

Bankside Phase 2, Oxford Road

Banbury



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01 EXECUTIVE SUMMARY

Introduction

This is a Design & Access Statement (DAS) for a proposed new residential development at land at the A4260, Banbury.

An Outline Planning Application has been submitted. The proposals presented by the application are for the creation of a high quality development which comprises up to 825 new homes and associated infrastructure on land off the A4260. All matters of detail are reserved, with exception of access arrangements from the A4260. (See Description of Development Page 8)

This application follows a previous application for 700 dwellings and associated infrastructure on land within the Banbury 4 allocation (17/01408/OUT) and is the next iteration of subsequent proposals for 850 dwellings submitted in May 2019.

The proposals are in accordance with the principles of sustainable development and design that are expressed within the National Planning Policy Framework.

The northern section of the site is allocated for development within The Cherwell Local Plan 2011 -2031 under Policy Banbury 4 with the southern section forming part of land under Policy Banbury 12. Policy Banbury 12 is allocated for the relocation of Banbury United Football Club (BUFC) and for sport recreation use and the remaining land is considered suitable for a new secondary school to serve the town. The application allows for land to be reserved for the BUFC relocation and potential secondary school alongside land for its future expansion. Vehicular access to the Banbury 12 land will be from the A4260, Banbury Road.

The planning application area, as defined on the Site Location (6394-P-08 Rev G) and the EIA Parameters Plan (6394-P-01 Rev AT), includes the existing Oxford Road junction and Longford Park streets.

Location (ref Location Plan and Aerial Photograph)

The site covers an area of 39.23 hectares to the southeast of Banbury, east of Bodicote. In broad terms, the site forms several parcels of agricultural land to the east of the A4260, Oxford Road/Banbury Road, and west of the M40. The site occupies land directly to the east of Bodicote Park, an existing area of open space sports facilities. To the northwest of the site is an area that has planning consent for residential development (currently under construction), Bankside Phase 1 - commonly known as Longford Park.

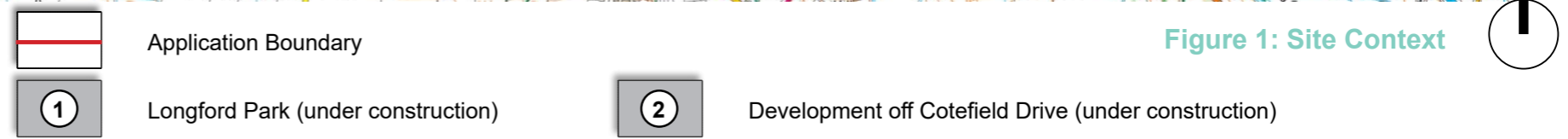
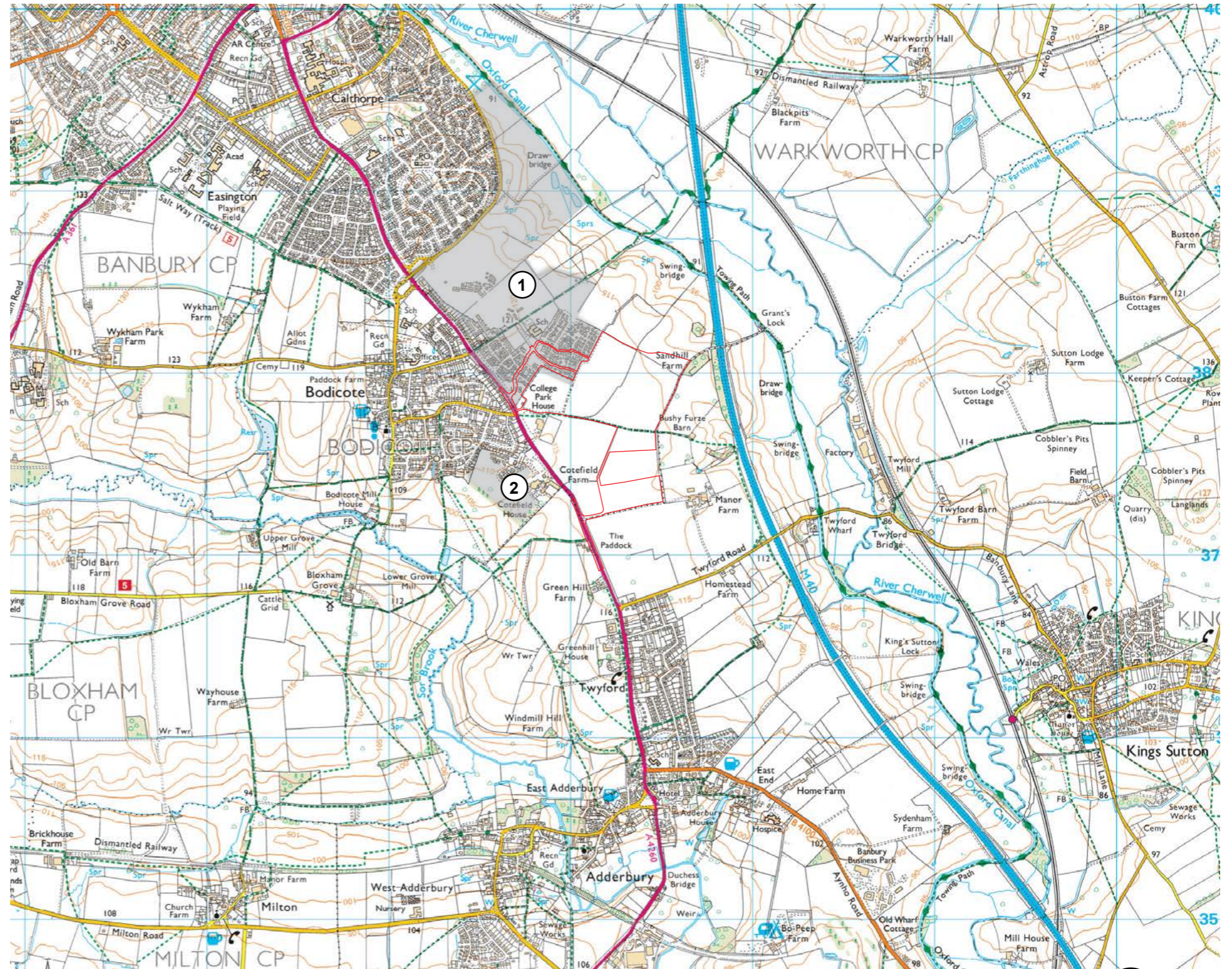


Figure 1: Site Context



Application Boundary

Other land within control of applicant

Figure 2: Location Plan





BANBURY

CANAL LANE

LONGFORD PARK

SANDHILL FARM

BROAD GAP

M40

OXFORD CANAL

BODICOTE

WEeping CROSS

BODICOTE PARK
(Bannatyne Health Club & Banbury Rugby Football Club)

Development off Cotefield Drive
(Under Construction)

COTEFIELD FARM

BANBURY ROAD (A4260)

MANOR FARM



Figure 3: Aerial Photograph

01 Executive Summary

Description of Development

Full details for the proposals at Bankside Phase 2 have been submitted for access, all other matters are reserved for future consideration. The application description is as follows:

“Outline planning application for a residential development of up to 825 dwellings; green infrastructure including formal (playing fields with changing rooms, allotments) and informal open space, landscaping; and associated infrastructure including a balancing pond; on land off the A4260, with access off the existing Longford Park access off the A4260 (Oxford Road), and a new access off the A4260 (Banbury Road). All matters of detail reserved, save for access”

Planning History

A planning application was submitted to Cherwell District Council in June 2017 for up to 700 dwellings (17/01408/OUT); multi-purpose community building, incorporating a sports pavilion and changing rooms; green infrastructure including formal (playing fields; allotments) and informal open space, landscaping; and associated infrastructure including a balancing pond; on land off the A4260. The access to the Proposed Development was off the existing A4260, Oxford Road.

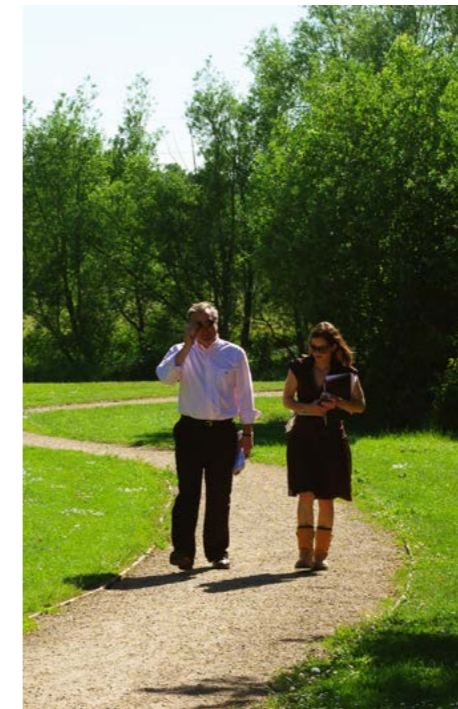
During the progress of this planning application through the planning process, the applicant agreed with Cherwell District Council to amend the scheme to include a second access further south on the A4260, where Oxford Road turns into Banbury Road. The reasoning for the second access is twofold; firstly to reduce the traffic accessing the site through the Phase 1 Longford Park Development, by have a second access that connects directly off the A4260, Banbury Road, with the eastern part of the allocated BAN 4 site; and secondly to access the proposed relocated football stadium, and the proposed secondary school.

The Applicant has continued its dialogue with Cherwell District Council following submission of the planning application. The Council considered that the work underpinning the Parameters Plan was too high level without sufficient consideration on how the densities distributed across the Site could reinforce the urban to rural transition, and how the streets and open space could be used to create character areas within the Site.

The Project Team reviewed the layout and proposed the following changes to the Parameters Plan:

- A housing density strategy has been included across the site;
- Character areas included that reflect the housing density strategy;
- A Reduced residential land take from 23.08ha to 22.74ha;
- A reduction in the number of dwellings from up to 850 to up to 825;
- Re-location of the NEAP and LEAP;
- Realignment of the Primary Street to create a single road through the site; and,
- Changes to the landscaping strategy across the Site.

The following sections of the DAS explains how the design has responded to these changes.



02 THE DESIGN VISION

Introduction

“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.”
(para 124, NPPF, July 2018 updated February 2019).

It is important that the new development at Bankside Phase 2 has a guiding Design Vision. The Vision will provide clarity and a foundation for the urban design and masterplanning process and will provide a guiding template for good design and ‘placemaking’.

The Design Vision is an expression of what the development at Bankside Phase 2 will be like; in terms of its framework of streets, spaces and routes; its urban form, mass and scale of buildings; its landscape and greenspace character; and its visual appearance.

The development’s Design Vision, and the process behind it, is explained within the DAS.

The Design Vision is conveyed by a series of overarching urban design principles, illustrative sketches and an Indicative Layout.

The Indicative Layout is based upon the Environmental Impact Assessment Parameters Plan. The Indicative Layout delivers a masterplan framework of streets, development blocks and greenspace. It will be used to help guide the detailed design of the development and the implementation of the Vision.

Bankside Phase 2: The Design Vision

A comprehensive Design Code was prepared as a requirement of the Reserved Matters applications for Longford Park. This includes amongst other things, an extensive contextual analysis of local character and vernacular.

