

Appendix 2

Consultation Statement

CONSULTATION STATEMENT

CHERWELL DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT

June 2018

Prepared under Regulation 12(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Purpose and Background

This consultation statement has been prepared in accordance with Regulation 12(a) of the Town and Country Planning (Local Planning) (England) Regulations 2012, which states that, before a local planning authority adopts a supplementary planning document it must prepare a statement setting out:

- The persons the local planning authority consulted when preparing the supplementary planning document;
- A summary of the main issues raised by those persons; and
- How those issues have been addressed in the supplementary planning document.

The Council has prepared a Statement of Community Involvement (July 2016) which shows how it will involve the community in its plan and policy-making process. This document can be viewed on the Council's website. The Cherwell Design Guide SPD has been prepared in accordance with the steps outlined in Table 3 of that document.

The Planning and Compulsory Purchase Act 2004 sets out the requirements for preparing SPDs as part of the planning process. SPDs should build upon and provide more detailed advice or guidance on the policies in the Local Plan.

The purpose of the Cherwell Design Guide SPD is to set out the Council's approach to design standards for residential development across the District. The Design Guide will provide clear direction on how design policy ESD 15 in the Cherwell Local Plan should be translated for residential development.

The SPD does not create new policy. The adopted Cherwell Local Plan 2011-2031 sets the planning framework up to 2031 with the Cherwell Design Guide SPD providing a further level of detail to guide development proposals.

The SPD will be a material consideration in the determination of planning applications alongside the Local plan and other planning policies.

This statement of consultation includes a record of the following stages of consultation:

Stage 1: Initial Preparation

- Consultation which informed the preparation of the first draft of the SPD.

Stage 2: Public Consultation 23 November 2017 – 21 December 2017

- Formal consultation on the draft of the Cherwell Design Guide SPD.

STAGE A

CONSULTATION STATEMENT

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Consultation undertaken during the early preparation of the Draft SPD

Details of key consultations undertaken during the development of the draft Cherwell Design Guide SPD are provided in the table below.

Persons Consulted	Method	When	Main Issues raised	How addressed in SPD
Cherwell District Council (Development Management)	Working Group consisting of Design and Conservation Team Leader, DM Manager, Officer	On a regular basis during preparation of SPD	Working Group discussed matters such as scope and content of SPD	Suggestions and comments used to develop and refine SPD. E.g. Level of architectural prescription provided
Cherwell District Council (Development Management and Planning Policy)	Meetings, emails	On-going basis, as necessary, during the preparation of the SPD	Detailed comments and suggestions received on content and scope of SPD	Suggestions and comments used to develop and refine SPD. E.g. Detailed comments on navigation / usability and procedural issues
OCC – Key stakeholders	Meetings	Two meetings were held with OCC Highways Department in August 2016 and November 2016	Compatibility of guidance with emerging OCC design guide Detailed comments relating to shared surface design, materials / highway adoption	Suggestions and comments used to develop and refine SPD. E.g. Consideration as to how issues such as shared surface design are managed
Cherwell District Council (Councillors, Landscape, Housing/BUILD)	Stakeholder Workshops	Two stakeholder meetings were held in July and November 2016	The first stakeholder workshop was focused on scoping the document, asking 'what is special about Cherwell?' alongside challenges to securing high quality development. The second stakeholder workshop tested the emerging structure of the document	The information gathered in the workshop was used to help establish and test the structure of the SPD
Neighbouring Authorities	Stakeholder Workshops	As above	As above	As above
Parish Councils	Drop in session and formal presentation at Parish Liaison Meeting	November 2016 and 2017	The role of the guide in raising design standards in new development. Specific issues raised include designing for secure environments	The issues of security in the built environment was reinforced in the guide
Private sector developers, planners and architects	Developer Forum	June 2017	Ensuring the document is not used in a tick box manner by planners and developers. Concern that creative design solutions are not promoted	Further information on the use of the document has been written. An additional chapter has been added, focused on innovation and sustainability
Community / General Public	Online survey	February / March 2017	The community was asked about the relevance of design standards and particular issues that should be addressed	This information was used to test and help develop the structure and content of the document

