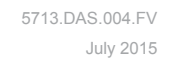


Proposed Residential Development
Land West of White Post Road, Banbury



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Contents

Preface

1.0 Background

p.9	1.1 The Vision
p.10	1.2 Introduction
p.11	1.3 Design Objectives
p.12	1.4 Planning Policy
p.13	1.4 Planning Policy (<i>continued</i>)
p.14	1.5 Settlement Constraints

2.0 Response to Context

p.17	2.1 Site Location & Context
p.18	2.2 Site Topography
p.19	2.3 Local Facilities, Access & Movement
p.20	2.4 Historic Context & Development
p.21	2.5 Landscape Character
p.22	2.6 Townscape Character
p.23	2.7 Landscape & Visual Context
p.24	2.8 Arboriculture
p.25	2.9 Geophysical Survey
p.25	2.10 Archaeology
p.26	2.11 Air Quality Assessment
p.27	2.12 Ecology & Nature Conservation
p.28	2.13 Ecology and Nature Conservation (<i>continued</i>)
p.29	2.14 Flood Risk & Drainage Strategy

3.0 Evaluation and Evolution

p.33	3.1 Constraints & Opportunities
p.34	3.2 Site Analysis
p.35	3.3 Development Framework
p.36	3.4 Design Evolution
p.37	3.5 Wider Banbury 17 Development
p.38	3.6 Consultation

4.0 Proposed Development and Design

p.41	4.1 The Proposals
p.42	4.2 Illustrative Masterplan
p.43	4.3 Use and Amount
p.44	4.4 Layout
p.45	4.5 Scale
p.45	4.6 Appearance
p.46	4.7 Sustainability
p.47	4.8 Green Infrastructure & Landscape
p.48	4.9 Arboriculture
p.49	4.10 Ecology & Nature Conservation
p.50	4.11 Access
p.51	4.12 Illustrative Perspectives
p.52	4.13 Illustrative Perspectives (<i>continued</i>)

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Preface

Guidance relevant to planning, listed building and building control applications has introduced the concept of Design & Access Statements as a way of demonstrating that design, refurbishment and product selection decisions have, or will, address the obligations of reasonableness introduced by The Disability Discrimination Act 1995 (amended 2005) which has since been replaced by The Equality Act (Disability Regulations) 2010.

The precise form of the Design & Access Statement and the level of detail it contains will vary according to the size, nature and complexity of the proposed development or alteration. This Design & Access Statement should therefore be seen as project specific, although some elements of the Statement will be more generic.

The Design & Access Statement process will assist in ensuring that the 'evolving duty' placed on service providers, employers and educators under the DDA can be addressed.

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1.0 Background

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1.0 Background

1.1 THE VISION

The overall vision for the study area is to provide a distinctive and high quality development which enhances the semi urban character of the site and which positively defines the southern settlement edge of Banbury.

The development will create up to 280 homes with associated public open space, it will provide a choice of housing to meet the needs of the area whilst respecting and enhancing the urban edge location. The design seeks to enhance the accessibility of the existing public footpath network and also aims to promote the use of sustainable transport.

Housing will be set within a robust green infrastructure which includes the retention of the existing established vegetation structures to the site boundaries and key internal vegetation structures. The proposed green infrastructure aims to ensure the built elements can be successfully integrated within the landscape setting, and ensure that the proposals provide an appropriate transition between the proposed development and the wider countryside setting.

A landscape led development approach has been undertaken, with the proposals taking reference from the existing landscape character, and the wider landscape setting.



Figure 1.1 – Illustrative Visualisation of the Proposed Development

1.0 Background

1.2 INTRODUCTION

This Design and Access Statement has been prepared on behalf of Gladman Developments Ltd, and is submitted in support of an outline planning application with all matters reserved except for access.

The proposals for the site comprise the erection of up to 280 homes, a Youth Games Court and area for a cricket pitch with new landscaping and extensive public open space.

A suite of plans and documents including an Environmental Statement are submitted in support of the outline planning application covering amongst other matters: Landscape and Visual Impact, Flood Risk, Highways, Ecology, and Arboricultural.

This Design and Access Statement should be read in conjunction with the technical plans, drawings and supporting documents.

The document sets out an assessment of the development based on the following matters:

Use, Amount, Layout, Landscape, Access.

Prior to considering these matters, the context of the proposals is established, including a description of the characteristics of the site and the surrounding area. Relevant planning policy guidance on design at a national and local level is also considered.

This process of context analysis has informed the indicative layout, positioning and scale of the built form.

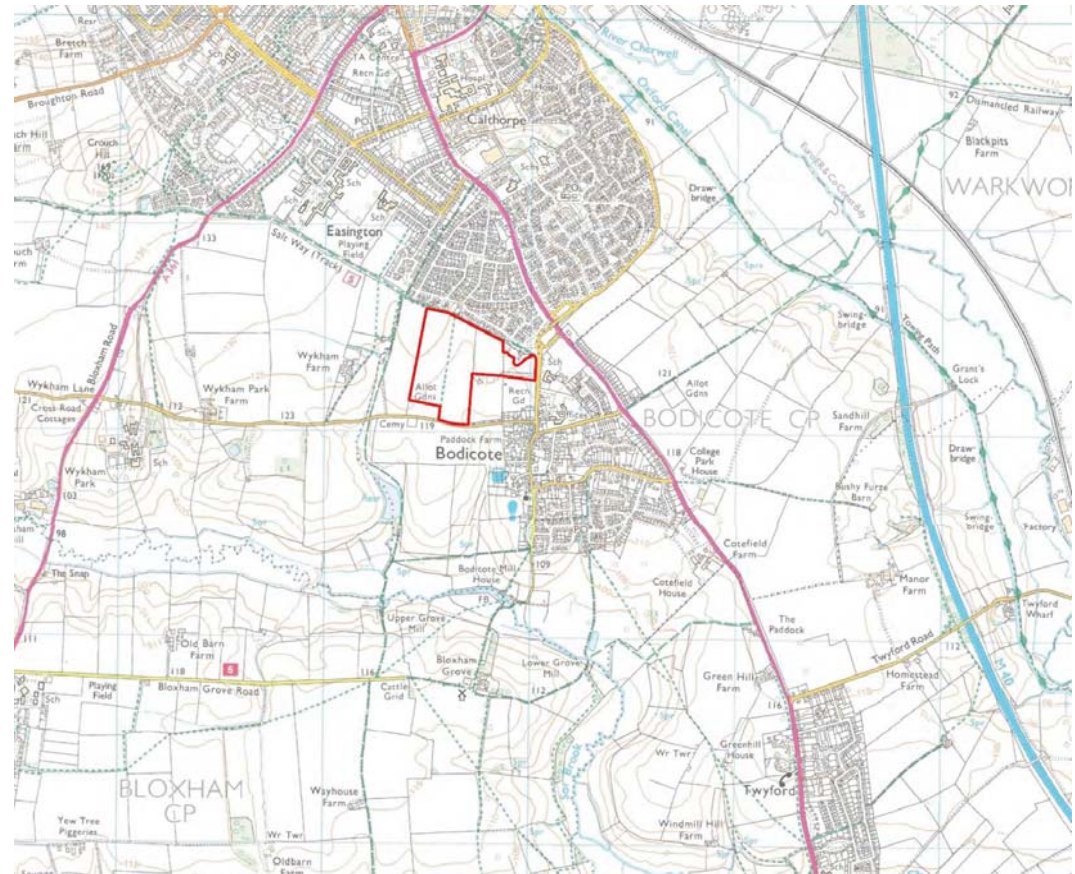


Figure 1.2 - Site Location



Figure 1.3 – View looking south west towards the application site from the Salt Way.

1.0 Background

1.3 DESIGN OBJECTIVES

The vision responds to the current and future needs of the Banbury, with the overall aim of providing a high quality environment and sustainable development as set out within the Banbury 17 Allocation. There are a number of key principles and design objectives which have informed the proposed development and which are explained in more detail throughout this Design and Access Statement;

- ☐ To deliver a high quality 'place' that is sustainable, safe and attractive.
- ☐ To deliver a mix of housing of up to 280 new homes offering 1-5 bedroom properties comprising a range of house types.
- ☐ To create a considered and appropriate transition between the built edge and the wider countryside setting.
- ☐ To preserve and where possible enhance the character and appearance of the site and its setting.
- ☐ To create an appropriate development in terms of scale and urban grain which links with the existing development pattern and references local vernacular and materials.
- ☐ To provide extensive public open spaces incorporating play facilities, a Youth Games Court, and area for a cricket pitch, new landscaping and enhanced biodiversity which can be accessed and used by the existing adjoining residential areas as well as the new housing development.
- ☐ To establish a legible environment with interconnecting streets and spaces allowing access and connectivity across the site and between the adjoining areas.

- ☐ To promote sustainability and reduce energy consumption.
- ☐ To prevent the settlement coalescence of Banbury and Bodicote.
- ☐ Provision of a bus service through the site and associated bus stops
- ☐ Development proposals to be accompanied and influenced by a landscape and visual impact assessment and a heritage impact assessment
- ☐ The need to physically preserve the location of the Neolithic causewayed enclosure. The remainder of the archaeological features will require further investigation and recording ahead of any development. A programme of archaeological mitigation will be required ahead of any development of the site.



Figure 1.4 – Examples of existing built form and architectural styles within Banbury.

1.0 Background

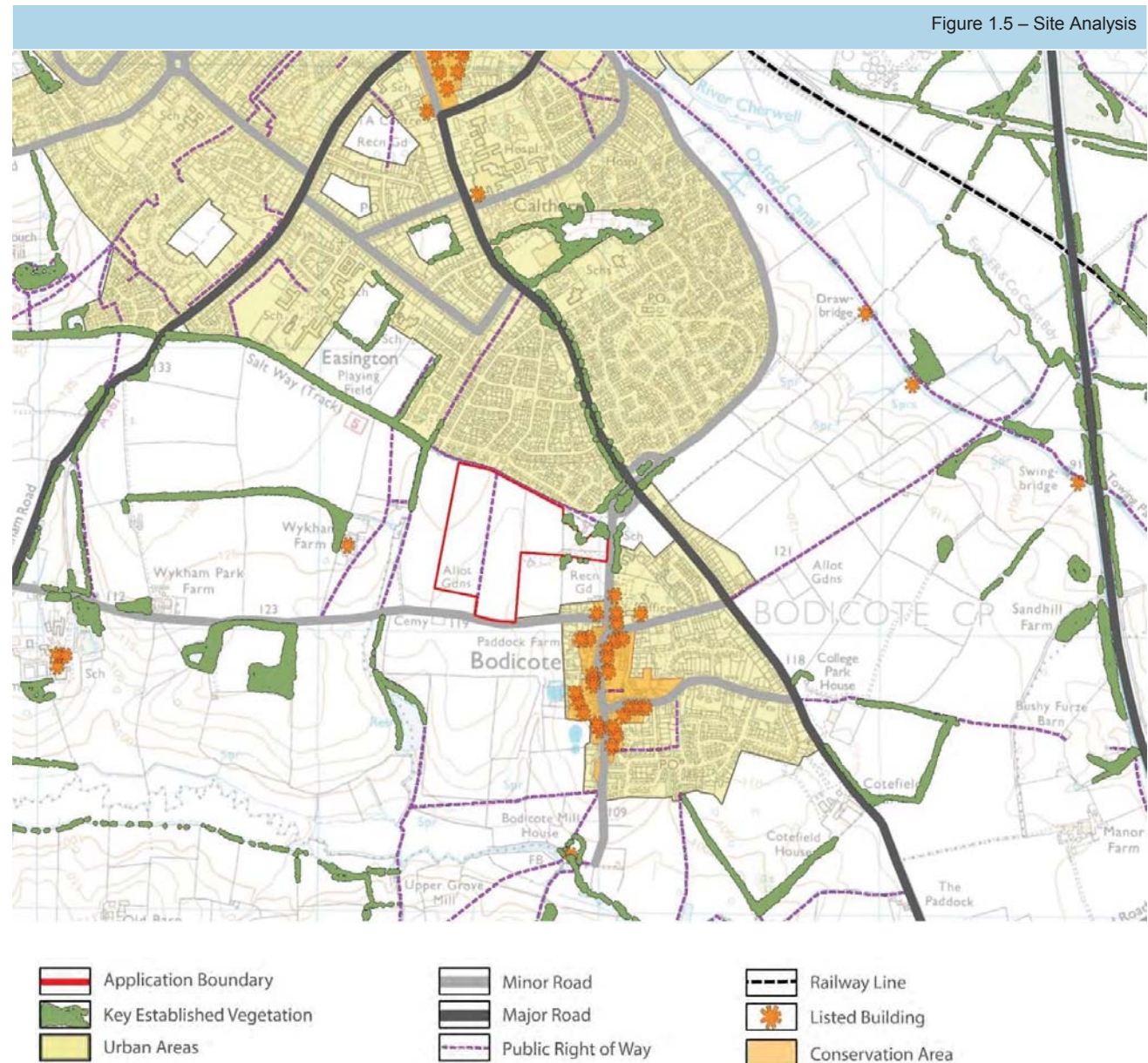
1.4 PLANNING POLICY

There is a great wealth of design documentation and guidance which provides a source of best practice design guidance for new development proposals. The National Planning Policy Framework (NPPF) and Secure By Design are some of the key documents which have been embraced as part of the design and development process. A detailed assessment of the planning policy framework is set out in the Planning Statement which accompanies the planning application.

