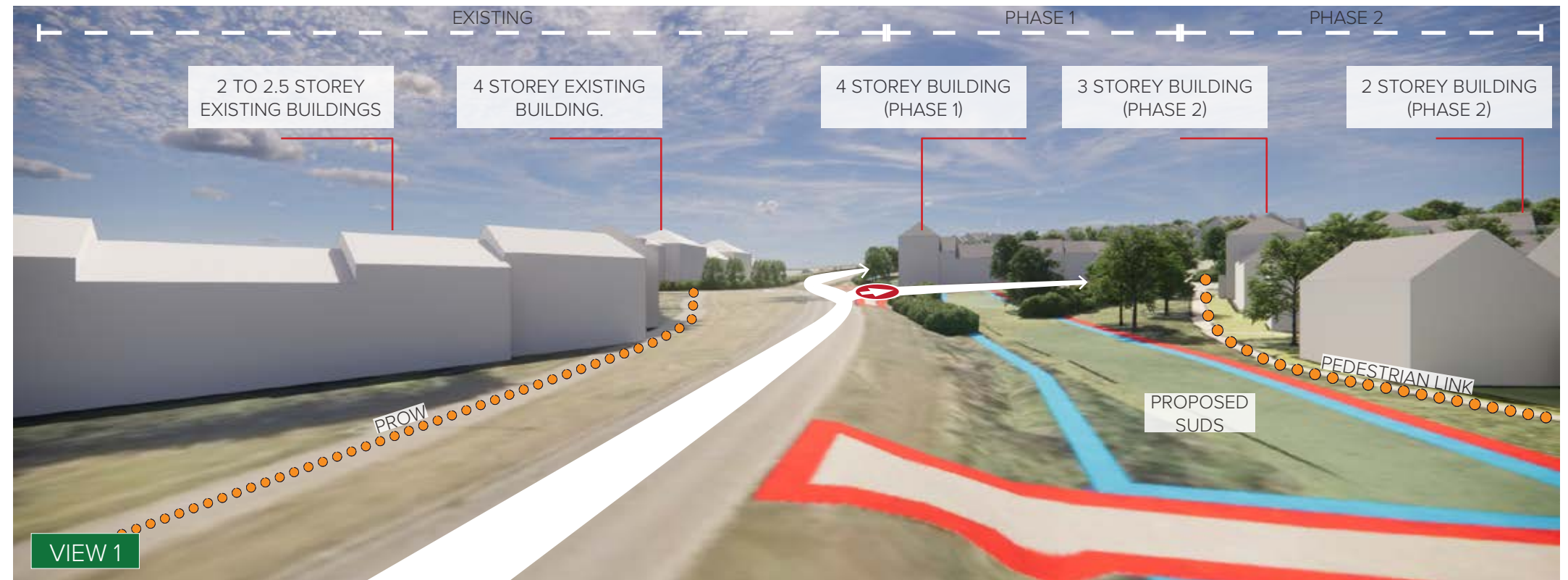
HANWELL FIELDS PARK



## Views Of Proposals

The new development will form the northern frontage along Dukes Meadow Drive. In order to achieve a unified approach between existing and proposed developments along the road, similar buildings' heights and frontages are proposed.

Proposed





# Site Section & Levels

The site sections shown on these pages demonstrate how the illustrative proposal could work with the existing levels trying to reduce as much as possible the need for 'cut and fill' and large retaining structures while also limiting the visual impact and dominance of the scheme locally.

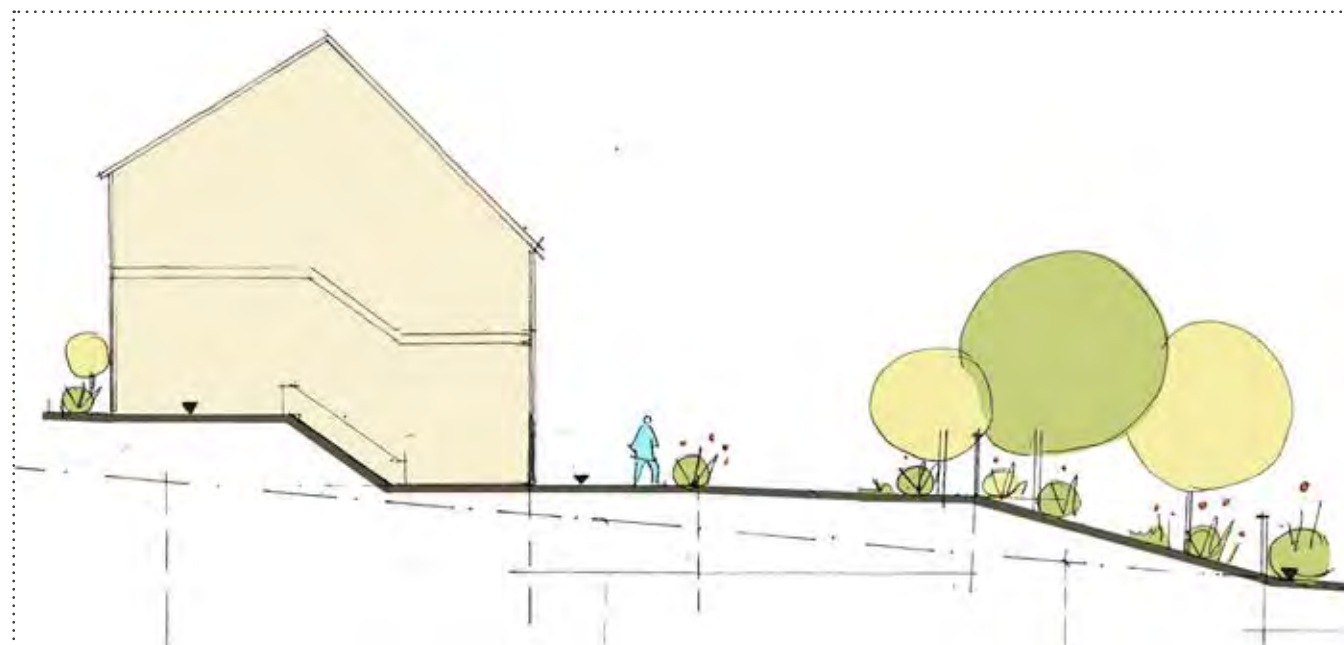
These sections have been used to investigate a possible solution to addressing and overcoming existing topography on-site. In addition, it has been used to assess potential storey heights reducing building dominance and potential impact to the wider landscape of this illustrative proposal.



