

3.0 Landscape

3.1 Landscape Constraints

The Ecological Appraisal and Landscape Visual Impact Assessment identified a number of key ecological and landscape-visual constraints. It was identified that proposals could have an impact the adjacent Hanley Brook Wetland and riparian corridor to the west, as well as potential visual impact on the Hanwell Village Conservation Area and Banbury Crematorium to the north-west and north, respectively.

The Site is situated on a relatively steep gradient, with an approximately 10m level difference between the northern and southern boundaries. Flood Zone Level 2 and 3 occur within the southern portion of the Site, preventing development in this area.

-  Significant Existing Farmland Trees
-  Ecologically Sensitive Riparian Corridor
-  Existing Hedgerows or Perimeter Vegetation
-  Visually Sensitive Edges
-  Existing Semi-improved grassland
-  Existing Marshy Grassland - Irreplaceable Habitat
-  Flood Zone Level 2
-  Flood Zone Level 3



3.2 Landscape Opportunities

The identified constraints present valuable opportunities for habitat creation and restoration, which will help the scheme to integrate well with the surrounding landscape and context.

1. As well as retention of existing marshy grassland, the broader area of undevelopable land currently supports semi-improved grassland that will be enhanced by overseeding and subsequent management, enhancing its value as both a recreational space and wildlife habitat, while preserving a significant buffer between the development and the Hanwell Brook and Wetland Reserve.

2. Additional woodland planting tolerant of occasional flooding will be introduced at the southern boundary with Dukes Meadow Drive, providing additional recreational space and habitat and will also mitigate the visual impact of the development for users of Dukes Meadow Drive.

3. In line with recommendations made in the LVIA, a perimeter hedgerow with standards will be established at the north and eastern boundaries, addressing remaining minor visual impacts on the Banbury Crematorium and Hanwell Conservation Area, while creating a valuable habitat corridor to the Hanwell Brook.



3.3 Landscape Strategy - Character Areas

Four character areas are proposed to help the development sit comfortably at its position at the edge of Banbury, recognising the close association of the Site with the town's suburbs to the south, while respecting the rural and semi-natural context of the Site to the north and Hanwell Brook to the west.

