



Banbury Lane, Middleton Cheney

**DESIGN AND ACCESS PLANNING STATEMENT**

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## INTRODUCTION AND PURPOSE

- 1.1 This Design and Access Planning Statement supports the applications for approval of reserved matters for the construction of 79 market and affordable dwellings and a commercial unit, on land off Banbury Lane, Middleton Cheney, Northamptonshire. The purpose of this DAPS is to clearly explain and illustrate the development proposals and provide a framework from which to prepare and submit the reserved matters application.
- 1.2 The original outline planning permission for this site was accompanied by a Design and Access Statement prepared by Framptons. This Design and Access Planning Statement has been prepared in support of these reserved matters applications to set out the design rationale, expanding upon the original Design and Access Statement.

## DESIGN AND ACCESS STATEMENT METHODOLOGY

- 1.3 The structure of this document and the detail within follows the guidance produced by the DCLG: 'Guidance on Information Requirements and Validation' (2010) and the document 'Development Management policy annex: Information requirements and validation for planning applications' (2010).
- 1.4 This statement also embraces two other essential supporting texts: CABE's 'Design and Access Statements: How to write, read and use them' (2006) and the Urban Design Group's 'Design and Access Statements Explained' (2008).

- 1.5 The document is divided into the following sections. These form part of the requisite elements, as identified in the DCLG Guidance:

### Appraising the Context:

**Assessment** - The site and its context has been assessed in terms of physical, social and economic characteristics, this includes identification of the key qualities affecting the site, such as topography, access, planning policies, existing building, townscape and landscape features, key views and ecology.

**Consultation** - this section describes the stakeholder and public consultation undertaken during the preparation of the planning application and how this has been taken into account in preparation of the development proposals.

**Opportunities and Constraints** – an evaluation of the site's context leading to an understanding of the opportunities and constraints, which in turn inform the design and evolution of the scheme as a whole.

### Design:

**Development Strategy and Vision** - This sets out the development concept which seeks to balance the solution of technical constraints identified within the site and context appraisal whilst grasping key opportunities. The design principles and concepts that have been applied in relation to particular aspects are set out as follows;

**Use** – clearly identifies the land uses and distribution across the site.

**Amount** – sets out the quantum of the development; the maximum number of dwellings proposed.

**Layout** - describes the different components of the proposed development, their arrangement and the relationship between them in particular the connectivity of the scheme's framework of streets, routes, spaces, the arrangement of blocks and individual plots explaining also how the design reflects the attributes of safe, sustainable places.

**Scale** - provides detail of the design parameters influencing scale, including height, width, and length of new buildings and other related infrastructure.

**Landscaping** – sets out the character, function and design of the Green Infrastructure principles including the structural landscape, public and private spaces.

**Appearance** - outlines the design principles for the visual appearance and form of new buildings, including detailing and materials.

## LOCATION

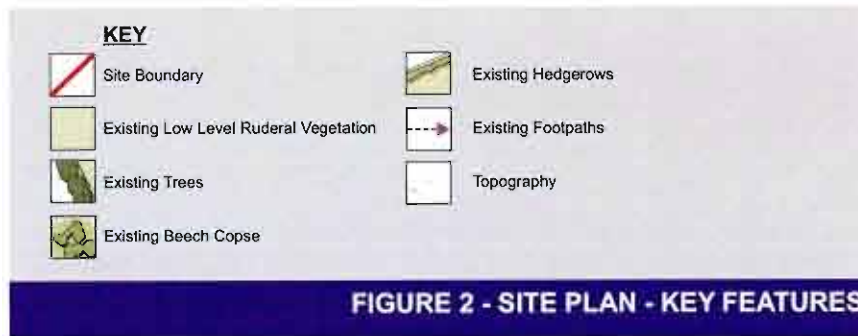
- 2.1 Middleton Cheney is located in south west Northamptonshire, approximately 4km to the east of the town of Banbury. The application site itself lies to the northwest of Middleton Cheney. The site is accessed via the B4525 Banbury Lane to the north of the site, which joins with Chacombe Road to the east providing access to the centre of the village.
- 2.2 The site is bounded on its eastern and southern sides by existing residential development. The site's northern boundary abuts an existing motorhomes sales centre and garage. The western boundary is contained by a belt of mature trees and intermittent hedgerow.



FIGURE 1 - LOCATION PLAN

## THE SITE

- 2.3 The site area extends to approximately 5.33 hectares in total and comprises a single parcel of open pasture land, currently under grazing and agricultural use. The site is contained by intermittent clusters of mature trees and vegetation along its southern and western boundaries. There is a small copse of mature trees located in the centre of the site which is enclosed by fencing. The northern boundary is relatively open to Banbury Lane, being bounded by hedgerows but devoid of significant tree cover. The existing motorhome sales centre on the north east boundary is edged with a line of existing mature trees and surrounded by secure palisade fencing. Two public footpaths run across the site connecting with Banbury Lane to the north and Chacombe Road to the east. The boundary with adjacent properties varies and includes closeboard fencing, post and wire fencing and hedgerows.



### SITE CONTEXT

- 2.4 At present there is no formal vehicular access to the site. There are a number of footpaths which provide pedestrian access from Michaelmas Close, Banbury Lane and Glovers Lane. The site is bordered on its eastern boundary by existing housing - constructed within the last 60 years. Banbury Lane runs to the north of the site connecting north Middleton Cheney to Banbury in the west.
- 2.5 Housing to the east of the site, at Kings Stile has direct views from the rear over the site - some property owners have provided more secure fencing to their properties, but a number remain open with post and rail fencing and little or no intervening vegetation. Properties on Cheney Gardens have views of the site from upper floors.
- 2.6 Views outwards from the site are contained to the south, east and north by existing development. Views to the west are more open to the surrounding countryside and the topography of the wider area and intervening vegetation serve to limit far reaching views into the site.