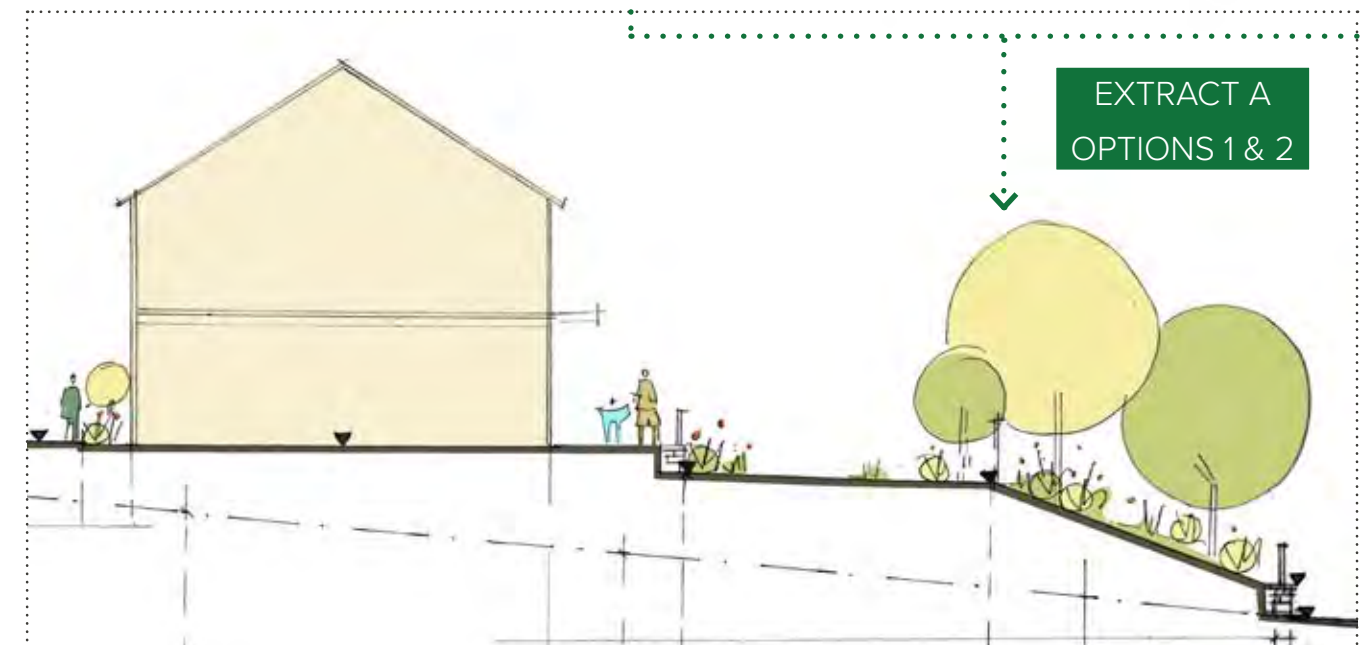
↑ Location Plan



Section A-A - Section through the site east-west



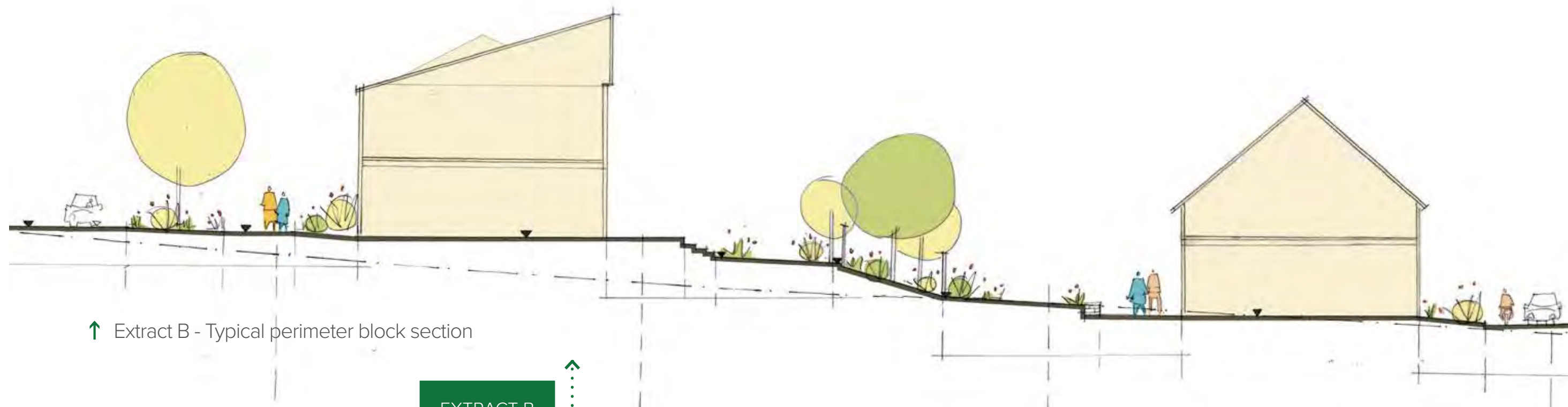
↑ Extract A - Option 2: split level unit



↑ Extract A - Option 1: standard unit with low retention walls

EXTRACT A  
OPTIONS 1 & 2





↑ Extract B - Typical perimeter block section

EXTRACT B



EXTRACT C

↑ Extract C - Eastern edge



# Strategy Plans

## Summary

The following Strategy plans reflect the proposals key design principles and set a framework for future development.