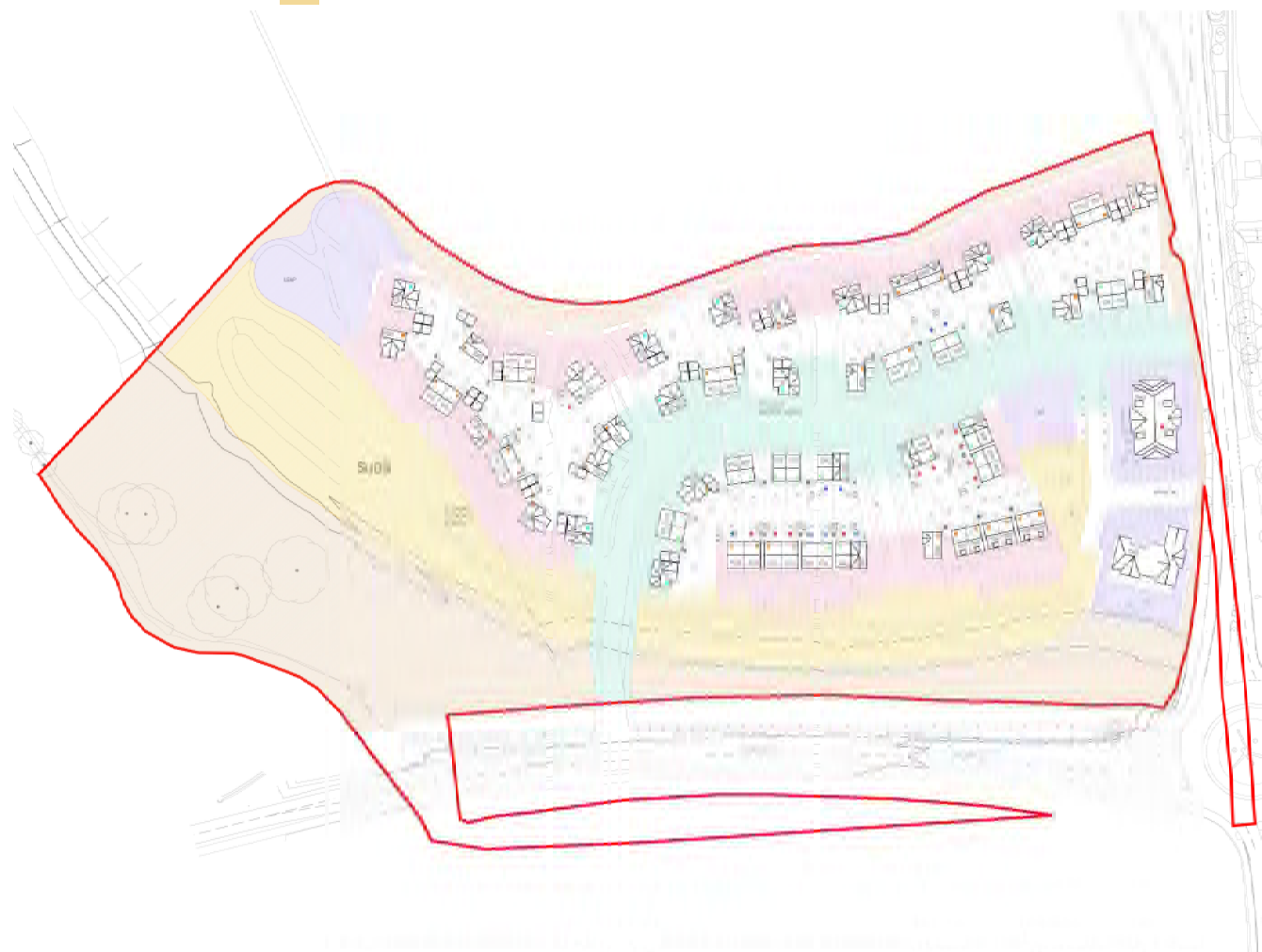
Central Tree-Lined Street/Boulevard: This area forms a structured and formal gateway into the development through use of robust street trees. Front garden treatments respect this formality, with estate railings and clipped hedges to boundaries.

Cottage Garden/Secondary Streets: The Site's position on a south-facing slope creates an opportunity to establish a 'cottage-garden' style character to secondary streets of the development, creating tranquil enclaves within, borrowing an aesthetic from nearby villages, such as Hanwell and Little Burton. As well as through a less formal planting palette, the desired character will be achieved through use of occasional low-walls and estate railings to boundaries.

Parkland Edge: To accommodate the various elements of Green Infrastructure, such as the LEAP and SUDS an English Parkland aesthetic of large trees and open grassland is proposed for these spaces, creating a transitional recreational space between development, play areas, and habitat areas to the south and west.

Habitat Areas: The character of the spaces to the south and west would be determined by the habitats they support, from a band of woodland, through to marshy areas and open slopes of wildflower meadow. These spaces will be sympathetically managed for wildlife as their primary purpose.

- | | |
|---|--|
|  Gateway Formal Boulevard |  Habitat Areas |
|  'Cottage Garden 'Secondary Streets' |  Evergreen & Low Maintenance Shrubs to Retail, Flats and Play Areas |
|  Parkland/Recreational Spaces | |



3.4 Planting - Residential Areas and Parkland

The proposed character areas will be defined in part by the choice of shrub and perennial mixes, as well as boundary hedges and choice of street trees. Generally, the aim will be to create a more formal

central avenue with street trees and clipped hedge boundaries, while a less formal appearance will be sought at the secondary streets with a higher diversity of flowering perennials, inspired by a 'Cottage Garden' style. All planting within residential parts of the development will comprise near-native species known to be beneficial to wildlife, with occasional natives as well as exotics where

appropriate, respecting the rural character of the location at the edge of Banbury.