View northwest from public footpath at southeast corner of site



View south from public footpath at northeast corner of site



View east and south from northern boundary with Banbury Lane



Adjacent properties at Kings Stile

FIGURE 3 - SITE CONTEXT PHOTOS

## PLANNING CONTEXT

- 2.7 The site benefits from an outline planning permission for residential development. This assessment is confined to policy relevant to design and access.
- 2.8 The site is currently covered by the South Northamptonshire Local Plan. This plan will be replaced by the emerging Local Development Framework.

### National Planning Policy

- 2.9 The development proposals and preparation of the DAPS have been informed by the following;

- Planning Policy Statement 1: Delivering Sustainable Development.
- Planning Policy Statement 3: Housing.
- Planning Policy Statement 17: Planning for Open Space, Sport and Recreation.
- The Companion Guide to PPG3 "By Design: Better Places to Live" (September 2001).
- Manual for Streets 2007.
- Urban Design Compendium 2, English Partnerships and Housing Corporation, 2007.
- Safer Places in the Planning System and Crime Prevention, ODPM 2004.

### RSS for The East Midlands

- 2.10 The Regional Spatial Strategy for The East Midlands was published in March 2009, and sets out the strategic development framework for the region for the period to 2026. It addresses housing supply, transport,

economic development and regeneration, while also identifying natural and cultural resources and environmental priorities. Of particular relevance to design is the following:

#### *POLICY 2: PROMOTING BETTER DESIGN*

*The layout, design and construction of new development should be continuously improved, including in terms of reducing CO2 emissions and providing resilience to future climate change, by:*

- *design led approaches which take account of local natural and historic character;*
- *minimising energy use, reducing the heat impact of urban areas, using sensitive lighting,*
- *improving water efficiency, providing for sustainable drainage (SUDS) and management of flood water, reducing waste and pollution, securing energy from decentralised and renewable or low carbon energy technologies, incorporating sustainably sourced and recycled materials wherever possible, and considering building orientation at the start of the design process;*
- *ensuring that all urban extensions that require an Environmental Impact Assessment achieve the highest viable levels of building sustainability;*
- *making the most efficient use of land;*
- *locating and designing access from new development to local facilities on foot, by cycle or by public transport;*
- *highway and parking design that improves both safety and the quality of public space; design which helps to reduce crime and the fear of crime, supports community safety, promotes vitality, maintains amenity and privacy, and benefits the quality of life of local people; and*
- *taking account of the need to develop carbon sinks and 'green infrastructure' networks and provide for access to open space and the enhancement of biodiversity and landscape quality.*

### South Northamptonshire Local Plan

- 2.11 The following policies have been identified as being of relevance to the site and development proposals;

*'POLICY EV7:- In the special landscape areas, planning permission will only be granted for development which will not have a detrimental impact on their character and appearance. Particular attention must be paid to design, materials, siting of buildings and the use of land.'*

*'POLICY EV21:- Development proposals will be expected to retain wherever possible, or failing that to replace, trees, hedgerows, ponds or other landscape features where they make an important contribution to the character of the area.'*










### Planning Summary

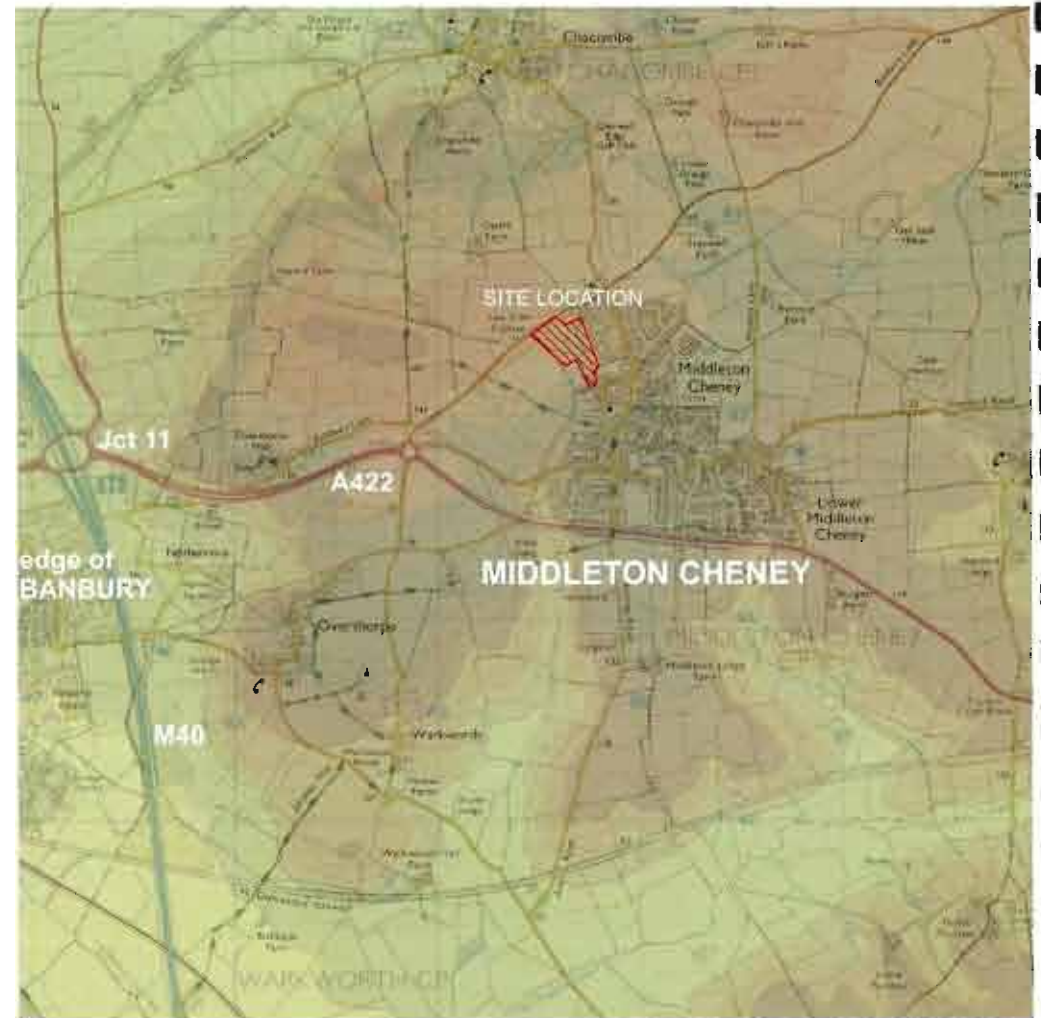
- 2.12 The development proposals for Banbury Lane fully reflect the aims of the policies in the current and emerging development plan as evidenced within the supporting and previous historical documentation such as the Ecological Assessment, FRA, Landscape Design Statement and Transport Statement. Through effective and well designed master planning the proposals also serve to protect and enhance the local character of this part of Middleton Cheney, providing a logical extension to the village which would be fully integrated into its surroundings.