The development at Bankside Phase 2 will continue the successful elements of the Phase 1 Design Code whilst improving on the less successful elements. These principles will be developed with consideration of the specific nature of the site and the Design Principles set out by the Design and Access Statement.

The Vision for Bankside Phase 2 is:

To create a high quality sustainable extension to Longford Park, Banbury, which delivers a choice and range of high quality new homes, attractive pedestrian friendly streets and accessible greenspace for biodiversity and recreational benefits;

To deliver a place that has easy access to day-to-day facilities for modern living such as public transport, local shopping, education, and open space;

To create a built form of new housing that draws inspiration from local character and vernacular including within Banbury and Bodicote with a particular focus on materials, colours and detailing; and





















To sensitively respond to the site and its setting.



Bankside Phase 1 Design Code:
Longford Park Masterplan and Design Code

02 The Design Vision

Indicative Layout

-  Existing Vegetation
-  Proposed Residential Properties [Primary Streets]
-  Proposed Perimeter Housing Blocks
-  Proposed Feature Square
-  Streets
-  Changing Rooms
-  Existing Public Footpath
-  Proposed Greenways [Informal Recreational Routes]
-  Recreational route [Within Bankside Phase 1: Longford Park]
-  Fence to Side of Private Farm Track
-  Pipe easement running through Site informing road layout
-  Proposed Planting and Greenspace
-  Sports Area
-  Safeguarded land for Secondary School future expansion
-  Allotments
-  Equipped Play Facilities
-  Detention Basin
-  SUD's
-  Potential Foul Pumping Station Location
-  Vehicular Connections into Longford Park [Bankside Phase 1]



02 The Design Vision



Illustrative Aerial Perspective

03 METHODOLOGY & STRUCTURE

Methodology

The key purpose of the DAS is to explain the design process that has led to the Vision and the application proposals.

The DAS, and the Indicative Layout, will be used by Cherwell District Council (CDC) to ensure that the detailed design of buildings, streets and landscape is in accordance with the design principles that are contained within the DAS.

The Planning Practice Guidance (PPG) was adopted on 6th March 2014. The PPG provides the following guidance on Design and Access Statements:

“What is a Design and Access Statement?”

A Design and Access Statement is a concise report accompanying certain applications for planning permission and applications for listed building consent. It provides a framework for applicants to explain how the proposed development is a suitable response to the site and its setting, and demonstrates that it can be adequately accessed by prospective users. Design and Access Statements can aid decision-making by enabling local planning authorities and third parties to better understand the analysis that has underpinned the design of a development proposal. The level of detail in a Design and Access Statement should be proportionate to the complexity of the application, but should not be long.

A Design and Access Statement must:

- a) Explain the design principles and concepts that have been applied to the proposed development; and*
- b) Demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.*

A development’s context refers to the particular characteristics of the application site and its wider setting. These will be specific to the circumstances of an individual application and a Design and Access Statement should be tailored accordingly.

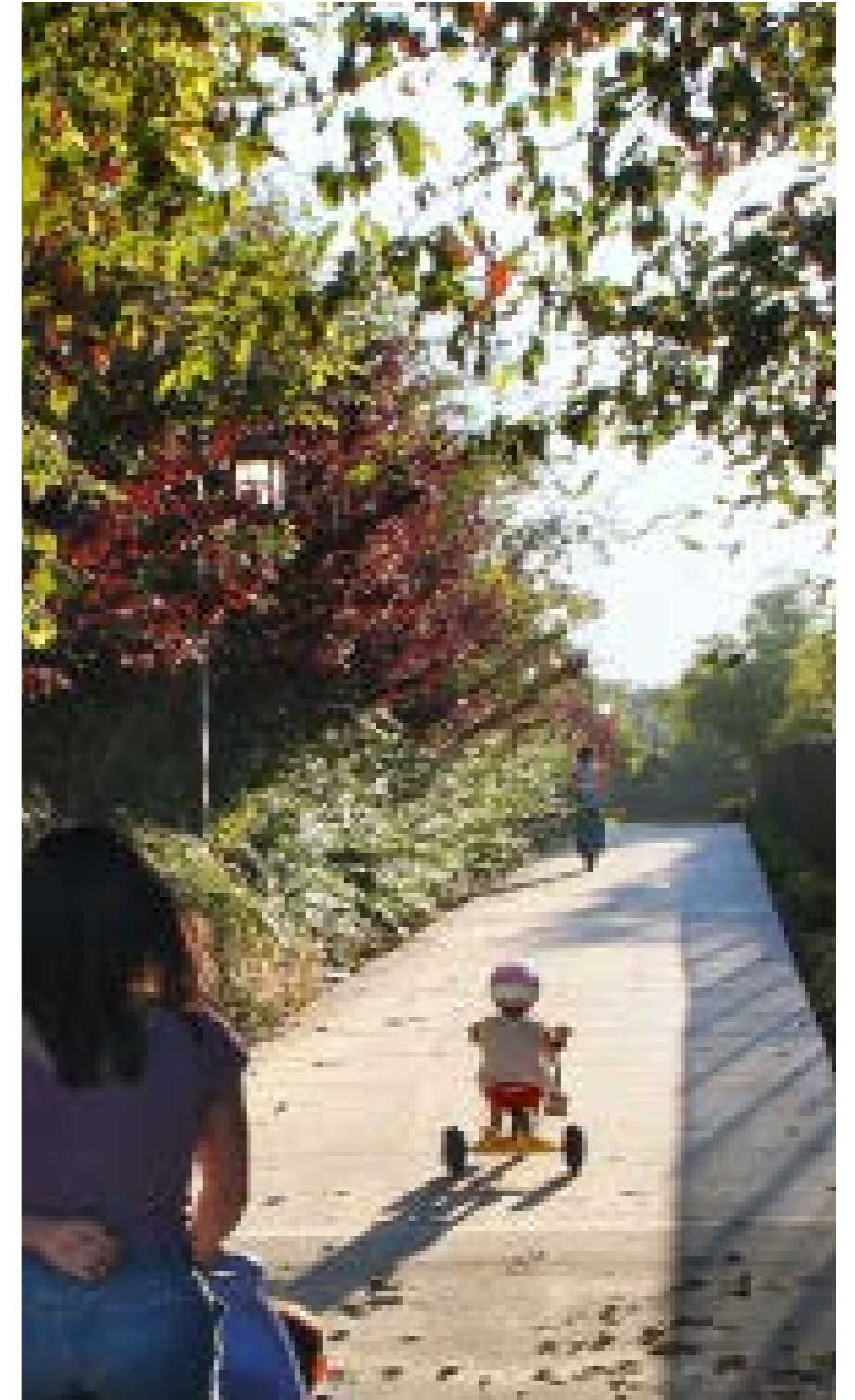
Design and Access Statements must also explain the applicant’s approach to access and how relevant Local Plan policies have been taken into account. They must detail any consultation undertaken in relation to access issues, and how the outcome of this consultation has informed the proposed development. Applicants must also explain how any specific issues which might affect access to the proposed development have been addressed.”

The Structure of the DAS

The DAS explains how the development proposals have evolved in a clear step by step approach. This includes an analysis of the site and its context, and responding to the site’s constraints as well as its opportunities.

The DAS covers the elements of: **access, use, amount, layout, scale, landscaping and appearance**, and is structured around the following chapters:

- Planning & Design Context;
- Understanding the Place - The Environment;
- Understanding the Place - Local Character;
- Design Evolution;
- Use & Amount - The Development Proposals;
- Placemaking - Urban Form;
- Placemaking - Character Areas, Blocks and Plots;
- Placemaking - Layout and Access;
- Placemaking - Scale;
- Landscape;
- Sustainability;
- Appearance;
- Design Policy Compliance; and
- Building for Life.



04 PLANNING CONTEXT

Policy Context

The Cherwell Local Plan 2011- 2031 Part 1 (Adopted July 2015)

The Cherwell Local Plan 2011 -2031 provides the strategic planning policy framework and sets out strategic allocations for the District to 2031. The Plan forms part of the statutory development plan and provides the basis for decisions on land use planning affecting Cherwell District.

Relevant policies in respect of this statement include:

Policy BSC 3 Affordable Housing
Policy BSC 4 Housing Mix
Policy BSC 10 Open Space, Outdoor Sport and Recreation Provision
Policy BSC 11 Local Standards of Provision – Outdoor Recreation
Policy BSC 12 Indoor Sport, Recreation and Community Facilities
Policy ESD 3 Sustainable Construction
Policy ESD 7 Sustainable Drainage Systems (SuDS)
Policy ESD 10 Protection and Enhancement of Biodiversity and the Natural Environment
Policy ESD 13 Local Landscape Protection and Enhancement
Policy ESD 15 The Character of the Built and Historic Environment
Policy ESD 17 Green Infrastructure
Policy Banbury 4 Bankside Phase 2
Policy Banbury 12 Relocation of Banbury United FC

Policies Banbury 4 allocates the application site for development.

Policy Banbury 4: Bankside Phase 2

Development Area: 27 hectares

Development Description: approximately 600 homes with associated services, facilities and other infrastructure.

Housing

- *Number of homes - Approximately 600*
- *Dwelling mix – to be informed by Policy BSC4: Housing Mix*
- *Affordable Housing - 30%*
- *The provision of extra care housing and the opportunity for community self-build affordable housing*

Infrastructure

- *Education – contribution to expansion of Phase 1 school and contributions to secondary education provision*
- *Provision of vehicular, cycle and pedestrian access directly from the site into site Banbury 12*
- *Open Space – to include general greenspace, play space, allotments and outdoor sports provision as outlined in 'Policy BSC 11: Local Standards of Provision- Outdoor Recreation'. Account will be taken of open space provision in the Phase 1 scheme.*
- *Access and Movement – bus route extension from Phase 1*
- *Community facilities – local centre, contributions towards the enhancement of community facilities to be provided as part of phase 1 may be preferable to a community facility being provided on site.*
- *Utilities – extension and enlargement of Phase 1 connections and pumping station if required.*

Key site specific design and place shaping principles

- *Proposals should comply with Policy ESD15*
- *Layout of development that enables a high degree of integration and connectivity with Bankside Phase One.*
- *A layout that maximises the potential for walkable neighbourhoods with a legible hierarchy of routes with footpaths and cycleways provided on site with good linkages for cyclists and pedestrians to the wider urban area, and existing networks and community facilities.*
- *Good accessibility to public transport services should be provided for with effective footpaths and cycle routes to bus stops and , including the provision of a bus route through the site.*
- *A Transport Assessment and Travel Plan to accompany development proposals.*
- *Development that respects the identity of Bodicote village*
- *Development that respects the Cherwell Valley landscape setting, the importance of Banbury's southern approach, and which protects important views from the south and east.*
- *Development that ensures that important valley views from the park within Phase 1 are secured and retained.*
- *A surface water management framework and the incorporation of attenuation Sustainable Urban Drainage Systems (SuDS) in accordance with 'Policy ESD 7: Sustainable Drainage Systems (SuDS)' and taking account of the recommendations of the Council's Strategic Flood Risk Assessment, to reduce surface water, control drainage and protect a Minor Aquifer (subject to further ground investigation).*
- *The retention of the line of Ash trees on the site's western boundary.*
- *The protection of other important trees, the retention of hedgerows where possible to provide wildlife corridors, and the preservation and enhancement of the biodiversity value of the site. Development should demonstrate the enhancement, restoration or creation of wildlife corridors.*
- *Public open space to form a well-connected network of green areas within the site suitable for formal and informal recreation. Outdoor sports provision should ideally be located in close proximity to the existing pitch provision at Banbury Rugby Club or the proposed relocation site for Banbury United Football Club (Policy Banbury 12: Land for the Relocation of Banbury United FC).*