The areas of public open space will adopt two characters: (i) a 'Parkland' character of large mostly native trees and open grassland, offering a safe environment for informal play and provide wildlife habitats features more typical of suburban environments, and (ii) areas of native habitat, to the

south, including wildflower meadow, marshy grassland, woodland, and native hedgerow to the north.

Central Tree-lined Avenue



Tilia 'Greenspire'



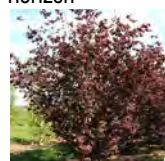
Ulmus 'New Horizon'



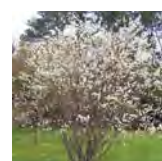
Hornbeam hedge



Beech hedge



Corylus 'Purpurea'



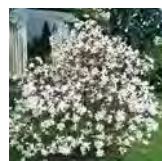
Amelanchier lamarckii



Lady's bedstraw



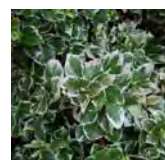
Viburnum tinus



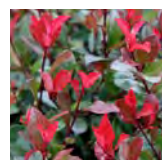
Magnolia stellata



Abelia x grandiflora

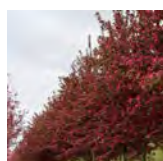


Euonymus 'Emerald Gaiety'

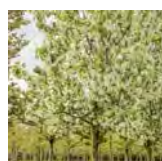


Photinia 'Little Red Robin'

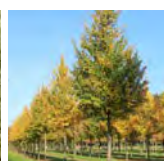
Cottage Garden - Secondary Streets



Malus 'Scarlet'



Malus 'Street Parade'



Acer 'Elsrijk'



Sorbus 'Lutescens'



Anthemis 'E.C. Buxton'



Lavandula 'Grosso'



Perovskia 'Little Spire'



Potentilla 'Primrose Beauty'



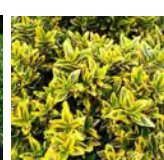
Rosa 'Kent'



Cistus 'Silver Pink'

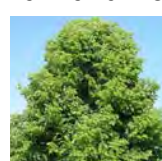


Ilex crenata

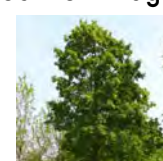


Euonymus 'Aureus'

Parkland - Southern Edge



Tilia corata



Acer platanoides



Fagus sylvatica



Salix alba



Juglans regia



Acer 'Autumn Blaze'



Liriodendron tulipifera



Quercus robur



Hazel



Hawthorn



Dogwood



Wayfarer



Holly

Native species specimen shrubs will supplement the parkland character and provide sources of foraging and nectar for various species of wildlife.

3.5 Boundary Treatments

A characterful and purposeful strategy of property boundaries is proposed to further enhance and place emphasis on the various character areas proposed.

Estate railings will be used to boundaries of the central tree-lined avenue, affording it a more formal character while providing definition and protection to garden hedges. Estate railings are also used along properties overlooking the southern open space areas, providing shelter and definition to a richer palette of low maintenance shrubs and perennials.

Occasional low 0.6m front garden walls in both brick and stone are used occasionally along the secondary streets to complement the more varied planting used here, adding variety and visual interest to the streetscape and making a strong contribution to the character of these quiet residential streets.

In accordance with local design guidance, highly visible full height garden boundaries are proposed in brick or stone. Rear garden fences on top of retaining walls are proposed with a trellis top to create a less visually imposing boundary.