The strategies include; land use and open space, storey heights, urban design framework and density.

The final parameter plan combines matters of storey heights, land use, density into a single plan that is submitted as a standalone drawing for approval and can be used to give certainty that a future reserved matters application will address the design principles established at outline stage.

















## Land Use & Access

The land use strategy identifies the development zones and the areas of the site retained for the creation of new open spaces, play areas, landscape buffers, and sustainable drainage attenuation and biodiversity enhancements.

Open spaces along with the above mentioned landscape enhancements, will be established through the development and around its edges.

Development zones include internal landscape corridors that will soften the roof-scape of the development as the dwellings rise up the hillside.

### KEY

-  SITE BOUNDARY
-  APPROVED APPLICATION PHASE 1 21/03/OUT BOUNDARY
-  RESIDENTIAL DEVELOPMENT
-  ROADS AND PAVEMENT
-  SITE ACCESS
-  PEDESTRIAN/CYCLE ACCESS
-  PEDESTRIAN/CYCLE & EMERGENCY ACCESS
-  EXISTING PROW
-  PEDESTRIAN LINKS
-  GENERAL GREEN SPACE
-  LANDSCAPE EMBANKMENTS WITHIN BLOCKS
-  EXISTING HEDGES
-  10M BUFFER FROM EXISTING HEDGES
-  PROPOSED SUDS
-  PROPOSED PLAY SPACES
-  POTENTIAL EXTENT FOR NEW PLANTING



↑ Land Use & Access Parameter Plan



## Density

A gradient of densities is provided across the site to positively respond to the site's wider context:

- Medium to high density (approx. 45 dwellings/Hectare) is concentrated to the south-east on the lower parts of the site and at the entrance to the development on Dukes Meadow Drive.
- Medium density (approx. 35/42dph) is concentrated in the centre of the site with development providing a more continuous frontage on the level parts of the site and a less continuous and more dynamic frontage when fronting onto the cascading central space.
- Lower density (approx. 25/30dph) is located predominantly on the western and northern parts of the site with detached and semi detached houses creating a more fragmented frontage.
- Bungalows (approx. 17dph) are set in large plots and located to the west and north of the site to provide a softer transition with the open space and play areas.



↑ Density Parameter Plan



# Strategy Plan

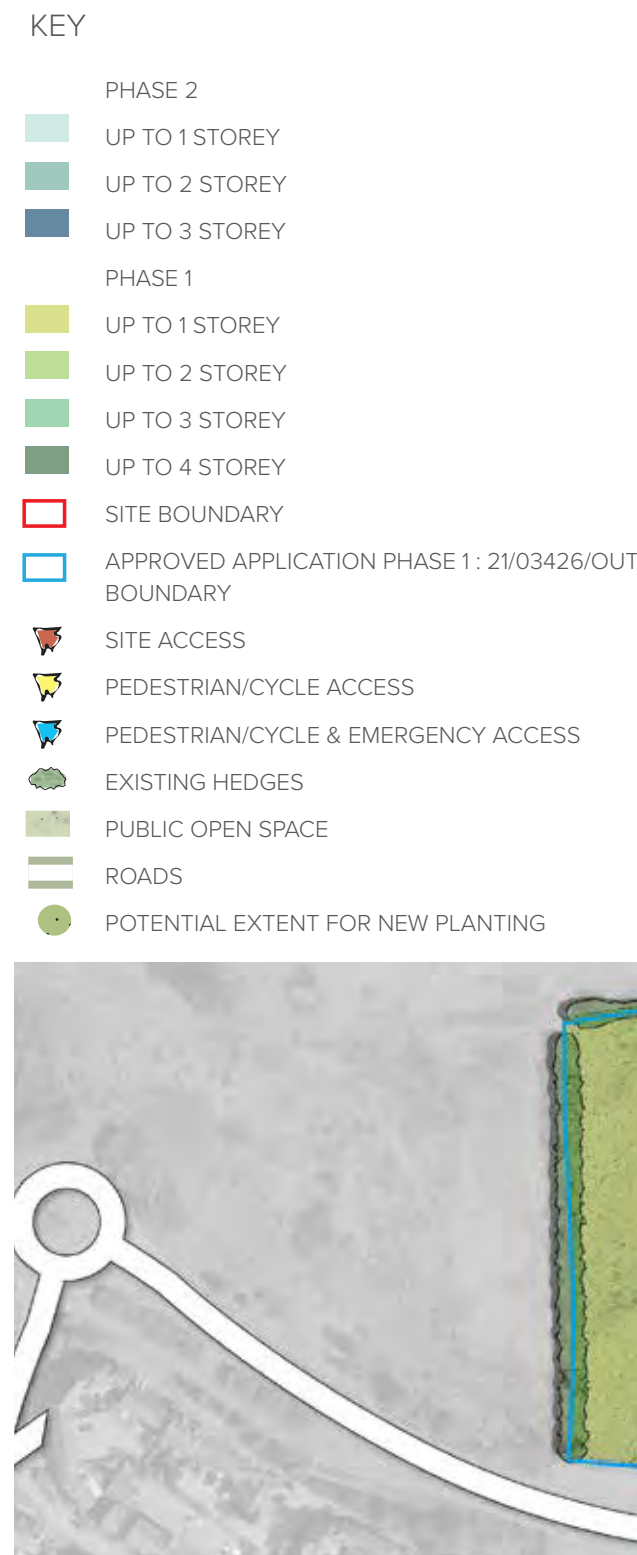
## Storey Heights

Around the site access of Dukes Meadow Drive, the topography of the site is almost at its lowest point and allows for a prominent gateway frontage to complement adjacent larger scale buildings including those of the newly approved Hanwell Fields Phase 1.

This creates a space of importance at this key nodal point with buildings (up to 3 storeys) of sufficient scale and mass.

The majority of buildings within the rest of the site are 2 storey in height to allow for a gradual reduction in heights towards the most elevated areas of the site.

Dwellings are reduced in scale to bungalows in the western/northern parts of the site to minimise the visual impact of the development on higher land.



