



DESIGN & ACCESS STATEMENT

October 2014

Land at
Wykham Park Farm
Banbury

GALLAGHER
ESTATES



Prepared on behalf of

GALLAGHER
ESTATES

by

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Town Planning and Urban Design





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1.0 INTRODUCTION

Outline of the Proposals

- 1.1** This Design and Access Statement (DAS) accompanies an outline planning application for the development of Land at Wykham Park Farm, to the east of Bloxham Road, to create a sustainable, mixed use development at the southern western edge of Banbury.
- 1.2** The outline application has been submitted on behalf of Gallagher Estates by a project team comprising David Lock Associates (town planning and urban design); Jubb Consulting Ltd (transportation); SLR Consulting Ltd (landscape); Wardell Armstrong LLP (ecology, drainage, air quality, noise and ground conditions); and Cotswolds Archaeology Ltd (archaeology and historic environment).
- 1.3** The resulting proposals set out a robust scheme for a sustainable residential-led mixed use development for Banbury, one that supports the overarching strategic housing objectives of the district and accords with its Spatial Vision and Strategy, to support growth at the main towns, to include Banbury, as outlined in the emerging Cherwell Local Plan.
- 1.4** The proposals reflect a strong commitment by the applicant to the delivery of a high quality environment, informed by the character of the area.
- 1.5** Proposals have evolved over a number of years. The site was subject of an application in 2013. The application and indeed the subsequent appeal were withdrawn to allow the proposals to be developed and refined. The application proposals have been shaped through engagement with the Council, and alongside the progression of the Local Plan.
- 1.6** The site offers considerable benefits to Banbury and the district as a whole and demonstrates a compelling case to deliver well located, sustainable and deliverable mixed-use development to help meet pressing local market and affordable housing needs.
- 1.7** The development proposals wholly accord with the National Planning Policy Framework and represent a robust and sustainable means to deliver residential-led development.
- 1.8** Within this context, the outline planning application is being submitted for the following:
- up to 1000 residential dwellings (class C3);
 - land for a primary school (class D1);
 - local centre to comprise retail, community and other services (classes A1, A2, A3, A4, A5, D1 and D2);
 - green infrastructure including formal pitches, informal open space, landscape areas, children’s play spaces and allotments;
 - sustainable urban drainage systems including balancing ponds and drainage channels;
 - connections to the surrounding highway and footpath network;
 - infrastructure and utilities provision including car parking; and
 - ground remodelling, engineering works.
- 1.9** The outline planning application seeks detailed approval for the means of access to the development . All other matters are reserved, however a Development Framework Plan forms part of the application and Illustrative Master Plan is submitted in support of the application, to demonstrate the nature of the development proposed.
- 1.10** The Design and Access Statement will demonstrate how the master plan proposals have evolved through careful considered assessment of the landscape context of the site. The Master Plan is indeed landscape led, influenced by the local landscape character, a key principle of which is to define a new high quality southern approach to Banbury town.

Role and Structure of the Design and Access Statement

1.11 This Design and Access Statement (DAS) has been prepared in accordance with the requirements of Article 8 of the Town and Country Planning (Development Management Procedure) (England) Order 2010, as amended by the Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2013.

1.12 In accordance with those statutory requirements, the DAS explains and justifies the development proposals for Land at Wykham Park Farm, hereafter referred to as the 'site'. It sets out the context and characteristics of the site and its surroundings, to include site constraints, and relevant development plan and national planning policy and design guidance. It articulates the principles underlying the design of the proposed development, including how those principles have been informed by the physical and policy context for the development.

1.13 The DAS deals with the principles, concepts, strategic pattern, amounts, locations, scale and appearance including design characteristics of the proposed development. It also addresses access to the site and movement within the site. The Transport Assessment submitted in support of the application, addresses access issues in the context of wider transport considerations.

1.14 Detailed design and siting of buildings are matters reserved for future approval but the parameters in this statement provide a sound basis on which to develop the proposals further, prior to implementation. Furthermore, the Development Framework Plan to which this DAS relates will be approved as part of any outline planning permission, thereby defining the key design elements of the proposal.

1.15 The separate Statement of Community Involvement also submitted in support of the application, sets out how the application proposals have been shaped and refined through a design process that has included engagement with the local community, officers at Cherwell District Council, and their design consultants and other key statutory stakeholders.

Timing of the Application

1.16 The outline application is submitted in the context of the National Planning Policy Framework, and its key presumption in favour of sustainable development. The Framework requires Local Planning Authorities to "boost significantly" the supply of housing and stresses the importance of delivering a wide choice of homes which meets local needs, delivered through high quality and inclusive design.

1.17 Cherwell District Council needs to find land for additional homes as evidenced through the examination into the Cherwell Local Plan. The Examination in Public commenced in June 2014, and has now been formally suspended following a request by the Inspector to identify further land for housing in order to demonstrate the Plan adequately meets its objectively assessed housing needs as identified in the 2014 SHMA. The Council, has been asked to suggest main modifications to the plan to include the allocation of a range of additional development sites to meet this identified need. As part of the main modifications to the Plan, land at Wykham Park Farm has been allocated through draft Policy Banbury 17, to deliver homes to the south west of Banbury.

1.18 The application is supported by a comprehensive evidence base and detailed technical work. Gallagher Estates are capable of securing early implementation of the development; the land controlled is agricultural land and is unconstrained in terms of previous use or legal arrangements.

2.0 VISION AND DEVELOPMENT

- 2.1** The site offers considerable benefits to Banbury and the District as a whole and will help meet the pressing local market and affordable housing needs, through the creation of a sustainable mixed-use development comprising up to 1000 homes, a local centre with local retail and community uses, a site for a primary school and extensive public open space, to include surface water attenuation basins. A comprehensive network of footpaths and cycle ways will connect with both new and existing routes linking the site to the wider strategic networks.
- 2.2** The proposed development reflects careful consideration and assessment of the landscape to provide the basis for a site of high visual quality which is drawn from the local landscape character and wider landscape benefits to include a strong gateway approach Banbury.
- 2.3** The proposed Main Modifications to the Cherwell Local Plan seek to deliver up to 1,495 new dwellings through the allocation of land to the South West of Banbury. The site, together with land west of Bloxham Road at Crouch Hill, and west of Bodicote will collectively deliver a number of new local communities with strong links between each site and to Banbury Town Centre.
- 2.4** Draft Policy Banbury 17 allocates the site for up to 1,000 new homes to deliver a residential-led mixed use development to form one of a number of new communities that collectively comprise Banbury South West.
- 2.5** Draft Policy Banbury 17 sets out a number of key site specific design and place shaping principles to guide development of the site. This Design and Access Statement demonstrates how the application proposals reflect and respond to the emerging site specific policy context.

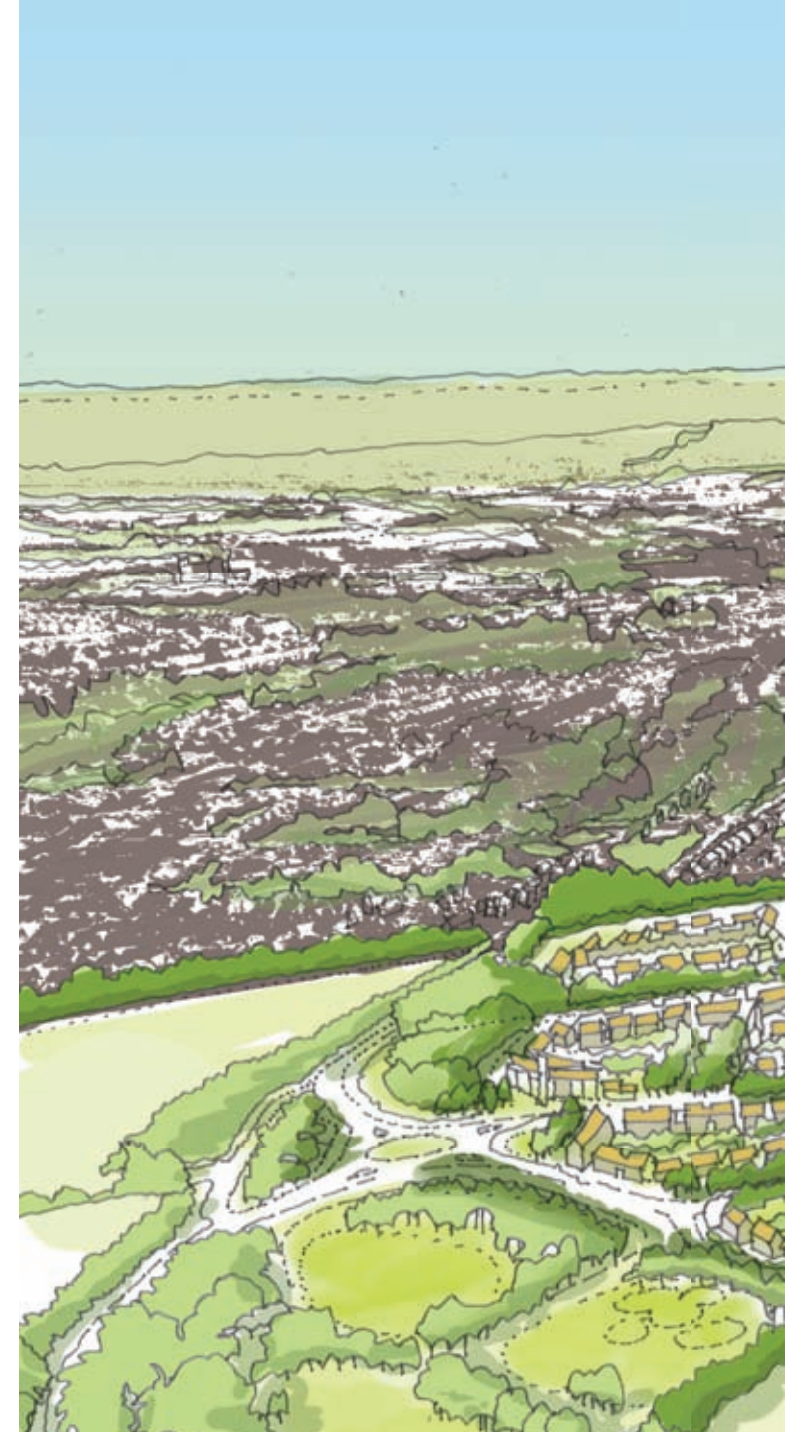


Figure 1 - Illustrative perspective view of development of Land at Wykham Park Farm



3.0 CONTEXT APPRAISAL

Scope of the Context Appraisal

3.1 The context appraisal describes the physical, social, economic and policy contexts that have influenced the design proposals for the site. It sets out and summarises key findings and conclusions from the technical studies that accompany the application. The assessment also considers the site and relationship with its wider landscape and built environment context.

Planning Policy Context

3.2 Legislation places a statutory duty on decision makers to determine planning applications in accordance with the development plan unless material considerations indicate otherwise.

3.3 This section provides a brief overview of the current and emerging planning policy context for the site which is relevant to the design of the development and the identification of appropriate uses on the site; further detail is provided in the Planning Statement which accompanies the application.

National Planning Policy

3.4 The National Planning Policy Framework (NPPF, 2012) outlines the purpose and role of the planning system and replaces the raft of former Planning Policy Statements and Planning Policy Guidance that previously made up the national tier of planning policy, supported by some technical guidance.

3.5 The NPPF requires planning authorities to 'boost significantly' the supply of housing (para. 47) and stresses the importance of delivering a wide choice of high quality homes (para. 50) which meets local needs, delivered through high quality and inclusive design.

3.6 The NPPF expects development to facilitate social interaction and to create healthy and inclusive communities (para 69), achieved by providing opportunities for residents to interact supported by the creation of safe and accessible environments and seeks to ensure the delivery of community and recreational facilities, through an integrated approach to development, in terms of the location of housing, economic uses and community facilities (para 70).

3.7 The National Planning Practice Guidance (NPPG), provides further information on design in the planning process. ID 26-006-20140306 of the NPPG states:

"Design impacts on how people interact with places. Although design is only part of the planning process it can affect a range of economic, social and environmental objectives beyond the requirement

for good design in its own right. Planning policies and decisions should seek to ensure the physical environment supports these objectives. The following issues should be considered:

- *local character (including landscape setting);*
- *safe, connected and efficient streets;*
- *a network of greenspaces (including parks) and public places;*
- *crime prevention;*
- *security measures;*
- *access and inclusion;*
- *efficient use of natural resources; and*
- *cohesive & vibrant neighbourhoods."*

3.8 ID 53-002-20140306 of the NPPG explains the links between health and planning, that development should avoid adverse impacts on human health, create opportunities for people to make healthy choices, promote active travel and physical activity, and promote access to high quality open spaces and opportunities for play, sport and recreation.

3.9 In accordance with the NPPF and NPPG, the applicant recognises the importance of good design in sustainable development and the overall benefits it confers in terms of establishing a new community. The Design and Access Statement demonstrates how the scheme has been designed to achieve high design standards and establish a strong sense of place.