04 Planning Context

Policy Banbury 4: Bankside Phase 2 Continued

- *Layout and design that ensures a satisfactory relationship between this development site and the proposed relocation site for Banbury United Football Club.*
- *Development of the Design Code for Phase One with careful consideration of street frontages to ensure an appropriate building line and incorporation of active frontages. A well designed approach to the urban edge, which relates development at the periphery to its rural setting, creates clearly defined but soft boundaries, and affords good access to the countryside.*
- *Protection of the rural character of the Public Right of Way along the site's southern boundary.*
- *A green buffer to be provided to the north and east of the development and to the south to the east of the Rugby Club.*
- *The provision of extra care housing and the opportunity for community self build affordable housing*
- *The incorporation of well-designed noise attenuation techniques in view of the site's proximity to the M40 motorway.*
- *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.*
- *A detailed survey of the agricultural land quality identifying the best and most versatile agricultural land and a soil management plan.*
- *Consideration of potential linkages to the Bankside Phase 1 community park and linear park identified under Policy Banbury 11.*
- *Retention and enhancement of existing Public Rights of Way, and the provision of links from the development and Banbury's urban area to the wider Public Rights of Way network including the Oxford Canal Towpath.*
- *Provision of vehicular, cycle and pedestrian access directly from the site into site Banbury 12.*
- *Development proposals to be accompanied and influenced by landscape/visual and heritage impact assessments.*
- *An archaeological field evaluation to assess the impact of the development on archaeological features.*

Policy Banbury 12: Land for the Relocation of Banbury United FC

An area of land to the east of the Oxford Road at Bodicote, adjacent to Banbury Rugby Club, will be secured for the relocation of Banbury United Football Club and for sport and recreation use.

Development proposals for relocation of the football club will need to be accompanied by:

- *An assessment of the potential effects on the local community*
- *A transport assessment and travel plan to ensure the site is accessible by sustainable modes of transport and the traffic impact of the development is minimised*
- *A detailed survey of agricultural land quality and a soil management plan to ensure that soils are retained on site or re-used off site*
- *An ecological assessment including appropriate mitigation*
- *A landscape and visual assessment including appropriate mitigation*
- *A lighting strategy designed to limit upward glare in order to avoid adverse effects on nearby residents and wildlife*

Vehicular access to the football ground shall be provided from Oxford Road.

The remaining land not required for the football club is considered suitable for a new secondary school to serve the town.

The Cherwell Local Plan 2011- 2031 Part 2 (in preparation)

Cherwell District Council is preparing a Part 2 to the Adopted Cherwell Local Plan 2011-2031 (Part 1) that will contain detailed planning policies to assist the implementation of strategic policies and the development management process.

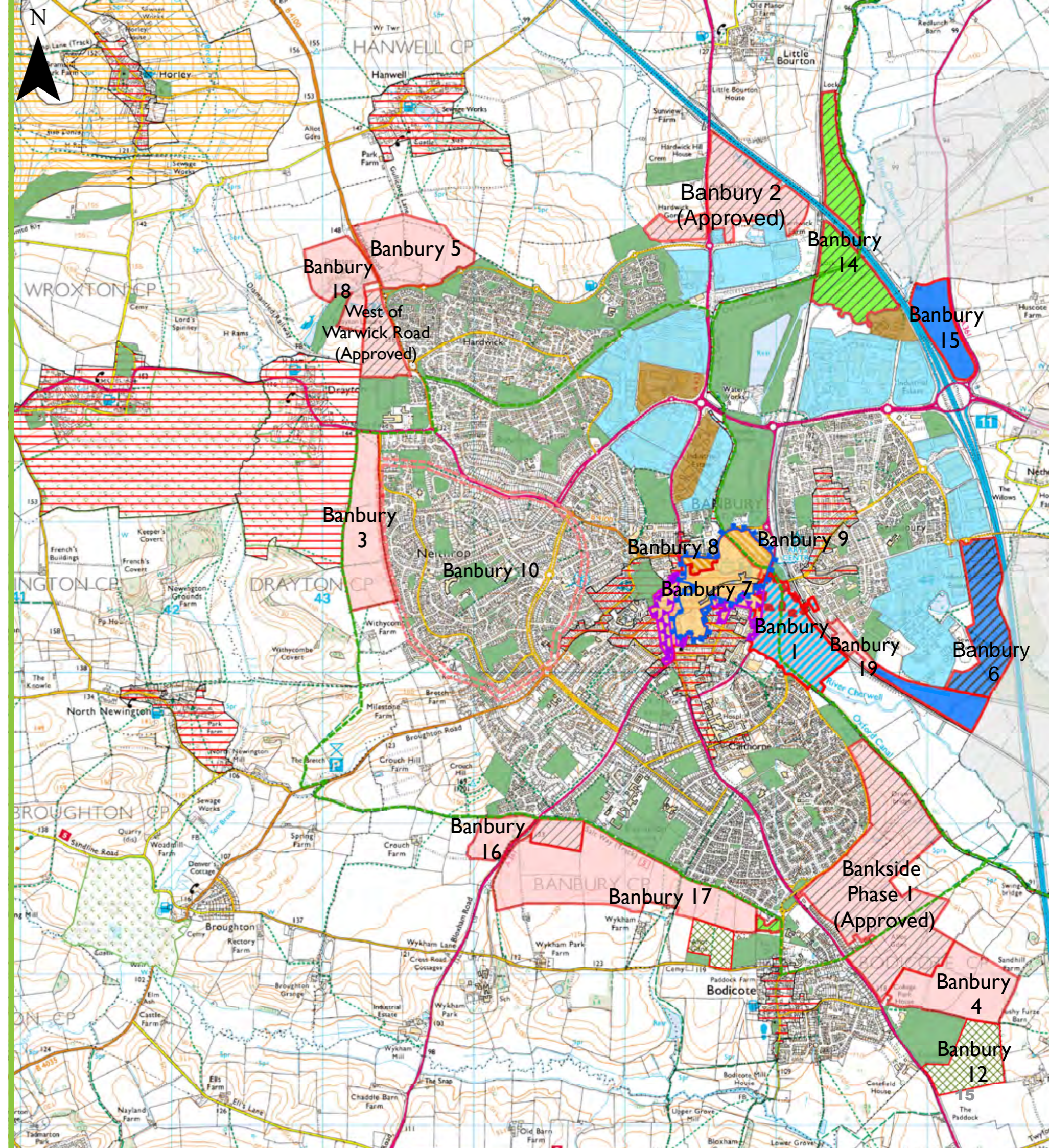
Further information on planning matters are explained within the application's accompanying Planning Statement.



04 Planning Context

Figure 4:
Proposed Submissions Key Proposals Map: Banbury

- Key**
- Town Centre Shopping Area (Extended)
 - Town Centre Commercial Area
 - Primary Shopping Frontage
 - Banbury Circular Walk/Oxford Canal Trail
 - Existing Strategic Employment Sites (Indicative)
 - New Employment Sites
 - Approved Employment Sites
 - Town Centre Extension (Area of Search)
 - Mixed Use (Housing and Employment)
 - Bolton Road Development Area
 - Spiceball Development Area
 - Expanded Town Centre
 - Existing Retail Parks
 - Strategic Housing Sites
 - Approved Housing Sites
 - New Green Space and Parks
 - Outdoor Sports Provision
 - Bretch Hill Regeneration Area (Indicative boundary)
 - Existing Green Space
 - Conservation Target Areas
 - Conservation Areas
 - Historic Parks and Gardens
 - Sites of Special Scientific Interest
 - Neighbouring Authority
- Strategic Developments:**
- 1 Banbury Canalside
 - 2 Hardwick Farm, Southam Road East and West (Approved)
 - 3 West of Bretch Hill
 - 4 Land at Bankside Phase 2
 - 5 North of Hanwell Fields
 - 6 Employment land west of M40
 - 7 Strengthening Banbury Town Centre
 - 8 Bolton Road Development Area
 - 9 Spiceball Development Area
 - 10 Bretch Hill regeneration area
 - 12 Proposed Banbury United FC relocation
 - 14 Cherwell Country Park
 - 15 Employment Land North East of Junction 11
 - 16 South of Salt Way - West
 - 17 South of Salt Way - East
 - 18 Land at Drayton Lodge Farm
 - 19 Higham Way



05 UNDERSTANDING THE PLACE: The Environment

Site Context

The site is located to the south of Banbury, to the east of the A4260 and Bodicote and adjoins the Longford Park site where development is currently under construction for Bankside Phase 1. The M40 motorway, Oxford Canal, River Cherwell and Oxford-Birmingham railway line all run in a north-south direction located to the east of the site within a kilometre from the eastern site boundary.

The site lies on an area of land that forms a plateau between the existing settlement of Bodicote and the Oxford Canal. The landform then falls away east of the site to the River Cherwell Valley.

The western boundary of the northern section of the site is defined by hedgerow field boundaries that separate the site from Longford Park. To the north are open agricultural fields that lie between the site and the edge of the plateau where the land then falls away to the canal. Part of this land - on the valley slopes - is the community park of Longford Park. The eastern boundary is defined predominantly by a track that links Manor Farm and Sandhill Farm. The track continues northeast from the site across the M40 to Grant's Lock on the Oxford Canal. The north western section of the site is bounded to the south by a mature treeline and hedgerow that forms the boundary of the Banbury Rugby Football Club playing pitches and Bannatyne Health Club at Bodicote Park. East from here the site continues south containing a large portion of the agricultural field east of the rugby club and health club forming part of the Banbury 12 allocated land (land reserved for a Secondary School and Stadium form part of the Banbury 12 land and do not fall within this application boundary). The southern site boundary follows the farm track that links Manor Farm to the A4260. Further south of the site lie agricultural fields and the village of Twyford. The western most extent of the site reaches towards the junction of Oxford Road and Weeping Cross where there is an existing access point that leads into the site.

Site Features & Character

The site represents a managed agricultural landscape, characterised by a regular, predominantly large scale, rectilinear field pattern, segregated by low-clipped hedgerows. Absent and fragmented hedgerows occur, although one hedgerow includes a row of trees. A few other intermittent hedgerow trees are also present. This agricultural usage has resulted in a landscape largely devoid of features of significant value.

A Public Footpath by Bodicote Park passes through the site, providing a route between Oxford Road and Bushy Furze Barn. To the north of the site Canal Lane (Public Bridleway) passes through Bankside Phase 1 providing a link from the Oxford Road to the Oxford Canal. This forms part of the Banbury Fringe Circular Walk, which connects with the Oxford Canal Walk and the Jurassic Way Recreational Path.



05 Understanding the Place : The Environment



05 Understanding the Place : The Environment

The Environment

The planning application is accompanied by a series of supporting technical and environmental documents. This includes an Environmental Impact Assessment EIA which is presented by means of an Environmental Statement (ES).

The ES provides an analysis of the existing environmental character of the site and its context and assesses the “likely significant effects” of the development.

The proposed development is defined by the Description of Development and by the proposed arrangement of land uses that are identified on the Parameters Plan (see page 41). The Parameters Plan provides certainty for the EIA process and defines the extent of the proposed development with sufficient information on siting, design and size together with detailed means of point of access.

