



# Land off Berry Hill Road, Adderbury

## Design and Access Statement

Prepared on behalf of Hollins Strategic Land LLP

February 2018



This Design and Access Statement has been prepared by



On behalf of



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# 1. Introduction



# 1. Introduction

This Design and Access Statement has been prepared by Nexus Planning on behalf of Hollins Strategic Land (HSL) in support of an outline planning application for the development of up to 53 dwellings at land off Berry Hill Road, Adderbury.

- 1.1 This document describes the design and access issues that have been considered when preparing the proposals, and provides an overview of the planning basis for approval of the application.

## Application Documentation

- 1.2 The planning application is supported by the following documents, which should be read in conjunction with this Design and Access Statement:
- Planning Application Form and Certificates;
  - Planning Statement;
  - Flood Risk Assessment and Drainage Strategy;
  - Extended Phase 1 Habitat Survey Report;
  - Illustrative Masterplan;
  - Landscape and Visual Appraisal;
  - Desk based Geo-environmental Assessment;
  - Transport Statement;
  - Heritage Statement;
  - Tree Survey; and
  - Utilities Statement.

## Summary

- 1.3 The application site ('the site') is located to the south of the village of Adderbury. It comprises approximately 4 hectares of predominantly agricultural land used for grazing, a paddock and some areas of hardstanding comprising a stables to the north of Berry Hill Road.
- 1.4 An outline planning application is now submitted for the development of the site for up to 53 new dwellings.
- 1.5 The application is made in outline form with all matters other than means of access reserved for consideration at a later date.
- 1.6 The proposed development will comprise:
- Up to 53 dwellings, including 35% affordable homes;
  - A mix of dwelling types and sizes which will respond to identified local need.
  - Vehicular and pedestrian access off Berry Hill Road;
  - Pedestrian connection to existing footpath to north west of site and new footpath along Berry Hill Road;
  - A Green Infrastructure Network including formal and informal areas of public open space; and
  - Ecological mitigation and biodiversity enhancement.

## Site Location Plan



# **2. Design Guidance and Planning Policy Context**



# 2. Design Guidance and Planning Policy Context

This section of the Design and Access Statement considers the design guidance in national and local planning policy of relevance to the application proposals.

## Planning Practice Guidance – Design and Access Statements

2.1 A Design and Access Statement is intended to be a concise report accompanying applications for planning permission. They provide a framework for applications to explain how the proposed development is a suitable response to the site and its setting and to demonstrate that it can be adequately accessed by prospective users.

2.2 The level of detail in a Design and Access Statement should be proportionate to the complexity of the application. The information on what a Design and Access Statement should include is listed below:

2.3 Appraising the Context – explain the design principles and concepts that have been applied and demonstrate the steps taken to appraise the context of the proposed development, and how the design of the development takes that context into account.

2.4 The Design Component – an explanation of the proposals and the design approach taken in terms of:

- Use;
- Amount;
- Access;
- Layout;
- Scale;
- Landscaping;
- Appearance

2.5 Other relevant design guidance documents considered in developing the proposals area:

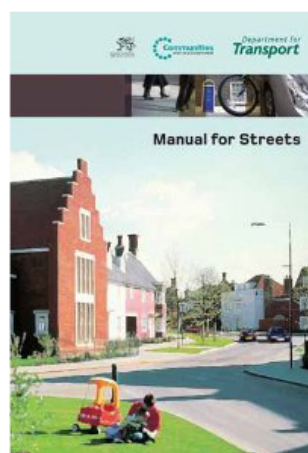
- CABE: Design and Access Statements;
- Manual for Streets;
- Manual for Street 2; and
- Building for Life 12.



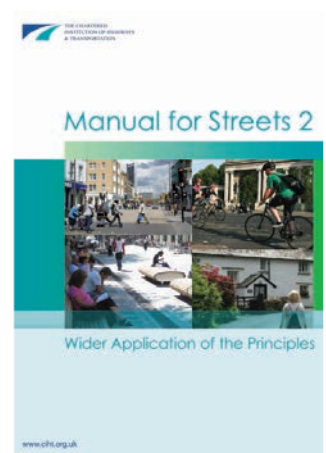
Urban Design Compendium 1



Urban Design Compendium 2



Manual for Streets



Manual for Streets 2

## Planning Policy Context

2.6 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires all planning applications to be determined in accordance with the development plan unless there are material considerations which indicate otherwise. One such material consideration is the National Planning Policy Framework ('the Framework'). Paragraph 14 of the Framework sets out the presumption in favour of sustainable development and asks decision-makers to approve development proposals that accord with the development plan without delay.

## Development Plan

2.7 The currently adopted Development Plan for the area comprises the Cherwell Local Plan (Part I) (adopted 2015) and the saved policies of the Cherwell Local Plan 1996 (adopted 1996).

2.8 The following policies of the Cherwell Local Plan (Part I) are considered relevant specifically in relation to the design of the proposals.

- **Policy PSD1** states the Council will take a presumption in favour of sustainable development and will grant permission for development unless material considerations indicate otherwise.
- **Policy BSC4** outlines how development must provide a mix of homes to meet current and future needs.
- **Policy BSC10** expects new housing

developments to contribute towards accessible open space, in accordance with the Council's open space standards.

- **Policy ESD1** seeks to ensure new development incorporates measures to take account of climate change.
- **Policy ESD2** sets out the Energy Hierarchy and Allowable Solutions that will be followed to achieve carbon emissions reductions.
- **Policy ESD3** sets out the Council's criteria to ensure sustainable construction methods are followed.
- **Policies ESD6 and ESD7** relate to flood risk and drainage and states that if possible, SuDS should be incorporated into new development.
- **Policy ESD10** requires new development to protect and enhance biodiversity and the natural environment wherever possible.
- **Policy ESD13** states development will be expected to respect and enhance local landscape character.
- **Policy ESD15** sets out how development should be of the highest quality – respecting local context and distinctiveness, creating an attractive, accessible public realm and reducing opportunities for crime and anti-social behaviour.
- **Policy ESD17** states that green infrastructure networks should be integral to the planning of new development.

2.9 The following Saved Policies of the Cherwell Local Plan 1996 are also relevant to design:

- **Policy C27** states that development proposals in villages will be expected to be respectful of the historic settlement pattern.
- **Policy C28** states that control will be exercised over all new development to ensure that standards of layout, design and appearance are appropriate to the character of their context.
- **Policy C30** states that design control will be exercised to ensure new housing development is compatible with the character of existing dwellings in the vicinity.

## The National Planning Policy Framework

2.10 The Framework sets out the Government's planning policies and how these are expected to be applied. It confirms at Paragraph 6 that the purpose of the planning system is to contribute to the achievement of sustainable development. It identifies at Paragraph 7 that there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- An economic role – contributing to building a strong, responsive and competitive economy;
- A social role – supporting strong, vibrant and healthy communities;
- An environmental role – contributing to protecting and enhancing our natural and built historic environment.

2.11 Paragraph 14 of the Framework sets out that at the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread, running through both plan making and decision taking.

2.12 The other chapters within the Framework which are considered relevant are:

- Chapter 4; Promoting Sustainable Transport;
- Chapter 6; Delivering a wider choice of high quality homes;
- Chapter 7; Requiring good design;
- Chapter 8; Promoting health communities;
- Chapter 11; Conserving and Enhancing the Natural Environment;
- Chapter 12; Conserving and Enhancing the Historic Environment.