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) was published on the 27th March 2012, replacing the existing system of national planning policy guidance and statements. The document sets out the Government's planning policies for England and how these are expected to be applied, and is a material consideration in planning decisions. The document places an emphasis on the promotion of sustainable growth whilst also protecting the environment, and at the heart of the NPPF is a presumption in favour of sustainable growth.

Figure 1.5 – Site Analysis



1.0 Background

1.4 PLANNING POLICY

cont.

Cherwell District Council Local Plan

The Cherwell Local Plan was adopted in 1996, which set out the planning policy guidance for the district, as well as housing growth for the period up until 2001.

Cherwell District Council has a draft new Local Plan, which will form the spatial planning guidance for the District up to 2031. At the point of submission of this application, the Inspector's Report into the soundness of the plan had just been published (9th June 2015). The report concluded that the Cherwell Local Plan (2011-2031) provides an appropriate basis for the planning of the district to 2031, providing a number of modifications are made. It is anticipated that the Report will be presented to Members at the meeting of the Council on 20th July 2015.

Given that the Cherwell Local Plan (2011-2031) is anticipated to be adopted before the determination of this application, the policies of the draft Local Plan should be given more weight.

This site has been identified as part of the "Banbury 17" allocation within the draft Local Plan, for the total provision of up to 1,345 dwellings. The site is necessary to ensure that the projected housing needs of the district are met over the plan period. Land at the north west corner of the overall site has recently been granted permission for 145 dwellings. A Planning Application is currently pending for up to 1,000 dwellings for the remaining western portion of the allocation. To the west of Banbury 17, 350 dwellings have been granted outline approval on the site for Banbury 16, whilst an application for up to 1070 dwellings, granted outline approval in September 2009.

The following policies (of the adopted Local Plan) are of relevance to the site:

Policy C7 – Landscape Conservation, Policy C8 - Sporadic Development in the Open Countryside, Policy C28 - Layout, Design and External Appearance of New Development, Policy C30 – Design of New Residential Development, Policy R12 – Provision of Public Open Space in Association with New Residential Development.

The following policies of the emerging Plan are of relevance to the site:

Policy Banbury 17, Policy BSC 10 – Open Space, Outdoor Sport and Recreation Provision, Policy BSC 11 – Local Standards of Provision – Outdoor Recreation, Policy ESD 13 – Local Landscape Protection and Enhancement.

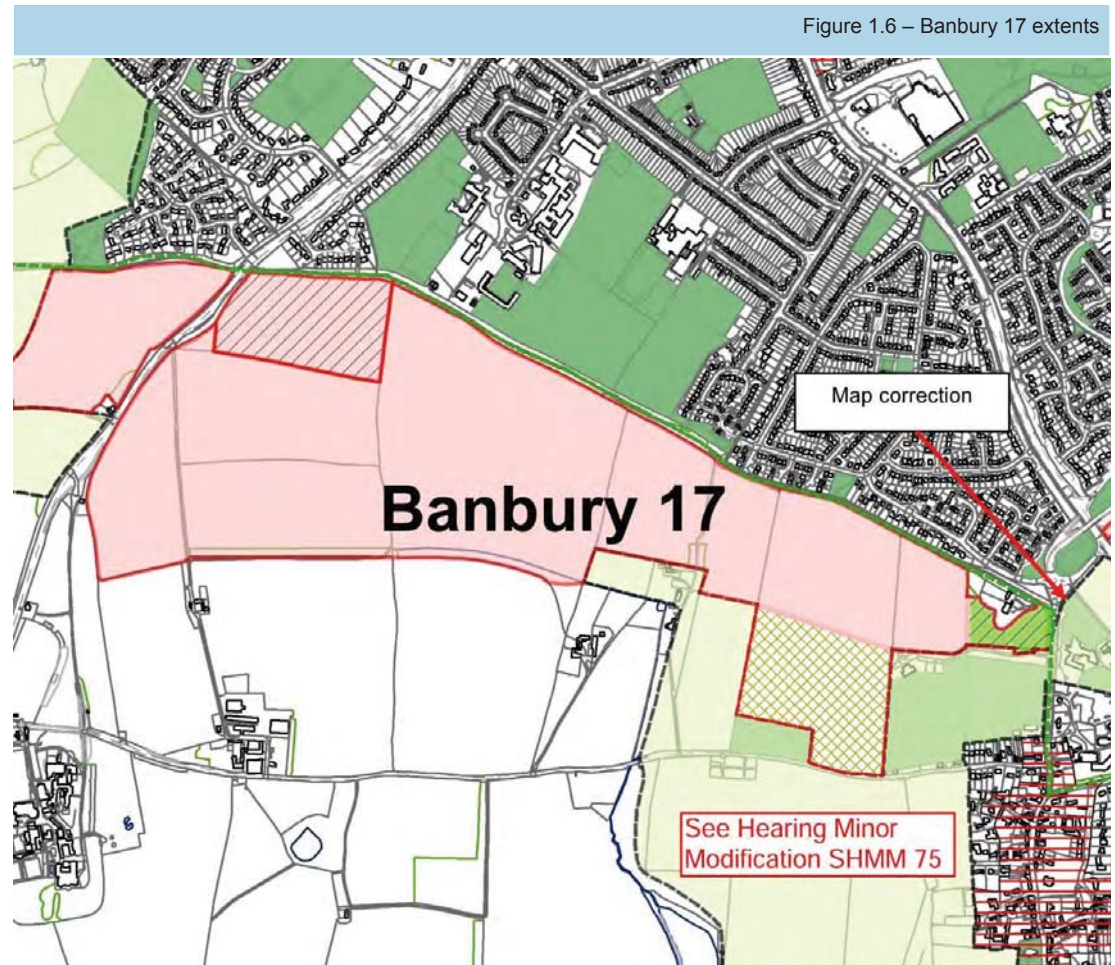


Figure 1.6 – Banbury 17 extents

1.0 Background

1.5 SETTLEMENT CONSTRAINTS

Figure 1.6 illustrates Banbury's wider constraints in relation to designations, landform and flood risk and seeks to identify areas for possible urban expansion.

To the north, there is scope for limited urban expansion with the M40 and multiple watercourses forming a logical settlement boundary. The area is constrained by occasional pockets of steep landform / ridgelines with channels of land at risk of flooding.

To the east, Banbury is heavily constrained by the M40 road corridor, the River Cherwell and the Oxford Canal. The WWI National Filling Factory Scheduled Monument is located to the east of the M40 between Banbury and Overthorpe. The presence of both the Oxford Canal and the River Cherwell means that much of the land to the south east of Banbury has been classified as being at risk of flooding. The east is further constrained by the distance between proposals and existing community facilities which lie within Banbury Town Centre.

There is scope for development to the west of Banbury, although any proposals would be constrained by the Drayton Conservation Area and the Wroxton Abbey Registered Park and Garden. Good transport connections are available through the existing road network, notably Stratford Road.

Land to the south of Banbury is less constrained, with limited designations influencing the area, and landform falling gently to the south for approximately 1.5km. A green buffer would need to be maintained around Bodicote to prevent settlement coalescence. The Salt Way (Public Right of Way) currently defines the southern fringe of Banbury, and offers opportunities for pedestrian links into the existing urban area.

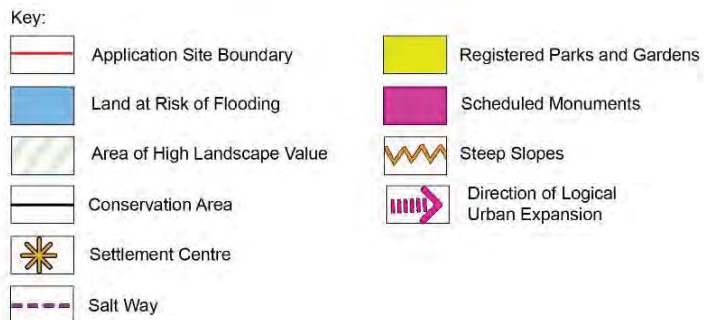
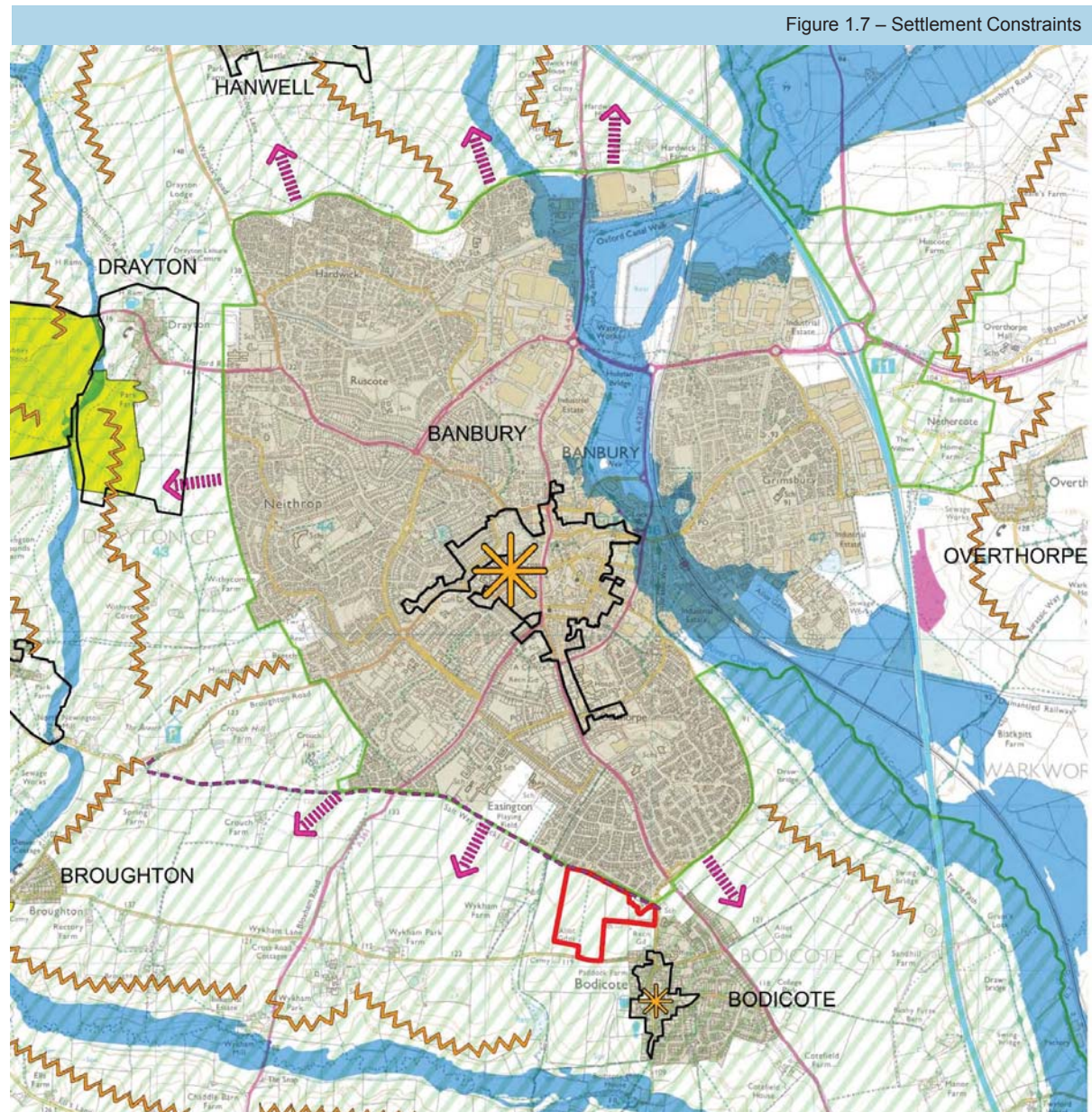


Figure 1.7 – Settlement Constraints



2.0 Response to Context

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2.0 Response to Context



Figure 2.1 - The application site and existing context.

2.1 SITE LOCATION & CONTEXT

The site is located on the southern edge of Banbury to the north west of Bodicote and to the west of White Post Road. The site comprises 17.35 ha of agricultural / arable land bound by established hedgerows to the sites boundaries. The Salt Way Bridleway lines the northern application boundary, with existing residential development located beyond. Existing allotments and the Banbury Cricket Club are located on the south western and south eastern site boundaries respectively, with White Post Road defining the eastern site boundary.

The sites wider countryside setting is located to the south and west. The northern site boundary which lines the Salt Way is to be redefined, with additional tree, shrub and hedge planting forming a robust green edge to the site. The site access is to be located off White Post Lane on the eastern site boundary and will form the start of a central spine road across the application site which links to development to the west.

The topography and landscape around Bodicote and the southern fringe of Banbury is characterised by undulating valleys which create a rolling, well defined landform. The wider landscape context is further characterised by a pattern of medium - large irregular fields set within a network of established hedgerows. A network of farm tracks and Public Rights of Way traverse the wider landscape, which when combined with the rolling topography, irregular field pattern and associated boundary vegetation, promotes a varied landscape typology.