The following pages summarise the main environmental issues from the ES, and how the design has responded to these issues.



Ecology

An Extended Phase 1 Habitat survey of the site has been undertaken. This has determined the ecological conditions and value of habitats within the site. In tandem with this, surveys for protected species have been carried out.

The following provides a summary of the key issues:

- The site is not covered by, or adjacent to, any site of international importance.
- No local wildlife sites occur in close proximity to the site or are likely to be significantly affected either directly or indirectly by proposals.
- A block of mixed plantation woodland is present in the north east of the site. The woodland was considered to be of no more than Local value.
- Standard trees were considered to be limited value although the veteran Oak present on site is of considerable age and supports a number of important features and is considered to be of Local significance.
- The dominant land use on site is agricultural. As a result of the low diversity of species and lack of other features of note, this habitat type was considered to be of Negligible nature conservation value.
- Hedgerows form the majority of field boundaries within the site, with a total of 5 hedges present. All appear to have been relatively regularly managed although are generally between 2-3m wide and 2-3m tall. These are considered to be of Local nature conservation value.
- The nature of the site being intensively managed arable land provides a significant opportunity to provide enhancement through the creation of a greater variety of habitat types.

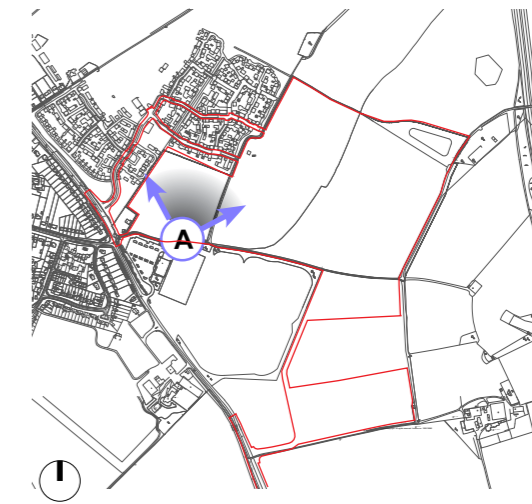
Landscape

A Landscape & Visual Impact Assessment has been undertaken and the following provides a summary:

- The site is not subject to any landscape designation. It forms a farmed agricultural landscape, which is strongly influenced by the adjoining urban edge of Banbury. The site contains no distinctive or special landscape elements and is of limited value in landscape terms.
- The site is judged to be of low landscape sensitivity and is considered to be have high capacity to accommodate change.
- The Proposed Development is consistent with strategies identified within Cherwell District Councils Landscape Sensitivity and Capacity Assessment and Countryside Design Summary. It is considered that the proposed green infrastructure, which include planting and greenspace, would deliver a range of landscape benefits that offset the loss of agricultural fields and provide a sensitive and appropriate design solution with regard to its relationship with the Cherwell Valley to the east and the southern approach on Oxford Road.
- In terms of visual resources, clear views of the Proposed Development would be largely restricted to localised viewpoints. The green infrastructure would filter and ‘soften’ the views of built development and would assist in assimilating the Proposed Development within the landscape.
- Views of the proposed development would be obscured from the vast majority of properties within Banbury and Bodicote. This is due to the screening effects provided by Bankside Phase 1 development and established tree belts situated on Bodicote Park and Oxford Road. Consequently visual effects would largely be restricted to those properties situated immediately adjacent to the site. In most cases, these already have views of the urban edge of Banbury which includes Bankside Phase 1, and the Proposed Development would be observed within that context.
- The visual effects as a result of the Proposed Development would be generally limited and localised in extent and, in overall terms, would not result in any significant effects in the long term.

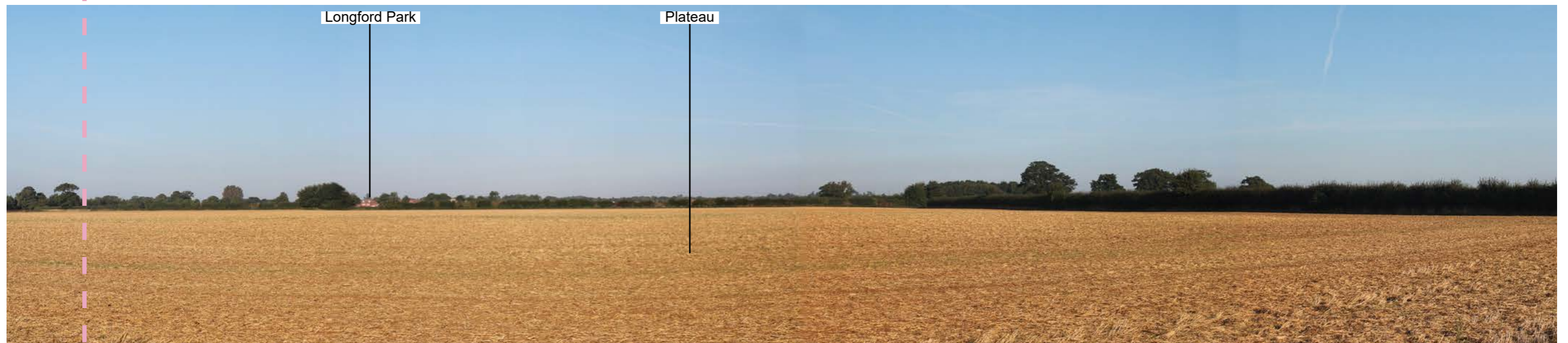
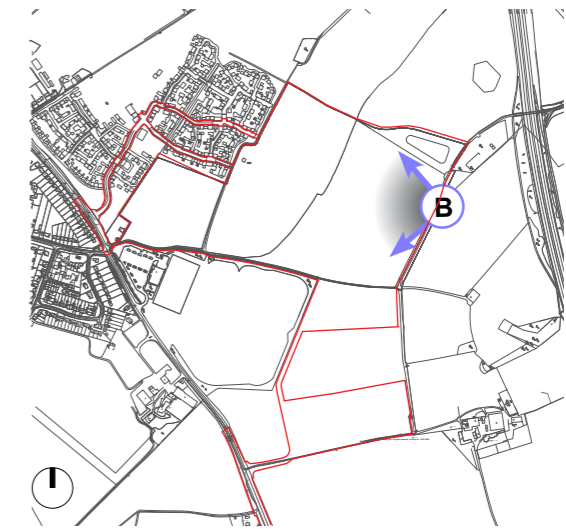
05 Understanding the Place : The Environment

Photo Viewpoint A: View east from within site on the public footpath.



05 Understanding the Place : The Environment

Photo Viewpoint B: View west from within track leading north to Sandhill Farm.



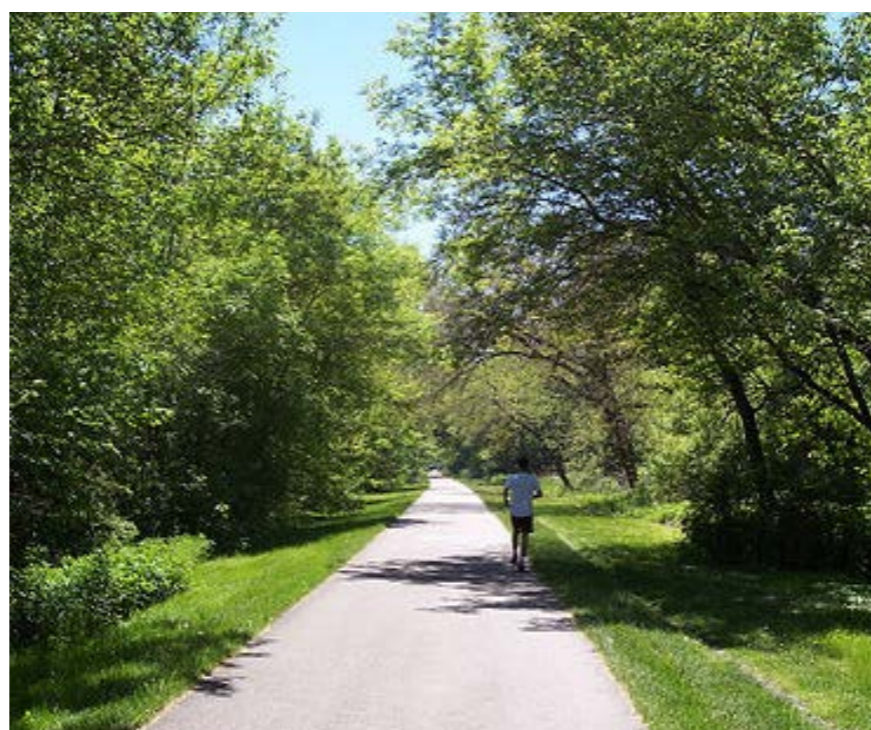
05 Understanding the Place : The Environment

Water & Drainage

The application includes a Flood Risk Assessment (FRA) and a sustainable urban drainage strategy.

A Flood Risk Assessment has been undertaken to determine the impacts of site in regards to water management. This FRA has identified no prohibitive engineering constraints in developing the proposed site for the proposed residential usage. Assessment of fluvial flood risk shows the land to lie in Flood Zone 1 and hence be a preferable location for residential development when considered in the context of the NPPF Sequential Test. Assessment of other potential flooding mechanisms shows the land to have a low probability of flooding from overland flow, ground water and sewer flooding. The means to discharge storm and foul water drainage have been established that comply with current local guidance and requirements of Thames Water.

The Flood Risk Assessment demonstrates the Site is receptive to the installation of Sustainable Drainage Systems (SuDS). There are a suite of SuDS proposed for the Site which offer a 'treatment train', naturally filtering and improving the quality of the storm water. A series of swales and attenuation basins are proposed within the site to convey, store and control storm water. These SuDS will be formed within the natural environment and will receive suitable planting to visually integrate into the surrounding open spaces. The features proposed can permanently hold storm water which would further promote biodiversity and offer a positive benefit over the present day conditions.



Movement

A Transport Assessment (TA) and Travel Plan (TP) has been prepared as part of the application. A summary of these documents is outlined below.

- The proposed network of pedestrian routes will connect with Longford Park and give access to the new local centre, primary school and employment development that form part of the Longford Park consented scheme.
- The site is well within an acceptable cycle ride of the centre of Banbury. Cycling from the site to the town centre would be via Bankside Phase 1 and then either Bankside or Oxford Road. Bankside is identified as being an on-road cycle route by Sustrans and there are on and off-carriageway cycle facilities on Oxford Road starting approximately 700m north of the Weeping Cross junction.
- Access to public transport will be available at existing bus stops on Oxford Road and / or from the extension of the service that is proposed to divert through Longford Park into the development.
- Vehicular access into the site will be via a new signal controlled junction with Oxford Road south and also through Longford Park. Two vehicle routes will be extended from Longford Park into the site. From Longford Park access onto the wider road network is available at Oxford Road north of Weeping Cross and onto Bankside.
- Improvement measures have been identified that would result in there being no severe residual impact from the development traffic.

05 Understanding the Place : The Environment

Heritage

Consideration has been given to the archaeological and built heritage interest of the site. A desk based assessment was completed initially.

The study confirmed that the only extant features of interest are earlier surviving hedgerows and these will be retained as far as practicable within the scheme. A public right of way through the centre of the site is likely to reflect an earlier road, but this too will be retained. Background research confirmed that the area had potential to contain sub-surface archaeological remains of prehistoric or Roman date. The site was likely to have been part of Bodicote's open field system in the medieval period.