↑ Storey Heights Parameter Plan



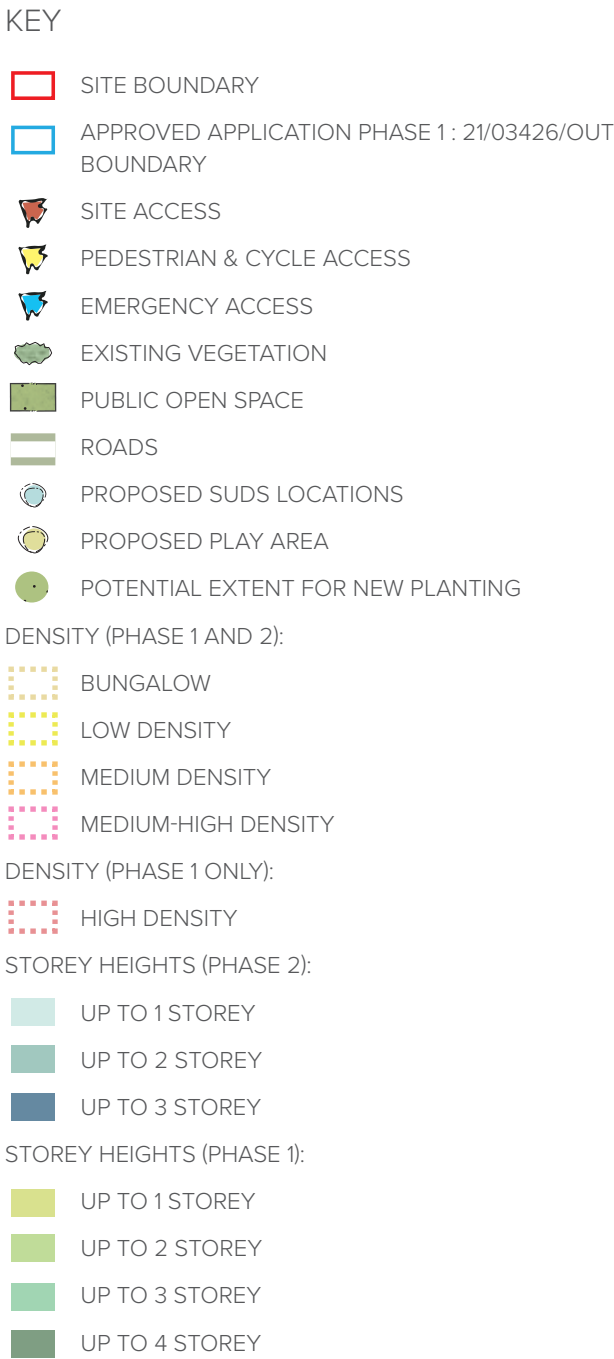
# Parameter Plan

## Parameters Plan - Storey Heights, Land Use and Density

This parameter plan combines elements of the Strategy Plans into a single plan submitted as a standalone drawing for approval.

Future Reserved Matters applications will need to comply with this Parameter Plan to ensure the development will come forward following the overarching design principles relating to land use, density and scale.

The design principles established in Phase 1 have been used as a base to create a consistent and cohesive framework for the whole of the development.



↑ Parameter Plan



# Urban Design Framework

The urban design framework plan identifies the key landscape and townscape elements of the scheme that should be applied to future detailed applications for the site.

## KEY

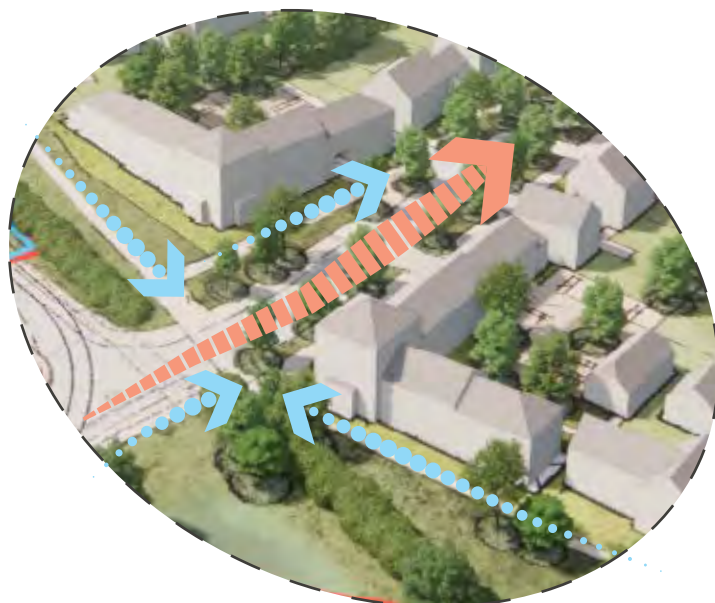
- SITE BOUNDARY
- SITE ACCESS
- PEDESTRIAN & CYCLE ACCESS
- PEDESTRIAN, CYCLE & EMERGENCY ACCESS
- ↔ MAIN ROUTE
- SECONDARY & SHARED SURFACE STREET
- ... CYCLEWAY / PEDESTRIAN ROUTE
- DIFFERENT TREATMENT SURFACE TO REFLECT KEY SPACE CHARACTER
- PUBLIC OPEN SPACE
- STRUCTURAL LANDSCAPE / FORMAL TREE PLANTING
- ┌ KEY FRONTAGE
- └ FRONTAGES
- LANDMARK BUILDING
- VIEWS