## Other Material Considerations

2.13 The following documents are also considered to be of relevance to the application proposals and are considered in detail in the accompanying Planning Statement:

- Emerging Partial Review of Cherwell Local Plan 2011-2031 (Part I)
- Emerging Cherwell Local Plan (Part II)
- Emerging Adderbury Neighbourhood Plan
- The Council's Evidence Base

# **3. Understanding the Site and Context**

# 3. Understanding the Site and Context

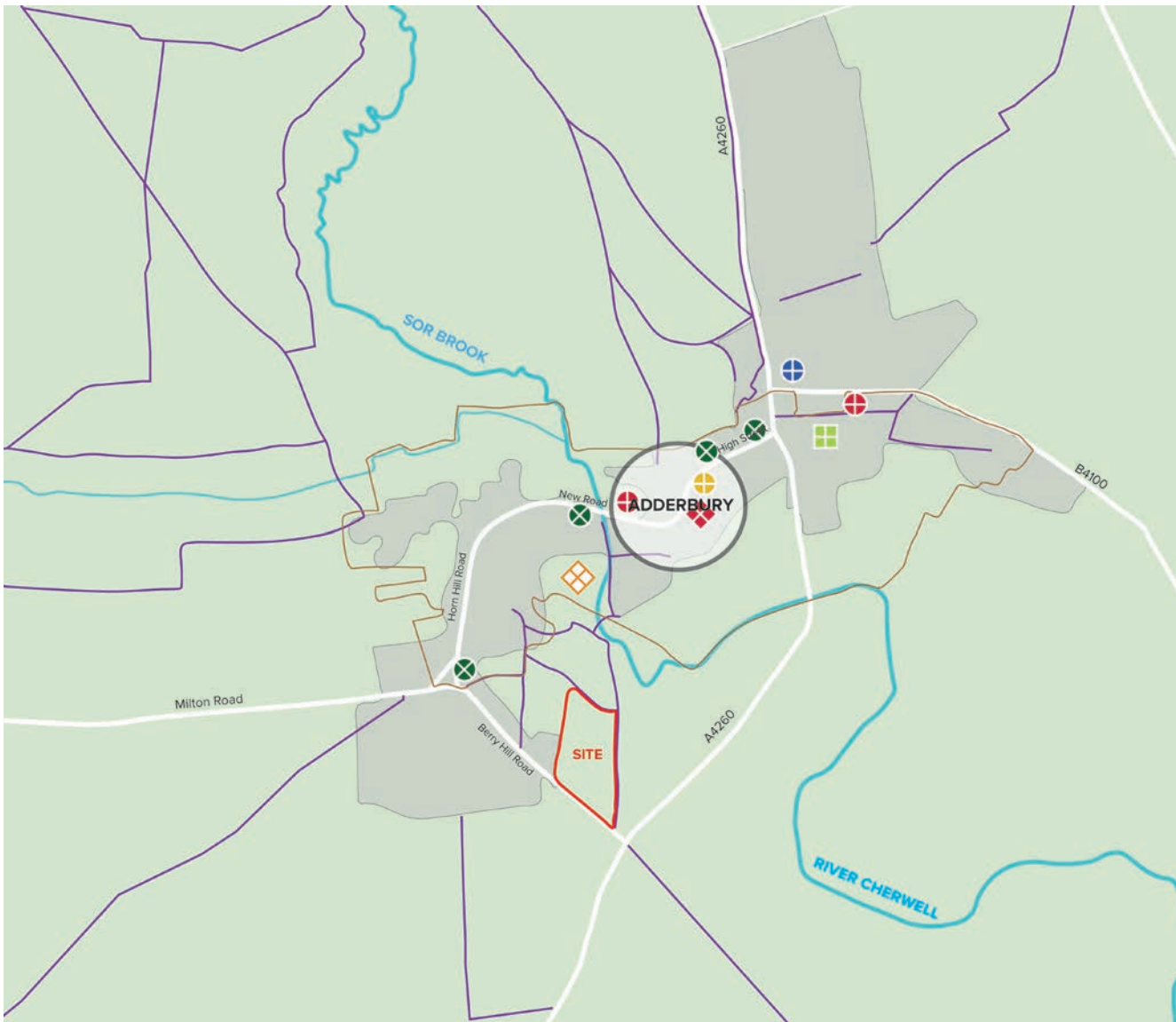
This section sets out our understanding of the site and surrounding area. This context has been used to inform the design of the application proposals.

## Wider Context

- 3.1 The site is adjacent to the existing built area of Adderbury. Adderbury is a historically linear settlement, which has been considerably extended and consolidated by estate and infill development over time.
- 3.2 The centre of the village is located to the north of the site, with a range of services and facilities located along High Street. Much of the historic core of the village is designated as a Conservation Area. The boundary of the Conservation Area lies approximately 120 metres to the west and north of the site at its nearest point. The Conservation Area is screened from the site by virtue of landspacing within the intervening fields and the topography.
- 3.3 To the immediate west of the site is an area of residential development along Berry Hill Road leading to the centre of the village and around St Mary's Road to the west. This existing development is characterised by a mixture of detached and semi-detached properties of predominantly 20th century construction, as well as two modern 21st century residential areas off Milton Road. These dwellings are predominately two storey.
- 3.4 To the south of the site beyond Berry Hill Road and the A4260 is an area of open agricultural land extending towards the village of Deddington approximately 3 kilometres to the south. To the immediate east of the site is an agricultural field with the A4260 and an area of employment land around Twyford Mill Estate.











## The Application Site

- 3.5 The site is located to the south-west of the village of Adderbury, in the Adderbury, Bloxham and Bodicote ward. The site is approximately 4 hectares and is broadly rectangular in shape. The landform gently falls to the north but is generally flat with levels ranging between 110 and 98 metres AOD.
- 3.6 The site comprises predominantly agricultural land used for grazing with some areas of hardstanding consisting of stables and a paddock in the east of the site, scrubland and boundary trees. Primary access into the site is currently via a field gate and track off Berry Hill Road at the southern boundary.



Context Plan

**Key**

-  Site boundary
-  Food / convenience store
-  Bus stop
-  Restaurant
-  Public house
-  Playing field
-  Primary school
-  Care home
-  Conservation area boundary
-  Public Rights of Way

3.7 The site lies to the immediate east of the existing residential properties fronting Berry Hill Road. The western boundary of the site abuts these dwellings. A line of boundary trees forms the northern boundary of the site beyond which is land associated with a pumping station. Approximately 100 metres north of the site boundary lies Sor Brook. The eastern edge of the site is bound by a combination of hedges and trees beyond which is an area of open agricultural land. The southern boundary of the site is formed by Berry Hill Road. Along the southern boundary is a fence, line of trees and hedgerows and a ditch. A public right of way runs along the eastern and northern boundaries of the site.



## Access

3.8 One of the core principles of the Framework is to 'actively manage patterns of growth to make the fullest use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable'.

3.9 The accessibility of the proposed site has been considered by the following modes of transport:

- Accessibility by Foot
- Accessibility by Cycle
- Accessibility by Public Transport

## Access by Foot

3.10 The proposed vehicular access to the site is via Berry Hill Road. The proposed access will have footways of 2 metres on both sides which will continue through the site to encourage pedestrian movement.

3.11 The proposals include a new footway on the northern side of Berry Hill Road which will provide an additional 400 metres of footway up to the junction of Berry Hill Road and Horn Hill Road. This will enhance the pedestrian connectivity in this part of the village to the benefit of the wider community. The site will also connect to the Public Right of Way to the immediate north-east and north. Links will also be provided to Oxford Road and the Twyford Mill employment area.