3.10 Details of architecture, urban design and landscaping will be taken forward at reserved matters stage in accordance with the principles set out in the application proposals and Design and Access Statement.

Local Planning Policy

Cherwell District Local Plan (1996)

3.15 The adopted Cherwell Local Plan (adopted November 1996) still remains part of the statutory Development Plan for the area. A number of policies are still 'saved' until the Council's Local Development Framework that will replace the adopted Cherwell Local Plan is in place.

3.16 There are no policies that relate specifically to the site. As such, any relevant development plan policies offer general policy provisions and do not contain any site specific policy detail. The saved policies (albeit now out of date) which have informed the development of the site include:

- Policy C1 and C2 which seek to promote the interests of nature conservation and ensure the protection of sites of local nature conservation value;
- Policy C5 that seeks to protect the ecological value and rural character of Salt Way;
- Policy C7 that seeks to prevent harm to the topography and character of landscape by requiring development to take into account changes in level slope and not to detract from important views;
- Policy C9 that seeks to ensure compatibility of development with rural location in terms of its type, scale and size;
- Policy C13 that seeks to preserve areas of high landscape value;
- Policy C14 that seeks to retain important trees, woodland and hedgerows and ensure that new planting uses species native to the area;
- Policy C15 that seeks to prevent the coalescence of settlements;
- Policy C25 that seeks protection, enhancement and preservation of sites and/or settings of important archeological origin and scheduled ancient monuments;
- Policy C28 that seeks sympathetic layout, design and external appearance of new development and use of traditional building materials;
- Policy C30 that seeks that new housing is compatible with appearance, character, scale of existing dwellings in the vicinity and ensures acceptable standards of amenity and privacy;
- Policy ENV1 that seeks to ensure the amenities of the environment and neighbouring residents are not unduly affected by development;
- Policy H5 that sets out a target affordable housing provision of 20% in Banbury, subject to viability of the scheme;
- Policy R12 that requires the provision of 2.43 ha of public open space per 1,000 population; and
- Policy TR1 that requires provision of highways improvements and/or additional public transport.

The Non-Statutory Cherwell District Local Plan (2004)

3.17 The Non-Statutory Cherwell District Local Plan 2011 was intended to review and update the Local Plan adopted in 1996. Due to changes to the planning system introduced by the Government, work on the plan was discontinued prior to adoption. The Non-Statutory Cherwell Local Plan is not part of the statutory development plan but it has been approved as interim planning policy for development control purposes. As such any relevant development plan policies offer general policy provisions and do not contain any site specific policy detail. The saved policies (albeit now out of date) which informed the development of the site are:

- Housing policies H1a, H3, H4 and H7 that relate to the criteria upon which locations for housing will be assessed which includes the need to take into account the physical and environmental constraints on development of land, not to be built at a density of less than 30 dwellings per hectare, provide for a mix of dwellings to include an element of affordable housing;
- Transport and Development policies TR1, TR2, TR3, TR4, TR5, TR8, TR9 and TR11 that require development proposals to contribute to achieving the objectives of the local transport plan, located where it can be realistically reached by all modes of transport, ensure safe movement for all transport modes and free flow of traffic, provide appropriate cycling and pedestrian networks and facilities;

- Recreation and Community Facilities policies, R8, R9 and R10 that require provision of 2.43 ha per 1000 population of public open space to include an element of formal sports and children's play, and areas of informal open space that contribute to the "greening" of residential areas and if necessary, secure off site enhancement of built sport and recreation facilities;
- Conserving and Enhancing the Environment policies EN1, EN15, EN16, EN17, EN23, EN24, EN25, EN27, EN28, EN34 and EN44, that require development proposals to take into account their likely impact on built and natural environment, promote interests of nature conservation, creation of new ecological habitats to include a need to protect the rural character of Salt Way, and the character and appearance of the wider landscape to reduce harm and visual intrusion and protect the setting and character of listed buildings; and
- Urban Design and the Built Environment policies D1, D3, and D12 that seek development proposals to be locally distinctive in built development and landscape, ensure a permeable and legible form of development providing a mix of uses.

3.18 This Design and Access Statement demonstrates how the development has been informed by the characteristics of the site and the surrounding area. The application proposals include a mix of uses, built at a range of densities and heights that are reflective of their context and siting within the development to include walking, cycling and public transport, to promote travel by non-car modes of transport.

3.19 The landscape features and the existing trees and hedgerows have been incorporated into the proposed development. The built development is surrounded by substantial areas of green infrastructure and multi-functional open space encompassing broadleaved native structural woodland, areas of species rich meadow, footpaths and bridleways, play areas, and sports fields that contribute to the social, landscape and biodiversity function of the development, to include ensuring an appropriate rural transition and buffer to existing neighbouring development.

3.20 The proposed development is for up to 1,000 mixed tenure dwellings, including affordable dwellings. The proportion of affordable and low cost housing to be delivered would be specified in the S106 Agreement.

Emerging Local Plan Policy

3.19 The Cherwell Local Plan is currently at examination stage. The Examination in Public commenced in June 2014, and has now been formally suspended following a request by the Inspector to identify further land for housing so as to demonstrate the plan adequately meets objectively assessed housing needs as identified in the 2014 SHMA. Whilst the plan does not form part of the statutory development plan at the time this application has been submitted, it is a material consideration and provides an indication of the growth strategy for the district over a 20 year period.

3.20 The spatial strategy identified by the Plan is to manage growth within the district and focuses the bulk of growth in and around the towns of Bicester and Banbury. As such it is clear that Banbury will make a substantial contribution in meeting the housing needs of the district.

3.21 On 22nd August 2014, Cherwell District Council published its schedule of Proposed Main Modifications to the (Submission) Local Plan. The proposed Main Modifications propose a development area south of Salt Way, and bounded by White Post Road to the east, extending to Crouch Farm to the west, known as South West Banbury. Draft Policy Banbury 16 (South of Salt Way - West) and Draft Policy Banbury 17 (South of Salt Way - East) will collectively deliver up to 1,495 dwellings as part of a number of local communities with strong links to Banbury town centre, to bring forward affordable housing, a new primary school and local centre and other infrastructure benefits.

3.22 Draft Policy Banbury 17 - South of Salt Way - East allocates land for up to 1,345 dwellings, of which land at Wykham Park Farm will deliver up to 1,000 of the allocation.

3.23 The policy also sets out a number of key site specific design and place shaping principles and objectives specifically the emerging policy seeks:

- The development of a comprehensive masterplan for the allocated site in consultation with the Council, Oxfordshire County Council, the Local Nature Partnership (Wild Oxfordshire) and local communities;
- Proposals should comply with Policy ESD16;
- Development must respect the landscape setting and provide an appropriate development interface with Salt Way (any buffer is likely to be some 10-20 metres in accordance with the approach adopted at land east of Bloxham Road and south of Salt Way);
- Existing natural features and additional structural planting will reinforce landscape framework upon which to structure development parcels;
- Public open space to form a well connected network of green areas within the site, suitable for formal and informal recreation. Formal recreation should be located and phased to come forward as part of development at the southern part of the site; Informal open space is to be located where the site adjoins Bodicote village in order to create a buffer to maintain separation between the two settlements and respect the setting of the Bodicote Conservation Area;
- A layout that maximises the potential for walkable neighbourhoods and allows for integration with land that comprises the South West Banbury area and existing communities in Banbury;

- A linked network of cycle and footways to provide access into Banbury;
- Layout of development that enables a high degree of integration and connectivity with existing development;
- A high quality locally distinctive residential district for the south west of Banbury that is designed with consideration to the landscape setting and well integrated with the adjacent residential area;
- A layout that maximises the potential for walkable neighbourhoods and enables a high degree of integration and connectivity between new and existing communities;
- New footpaths and cycleways should be provided that link with existing (e.g. hedgerows) which are or may be of ecological value; and where possible introduces new features;
- Provision of appropriate lighting and the minimisation of light pollution based on appropriate technical assessment;
- Provision of public art to enhance the quality of the place, legibility and identity;
- Demonstration of climate change mitigation and adaptation measures including exemplary demonstration of compliance with the requirements of policies ESD 1 – 5;
- Take account of the Council's Strategic Flood Risk Assessment for the site;
- Use of SuDS techniques in accordance with Policy ESD 7: Sustainable Drainage Systems (SuDS) and taking account of the Council's Strategic Flood Risk Assessment. Development proposals to be subject to a Flood Risk Assessment;
- The provision of extra-care housing and the opportunity for community self-build affordable housing;

- If necessary, the satisfactory incorporation of existing dwellings into the scheme; and
- A detailed survey of the agricultural land quality identifying the best and most versatile agricultural land and a soil management plan.

3.24 The master plan demonstrates an approach to development that reflects and responds to the key site specific design and place shaping principles where possible and where appropriate to deliver the following:

- a high quality development of a mix of uses, consistent with the scale of development set out in the emerging policy;
- a site access off A361 (Bloxham Road);
- opportunity to accommodate an east-west link between Bloxham Road and White Post Road, for local traffic;
- retention of the rights of way within the site and provision of an opportunity for circular bridleway link between Salt Way and the southern edge of the site;
- generous green infrastructure that includes provision of formal outdoor sports provision focused at the eastern end of the site, structural planting and landscaping along the southern boundary, a minimum 15 m landscape offset to the Salt Way and retention, where possible, of natural landscape features within the site, designed to be complementary to subsequent GI proposals for additional adjacent sites; and
- a layout that includes sustainable urban drainage to ensure there is no increase in flood risk, takes full account of biodiversity, landscape and historic character of the site.

SITE EVALUATION AND PHYSICAL CONTEXT

Site Description

- 3.25** The site comprises some 52 hectares of arable and pasture agricultural land, located approximately 1.7km to the immediate south of Banbury centre.
- 3.26** The site is defined to the north by a tree lined track known as Salt Way. Salt Way is an attractive bridleway/footpath and cycleway, a historical track previously used for transporting salt and other goods, defined by a strong hedgerow including trees.
- 3.27** Land permitted for 145 residential dwellings, for which Morris Homes have submitted a reserved matters application, currently under consideration by the Council (14/01225/REM) sits adjacent at the northwest corner of the site.
- 3.28** The Bloxham Road (A361) forms the western edge of the site, one of the main strategic routes into the town and is a heavily tree lined road. Adjacent to the site along Bloxham Road are Crouch Cottages and Wykham Park Lodge.
- 3.29** The eastern site boundary is defined by a low field hedge and the southern boundary by a strip of young plantation.



View along Salt Way



View north along tree lined Bloxham Road



View from allotments looking in a northwest direction of the Wykham Park Farm Site.



View from allotments towards St John Church, Bodicote.



Figure 2 - Site location plan

SITE SURROUNDINGS

3.30 To the south of the site and north of Wykham Lane are a number of residential properties including Wykham Farm and its range of barns, Wykham Farm Cottage, Wykham Park Farm, and its farm shop and Wykham Park Farm Cottage. Beyond Wykham Lane is Tudor Hall School and land used primarily for agricultural uses.

3.31 The south west of the site has a more undulating landform with a pastoral, rural estate landscape character with many mature trees. This character is partly due to Tudor Hall School and Wykham Park at this side of the site, identified as parkland of district importance.

3.32 Wykham Park Lodge and Crouch Cottages lie adjacent of the western site boundary. Beyond the site area to the west is open countryside used primarily for agricultural purposes. An outline application has been submitted by Mr Horgan and Barwood Strategic Land for 400 homes (14/01188/OUT) and is currently under consideration by the council. Part of this land is also subject of a draft allocation for up to 150 homes (see figure 2), south of Salt Way west.

3.33 Adjoining the eastern site boundary is a draft allocation for up to 200 homes on land west of Bodicote which forms part of the South of Salt Way-East allocation. Beyond which, is the village of Bodicote and Banbury Cricket Ground.

3.34 The site is well related to the existing settlement of Banbury and the site benefits from close proximity to existing community infrastructure to include shops, community halls, and parks and allotments.

3.35 To the north of the site is the residential area of Easington and Banbury Academy and Blessed George Napier Catholic School. The site is also well located in relation to the town two major employers Horton General Hospital, along the Oxford Road and Cherwell District Council, in Bodicote.

3.36 There is no formal vehicular access through the site. Access is gained via field gates off the A361 used by farm vehicles, which is to be retained to facilitate farm access to Wykham Park Farm and access to the existing residential properties.

3.37 The A361 provides one of the main strategic routes into Banbury and sits to the west of the site. Junction 11 of the M40 is located some 3.5 km north east of the site, which provides strategic highway connections across the county.

3.38 There is an existing pedestrian footpath on the north side of Bloxham Road. This footpath connects with nearby residential streets and continues into Banbury town. The Salt Way to the north of the site is part of the National Cycle Network traffic free route and is known as Route 5 which connects with villages such as Bodicote to the east and Bloxham to the south. The Salt Way, facilitates pedestrian access to White Post Lane to the east, which leads to Banbury Cricket Club Pavillion, beyond which is the village of Bodicote. A footpath and a bridleway run north-south through the eastern part of the site and a footpath runs along the western site boundary.