A possibly Neolithic cursus monument is apparent on the southern edge of the site on aerial photographs and past fieldwork in the study area has revealed prehistoric and Roman features. Given archaeological potential, the site was subject to geophysical survey. This nonintrusive method confirmed traces of medieval ridge and furrow across the entire site, but also indicated likely earlier features including the northern end of the cursus in the south of the site and a number of enclosures. Subsequent

trial trenching confirmed that a wide range of archaeological features lie within the site including likely prehistoric and Roman enclosures and field systems. A possible Roman temple was also identified close to the confirmed cursus in the south. These latter two sites are potentially of national significance and will be preserved in situ through detailed design of sports facilities. Other sub-surface remains are of more local significance and their loss will be mitigated through further investigation and suitable dissemination of the results.

The potential for the site to affect the significance of nearby designated or otherwise important heritage assets has also been considered. A number of listed buildings lie within Bodicote to the west and the historic core of this village is designated a conservation area too. To the east, a number of canal-side structures are also listed along the Oxford Canal. The entire length of the canal through Cherwell is designated as a conservation area too. However, site visits and consideration of how these assets' settings enhance their significance confirms the proposals would not harm either the significance or appreciation of the significance of any of these assets.



Listed Canal Structures



Building within Bodicote Conservation Area

06 UNDERSTANDING THE PLACE: Local Character

Responding to Setting

The masterplanning process follows a landscape led 'ground up' approach to ensure that the new development relates to its landscape context as well as its relationship with Banbury, Bodicote and Bankside Phase 1 (Longford Park).

The urban design strategies have been developed to ensure that the following measures are met:

To enhance public accessibility across the site and to improve connectivity between the development and Longford Park.

To provide a Green Infrastructure framework that conserves and protects landscape and ecological features within, or near to the site, and one that delivers enhancements through new habitat creation, landscaping, open space and sports provision.

To ensure that the Proposed Development responds and relates to its context through the appropriate location and scale of land uses. This includes, amongst other things:

- a] Creating an appropriate interface with the Bankside Phase 1 development to include new vehicular and pedestrian connections. This allows for new residents to access the community facilities within Longford Park, such as the local centre and primary school;
- b] To include a landscape corridor to the eastern and southern edges in consideration of views from Twyford and the south and to soften the impact of the built form on the wider landscape;
- c] To retain the existing site hedgerows within corridors of open space;
- d] To retain the public footpath within a corridor of green space and to design the layout so that the route is well surveyed. New routes will connect to the existing path and link from the site to the wider network;

e] To locate detention/attenuation facilities to the northeast of the site with regard to the natural site topography; and

f] To locate the proposed sports pitches within the southern land of the application site to coordinate with potential future develop and safeguard land for the relocation of Banbury Football Club and secondary school provision as part of Banbury 12. This approach means that the sporting uses, for example, are located together.

Local Character / Design Response & Principles

The development should respond to the best examples of local vernacular and distinctiveness that can be found within Banbury and Bodicote.

The Design and Conservation Strategy for Cherwell (2012-2015) provides a good starting point in terms of local character and design for Banbury and Bodicote.

The development should avoid pastiche and should embrace modern interpretations of local character using modern materials. It should, however, demonstrate 'Local Character' as a strong design theme within the detailed design. The Longford Park Design Code includes an examination of the surrounding local area and establishes the key characteristics of the local vernacular which will be used to guide the detailed design at Bankside Phase 2.

The Vision is for a development that embraces its setting and local character, but at the same time uses modern design approaches to ensure that an attractive 21st century development is created, with well designed buildings, streets and green space.

A high quality place in which to live and play is the underlying theme.

It is expected that some of the following design principles will be adopted.

- Creating a select palette of building materials that are based on the colours and textures that are found within the local area such as local ironstone and welsh slate as found within Bodicote and Banbury.
- The potential use of recycled materials and the preference for using environmentally friendly and more sustainable materials and products.
- The use of two storey buildings as the predominant theme with wide and narrow plan buildings.
- Some occasional taller buildings (2.5 storey) in selected locations, such as the central part of the site along the Primary Street, to add vertical emphasis and character.
- Variations in brick colour and texture to provide contrast and changes in character.
- The use of render (light tan, light beige and soft cream) as per the Plateau character area outlined within the Longford Park Design Code to provide contrast and to reinforce keynote buildings or street views.
- Use of a variety of roofing finishes such as Red-grey terracotta tile, Grey-blue concrete slate variation or Redland Cambrian and artificial stonessfield slate.
- A variety of private frontages, but with an emphasis on soft landscape of garden hedges, trees and planting.
- Changes in densities across the development to allow for varied plot arrangements and house types.
- Following the local theme of a variety of building forms, scale and height along the street.
- Responding to the site's context with well designed streets and plots. Using successful examples within Banbury and Bankside Phase 1 as guiding templates.

06 Understanding The Place: Local Character

Representative photographs of streets and buildings that are local to the site.



06 Understanding The Place: Local Character

Representative photographs of streets and buildings that are local to the site.



07 UNDERSTANDING THE PLACE: Consultation

Pre-Application Consultation & Engagement

The applicant has engaged with Oxfordshire County Council and Cherwell District Council through a pre-application enquiry which included a draft masterplan and an indicative layout. This was submitted to the Council in September 2015 and included a initial Framework and Illustrative Layout for around 750 dwellings including proposals within the Banbury 12 allocated land. Whilst the pre-application Consultation was for a different proposal than presented by this application it was, nevertheless, an opportunity for the applicant and design team to explore design issues and to understand the key issues and concerns. Formal written responses were received on 1st December 2015, both of which included comments covering a number of technical disciplines.

The May 2019 proposals succeeded a previous application submitted in June 2017 following an agreement with Cherwell District Council to include an additional access on to the A4260 south of Bodicote Park. This amendment would reduce traffic accessing the site via Longford Park whilst also providing a logical access location for the relocation of the Banbury FC stadium and potential future Secondary School.

The revisiting of the masterplanning process for the 2019 application recognised that a parcel of land to the north the BAN12 allocation contiguous with the southern boundary of the BAN 4 has become available for residential use as evident in the following sections of this statement.

Further post submission discussions with the Council has led to another stage of development for the masterplan process. The changes resulting from this form part of the current proposals and include:

- A housing density strategy has been included across the site;
- Character areas included that reflect the housing density strategy;
- A Reduced residential land take from 23.08ha to 22.74ha;
- A reduction in the number of dwellings from up to 850 to up to 825;
- Re-location of the NEAP and LEAP;
- Realignment of the Primary Street to create a single road through the site; and
- Changes to the landscaping strategy across the Site.



Draft Indicative Layout: included as part of pre-application submission



Indicative Layout: included as part of 2017 application 17/01408/OUT



Indicative Layout: May 2019

07 Understanding The Place: Consultation

Consultation Response

Many of the comments received re-emphasised those issues and requirements outlined in the Cherwell Local Plan. A summary of the comments received prior to the 2017 application include:

- Pedestrian and cycle links to Longford Park should be considered to maximise connectivity;
- Proposals should allow for the inclusion of a bus route extension into the site with streets and buildings designed appropriately around this route;
- Future proposals for Banbury 12 should not be compromised as a result of the proposed development;
- Existing Public Rights of Way will be affected by the proposals. These routes should therefore be enhanced to cater for increased use;
- The proposed housing mix should allow for current market needs;
- The new development should create a “*successful and seamless transition from the character and built form evident in Longford Park.*” whilst being “*more in keeping within its setting at the urban edge.*”;
- A number of design approaches associated with the Longford Park development have not proven to have been entirely successful and as such the overall character of the development created at Bankside Phase 2 should account for these issues;
- Expectations to see higher density and direct frontage to the street within the centre of the site around which the bus route would circulate;
- Suitable allotment provision and informal play space should be provided as well as general greenspaces to ensure a good quality residential environment; and
- The proposed development will respect its landscape setting with particular consideration given to Banbury’s Southern approach and views from the south and east.

Design Response

The applicant and design team has comprehensively reviewed the responses and sought to make positive changes to the proposals to address the comments received.

The application proposals reflect a high quality design response to the site and the surrounding area and the amendments to the proposals are considered to have improved the scheme as a whole as reflected in the application’s Parameters Plan and the Indicative Layout. This has included changes to the pre-application Parameters Plan which have included amongst other things the following:

- The proposed Primary Street / Link Road within the site will allow for a new Bus Route to effectively serve the future residents of the proposed development. The proposed housing will be designed around the Bus Route with the route being appropriately integrated into the proposed street character for the new development.
- Careful consideration has been given to the future plans for Banbury 12 and the current application has reconfigured previous draft proposals and site extents in order to afford a flexible approach for any future developments on the allocated site to the south of the application area. Land is included for the future expansion of a secondary school in the south of the site.
- An existing right of way is located along the site’s southern boundary. This route will be located within a landscaped green corridor. Additional Greenways (ie, informal recreational routes) will be provided across the site to provide new pedestrian and cycle routes that tie in to the existing local network.
- The proposed housing mix will include affordable homes and would be based on the provisions within Policy BSC4.
- The proposals will retain the key landscape features present within the site such as the existing Ash trees. Hedgerows and trees will be retained as part of a network of landscaped recreational routes

that will also act as ecological corridors through the site to enhance the site’s biodiversity.

- Specific design issues associated with Longford Park will be thoroughly considered within the proposals at Bankside Phase 2. Less successful approaches such as excessive and poorly designed backland parking courts will be avoided. Suitable provision of on-street parking will be provided as part of the detailed design and incorporated within the individual character areas of the new development.
- The proposed character areas and street types will allow for a variety of design approaches through the site. In particular opportunities for higher density arrangements could be provided along the Primary Street / Link Road and ‘Gateway’ locations within which the Bus Route would be an integral part of the design.
- The network of greenspaces throughout the site will provide a strong landscape framework and high quality living environment for the future development. Allotment space will be located within the eastern portion of the site contributing to the site’s eastern landscape edge. Several areas of open space within the site will create focal points for the development where suitable play spaces will serve the needs of the new community. The two ‘Gateway’ parks will provide key landmark development locations, helping to give the scheme a distinctive character. All together one Neighbourhood Area of Play (NEAP) and two Local Equipped Areas of Play (LEAPs) will be provided within the site.
- The proposed configuration and extent of development and Green Infrastructure minimises the visual impact of the development upon views from the south and east. The proposed allotments, sports pitches, ‘Greenways’ and northeast parkland combine to create a perimeter landscape along the edge of the site edge of the site.

08 DESIGN EVOLUTION

Site Aerial Image

— Application Boundary

Evolution to Design Concept

The development proposals have been guided by an iterative design process. This has comprised environmental and technical work, which has included an analysis of landscape, ecology, water and drainage, heritage, and movement. It has also considered the development's relationship with Banbury and Bodicote and the surrounding context.

The following pages explore the principal components or the 'building blocks' of masterplanning. These gradually build up, layer by layer, into a series of design approaches for the site and ultimately a Design Concept.