**TOPOGRAPHY**

- 2.13 The landscape context of the site is gently undulating at between 80-160 metres above ordnance datum (AOD). A ridge of land rises to 161 metres AOD to the west of the site. This descends to 105 metres at Chacombe village to the northwest. To the southwest, south and east the land gently grades towards Middleton Cheney at circa 130 metres AOD.
- 2.14 The site descends from circa 150 metres AOD at its northern edge to around 141 metres at the southern corner. The adjacent Banbury Lane runs parallel with the sites northern boundary and lies at between 150 metres AOD and 148 metres AOD along this boundary. Adjacent housing at Kings Stile is level with the site at between 144-148 metres AOD and housing at Cheney Gardens is at circa 148 metres AOD. The topography slopes down from the sites northern boundary with Banbury Lane towards the south and east where it abuts the fringes of the village.

**KEY**

	Site Boundary		120-130 AOD
	80-90 AOD		130-140 AOD
	90-100 AOD		140-150 AOD
	100-110 AOD		150-160 AOD
	110-120 AOD		160-170 AOD



**FIGURE 4 - TOPOGRAPHY PLAN**

## NATURE CONSERVATION AND ECOLOGY

2.15 An ecological appraisal has been undertaken, the findings of which are summarised below. Please refer to the ecology report for further detailed information. The Phase 1 Habitat Survey and Ecological Scoping Map may be found overleaf.

### 2.16 Plants

No rare plants or other notable plant species were recorded on site.

#### Invertebrates

The site's field margins and boundary trees and hedgerows are expected to support a limited range of common invertebrates. The species poor habitats on-site and likely use of pesticides make it unlikely to support protected or rare species.

#### Amphibians

There were no ponds found on site, those within the vicinity were considered unsuitable for Great Crested Newts. The boundary hedgerows provide marginally suitable habitat for amphibians, but they were considered sub-optimal to support a GCN population.

#### Reptiles

The site was found to be unsuitable for reptiles.

#### Birds

The shrubs and trees along the boundary will support a number of nesting bird species. A limited number of common bird species were recorded on site.



Trees and existing scrub and ruderal habitats within the site

Bats

No buildings or structures were present on site. A small number of mature trees were identified as having some potential for roosting bats. Brown long-eared and Natterer's bats have been recorded within the search area.

Other Mammals

No other evidence of protected, rare or notable mammal species were recorded within the site.

Badger

A single inactive sett entrance hole and latrine was recorded 10 metres west of the western boundary of the site.

2.17 The report concludes that with the exception of three trees with potential for roosting bats, there were no habitats of conservation importance present on the site. It recommends that as many of the boundary shrubs and trees as possible be retained. Overall the design proposals include ecological enhancements in the form of gardens, tree planting and grassland and no ecological designation, habitats or protected species would be significantly harmed by proposals. The outlying badger setts would not be affected as they are beyond 20 metres of the proposals.