3.39 The main bus service close to the site is the B1/B4 and 488/489 services operated by Stagecoach which provide hourly services to Banbury, the B1 service operates 30 minute service to Banbury from Sycamore Drive, just north of the site.



Playing fields of Banbury Academy



View to Banbury Cricket Club



Wykham Lane



Banbury Cricket Pavillion



Foxwood Close

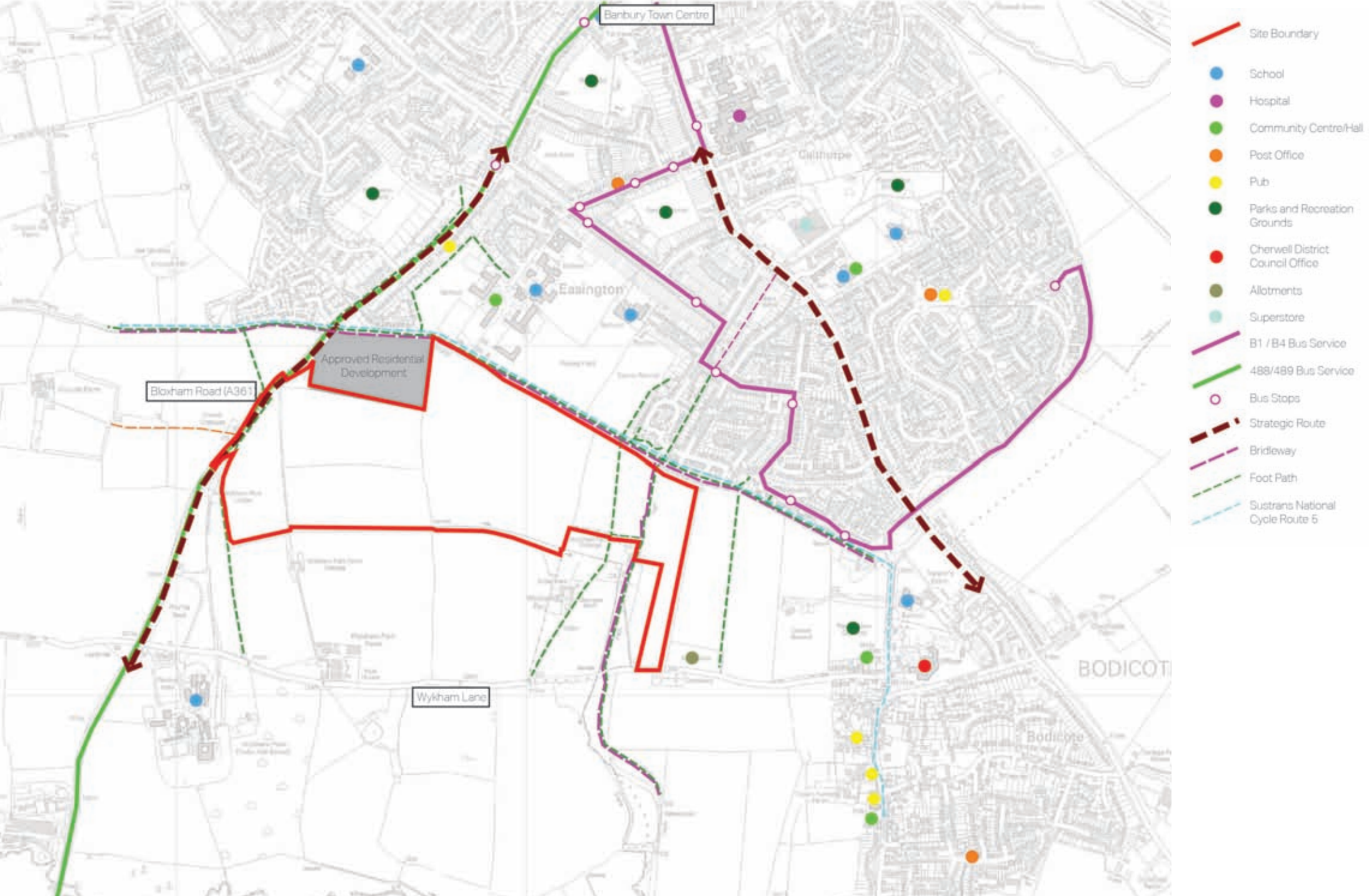


Figure 3 - Existing community infrastructure plan

TOPOGRAPHY AND HYDROLOGY

3.40 The topography of the site is gently undulating with small shallow valleys running south towards the Sor Brook Valley, marking the east and west boundaries of the site. Site levels vary from approximately 133m AOD at the highest point at the north western corner and towards a low point of approximately 125m AOD on the southeastern corner.

3.41 Views into the site from the surrounding area and out of the site are minimal due to the topography and existing woodland, trees and hedgerows.

3.42 The nearest watercourse is the Sor Brook which is located some 1.5km to the south of the site. There are no other main rivers near the site. A drainage ditch runs in an easterly direction along the southern boundary of the site, but was shown to be dry in the site walkover and site visits.

3.43 Design Response - The plateau landform within which the site falls provides an appropriate natural feature to accommodate the southwards growth of Banbury, which replicates the natural pattern of growth elsewhere in Banbury, where development extends across the plateau at the eastern and northern edges of the town. The site is not at any risk of flooding as defined on the Environment Agency indicative floodplain maps. The shallow valleys running south offer opportunities to accommodate a drainage strategy that incorporates the principles of Sustainable Urban Drainage (SuDS). Areas of more level land at the eastern end of the site provide natural opportunities for the siting of formal recreation pitches minimising the need for extensive land re-contouring.



View from the public footpath at Crouch Hill looking south - east



Figure 4 - Site Topography

LANDSCAPE CHARACTER

- 3.44** A landscape appraisal has been undertaken to assess the character, value and sensitivity of the site and surrounding landscape. This has been formulated through fieldwork and by analysing published landscape characterisation that has already been completed at a national and local level. Detailed findings are set out in Chapter 8 of the Environmental Statement that supports the application.
- 3.45** The site lies within the landscape type “Upstanding Village Farmlands”, characterised as steep-sided, undulating landform with well defined pattern of medium sized fields enclosed by prominent hedgerow patterns and a strong settlement pattern of compact, nucleated villages, characteristically built from local ironstone”, as defined by Oxford Wildlife and Landscape Study.

- 3.46** The site is not situated within a landscape that is afforded any statutory landscape protection or designation at an international, national, regional or local scale.
- 3.47** The site is currently predominately rural in character being intensively cultivated arable and pasture agricultural land. The site hedgerows contain tree species including sycamore, hawthorn, lime, ash and an oak spinney, along its boundaries. They are generally mature and well established. There are no known Tree Preservation Orders on the site.
- 3.48** There are a series of electricity poles crossing the site.

- 3.49** Design Response – The site is well contained within the wider landscape by virtue of the plateau landscape it sits within and the strong tree belts along Bloxham Road, Wykham Lane and Salt Way. There are a number of important landscape features such as mature trees and hedgerows within the site which form part of the proposed Green Infrastructure framework for the site. The Master Plan is landscape led and demonstrates how development is structured through strong North-South, East-West green corridors reinforced by a parkland gateway setting and open space along Salt Way.



View from allotments towards St John Church, Bodicote.

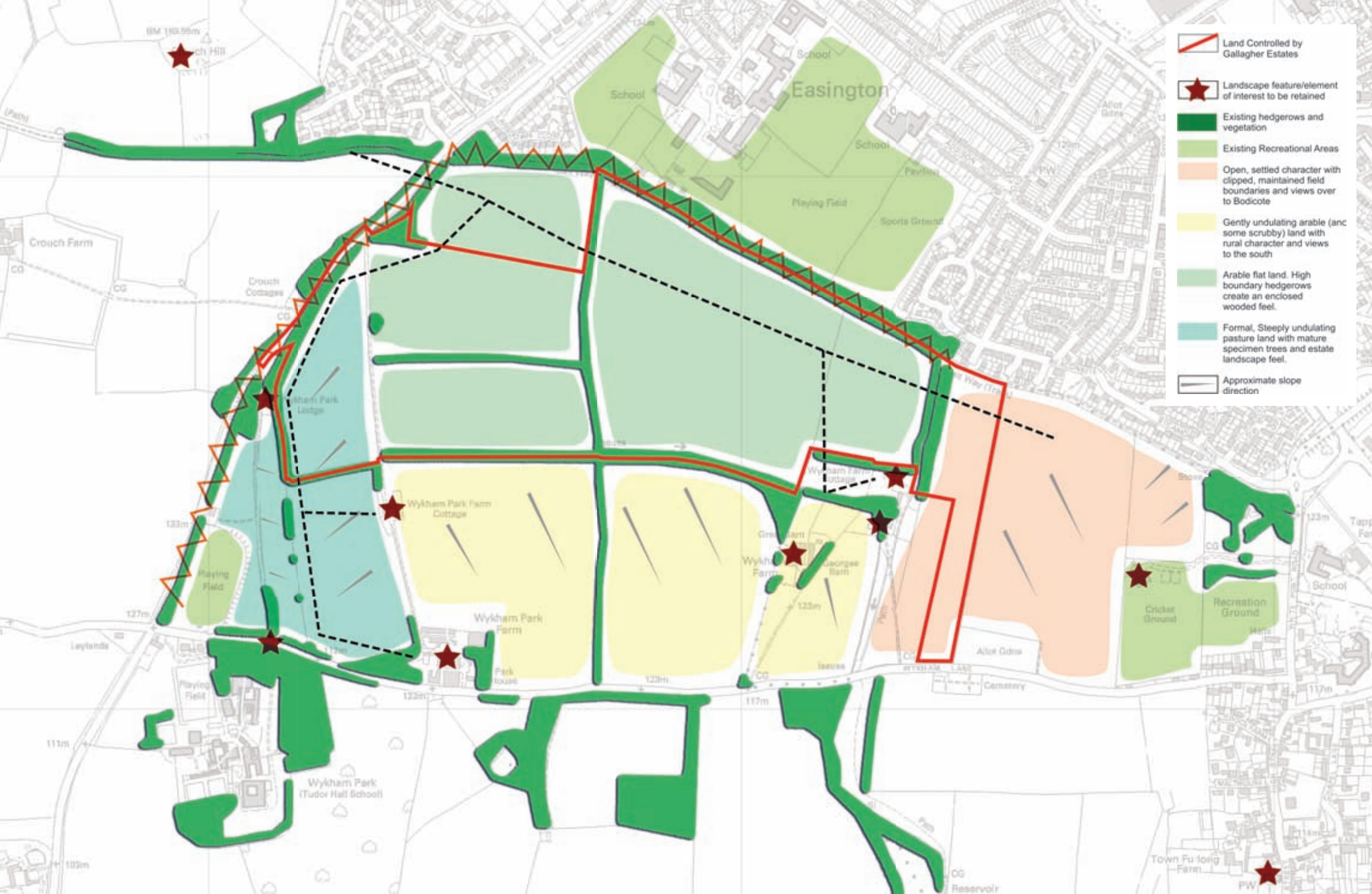


Figure 5 - Key site characteristics

BIODIVERSITY, TREES AND HEDGEROWS

3.50 Biodiversity. A range of habitats are present within the site and are typically heavily influenced by the current agricultural management. The site is currently in agricultural use and largely comprises arable fields, with species rich hedgerows, mature trees, semi-natural broad-leaved woodland and mixed plantation. There are no waterbodies present on site.

3.51 There are no international or national or other statutory designations on or adjacent to the site. The nearest site of nature conservation is the non-statutory site; Bretch Local Wildlife Site, which is situated approximately 1.2 km to the north-west of the site.

3.52 Hedgerows. Hedgerows vary in their condition, quality and biodiversity ranging from poor species hedgerow to intact species rich hedgerow. Species present in hedgerows include hawthorn, blackthorn and elder. A number of the site hedgerows are identified as being “important” under the Hedgerow Regulations.



View north along tree lined Bloxham Road

3.53 Trees. Many of the hedges on the site contain a number of mature trees, of varying quality, tree species include ash, oak, sycamore, lime. There are a number of larger trees along the western boundary adjacent to Bloxham Road, consisting mainly of category B trees with some (6 no.) considered to be “Category A- high quality” in arboricultural terms (see the full arboricultural assessment), species which include Lime, Oak and Beech.

3.54 Woodland. A small area of semi-natural mixed woodland is located in the north-western corner of the site. Additionally, a narrow strip of mixed woodland plantation is located along the southern boundary of the site. A narrow strip of young mixed woodland plantation is also located along the footpath and bridleway leading to Wykham Farm Cottage. Species present in the plantation include hawthorn and field maple, with some silver birch, blackthorn and Scots pine.



Internal view of site; fields defined by hedgerow features

3.55 Design Response – The most notable ecological features within the site are the network of hedgerows and associated ditches, woodland and mature/semi mature trees. The location and nature of habitats, trees and hedgerows within the application site inform the layout of the development parcels and, importantly, the landscape and green infrastructure strategy.