The presence of the existing urban edge to the north and east of the application site influences the character of the site, with views of the existing built form characterising views from within the site.

The site forms part of the Banbury 17 allocation for a total of 1,345 houses. An application has already been submitted on adjacent land as part of this allocation.

2.0 Response to Context

2.2 SITE TOPOGRAPHY

The topographical survey shows that the site's general topography falls gently from the northwest to the southeast corner.

From inspection of the OS mapping it appears that there is a level of 114m AOD (Above Ordinance Datum) which is a low point on Wykham Road adjacent to the Banbury Cricket Club ground. This rises to a level of 125.9m AOD adjacent to the north west of the application site adjacent to the salt way and existing built form lining Leabrook Close and Jaynes Close.

The wider landscape setting is characterised by undulating rolling valleys to the south and west, with two notable high points. Crouch Hill lies approximately 1.5km to the north west of the application site and sits at 170m AOD. Hobb Hill lies approximately 3km to the south west of the application site and reaches a peak of 166m AOD.

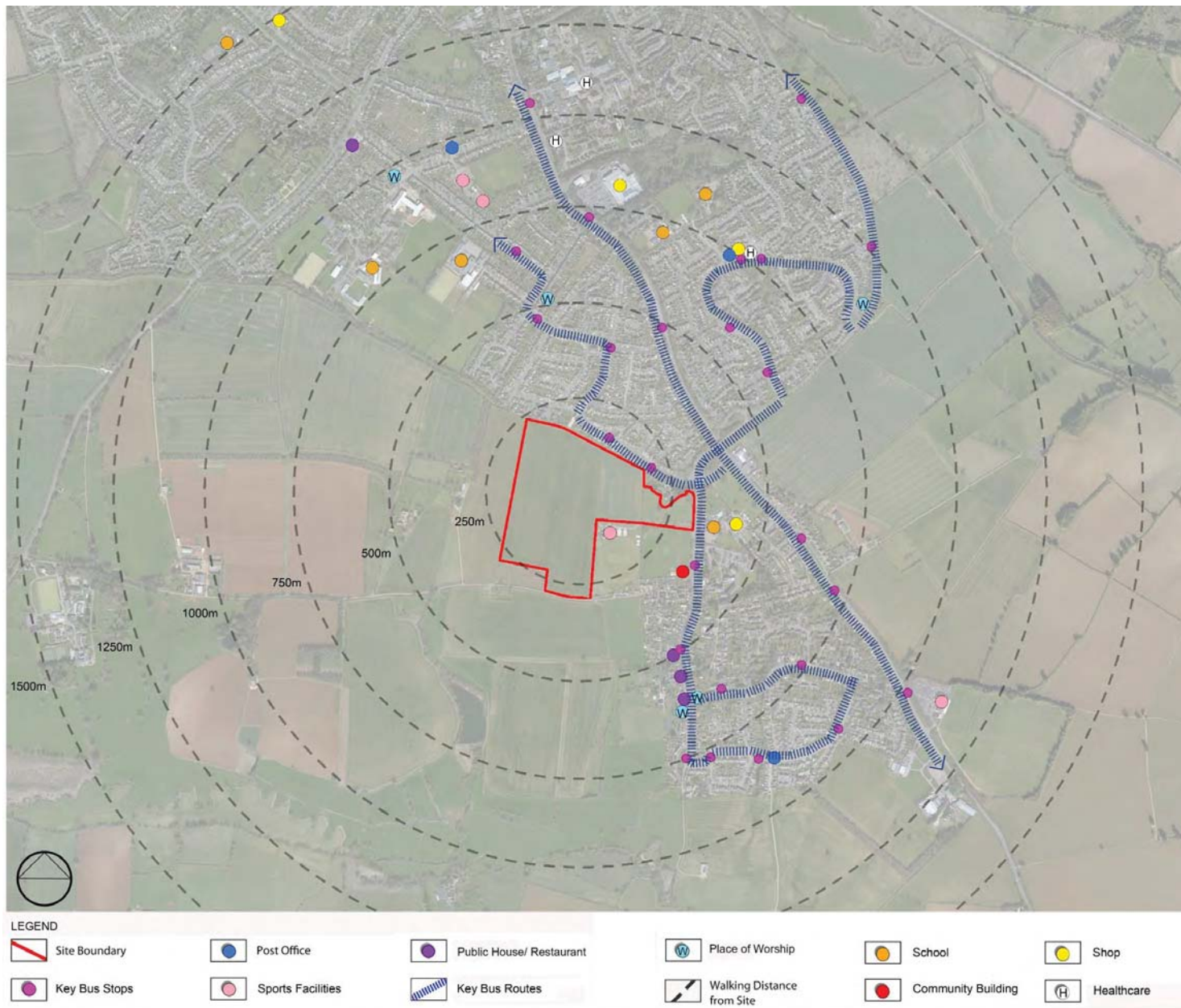


Figure 2.2 – View looking south west from the Salt Way across the application site.



Figure 2.3 - Existing Topographical Survey

2.0 Response to Context



2.3 LOCAL FACILITIES, ACCESS & MOVEMENT

Banbury and Bodicote offer a wide range of facilities within an easily accessible distance including a primary school. Further sports facilities are proposed as part of the development including an area for a Cricket Pitch and a Youth Games Court, the proposals will also seek to enhance existing links between the site and existing facilities, as well as proposing additional footpath links to the wider footpath network.

The development site has good access to public transport with a bus stops located on White Post Road to the east and of the site and Sycamore Drive to the north. There will be enhanced footpath links to assist in providing safe access for pedestrians to the north onto Salt Way leading into Banbury and Bodicote or to public transport. Bishop Loveday Church of England Primary School lies to the east of the application site with easy access via an existing road network with supporting pavements. Banbury town centre is located approximately 2km to the north of the application site, which hosts numerous facilities. A post office, pub, churches and a Village Hall can all be found within a reasonable distance of the site, and are all easily accessible. The local bus services run throughout the day providing links to Banbury to the north, with a proposed bus link to run through the application site along the central spine road.

Figure 2.4 - Existing Facilities Survey

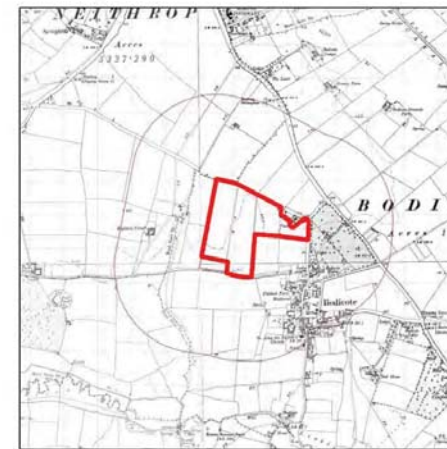
2.0 Response to Context

2.4 HISTORIC CONTEXT & DEVELOPMENT

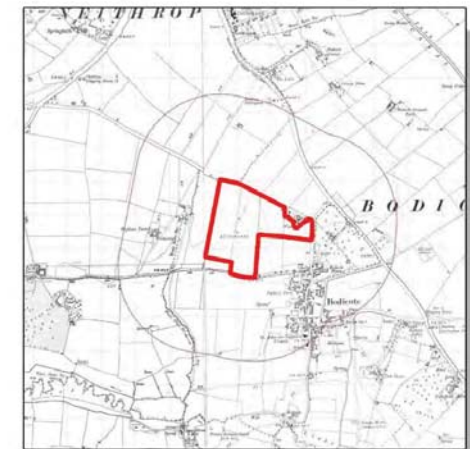
The historic maps below illustrate the expansion and growth of Banbury and Bodicote over the past 100 years. The land was largely characterised by medium scale open fields set within a broad undulating valley landscape until the mid – late 1900's, with a substantial portion of Bodicote and the principle road network dating back to pre 1899. The southern fringe of Banbury and the village of Bodicote saw rapid expansion between 1954 and 1992, with residential development replacing open agricultural fields, transforming Banbury into a more substantial town and doubling Bodicote in size.

The present day map shows the extent of Bodicote and the southern fringe of Banbury to have remained largely unchanged since the expansion of the urban area in the mid – late 20th Century, with the exception of a pocket of development to the north west of the application site.

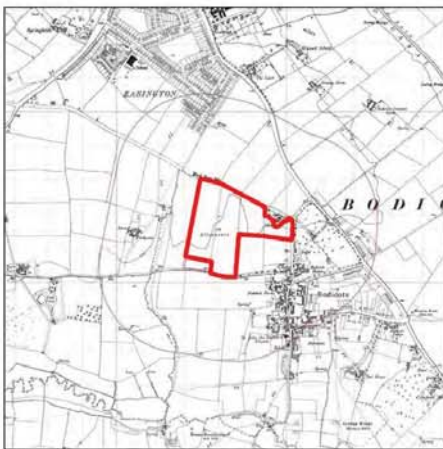
Figure 2.5 – Historic Map Data



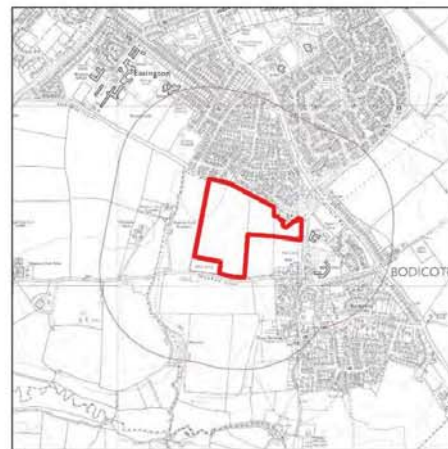
C1899



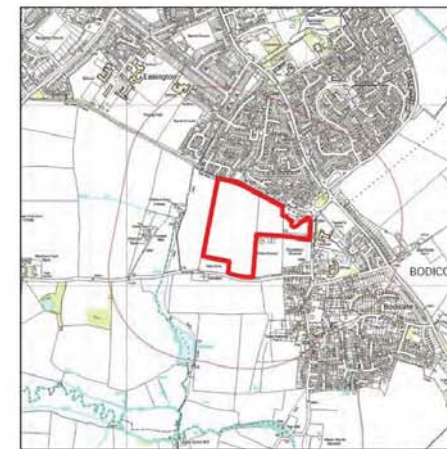
C1920



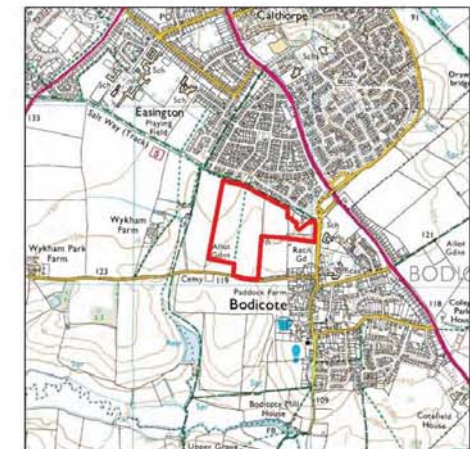
C1954



C1992



C2002



Current

2.0 Response to Context

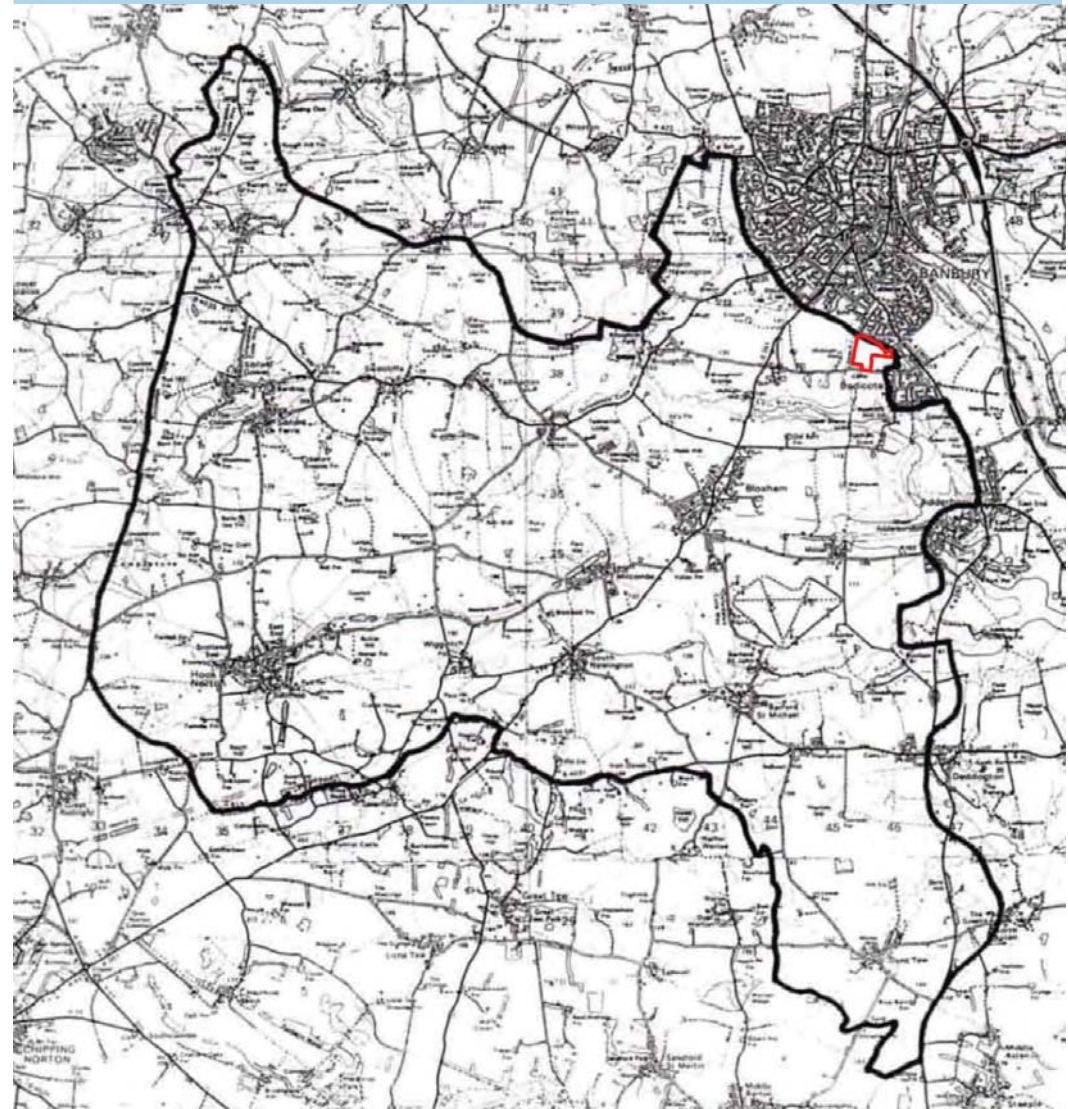
2.5 LANDSCAPE CHARACTER & SENSITIVITY

The full detail of the landscape character is detailed within the Landscape and Visual Impact Assessment (LVIA) however as an overview Cherwell District Council's Landscape Assessment identifies the site as being located within the character type 'Ironstone Hills and Valleys - Large Scale Enclosed Farmland'.