3.12 The submitted Transport Statement prepared by Croft Transport Solutions shows that the site is within walking distance of several local facilities within the village of Adderbury giving future residents the option to access the range of facilities in the village centre on foot. This includes a convenience store, several public houses and a restaurant and post office. Christopher Rawlins Church of England Primary School lies approximately 1,750 metres from the site.

## Access by Foot

3.14 In accordance with the Department for Transport's guidance on appropriate distances for utility cycle journeys, 5

kilometres is generally accepted as a distance where cycling has the potential to replace short car journeys. A distance of 5 kilometres around the site would encompass the whole of Adderbury, Bodicote, Bloxham, Deddington, Clifton and Kings Sutton.

## Access by Foot

3.15 The nearest bus stop is located approximately 400 metres to the west of the site on Berry Hill Road and will be connected to the site by a continuous footway. This stop is serviced by the S4 which offers up to 2 services in peak periods towards Banbury and Oxford City Centre.

3.16 The nearest train station is in Banbury, which can be reached on the S4 bus service. There are approximately 7 services per hour from Banbury Station providing connections to destinations including Birmingham and London. This site is therefore accessible to public transport links in line with the aspirations of national planning policy.

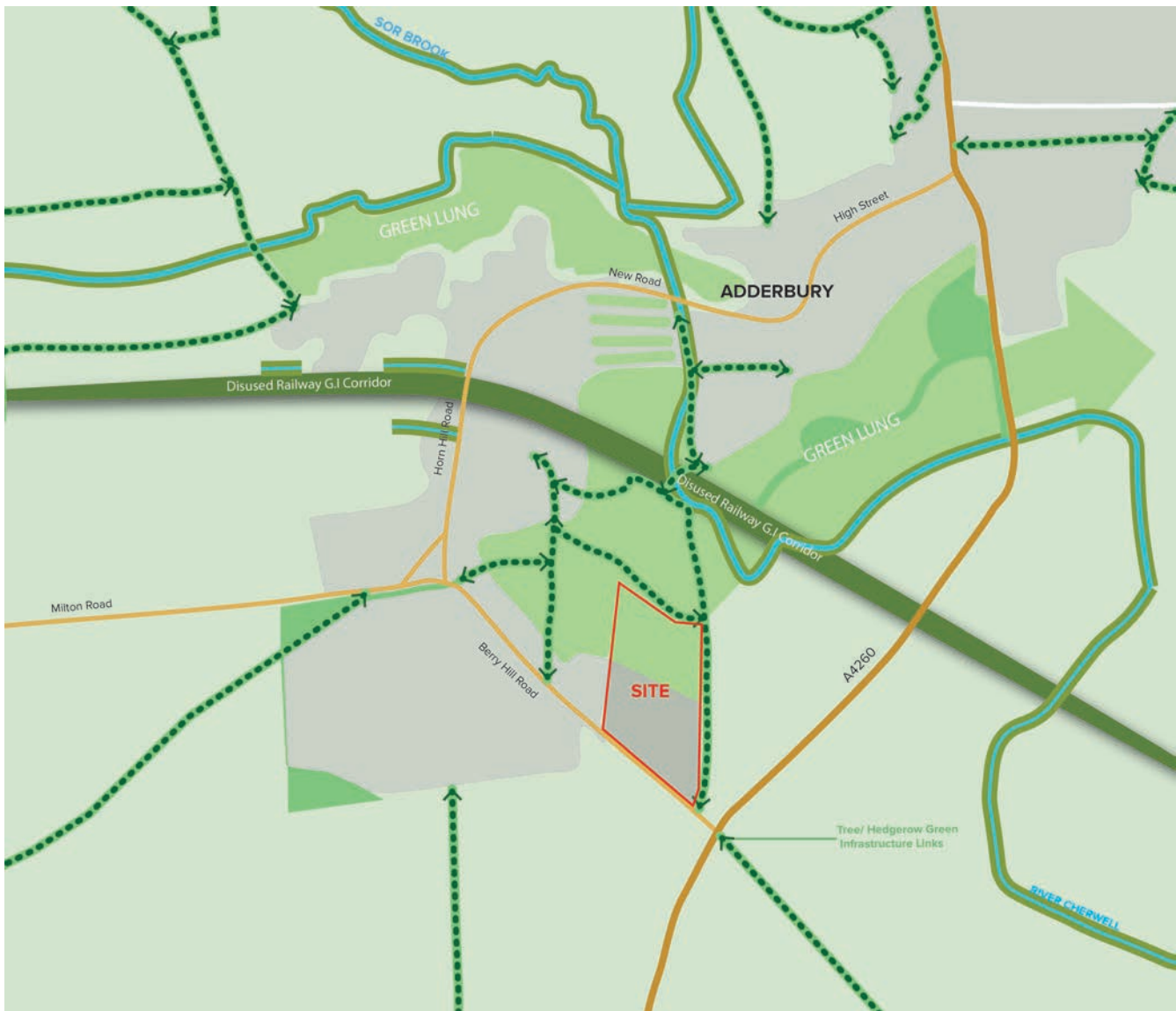
## Summary

3.17 The site is in a sustainable location, with a range of shops, services and employment opportunities available within an accessible distance of the site by suitable means of transport.



The existing access to the site

## Green Infrastructure Network



3.18 The application site lies outside of, but immediately adjacent to, the existing built up area of Adderbury. Its development would be experienced as a continuation of the residential development either side of Berry Hill Road. Berry Hill Road bounds the site to the south. Whilst there is an agricultural field to the immediate east of the site, the A4260 lies only approximately 200 metres east of this, on the other side of which is the industrial estate of Twyford Mill.

3.19 The site is therefore framed by urban features in all directions and is experienced as part of the existing settlement.

3.20 To the north and west, the site is bound by the 'green lung' of Adderbury. The site is also contained by dense, established

vegetation along, and adjacent to, the northern and eastern boundaries.

3.21 Integration of public open space on the application site contributes to the useable green lung running through the heart of Adderbury. This is entwined with Public Rights of Way which form green movement corridors through the centre of the Village.

3.22 The application site offers an opportunity to appropriately extend the village up to a natural boundary which forms the edge of Adderbury and the start of the wider green infrastructure network

3.23 Accordingly, the site represents a logical location for housing, and a considered and carefully designed scheme would appear congruous and well integrated with the existing settlement.



## Photos of the Site and Surrounding



View of the existing features of the site



View north showing the paddock and existing stables



The southern boundary of the site



Tree-lined boundaries provide a sense of enclosure and visual screening



View along PROW from Berry Hill Road



View along Berry Hill Road from Oxford Road (Current site access viewable to the left)

## Historical Context

3.24 During the early 20th century Adderbury consisted of what is now the core village north of an active railway line. During this time the proposal site was part of the local Gas Works. By the mid 20th century Adderbury started to become a denser village with more development around the Church.

3.25 By the late 1970s/ early 1980s development started to take place south of Berry Hill Road, along Berry Hill Road and greater built density to the west of Berry Hill Road. The Mill had also been developed to the left of Berry Hill Road. By this time the railway line had been dismantled. The core of Adderbury also became more developed with residential developments to the north.

3.26 At the turn of the 21st century Adderbury village core has become further developed with further urban infill, the south of Adderbury starts to develop as space to the north becomes scarce. From this period to 2017 there has been development south of the village core along Milton Road with two urban extension residential sites, extending the south of Adderbury closer to its boundary with Milton.