3.56 Key areas of interest will be retained within the landscape and open space network across the site, with connections incorporated to areas of adjoining countryside and woodland to establish wildlife corridors and provide continuity with open space and other retained habitats.

3.57 Where appropriate, areas of public open space may be enhanced through the use of native tree and shrub planting. Aquatic habitat will result through the creation of surface water attenuation features.

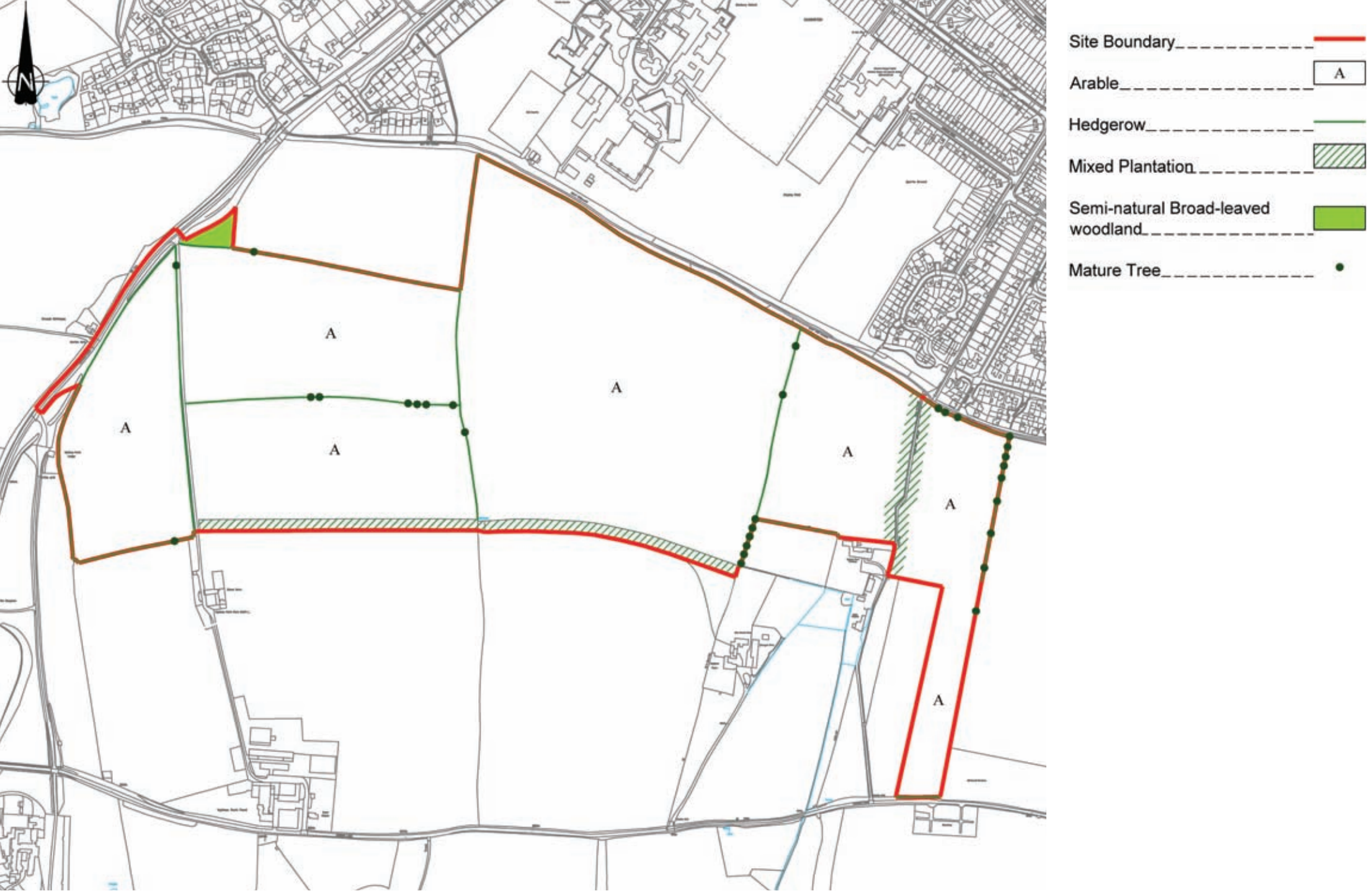


Figure 6 - Phase 1 survey

ARCHAEOLOGY AND HISTORIC ENVIRONMENT

3.58 Designated Heritage Assets. There are no scheduled monuments, registered parks and gardens, battlefields or conservation areas within the application site. There a number of listed buildings that sit within close proximity of the site. Church of St John the Baptist is located approximately 710m to the south-east of the Site and is Grade II* Listed. The majority of the Listed Buildings are situated within the Bodicote Conservation Area, the boundary of which lies approximately 500m to the south-east of the Site at its closest extent. The nearest Listed Buildings are the range of barns and the farmhouse at Wykham Farm, situated approximately 150m to the south of the site, and Wykham Park Lodge adjacent to the western edge of the site.

3.59 Non-Designated Heritage Assets. Geophysical surveys and intrusive site investigations have been carried out on the site. The survey recorded a set of geophysical anomalies of archaeological origin largely located at the eastern part of the site. Intrusive site investigations revealed evidence of prehistoric remain dating to the Iron Age and Neolithic periods.

3.60 The Council have designated the Salt Way a local heritage asset, due to its historical association as part of an extensive distribution network for the major salt production site at Droitwich, Worcestershire. The route survives as a partially surfaced green track, flanked by banks and ditches, and is currently in use as a public footpath and bridleway.

3.61 Design Response – The layout of the development has been heavily informed by the archaeological potential within the site. The eastern part of the site is kept largely undeveloped, where open space uses allow for potential archaeological remains to be preserved in situ. Furthermore, the provision of open space at the eastern edge of the site defines the edge of built development and is sensitive to the proximity of Bodicote and its conservation area.

3.62 The landscape parkland approach at the entrance to the site has been designed to provide a sensitive setting on approach to Banbury as well as reinforce the parkland setting at Tudor Hall School.

3.63 A strong landscape buffer of some 15-20 metres reinforces the setting of Salt Way and as attractive footpath and cycleway to help preserve existing east-west movement and forge new links with communities and schools to the north of the site.

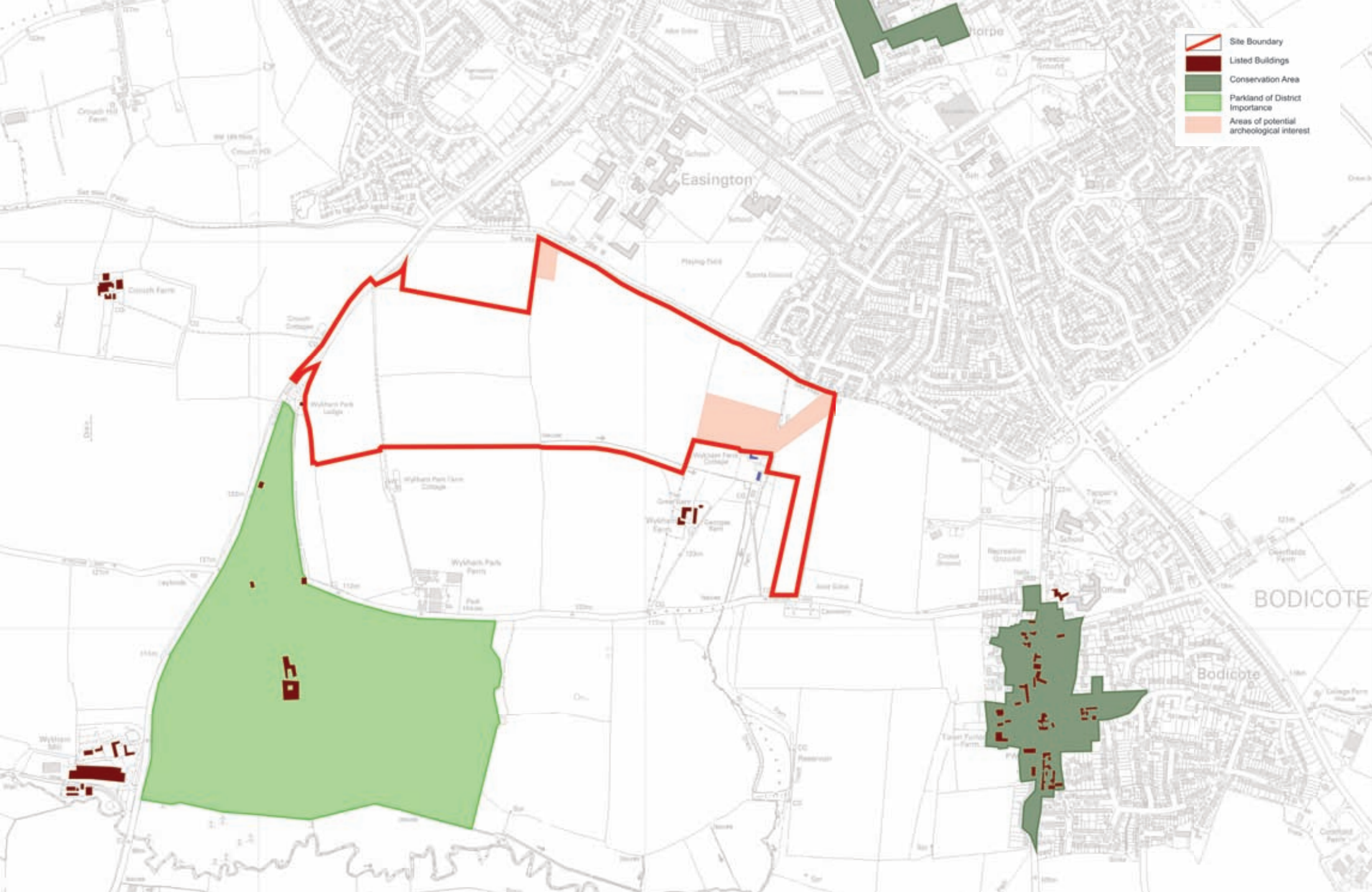


Figure 7 - Archaeology and Historic Environment

LOCAL CHARACTER DEVELOPMENT

3.64 The local development character of the area at the southern edge of Banbury and the neighbouring rural villages comprise a number of key elements that together inform design proposals.

3.65 Development edges – the established local landscape character comprises a strong landscape framework with hedgerow field boundaries and areas of woodland accommodating existing buildings within a rural setting. Buildings that ‘back’ onto adjoining fields and areas of close boarded fencing create a less high quality environment and as such, will be avoided. New development should front onto areas of public space other landscape treatment to establish and maintain a soft development edge appropriate for a rural setting.

3.66 Streets - make an important contribution to the character of rural and built-up areas. Streets generally have a differing nature and character dependent on location, rather than a uniform or overly engineered appearance. This includes:

- rural approaches and lanes which have strongly defined adjoining hedgerows affording glimpses across adjoining fields and limited frontage development towards the immediate edges of the villages;

- main streets fronted by development with trees and landscaped front garden areas defined by boundary treatments that include hedges or simple boundary treatment such as wooden or metal gates; and

- residential streets that include narrower street widths, some informal shared surface spaces, private drives and frontage development accommodated behind attractive front garden and landscaped areas.

3.67 These street types will inform the master plan and design approach to the detailed layout of development proposals.

3.68 Built Form – the design and layout of buildings makes an important contribution to the general character of the development context.

3.69 In order to identify the essential elements of local character that must shape the design of the site, ensuring that it contributes towards the distinctive local identity of Banbury, a broad character analysis has been undertaken of the town, neighbourhoods and settlements that immediately adjoin it.

Banbury Town Centre

Banbury is an attractive Market Town. The historic heart of which is focused on a confluence of two radial routes and signalled by the famous Banbury Cross.

Development within the heart of Banbury comprises a mix of buildings which have a strong and largely continuous frontage relationship with adjoining streets. Buildings are principally either two or three storeys in height. Many of the main thoroughfares are tree lined with some parking provided parallel or at 90 degrees to the street.

Materials vary from the mellow tones of the local sandstone to more intricate patterns of red brick. Roof materials are predominantly slate with the pitched roofscape enlivened by small dormer windows in places. Sash and casement windows with small panes characterise much of the streetscene and residential streets. Many houses feature small front gardens defined by garden walls.



Bodicote

Bodicote is a small village some 800m to the east of the site. The village is picturesque and focused around a High Street around which it has organically expanded over time.

Development is characterised by a pattern of streets and lanes closely fronted by terraced, stone built cottages. Slate and local stone tiles are the characteristic roof covering establishing a mellow and uniform range of warm tones and textures.

Within the village centre buildings are generally set against the back of the footpath establishing a strong frontage presence and framing the street. Away from the centre buildings are set behind small front gardens defined by low garden walls.

Windows are largely small casements with small panes and there are some examples of small dormer windows within the roofscape.



