



DESIGN & ACCESS STATEMENT UPDATE

March 2016

Land at
Wykham Park Farm
Banbury

GALLAGHER
ESTATES



Prepared on behalf of

GALLAGHER
ESTATES

by

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1.0 INTRODUCTION

This Updated Design and Access Statement has been prepared to explain and illustrate the amendments proposed to application **14/01932/OUT** for the mixed use development at Wykham Park Farm, to the east of Bloxham Road, Banbury, submitted to Cherwell District Council on 17th November 2014, on behalf of Gallagher Estates.

The amendments respond to feedback received during the consultation process, to include responses from Cherwell District Council, consultees and representors. The amendments now proposed primarily relate to land use, and satisfy specific comments in relation to education provision for wider development at Banbury South West.

The Design and Access Statement is not reproduced in its entirety. This Update presents the following:

- Amended text to confirm changes and updates. The text is appropriately referenced to correspond to the original sections in the submitted Design and Access Statement;
- Amended Illustrations to include:
 - Figure 2: Site Location Plan
 - Figure 13: Illustrative Masterplan
 - Figure 14: Development Framework Plan
 - Figure 16: Green Infrastructure Strategy
 - Figure 20: Indicative Movement Strategy
- New illustrations
 - Banbury 17 Framework Plan

This update document should therefore be read in conjunction with the submitted Design and Access Statement dated October 2014. Cross reference to the chapter numbers, section numbers and figure numbers should be made. Where no reference is made to the original document, it remains valid for the purposes of this planning application.

OUTLINE OF THE PROPOSALS

Paragraph 1.8 is here by updated to reflect the addition of land for secondary school education

1.8 The outline planning application is being submitted for the following:

- up to 1,000 residential dwellings (class C3);
- land for a primary school and secondary school education (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.

2.0 VISION & DEVELOPMENT

Details in relation to Vision and Development as set out in the Design and Access Statement (October 2014), remain applicable. The application site is now allocated as part of the Strategic Development of South West Banbury within the adopted Cherwell Local Plan.

3.0 CONTEXT APPRAISAL

PLANNING POLICY CONTEXT

Details in relation to National Planning Policy as set out in the Design and Access Statement (October 2014), remain applicable. Since submission of the application the Cherwell Local Plan 2011–2031 has been adopted (July 2015) and provides the policy framework to deliver sustainable growth in Cherwell District to 2031.

Land at Wykham Park Farm is allocated as part of the Strategic Development of South West Banbury, south of Salt Way, and bounded by White Post Road to the east, extending to Crouch Farm to the west. Policy Banbury 16 (South of Salt Way – West) and Policy Banbury 17 (South of Salt Way – East) propose collectively to 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.

Policy Banbury 17 – South of Salt Way – East allocates land for up to 1,345 dwellings, of which up to 1,000 will be delivered by the application proposals.

Policy Banbury 17 includes a number of site specific design and place shaping principles and aspirations that have helped to shape the application proposals, these are set out adjacent:

- Proposals should comply with Policy ESD15
- 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
- Development must respect the landscape setting and provide an appropriate development interface with Salt Way (any buffer is likely to be 20 metres wide 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 the 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 linked network of cycle and footways to provide access into Banbury
- 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 networks, the wider urban area and community facilities with a legible hierarchy of routes to encourage sustainable modes of travel
- A new footpath/bridleway to be provided running from east to west along the southern boundary of the development area, incorporating links with existing footpaths to form a new circular route around the development linking back to Salt Way
- Good accessibility to public transport services should be provided for with effective footpaths and cycle routes to bus stops including the provision of a bus route through the site and new bus stops on the site
- Provision of a transport assessment and Travel Plan including to maximize connectivity with existing development, including linkages with and improvements to existing public transport
- In addition to the provision of a bus service through the site and associated bus stops, provision is required for buses to turn around during the early part of housing delivery
- Early delivery of the A361 to A4260 Link Road is required, along with associated junctions. The developer will be required to fund the cost of additional public transport to serve the site.
- A well designed, 'soft' approach to the urban edge, which respects the rural setting
- Development proposals to be accompanied and influenced by landscape/visual and heritage impact assessments
- Planting of vegetation along strategic route ways to screen the noise
- Retention of Public Rights of Way and a layout that affords good access to the countryside
- Retention and enhancement of existing hedgerows and trees including the boundary with the Salt Way
- Provision of Green Infrastructure links beyond the development site to
 - the wider town and open countryside
- Detailed consideration of ecological impacts, wildlife mitigation and the creation, restoration and enhancement of wildlife corridors to preserve and enhance biodiversity. Ecological Surveys to accompany any development proposal.
- Development that retains and enhances significant landscape features (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
- A detailed survey of the agricultural land quality identifying the best and most versatile agricultural land and a soil management plan
- The need to physically preserve the location of the Neolithic causewayed enclosure. The remainder of the archaeological features will require further investigation and recording ahead of any development, together with a programme of archaeological mitigation.