FIGURE 5 - ECOLOGY SURVEY PLAN

## TREES

- 2.18 An arboricultural appraisal in accordance with *British Standard 5837:2005 – Trees in Relation to Construction – Recommendations* was carried out by Aspect Arboriculture in March 2010.
- 2.19 It identified a total of 74 trees present on site and a number of tree and hedgerow groups. These comprise large clusters of trees on the southern and southwest boundaries, as well as groupings of mature trees and hedgerows on the east and west boundary of the site.
- 2.20 An existing hedgerow runs along a large proportion of the site's northern boundary with Banbury Lane. There is also a small copse of Beech Trees in the centre of the site which forms a prominent feature.
- 2.21 The positions of trees have been accurately plotted as part of the tree assessment and have been taken into account in the design of the scheme. The main access from Banbury Lane would require the removal of a short stretch of hedgerow. Within the site the central Beech Copse (G4) will be incorporated into the proposals. The specimens which are scheduled for removal to facilitate access have been classified as being low to moderate value. Whilst the loss of trees is regrettable, the loss is not considered to greatly reduce the collective visual amenity of the site, and new trees will be incorporated within the landscape proposals for the site.
- 2.22 A couple of specimens of much reduced physical quality have been identified as category R due to their health and condition and would be unlikely to contribute more than ten years safe future life expectancy to any development and therefore

should not be a material consideration in the development process. They are subsequently recommended for removal on arboricultural grounds in the interest of public safety and best practice. A number of other low quality category C trees and occasional category B trees present on site are also proposed for removal to facilitate development - please refer to the Development Framework Plan.

- 2.23 Replacement/mitigation tree planting should form an integral part of the landscape proposals for development on the site to firstly seek to replace tree cover in the local area and secondly enhance the remaining stock. The new trees would need to be suitable for the future use of the site. The development proposals will seek to protect the retained trees by providing sufficient stand-off distances to the built development, by way of the calculated Root Protection Areas in accordance with best practice.

Please see over page for Figure 6 - Tree Survey Plan

### Designated Heritage Assets

- 2.24 There are a number of important historical designations within the area including:
- The remains of a Roman Villa at Thenford, two miles east of the site, which has been designated as a Scheduled Ancient Monument.
  - A registered battleground: 'The Battle of Cropredy Bridge' 3½ miles to the northwest of the site.
  - Middleton Cheney Conservation Area, 100 metres to the south of the site.
  - A number of listed buildings within the village and conservation area including All Saints Church (Grade I) and Cranmore Cottage on Glovers Lane (Grade II).

## LANDSCAPE AND TOWNSCAPE ASSESSMENT

### *Published documents*

2.25 The following published landscape character assessments have been referred to in order to assist in understanding the landscape context of the site;

- The site lies within the 'Northamptonshire Uplands' Character Area (no. 95) as described by Natural England in the Character Map of England.
- At a county level 'The Current Landscape Character Assessment of Northamptonshire' locates the site within the 'Undulating Hills and Valleys' Landscape Type and 'Middleton Cheney and Woodford Halse' Landscape Character Area.

2.26 These documents describe the landscape context of the site and area surrounding Middleton Cheney as having extensive undulating hills with long ridgelines, with both steep and gentle slopes, particularly adjacent to watercourses. Small deciduous woodlands are sparsely scattered through the area, particularly on sloping valley sides and this combination of landform and vegetation confines views in places. Prominent church spires are located within many villages in the area and All Saints Church at Middleton Cheney is a noticeable feature.

2.27 The documents do not identify any issues of specific relevance to the development proposals. However they do recommend villages adopting local design initiatives and opportunities to improve management of woodlands and to link new and existing woodland areas.

### *Local Landscape and Townscape Character*

- 2.28 The local context to the site is predominantly a modern settlement edge character. The site lies adjacent to the built edge of Middleton Cheney and is bounded on its eastern edge by existing housing development completed within the last 60 years. A Motorhomes Sales Centre and Garage are located adjacent to Banbury Lane on the northeastern edge of the site. To the south is a small area of hard standing, currently in use as a car park, which leads to existing period housing along Glovers Lane and Church Lane and the Middleton Cheney Conservation Area. Besides a small copse of mature trees in the centre of the site, it is clear of larger vegetation and existing mature trees and hedgerows are confined to the periphery.
- 2.29 Properties at Cheney Gardens to the northeast of the site are clustered around a cul-de-sac, a group of end properties back on to the site and have views from upper floors. The houses are detached and in a modern style, completed in the last twenty years, and constructed in either red or buff brick with arched brick lintels in contrasting red or buff colour, and brick banding to add visual interest. Roofs are either grey or red pantile with simple gable details and windows are brown or white UPVC.
- 2.30 Properties at Kings Stile comprise generously proportioned bungalows occupying larger plots. These are likely to have been constructed within the last sixty years, and have large front gardens and driveways. A handful of the properties have two storeys. The bungalows are clad in buff stone, with grey brick cills, grey tile roofs and white UPVC windows. The two storey units are clad in slate on their upper floors. Properties on the western side of Kings Stile have open views of the site from the rear, particularly where the boundary has not been reinforced with closed fencing or hedgerows.



Example of 3 storey house in Dunston Ironstone, white timber lintels, grey slate roof



Example of 2 1/2 storey house in Dunston Ironstone, stone block lintels to ground floor, black painted timber to first floor, grey tiled roof, dormer windows to roof.