Easington

Easington is an estate development to the south of Banbury largely dating from the 1960's and early 1970's. Development is typical of this era with a mix of detached and semi-detached houses and bungalows fronting streets and cul-de-sacs.

Open plan frontages and car parking dominate much of the streetscene although maturing street tree and garden planting has softened the appearance of the area.

Modern materials comprising buff coloured brick and a darker concrete tile predominate. Windows are large and modern.

Overall the area says little about the character and local distinctiveness of Banbury.



Local Character Summary

3.70 The site lies within an area which has a rich and varied architectural heritage and strong local vernacular. A broad analysis of the centre of Banbury and nearby Bodicote suggests that:

- varied frontage development of between two and three storeys in height should predominate;
- principal streets should feature tree planting to distinguish them from secondary streets;
- car parking should be predominantly on plot. An element of on-street parking along principal streets should be considered; and
- materials vary from the local sandstone used in historic properties to more intricate patterns of red brick.

3.71 In contrast more recently constructed neighbourhoods of Banbury use a palette of modern materials. It will therefore be important for development to strike a balance to ensure that the design and layout makes a strong contribution to the identity of the area.

4.0 DESIGN EVOLUTION

4.1 This section provides a summary evaluation of the site highlighting the key elements which have informed the design process.



Formal Entrance to Tudor Hall School



Footpath to Beaconsfield Road via Salt Way

OPPORTUNITIES

The site

- 4.2 The site represents a significant opportunity to provide a carefully designed urban extension of Banbury.
- 4.3 The plateau landform within which the site falls provides an entirely appropriate natural feature to accommodate the southwards growth of Banbury, which replicates the natural pattern of growth elsewhere in Banbury, where development extends across the plateau at the eastern and northern edges of the town.
- 4.4 In addition the 'greenfield' nature of the site has allowed the development proposals to be progressed without the need to consider factors commonly associated with brownfield redevelopment such as land contamination and soil remediation.

Relationship with existing built development

- 4.5 The proximity of the site to the southern edge of Banbury provides an opportunity to integrate with the existing settlement pattern with a form of development that will support and accommodate a mix of uses.
- 4.6 There are a number of footpaths and bridleway links through and around the site which provide an opportunity to enhance pedestrian and cycle networks.
- 4.7 In terms of adjoining development, the neighbourhood of Easington has a predominantly suburban character with residential streets dating from the 1960's. Houses are generally red brick and buff two storey. There are two schools and associated playing fields which run alongside the substantive part of the northern site boundary.
- 4.8 The development ensures a strong interface exists between the existing edge of Banbury and future development at the site enabling easy access for residents between community, education, open space and local retail facilities. Although there would be a limited visual impact on the few neighbouring residential dwellings to the north eastern part of the site care is still taken to ensure that development is sensitively integrated and establishes a robust linkage to Easington whilst protecting the character of Salt Way.
- 4.9 Existing features such as the setting of Wykham Farmhouse and associated buildings, Bodicote Conservation Area and the locally important parkland around Tudor Hall School are carefully considered as part of the design process

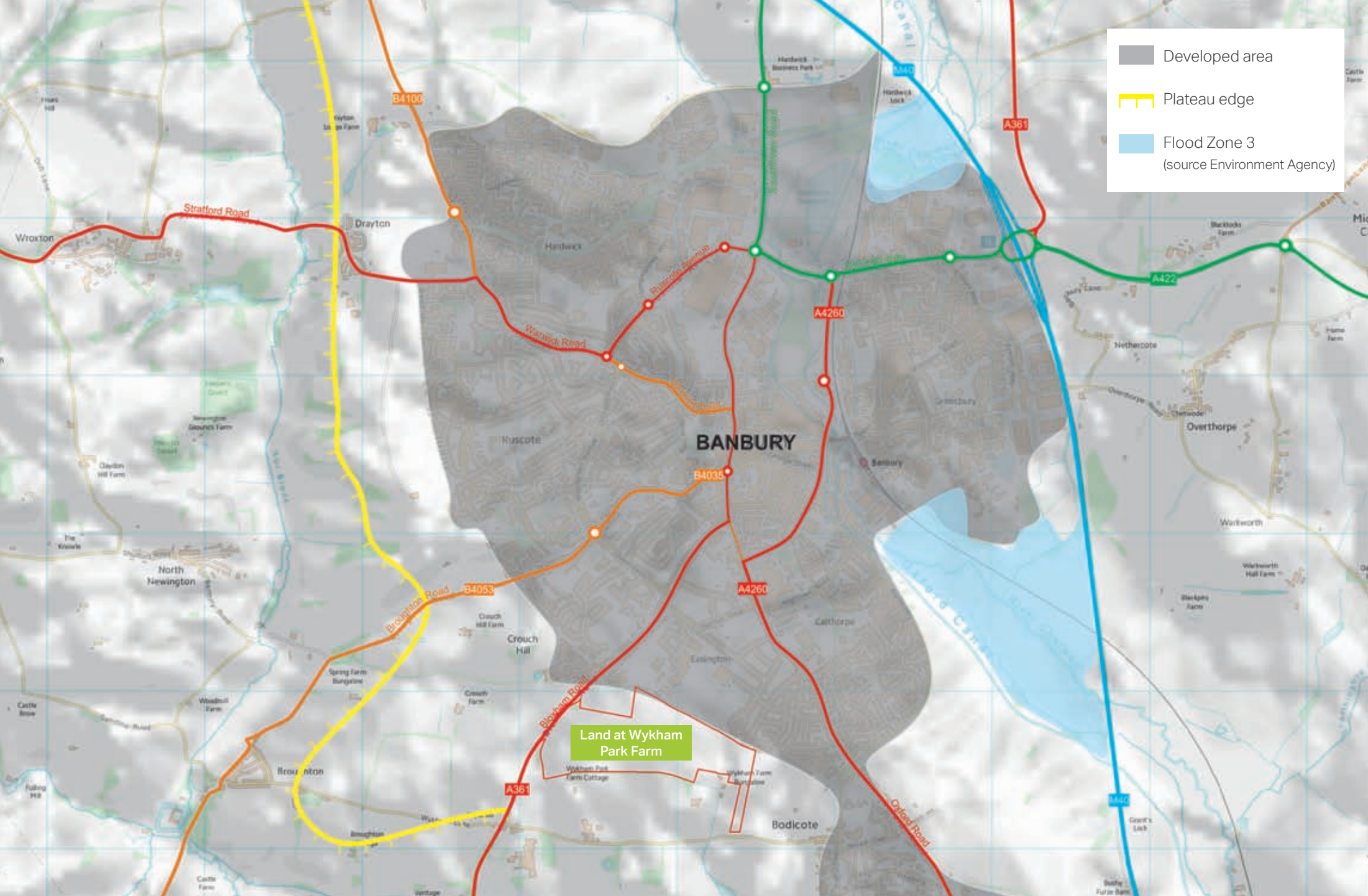


Figure 8 - Banbury Context

LANDSCAPE

4.10 The site is currently given over to farmland with a field pattern divided by hedgerow and semi-mature woodland tree planting creating an enclosed character with limited views into or out of the site. The mature trees and hedgerows along the existing field boundaries and around the site give the site a landscaped, semi-rural character creating an interesting series of land parcels. This field pattern provides an opportunity to establish a development pattern which evolves from the existing landscape retaining key features where appropriate.

4.11 A key site feature and opportunity is Salt Way, which runs along and defines much of the northern site boundary. Salt Way provides an important structuring element as it is an interface between the existing edge of Banbury and the site. It also has an important role to play in providing a green footpath, bridleway and cycle link between the existing Banbury School and Blessed George Napier Catholic Church, the residential area of Easington and the actual site.

4.12 To the east of the site lies the settlement of Bodicote. The settlement edge sits comfortably within the landscape with an informal disposition of buildings and mature landscape planting. This character provides a local design clue as to how the development at the site might respond to the landscape context.



Tree lined planting along Salt Way



View form allotment towards St Johns Church, Bodicote



Wykham Lane

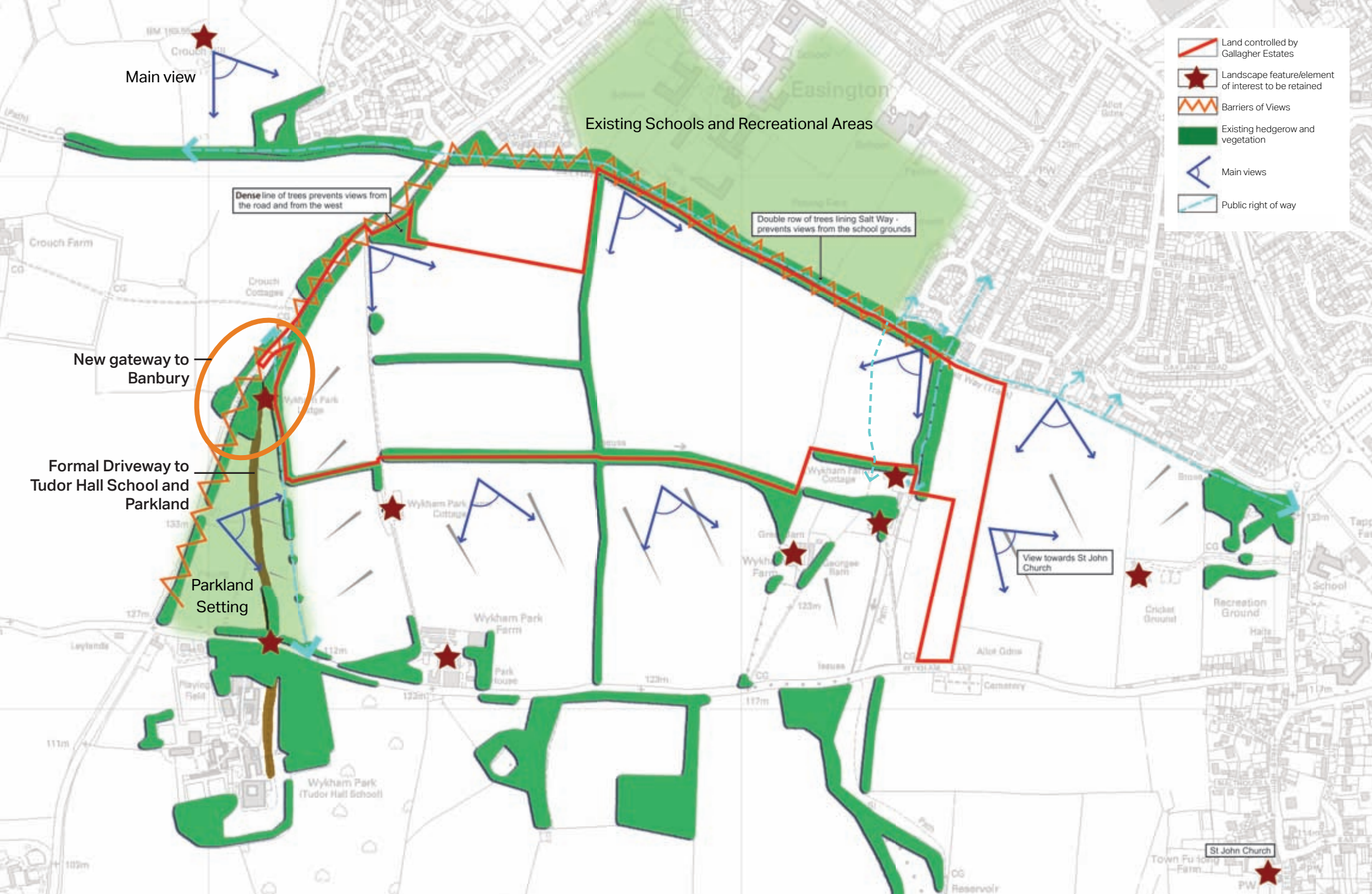


Figure 9 - Key site opportunities and Influences

PLANNING HISTORY & KEY DESIGN INFLUENCES

Planning History

4.13 The site was subject of an application in 2013, for 1000 dwellings, (13/00321/OUT). The application was withdrawn to allow the proposals to be developed and refined.

4.14 We have therefore had the benefit of reviewing consultation responses to the scheme previously proposed for the site and made a number of important refinements to the Master Plan. These include:

- the approach to development adjacent to the Salt Way, preserving and enhancing its character through the creation of a landscape buffer of some 15-20 metres in width along the full extent of the Salt Way where it abuts the development site;
- providing a public transport route within the site that is designed for reliability and accessibility;
- locating the local centre centrally within the site to create a focus of activity, co-located with the primary school, that sits at the northern edge to complement the existing education facilities to the north of Salt Way;
- creating a softer landscaped site entrance to complement and reinforce the parkland and setting of Tudor Hall School;

- larger corridors of open space and structural planting within the site to provide distinction between development blocks and to break up the built form, to help soften long distance views towards the site from Crouch Hill;
- relocation of the allotments to the southern eastern edge to complement existing allotments along Wykham Lane.