Formal Consultation on the Draft SPD

Formal public consultation on the draft SPD will now be undertaken. A number of methods will be used to seek responses as follows:

- **Mail out:** information will be sent to all persons registered on the Council's consultation database, including specific, general and prescribed bodies. This will be undertaken by email or letter.
- **Website:** the SPD will be published on the Council's website.
- **Hard copies:** the SPD will be available in hard copies at deposit locations throughout the District.
- **Public Notices:** notices will be placed in the Banbury Guardian, Oxford Mail and Bicester Advertiser newspapers.
- **Social Media:** public notifications will be issued.

Responses

All representations received will be recorded, analysed and recommendations made about how they should be taken in to account to inform the final SPD. The final SPD will be presented to the Council's Executive, and if approved, presented to the Council for formal adoption.

Conclusion

The production of the current draft Cherwell Design Guide SPD has involved wide ranging stakeholder consultation. This has directly influenced both early development and later refinement of the document. Public consultation will now take place in accordance with statutory regulations.

If there are any questions on this Consultation Statement please contact the Planning Policy Team on 01295 227985 or email planning.policy@cherwell-dc.gov.uk

Appendices

1. **Stakeholder Workshops – Summary Report**
2. **Parish Liaison Meeting – Attendees and Main Issues Raised**
3. **Developers Forum – Summary Report**
4. **Public questionnaire – Summary Report**

Appendix 1

Stakeholder Workshops – Summary Report

Cherwell District Design Guide Stakeholder Workshop 26th July 2016 Prepared for Cherwell District Council August 2016

Draft

Alan Baxter

Prepared by Isobel Knapp
Reviewed by Clare Coats
Issued 12.08.2016 (v1 working draft)

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Appendix 1	Workshop Agenda & Attendance
Appendix 2	Introductory Presentations

1.0

Introduction

Alan Baxter Ltd has been commissioned by Cherwell District Council to develop a Design Guide to cover the District of Cherwell. The intention is that this will be used as a tool for council officers, members and developers to deliver high quality design in new developments throughout the District.

On Tuesday 26th July a stakeholder consultation workshop was held in Cherwell District Council, Bodicote. The aim of this workshop was to agree the content and scope for the Design Guide with the help of those who work in Development Management and who have had experience with Design Guides in the past.

The workshop was organised and facilitated by masterplanning consultants Alan Baxter Ltd with the support of Cherwell District Council. This report summarises the outputs of the day and provides valuable local knowledge which will directly inform the development of the Design Guide.

Representatives from the following organisations and departments attended:

- Cherwell District Councillors
- Cherwell District Council – Development Management
- Cherwell District Council – Design and Conservation
- Cherwell District Council – Bicester Delivery
- Cherwell District Council – Landscape and Trees
- West Oxfordshire District Council

The expertise in different areas contributed a range of expert knowledge to inform ideas and discussions. (See full attendance list in **Appendix 1.**)

2.0

Stakeholder Consultation Workshop

The workshop ran between 1-4 pm and was structured around two introductory presentations, a workshop session, another presentation and a second workshop session. Attendees were split into three discussion groups and were given the opportunity to feed back to the rest of the room at the end of each session. The agenda and attendance list are provided in Appendix 1.



2.1 Introductions

The presentations began with Clare Mitchell from Cherwell District Council welcoming everyone to the afternoon outlining the purpose of the Cherwell District Design Guide.

Clare Coats, Urban Designer and Project Manager from Alan Baxter Ltd, then gave an introductory presentation about what is special about the Cherwell District, detailing the countryside character areas and other distinctive features in the district such as the canal, the market town centres and the rapid 20th century expansion.