This assessment identifies the 'Ironstone Hills and Valleys - Large Scale Enclosed Farmland' as:

"The Ironstone Hills and Valleys are found in the north west of the district, and is one of the larger character areas, extending from the Cherwell Valley to the Oxfordshire/Warwickshire county boundary...The main distinguishing features are its extremely complex topography and the style of vernacular buildings which is unique to the Banbury region. The unspoilt ironstone villages and tranquil countryside are remote and isolated, particularly towards the west of the character area."

Figure 2.6 – Extract from Cherwell District Council's Landscape Assessment. Map of Ironstone Hills and Valleys character area.



2.0 Response to Context

2.6 TOWNSCAPE CHARACTER

A cluster of Listed buildings and a Conservation Area characterise the historic centre of Bodicote to the east of the site, predominantly located to the High Street; and Wykham Farmhouse Grade II Listed Building lies to the west of the site. Currently there is a degree of separation afforded to the heritage assets within Bodicote provided by existing residential development, and the recreational ground to the south east of the site. The degree of separation to the heritage assets is to be enhanced in the proposals through the provision of public open space in the eastern site area and the reinforcement of boundaries.

Within Banbury the local vernacular is defined by a mixture of architectural styles predominantly using traditional building materials including, brick and stone with clay tiled roofs. This is particularly true of the town centre, however within the wider setting more recent development is characterised by modern brick dwellings of a style more typical of mid - late 20th Century development.

The development proposals will reference the varying architectural styles and materials that characterise the local area, ensuring that the proposals respect and enhance the local character.



Figure 2.8 - Views of existing built form and residential styles within Banbury including the Banbury Cricket Club, and the Horse and Jockey Public House in Bodicote.

2.0 Response to Context

2.7 LANDSCAPE & VISUAL CONTEXT

The site is open in character and consists of three agricultural fields bound by existing hedgerows with occasional hedgerow trees. The topography and landscape around Bodicote and the southern fringe of Banbury is characterised as undulating valleys which create a rolling, well defined landform. The wider landscape context is further characterised by a pattern of medium - large irregular fields set within a network of established hedgerows. A network of farm tracks and Public Rights of Way traverse the wider landscape, which when combined with the rolling topography, irregular field pattern and associated boundary vegetation, promotes a varied landscape typology.

The presence of the existing urban edge to the north and east of the application site influences the character of the site, with views of the existing built form characterising views from within the site.

As stated the site sits within a rolling landscape with a series of interlocking valleys that is characterised by a medium – large scale field pattern, bound by established vegetation. The topography and vegetation structures located within the sites context frame occasional views from localised and middle distance viewpoints. Within localised views from the immediate context of White Post Road and the Public Rights of Way to the north and west, the development of the site will be apparent representing a noticeable change to that which exists at present. It is considered, however, that the site and its setting have the capacity to accommodate this change. The presence of the existing urban edge already forms a prominent feature within these views, and as such the proposals will be seen as in keeping with that which exists at present. Within wider views, where views of the site are available due to the topography, these will be seen within the wider context of Banbury and Bodicote, and as such seen as a minor component of the wider landscape context.



Figure 2.9 - View looking west towards the application site and the entrance to Banbury Cricket Club from White Post Road. This view illustrates the extent of vegetation lining the eastern boundary.



Figure 2.10 - View looking south into the application site from the Salt Way illustrating the relationship between the site its wider countryside setting.



Figure 2.11 - View looking north from the Public Right of Way that runs through the application site. This view illustrates the relationship between the site and the existing urban edge of Banbury's southern fringe.



Figure 2.12 - View looking east from a Public Right of Way at Wykham Farm which runs between the Salt Way and Wykham Lane. This view illustrates the relationship between the site and its wider countryside setting in the foreground.

2.0 Response to Context

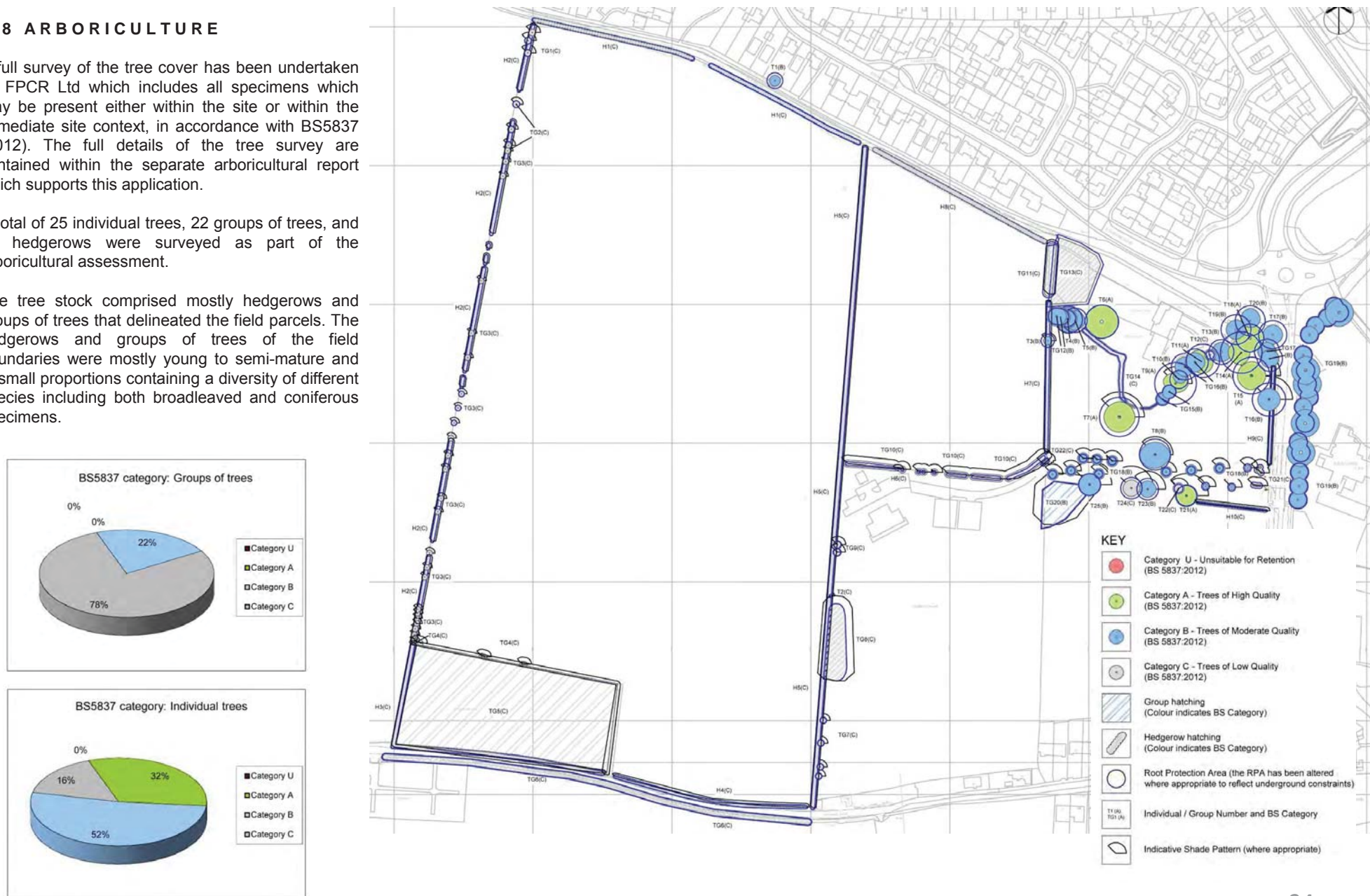
2.8 ARBORICULTURE

A full survey of the tree cover has been undertaken by FPCR Ltd which includes all specimens which may be present either within the site or within the immediate site context, in accordance with BS5837 (2012). The full details of the tree survey are contained within the separate arboricultural report which supports this application.

A total of 25 individual trees, 22 groups of trees, and 10 hedgerows were surveyed as part of the arboricultural assessment.

The tree stock comprised mostly hedgerows and groups of trees that delineated the field parcels. The hedgerows and groups of trees of the field boundaries were mostly young to semi-mature and of small proportions containing a diversity of different species including both broadleaved and coniferous specimens.

Figure 2.13 -Tree Constraints Plan



2.0 Response to Context

2.9 GEOPHYSICAL ASSESSMENT

A geophysical survey was carried out in March 2013 by ARS Ltd as part of the Heritage Assessment. The purpose of the survey was to determine the potential for sub-surface archaeological remains to survive at the site, to assist in the development of appropriate mitigation and to provide sufficient information to enable the Local Planning Authority to make an informed decision on the archaeological implications of any proposed development.

In the western field, an area of high archaeological potential has been identified with clear evidence of settlement activity. The archaeology has been interpreted as a late Iron Age/ Romano-British settlement, possibly a farm complex which could be of regional importance. Also within this field, further possible archaeological remains in the form of field boundary ditches, possible pits and extensive evidence of more than one phase of agricultural activity have been identified.

In the central field, the possible remains of four circular features have been identified. The largest feature is approximately 40m in diameter and could date from the Neolithic or Bronze Age. The three smaller features, with diameters of approximately 15m may indicate the surviving remains of Iron Age round houses. Further evidence of field boundary ditches and possible pits were also recorded within the field.

In the eastern field, adjacent to White Post Road, a well-defined, three-sided anomaly corresponding to a crop mark was recorded. The anomaly has been interpreted as representing an archaeological feature of unknown origin although a more modern cause cannot be discounted.

Full details of the Geophysical Assessment are included within the standalone documentation prepared by ARS Ltd which accompanies this application.



Figure 2.14 – Internal viewpoint looking south over the western field parcel.

2.10 ARCHAEOLOGY & HERITAGE

A Cultural Heritage desk based assessment and Heritage Statement have been undertaken by ARS Ltd which considers the archaeological and heritage potential of the application site. The assessment forms the desk based assessment required by paragraph 128 of the NPPF to identify the presence of heritage assets and, where present, to assess any impact on their significance.

A study of heritage assets established that there are 39 Listed Buildings within a 1km study area. Thirty eight of these are Grade II Listed Buildings, and one is Grade II*. Many of these lie within the Bodicote Conservation Area to the south-east of the proposed development area. The study concluded that the majority of these assets will be unaffected by the proposed development due to their location within the compact village centre of Bodicote. The study found that the impact of the proposed development on the setting of built heritage assets at the north and west of Bodicote village, and to the west of the proposed development area would be neutral or slight.

The setting of Bodicote Conservation Area, with its rural feel would largely be maintained due to the retention of the key views across fields and open land to the south and west as well as the retention of the cricket ground and recreation ground which would maintain open space between Bodicote and Banbury.

The potential effect on the archaeological setting of the buried Neolithic Causewayed Enclosure and Bronze Age Barrows to the west of the proposed development site is considered to be slight to moderate, but further archaeological investigation within the proposed development area would be needed to establish this. As such this effect does not constitute any direct or “substantial harm”, but rather “less than substantial harm” to its wider context.

In consideration of the historic route Salt Way, whilst historic research is required to qualify any potential formal designation as a heritage asset, it is nevertheless acknowledged that the route is perceived as being a culturally significant non-designated local heritage feature. A Roman Road has also been identified along the southern boundary of the site. It is possible that it extends within the site boundary or, since it is currently an accessible carriageway, could be damaged by increased road traffic.