4.15 The current proposals and general design approach have been discussed and agreed in consultation with the Local Planning Authority. This includes an approach to development that brings strong landscape benefits including a landscaped gateway to the site and into Banbury.

Key Design Influences

4.16 Having considered the key site factors and opportunities and refined the previous proposals, a set of key design influences have been identified upon which the proposed development is based:

- A.** • layout to be informed by key features which are to be retained, notably significant hedgerows and mature trees;
- respect the setting of Tudor Hall School, long-distance views from Crouch Hill; an elevated viewpoint and landscape feature which lies to the north west of the site; and Bodicote Conversation Area;
- reinforce the setting of Salt Way as an attractive footpath and cycleway, to help forge effective links with the existing communities to the north of the site, at Easington.
- B.** • integrate existing public transport routes and provides opportunities for improved linkages to include enhancement of pedestrian / bridle and cycle networks from Bloxham Road (A361) into the existing town centre; and
- C.** • embrace the concept of sustainability and create a mixed use urban extension to Banbury that is compact, easy to walk and cycle around, complemented by a range of open space networks to include SuDS.

A.

Areas of structural planting

Parkland setting

Green North/
South links

Hedgerow

The Salt Way

Tree lined
central street

Soft landscaped edge
to development



Figure 10 Landscape Concept

B.

New site access off
realigned Bloxham Road

Primary School

Local Centre

Centre spine route
accommodating
public transport

Potential to
accommodate
future east/west
link for local traffic

Opportunities for
improved pedestrian
bridle / cycle links

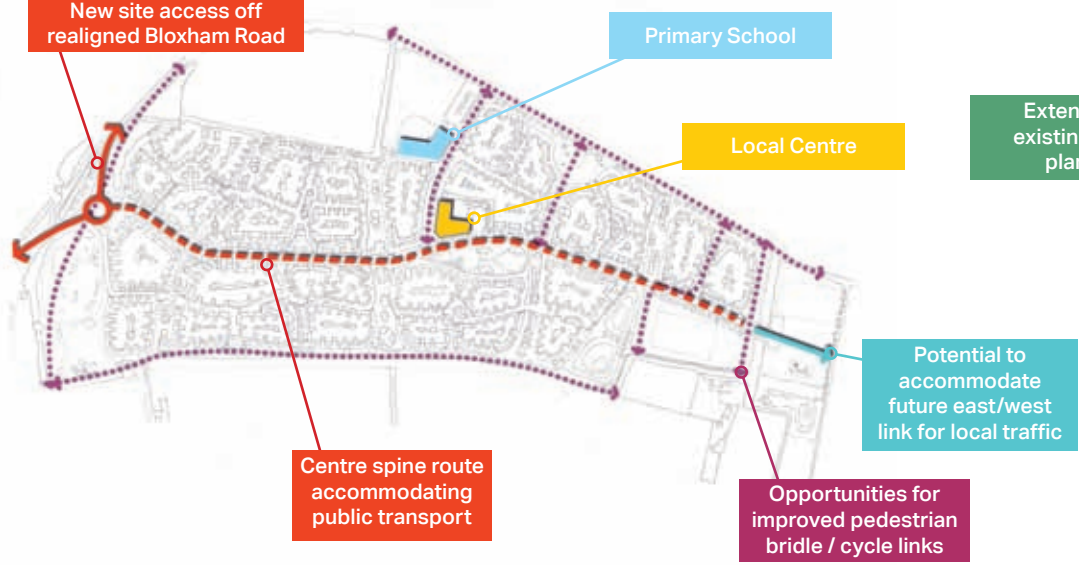


Figure 11 Public / Sustainable Transport

C.

School recreation ground

Extension of
existing copse
planting

Sports pitches

Structural planting
to reinforce parkland
setting

Drainage ditch

SuDs PONDS

Allotments

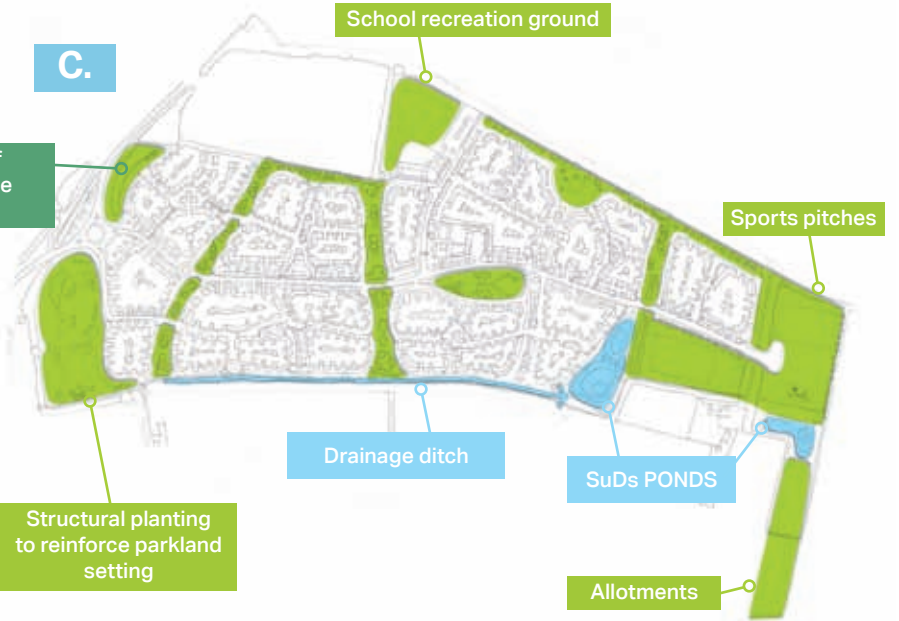


Figure 12 Green and Blue infrastructure

ILLUSTRATIVE MASTER PLAN

4.17 The illustrative master plan refines the concepts established through the design process to date. It seeks to demonstrate an attractive, sustainable urban extension of Banbury that importantly, will become a place where people will want to live.

4.18 Key features of the illustrative master plan comprise:

- Open space and green infrastructure framework that provides a setting for new development;
- Creation of a series of strong green infrastructure links North-south and east-west across the site to include the retention of key areas of hedgerows and trees;
- Extension of the existing copse adjacent to Bloxham Road;
- Sensitive landscape approach to Salt Way;
- Open aspect with planting at the site entrance to create a landscape approach to visually link with the parkland and setting of Tudor Hall School;
- Areas of formal and informal open space and pitch provision, including play areas and allotments;
- Main street providing access to the new development areas which will also support public transport provision;
- Improved linkages to surrounding, existing and new development areas;
- Co-location of mixed-uses to provide a community focus, to include a local centre and primary school;
- Discrete development parcels providing an opportunity for different character areas to be established;
- Provision for surface water attenuation as part of the open space network.



Figure 13 - Illustrative masterplan



5.0 DESIGN AND ACCESS

Amount

5.1 This section of the DAS sets out the key elements of the development proposals for the site. The Development Framework plan has been prepared in order to fix the key design and access elements of the scheme in the outline permission.

5.2 The key design and access elements comprise:

- **Amount** covering the mix and quantum of land uses;
- **Layout** of the application proposals;
- **Scale of development** in terms of indicative height and density;
- **Landscape** framework and components;
- **Appearance** of the development having regard to local context;
- **Access** to the existing highway and footpath network; and
- **Sustainability** of the site.

5.3 The application proposals comprise a residential led scheme together with a mixed use 'centre' to comprise supporting community, health, employment, education and local retail uses, and formal and informal open space provision.

5.4 The amount of proposed development is set out in Table 1, and the land use budget and is shown on the Development Framework Plan.

- up to 1000 residential dwellings (class C3);
- land for a primary school (class D1);
- local centre to comprise retail, community and other services (classes A1, A2, A3, A4, A5, D1 and D2);
- green infrastructure including formal open space to include pitch provision (2.72 ha) and informal open space(13.44 ha);
- sustainable urban drainage systems including balancing ponds and drainage channels (1.84 ha);
- connections to the surrounding highway and footpath network;
- infrastructure and utilities provision including car parking; and
- ground remodelling, engineering works.

Use	Area (Ha)	Total Units
Residential	25.95	Up to 1000
Local Centre	0.60	0
School	2.22	0
Infrastructure	3.51	0
Open Space and Strategic Landscaping	18.0	0
Surface Water Attenuation	1.89	0

Table 1

5.5 The development proposals provide for the creation of a new community supported by a mix of uses to include education, retail and community and sport and play provision to meet daily needs, but well linked to facilities within Banbury.

5.6 The development proposals deliver an economic role through the inclusion of a local centre which provides an element of local retail and community use to meet needs of the resident population and will also provide an element of local employment to support economic growth in the south of Banbury. Furthermore, the development would perform a social role through the creation of strong vibrant and healthy community supported by an array of social infrastructure including a primary school, local centre, community provision, allotments, recreational land and play space.

5.7 The strategy relating to the built land uses is further described overleaf.

Residential Development

- 5.8** The application proposals accommodate up to 1000 new dwellings as part of the new mixed use settlement at the southern edge of Banbury. Provision will be made for affordable housing, providing a mix of tenure to ensure delivery of a balanced community.
- 5.9** The amount, type and tenures of affordable housing will be subject to agreement with Cherwell District Council.
- 5.10** Residential units will comprise a mix of types, including flats/apartments, townhouses and houses. The mix will encourage the creation of a balanced population and a sustainable development.



Local Retail and Community Uses

- 5.11** The local centre will provide a central location for community uses (D1) associated with local shops, and could include a range of A1 (retail); with provision also for A2 (financial and professional services); A3 (cafes and restaurants); A4 (drinking establishments), A5 (hot food takeaways).
- 5.12** These uses will predominantly serve the new resident population and will complement the range of existing facilities that serve the southern edge of Banbury.
- 5.13** This central and co-location of facilities will encourage a reduction in vehicle use and trips as well as fostering a sense of community as a centre and focus for the development. Homes could be provided above the shops at first floor level.



Education

- 5.14** The development makes provision for a primary school at the north western edge of the site. A precise specification and mechanism for delivery will be agreed following agreement with Oxfordshire County Council (OCC) as the education authority.



Open Space

5.15 A generous landscape and open space Green Infrastructure Framework is a key part of the development proposals for the site. The framework draws upon the natural landscape features of the site, in particular significant mature trees, hedgerows and areas of woodland and has been designed to ensure convenient accessibility for future residents to both formal and informal open spaces and play spaces.

5.16 The main areas of formal open space provision lie at the eastern edge of the site, to complement the arrangement of formal sports provision at Banbury Cricket Club to the east of the site. Play areas are evenly dispersed through the site to ensure the majority of dwellings are located within 400 metres of an area for play.

5.17 Open space requirements from the emerging Cherwell Local Plan together with the amount of open space provision proposed by the development are set out in the table below. The figures are based on the housing numbers proposed in the outline application (1000 units) and are multiplied by the average household size for Cherwell District of 2.4 persons per household (as published in the Interim Household Projections, April 2013).

Category of Open Space	Draft Cherwell Local Plan	Requirements for development	Amount of POS proposed
General Green Space (overall)	2.74 ha / 1000 rural/edge dwellers	6.58 ha	9.21 ha
Children/Teen Play Areas	0.78 ha / 1000 people	1.87 ha	1.89 ha
Outdoor Sports Provision	1.13 / 1000 people	2.71 ha	2.72 ha
Allotments	0.37 / 1000 people	0.89 ha	0.90 ha

Layout

- 5.18** The precise layout of the development will be determined at Reserved Matters stage. However, the layout will be informed by the overarching principles set out in paragraph 4.16, as well as the national and local guidance and design influences exerted by the site context and neighbouring residential areas set out in section 3.
- 5.19** The development layout and structure as a whole has been influenced by the landscape features of the site and the wider landscape setting. The arrangement of land parcels and their associated uses, form and type of open space and route ways seek to reinforce the established and important features within the site. The residential parcels themselves are informed by a series of strong green infrastructure links North-south and east-west across the site to include the retention of key areas of hedgerows and trees.
- 5.20** The site is arranged with the local centre at its heart with streets, footpaths and green spaces radiating out towards the edges. The school is located near to the local centre, but at the northern edge of the site, where it will create positive links to the neighbouring Banbury Academy and Blessed George Napier Catholic School, with pedestrian access provided by Salt Way.
- 5.21** In order to preserve the setting and character of Salt Way, an informal development edge will be established as a suitable interface. Development will be set back from Salt Way at varying distances, but a minimum of 15m, with informal green spaces and recreation areas accommodated establishing a linear park along the northern edge of the development.
- 5.22** The majority of open space is provided at the eastern end of the site, where sports pitches to include an element of changing facilities can be created with limited ground recontouring. Furthermore, the disposition of open space at the eastern part of the site reflects a conscious approach to preclude built development within these areas of the site so as to preserve in situ areas of potential archaeological interest, and to provide a sensitive response to Bodicote and its Conservation Area.
- 5.23** A NEAP is provided adjacent to sports pitches, which is anticipated to include a Multi-Use Games Area for youth play. Two smaller areas of play (LEAPs) are located at the northern edge, adjacent to the school and a second at the western edge of the site.
- 5.24** Allotments are provided at the south of the site, co-located with the existing allotments adjacent to Wykham Lane. Allotments will be accessed from the north through the site.
- 5.25** The Development Framework Plan defines the built development components, areas of formal and informal open space, and the general alignment of the key streets running through the application site and location of the site access.
- 5.26** Key layout principles are embedded within the Development Framework Plan, and illustrated through the Illustrative Master Plan, shown in section 4. The Illustrative Master Plan demonstrates one such design response to show how the detailed design (at the reserved matters stage) could be laid out to accord with the parameters defined by the Development Framework Plan.