SITE EVALUATION AND PHYSICAL CONTEXT

Details in relation to site description as set out in the Design and Access Statement (October 2014), remain applicable.

SITE SURROUNDINGS

Since submission of the application, there have been a number of changes to the development context of the surrounding area. Paragraph 3.32 and 3.33 and Figure 2 Site Location Plan are updated to reflect these changes.

3.32 Wykham Park Lodge and Crouch Cottages lie adjacent to the western boundary. Outline planning permission has been granted for 350 dwellings to the west of the application site, on land allocated within Local Plan Policy Banbury 16. This site forms part of the wider Banbury South West Strategic Development area.

3.33 Adjoining the eastern site boundary, and forming part of the Banbury 17 allocation, is a proposed development site, Land at White Post Road – currently the subject of a planning application for residential development for up to 280 units and open space uses (LPA ref: 15/01326/OUT). Beyond which is the village of Bodicote and Banbury Cricket Ground.



Figure 2 – Site location plan

4.0 DESIGN EVOLUTION

TOPOGRAPHY AND HYDROLOGY

Details in relation to topography and hydrology as set out in the Design and Access Statement (October 2014), remain applicable.

LANDSCAPE CHARACTER

Details in relation to landscape character as set out in the Design and Access Statement (October 2014), remain applicable.

BIODIVERSITY, TREES AND HEDGEROWS

Details in relation to biodiversity, trees and hedgerows as set out in the Design and Access Statement (October 2014), remain applicable.

ARCHAEOLOGY AND HISTORIC ENVIRONMENT

Details in relation to archaeology and historic environment as set out in the Design and Access Statement (October 2014), remain applicable.

LOCAL CHARACTER DEVELOPMENT

Details in relation to local character as set out in the Design and Access Statement (October 2014), remain applicable.

Responses received from Council officers, consultees and representors in respect of the application have been reviewed and considered, this process has helped to inform the amendments now sought to the application.

ILLUSTRATIVE MASTER PLAN

The illustrative master plan has been amended to reflect the changes to the application proposals, these include

- Provision of a section of the spine road within the application site to accommodate part of the east-west link road, to enable the completion of the link road to White Post Road to be delivered by other parties.
- Land for primary school education;
- Secondary school land (pitches) to facilitate the expansion of Blessed George Napier School north of Salt Way;
- Re-arrangement of northern play space and green corridors to accommodate additional education land; and
- Indicative foot and cycle connections between development sites and to the Salt Way Public Right of Way.



Figure 13 – Illustrative masterplan



5.0 DESIGN & ACCESS

Table 1 is hereby updated to reflect the change to the land use budget arising from the amendments to the application proposals and is shown on the Development Framework Plan.

USE	AREA (HA)	TOTAL UNITS
Residential	24.42	Up to 1,000
Local Centre	0.64	0
Primary School	3.01	0
Secondary School	1.855	0
Infrastructure	2.96	0
Open Space and Strategic Landscaping	17.76	0
Surface Water Attenuation	1.89	0

RESIDENTIAL DEVELOPMENT

Details in relation to residential development as set out in the Design and Access Statement (October 2014), remain applicable.

LOCAL RETAIL AND COMMUNITY USES

Details in relation to local retail and community uses as set out in the Design and Access Statement (October 2014), remain applicable.

EDUCATION

Paragraph 5.14 is hereby updated to reflect changes made to the application proposals in respect of education land.

5.14 The application proposals reflect consultation with Oxfordshire County Council, and the request for the application site to accommodate a larger primary school site of 3.01 hectares to meet the needs generated by the wider allocations at Banbury 16 and Banbury 17. OCC also require the application site to accommodate 1.855 hectares of land for secondary education to facilitate the expansion of Blessed George Napier school to meet Banbury town wide needs.

OPEN SPACE

Table 1 is hereby updated to reflect the adoption of the Cherwell Local Plan and its open space policy and identify any changes to the amount and nature of open space as a result of the changes to the applications proposals.

CATEGORY OF OPEN SPACE	CHERWELL LOCAL PLAN	REQUIREMENTS FOR DEVELOPMENT	AMOUNT OF POS PROPOSED
General Green Space (overall)	2.74 ha / 1000 rural/edge dwellers	6.58 ha	9.69 ha
Children/ Teen Play Areas	0.78 ha / 1000 people	1.87 ha	1.94 ha
Outdoor Sports Provision	1.13 / 1000 people	2.71 ha	2.84 ha
Allotments	0.37 / 1000 people	0.89 ha	0.90 ha

LAYOUT

Details in relation to layout principles as set out in the Design and Access Statement (October 2014), remain applicable, and are demonstrated by the revised framework plan, that shows the disposition of land uses across the application site and the structuring landscape framework.