Properties along Berry Hill Road



Development on Milton Road on approach to Adderbury



Example of new dwellings in the south-west of Adderbury



3.27 Adderbury has evolved heavily during the last 100 years. The plans adjacent illustrate how layers of development have contributed to the Village during this time.

3.28 As is visible from the plans, initially Adderbury developed as two clusters, East and West Adderbury, along the main route through the Village. Development has gradually moved south along this route (Berry Hill Road) and north along Banbury Road and Aynho Road.



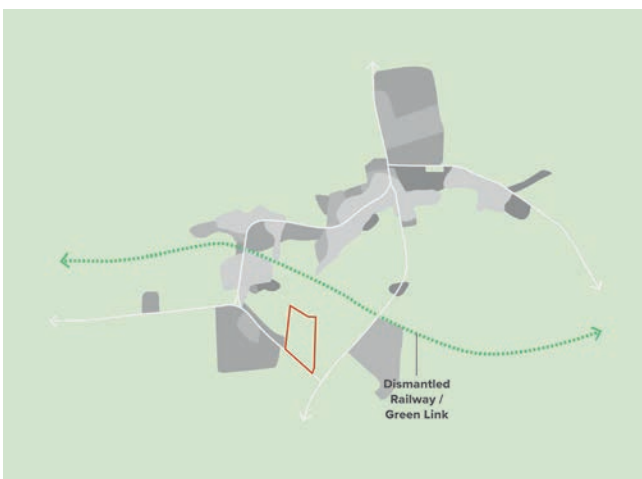
1923



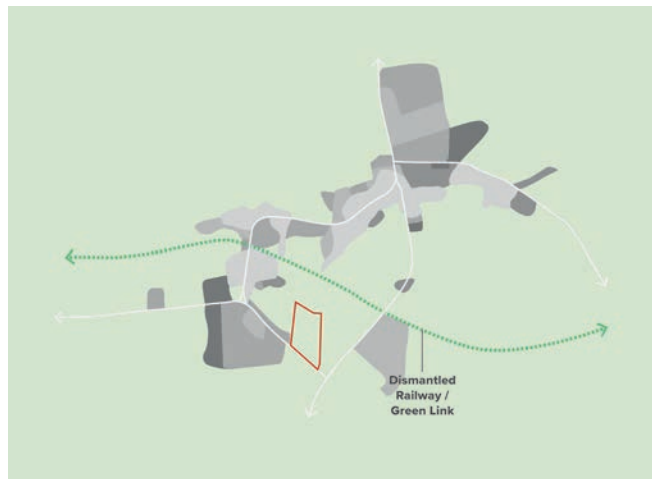
1955



1980



1999



2017

## Built Context - Overview

### Materials

The palette of materials prominent throughout Adderbury largely comprise of a combination of local ironstone prevalent in the historic core of the Village with widespread use of red brick common in all other areas. Brick is often used in combination with render whilst entirely rendered properties are rare. Roofs typically comprise of:

- Slate
- Dark brown and some red clay tiles
- Some thatched properties

Roofs are typically pitched and chimneys are prevalent in the more historic parts of the Village. Windows are predominantly white casement windows.

### Character / Layout

Size and density of development varies greatly dependant upon the location and age of the property. Throughout the historic parts of Adderbury terraces fronting closely onto the road are common. Large, single detached dwellings set within extensive grounds are also common. 20th and 21st century developments in the area are set back further from the road often having front gardens and private drives. Streets are typically permeable with most streets having more than one access point.

### Gardens / Boundaries

Hedgerows are the predominant boundary treatment within the less historic parts of Adderbury. Within the historical areas stone walls constructed from local ironstone are common. The use of natural landscape to define streets, spaces and property boundaries is extensive.

### Density

The density varies notably throughout Adderbury dependant upon the age and location of the development.



Terraced red brick contemporary properties in South Adderbury



Traditional property in the village core



Traditional properties in the village core





An example of contemporary development in the village core



An example of 1980s development along Berry Hill Road



Bungalow in the village core



Traditional terraced properties along Cross Hill Road



Traditional terraced properties along Round Close



Traditional terraced properties along Cross Hill Road

## Character Area 1: St Marys Road

This area has a development style typical of the late 1970 / early 1980s. This development is in the form of cul-de-sac.

### Scale

The building height within this character area is predominately two storeys. There are a number of single storey bungalows along the western side of St Mary's Road. Along the southern edge there are a number of 1.5 storey dormer bungalows, the roof height on these properties is typically consistent with the two storey houses.

There is a mix of garage types with some units having integral garages, but the predominant garage type is detached from the house.

### Materials

The predominant building material is red brick with render. There are occasions of houses with brown brick. Roof material is consistently brown clay or concrete tile. Windows are of the casement type throughout.

### Character / Layout

The area has a suburban character to it, typical of its development period. All two storey houses are semi-detached and all bungalow/dorma-bungalows are detached. All properties have front driveway access and front gardens, resulting in all properties being set back from the road. Bungalow/dorma-bungalows are wide fronted, the houses are deeper than they are wide. Gardens are longer than they are wide.

### Gardens / Boundaries

Front gardens are of good size and largely consist of a driveway and a grassed area. Gardens are typically separated by dwarf brick walls or hedges, this gives a semi-private feel to them.