The Cultural Heritage Assessment has identified that there is a moderate to high potential for previously unknown archaeological remains to be present on site. Prehistoric activity such as a Neolithic causewayed enclosure and Bronze Age round barrow monuments has been identified in close proximity to the site boundary. Also, Iron Age settlements have been identified to the west and east of the site.

An Archaeological Evaluation was also undertaken by ARS Ltd which outlines results from eighty trial pitches on site, this forms a standalone document which accompanies this application.

2.0 Response to Context

2.11 AIR QUALITY ASSESSMENT

An Air Quality Screening Report has been undertaken by Peter Brett Associates LLP. The assessment has been undertaken to determine the risk and significance of dust effects from earthworks, construction activities and track out from the proposed development. The assessment has been undertaken in accordance with the guidance on assessing the impacts of construction phase dust published by the Institute of Air Quality Management.

To date, three Air Quality Management Areas have been declared within the district. The closest of which is approximately 1.8km from the proposed development site, which encompasses North Bar Street, Horse Fair Street, South Bar Street, Oxford Road, Bloxham Road, High Street Warwick Road and Southam Road.

The construction works have the potential to create dust. During construction it will therefore be necessary to apply a package of mitigation measures to minimise the risk of elevated PM10 concentrations and dust nuisance in the surrounding area. With the proposed measures in place, construction dust impacts are judged to be not significant.

The impacts of development generated traffic on concentrations of nitrogen dioxide and PM10 have been assessed at sixteen receptors representative of existing properties adjacent to the affected road network. The development does not cause any exceedances of the air quality objectives, and the overall air quality impact of the development is considered to be insignificant.

A sensitivity test was undertaken in order to predict nitrogen dioxide and PM10 concentrations assuming a traffic flow from the adjacent land promotion site passes through the proposed development site. There are no predicted exceedances of the relevant objectives at any of the existing receptors or at the proposed receptor location within the site.

Overall, it is concluded that there are no air quality constraints to the proposed development. No further mitigations are therefore required.



Figure 2.15 – View looking north from the Public Right of Way that runs through the application site.



Figure 2.16 – View looking south into the application site from the Salt Way.

2.0 Response to Context

2.12 ECOLOGICAL ASSESSMENT

An ecological assessment has been prepared by FPCR Ltd which forms a separate document which has been submitted to support this application. The report assesses the ecological interest of the site as a whole. The importance of the habitats and species present is evaluated. Where necessary, mitigation measures are recommended so as to safeguard any significant existing ecological interest within the site and where appropriate, opportunities for ecological enhancement are proposed with reference to national and local Biodiversity Action Plans (BAPs).

Habitats

The approximately 17.5ha site is located to the west of White Post Road and south of the Saltway and comprises mainly arable fields, with boundary hedgerows and an area of grassland with mature open grown trees. Some allotments border the site to the south-west, Banbury Cricket Club and Wykham Lane are located to the south of the site, the town of Banbury to the north and the village of Bodicote to the south east. Land to the west of the site is rural and primarily in agricultural use.

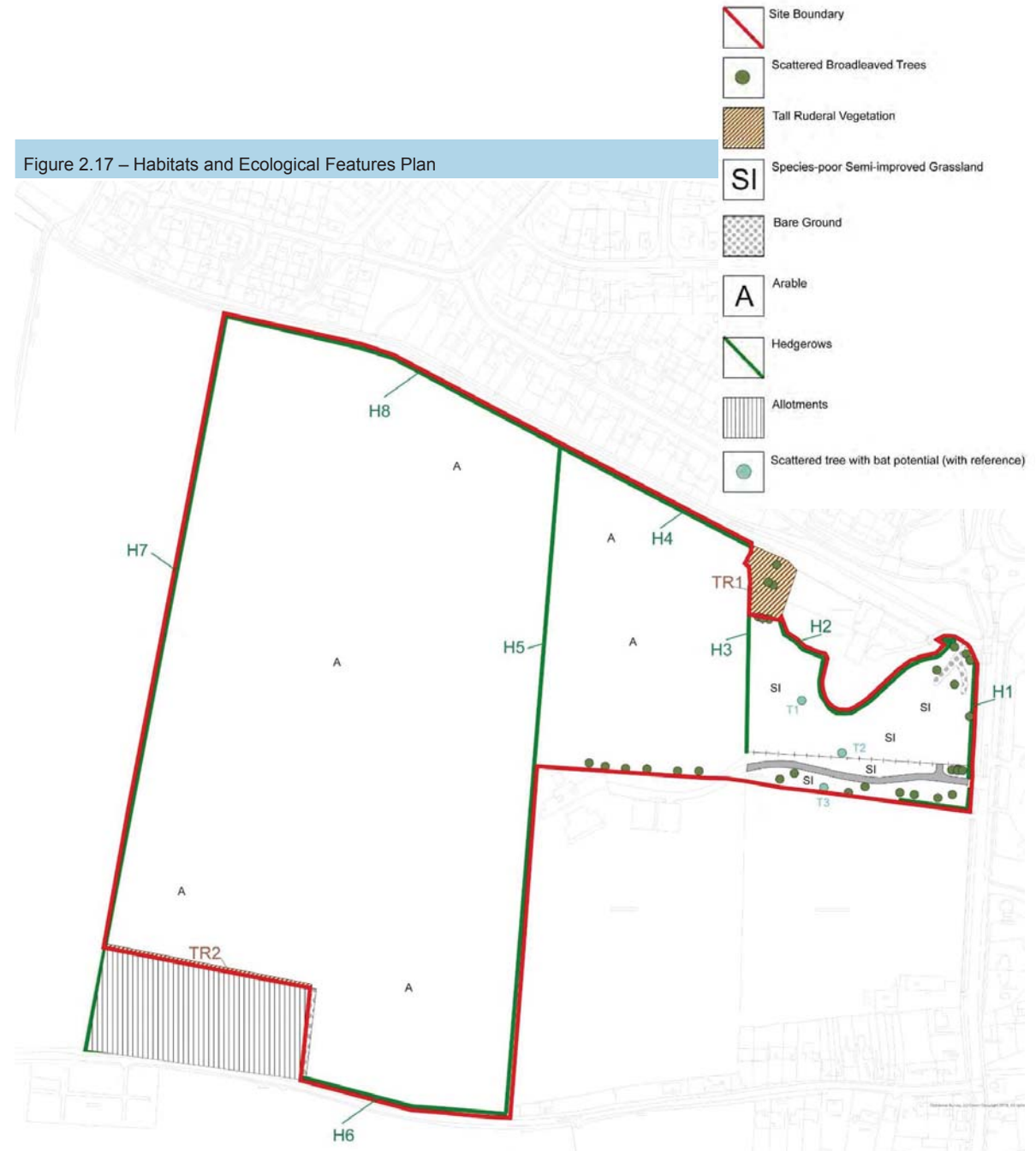
In the east of the site are two areas of species poor semi-improved grassland, separated by a metal rail fence. The grassland to the north of the fence line comprises a close mown field, believed to be used for occasional recreational purposes and parking. Grassland to the south of the fence line comprises grass verges either side of a hard surfaced driveway into Banbury Cricket Club grounds. There is an area of bare ground where vehicles have accessed the site in the north-eastern corner, and scattered trees present.

Cricket Club grounds. There is an area of bare ground where vehicles have accessed the site in the north-eastern corner, and scattered trees present.

A large proportion of the site comprises arable fields. The larger, western-most field had been planted with grassland leys and the eastern field with barley in 2013, with both fields planted with grass fodder crops at the time of survey in 2015. Field margins are narrow (up to approximately 1m) and have been considered as continuous with hedgerow ground flora.

Species recorded within the sward during the 2015 walkover survey include a dominance of perennial rye-grass, abundant white clover, frequent meadow fescue and occasional sweet vernal grass, Yorkshire-fog and white campion.

Figure 2.17 – Habitats and Ecological Features Plan



2.0 Response to Context

2.13 ECOLOGICAL ASSESSMENT

cont.

Bats

There are records of common pipistrelle and unidentified bat species obtained from the desk study and the boundary and internal hedgerows are likely to be used as foraging and dispersal routes by bats. It is considered that the arable habitats of which the site is largely comprised would not provide a significant resource for bats, given the heavily managed and exposed nature of such habitat.

An activity survey for bats is not considered necessary, especially as mitigation in the form of 'hop-overs' and sensitive lighting is to be implemented as standard on the assumption that bats will be present in the area and should be accommodated in any scheme.

Brown Hare

Brown hare were recorded within the site during the field surveys. As a Priority Species and species of principal importance under the NERC Act, consideration should be given to the protection of this species and its habitat. Development proposals include the retention of large areas of open space that will continue to provide sub-optimal but suitable grassland habitat for this species to forage, as well as important connectivity to the wider environment.

Breeding Birds

The trees and hedgerows provide suitable habitat for breeding birds and arable fields would be suitable for some common ground nesting species, depending on the crop rotation and timing of growth and harvest. Records of ground nesting species have not been located for the wider area.

Herptiles

There are records of grass snake and common toad from approximately 420m south from the site. All widespread reptile species are partially protected under the Wildlife and Countryside Act 1981, protecting them from intentional killing or injury and all native reptiles and some amphibians, including common toad are listed as Priority Species. The majority of the site does not offer suitable habitat for reptiles and amphibians (collectively herptiles), although the narrow field margins at the base of hedgerows are suitable for dispersal and passage.

Hedgehog

One record of hedgehog from 670m south of the site was found from the desk study. As for herptiles, the hedgerows and the field margins provide connectivity for this Priority Species. As hedgehogs thrive in an urban environment, the development of the site will not result in loss of habitat for this species and hedgerow retention and green link creation will maintain connectivity.

Invertebrates

The desk study found records of white letter hairstreak and small heath butterflies from The Salt Way pLWS and the wider area. Although both are Priority Species, small heath have quite broad food plant requirements, such as grasses and bramble and white letter hairstreak larvae feed on elms, species that will be retained in the existing hedgerows and are recommended to be planted in new native hedgerows throughout the development. Development of the site is therefore unlikely to negatively impact upon their presence in the area.

Badgers

Information containing the locations of badgers is confidential, as such Information on badgers is provided in a separate report produced by FPCR.



Figure 2.18 – internal view of the site.

2.0 Response to Context

2.14 FLOOD RISK ASSESSMENT

A Flood Risk Assessment has been undertaken by GRM Development Solutions which considers the flood risk posed to the proposal site from a variety of flood risk sources, as defined by the National Planning Policy Framework (NPPF) and the Local Strategic Flood Risk Assessment (SFRA).

The proposals comprise the construction of up to 280 units, including the provision of land for a cricket pitch and extensive Public Open Space. The whole site falls within the Environment Agency (EA) Flood Zone 1, low probability, (land with a less than 0.1% (1 in 1000)) of fluvial flooding in any one year, there will not be significant risk of fluvial source flooding.

There are parts of the site which are underlain by a Marlstone Rock formation which have soil infiltration characteristics suitable for conventional soakaways. However, these parts are located on higher ground and where a cricket pitch is proposed. Due to the onsite topography there is a potential for waterlogging in downhill areas, which may have an adverse effect on properties, services and groundwater. The use of soakaways has therefore been precluded in the Drainage Strategy. The potential use of individual soakaways would need to be investigated further in the detailed design stage.

There will be no flood risk to the dwellings from the local watercourses, overland flows, local sewers or groundwater. It is therefore concluded that the development will be low risk in respect of flooding and there should be no impediment to development on flood risk grounds.

Drainage Strategy

The storm water drainage strategy will be to connect into the existing surface water drainage network on-site subject to the results of Thames Water's Drainage Impact Study via an onsite balancing pond. Flows will be limited using SuDS, including a swale between the developable area and the area allocated for a cricket pitch to the equivalent of greenfield run-off. By ensuring the proposed outflow will match the existing discharge from the site, there will be negligible change to the downstream situation arising from the development.

Full details of the Flood Risk Assessment and recommendations are included within the standalone documentation prepared GRM Development Solutions which accompanies this application.



Figure 2.19 – internal view of the site, looking east towards the low point of the site from the existing allotments to the south west of the application site.

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3.0 Evaluation and Evolution

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3.0 Evaluation and Evolution

3.1 CONSTRAINTS & OPPORTUNITIES

In appraising the site and setting a number of factors have been considered; namely the site in relation to its wider context, the topographical and landscape character, visual amenity and local architectural context. This is detailed on the following plans and has informed the development of the layout.