This was followed by an exploration of what is being built today, identifying more successful and less successful elements of the schemes, leading into the first of the group discussions about the character of the district and the challenges that the council are facing in delivering good design. (The full presentation can be found in Appendix 2.)

2.2 Workshop 1: Character and Challenges



The attendees were split into three groups of approximately 8 people, including a facilitator from Alan Baxter's who led the discussion. The following questions were put to the groups to focus discussion in the first session:

- i. **What do you understand is meant by 'high quality design'?**
- ii. **What are the special characteristics of Cherwell which should be reflected in new development?**
- iii. **What are the challenges you face in delivering this?**

The groups had an hour to discuss these three questions, after which each group fed back their thoughts to the rest of the room. There were many recurring themes which came up in discussion between the groups, which can be clearly identified from the discussions set out below:

Group 1

i. What is high quality design?

- Incorporating a variety of scales to create interest
- A sense of place informed by choice of local material and style
- Flexibility of uses for the long term e.g. a large ground floor in residential buildings that could accommodate commercial uses if needed.
- Reducing impact on amenity e.g. making sure that a new building does not encroach on existing buildings in terms of scale, light etc.

- Using durable materials to encourage sustainability and longevity.
- Striking the right balance between uniformity and variety in terms of style e.g. uniform material choices are typical of vernacular BUT delivered in a variety of sizes and shapes.

ii. What are the special characteristics of Cherwell District that should be reflected in new development

- Cherwell District is typified by villages, many on steep valley sides.
- Topography, both visible form and geography, informs character.
- The use of materials is directly manifested in the types of stone used.
- It is a district of villages but also nineteenth century industrial towns like Banbury.
- In the industrial towns, elements like the canal are dominant.
- There is a typical layout of settlements.
- Cherwell is very green, with tree lined streets and green spaces dominant.
- It is an agricultural district, visible in the barns and agricultural buildings.
- Cherwell has a limited palette of materials.
- The materials ‘come together’ and feel right visually.
- Stone is the dominant material, ironstone and limestone.
- The relationship between rural and urban areas is important.

iii. What are the challenges in delivering high quality design while maintaining the special characteristics of Cherwell District?

- There is a low-grade of submission to start with. Developers do not fulfil criteria and rely on a mediocrity of plan and appearance. A misalignment of issues and expectations.
- There is a lack of engagement from the developers. They have not thought through basic principles like geology and topography. Discussions take place very rarely.
- There is a pressure to deliver and an expectation to keep the momentum and pace on for both developer and council. The 5 year housing and land supply adds pressure.
- There is not enough policy to maintain and manage quality and it is not user friendly. Developers seem not to care what the Council Officers think and do not fear repercussions.
- Issues of architectural design – should it be cutting edge or conservative? If conservative, there is a lack of traditional craft skills and therefore quality of delivery.
- Some of the schemes turned down are “good enough to appeal but not bad enough to refuse.”

Group 2

i. What is high quality design?

Group 2 used Post-It notes to begin their discussion of what high quality design is, with everyone writing down two or three points each. The following groups what was written on the notes into key themes:

Functional

- Flexibility to adapt for future use
- Functional places that work for people
- Something functions well and is sympathetic to the context
- A well-functioning place

Landscape, contextual

- Landscaping – strong
- Based in context (materials, scale, form)
- Well-proportioned and detailed
- Relates well with the environment
- Heights and width of buildings in proportion to the existing built form

Materials

- Modern materials to complement traditional
- High quality materials
- Don't dominate landscape
- Good materials
- Quality palette of materials
- Distinctive and local – materials, detailing, layout

Urban design qualities

- Holistic approach – no add-on elements
- A place that is easy to understand
- Strong street frontages
- Well planned, well thought out

Other

- A sustainable place
- A place that delights

The following points emerged from subsequent discussion:

Generally, comments are either focused on the strategic aspects /overall layout or the detailing.