1

GATEWAY

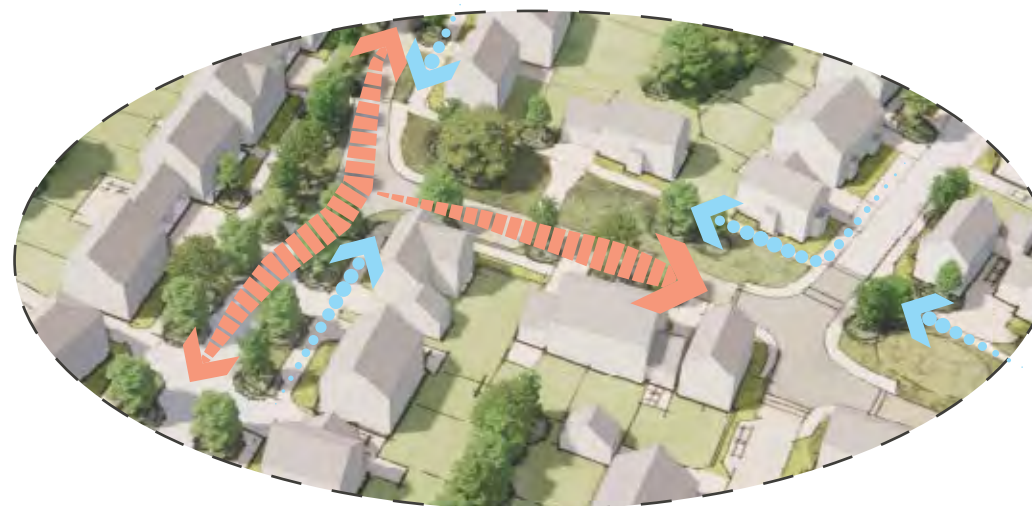


## GATEWAY AND FORMAL STREETS

This area is well defined by a continuous frontage of mainly terraced houses, apartments and maisonettes. Streets follow the site contours and provide a transition between the gateway area and filters into less dense parts of the scheme.

2

CENTRAL GREEN



## GREEN FINGERS (INCLUDING CENTRAL GREEN)

This area works with the cascading landscape of the site. The character of these areas will be informal and will include a mix of semi-detached and detached typologies. Streets will have an organic design and changes in levels will be absorbed by green verges and stone walls.

3

WESTERN EDGE



## PARKLAND EDGE

This area forms the edges of the site. Densities will drop and building types to the north-west will include mainly bungalows overlooking the open land. To the east of the site buildings will be 2 storey buildings looking outwards onto fields and pasture.

4

NORTHERN EDGE





# Landscape

Green Infrastructure enhancements to incorporate defensible green buffers, recreational opportunities and substantial planting, to create an attractive and diverse setting for the development and settlement edge, including:

- Landscape buffers along the boundaries incorporating wild meadow, grass verge, native tree and shrub thicket stands, reflective of the wider planting typology established along sections of Dukes Meadow Drive and forming a defensible green edge to the development and contributing to diversity along the landscape buffers;
- Key boundary hedgerows and hedgerow trees to be retained and enhanced with infill native planting where necessary. A minimum 10-metre landscape and ecological buffer to be established between the existing boundary vegetation and the proposed built form;
- Incorporation of native tree groups and native under-storey shrub planting to sensitively anchor and visually integrate development at the foot of the slope, without the need to fully screen the proposed built form;
- Landscape buffer along the Site's southern boundary to incorporate new footpath links enhancing

connectivity with the approved Phase 1 development;

- Robust buffer along the Site's northern boundary that pulls development back from the countryside setting to the north and provides opportunities to incorporate further Public Open Space;
- A western landscape buffer will incorporate wild meadow and native tree planting with native shrub blocks to transition with the adjacent open space and soften the proposed development edge, integrating the proposed built form whilst being carefully sited to retain views of the wider ridge-lines to the east. Proposed play space in the form of a LAP and a LEAP to be sensitively integrated into the Public Open Space, allowing for a natural transition with the landscape setting that adjoins the Site; and
- New SuDS attenuation features are proposed in the eastern extents of the development, sensitively integrated into the public open space design and forming a landscape and ecological feature on lower ground. Native shrub suited to seasonally wet conditions, marginal planting and a wet grass mix to characterise this area.



Internal green links are proposed to extend through the heart of the development, incorporating:

- A strategic landscape strip will extend through the eastern extents of the development, running east to west, with sufficient development offsets to incorporate significant landscaping and urban tree planting opportunities to assist with visually breaking up the overall massing and perceived scale of development. This green finger will also act as a high quality natural focal point and pleasant green setting that runs through the heart of the development and includes a further LAP play space, with links to other areas of open space to the north and east of the development;
- North – south green corridors spur off the landscape buffers in between the rear gardens of the proposed built form, enhancing wildlife connectivity and establishing a robust landscape framework that will penetrate and characterise the internal development areas, assisting in breaking up the massing of the built form in views from the wider landscape, particularly in views from the east;
- Tree-lined primary road corridor through the spine of the development to establish a verdant character that feeds into the rest of the scheme, establishing a gateway into the

transitional open space beyond; and

- New internal footpath links will take advantage of the opportunity to increase connectivity within the Site and localised setting, with potential pedestrian and cycle links taken across Dukes Meadow Drive and via the Phase 1 development, encouraging shared use of the proposed Public Open Space facilities. Around the outer edge of the development, a circular footpath is proposed to encourage active, healthy lifestyles and this is complemented by mown grass paths to add variety and interest to the user experience.









# Landscape

A test section detail is taken through the sites northern boundary from PRow 239 9/10 to establish the proximity of development that can be accommodated in relation to the sites northern boundary, without causing significant visual harm on the sensitive valley setting to the immediate north of the site.