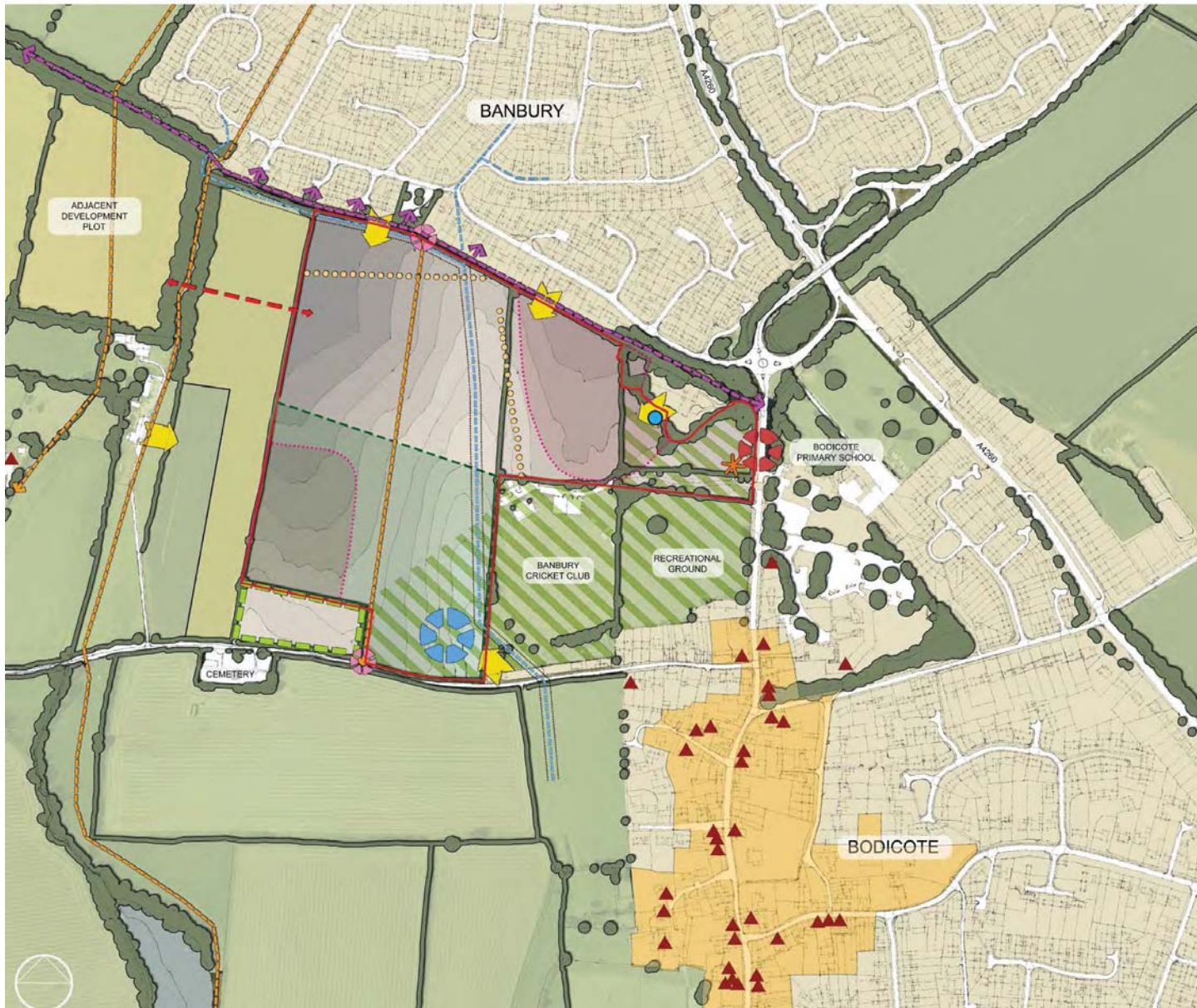
Figure 3.1 – Aerial Overview of the Site.

Key Opportunities and Constraints

- ☐ To deliver a high quality, sustainable residential layout which can be integrated into the existing urban edge;
- ☐ To deliver a mix of housing for up to 280 new dwellings offering 1 - 5 bedroom properties comprising a range of housing types and an appropriate provision of policy compliant affordable housing;
- ☐ Provision of an appropriate green buffer between Banbury and Bodicote to prevent the coalescence of settlements;
- ☐ To provide an integrated network of public open spaces incorporating play facilities, extensive landscape, sustainable drainage areas and ecological zones;
- ☐ Provision of safe pedestrian movement between the development and the wider setting of Banbury and Bodicote, ensuring good connectivity with the community and facilities, including proposed residential development to the east and west at Bank Side and Wykham Park Farm respectively;
- ☐ Provision of an adequate buffer to the Salt Way that runs along the northern site boundary;
- ☐ Provision of a central Spine Road to run through the application site linking the development with proposals to the west;
- ☐ Proposals should reference the Banbury 17 Allocation, following the Key Site Specific Design and Place Shaping Principles;
- ☐ Development should respect the visual amenities of the wider landscape setting and the importance of minimising the visual impact of the proposals with the retention and enhancement of the existing vegetation structures associated with the site and its boundaries;
- ☐ The scale, layout and urban grain of the development should be appropriate to its setting;
- ☐ The need to respect and respond to the topographical and landscape features inherent to the site as a whole;
- ☐ The scheme should be visually attractive, respecting the context, form and typology of existing built form and neighbouring local vernacular;
- ☐ Opportunities for extensive new landscaping to retain and further add to the existing green infrastructure;
- ☐ The creation of a robust and appropriate development edge which provides a sensitive transition between the proposed development and the wider countryside setting to the south and west;
- ☐ The retention and enhancement of the Public Right of Way that runs through the application site.

3.0 Evaluation and Evolution

3.2 SITE ANALYSIS



KEY:

- Application Boundary: 17.53Ha
- Existing Public Right of Way - Saltway
- Existing Public Footpaths
- Existing Trees and Hedgerows
- Existing Drainage - Surface Water
- Existing Overhead Electricity Cables
- Contours
- Existing Allotment
- Existing Septic Tank
- Potential for New Car Park
- Consider Views from Adjacent/Nearby Housing
- Low Point of Site - Potential SuDs Area
- Potential Primary Access
- Retained Pedestrian Access
- Prevent Coalescence of Banbury and Bodicote - Retain a Green Buffer between Settlements
- Archaeological Sensitive Areas
- Potential Bus Link to Adjacent Development
- Designated Outdoor Sports Provision Allocation
- Listed Buildings
- Bodicote Conservation Area

3.0 Evaluation and Evolution

3.3 DEVELOPMENT FRAMEWORK



3.0 Evaluation and Evolution

3.4 DESIGN EVOLUTION

The proposals have been developed as a result of stakeholder consultation to ensure that a carefully considered and sensitive development approach is achieved.

From the outset the proposals have sought to respond to and where possible enhance the existing features which characterise the site and its immediate setting. Of key concern was the prevention of settlement coalescence between Banbury and Bodicote, the provision of a development setback from the Salt Way, and the retention and enhancement of the Public Right of Way that runs through the application site.

Key design principles include:

- ❑ The retention and enhancement of the existing vegetation structures associated with the site boundaries and other environmental assets;
- ❑ To deliver a high quality, sustainable development which reflects the scale, layout and pattern of the town and is appropriate to its setting;
- ❑ Provision of an appropriate green buffer on the southern and eastern areas of the application site to prevent the coalescence of Banbury and Bodicote;
- ❑ Scheme should be visually attractive, respecting the context, form and type of existing built form and building styles evident within the local area;
- ❑ The creation of a robust and appropriate development edge which provides a sensitive transition between the proposed development and the wider countryside setting to the south and west;
- ❑ The retention and enhancements of the existing Public Right of Way that runs through the application site;
- ❑ Provision of a suitable development setback from the Salt Way to the north of the application site;
- ❑ Provision of an integrated network of public open spaces forming part of a strong green infrastructure. Incorporating opportunities for extensive new landscaping to retain and further add to the existing green infrastructure;
- ❑ Alongside this, careful consideration has been given to the design and layout of the proposals, ensuring that the proposals are in keeping with the character of the wider townscape setting.
- ❑ Site Specific Design and Place Shaping Principles from the Banbury 17 Allocation have been used to create a scheme that compliments the existing and proposed adjoining developments;



Opportunities and Constraints Plan



Development Framework



Illustrative Development Masterplan

3.0 Evaluation and Evolution

3.5 WIDER BANBURY 17 DEVELOPMENT

This site has been identified as part of the “Banbury 17” allocation within the draft Local Plan, for the total provision of up to 1,345 dwellings. The site is necessary to ensure that the projected housing needs of the district are met over the plan period.

Land at the north west corner of the overall site has recently been granted permission for 145 dwellings. A Planning Application is currently pending for up to 1,000 dwellings for the remaining western portion of the allocation. To the west of Banbury 17, 350 dwellings have

been granted outline approval on the site for Banbury 16, whilst an application for up to 1070 dwellings, granted outline approval in September 2009.

A proposed central Spine Road will run between White Post Road to the east and Bloxham Road to the west, which seeks to link the individual applications within the wider Banbury 17 allocation.

Figure 3.2 – Wider Banbury 17 development proposals.



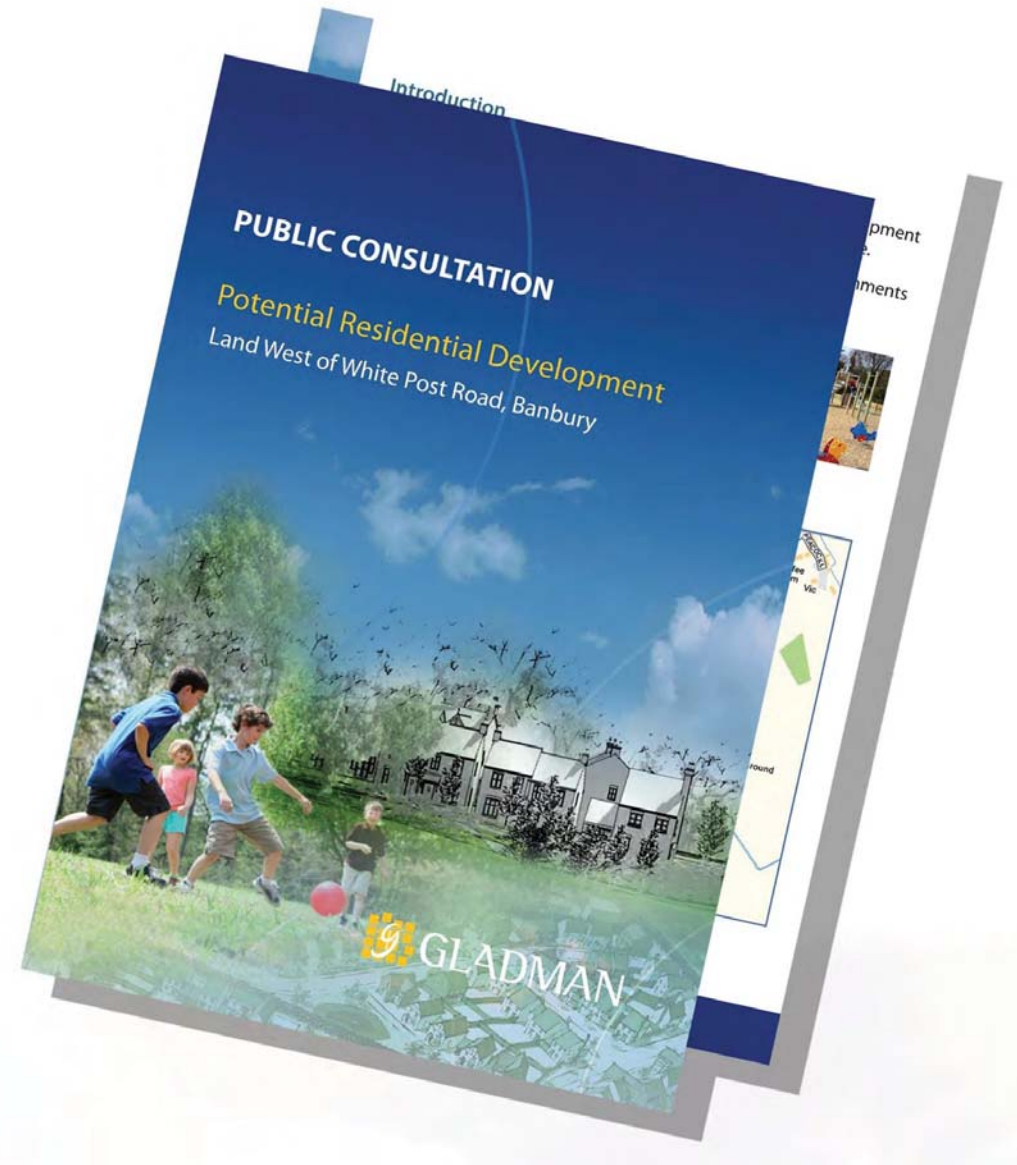
3.0 Evaluation and Evolution

3.6 CONSULTATION

Gladman Developments Ltd have undertaken a process of consultation in advance of submitting this application, including a leaflet drop and public consultation. Full details of the community engagement are set out in the Statement of Community Involvement submitted alongside this application.

In summary, an online public consultation process was undertaken with members of the public invited to review the application proposals online and to offer comments and feedback on the application. A series of information boards were made available providing background to the proposals and identifying the factors which have influenced the design and development of the layout. The accompanying statement of community involvement sets out the consultation undertaken and how the applicant and scheme has taken on board the comments received.

The application website remains in operation allowing the progress of the scheme and application to be followed.