Functionality – e.g. Parking that works,

- Amenity spaces that are useful
- Bin storage

- Parking - note to see Phil Jones study which informed Oxfordshire County Council parking standards
- Need to be clear on future maintenance e.g. defined ownerships of parking courts / shared streets.
- Not too complicated or over-elaborate which is difficult to maintain
- Well proportioned, well detailed

Sustainability

- Needs to work in the long term
- Needs to be flexible and adaptable
- Layout needs to be flexible e.g. Street network which allows future development to connect in (unlikely to be popular locally)

Importance of landscape

- Needs to be integrated into design thinking at the outset not an add-in
- Think about framing views to and out of the development
- Landscape has to accommodate a lot of elements e.g. Suds, street trees
- Need for a connected layout and high quality public realm

ii. What are the special characteristics of Cherwell District that should be reflected in new development

- Villages –
 - Historic layouts - dispersed, linear etc
 - Materials
 - Detailing
 - Landscape and public realm details
- Either need a traditional approach or a contemporary interpretation (the latter can be challenging to achieve successfully)
- Ironstone – actually not a great building material and difficult to get hold of
- Should we be prescriptive about materials or is proportion, scale and form more important?
- Discussion about whether new development on the edge of villages should be an extension of the street e.g. with frontage to main road, or should be screened to limit impact on historic / adjacent property. Can landscape provide a bridge between urban and rural? But what happens when settlement expands again?
- Each site has different considerations / drivers.
- What about settlements that lack character e.g. Upper Arcott? Development should define a new character based on the surrounding district.
- Often developers use recent (poor quality) schemes as precedents for local character.

- A high quality landscape dominated / low density scheme is difficult to achieve. Developers always fill the plot or the landscape gets eroded over time with house extensions etc.
- SuDs and highways have a big impact on character. Need to leave space for trees and think about the long term evolution of the landscape e.g. How large the trees will become, maintenance issues.
- Interesting to see how the multi-functional landscape at Elmsbrook will evolve (BBQs etc.)
- Adoption issues of shared surfaces e.g. Elmsbrook. Only the central carriageway will be adopted. Parking bays / pavements etc. to be covered by a service charge.
- Suburbs – are there any good examples?
 - Twyford – old council housing
 - Springfield Avenue, Banbury
 - Manchester Terrace, Victoria Road Bicester
- Bicester Village - not residential but well maintained and distinctive (although not 'of Cherwell')

iii. What are the challenges in delivering high quality design while maintaining the special characteristics of Cherwell District?

- Use of standard house types e.g. reserved matters at Langford Park. Difficult to get developers to think about the overall street composition and use bespoke house types. Developers approach the Council with the scheme already designed and it is hard to move away from this
- Cost – developers obsessed with bottom line. Don't think about long term value added.
- Time constraints – perhaps only get a 1 hr meeting to influence whole design
- Lack of national emphasis on design quality – developers know numbers are most important.
- Cherwell not viewed as a location where high design quality is going to be pushed hard.
- Void in local design policy – design guide will fill this
- DM meetings too late in the process. Layout generally already in place.
- Use of poor quality recent schemes as precedents
- County highways. Limited budgets resulting in a one size fits all approach – tarmac, 6.75m width etc. Even if bespoke details are approved these tend to be lost at adoption stage citing maintenance concerns.
- Developers don't consider site topography in the layout.
- SUDs/ street trees
- Site constraints i.e. levels are not taken into account

Group 3

i. What is high quality design?