### Density

Approx 28 dwellings per hectare

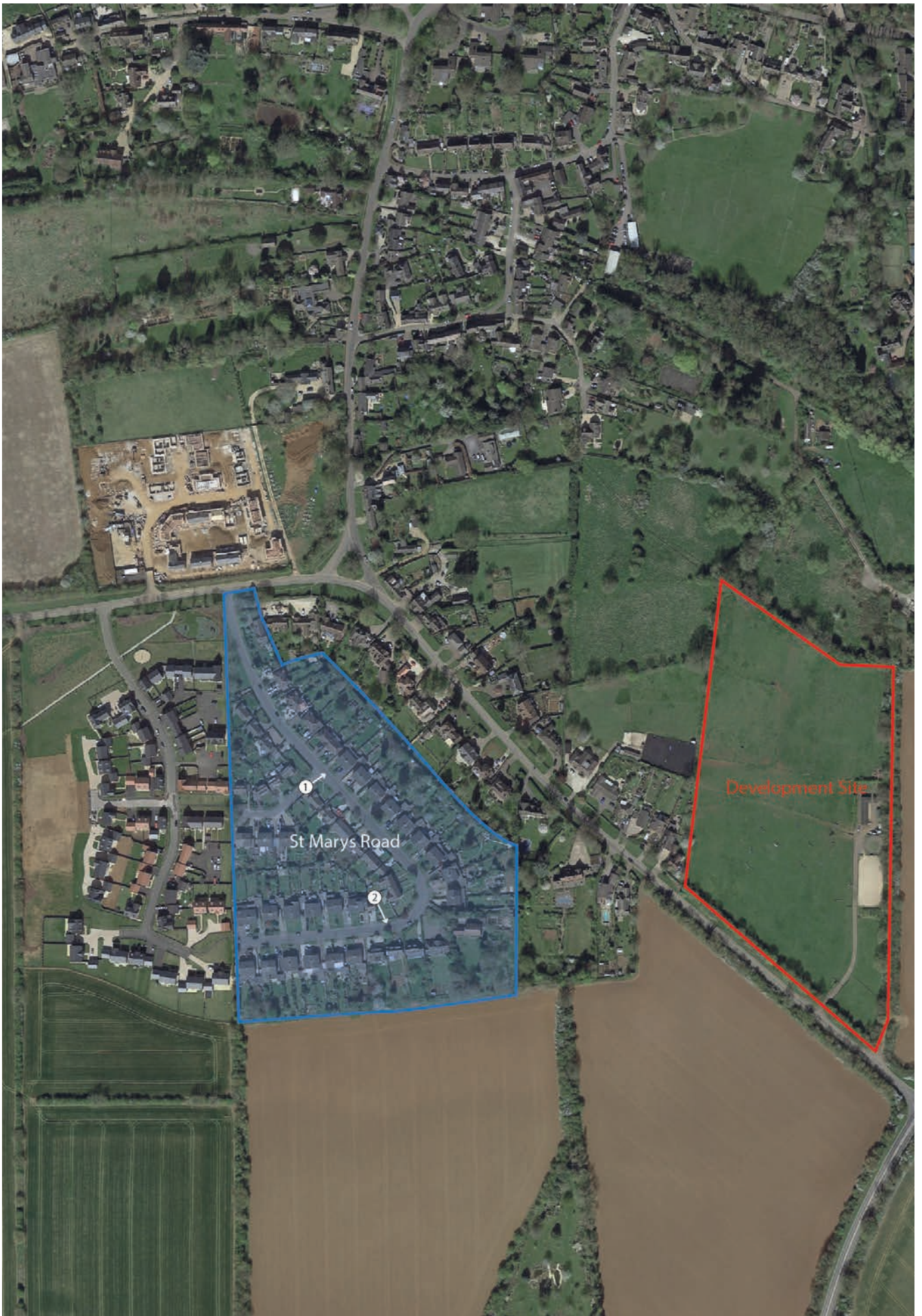


Image 1: Semi-detached unit with front gardens and front access drives



Image 2: Dorma-Bungalow dwelling with front garden and front access drive





Character Area 1 Location



## Character Area 2: The Robbins

This is a recent development comprising detached, semi-detached and terraced housing. The development includes green space provision and a children's play area at the gateway of the site.

### Scale

The building height is two to two-and-a-half storeys throughout the development. Larger units have detached garages, smaller units have parking arranged in rear parking courts.

### Materials

The material palette is principally red brick for smaller dwellings and local ironstone or similar for the larger properties and the properties forming the gateway to the site. Roof materials are a mix of grey and red tiles.

### Character / Layout

This is a contemporary development and as a result the detailing on properties reflects this. The dwellings have very few features which make them representative of Adderbury or the wider district. Properties are arranged around short streets connecting to the main spine road of the site. Secondary streets are in cul-de-sac style. Parking is arranged at the rear of properties in parking courts. Properties have a wide frontage and typically shallow front gardens creating a consistent frontage to the street and greater enclosure. Gardens are as deep as they are wide.

### Gardens / Boundaries

Dwellings typically have a small landscape strip at the front giving a semi-public feel. Larger units have front gardens with front drive access and a grassed area. Boundaries between buildings are stone/brick walls. Rear garden boundaries are formed by a mix of hedge planting and walls.

### Density

Approx 27 units per hectare



Image 1: Terraced brick units with rear courtyard access



Image 2: Local ironstone (or a modern day equivalent) units terminating the views. An example of the larger / key plots which are responding to local vernacular





Character Area 2 Location



## Character Area 3: Berry Hill Road

Properties along Berry Hill Road have no consistent architectural style. Large units are set in generous plots. Development has been piecemeal over a period of approximately 50 years.

### Scale

Dwellings along the southern side of the road mostly consist of large detached two storey units. Along the northern side of the road dwellings are a mixture of large detached bungalows and large, detached, typical two storey units.

### Materials

The predominant building material is red brick. There are also numerous occasions of houses with brown brick. Roof material is constantly varied featuring grey and red clay tiles, grey slate and also concrete tiles.

### Character / Layout

There are no footways along this road, creating a poor environment for pedestrians. Properties are detached and generously spaced providing no strong or consistent frontage. The dwellings are divorced from the road due to the extent of their set-back. There are instances of properties providing no frontage onto Berry Hill Road and instead give side frontage to driveways.

### Gardens / Boundaries

Properties along the southern side of the road have large hedges and often gated driveways enhancing privacy of the units. Front gardens are generous and there is a further grassed buffer between the boundary and the road.

Properties along the Northern side of the road have a mix of low boundary hedges or no delineation between private and public space. Front gardens are generous.

### Density

Approx 9 units per hectare



Image 1: Large detached units on the southern side of the road which are set back from the main road



Image 2: Bungalow on the northern side of the road with significant screening and a set back from the road





Character Area 3 Location



## Character Area 4: Tanners Lane

Tanners Lane is located to the north-east of the proposed development site and falls within the Conservation Area. Dwellings are consistent with the historic style of the Village with very few contemporary units.

### Scale

There is a combination of detached units and terraced units. Properties along the southern side of Tanners Lane are two storey units with tall pitched roofs. Along the northern side is a more modern development in the form of bungalows.

### Materials

The predominant building material is the traditional local ironstone, a number of the newer dwellings feature render and red brick. Roofs are a mixture of grey slate tiles and traditional thatched roofs.

### Character / Layout

Properties are arranged along Tanners Lane in a mixture of terraced units in runs of 3-4 as well as detached units. The older traditional units front directly onto the road enclosing the street and have a strong relationship with the street. Parking is to the rear or to the side. On some units historic coach house entrances have been converted into garages. The newer units are set back from the road and have private gardens and front access to drives. The road is narrow and lacks footways.

### Gardens / Boundaries

Houses along the south of Tanners Lane open directly onto the street and therefore do not have a front boundary or a front garden. In some instances there is a small landscape strip forming a buffer between the property front and the street edge. Boundaries along the southern side are formed by stone walls. There are two

detached properties with small front gardens and dwarf stone walls giving a semi private feel.

The newer properties have front gardens and front access to parking. Boundaries are formed by stone walls and hedges. Many of the stone walls have trees and bushes behind them. This adds positively to the street scene.

### Density

Approx 28 dwellings per hectare



Image 1: Street scene on Tanners Lane. Traditional and newer dwellings providing a strong relationship with the street



Image 2: Traditional dwellings on Tanners Lane with the local ironstone seen throughout Adderbury





Character Area 4 Location

# 4. Opportunities & Constraints

# 4. Opportunities & Constraints

This section draws together a summary of the opportunities and constraints of the application site for the proposed development. This reflects the appraisal of the site and local area set out in the preceding section. It is also informed by the technical survey work undertaken to support the application and submitted with the application.

## Constraints

- 4.1 Development of the application site should be informed by:
- The scale and character of existing development in the surrounding area in particular the adjacent houses along Berry Hill Road;
  - The shape and topography of the existing site, which falls in the north western corner;
  - The existing boundary trees on the site;
  - The need to conserve and enhance opportunities for biodiversity interest;
  - The long view across the site (by the existing site entrance) towards St. Mary's Church;
  - The need to respect the amenity of nearby residents, namely to the immediate west of the site fronting Berry Hill Road; and,
  - The potential for impact on views from the wider surrounding area including from the adjacent Public Rights of Way.