House in Dunston Ironstone with stone lintels, white painted timber pitched porch, note adjacent infill modern housing to left



Example of house in white render



Example of arched redbrick lintel



Example of black painted timber lintels and black painted structural cross bracing



Example of rendered dormer window treatment on a cluster of cottages

FIGURE 7 - LOCAL TOWNSCAPE PHOTOS

Mature trees and hedgerows on southwest boundary

Central Beech Copse

Motorhome Sales Centre and Garage on Banbury Lane

Existing bungalows on Kings Stile

Footpath



View north from southern footpath within site

Central Beech Copse

Motorhome Sales Centre and Garage on Banbury Lane

Existing housing at Cheney Gardens

Existing bungalows on Kings Stile

Existing footpath access to Michaelmas Close

Spire of All Saints Church



2. View east from centre of site towards Kings Stile

alisade fencing to boundary of Motorhome Sales Centre and Garage on Banbury Lane

Existing housing at Cheney Gardens

Existing housing at Kings Stile

Spire of All Saints Church

Central Beech Copse

Existing trees and hedgerow to boundary of Motorhome Sales Centre and Garage on Banbury Lane



View east and south from northern boundary adjacent motorhome sales centre and garage

Existing hedgerow adjacent to Banbury Lane

Existing Motorhome Sales Centre and Garage on Banbury Lane

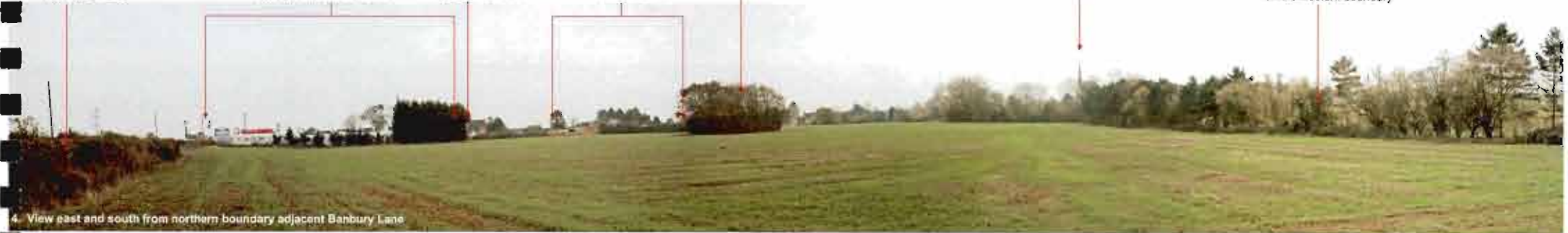
Existing housing at Cheney Gardens

Existing housing at Kings Stile

Central Beech Copse

Spire of All Saints Church

Existing trees and hedgerow on the western boundary



4. View east and south from northern boundary adjacent Banbury Lane

Photoviewpoint locations - see previous page for location information

FIGURE 9 - SITE PHOTOS

### NOISE & AIR QUALITY

- 2.44 An environmental noise survey was undertaken in October 2011. The site was considered as relatively quiet, with dominant noise coming from traffic on Banbury Lane. Mitigation will be in the form of glazing specification to ensure internal noise levels to proposed dwellings are kept at a minimum.

### CONTAMINATION

- 2.45 There are no known contamination issues on site.

### FLOOD RISK & DRAINAGE

- 2.46 The site is not in a flood plain and there no known flood risks.

### UTILITIES

- 2.47 All utilities are available.

### SOCIAL & ECONOMIC CONTEXT

- 2.48 The accessibility of the development is achieved through the successful forming of transport links from the development to the external transport routes such that a permeable layout is delivered that allows the future site occupiers to access the current and proposed range of local facilities and amenities by different modes of travel.

- 2.49 The development is located within a five to ten minute walk of the village's local amenities. These include:

Three Convenience Stores,  
 A Post Office,  
 A Takeaway  
 Two Public Houses,  
 A Children's Nursery  
 Middleton Cheney Community Primary School  
 Chederit High School  
 Doctors surgery  
 Pharmacy  
 Newsagent

- 2.50 The development is located 4km from the town of Banbury, offering further facilities including a library and dental practices.

- 2.51 It can be concluded that the development will have very good accessibility to a full range of local amenities to support the new and existing community. The proposed development will not create any new accessibility barriers within the surrounding area.

## SUMMARY

- 3.1 **Planning policy** – The proposals accord with National, Regional and Local general policy principles applicable to the content of this Design and Access Planning Statement.
- 3.2 **Ecology** – No protected species constraints were identified on site. The site was generally of low botanical diversity and dominated by species poor ruderal plants. The northern and southern boundaries are made up of mature trees and hedgerows which have some value for species such as birds, bats and badgers. The design proposals include some ecological enhancements to the site in the form of gardens, new tree planting and patches of grassland.
- 3.3 **Trees** – A tree survey has been undertaken by Aspect Arboriculture - refer to development framework plan for details.
- 3.4 **Landscape, heritage and ecology designations** -The site is not constrained by any designations (statutory or non-statutory) of national or local significance.
- 3.5 **Landscape Assessment** –significant landscape features on the site comprise the existing copse of trees in the centre of the site, the mature trees and hedgerows along the boundaries and views of All Saints Church spire to the south. The local townscape context to the east is of residential character developed within the last 60 years, with older vernacular properties situated in the conservation area to the south, beyond the site's wooded boundary. Proposed residential development on the site would be appropriate and tie-in with the existing surrounding context.
- 3.6 **Visual Analysis** - The application site benefits from good visual containment to the north and east, with a limited local visual envelope to the west, largely contained by existing topography and intervening vegetation.
- 3.7 **Access** – Vehicle access is proposed from Banbury Lane and there are opportunities to improve footpath connections into and out of the site at this point. Local public transport services are available on Chacombe Road.
- 3.8 **Noise & Air Quality** – No significant constraints were identified.
- 3.9 **Contamination** – No constraints were identified.
- 3.10 **Flood risk & drainage** – The site is located in Flood Zone 1 and this poses no risk.
- 3.11 **Utilities** – No capacity constraints were identified.
- 3.12 **Accessibility & facilities** – The development will have very good accessibility to a full range of local amenities to support the new and existing community. The proposed development will not create any new accessibility barriers within the surrounding area.