4.0 Proposed Development

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4.0 Proposed Development and Design

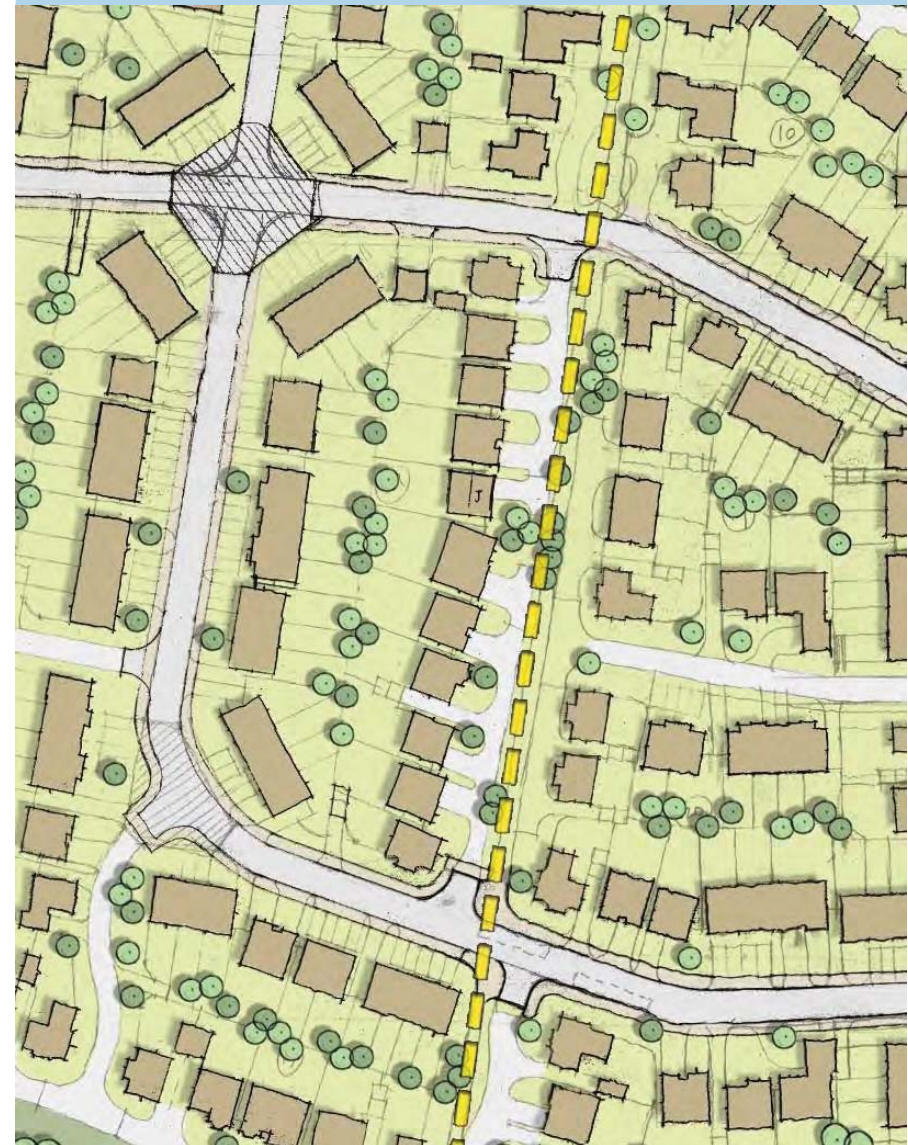
4.1 THE PROPOSALS

The illustrative layout of the proposals along with the supporting text and illustrations within this section of the Design and Access Statement set out a way in which the site development principles within the Development Framework Plan could be translated into a detailed design, layout and urban grain including plot arrangement and green infrastructure. It remains entirely illustrative at this stage as the final layout would be subject to the submission of Reserved Matters and the following pages set out the urban design principles that the development seeks to adopt.

The proposals briefly comprise:

- ☐ up to 280 new homes, including policy compliant affordable properties;
- ☐ A new access point off White Post Road;
- ☐ Provision of extensive Public Open Space, including a children's play area, a Youth Games Court and provision of land for a cricket pitch;
- ☐ Improved connectivity between the proposed open space and the wider footpath network;
- ☐ New landscaping to enhance the site and boundaries;
- ☐ Retention and enhancement of the existing Public Right of Way that runs through the site;
- ☐ Provision of a landscape buffer to prevent the coalescence of Banbury and Bodicote;
- ☐ Provision of a central Spine Road to run through the application site linking the development with proposals to the west;
- ☐ Increased Biodiversity through the retention and enhancement of existing vegetation structures;
- ☐ Site Specific Design and Place Shaping Principles from the Banbury 17 Allocation have been used to create a scheme that compliments the existing and proposed adjoining developments.

Figure 4.1 – Extract of the Illustrative Masterplan.



4.0 Proposed Development and Design

4.2 ILLUSTRATIVE MASTERPLAN



4.0 Proposed Development and Design



Figure 4.2 – Extract of the Illustrative Masterplan.

4.3 USE AND AMOUNT

The outline planning application covers a total area of 17.53 hectares. In summary the amount and various uses of development proposed within the site are as follows:

Residential Development:

The net developable area is 8.61 hectares for residential development providing up to 280 dwellings which includes 30% affordable housing and 70% market housing. The development density across the site has been carefully considered to achieve a net density of 32.5 dwellings per hectare. The development will provide a mix of dwellings and house types ranging from 1 - 5 bedroom properties, offering a mix of market housing from first time homes to larger family homes in line with the current guidance.

Public Open Space:

The formal public open space provision has been divided into two main areas located in the eastern and southern site areas. The proposed publically accessible open space consists of a total of 7.97ha, and incorporates formal footpaths and areas of amenity to provide areas for informal recreational activities and to enhance biodiversity. Opportunities for an equipped area for play are also to be promoted, providing opportunities for children and youth recreation.

The areas of open space include strategic landscaped zones incorporating native tree and shrub planting to the boundaries and perimeters of the open spaces to reinforce the existing site boundaries and further contribute to the localised landscape. Amenity green space will also provide opportunities for informal recreation and the provision of naturalised areas is to be promoted to offer habitat opportunities for wildlife, in keeping with the findings of the Ecology Assessment, and will be included within the new native planting areas and adjacent to the retained vegetation to the site boundaries.

Recreation/Play Space:

The public open space areas will include informal recreation set within a landscaped context. Onsite equipped play areas, a Youth Games Court and provision of land for a cricket pitch are also included within the proposals.

Attenuation Ponds:

An attenuation pond is proposed in the south eastern corner of the site, and a swale is proposed to the south west of the developable area, forming part of the sustainable urban drainage system SUD's for the site.

4.0 Proposed Development and Design

4.4 LAYOUT

The layout of the proposals seek to follow a number of key principles;

- ❑ To deliver a high quality, sustainable residential layout which can be integrated into the existing urban edge;
- ❑ The retention and enhancement of the existing vegetation structures associated with the site boundaries and other environmental assets;
- ❑ Development should respect the visual amenities of the wider landscape setting;
- ❑ The scheme should be visually attractive, respecting the context, form and type of existing built form and building styles evident within the local area;
- ❑ To deliver a mix of housing of up to 280 new dwellings, including policy compliant affordable housing and a range of property sizes and types;
- ❑ The provision of children's play areas within an area of designed landscape, including the provision of a Youth Games Court and land for a cricket pitch;
- ❑ The creation of a robust and appropriate development edge which provides a sensitive transition between the proposed development and the wider countryside setting;
- ❑ Provision of a potential vehicular access link to adjacent development to the west of the application site;
- ❑ The provision of an appropriate landscape buffer to prevent the coalescence of Banbury and Bodicote;
- ❑ Provision of an integrated network of public open spaces forming part of a strong green infrastructure. Incorporating opportunities for extensive new landscaping to retain and further add to the existing green infrastructure;
- ❑ Provision of safe pedestrian movement between the development and the wider setting of Banbury and Bodicote, ensuring good connectivity with the community and facilities;
- ❑ The scale, layout and urban grain of the development should be appropriate to its setting;
- ❑ The retention and enhancement of the existing Public Right of Way that crosses through the application site;
- ❑ Site Specific Design and Place Shaping Principles from the Banbury 17 Allocation have been used to create a scheme that compliments the existing and proposed adjoining developments.

To maintain good legibility the layout has been developed around a main distributor road, accessed from White Post Road. The distributory road provides access throughout the site, with a number of secondary roads, shared driveways and semi private cul-de-sacs allowing access to the internal site area.

The development area has been carefully considered so as to ensure that the established vegetation structures which bound the site and the internal key vegetation structures are retained. Careful consideration has also been given to the northern edge of the proposed developable area where the site boundary runs parallel to the Salt Way.

The focusing of the public open space provision on the southern and eastern areas of the application site allows for the creation of a robust landscape buffer, ensuring that an appropriate transition between the proposals and the wider countryside setting is created, which also prevents to coalescence of Banbury and Bodicote. The landscape structures at these points will also ensure that an enhanced level of visual containment is achieved, helping to further integrate the proposals into the fabric of the localised setting.

The housing layout has been developed around the proposed green spaces with dwellings along the semi private and shared drives fronting onto the open spaces ensuring they are overlooked whilst also achieving a positive green aspect as part of the layout. Internally, incidental green spaces and tree planting within proposed street scenes will add a further green element to the proposals, creating a sense of place and an attractive settlement for residents. Full details of the proposed landscape strategy are included within the standalone Landscape & Visual Impact Assessment prepared by Aspect Landscape Planning Ltd, and which accompanies the application.

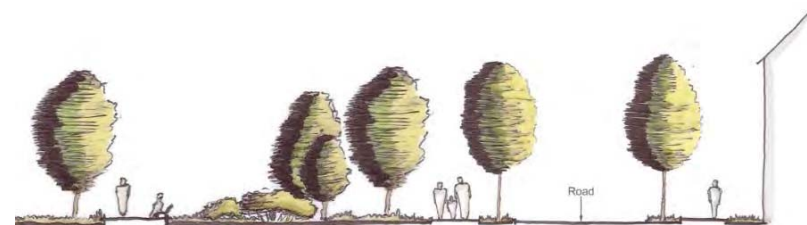


Figure 4.3 - Indicative Illustration of Public Open Space Areas

4.0 Proposed Development and Design

4.5 SCALE

The proposed layout comprises a mix of linked terraces, semi-detached and detached properties and has been developed to reflect the character and existing urban grain of the adjoining urban areas. The proposed buildings will be 2 – 2.5 storeys in height (approximately 7.5m – 8.5m high) and reflect similar footprints, style and vernacular of the existing properties within Banbury to ensure that the bulk and scale of the built form is appropriate within the urban fringe setting.

Variations in rooflines, ridges and eaves will be incorporated to ensure the proposals create a degree of change. Similarly plot sizes, widths, depths and scale will be varied to provide definition in character which complements the existing scale and urban development of the adjoining areas.

4.6 APPEARANCE

In terms of appearance, it is intended that the proposals will incorporate high quality materials to ensure appropriate elevational treatments are achieved and the proposals can be accommodated in this location. The proposals also make best use of existing vegetation structures, retaining the key boundary trees and proposing additional boundary treatment around the perimeter of the site to ensure that a sensitive and appropriate level of development is achieved.

Although much of the localised context to the north of the site has been developed during the latter half of the twentieth century, the traditional heart of Banbury, which is focused to the north, and the earlier buildings associated with it are distinctive. The growth of the historic, linear, settlement centre is varied and the proposed development seeks to create some form of connection with the local character although it does not advocate the same historic design or elements.

Traditional building materials and vernacular will reference the localised context and assist in ensuring that the proposals relate well to the character of the neighbouring urban setting and wider context of Banbury, creating a modern interpretation that will be explored further at the detailed design stage.

The proposed landscape strategy is designed to reinforce and enhance the site boundaries, and aims to maintain and enhance the degree of physical and visual containment afforded to the application site, whilst ensuring the improved longevity of the landscaped setting and visual containment between the site and wider countryside.



Figure 4.4 - Examples of residential development incorporating high quality landscape



Figure 4.5 – Illustrative perspectives showing how the development could look.

4.0 Proposed Development and Design

4.7 SUSTAINABILITY

The sustainable construction methods and energy efficiency of the built elements will be incorporated in the detailed design stages. This aims to promote a high standard of construction and buildings associated with the development.

The development proposals will follow the aspirations set out within the Code for Sustainable Homes documentation in order to achieve a high quality and sustainable residential environment. The nine design elements including; energy, water, materials, surface water runoff and waste, pollution, health and well-being, and ecology will be evaluated throughout the detailed design stages. The current illustrative layout and outline design principles seek to ensure that these elements can be incorporated as the development is detailed further.

Best practice sustainability will be embraced, which will fully explore issues such as sustainable drainage techniques and homes which seek to be energy efficient. The current illustrative layout allows for an attenuation pond in the south eastern corner of the site, and a swale to the south west of the developable area.

The design is expected to explore the following key points in order to promote sustainability and reduce carbon emissions;

- ❑ *Homes should be designed to ensure they can be adapted internally in order to suit the various need of differing occupiers.*
- ❑ *Locally sourced and recycled building materials, aggregates and methods including porous / permeable surfaces, should be utilised along with a preference over sustainable materials and products.*
- ❑ *Low carbon and energy efficient lighting to be incorporated where feasible.*
- ❑ *Inclusion of double and triple glazed windows and a high level of roof insulation .*
- ❑ *Layout and plot design to allow for suitable waste and recycling storage facilities.*

- ❑ *Retention, conservation and enhancement of the site's natural resources such as existing hedgerows and treescape.*
- ❑ *Inclusion of urban greening elements incorporating rear and front gardens, street trees and ornamental planting.*
- ❑ *Public open spaces should include locally native species to encourage wildlife and offer biodiversity enhancements.*



Figure 4.6 - Examples of residential development incorporating high quality landscape & play space.