Estate railings



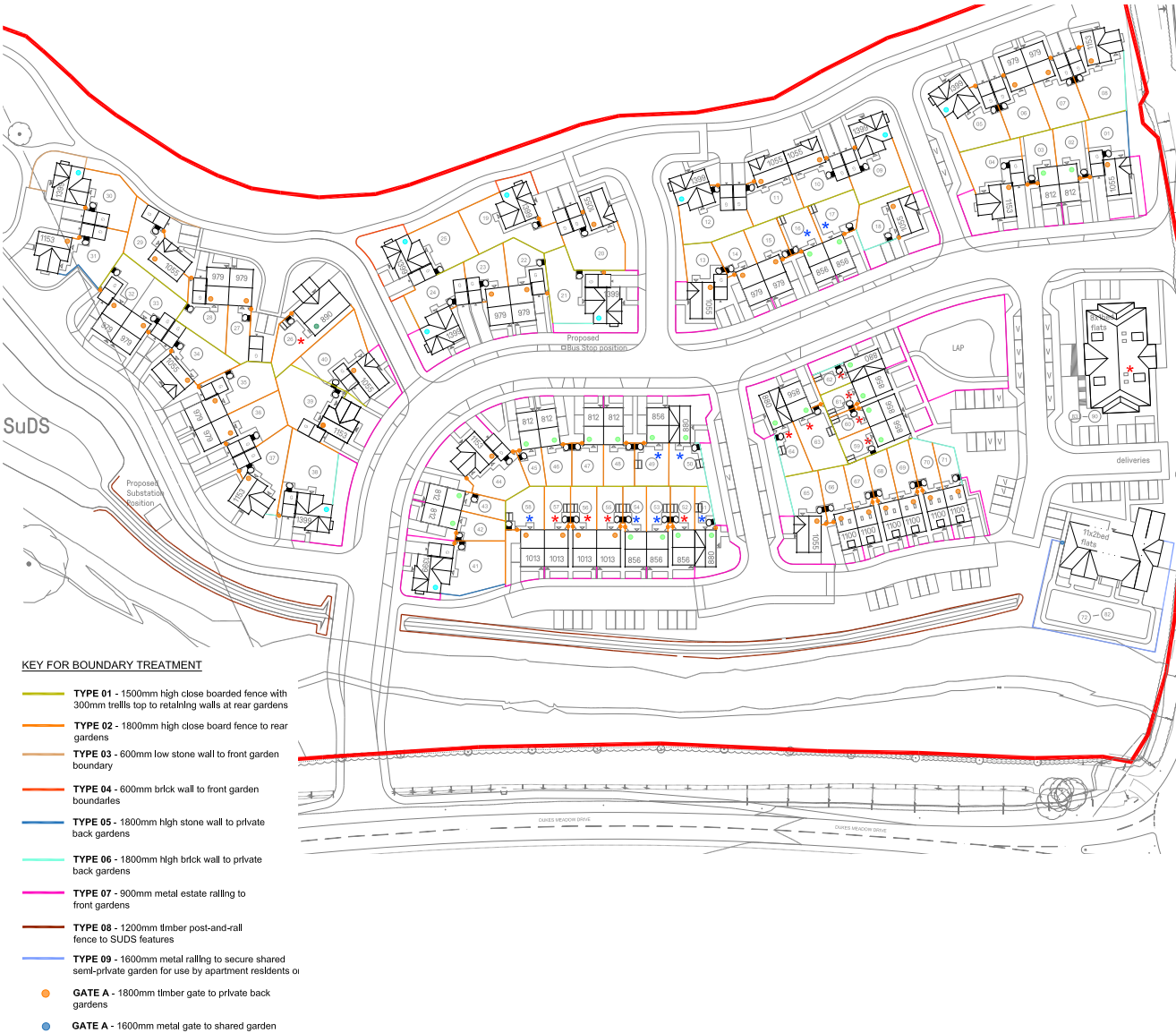
Occasional low brick walls



Occasional low stone walls



Vertical bar railings to shared garden



KEY FOR BOUNDARY TREATMENT

- TYPE 01 - 1500mm high close boarded fence with 300mm trellis top to retaining walls at rear gardens
- TYPE 02 - 1800mm high close board fence to rear gardens
- TYPE 03 - 600mm low stone wall to front garden boundary
- TYPE 04 - 600mm brick wall to front garden boundaries
- TYPE 05 - 1800mm high stone wall to private back gardens
- TYPE 06 - 1800mm high brick wall to private back gardens
- TYPE 07 - 900mm metal estate railing to front gardens
- TYPE 08 - 1200mm timber post-and-rail fence to SUDS features
- TYPE 09 - 1600mm metal railing to secure shared semi-private garden for use by apartment residents or
- GATE A - 1800mm timber gate to private back gardens
- GATE A - 1600mm metal gate to shared garden