Figure 14 - Development Framework Plan

The Design and Access Update also provides an Illustrative Framework Plan which illustrates the disposition of development and provision of infrastructure proposed by the wider site allocation Banbury 17, South of Salt Way-East.

Components include the A361 to A4260 link road; land for primary and secondary education; a local centre; indicative footpaths to include connections between the development sites to Salt Way; indicative bridleway along the southern edge of the development site; and indicative public open spaces, to include play areas, allotments, pitches and SUDS ponds and strategic landscaping.



Figure A – BAN 17 Framework Plan



SCALE













Details in relation to scale of the development as set out in the Design and Access Statement (October 2014), remain applicable.

LANDSCAPING

The Green Infrastructure Strategy has been amended to reflect the changes to the application proposals. The guiding principle of development remains, that proposals seek 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 and substantial GI Strategy across the development that will deliver long term landscape, ecological and recreational benefits.



Figure 16 – Green infrastructure strategy

 Existing vegetation	 Existing bridleway/indicative proposed bridleway	 Proposed playzone	 Vehicular access from A361 Bloxham Road
 Proposed street trees	 Salt Way/National Cycle Route 5	 Proposed sports pitches	
 Proposed woodland/tree groups	 Mown paths in wildflower	 Existing drainage ditch retained, extended and enhances to form a swale	
 Existing footpath/indicative proposed footpath	 Proposed parkland	 Proposed allotments	

APPEARANCE

Details in relation to appearance as set out in the Design and Access Statement (October 2014), remain applicable.

KEY ELEMENTS OF THE PROPOSED DESIGN

Key elements of the proposed design as set out in the Design and Access Statement (October 2014), remain applicable.

ACCESS

The A361 to A4260 link road will be delivered through development at Banbury 17, connecting to Bloxham Road (A361) at its western extent and White Post Road at its eastern extent.

This application seeks approval for the new roundabout junction onto the Bloxham Road and part of the link road connection within the application site to a point at the eastern extent of the site (see Site Location Plan JJG043 – 033 Rev B), and on land over which Gallagher Estates control.

The eastern part of the link road and its connection onto White Post Road will be secured by other parties.

The applicant will deliver the link road insofar as is able to across the land that is controlled, and as part of the phased implementation of the development.

MOVEMENT STRATEGY

Figure 20, Indicative Movement Strategy has been updated to reflect the changes to the application proposals. The changes show the spine road, within the application site, from the A361 Bloxham Road to the eastern extent of the site, to enable the completion of the link road to White Post Road to be delivered by other parties.

Indicative foot and cycle connections are also illustrated demonstrate provision of a linked network of cycle and footways to adjacent development sites and to Salt Way providing onward access to Banbury. A proposed route for the circular bridleway is also indicated between Salt Way and the southern edge of the site as referred to in the local plan policy.