Environment and Community

1) Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?

Evaluation: Yes, the development provides new public open space and play facilities. The development is situated a short walk away from the village centre, which provides a range of local facilities including shops, healthcare facilities and schools.

**Score: 1 point**

2) Is there an accommodation mix that reflects the needs and aspirations of the local community?

Evaluation: Yes, to reflect planning policy in favour of mixed and affordable housing, a balance of 1-5 bedroom properties would be provided with 40% affordable homes to meet local needs.

**Score: 1 point**

3) Is there a tenure mix that reflects the needs of the local community?

Evaluation: Yes. The detail of this will be agreed with South Northamptonshire District Council.

**Score: 0.5 points**

4) Does the development have easy access to public transport?

Evaluation: Yes, a bus route passes the site with bus stops within 250 metres of the northwest footpath, this offers a regular service connecting Middleton Cheney to Brackley and Banbury.

**Score: 1 point**

5) Does the development have any features that reduce its environmental impact?

Evaluation: Yes, the proposals are carefully thought out and responsive to the site. A number of trees are retained and a new Public Open Space area created which would include grassland, native tree and shrub planting. Affordable homes to meet Code Level 3 for Sustainable Homes and all market homes to Part L. Refer to page 32 for landscaping and 38 for Sustainable Design. The site has ready access by a range of means of transport to local facilities and is situated within easy walking distance of the village centre. A balancing facility will be provided to the southwest corner of the site to alleviate rainwater runoff and provide further opportunities for new habitats and biodiversity.

**Score: 0.5 points**



FIGURE 13 - INDICATIVE SKETCH OF WHOLE DEVELOPMENT

Not to scale

## DESIGN PRINCIPLES

4.7 The built form will reflect existing examples of good housing design found in the local area. General design principles include the following:

- Delivery of a high quality environment which is sustainable, safe and attractive;
- Delivery of a mix of housing, ranging from one to five bedroom properties, comprising a range of house types, with predominantly semi-detached and detached properties and also clusters of terrace/linked properties;
- Provide a high quality built and landscape design incorporating Best Practice principles including the core design texts of "Manual for Streets", "Safer Places", and "By Design" and Northamptonshire Place and Movement Guide SPD;
- Establish a legible environment with a choice of interconnecting attractive streets and pedestrian routes which provide connectivity across the site and into the existing context;
- Adopt inclusive design by making the place accessible for all;
- Promote sustainability and reduce energy consumption; and
- Establish a landscape and public open space resource with the development, which provides amenity, recreational, biodiversity and sustainability benefits.
- Provide connective views through the site to All Saints Church - A key landscape feature.
- Adopt design principles informed by local vernacular and heritage.

## USE

- 4.8 The development proposals are for a residential development and small office unit with associated public open space and landscaping and are illustrated on the Development Framework Plan (Figure 15), which also identifies the proposed site access.

## AMOUNT

- 4.9 The outline application site covers a total area of 5.33 hectares. In summary the amount of development proposed is as follows;

Net Residential	2.64 ha
Commercial unit	0.79 ha (including access road)
Public Open Space (including children's play)	0.18 ha
<b>Total area (excluding commercial) =</b>	<b>2.82 ha</b>

- 4.10 **Net Residential Area (2.64ha)** – The construction of 79 dwellings equates to an average density of 30 dwellings per hectare. The following represents the planned dwelling mix;

Market Housing

19 x 5 bed houses  
21 x 4 bed houses;  
7 x 3 bed houses;

Affordable Housing

8 x 3 bed houses  
14 x 2 bed houses  
3 x 2 bed bungalows  
5 x 2 bed apartments  
2 x 1 bed apartments

Total Market Housing = 47

Total Affordable Housing = 32

Total Housing = 79 units

- 4.11 **Public Open Space (0.18ha)** - An area of public open space will be created. This will include a new tree and shrub planting, grassland, and children's play. The children's play will follow a naturalistic approach in line with the current approach to play design.

## LAYOUT AND ACCESS - DEVELOPMENT BLOCKS

4.12 A single point of vehicle access is proposed from Banbury Lane. Footpaths would be provided adjacent to the access road which would also provide access to the proposed commercial unit. This would be situated adjacent to the existing motorhomes sales centre on Banbury Lane. Existing pedestrian access across the site would be retained and incorporated into the proposals. Existing public footpaths will be diverted. Existing access points to the northeast corner with Banbury Lane and southeast corner at Michaelmas Close will be retained and enhanced with new footways, signage and planting.

### Permeability, Block Arrangement and Designing out crime

4.13 The illustrative masterplan presents a simple solution appropriate to the scale of adjacent development at Middleton Cheney and provides a legible and robust layout with good connections to the surrounding road layout and adjacent village context. It is worth noting the following key principles:-

- A main approach road leading from Banbury Lane and providing access to the proposed commercial units and residential development, connecting the site with the village and wider area.
- Well defined routes, spaces and entrances. There will be a main street leading to a small number of private drives and parking courts serving a maximum of seven dwellings.
- Existing pedestrian routes will be incorporated and enhanced within the proposals.
- Properties will be orientated to provide natural surveillance of the proposed public space, the street and pedestrian routes. There will be a

clear definition between public and private space, through layout design and boundary treatment;

- Key views of All Saints Church to the south will be incorporated into the proposals.
- Where possible proposed dwellings back onto existing properties and a planted buffer included to maintain security.