3.6 Planting Strategy - Habitat Areas



Wildflower Meadow & Marshy Grassland



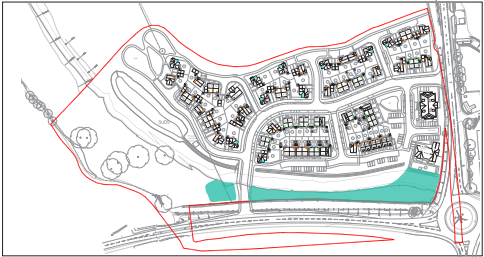
Existing areas of semi-improved grassland (classified as MG1) will be enhanced by diversifying the sward through oversowing. Marshy grassland stands will be retained and sympathetically managed.



SUDS Pond and Swales



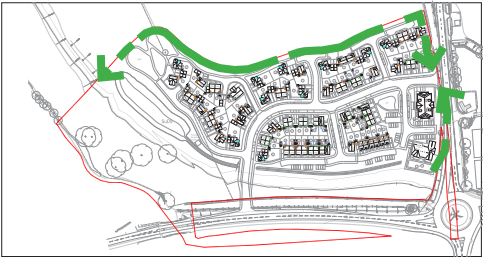
Swales will be sown with wetland wildflower mixes. Banks will be sown with wildflower seed mixes and maintained as wildflower meadows.



New Carr Woodland



New woodland planting with a focus on species tolerant of seasonally water-logged and wet areas will be created along the southern edge of the Site.



Native Hedges



Native species hedgerows using species native to the locality will be used. Wildflower woodland bulbs and plugs will be introduced adjacent to hedgerows.



Lady's bedstraw Sainfoin Salad burnet
Small scabious Devil's-bit scabious Bird's foot trefoil



Common alder Grey willow Salad burnet
Guelder rose Buckthorn Alder buckthorn



Red campion Cowslip Wood anemone
Bluebell Wood sage Ramsons

3.7 Play Strategy

The Site’s privileged position adjacent to the Hanwell Wetland Reserve and ample open space allows for the creation of engaging play opportunities for children of all ages. The play strategy contains two key elements:

1. Playgrounds (LEAPs and LAPs): High quality playgrounds using timber play equipment while exploiting the Site topography to offer play opportunities for toddlers and older children (Further details are provided in drawing number 70693 D904).

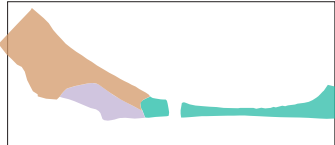
2. Access to Nature: The new proposed and enhanced areas of habitat will ensure that children of all ages will have opportunities to engage with nature on their doorstep.



LEAP and LAP



High quality timber playground equipment is proposed for both LEAP and LAP to create a durable and attractive environment for children of all ages.



Access to Nature



The new areas of managed habitat will improved access to the edges of the Hanwell Brook and provide opportunities for engagement with nature and a variety of activities outdoors.



Indicative details of play equipment are provided in drawing number 70693 D904.

4.0 Access

4.1 Vehicular & Transport Links

4.1.1 Access by Car

The site is approximately 1.4 miles north of Banbury town centre. To the east of the site is Southam Road, which is one of the main routes into the town centre, and which also crosses over the M40. Junction 11 of the M40 is located just 1.8 miles from the site. This motorway provides links to London, Oxford and Birmingham, as well as further afield.

4.1.2 Access by Bus

There are a number of bus stops within a few minutes walk from the site, on Southam Road, near Hardwick Hill providing links to Banbury town centre and Leamington Spa.

The development site is well located to encourage residents to travel by bus with a number of services available within a short walking distance.