## Opportunities

- 4.2 The proposed development of the application site affords the opportunity to:
- Provide new homes in a sustainable location to meet an identified local need;
  - To contribute towards the 5 year housing land supply in Cherwell;
  - To ensure that through good design, development can be delivered in a manner which responds to the existing natural features of the site including landscaping and topography;
  - Achieve biodiversity gain through appropriate habitat creation and native planting;
  - Creating a pedestrian connection to neighbouring green space and the village centre to the north;
  - Respect and enhance views from Berry Hill Road towards the spire of St. Mary's Church;
  - Creating enhanced pedestrian infrastructure along Berry Hill Road;
  - To bring forward new housing on a site which is well related to the existing settlement and is naturally well enclosed from surrounding views;
  - To create a new strong boundary to the settlement through the creation of significant buffers of open space;
  - Provision of a Green Infrastructure Network to integrate with and enhance the existing Network; and,
  - Form a natural extension of the village whilst enhancing the approach to the village-core when arriving from the south-east.





**Key**

- Existing Hedgerow/Opportunity for ecological enhancement
- Public Rights of Way
- Flat land
- Existing housing
- Existing trees
- Topography fall
- Views in from PROW
- Opportunity for enhanced footway and PROW connectivity
- Neighbouring properties boundary
- Filtered views from PROW
- Weak boundary
- Hardstanding
- Topography contours
- Views through the site towards St Mary's Church



# 5. Vision

# 5. Vision

This section identifies core design principles that have been considered to help to create a sustainable environment which exhibits a high level of design quality.



## Compactness

5.1 To provide a truly sustainable scheme it is essential to efficiently consider land use appropriately and ensure maximum connectivity and permeability. To achieve this the development will:

- Provide an appropriate density of development for a site that is an integral part of the village;
- Create places for people, whilst recognising the need for the car, through prioritisation of routes for pedestrians and cyclists, and careful consideration of surface treatments; and,
- Provide practical and usable amenity space, which reflect desire lines and meets public need.



## Legibility

5.2 A legible scheme will allow people to easily read their surroundings and orientate themselves. Legibility should be created or enhanced by:

- Clearly marking entrance points and routes through the scheme;
- Creating identity and character using the site's existing and natural characteristics and new design elements;
- Using a clear street hierarchy;
- Defining spaces which are memorable;
- Landscaping and varying materials to indicate clear routes;
- Maintaining and enhancing important local views to the wider context;
- Creating a central focus for development; and,
- Utilising existing landscape features as distinctive elements.



## Context & Character

5.3 Integrating the site into the surrounding area and establishing character is vital in delivering a successful scheme. This includes locally distinctive development patterns, landscape, culture, materials and bio-diversity. To enable this:

- The development will adopt a style and character which draws on and interprets the key elements of the surrounding settlement as identified in the character and context appraisal;
- The development will adopt a style that is complementary to the nearby Conservation Area;
- The scale and massing of the development will respond to surrounding development; and,
- The development will contribute a positive change to the image of the area with high quality new development. This will be particularly important along the northern and southern fringes of the development as the most visible points of built development.

## Continuity & Enclosure

5.4 The enclosure of streets and spaces, a consistent building line and active frontages onto the public realm and nearby public rights of way are essential components in the creation of a safe and secure environment. This helps to create a stronger sense of place and identity and encourages social interaction. The development must have:

- Units that face on to Berry Hill Road and proposed streets and spaces creating high levels of activity and surveillance;
- Spaces that are well enclosed by development to create a sense of place and to promote public safety and security;
- A relationship between building height and road/space width to create the appropriate sense of enclosure in relation to spatial role and form; and,
- Clarity in what is public and what is private space.



## Adaptability & Diversity

5.5 The scheme must be designed to be robust, to accommodate the needs and expectations of inhabitants and users as they change. This can be achieved through:

- Creating flexible development plots, to allow units to be converted or extended;
- High quality homes that are built to last, and permit alteration to the structure over time;
- Designing spaces that are capable of adapting over time and which can fulfil a number of roles; and,
- Streets that are simple, robust and clutter free.

Variety and diversity should be increased via the following:

- Providing a mix of property types and tenures that build on the existing stock;
- Variety in building form, plot structure, detailing and materials to create uniqueness; and,
- Creating distinctive spaces that add character to the development and are complementary to existing development.



## Sustainability & Efficiency

5.6 The development should be designed and delivered to minimise resource use and maximise energy efficiency during construction and operation. This should include:

- Orientation to take advantage of passive solar gain should be considered;
- Conservation of energy consumption both during construction and by the site's end users;
- Conservation of water through reduced consumption; and,
- Minimising surface water runoff.

## Accessibility

5.7 An accessible scheme will accommodate all users, ensuring safe and secure access to local facilities. The site is to be incorporated into the local movement network by:

- Facilitating movement within the site and surrounding areas;
- Connecting to the existing footways and footpaths around the site;
- Ensuring pedestrian movement is safe and easy with cars prevented from dominating;
- Establishing a layout that is legible and can easily be read by all users; and,
- Providing equal access, meeting the needs of individuals with visual/hearing impairments and with limited mobility.

## Development Concept

- 5.8 The concept is based around the issues and opportunities that have emerged from a thorough site analysis and understanding of the built context as outlined in Sections 3 & 4.
- 5.9 Key to the success of the development as “place” will be its integration with the surrounding landscape and immediate built context.
- 5.10 The frontage onto Berry Hill Road is an important factor which will help maintain a sensitive relationship between the existing and proposed development. Although the site falls outside of the conservation area, the development will still need to be sympathetic to this and take appropriate cues from the historic character.
- 5.11 The key elements of the concept are outlined in the adjacent plan and below:
- 1.** The preservation of the site’s landscape frontage as a green corridor which is permeated by informal built frontage. This will enhance the current route into Adderbury approaching from the south-east.
  - 2.** The creation of a built development area which forms a natural extension to the settlement.
  - 3.** The use of green landscape and movement corridors through the site to enhance green infrastructure.
  - 4.** Ecological enhancement areas strengthening the landscape along the eastern boundary and within the south eastern corner of the site.
- 5.** Retention of mature trees along with southern and northern boundaries.
  - 6.** Landscaped open space in the northern part of the site to improve and link into local green space amenity.
  - 7.** The creation of a development that provides well overlooked green spaces and pedestrian links into the wider landscape.
  - 8.** Integrate and connect into the wider PROW network affording sustainable access to the village amenities.
  - 9.** The introduction of a pedestrian footway connecting to Oxford Road in the east and up along Berry Hill Road to the west.
  - 10.** Maintain view of St Mary’s Church through existing site access, currently afforded to drivers and passengers along Berry Hill Road and open this view up to pedestrians;
  - 11.** Create new views of St Mary’s Church along pedestrian access and recreational route to proposed on-site POS; and,
  - 12.** Create new publicly accessible views towards St Mary’s Church from proposed POS.





Key elements of Masterplan

- |                              |  |
|------------------------------|--|
| <b>Key</b>                   | Proposed green street                            |
| Ecological enhancement zone  | Link to existing PROW                            |
| Enhanced landscaped boundary | Frontage   |
| Plot parcels                 | Natural surveillance/views                       |
| Retained Trees               | PROW   |
| Heart of development         | New footway                                      |
|                              | Views through the site to St Mary's Church spire |



# **6. Proposed Development**

# 6. Proposed Development

The outline application seeks approval for a new residential development with all matters reserved apart from access. This section describes the vision for the proposals in line with the Planning Practice Guidance, considering use, amount, layout, scale, landscaping and appearance in turn.

## Use

- 6.1 The site comprises land used for grazing and paddocks, with some areas of hardstanding consisting of existing stables. The site is framed by existing urban features and is relatively enclosed from wider views. Consequently the site is considered a highly suitable location for housing where a carefully designed development would create a well-related extension to the existing settlement.