### Street Hierarchy, Focal Spaces and Arrival Points

- 4.14 The above principles underlie the design principles for the street types. A simple street hierarchy that reflects the small scale of the development is proposed consisting of a central main street that feeds into a small number of private drives and simple parking courtyards serving smaller properties.
- 4.15 At the Banbury Lane entrance to the site the new access road would comprise a sweeping route with footpaths to both sides of the road, bounded on both sides by new tree planting and hedgerows. Access to the proposed commercial unit would be gained from a spur leading to a car parking area. The entrance to the main residential development would be heralded by a change in road surface material and texture and a key feature building and street tree planting. The main street would then reach a right hand turn junction which would provide access to the southern portion of the site.
- 4.16 Key junctures within the site would be marked with changes in materials, textures and detail treatments. Where the roads meet in the centre of the site, a key square will be created with prominent buildings differentiating the route further into the development.

### Parking and bin storage

4.20 Parking provision will be in accordance with the Department of Transport's 'Manual for Streets'. Parking will be provided at a rate of 2 spaces per dwelling. A number of visitor parking spaces will be distributed throughout the site, and a designated visitor parking area provided in the centre of the site.

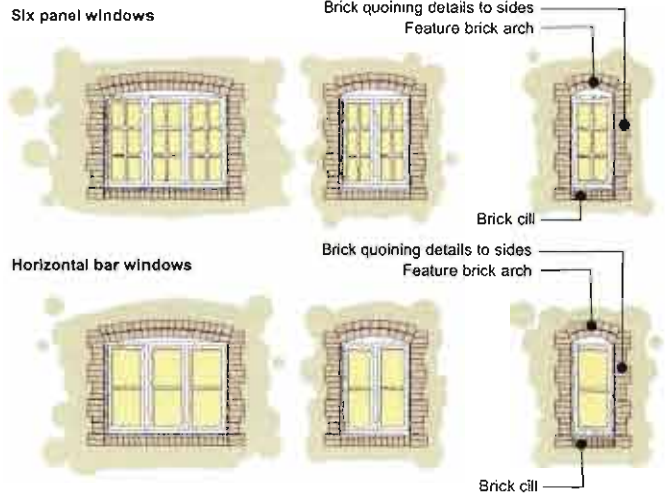
4.21 Bin storage would be carefully considered as an integral part of the detailed design proposals to ensure that bin storage areas are screened so as not to have a negative impact on the street scene. Designated refuse bin storage areas will be provided for all properties and designed to allow full access for service vehicles.

### SCALE

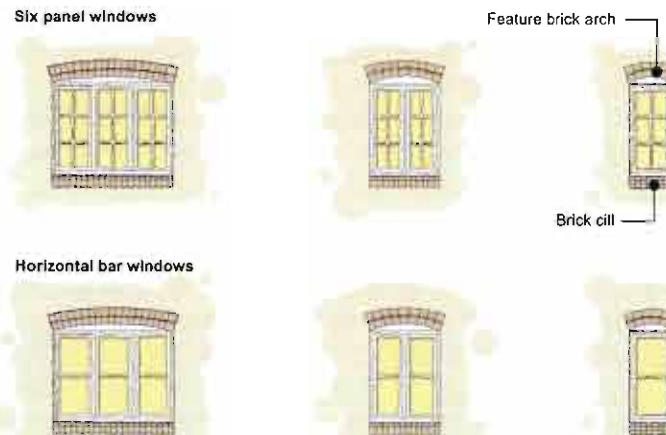
4.22 The scale of the development responds to the characteristics of the site and its context. Two storey buildings are predominant within the local context and given the topography of this area of Middleton Cheney and this is the approach considered appropriate for the site also. To minimise the visual impact on the larger bungalows adjacent to the site on Kings Stile, 2 ½ storey dwellings will be limited and restricted to the centre of the development, away from the boundary edges.



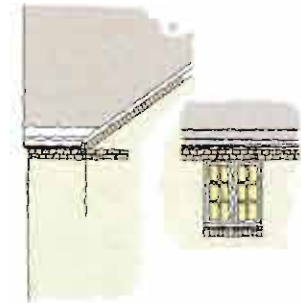
Examples of feature brickwork surrounds to key stone buildings



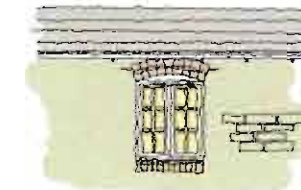
Examples of feature brickwork surrounds to brick buildings