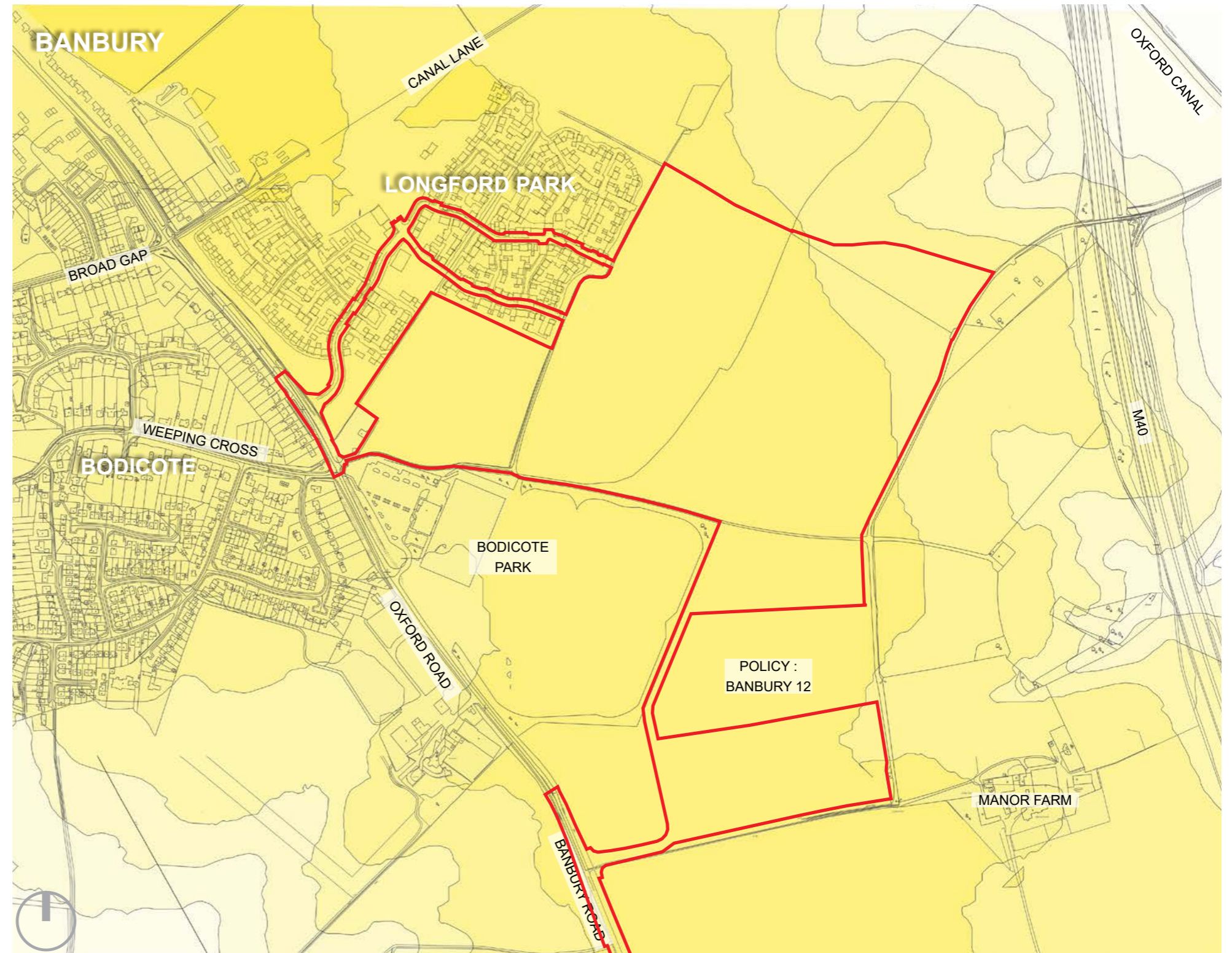


08 Design Evolution

Topography

— Application Boundary

Contours

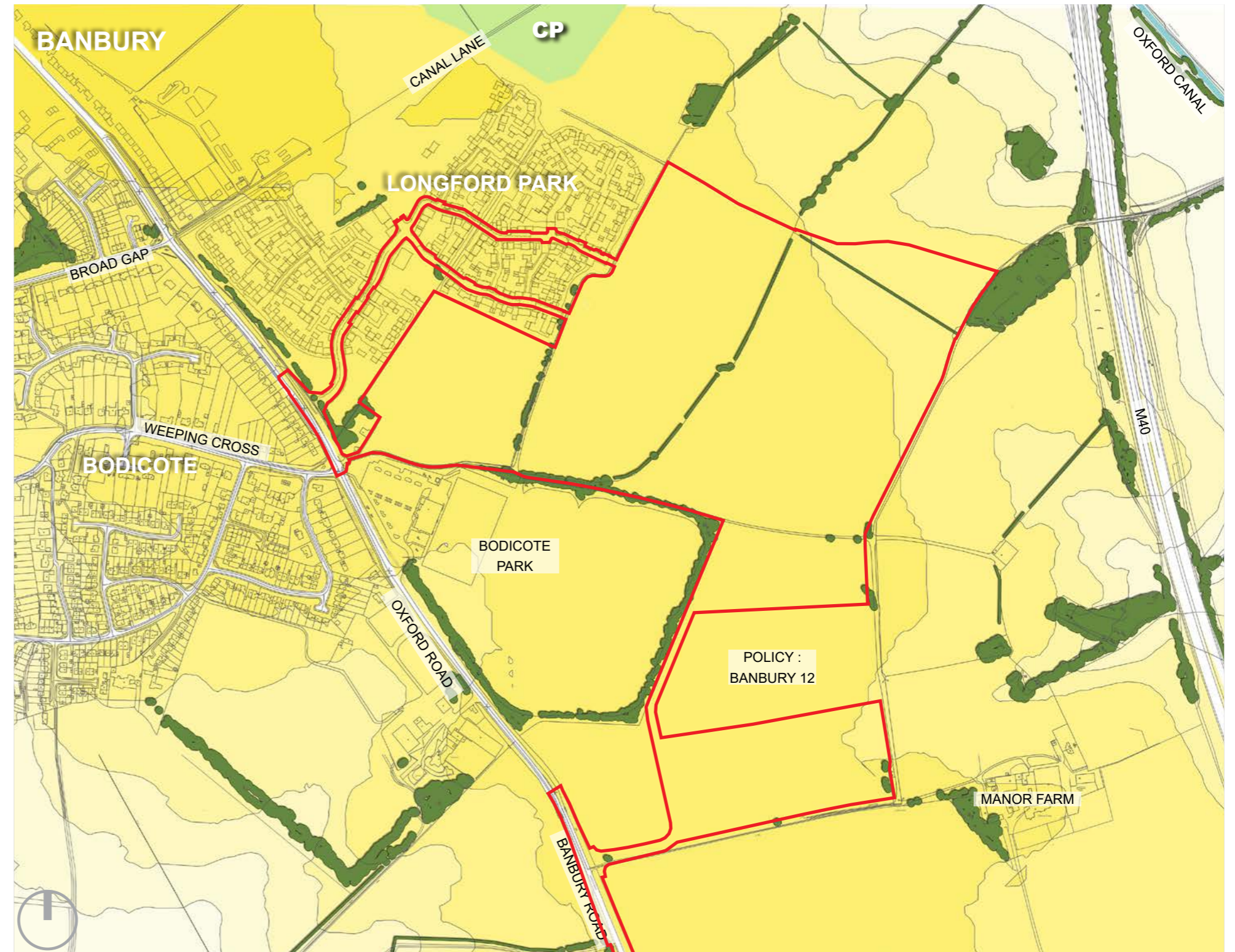


The site is relatively level and lies on a plateau of land above the Cherwell Valley.

08 Design Evolution


- Application Boundary
- Existing Hedgerows & Trees
- Oxford Canal
- Community Park at Longford Park
- Contours


Landscape Components

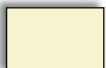


08 Design Evolution

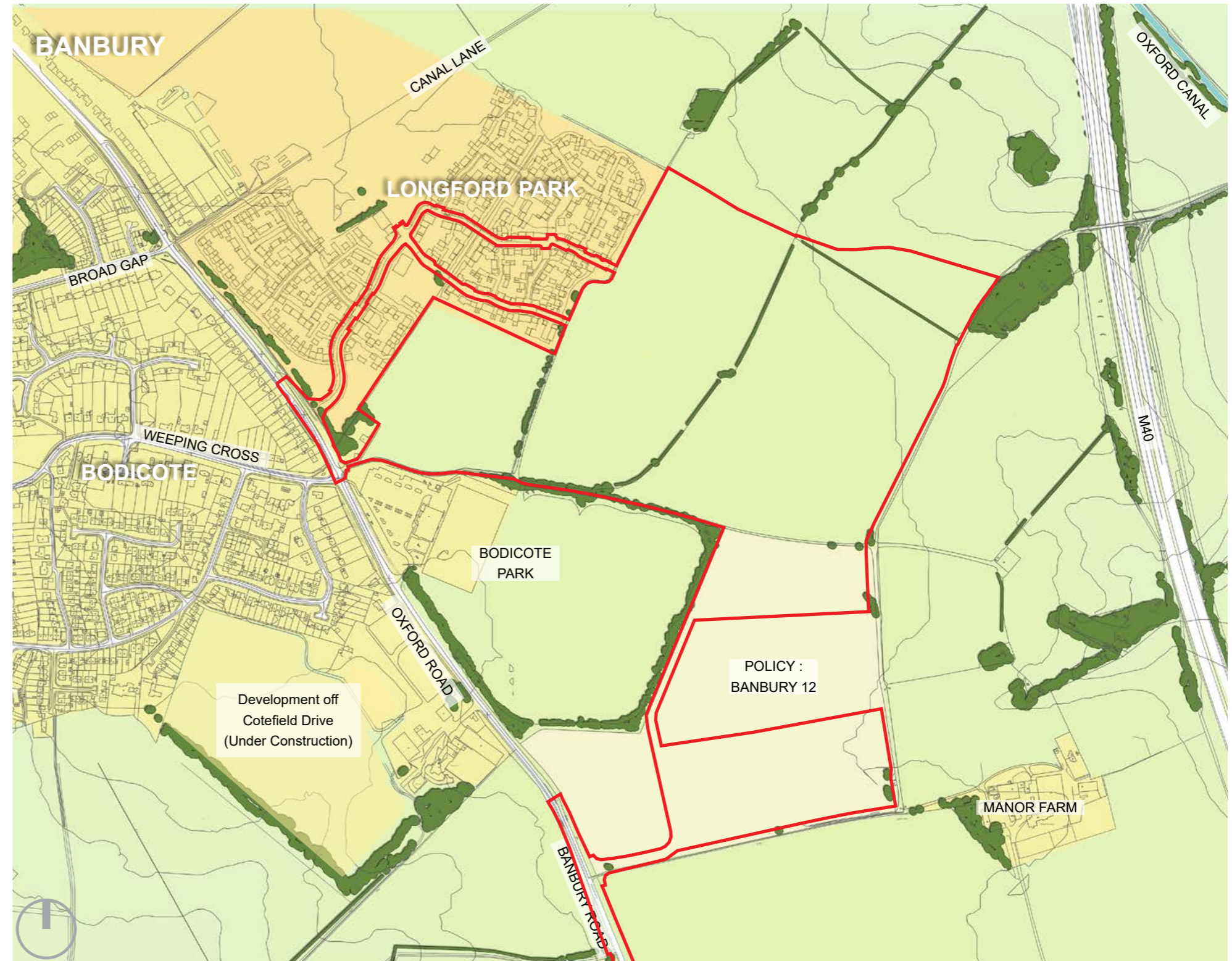
— Application Boundary

 Existing Urban Areas / Built Form

 Bankside Phase; Longford Park (Under Construction)

 Policy Banbury 12: Land for the Relocation of Banbury United FC and Potential Secondary School site




Urban Form



The site is contained to the west by the existing built up area of Longford Park. The proposed development would be observed within the context of the existing settlement edge.