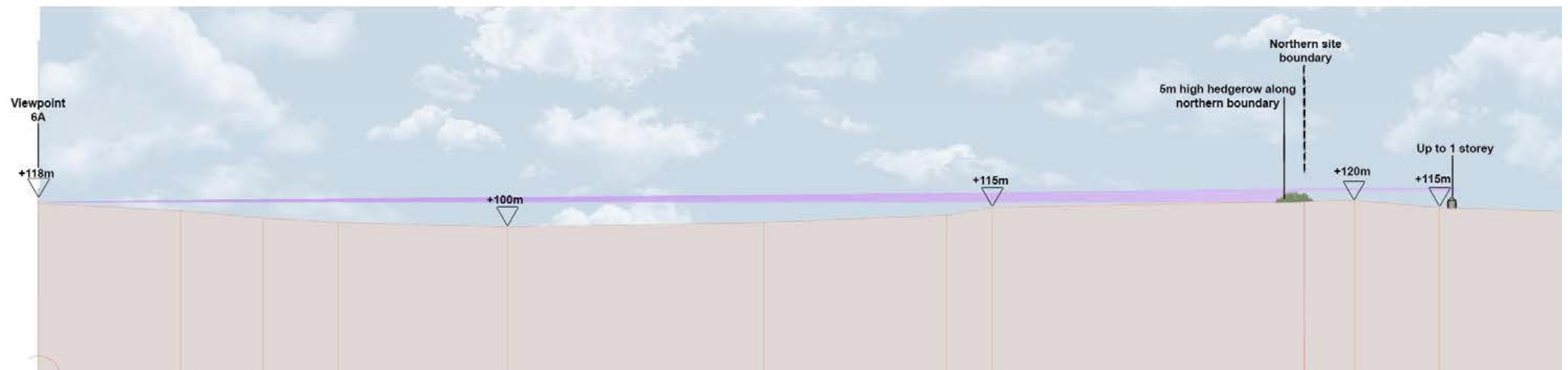
Figure to the right shows how the current design proposal is modified in response to the test.



↑ Aspect Landscape drawing - Previous Application



↑ Aspect Landscape drawing - Current Application



↑ Aspect Landscape drawing - Test section AA.



key:

-  Site Boundary
-  Proposed Tree Planting
-  Proposed Ornamental Shrub Planting
-  Proposed Native Shrub Planting
-  Proposed Ornamental Hedgerow
-  Proposed Native Hedgerow
-  Proposed Wildflower Grass Mix
-  Proposed Marginal Grass Mix
-  Proposed Native Shrub Planting Suited to Wet Conditions
-  Proposed Mown Grass Path
-  10m Landscape and Ecological Buffer
-  Proposed Amenity Grass Mix



↑ Landscape strategy plan



# Ecology & Biodiversity Enhancement

## Ecology and Biodiversity Enhancement

The site has been subject to ecological survey and assessment work over a number of occasions between August 2020 and September 2024, including surveys based on standard extended Phase 1 methodology. In addition, specific Phase 2 survey work has been undertaken in regard to protected species, including bats, Badger and common reptiles in order to establish the initial presence or likely absence of these protected species at the site and fully inform the proposed development.

## Ecological Designations

No identified statutory ecological designations are present within any part of the site, nor are any present within the immediately adjacent areas, indeed no identified statutory ecological designations are present within 5km of the site. No identified Local Wildlife Sites are located within or immediately adjacent to the site, whilst all such designations are well separated from the site and will remain unaffected by the proposals. Similarly, the site does not include, nor is it located adjacent to any identified Ancient Woodland.

## Habitats

The site is composed almost entirely of semi-improved grassland, with other habitats limited to boundary hedgerows and trees, with associated features including amenity grass road verges. Key habitats, including hedgerows and trees will be retained and protected under the proposals, within wider connected green infrastructure. Following previous consultation, the proposals have been specifically redesigned to avoid areas of grassland recorded to contain Adders-Tongue Fern in order to benefit biodiversity. Further, the proposals will provide a number of ecological enhancement measures including new habitats and targeted management for the benefit of wildlife.





## Protected Species

In terms of fauna, the habitats present provide opportunities for a range of species, including protected species (particularly bats, Badger and birds), with specific surveys having been undertaken in order to establish the levels and nature of use by such species and inform the proposals where appropriate. Specific survey work identified no evidence for any use of the site by reptile species, which are therefore unlikely to be present or affected by the proposed development. The proposals have been designed to incorporate the retention of key corridors and features of value to these species (where present), along with opportunities for enhancement measures to ensure any individuals are safeguarded during development works. Accordingly, it is clear that current levels of use by faunal species (where present) will continue to be accommodated and/or enhanced opportunities provided to encourage additional use and benefit existing populations and species at the site in the long term.

## Enhancements

The proposals present the opportunity to secure a number of biodiversity enhancements and gains, including additional tree and hedgerow planting, new roosting opportunities for bats and more diverse nesting habitats for birds and invertebrate species, which will be incorporated at the detailed design stage.

Overall, the proposed layout has been designed to take into account any limited ecological concerns, providing substantial new habitats and ecological corridors for use by faunal species, taking into account the existing habitats and recorded levels of use, whilst opportunities for ecological enhancement measures and biodiversity net gain have been incorporated wherever possible in order to provide substantial ecological benefits at the site in the long term





# Proposed Access

The development will be provided with various active travel connection points to the south including through the Phase 1 site to ensure good connectivity with existing facilities. To the south of the site a high quality network of footways and cycleways provide good access to existing local facilities.

The proposed development will be accessed via an upgraded Phase 1 access to realign the access to ensure that it principally serves the Phase 2 site with the Phase 1 site being accessed off a simple priority junction.

The proposed development is supported by a Transport Assessment which has been scoped with the Local Highway Authority. The Transport Assessment demonstrates that the site will not have an adverse impact on the wide highway network.



↑ Proposed site access



# Drainage Strategy

## Flood Risk

The proposed development site is located in Flood Zone 1 and is at a low risk of flooding from all sources.

## Surface Water Drainage

Based on works completed for Phase 1 (P1) infiltration is not expected to be viable. Therefore, surface water will outfall to a watercourse located in the southern eastern corner of the site as per the P1 site. Discharge rates will be restricted to QBar rates and attenuated to accommodate a 1% event plus climate change allowance. The attenuation will be provided on the site's eastern boundary.

Upstream of the attenuation other SUDS features will be incorporated such as permeable paving (tanked) and swales. Full details of the upstream measures will be determined at detailed design stage.

## Foul Water

Foul water will discharge into the adopted sewer system located to the south of the site.