Layout Principles

5.27 Important layout principles are:

- a layout that maximises the potential for walkable neighbourhoods and allows for integration with land that comprises the SW Banbury area and existing communities in Banbury, each area benefitting from access to key areas of formal and informal open space;
- a central tree lined main street through the development, accessed from the Bloxham Road and demonstrating potential to accommodate any future east-west link for local traffic.
- an accessible and central local centre to form the focus of activity for the development, to be located on the main street;
- provision of opportunities for footpath/bridleway linkages into Salt Way to facilitate connections to the wider residential communities;
- a legible layout to be achieved through the careful location of specially designed landmark buildings to mark important corners and terminate key vistas, and the formal grouping of buildings to signal the entrance gateway into the development from Bloxham Road. In addition, ensuring strong definition of public (streets, opens spaces) and private spaces (back gardens, private driveways) making the layout legible and safe;
- a variety of landscape and development responses to the existing character of the site,
- provided by a network of useable formal and informal open spaces, to include reinforcement of the parkland setting at the site entrance, the formation of sports pitches located at the eastern edge of the site and co-location of allotments adjacent to those existing along Wykham Lane and green corridor along Salt Way; and
- a rich and diverse green infrastructure strategy incorporating existing trees and hedgerows of value and connecting green routes, play areas, formal sports pitches and wildlife habitats.

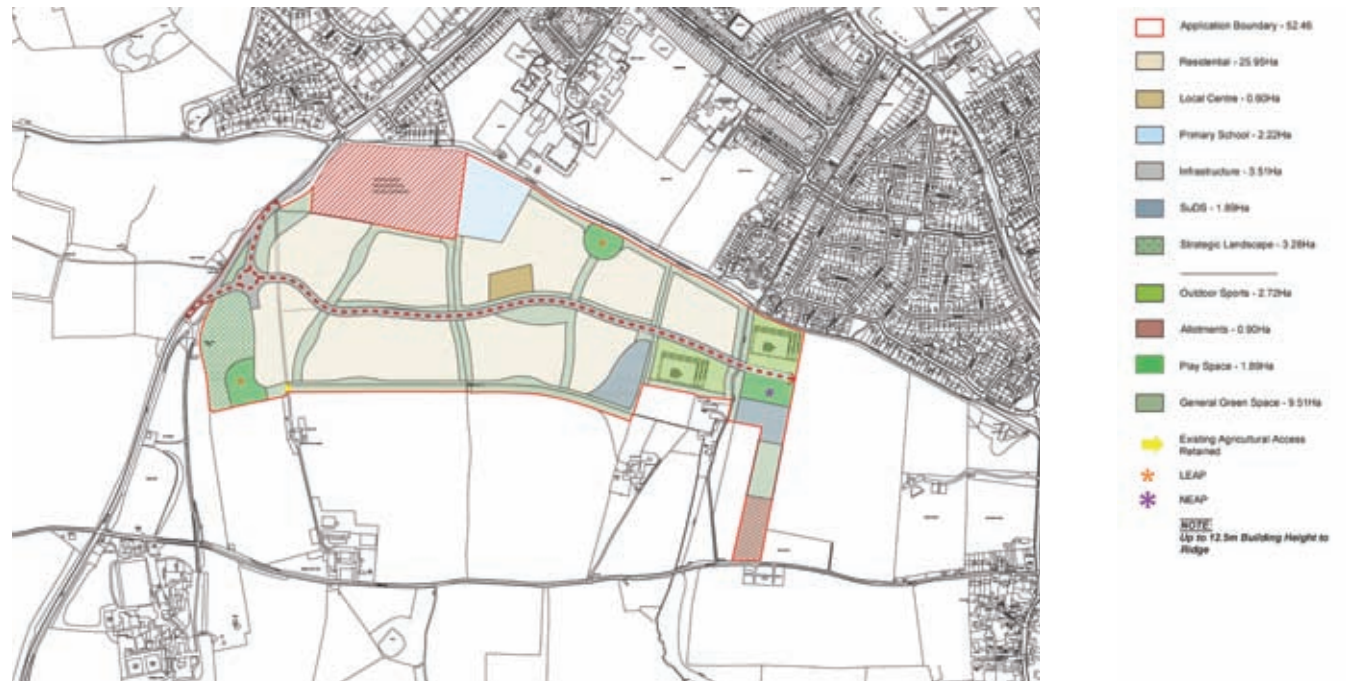


Figure 14 - Development Framework Plan

Scale

- 5.28** Scale is generally informed by two key factors – buildings heights and density. The scale of the application proposals has careful regard to the existing context of the site, its relationship to the local and wider landscape, its gentle topography, views and the nature of the existing development.
- 5.29** The existing development context is domestic in scale, with the exception of the agricultural buildings at Wykham Park Farm.
- 5.30** Development densities are relatively low in the surrounding residential areas, characterised by larger detached and semi-detached dwellings on large plots. Buildings generally range from between 1, 2 and 2.5 storeys in height.
- 5.31** In terms of proposed building heights, development will be up to a maximum height of 12.5 meters to ridge height, with majority of buildings across the application site being 2-2.5 storeys in height. Albeit with the potential for some 3 storeys.
- 5.32** Building height would be measured against AOD across the application site. 12.5 metres would also accommodate the floor to ceiling heights required by community and education buildings in the mixed use areas and would accommodate higher buildings to front the Primary Street to define the focal route through the site.

- 5.33** Development densities will average some 35-40 dwellings, considered to represent an efficient use of land in this highly sustainable location. It is envisaged that densities will be higher along the primary street and at site entrance and around the local centre and school, with lower densities towards the development edges, particularly at the northern edge to provide an appropriate interface to Salt Way.



Figure 15 - Indicative Building Heights Plan

Landscaping

5.34 An inter-connected, multi-functional network of landscape and green infrastructure is proposed. This would be based on existing environmental assets within the area, including areas of woodland planting and key hedgerows and trees.

5.35 Within this network, environmental enhancement, outdoor recreation, pedestrian and access, surface water attenuation, biodiversity habitats and allotments will be provided for. The network will integrate with green corridors running east/west and north/south across the site, providing visual and physical linkages to Salt Way



Proposed Green Infrastructure Framework

5.36 The development proposals seek to minimise landscape impact that may result from new development. At the same time the proposals have sought to mitigate for disruption in landscape character to include for example, new hedgerow and tree planting to compensate for the removal of vegetation, and at the same time to maximise opportunities for landscape enhancement by providing a comprehensive GI framework across the development that will deliver long term landscape, ecological and recreational benefits.



5.37 The Green Infrastructure Strategy equates to some 18 ha or over 30% of the site. It includes the following components:

- a green corridor, with new tree and shrub groups along the southern edge of Salt Way;
- retention, or re-provision of the three existing public footpath routes crossing the Site and their location within a new setting;
- new gateway planting at entrance points from Bloxham Road and Salt Way to create a sense of arrival;
- reinforcing the informal parkland to the south-west, thereby respecting the setting of Tudor Hall School (Wykham Park);
- tree planting to enclose views of the proposals from elevated viewpoints on Crouch Hill to the north-west including larger trees along the spine road and at the entrance to the site;
- retention and protection, where possible, of the majority of the existing trees and hedgerows, and their incorporation into the new housing development, supplemented with new structure and infill planting comprising native species;
- public open spaces, comprising informal tree planting, scrub, meadow grassland, wetland SUDs ponds (in part permanently wet) and informal seating areas;
- play areas (including two LEAPs, one NEAP), allotments and sports pitches;
- provision for walking, cycling and a new circular bridleway route through the Site, including links to Salt Way and other public footpaths; and
- a landscape management plan to be agreed with CDC.



Figure 16 - Green infrastructure strategy

Appearance

- 5.38** The appearance of a building or space is a product of a number of overlapping elements including the building type, materials, decoration, lighting, colour, texture and landscape. The detailed appearance of the development will be established at reserved matters stage, but it is important to establish the over-riding principle for the appearance of the built form which is that the buildings are 'of their time and place' and provide an appropriate up to date design response.
- 5.39** Proposals should respond positively to the site context in particular landscape setting, local vernacular form including locally relevant building materials, while also meeting contemporary needs and demands for efficient, well-appointed and sustainable development. This will help to ensure that development of the site has a reference point that is locally recognisable with a clear sense of place, avoiding a bland 'anyplace' character.
- 5.40** Built form details, construction materials, decorative detailing, and even basic features such as windows and shop fronts, entrances and doorways all help re-enforce the image of place. They assist in making a place legible, familiar and distinctive. As a result attention should be paid to the design and detailing of these aspects of the appearance of a building. As part of the consideration of appearance a number of elements have been identified which are characteristic of the locality. These are outlined adjacent.

Architecture

- 5.41** The design of the buildings at the site will draw from architectural components that characterise the well designed buildings of the area. These locations will be identified as part of the detailed design stage.

Materials and Texture

- 5.42** It is imperative that the materials used are appropriate, not only in terms of their aesthetic qualities, but also their function and durability. The palette of materials will be selected to reflect the local vernacular. The diversity of materials also creates a variety of different textures and appearances which would contribute to establishing a local character for the development.

Colour Palette

- 5.43** Colours of external buildings will, including doors and windows, be of a limited range that reflects the predominate use of colour in the buildings of the surrounding area.



Key elements of the proposed design

5.44 The proposed development has been designed to fit sensitively into its surrounding landscape and townscape context, while seeking to create a highly attractive and strongly distinctive place. Drawing on best practice, understanding how existing and contemporary developments deliver safe, robust, lively and sustainable environments, and setting out clear urban design principles will help ensure that the development of the site becomes a successful place. These attributes of the development are highlighted in the following section of this document by examining key interfaces and spaces through a series of illustrative sketches. Three such elements are described in more detail below which demonstrate how the principles of good urban design could be effectively applied at the detailed design stage.

Edge Character & Key Site Interfaces

Banbury Gate

5.45 The western edge of the proposed development, has an important role to play in not only establishing the character of the site but also defining the southern approach into Banbury along Bloxham Road. This element of the development would be principally residential with a carefully defined and landscaped edge to provide an appropriate interface with the open countryside to the west, and reinforcing the parkland and character of the approach to the Tudor Hall School to the south. Development is set back from Bloxham Road establishing a parkland setting, part of the wider landscape and recreation framework for the site.



1. Tree lined primary Street with Bus route, pedestrian and cycleway
2. Development frontage set back behind carefully defined landscaped edge
3. Pedestrian and cycle link with a landscape setting

4. Tree planting to enclose views from Crouch Hill and provide set back from Bloxham Road
5. Entrance to Tudor Hall School and Wykham Park lodge
6. New planting forming landscape gateway



Figure 17 - Banbury Gate

5.46 Around this framework, housing will define the western edge of the site, establishing an identity for the site particularly around the central street that will run through the site. The street will be tree lined in

character and accommodate a bus route as well as pedestrian and cycleways.

Salt Way Interface

5.47 A key element of the proposed development is the design response to the interface with Easington and the rest of Banbury along the line of Salt Way.

5.48 Salt Way is an important and historic feature valued as an informal recreation route, cycle and bridleway. It is strongly defined by tree and hedgerow planting. In order to preserve the setting and character of Salt Way an informal development edge will be established as a suitable interface. Development will be set back from Salt Way at varying distances, for some 15-20 metres, with informal green spaces and recreation areas accommodated establishing a linear park along the northern edge of the development.

5.49 In the illustrative sketch layout example, a gentle crescent of housing surrounds a green space, part of the wider linear park edge, accommodating a children's playspace as well as footpath and cycle linkages. Detached and terraced houses front onto the space providing opportunities for passive surveillance to take place ensuring that the space is safe and useable.



Figure 18 - Salt Way Interface

Wykham Local Centre

- 5.50 The local centre will provide a mixed-use focus for the community centred on an informal square and park which development fronts onto, through which, the main central street will also run. On-street parking may also be accommodated to serve the residential and mixed use areas. Servicing and operational parking for mixed use development will be discretely accommodated within the centre of development blocks.
- 5.51 Co-located just to the north of the local centre will be a new primary school, linked by a pedestrian friendly street accommodating footpath and cycle provision. The school will provide a frontage onto the street with a corner defined by the built form providing a local landmark and a strong visual link with the remainder of the local centre.
- 5.52 The central open space will be a key focus for the development. Located adjoining the Local Centre, the central space will provide opportunities for informal recreation.