4.0 Proposed Development and Design

4.8 GREEN INFRASTRUCTURE & LANDSCAPE

The proposed landscape structure seeks to complement and enhance the site boundaries, reinforcing the existing vegetation that is to be retained to form a robust green edge to the application site. Native tree, shrub and hedge planting will be incorporated to the site boundaries maintaining the degree of containment afforded to the site. The Landscape & Visual Impact Assessment prepared by Aspect Landscape Planning Ltd identifies a number of key landscape principles which have been promoted as part of the development proposals, these include:

- ❑ Retention of existing vegetation structures around the site with margins of open space to maintain ecological connectivity around the site;
- ❑ Provision of a suitable landscape buffer in the eastern and southern site area to prevent the coalescence of Banbury and Bodicote;
- ❑ Creation of an appropriate green infrastructure, in order to create an attractive and appropriate development setting;
- ❑ Provision of public open space on the southern site boundary to create a softened transition between the proposed built form and the wider countryside setting;
- ❑ Enhancement of the northern and western site boundaries to provide an appropriate development setback from the Salt Way and heritage assets;
- ❑ Reinforcement of the landscape structures on boundaries that abut existing built form to the north through native tree and hedge planting, helping to create an appropriate green edge to the development and to filter views from existing residential properties;
- ❑ Creation of ecologically valuable corridors to existing and proposed field boundaries through creation of species rich margins and woodland edge, where appropriate;
- ❑ Tree planting within the residential area to break up the appearance of urban development, and within areas of proposed open space to increase level of tree cover generally within the site;
- ❑ Provision of extensive Public Open Space to the south of the application site offering opportunities for wildflower grassland, tree belts and marginal planting;
- ❑ Creation of a new footpath and seek opportunities to link the site with the wider footpath and cycle network where possible.

Figure 4.10 – Illustrative visualisation of the proposals



Figure 4.7 – Examples of parkland settings and typical plant species which could be utilised as part of the proposed development

4.0 Proposed Development and Design

4.9 ARBORICULTURE

Pursuant to Cherwell District Council's adopted policy in the context of proposed development, a BS5837:2012 survey and assessment has been prepared to inform the retention of important trees and their contribution to amenity.

By design, the framework seeks to accommodate all of the tree cover considered to be important to the amenity of the site and in facilitating the proposals integration within the wider setting. This is considered practicable subject to temporary protection during construction.

The proposals are to build a residential development within the northern half of the site within the western and centrally located field. An access point will be on the eastern boundary, off White Post Road, and would result in the removal of T8, and small sections of H7 and H9.

Other tree removals will include small sections of hedgerows H1, H5, and H8, which will accommodate the proposed cycle link / walkway, and to re-establish the Public Right of Way.. All other existing vegetation is to be retained as part of the proposals.

T8, an over-mature horse chestnut subject of a Tree Preservation Order, was assessed as being in a poor physiological condition. In a more recent site walkover, T8 showed a degree of recovery from infection by Bleeding Canker. However, due to the progressive nature of this condition the specimen, if retained should be monitored for further changes in its condition on a regular basis and appropriate action for rectification of any deterioration in its condition applied accordingly.

Full details of the arboricultural assessment and recommendations are included within the standalone documentation prepared by FPCR Ltd which accompanies this application.

A robust regime of landscape mitigation measures is proposed, an overview of which is included within section 4.8 of the Design & Access Statement and full details are included within the Landscape & Visual Impact Assessment prepared by Aspect Landscape Planning.

All new proposed tree planting will utilise species appropriate to its siting and specific intended uses. Native species of long term potential and ecological value will be incorporated along the site's boundaries, around the public open spaces and to create the primary green infrastructure. Street trees and ornamental plantings with narrow compact form and medium height which are more suitable for urban locations will be incorporated within front gardens and along the streetscenes.



Figure 4.8 - Tree Protection Plan

4.0 Proposed Development and Design

4.10 ECOLOGY & NATURE CONSERVATION

The National Planning Policy Framework (NPPF) requires developments to maximise the opportunities for biodiversity by building in enhancement measures. The proposals present the opportunity to deliver ecological enhancements for the benefit of local biodiversity, thereby making a positive contribution towards the broad objectives of the national and local Biodiversity Action Plan (BAP).

Biodiversity Enhancements

Given the types of habitats and ecological features within and adjacent to the study area, the following enhancements would be appropriate in the local context:

Where possible, planting within the site should seek to provide additional habitat for urban and suburban wildlife. While native species are often of value to biodiversity generally it is now clear that many cultivated varieties and exotic plants are also good for wildlife provided that their flowers are not too complex or that hybrid varieties, which may produce little or no pollen or nectar and so are not of interest to bees, butterflies or other pollinating insects, are not used.

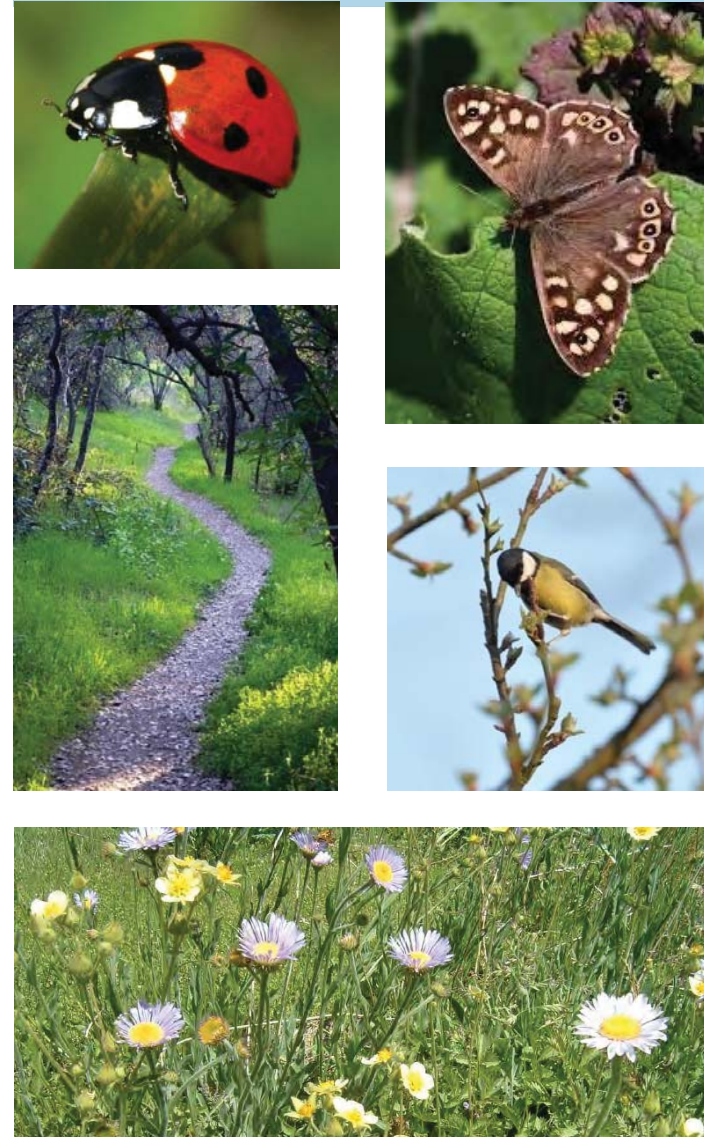
The planting strategy, both within private and public areas, should therefore combine a range of native species and where appropriate, such as gardens and more formal areas, with a range of ornamental species with an accepted value for biodiversity. A range of small shrubs, low growing woody species, grasses and perennials, would provide a range of forms, sizes and finer scale variation to enhance the future structural and three dimensional complexity of the site.

Consideration should also be given to the provision of bird and bat boxes, to be affixed to suitable retained trees to enhance nesting opportunities for birds in the local area and therefore contribute to requirements of NPPF via biodiversity enhancement. A selection of hole- and open-fronted designs should be used in order to encourage a variety of species.

To further enhance the site, bat boxes could be incorporated at differing heights and aspects, affixed to trees around the peripheries of the site in areas of minimal disturbance and within or adjacent to habitat corridors. These could include hibernation and maternity designs and would increase roosting opportunities for local bats.

Connectivity through the site should be maintained by retaining all boundary features such as hedgerows, dark buffers will be to ensure safe passage for bats and other species.

Figure 4.9 – Examples of Native Flora and Fauna



4.0 Proposed Development and Design

4.11 ACCESS

The proposed development will consist of up to 280 units, with a singular access junction into the site off White Post Road.

The site access will be in the form of an advanced priority controlled junction, and will be constructed to adoptable standards. The proposed junction geometry comprises:

- 6.75m wide Site access road,
- 1.0m wide grass verge,
- 3.0m wide shared footway/cycle way on the north side of the access,
- 2.0 wide footway on the south side of the footway,
- 10.0m corner radii,
- Visibility splays of 2.4m x 40m.

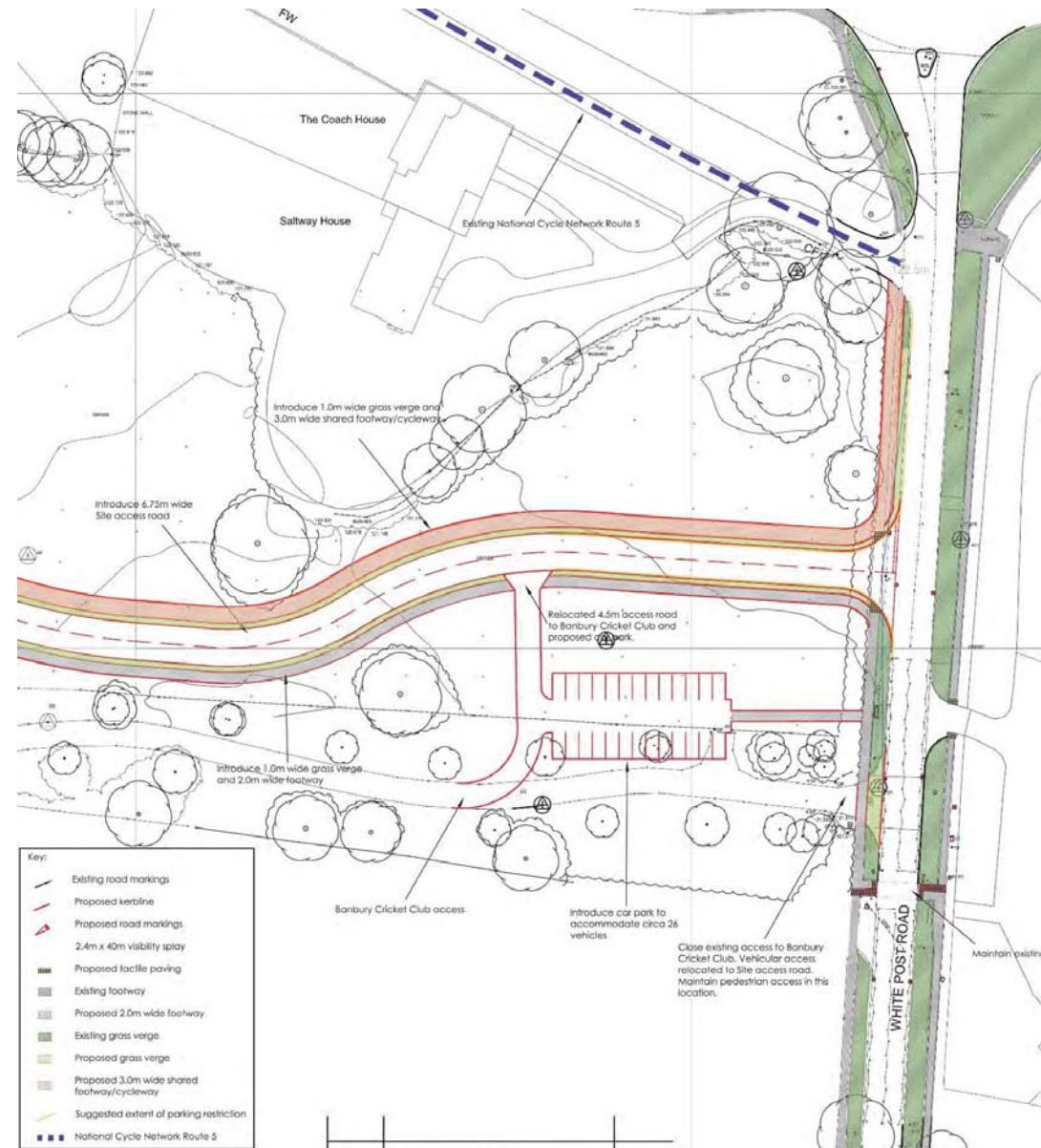


Figure 4.10 - View looking towards the proposed access point on White Post Road, illustrating the extent of the existing vegetation on the eastern boundary.