Eaves and verge detailing to brick buildings



Exposed rafter feet detail to stone buildings



Gable Canopy Porch Detail

Flat Top Canopy Porch Detail

Feature Gable Canopy with Decorative Finial

Feature Flat-top Bay Window

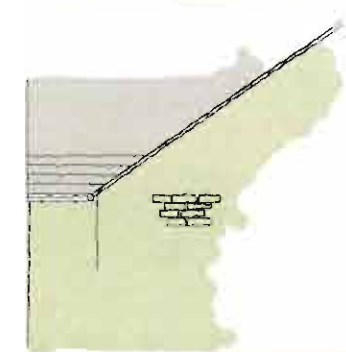
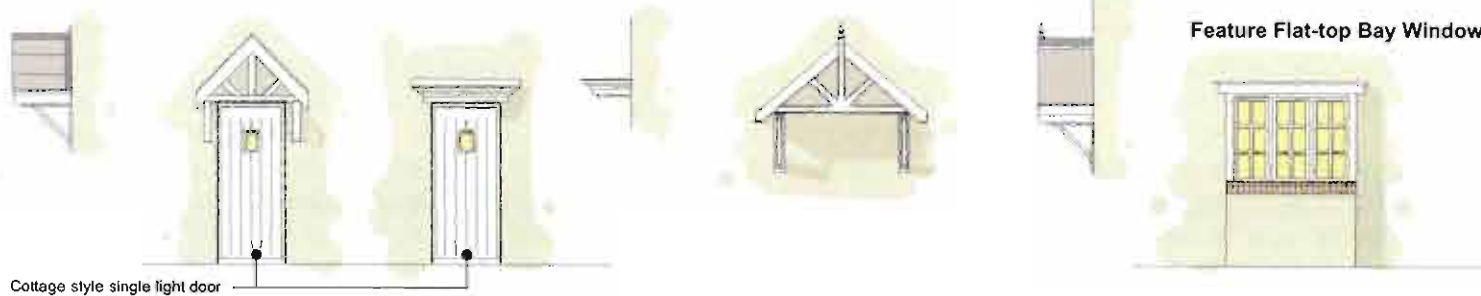


FIGURE 18 - EXAMPLES OF DETAILING

Not to scale

Elevation A-A (Plots 1-11)



Elevation B-B (Plots 34-36)



FIGURE 19 - INDICATIVE ELEVATIONS

Not to scale

### Environment and Community

1) Does the development provide (or is it close to) community facilities, such as a school, parks, play areas, shops, pubs or cafes?

Evaluation: Yes, the development provides new public open space and play facilities. The development is situated a short walk away from the village centre, which provides a range of local facilities including shops, healthcare facilities and schools.

**Score: 1 point**

2) Is there an accommodation mix that reflects the needs and aspirations of the local community?

Evaluation: Yes, to reflect planning policy in favour of mixed and affordable housing, a balance of 1-5 bedroom properties would be provided with 40% affordable homes to meet local needs.

**Score: 1 point**

3) Is there a tenure mix that reflects the needs of the local community?

Evaluation: Yes. The detail of this will be agreed with South Northamptonshire District Council.

**Score: 0.5 points**

4) Does the development have easy access to public transport?

Evaluation: Yes, a bus route passes the site with bus stops within 250 metres of the northwest footpath, this offers a regular service connecting Middleton Cheney to Brackley and Banbury.

**Score: 1 point**

5) Does the development have any features that reduce its environmental impact?

Evaluation: Yes, the proposals are carefully thought out and responsive to the site. A number of trees are retained and a new Public Open Space area created which would include grassland, native tree and shrub planting. Affordable homes to meet Code Level 3 for Sustainable Homes and all market homes to Part L. Refer to page 32 for landscaping and 38 for Sustainable Design. The site has ready access by a range of means of transport to local facilities and is situated within easy walking distance of the village centre. A balancing facility will be provided to the southwest corner of the site to alleviate rainwater runoff and provide further opportunities for new habitats and biodiversity.

**Score: 0.5 points**

Streets, parking and pedestrianisation

11) Does the building layout take priority over the streets and car parking, so that the highways do not dominate?

Evaluation: Yes, the street layout is informal and reflects the scale of the development, car parking is accommodated off street, predominantly with individual drives, garages and car ports, with additional parking courts for visitors providing designated areas away from the main thoroughfare. Some on-street parking would provide informal traffic calming.

**Score: 1 point**

12) Is the car parking well integrated and situated so it supports the street scene?

Evaluation: Yes, car parking is predominantly on plot, in designated parking courts or integrated within the street scene to provide informal traffic calming.

**Score: 1 point**

13) Are the streets pedestrian, cycle and vehicle friendly?

Evaluation: Yes, the main street generally incorporates footways to both sides and cul-de-sacs would be shared surfaces reflecting the small scale of the development. There is a no through-traffic design approach that ensures that the streets are pedestrian, cycle and vehicle friendly.

**Score: 1 point**

14) Does the scheme integrate with existing streets, paths and surrounding development?

Evaluation: Yes, the vehicle access is directly onto Banbury Lane. Existing footpath connections to Banbury Lane, Glovers Lane and Michaelmas Close would be incorporated into the scheme. New footpaths through proposed public open spaces would connect with the wider rural footpath network.

**Score: 1 point**

15) Are public spaces and pedestrian routes overlooked and do they feel safe?

Evaluation: Yes, the public open space would comprise grassland and trees and be fronted by the development edge properties. Pedestrian routes across the site have been designed to be overlooked by properties where possible.

**Score: 1 point**

- 5.1 Entries to the Building for Life awards which score more than 14/20 receive a standard:

Silver Standard - Scores 14/20 or 15/20 against Building for Life criteria.

Gold Standard - Scores 16/20 or more against Building for Life criteria.

The total score is 18 points.

- 5.2 This is an excellent score indicating that the development at Banbury Lane has the potential to achieve a Building for Life Gold Standard.

- 5.3 It is considered that there are no highways, noise, air quality, contamination, utilities, flood risk, landscape, visual, ecology, and tree matters that present an overriding constraint to development of this site.

- 5.4 The development proposals secure the provision of new public open space and play facilities for the benefit of the wider community. The new housing will make an important contribution to meeting the district's housing requirements and provide much needed affordable housing to meet local needs. The proposals will fully integrate with the existing fabric of Middleton Cheney, providing a definitive edge, which will further enhance the approach to the village along Banbury Lane.