08 Design Evolution

- Application Boundary

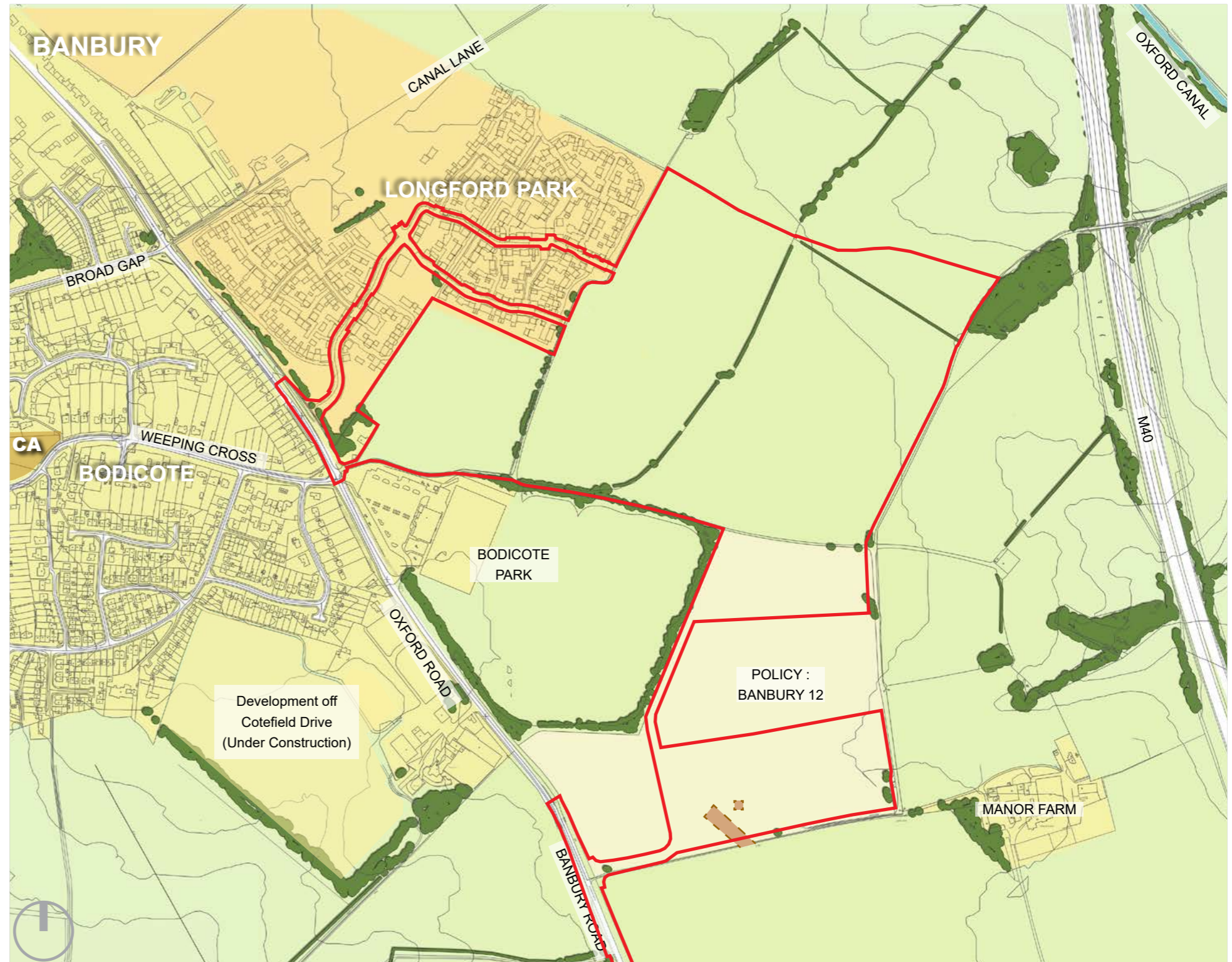
-  Existing Hedgerows
-  Bodicote Conservation Area
-  Below Ground Archaeological Feature [Cursus & Roman Temple]

Bodicote Conservation Area and the older core of the village lies to the west of the site beyond the more modern edge of the village in and around the Oxford Road.

There is no intervisibility between the site and Conservation Area.

The design considers the location of Archaeological features within the south of the site. Built form is not proposed in these areas.

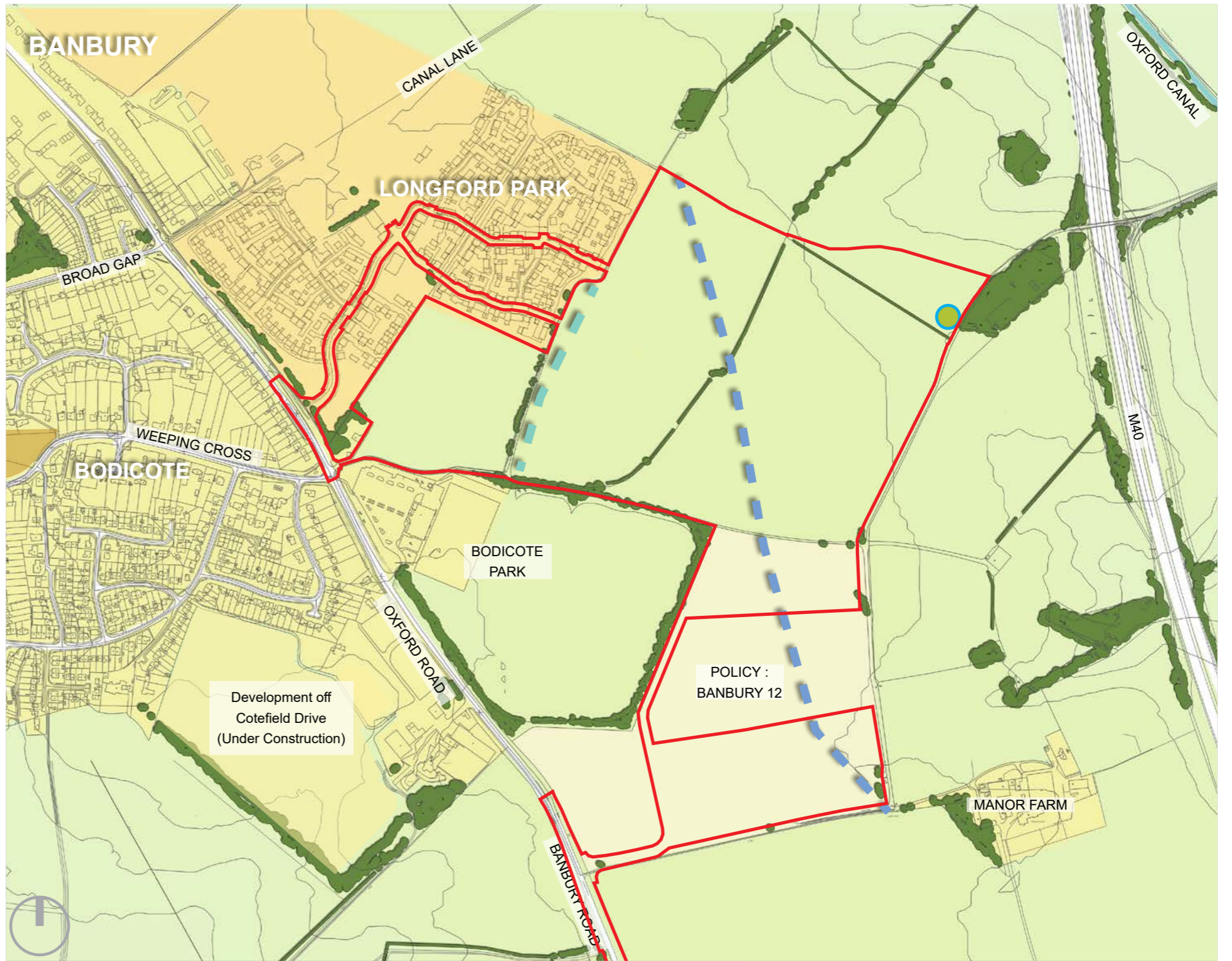
Heritage




08 Design Evolution








- Application Boundary
- Existing Foul Sewer Route within site
- Mains Water Pipe Route within site
- Potential Foul Pumping Station location

Utilities



08 Design Evolution

-  Application Boundary

-  Proposed Main Vehicular Site Access
-  Main Site Access Route
-  Existing Main Routes
-  A4260 Oxford Road
-  Motorway
-  Existing Public Footpath
-  Potential Footpath links

Movement



08 Design Evolution

— Application Boundary

LC Approved Local Centre (Longford Park)

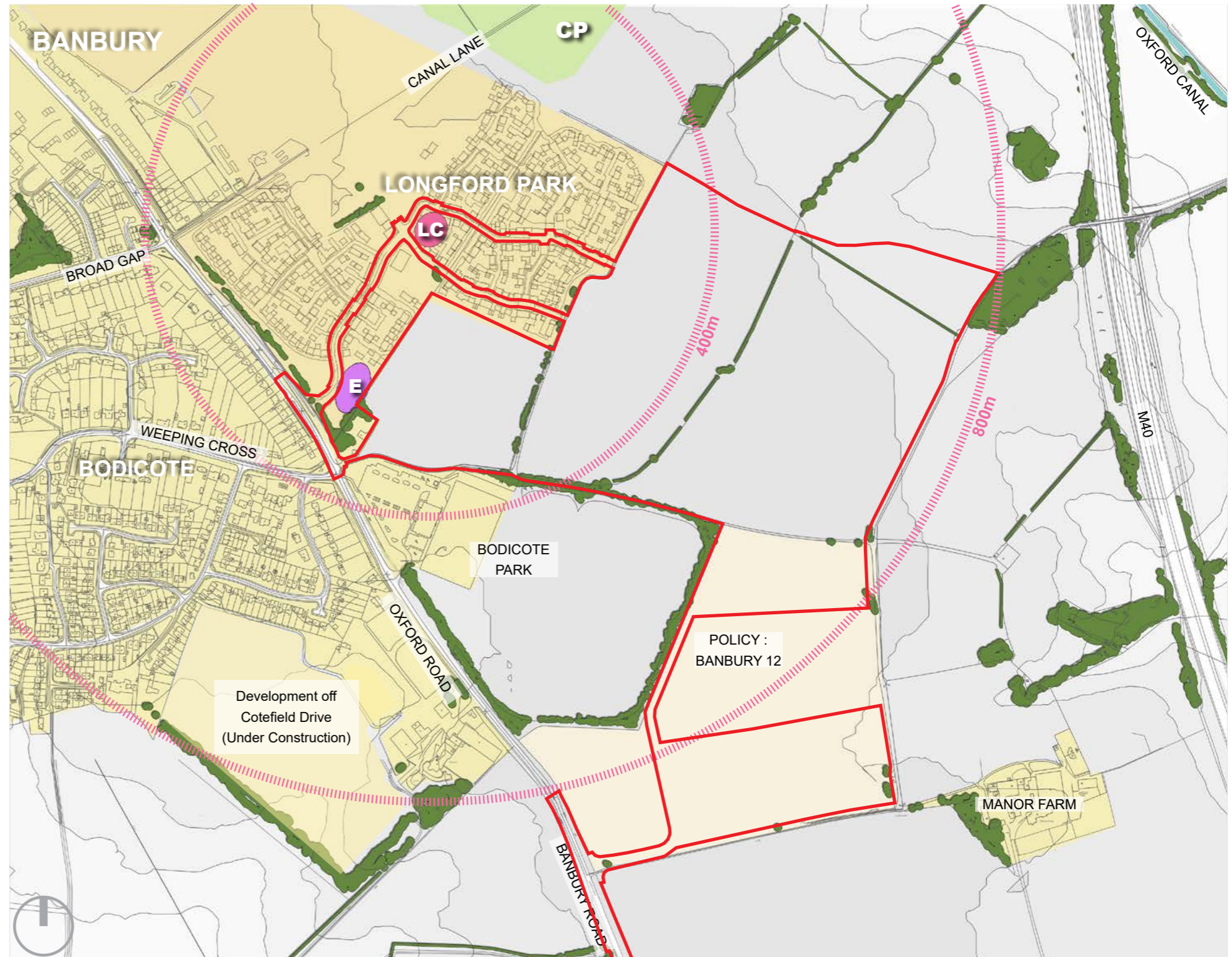
E Approved Employment Area (Longford Park)