Group 3 also used Post-It notes to begin their discussion:

Functional

- Functionality
- Functional space/building
- Design which is fit for purpose

Context

- Something that responds well to the existing built development (layout)
- Something that responds well to the existing scale, massing and materials
- Design which responds to its immediate context
- Authentic, rooted in past but future-proofed, forward looking
- Design which inspires/ enhances local environment
- In-keeping or compliments the existing
- Sense of places, identity
- Context

Longevity

- Long lasting

Aesthetics

- Natural, beautiful
- Human scale
- Attractive space/ building

Urban Design

- Urban design – not all about architectural style
- People feel belonging, ownership
- Legibility

In summary, good quality design is:

- Functional
- Long lasting / legacy
- Aesthetically pleasing, beauty
- Local character/ fit in with existing built development in immediate context/ authentic/ local distinctiveness/ sense of place
- Scale, massing, human scale
- Good quality materials
- Urban design principles e.g. Layout

ii. What are the special characteristics of Cherwell District that should be reflected in new development

- Use of stone (ironstone and limestone and Banbury red brick) materials are key identification
- Building heights seem to be largely no higher than 2 storeys even in towns. Only a few examples of 3 storeys or really tall buildings. New one in Bicester does not fit in
- Landscaping - rural, edge of settlement, relationship between built form and landscape, native hedgerows, green corridors
- Historic core of Bicester - relationship between public realm and building creating enclosure, narrow scale before the car came in

iii. What are the challenges in delivering high quality design while maintaining the special characteristics of Cherwell District?

Longford Park is a monstrosity - material quality is awful

Cars

- Infrastructure for cars is over engineered to fit into developments – developments should embrace cars and find a good solution for parking rather than trying to design them out. This is a rural area so people are going to have cars as much as you try to change mode
- Madley Park in Whitney, West Oxfordshire is a good example
- Parking at rear - anti social behaviour, people want to park at front to drop shopping off and see car etc so do and park informally leading to mess. Maybe should do parking in shared space?

Heights of buildings

- Response to topography?
- Important to Cherwell character
- Progression into development from rural areas, not just wall of development but landscaped and appropriate scale. Bicester height introduced unsuccessfully.

Use of natural stone and characteristic materials

- Challenge to secure use of natural stone.
- Geology, topography, settlement pattern and natural materials linked
- Should be a higher proportion than currently being delivered. Developers argue that it is more expensive but would more natural stone increase the value of the property in the end? - the decision of where the natural stone should go in the development, if only a certain proportion is secured, is important and needs to be in the design guide.
- Prescribe X% needs to be natural?
- Risk of ruling out contemporary? Pastiche? Good contemporary?
- NW Bicester – some parish councillors are disappointed with the design
- Developments are financially driven i.e. hard to get developers to pay for natural stone

- Challenge is that a lot of housebuilders don't want to do contemporary. Self-build is an opportunity to promote contemporary
- Should the design guide promote some areas that are appropriate for vernacular and some for contemporary? Don't want less control over design but want to allow scope for areas where we can positively encourage more contemporary design.
 - Historic cores – add onto what's there in same vernacular
 - Zones for contemporary – contemporary design but has to have some element which incorporates Cherwell character e.g. materials, settlement pattern.
- Cherwell is adventurous so don't want to be held back by design guide
- Housebuilders have their own idea of character which doesn't often reflect the actual character of Cherwell

Landscaping

- Needs to be at the beginning. Should be fundamental in the masterplan
- Need the right trees in the right location so that they do not upset the built form in years to come
- It is often the highways adoption team which dispute the landscaping – need to be involved at an early stage
- Landscape should be functional not just aesthetic – drainage, biodiversity, wildlife corridors, health, walking routes
- Ancient Routeways document (should have been adopted as an SPD but wasn't) useful document setting out all the walking routes in the district. New development should be connected into these

Highways requirements

- Schemes are over-engineered

Masterplanning and layout

- Development needs to be tied back into the existing settlement
- Layout issue E.g. through walking routes
- Home for life – ease of movement, connected into existing shops
- Difficult to encourage developers to provide different house types and tenures – mostly just the same '5 bed semi with double garage', but should we be promoting a mix of house types and tenures for different age ranges etc.