### KEY

- SITE BOUNDARY
- PROPOSED SURFACE WATER ATTENUATION PHASE 2
- PROPOSED SURFACE WATER ATTENUATION PHASE 1



↑ Drainage Proposal



# Appearance









# Character Areas

A key aspect of the design approach is to create a scheme where the proposed build forms respond to the overall character and role of the public spaces rather than focussing on the single building.

The design principles identified within the 'Responding To Local Character' section have informed the creation of three main character areas:

- Gateway and Formal Streets
- Green Fingers
- Parkland Edge

## Materials

*"Materials are an integral part of the character of streets and places and should be used to reinforce the character of different places."*

*(Extract from CRDG)*

A simple palette of materials has been identified for each character area to reinforce their role within the scheme whilst maintaining a visual harmony across the site.

Materials will include mainly soft toned red brick and local natural stone for walls and red plain tiles or blue/black slate for roofs.

A minimum of 30% of the new homes will be in natural stone.

## Gateway and Formal Streets

This area includes the gateway entrance space to the site and it will be well defined by a continuous frontage of mainly terraced houses, apartments and maisonettes.

Streets follow the site contours and provide a transition between the gateway area and the less dense parts of the scheme.



## Green Fingers

This areas include the east-west green spaces including cascading landscape areas that follow the site levels.

The character of this area will be informal and will include a mix of semi-detached and detached typologies.

Streets will have an organic design and changes in levels will be absorbed by green verges and stone walls.



## Parkland Edge

This area forms the north-western edges of the site. Densities will drop and building types will include mainly bungalows overlooking the open land to the west retained as a parkland and ecological feature.





Green Fingers



Parkland Edge



Gateway and Formal Streets





# Gateway & Formal Streets

## General Character

This character area will be defined by streets that will echo the well defined and compact streets within Banbury. Continuous frontages and linked forms will integrate with the character of Hanwell Fields to 'anchor' the new development to the edge of Banbury.

## Built Form And Scale

- Use of local building types including mainly terraced houses and apartments /maisonettes with linked forms to provide a high level of frontage enclosure.
- Apartment buildings will be designed

to avoid monolithic forms and will integrate with the street's character.

- Buildings will be mainly 2 storey in height (Max. 9m to ridge) with the exception of those near the gateway where buildings will reach 3 storey (Max. 12m to ridge) in the corners of the apartments fronting this key space.

## Front Gardens / Set-back

- Continuity of building line with consistent set-backs; small front gardens (1-3 m depth) to create a good level of enclosure to the street.
- Formal arrangements to front gardens with low brick walls, or formal hedges

low planting to define edges.

## Architectural Character

- Traditional linked forms and detailing with consistent ridge lines between neighbouring buildings where possible and aligned parallel to the street.
- Consistent rhythm of plots with windows and openings having a vertical emphasis. Mainly simple designed façades with limited protruding elements such as simple porches or occasional bays to break continuity.
- Formal elevations to strengthen the sense of order and structure which

define many parts of Banbury.

- Occasional narrow fronted units could be arranged with a gable end facing the street.

## Materials

- Limited palette of materials to provide a sense of unity to the formal street.
- Soft toned red brick, will be the main material to match local Banbury brick. This backdrop will be inter spaced with some key buildings in natural stone.
- Roofs will be mainly in red plain tiles; some slate to highlight key buildings.







USE OF TERRACED TYPOLOGIES WITH A CONSISTENT RHYTHM OF PLOTS, A VERTICAL EMPHASIS AND NARROW FRONT GARDENS



2.5 TO 3 STOREY CORNER BUILDINGS IN STONE AND SLATE TO MARK GATEWAY SPACE



↑ Precedent example



# Green Fingers

## General Character

This character area will have an informal character with grouping of buildings defining an organic linear space with terraced areas. Low stone retaining walls and sloping verges will second the change in levels.

## Built Form And Scale

- Mainly 2 storey semi-detached and detached houses (Max. 9m to ridge) set on different levels to front the terraced green spaces

- Buildings are grouped to form a sequence of green spaces

## Front Gardens / Set-back

- Variable and generous set backs (3-6m depth)
- Informal arrangement of boundaries including sloping verges with planting and low stone retaining walls to deal with sloping topography

## Architectural Character

- Most buildings will have cottage vernacular proportions with traditional simple forms and detailing
- Steeply pitched roofs interspaced by occasional gables to provide articulation to the frontages
- Variable plot sizes with both wide and narrow fronted units

## Materials

- Limited palette of materials to provide a sense of unity to this linear space
- A mix of natural stone and soft toned red brick buildings to be grouped around the sequence of spaces at different levels
- Stone walls and low planting will be used alone or in combination
- Red plain tiles for brick buildings and slate for those buildings in natural stone







↑ Precedent examples: Hanwell Chase\* (left) and Hanwell Village\* (right)



↑ \*Photo provided by Google Street View - © Google 2022



# Parkland Edge

## General Character

The north-western edge will be formed by low buildings arranged to define a low density and informal edge with a green and rural feel.

Buildings will be 1 storey (Max. 6.5m to ridge) to soften the development across this area which is more exposed to views from surrounding areas.

## Built Form And Scale

- Bungalows arranged to follow the site contours.
- A variety of L shaped building forms to create a staggered informal frontage.

## Front Gardens / Set-back

- Variable set backs (3-6 m depth) to

maintain a green feel to the edges of the open land to the west.

- Low stone walls to form garden edges combined with low planting.