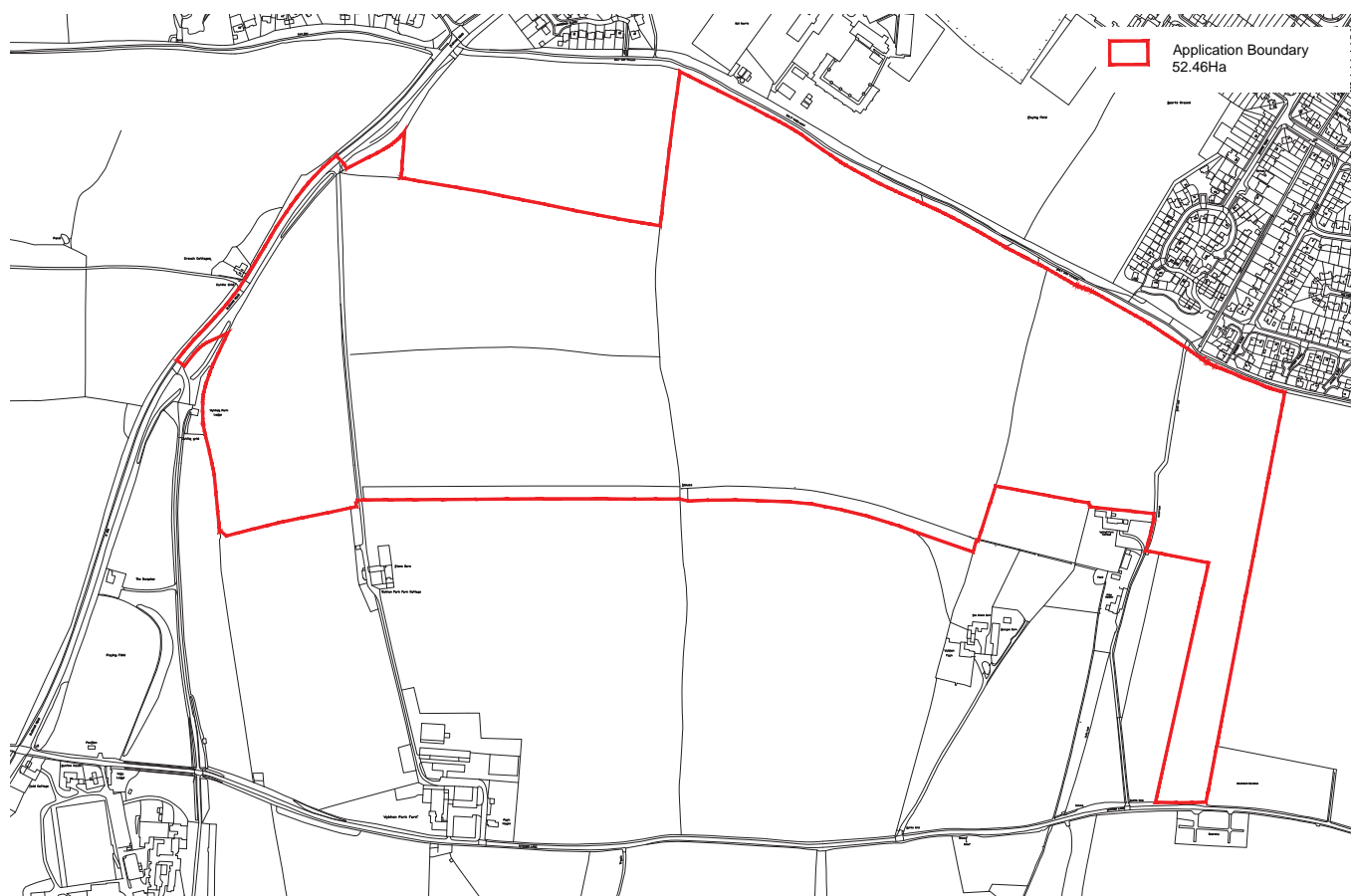


Figure B – Site location plan



Figure 20 – Indicative movement strategy

NEW PUBLIC TRANSPORT SYSTEM

Prior to submission of the application, discussions with the local bus operator, Stagecoach, indicated that a diversion to the existing bus route 488 was acceptable to them on a commercial basis. It is accepted that upon the provision of a link road wider changes could occur in parallel with revisions to the Banbury bus network though the creation of a "through route".

Upon commencing the development the existing bus stop on Bloxham Road would provide appropriate access to public transport services; 40% of the site will be within 400m of the bus stop on Bloxham Road. Upon construction of the first 200m of the link road, the diversion of the bus service will increase the public transport coverage to 70% of the proposed development.

MOVEMENT HIERARCHY AND STREET TYPOLOGIES

Link Road

So as not to prejudice the consideration of detailed planning applications, provision has been made for a fixed spine road "corridor" in the Development Framework Plan, within which a 6.75 m carriageway, designed to support the provision of public transport, a 3m foot/cycle way to the north and 2m footway to the south, will be provided. The road corridor also accommodates for provision of a 1 metre verge to each side of the carriageway should this be considered appropriate at the detailed design stage.

The link road will be consistent in its proportions however will adopt specific design features within its section that will appropriately reference its adjacent land use and landscape context.

The location of the link road connection between the two development sites, has been agreed with Gladman, and is reflected in our respective further submission documents. The point of connection, together with the agreed design parameters for the link road will be secured through the S106s for each development.

Parking

Details in relation to parking as set out in the Design and Access Statement (October 2014), remain applicable.

Emergency and disabled access

Details in relation to emergency and disabled access as set out in the Design and Access Statement (October 2014), remain applicable.

6.0 SUSTAINABILITY

Details in relation to sustainability as set out in the Design and Access Statement (October 2014), remain applicable. The application is supported by an Energy Statement, prepared by Turleys, which provides further information relating to the delivery of a sustainable and energy efficient development at Wykham Park Farm.

7.0 CONCLUSION

This Design and Access Statement Update has explained how the design of the proposed development has been amended to reflect the consultation process and engagement with officers and statutory consultees.

Development at land at Wykham Park Farm, respects the existing character and form of the local landscape, complements adjoining existing and proposed development and facilitates the delivery of infrastructure that is required to support this development and that relating to the wider Banbury South West development.

The application proposals have been amended having close regard to the Vision and principles that guide the strategic development in South West Banbury, and articulated in the Local Plan Policy Banbury 17. The application proposals will bring forward a new affordable housing, a new primary school and land for secondary school education, a local centre accessible open space and other infrastructure benefits to support the delivery of a new community at South West Banbury.

Land at
Wykham Park Farm
Banbury