2.3 Design Guide Examples

Following the first workshop, another presentation was given which explored other Design Guides – the Essex Design Guide, the Stratford-on-Avon District Design Guide, and the West Oxfordshire Design Guide. Clare Coats summarised the key aspects of the Essex and Stratford Guides (see Presentation in Appendix 2), followed by a more detailed explanation about the West Oxfordshire Design Guide, given by Janice Bamsey from West Oxfordshire District Council and Jon Westerman from Cherwell District Council.

Key points that Janice Bamsey raised included:

- The West Oxfordshire Design Guide has been around for the past 10 years
- Design is important in West Oxfordshire, particularly due to the presence of in-house architects who have developed the understanding and importance of design in the District
- Previously, officers felt that they had to rehearse the same arguments with every new development, but now the document says it all
- The document covers design in the wider sense, taking influences from the geology, historic design and landscape in the district
- Officers, members and the community were involved in the creation of the document which has generated buy-in, it was well received and it carries weight
- The original document was reviewed when? because it was too academic. Some sections were very good but only understandable by urban designers and academics – the guide needed to change to be accessible to all
- The guide was also too prescriptive so aspects such as drawings and diagrams were just fed back to the councillors, creating identical solutions in new developments
- The new guide asks a series of questions to developers and architects to go through which hopefully ensures that once they present their design it is much better thought through
- The guide gives more confidence in officers' decisions – they can be stronger with their decisions because they have the evidence to back up refusals
- The new document is web based and has self-contained sections which is very useful

Jon Westerman followed by saying that the idea of the Design Guide is to create a tool so that the development managers can go into a meeting with the NPPF, the Design Guide and a scale ruler as their tools.

After looking at some examples, Clare Coats presented a first draft of what the contents of the Cherwell District Design Guide would include (see Appendix 2):

1. The importance of good design
2. Understanding what is special
3. Responding to the site
4. Masterplanning process
5. Site assembly / Townscape

6. Building design – formal and informal
7. Details – what do we want to see

This led into the second discussion, focussing on scoping the Design Guide.

2.4 Workshop 2: Design Guide Scoping



The three groups were given the following questions to structure their discussions:

- i. **What should the design guide contain to be most helpful to you?**
- ii. **What is the appropriate balance between principles and detail?**
- iii. **Is specific guidance needed for different locations/ sizes / typologies of development?**

This session saw more variance in the routes the discussions took and broader conclusions were made. It was, nevertheless, very interesting and raised some important aspects for the project to address. Each group's thoughts are set out below:

Group 1

i. What should the design guide contain to be the most helpful to you?

- Car parking guidance is needed. The officers do not have confidence to explain and justify. While some guidance already exists it is unclear and scattered.
- The arbitrary highway engineering standards. Officers struggle to reconcile need and rule of highway and road layouts.

- There is a real need for a potted history of what is distinctive. Important to note that it cannot be just 'north' or 'south', crucial to recognise that it's north/south and town/rural. In Cherwell, the distinction between elements is subtle.
- Examples of 'Good' and 'Bad' as well as 'Do and 'Don't'. This should be drawn images NOT photographs. This is because developers often reproduce exactly.
- There needs to be some detail such as rules for fenestration layout as well as bigger rules for the assembly of buildings and rules for the assembly of settlements.
- There should be clear preference for: a) no fake materials, b) no 'gables to roadway with an entrance', c) no stuck on brick (extension of fake materials) etc.
- A catalogue of appropriate and inappropriate materials would be useful

ii. What is the appropriate balance between principles and detail?

- Detail can be good, where relevant. Otherwise it may overwhelm.
- Condensing detail information and locating in appendix can be appropriate too.
- The design guide needs to retain flexibility and not be overly prescriptive.
- Quality – explained, clarified and defined – is the most important element to get right.
- It needs to be an 'appeal proof document' i.e. a document that can stand up on its own in an appeal process.

iii. Is specific guidance needed for different locations/ sizes / typologies of development?