## Architectural Character

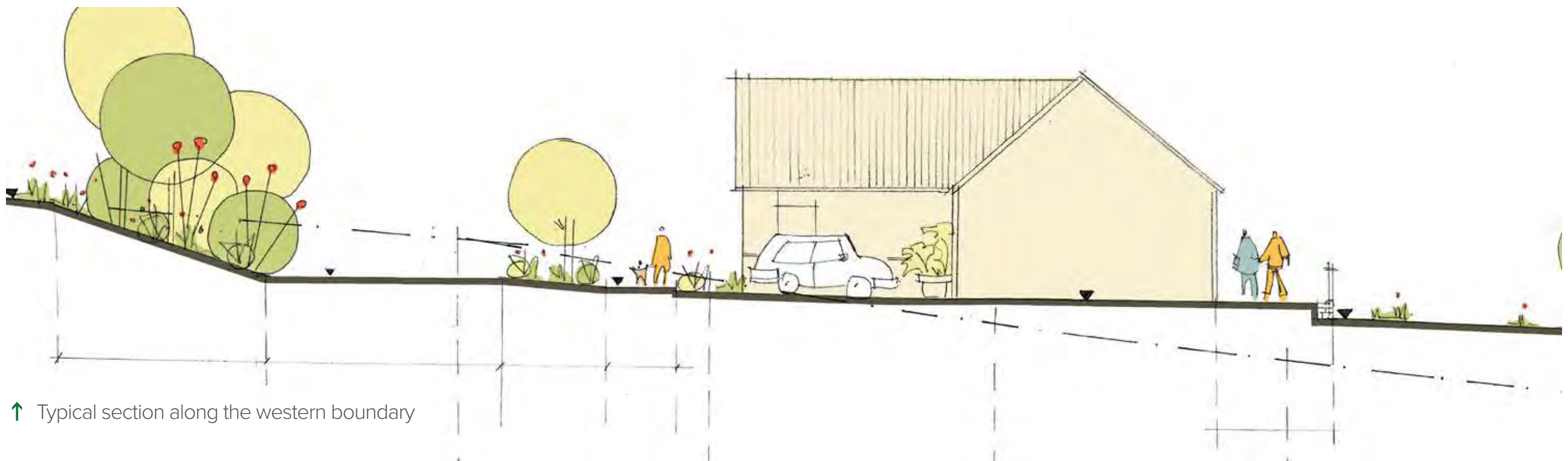
- Traditional simple forms and detailing.
- Pitched roofs inter spaced by gables to provide articulation to the frontages.
- Mix of wide and narrow frontages.

## Materials

- Mainly natural stone for walls with red plain tiles or slate roofs.
- Stone walls and informal low planting will be used alone or in combination.



↑ Precedent examples: bungalow in Drayton, north-east of Banbury



↑ Typical section along the western boundary







# Sustainability

A Sustainability and Energy Statement accompanies the application and provides details of the sustainable design measures incorporated to ensure a high standard of sustainability performance in accordance with local and national policy.

In summary there are a number of key sustainable design measures incorporated into the development:

## Social & Economic Benefits

The development aims to provide a range of social and economic benefits to both new and existing residents through:

- Construction of up to 114 new dwellings providing opportunities for local people.
- A development in a sustainable location adjacent to a wide range of existing services and amenities, including a new proposed access to Hanwell Fields Park, connected public rights of way network.
- Homes designed to create healthy living environments which are flexible for the future.

## Environmental Protection & Enhancement

Through a range of design measures the development aims to protect and enhance the local environment, including:

- Buildings which will be designed to make use of sustainable materials to reduce environmental impacts of construction.
- Development designed to prioritise sustainable and active modes of travel including walking and cycling.
- Provision of measures to protect on-site ecology and enhancement measures to increase biodiversity which also helps reduce the impact of climate change on site habitats.
- Provision of measures through construction and operation of the site to reduce pollution, minimise waste and encourage recycling.

## Mitigating & Adapting to Climate Change

The development will incorporate a range of measures to reduce carbon emissions, mitigating the effects of climate change, and adaptation measures to ensure the long-term resilience of the development to the effects of climate change. Measures could include:

- Buildings designed to achieve the interim FHS (Future Homes Standard) through the use of a fabric first approach and all electric energy strategy, incorporating low carbon renewable energy technologies such as ASHP (air source heat pumps), with roof spaces across the site orientated to accommodate Solar PV panels.
- Specification of water efficient fittings to reduce water consumption to 110 litres per day per person.
- Development of new homes in Flood Zone 1 and provision of a surface water drainage system designed to manage a 1 in 100 annual probability plus 40% climate change rainfall event.
- Homes designed to take account increasing annual temperatures set out in the UKCP18 climate projections to minimise the risk of overheating.





# Secured by Design

The reduction in opportunities for crime through the design of the proposed development is a key element in creating a secure sense of place. The layout is designed to create natural surveillance and sense of ownership of private areas. The aim will be to ensure that every part of the scheme is easily identified as either being private or public realm.

The development has been designed to address the key principles, highlighted within the guidance literature for 'Secured by Design' as follows:

- Houses are to be arranged to address the street or individual spaces and to give positive enclosure to these areas so they are overlooked and create a sense of ownership.
- Vehicular and pedestrian entrances are 'policed' by overlooking these spaces.
- Care has been taken to ensure activity to the frontages.
- The scheme provides a clear definition between public and private areas that are secure and well defined.
- Parking for dwellings is provide on plot or to the frontage where there is good surveillance. Where courtyard parking for flats is provided this is well overlooked by surrounding buildings.
- A residents management company will be provided to ensure the open spaces are well maintained environments that are likely to be a source of pride for residents. This encourages a sense of ownership and responsibility, thus discouraging crime.





# Summary

The development proposals provide the opportunity to deliver much needed housing in a sustainable location as part of a logical extension to the existing Hanwells Fields Phase 1 development.

The design proposals set out a high-quality landscape led development that responds to the site and its wider landscape and development context.

In summary the proposed scheme provides:

- Up to 114 new dwellings.
- 30% affordable housing.
- A mix of house types including one and two bedroom flats and maisonettes, two, three and four bedroom homes and two/three bedroom bungalows.
- Accessible homes with 14 no. bungalows.

- A landscape-led design that is sensitive to the setting of the site, incorporating a series of layered landscape tree belts to visually soften the roof-scape as it rises up the hillside.
- Provision of extensive new public open space and a play area.
- Pedestrian links to phase 1 and adjacent local centre with its range of facilities and to Hanwell Fields Park.
- Ecology and biodiversity enhancements.
- Sustainable drainage with on-site attenuation basin.
- Low carbon and energy efficient homes that are highly insulated and incorporate photovoltaic panels on roofs to maximise solar gain.











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