## Amount

- 6.2 It is submitted that up to 53 dwellings can be appropriately accommodated on the application site. Although it is proposed that housing mix will be a matter considered at reserved matters stage, the submitted Illustrative Masterplan shows how a mix of dwelling types and sizes can be accommodated on the site. This is to include affordable dwellings in accordance with Policy BSC3 of the Cherwell Local Plan.
- 6.3 The density of the developable area will be approximately 23 dwellings per hectare. This accords with the density of other recent developments in Adderbury, with a recent development at The Robbins having a density of 27 dwellings per hectare.

## Layout

- 6.4 The matter of layout is reserved for consideration at a later date. However, the Illustrative Masterplan submitted in support of this application demonstrates that up to 53 dwellings can be accommodated in a manner which responds positively to the opportunities and constraints of this site.

- 6.5 Whilst the masterplan is only indicative, it has been informed by the findings of the technical surveys and assessments that accompany the application. Where possible, recommendations for biodiversity or landscaping enhancements and known constraints have been considered and have informed the final illustrative layout.

- 6.6 Specifically, the following are the key principles that have informed the production of the Indicative Masterplan:

- Public Open Space, incorporating a network of informal footpaths, is to wrap around the northern and western boundaries of the proposed development. This will help to create a buffer, soften the appearance of the development and also provide residents with recreation opportunities. Footpaths will be provided across these areas.
- The desire to maintain a long view to St. Mary's Church spire to the north-east. The layout retains this view corridor and also provides a new view corridor through the site. No built development is located within these corridors.
- The existing vegetation, particularly around the perimeter of the site, is to be protected and enhanced with new native hedgerow and tree planting wherever possible. Retention of this planting will assist with habitat connectivity to the wider area and the River Cherwell.
- Habitat connectivity is to be achieved throughout the site by adopting a landscape led approach to masterplanning, which has been informed by the findings of the Ecology Survey.
- Although indicative, the relationship between the scale, mass and form of buildings, open space, public realm and general layout arrangement is appropriate for a rural setting and will nestle comfortably with the surrounding residential areas.

## Proposed Illustrative Masterplan



- 1 - Opportunity for large detached properties set back from Berry Hill Road
- 2 - Intimate, informal streets and private drive are appropriate for the site and representative of many of the successful streets and spaces within Adderbury
- 3 - Opportunity for smaller irregular terraces framing intimate streets and courtyards.
- 4 - Informal pedestrian links through open space and ecological enhancement areas connecting to existing PROW
- 5 - Informal, irregular built edge fronting ecological enhancement zone. Pedestrian links into PROW
- 6 - Proposed footway along Berry Hill Road



# Proposed Layout Context



The proposed illustrative masterplan within the wider context of Adderbury illustrating how views to St. Mary's Church have been maintained and created.



## Scale

- 6.7 Matters relating to scale will be confirmed at the reserved matters stage. It is anticipated that any future dwellings on site will be up to two storeys in height, in keeping with the surrounding area as highlighted by the context analysis.

## Character & Appearance

- 6.8 The development proposal utilises a variety of house types to create lower density outer edges to the scheme with higher density clusters within the core.
- 6.9 This variety supports a clear street hierarchy and legibility by creating areas of differing character throughout the proposal.
- 6.10 The scale and massing of the development proposal responds to the surrounding context and utilises a mix of dwelling types avoiding excessive repetition. The development proposal also adopts a style and character which draws on and interprets the key elements of the surrounding settlement.
- 6.11 Materials are to be considered at reserved matters stage. It is anticipated that materials proposed for use in the development will be characteristic of the site and its surroundings, with high quality architectural design used to ensure development is sympathetic of the character of the area and adjacent development.
- 6.12 The final design of the dwellings will be subject to the detailed proposals, but the underlying emphasis will be to provide interesting elevations that afford

an attractive and appealing street scene that are in keeping with the character of Adderbury. This will be achieved by incorporating features and details seen in the local area into the proposals as well as adopting established architectural design principles.

- 6.13 Best practice and good design would see that development responds to and take cues from the best parts of the local built context including appropriate historic detailing that can be reflected within modern housing. Common design and layout features that should be reflected include;
- Pitched roofs;
  - Mixture of front garden sizes but generally bound by a low wall, hedge or combination of the two. Where front gardens are small, a semi-private buffer should be planted with shrubs and hedges;
  - Predominance of local iron stone as the prevalent building material. Red brick as the secondary building material;
  - Roofs are typically pitched in slate or dark brown clay or concrete tile;
  - Soft landscape plays an important part of the character of Adderbury and should be a considered part of any development;
  - Chimneys are important building features that can be used on key buildings ;
  - White casement windows; and,
  - Pitch canopies over front doors.
- 6.14 The page opposite illustrates architectural features and vernacular found throughout Adderbury on both traditional and contemporary properties and is deemed an appropriate overall character for the proposed development.





## Landscaping

- 6.15 Landscaping will be considered at reserved matters stage, but it is recognised that existing green infrastructure will have a major influence to the form of development proposed at the site and a landscape and ecological led approach to masterplanning has been utilised in creating the Illustrative Masterplan. The masterplan shows that appropriate levels of public open space will be incorporated throughout the scheme to ensure an attractive development, which respects existing natural features, is sensitive to the character of the wider area, provides opportunities for recreation. and provides a positive transition to the surrounding open countryside. The layout provides opportunities for significant new tree planting.
- 6.16 In particular, the Illustrative Masterplan seeks to protect and enhance the existing boundary trees on the site and introduces new native hedgerow planting to both increase opportunities for biodiversity across the site, to secure the privacy of surrounding residents and maintain a setback to Berry Hill Road in keeping with existing development in the area.
- 6.17 The layout incorporates substantial areas of open space and landscaping along the northern and eastern boundaries of the site. This will mitigate against any adverse landscape impacts and ensure the development respects its edge of centre location. These significant areas of open space also provide opportunities for informal recreation, with pathways proposed throughout. This comprises a significant material benefit of the scheme.
- 6.18 Consideration has been given to establish a positive relationship between the existing built form and ensuring a transition to the surrounding open countryside.



# 7. Sustainability

# 7. Sustainability

The overriding objective of national and local planning policies is to promote and deliver sustainable forms of development. This aim is shared by the applicant and is reflected in the application proposals.

- 7.1 At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.
- 7.2 There are three dimensions to sustainable development: economic, social and environmental. The accompanying Planning Statement prepared by Nexus Planning demonstrates how the application proposals would make a contribution to all three dimensions.
- 7.3 Given the emphasis at the national and local level, it is important that sustainability is considered throughout the design process and carried through to completion. This maximises opportunities to integrate sustainable development principles and features into a scheme and reduce the risk of retrofitting measures in the future. A wide range of issues have therefore been considered in respect of these proposals. The most pertinent features are now described.

## Land Use

- 7.4 Consideration of land use within the scheme and in neighbouring areas is essential to ensure that the proposed development makes a positive contribution to the existing and any future community.

7.5 Key land use consideration addressed by the proposals include:

- Development of an appropriate scale which will not only reduce the need to travel but will ensure that the needs of all existing future residents are met locally and accessibly;
- The Illustrative Masterplan has been designed sensitively in consideration of neighbouring land uses ensuring that no existing properties suffer unacceptable loss of amenity; and
- Key landscape features, including the existing trees along the borders and frontage of the site are to be integrated into the development wherever possible and have provided a framework for the future development of the site.