4.1.3 Access by Rail

Banbury railway station is approximately 1.8 miles from the site, with services running to Birmingham, Manchester, London and more.

Overall, the site has multiple sustainable travel options and frequent and regular schedules on numerous routes. For these reasons the Travel Plan should target residents with the aim of increasing sustainable travel.

National Planning Policy Framework (NPPF) Section 4: Promoting Sustainable Transport recognises that transport policies have an important role to play in facilitating sustainable

development and also in contributing to wider sustainability and health objectives. This development is in support of this policy in selecting a site which has good transport links already in place.

The Institution of Highways and Transportation (IHT) document, planning for Public Transport in Developments, recommends that bus stops should be located no more than a 400m walking distance from new developments although slightly longer walking distance are not considered to be a significant deterrent to bus use.

4.2 Inclusive Access

The development aims to adopt the following principles of inclusive design.

A development that can be used safely and easily by as many people as possible without separate provision. This includes people with differing disabilities, elderly people and parents and guardians of young children;

The freedom to choose and ability to participate in the developments activities and services;

Values and embraces diversity and difference;

Adopts high quality design and use of appropriate materials;

Achieves safe, comfortable and healthy environments;

Provides for ease of use and way finding and provides information in an accessible format;

Incorporates signage on the approach, outside and inside the development that is legible and meets the diverse needs of all the community.

4.3 Design Principles – All User Groups

Design considerations for people with disabilities. Some of the issues identified include:-

Wheelchair users

Changes in level, uneven topography and general pathway surface finishes.

Inadequate widths of pathways.

People who are blind or partially sighted

A restriction in illumination levels or lighting that is not consistent.

Obstruction of street furniture, poor or no signage, and layout considerations.

The use of colour contrast on steps, infrastructure design, and manifestation on glazing.

People with an ambulant disability or reduced manual dexterity

Inadequate clearance for sticks and walking aids, too steep gradients, slippery and uneven ground, and long distance walking without resting places.

Handrails which are not cold to touch.

People with learning disabilities, literacy problems and who do not speak English as a first language

Clear, simple and logical signage that will include pictograms and both directional and informational signage to improve way finding around the scheme.

4.4 External Audit

Approach routes to the development

Visitors to the development will encounter a logical layout providing access around the development. General road signage will also include clear informational and directional signage.

Further recommendations to be adopted

Ensure precise consistent directional and informational signage is provided throughout the scheme. This will service both owners and the public at large.

Incorporation of dropped kerbs, from the designated spaces should ideally be located close to the entrances and follow the dimensions below.

Good street lighting should be provided throughout the scheme and follow CIBSE guide recommendations.

The surface of the footway, alongside a setting-down point, should be level with the carriageway at that point, to allow convenient transfer onto and from a wheelchair. Again this facility should be clearly designated and signed for easy recognition.

Where cross over points are required, tactile paving should be used to give suitable warning.

Any obstructions should be avoided, but if used for lighting etc., Free standing posts should incorporate a band 150mm high whose bottom is 1500mm above ground level, and that contrasts in colour and luminance with the remainder of the column or post.

4.5 Planting & Landscaping

Again good design guidance and layout of both soft and hard landscape will not impede horizontal and vertical movement around the development.

However the design team will aim to satisfy planning requirement to provide a green and sustainable site.

Trees and bushes will be positioned so that they do not present too much of a maintenance problem by overgrowing footpaths.

4.6 Design Strategy for Houses

The following factors will be considered and aim to be achieved along with detailed requirements of section 6 of the Approved Document M when more detailed design is considered:-

- a) The prominence and visual relationship of the entrance with its surroundings;
- b) The type of threshold needed to allow convenient wheelchair manoeuvre;
- c) The ease of operation of the principle entrance door or in this case doors;
- d) The minimum effective clear width through the doorway. And vertical circulation;
- e) Access for a visitor to an outward opening door to a Wc facility on a principle entrance;
- f) Location and design heights of sockets and switches;
- g) Doors allow for a 300mm unobstructed space between the leading edge of a door and a return wall.



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