1. Local Centre
2. Access to New Primary School
3. Informal square and park
4. Primary Street
5. Primary School

Figure 19 - Wykham Local Centre

Access

5.53 The national and local transport policy context is provided in the Environmental Statement and Transport Assessment that accompanies the outline application. It demonstrates how the proposal supports and reinforces each tier of transport policy.

5.54 The Proposed Development adopts the approach to transport promoted in the NPPF that people should be given a real choice about how they travel, designing a transport system that reflects the thrust towards sustainable transport modes.

5.55 With reference to national and local transport policy, the key principles for the access and movement strategy for the proposed development will be to:

- integrate existing and proposed transport and land uses to minimise travel distances.
- provide environmentally friendly forms of transport as a viable alternative to private car travel; and
- support the creation of places for people within the proposed development with an attractive and safe environment where the car does not dominate.

5.56 Accessibility is a primary objective of the proposed development and is fundamental to the principles incorporated into the Development Framework Plan. Creating an accessible development, ensuring ease of movement within and between the different land uses is essential to creating a sustainable and inclusive new community.

5.57 The development of the site provides the opportunity for providing better connections with existing communities and for providing a more integrated environment. There is potential for enhanced foot/cycle provision to be provided along Salt Way towards Easington and beyond.

Movement Strategy

5.58 The movement network will be based around the creation of a permeable development based around a spine route accessing Bloxham Road (A361).

5.59 The proposals demonstrate how the site can accommodate an eastern local traffic link beyond the site to connect to Bodicote. This approach is dependent upon conclusions drawn from the wider Banbury Movement Strategy. Our application demonstrates that this link is not necessary to make the development acceptable.

5.60 The internal layout is designed to accommodate not just public transport but the private car, cyclists and pedestrians providing multiple options to move around the site. A network of secondary and tertiary routes / private drives provides access to all other parts of the site.

5.61 This network of primary, secondary and tertiary streets and the associated coherent built form will serve to create an easily understood and highly accessible urban environment.

5.62 A Travel Plan has also been prepared for the site, and provides measures to encourage more sustainable patterns of movement and travel by working in partnership with local schools and businesses.

5.63 The Travel Plan identifies both 'hard' and 'soft' measures to encouraging sustainable travel choices. 'Hard' measures include, for example, the provision of safe cycling routes. 'Soft' measures include, for example, marketing and information packs to help inform travel decision-making.

Footpaths and Cycling

5.64 Improvements, where appropriate will be proposed to the existing Salt Way that leads directly to Easington and the Banbury School and Blessed George Napier Catholic School. The improvements will be to ensure that a safe and attractive pedestrian link between existing and new communities is created.

5.65 A permeable and safe network of streets will encourage shorter journeys to be made by foot or cycle. Segregated footpaths will be well-connected and overlooked by houses and other buildings to provide safe and convenient routes, linking the residential areas with the local centre, primary school and areas of formal play at the eastern end of the site.

5.66 The internal cycle network will be linked to existing external cycleways including the National Cycle Route 5 to provide a well connected network from the site to other destinations nearby. Where possible, the routes of Public Rights of Way within the site have been maintained along their existing course, the layout accommodates a route for a circular bridleway link between Salt Way and the southern edge of the site as referred to in the emerging site specific local plan policy, Banbury Policy 17.



Figure 20 - Indicative Movement Strategy

Access Strategy Overview

5.67 To adequately accommodate the anticipated development traffic, it is proposed to create a new 4-arm roundabout on the A361. The junction has been designed in line with DMRB standards with sufficient capacity to accommodate not only the anticipated development traffic but also the background traffic growth and committed developments in the area. The design allows for the retention of access to the existing properties, Crouch Cottages, along Bloxham Road, and can satisfactorily accommodate the proposed priority access junction to land immediately west of the site which is the subject of a planning application for 400 residential units (14/01188/OUT). The new roundabout will provide a natural point to start the urban 30mph limit reflecting the changing character for this length of Bloxham Road.

5.68 The site will facilitate a number of off-site highway enhancements. Improvements include an upgrade of the Bloxham Road/ Queensway junction, from a priority junction to a signalised junction which offers benefits for the wider traffic movements within the town and will also improve pedestrian facilities at this junction for the benefit of all. Improvements will also be facilitated at Bloxham Road / Springfield Avenue junction, consisting of localised widening; at the Bloxham Road / South Bar / Oxford Road junction, providing a longer left turn lane on Bloxham Road and a left turn flare on Oxford Road north into Bloxham Road. This is paired with improved pedestrian facilities and signal staging improvements. The Transport Assessment that supports this application reports that with these improvements in place, it is clear that the proposed development can be accommodated on the highway network.

New Public Transport System

- 5.69** The central spine route will accommodate an improved Stagecoach service 488/489, to provide frequent access to Banbury town railway station.
- 5.70** The new public transport network will integrate the site within the existing bus network within and to Banbury.

Movement Hierarchy and Street Typologies

Main Streets

5.71 The main streets that run through the development will provide the principal points of access and are important structuring elements for each development. The main street will support public transport use and accommodate the needs of cyclists and pedestrians. Tree and landscape planting will be an important feature of sections of the main street, particularly on the approach into development to reinforce the transition from rural edge to built form. Key characteristics of the main streets are described further in figures 21-24.

Secondary Streets

5.72 The secondary streets are fed from the main street and serve each residential parcel, offering a legible and connected movement network. The streets will accommodate tree planting which will assist in orientation and legibility within the development, but also create an attractive character that frames the street scene and provides a strong setting for development. Any sections of on-street parking will be provided in groups to avoid over dominance of vehicles within the overall street scene.

Tertiary Streets / Private Drives

5.73 Tertiary streets will provide connections to and between each residential parcel and are generally narrower and short in length than the secondary streets. Some of the tertiary streets will be designed as a shared surface space or private driveways, providing access to fewer number of dwellings to help contribute to the softer more rural character of the development.

Parking

5.74 As the application is in outline, the details of parking arrangements will be fixed at the Reserved Matters stage. However, the parking strategy will reflect the primary focus of the transport strategy which targets high levels of mode shift away from private car use. The following principles will inform parking provision:

- adopting a flexible approach to parking design and provision, focusing on the optimum design and layout of parking solutions to meet the needs of residents, pedestrians and cyclists;
- using a wide variety of parking solutions in any one area (for example, designing a mix of on-street, on-plot, small garage court and individual garages to meet requirements);
- reducing the dominance of the car in the street scene by careful design of individual plots and street design, robust boundary treatments and unobtrusive garaging; and
- exploring the ways in which parking can be managed within mixed use areas to allow a range of users to use the same spaces at different times.

5.75 Parking provision will take account of relevant guidance on parking standards as set out in the NPPF and local plan and other local standards, adopting a pragmatic and flexible approach to ensure that parking provision meets the needs of its users in an appropriate and practical way.

Emergency Access

5.78 The site will ensure adequate emergency access.

Disabled Access

5.76 The scheme will be designed to be inclusive of disabled users and consideration will be given to access to the proposed properties and the ease of use taking account of advice set out in "Planning and Access for Disabled People" (ODPM 2004), "The Principles of Inclusive Design" (Cabe 2006), "Inclusive Mobility: A Guide to Best Practice" (2002).

5.77 Detailed design will require careful attention to be paid to topography and levels where possible. Where access is from a public footpath, footpaths will be level up to the front door with no steps and will allow ease of access for wheelchair users and the ambulant disabled. Dropped kerbs will be provided where required.

5.78 All buildings will comply with Part M of the Building Regulations in relation to provision of easy access for all people.



1. On street parking within verge.
2. Key pedestrian/cycle link within Primary Street corridor provides east west links.
3. Primary Street
4. Avenue planting along primary street verge
5. Shared surface tertiary street providing access to houses with on plot parking.
6. Visitor parking integrated within landscape.
7. Existing hedgerows retained and enhanced.
8. Housing provides a continuous frontage with garages accessed from rear.
9. Private drive access to houses with on plot parking.
10. North South Green Link



Figure 21 - Indicative illustration of Primary Street



1. On plot parking screened by soft landscaping to front gardens.
2. Tree planting within informal shared surface provides traffic calming.
3. Informal courtyard housing encloses incidental open space. Houses orientated to exploit views of green link.
4. Pedestrian footpath extends leisure routes into housing areas.
5. Informal shared surface incorporates street parking within curvilinear form.
6. Leisure routes provide important linkages to wider network of open spaces.
7. Organic layout of front gardens responding to linear link edge.
8. Strategically located curvilinear front gardens allow for additional planting opportunities and break street into component parts.
9. Opportunities for incidental open spaces should be exploited as part of the transition between parkland and development areas.



Figure 22 - Indicative illustration of treatment of North South Green Link



Figure 23 - Indicative Salt Way section

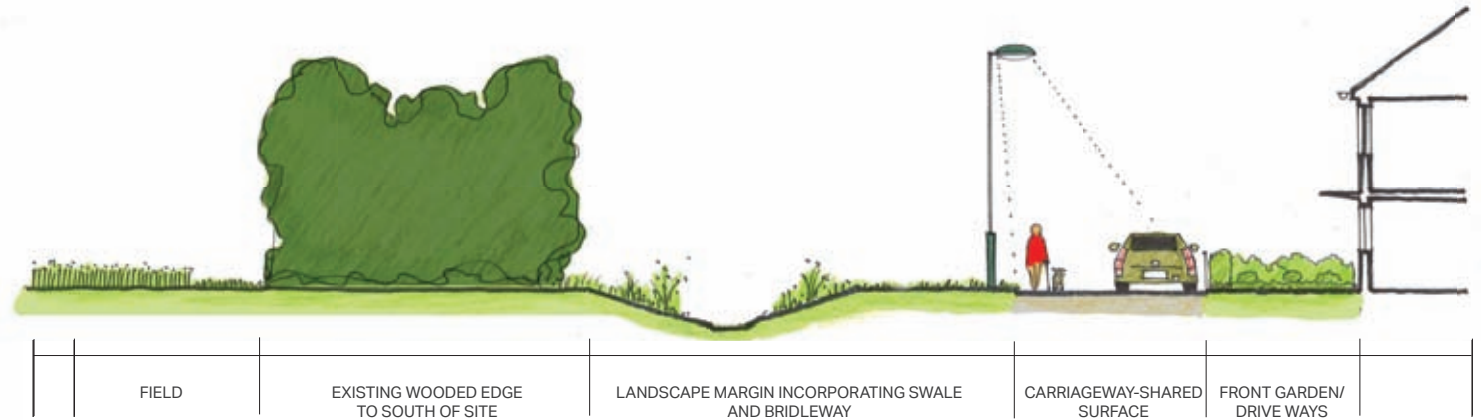


Figure 24 - Indicative south of site / swale section

6.0 SUSTAINABILITY

- 6.1 The National Planning Policy Framework (NPPF) defines the overarching aims of the Government's sustainable development strategy. The NPPF stresses the need to ensure sustainable forms of development in accessible locations that promote economic growth, support regeneration, and provide housing. Conservation and enhancement of natural and historic environments are also key policy requirements. The NPPF also stresses the importance of sustainability in new developments through ensuring that during construction and operation the development poses no significant environmental impact.
- 6.2 Sustainability is a key design and development aspiration in terms of the physical, economic and social dimensions of the master plan. The layout of the development, the mix of uses that are proposed, the incorporation of sustainable drainage systems and the enhancement of natural site features all form a key part of the master plan design. A connected network of streets, footpaths and cycleways, and enhancements to public transport will support sustainable patterns of movement. Provision of local education and community facilities will also reduce the need for residents to travel, particularly by car.
- 6.3 Building in sustainability will be an integral part of the development proposals. Gallagher Estates will ensure that the development meets the appropriate national standard at the point of consent.

- 6.4 Sustainable Urban Drainage Systems (SuDS) techniques will be used for surface water generated from the new development wherever possible. Possible techniques to be used include the use of surface water attenuation methods to store and release collected surface water to receiving watercourses. These techniques include the use of balancing ponds.
- 6.5 In addition to SuDS the generous provision of green, open outdoor space provided in the comprehensive landscape framework will facilitate natural drainage across the site.
- 6.6 Implementation of strategies to reduce waste, including construction waste and to encourage recycling and adoption of a 'Green Travel Plan' to encourage sustainable modes of travel are further ways to build in sustainability to the development proposals.



7.0 CONCLUSION

- 7.1 This Design and Access Statement has explained how the design of the proposed development takes full account of its physical and policy context, including at the detailed design stage, should outline planning permission be granted. In doing so, a set of overarching design principles and a series of more detailed principles governing the layout and other aspects of the proposed development have been described. Those principles are given spatial expression in the Development Framework Plan.
- 7.2 Effective application of those principles at the detailed design stage, secured by a condition on any Outline permission requiring compliance with the Development Framework, would ensure the proposed development is of a high design quality and appropriately responsive to its context.



Wykham Park Farm
Banbury

GALLAGHER
ESTATES