## Movement and Access

7.6 The layout has been designed to ensure:

- A safe and usable access from Berry Hill Road
- Maximum permeability for pedestrians and cyclists without creating unacceptable security risks; and
- The inclusion of safe and usable footpaths within the site;
- An internal layout which ensures pedestrians are prioritised above vehicles.

## Energy Efficiency

7.7 It is anticipated that the development will incorporate sustainable design and construction measures in order to achieve carbon emissions reductions.

# 8. Access



# 8. Access

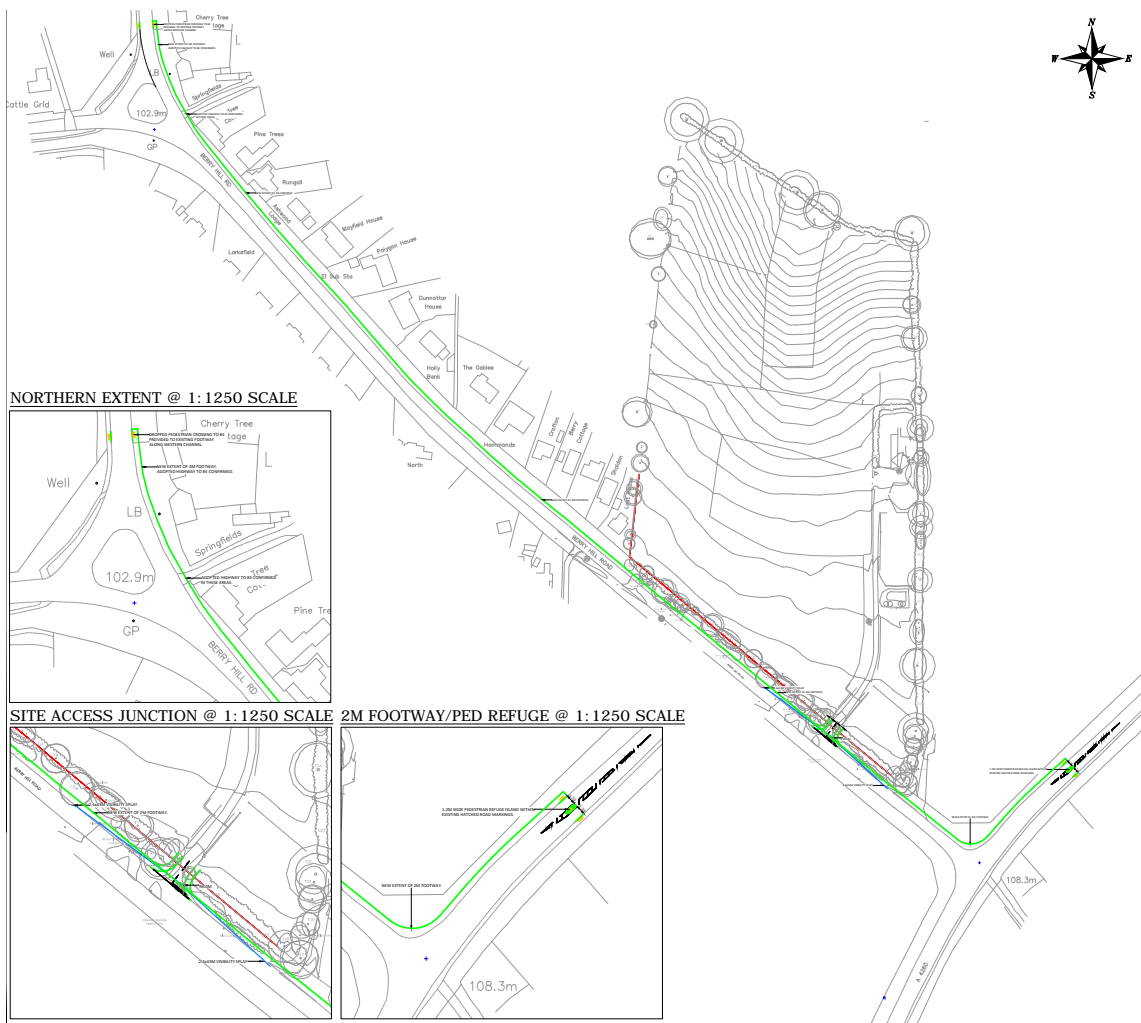
Croft Transport Solutions have been commissioned by Hollins Strategic Land to provide transport and highways advice for the application proposals. This application is supported by a Transport Statement.

8.1 It is proposed that the access to the development will be formed via a new junction to Berry Hill Road, approximately midway along the site frontage. The proposed junction will have a carriageway width of 5.5 metres and footways of 2 metres wide will be provided on both sides of the access to provide safe and efficient pedestrian access into the site. The Transport Statement demonstrates that acceptable visibility splays can be achieved in either direction. It is proposed that the existing 30 mph speed limit along Berry Hill Road will be extended to beyond the site access.

8.2 The proposals also provide for a new footway along the northern side of Berry Hill Road up to the junction of Berry Hill Road and Horn Hill Road and connect to the existing footway network. This will enhance the pedestrian connectivity in this part of the village and ensure a safe and usable route between the site and the local facilities in the village core.

8.3 The Transport Statement that accompanies the application demonstrates that given the low predicted trip rates as a result of the proposals, the additional traffic generated can be accommodated on the local highway network.

## Proposed Access Plan



- 8.4 The internal site layout will be designed to accord with Manual for Streets and Local Guidance and car parking will be provided at a level to be agreed with the local highway authority as detailed proposals emerge. The internal road layout design will also be designed to allow for the collection of refuse from each property, with dedicated waste collection points accommodated on site, positioned to meet bin carry distance requirements and refuse wagon vehicle movements will be tracked at the detailed stage to ensure that they can move safely throughout the internal road layout.
- 8.5 The proposed development is accessible to a wide range of existing and proposed local facilities both on foot and via public transport.
- 8.6 Overall the supporting application document demonstrates that the proposals will provide a sustainable development and has adequately taken into account all matters relating to Access.

# 9. Conclusions



# 9. Conclusions

This Design and Access Statement has been prepared in accordance with national and local policy and guidance on design and demonstrates how the application site can accommodate the proposed development in a manner which reflects local character and will make a positive contribution to local housing need, green infrastructure and biodiversity.

to deliver new housing and that there are no adverse impacts arising from the development that would outweigh its benefits. As such, the application should be considered favourably by the Council and approved without delay in accordance with paragraph 14 of the Framework.

- 9.1 This is a suitable location for housing as the site is within walking and cycling distance of local shops and services within Adderbury. The site is within easy walking distance of bus stops which provide frequent services to other key destinations including the 'Major Service Centre' of Banbury from where connections are available to major destinations further afield including Birmingham and London. The provision of a new footpath along Berry Hill Road will further increase the site connectivity.
- 9.2 The proposals will see the delivery of a high quality residential development in a demonstrably highly sustainable location. It has been shown that up to 53 new homes could be provided in a mix that will respond to locally identified need and contribute towards national and local policy objectives to create mixed sustainable communities. This will include provision of affordable housing.
- 9.3 The delivery of up to 53 new dwellings on the site provides an opportunity to secure biodiversity enhancements which will improve habitat connectivity between the site and the existing green infrastructure network surrounding the site.
- 9.4 This statement, and the accompanying application documents demonstrate that the proposals constitute sustainable development, in an appropriate location



NEXUS  
PLANNING

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# Land at Berry Hill Road, Adderbury

## Design and Access Statement