CP Community Park at Longford Park

Distance from Local Centre

The proposed residential development would be within 800m (10 mins walking) distance of the approved Longford Park Local Centre. The Development street network and its Greenways will connect with the existing routes within Longford Park - thus ensuring that there is good accessibility to Longford Park's approved Local Centre, Employment and its Community Park.

Accessibility



08 Design Evolution

Application Boundary

-  Gateway Park
-  Community Park at Longford Park
-  Proposed SuDS
-  Landscape Planting to Development Edge
-  Proposed Sports Area
-  Proposed Allotments
-  Existing Public Footpath
-  Potential Play Area location within Public Open Space
-  Hedgerows and trees conserved within corridors of greenspace
-  Potential Footpath links

Green Infrastructure

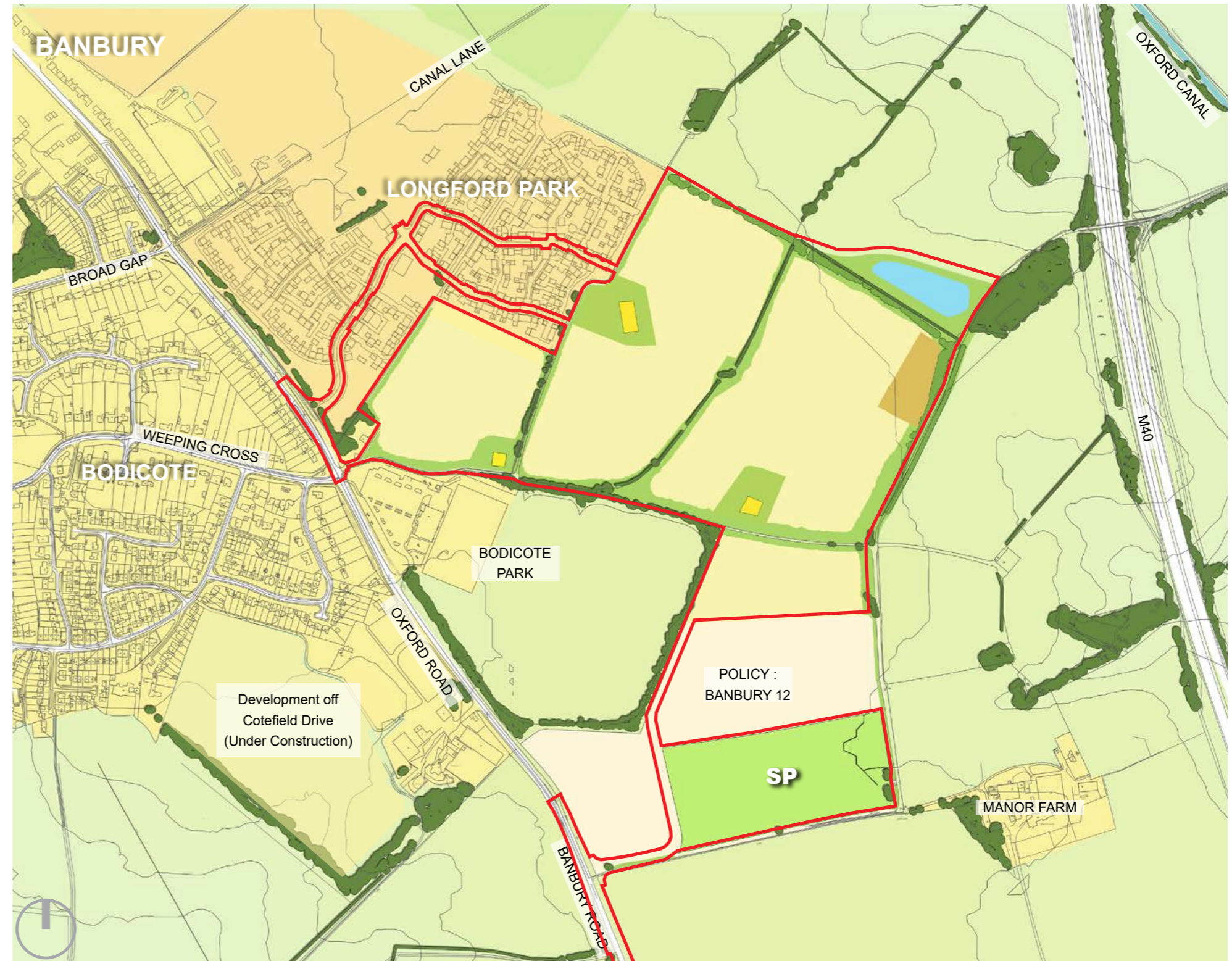


08 Design Evolution

- Application Boundary

- Proposed Development Parcels
- SP Proposed Sports Area

Development Parcels













The existing landscape of hedgerows that are supplemented by additional habitats provide a framework for development parcels.

A broad area of greenspace is located along the eastern and southern edges of the site to provide an appropriate transition between the new built form and the wider landscape.

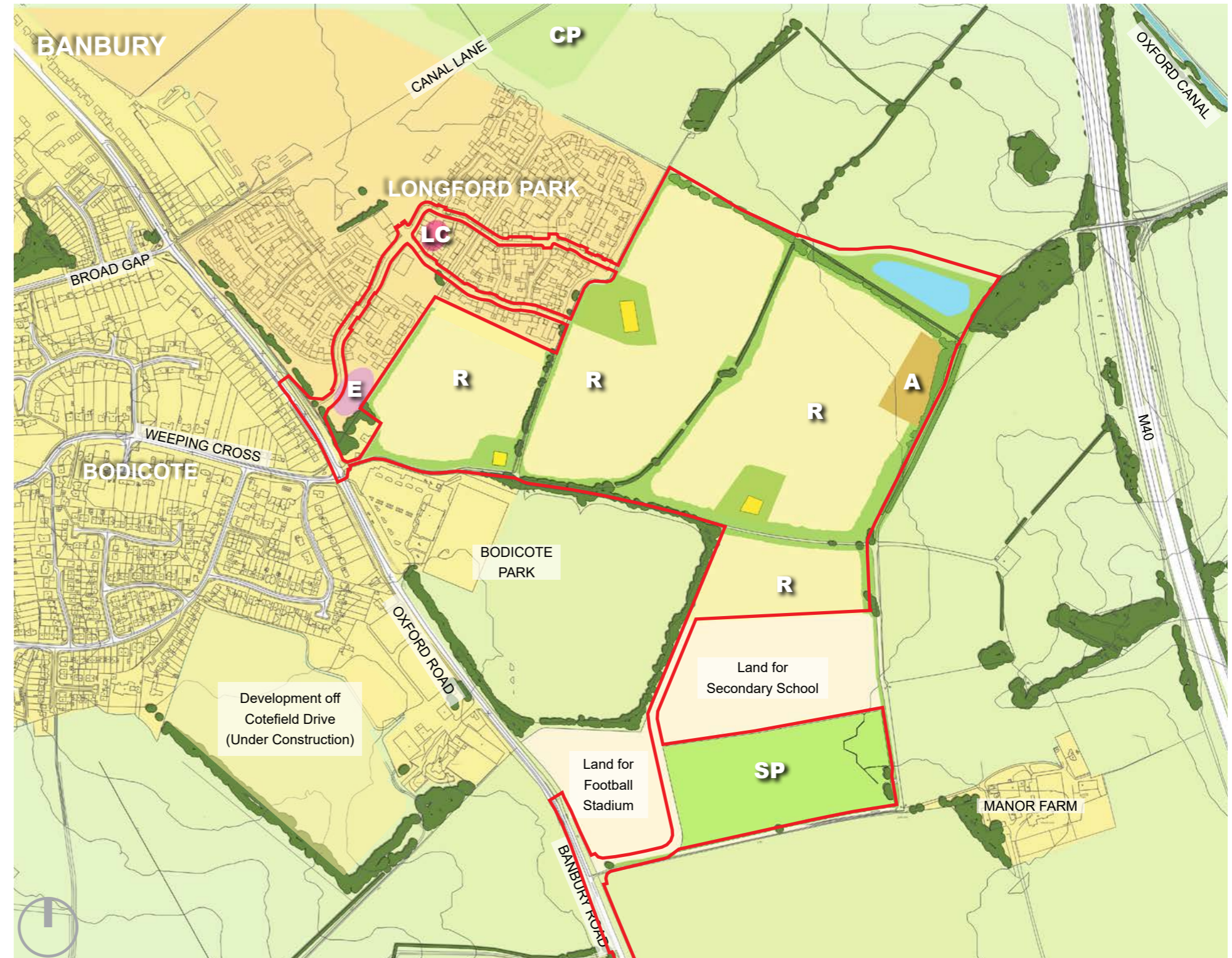
08 Design Evolution

Application Boundary

-  Residential Development
-  Longford Park (Under Construction)
-  Proposed Sports Area
-  Community Park at Longford Park
-  Potential Play Area location within Public Open Space
-  Local Centre (Longford Park)
-  Employment Area (Longford Park)
-  Potential Allotments Location
-  Greenspace Habitat Creation & Open Space
-  Policy Banbury 12: Land for the Relocation of Banbury United FC and Potential Secondary School site

The remaining land within the Banbury 12 allocation area will be safeguarded for the relocation of Banbury United FC and Potential Secondary School.

Land Uses



08 Design Evolution

- Application Boundary

- R Proposed Residential Development
- CP Bankside Phase; Longford Park (Under Construction)
- SP Proposed Sports Area
- Potential Play Area location
- CP Community Park Bankside Phase 1 (Longford Park)
- LC Local Centre (Longford Park)
- E Employment Area (Longford Park)
- A Potential Allotments Location
- Greenspace Habitat Creation & Open Space

- A4260 Oxford Road
- Main Vehicular Site Access
- Main Access Route
- Existing Public Rights of Way
- Potential Greenways (Informal Recreational Routes)

- Existing Urban Areas / Built Form

- Contours

Design Concept

