

DESIGN AND ACCESS STATEMENT

Retail Units at Longford Park

1.1 INTRODUCTION

This Design and Access Statement is in support of the detailed planning application for the development of 5 retail units, a surgery, a nursery, and 5 two bed apartments as part of the Longford Park development site on the land north east of Oxford Road, west of Oxford Canal, and east of Bankside, Banbury.

The purpose of this document is to set out the matters considered in preparing this application proposal to ensure that the proposed development is of a high quality, accords with the character of the area and will create an inclusive and successful mixed use development.

1.2 BACKGROUND TO THE PROPOSED DEVELOPMENT

In 2009, Cherwell District Council approved outline planning permission (Ref 05/01337/OUT) for College Fields, now referred to as Longford Park. The outline planning permission was for a residential development with associated facilities including primary school, playing fields, local shops and community facilities and 2200 sq. m of employment provision.

Whilst the quantum of development in terms of square meterage etc complies with the provisions of the outline applications there are small tweaks and refinements to the layout and design that aren't necessarily endorsed within the approved Design Code. These have come from a natural design evolution and their inclusion could cause conflict against the parameters of the outline consent and as such we have applied for full planning permission. Subject to this being approved we will prepare a Deed of Variation to tie the proposals the subject of this application to the provisions of the outline s106 agreement.

Therefore, the proposed development is in accordance with the outline s106 agreement in that the Local Shopping Area will be marketed in accordance with the Marketing Strategy and it will only be used as a local shopping area (save for the residential accommodation above).

1.3 OUTLINE OF THE PROPOSED DEVELOPMENT

This application seeks to secure Detailed Planning Permission for 5 retail units, a surgery, a nursery, and 5 two bed apartments as part of the Longford Park development – to confirm this meets the provisions and requirements of the original outline consent. In particular, the proposed development provides for a:

- Three, two bed apartments over two retail units and a Surgery with 11 associated car parking spaces
- Two, two bed apartments over three retail units and a Nursery with 11 associated car parking spaces.

1.4 DESIGN AND ACCESS STATEMENT REQUIREMENTS

In accordance with the Town and Country Planning (General Development Procedure – Amendment - England) Order 2006, the statement explains the principles and concepts that have been applied in respect of the following topics:

- Amount;
- Layout;
- Scale;
- Landscaping;
- Appearance

This statement demonstrates how the site's locale has been appraised and how the design of the development takes its context into account with regard to each of the above topics in addition to the access arrangements.

1.5 COMMENTARY ON THE KEY COMPONENTS

AMOUNT

The application comprises of 5 retail units, a surgery, a nursery, and 5 two bed apartments.

LAYOUT

The proposed layout has been set out with regard to the Design Code, which has identified the village centre as a key location. Therefore, the proposed layout has reflected this by creating a civic frontage onto the village square.

SCALE

The proposed development will be two storey in scale save for two retail units which are single storey.

LANDSCAPING

Additional trees and hedges have been proposed to be planted to the rear boundaries of the retail units to serve as a buffer between the car parking area and the residential development behind. The landscaping for the village square itself is contained within a separate application; involving additional tree and hedge planting, the public open space hard landscaping and the surfacing of the car park.

APPEARANCE

In accordance with the 'Masterplan and Design Code', the proposed development has adhered to the following baseline principles for the civic buildings surrounding the village centre:

- The buildings create a civic frontage to the square
- Part of the frontage sits back of the pavement line
- Active frontages with windows overlooking the square
- Built in materials that are consistent with the Design Code
- Dormers and well-proportioned windows

ACCESS

The access points will be provided from the new junctions with Oxford Road and Bankside. The location and design of the access points will ensure that all users have equal and convenient access. In addition to the vehicular access, there will be pedestrian access provided by the Longford Park Development.

1.6 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

The National Planning Policy Framework (NPPF) was published on 27 March 2012 and forms a key part of the Governments reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

Within this document, there is a positive commitment to raise standards of design through the planning system and improve the quality of places for both existing and future communities. The NPPF sets out that where local policies are not up-to-date then proposals should be considered against the provisions of the NPPF wherein the presumption is in favour of sustainable residential development on appropriate sites where a Council cannot demonstrate a 5 year housing land supply. Cherwell District Council has previously confirmed that they currently do not have a 5 year housing land supply. In light of this, there is a need to consider the application proposals against the provisions of the NPPF.

In addition, the NPPF sets out that good design is a key aspect of sustainable development and will contribute positively to making places better for people.

This development has sought to adhere to many elements of the design related policies of the NPPF including:

- Delivering the social, recreational and cultural facilities and services the community needs by planning positively for the provision and use of shared space, community facilities (e.g. local shops) and other local services to enhance the sustainability of communities.
- Establishing a strong sense of place.
- Recognising the role of design in improving the lives of people and communities.
- Achieving a visually attractive development through good architecture and appropriate landscaping.
- Providing facilities which will reduce the need to travel further afield.
- Promoting a healthy community by providing the opportunity for meetings between members of the community through neighbourhood centres and active frontages.

1.7 THE VISION AND DESIGN PRINCIPLES

A wider set of place making principles are used as a key structuring rationale for the new development. In addition, this Design and Access Statement aims to ensure that there is a consistent overall approach to delivering the best urban design principles. The five design principles considered in this place making process are summarised below:

- Creating Permeability
- Making a Legible Place
- Creating Appropriate Buildings and Spaces
- Community Safety
- Incorporating Variety

1.8 CONCLUSION

This application will contribute to the overall Longford Park development site by providing a sustainable mix-use development which will establish a strong sense of place and promote a healthy community for the future residents of Longford Park.