- Yes. Particularly the difference between large and small schemes.
- Important to remember that it is ok (and necessary) to fall back on the middle ground i.e. the good ordinary.

Group 2

i. What should the design guide contain to be the most helpful to you?

- Summary or flow chart of the process – DAS needs to establish principles and context, a clear picture. Need for early engagement with DM at concept design stage. Key questions we'll expect developers to answer e.g. Explain what's influenced the design approach? Need material in advance and developers should share work in progress producing options to be more productive.
Process:
 - Indicative masterplan - consult on that to establish framework principles
 - Application and DAS which really explain the principles. Clear picture
 - Condition and phasing and masterplan and possibly a design code
- Would like specifics about the different character of individual villages e.g. Table in the West Oxfordshire guide on layout types.

- Generally can be more specific about what is expected in the villages.
- Design code – are design codes useful? A separate /appendix on what to include could be helpful.
- The appendix can change over time to be updated
- All agreed that inclusion of standard details would be helpful i.e. We would like to see this. Rather than having a list of do-nots.
- Inclusion of guidance for higher density schemes (3-4 storeys) e.g. amenity space, balconies
- Guidance for suburban areas – unrealistic to expect all development to be ‘urban’ in form.
- Appeal proof
- Focus on public realm, landscape and car parking
- Street composition and mixing housing types.
- Importance of early engagement with CDC really important should be included in the introduction
- Responding to site – Identify what are the key design drivers to the site
- Site assembly/ townscape – challenge of typologies and creating a mix, challenge of the relationship between buildings and the use of walls etc. to avoid gaps
- Prompts to assist as to what developers have considered in terms of how they have designed
- Time as to when design is considered – outline stage needs to set principles/ consider the context
- Signposting to other documents
- Settlement pattern considerations

ii. What is the appropriate balance between principles and detail?

- Helpful to have something on parking and highways design
- Street frontage
- Standard detailing
- Public realm – street furniture, landscape

iii. Is specific guidance needed for different locations/ sizes / typologies of development?

- Potential higher density
- Specific for villages
- Need for care over where suburban layouts can happen and how it is handled

Group 3

i. What should the design guide contain to be the most helpful to you?

Group 3 went through the draft Design Guide Contents to structure their conversation as to what was good and what needed adding. The notes below summarise what was said:

- General
 - Interactive document – link to sections, link to other websites of particular documents referenced to
 - Be very visual and refer to the local plan
 - Link directly to character areas
 - Section 2 and 3 (maybe 4 as well) needs to be a strong evidence base to move away from developers' standard house type
 - Where do sustainability aspects fit? Overall presumption or small note in each section?
 - Viability – e.g. community stuff gets lost, facilities
 - Higher proportion of stone used, but at what consequence?
 - Need to know from developers the balance
 - Political buy in – can it provide community facilities whilst being high quality design?
 - Need an independent view (not developer who might tell you something from their economic view point)
 - Cherwell is doing work on this, can feed into our research
- Introduction:
 - What is the assumed level of knowledge?
 - Are the readers going to look at the other referenced documents?
 - Need to make sure enough level of information given
 - Include in introduction that building is about creating a place and somewhere to live, not just building houses and economic gain
- Understanding what is special
 - Countryside Design Guide is not used at the moment by council, will be good to have a summary of this – currently hard to read, few images
- Responding to the site
 - Include engagement with highways
 - Include wildlife corridors
 - Link into existing settlement
 - Make sure the link is clear of how you move from responding to the site into creating the masterplan
 - There is already a Landscape Characterisation document – good to look at
- Masterplanning process

- Street network
- Existing landscape
- Existing footpaths
- Structural landscaping and drainage
- Over x no. of houses, different character areas/ zones need to be designed so that large new developments do not look all the same
- Site Assembly/ Townscape
 - Challenge of typologies – mix of house and street typology
 - Challenge of relationship between buildings and the street
 - Provision of open space/ public realm
- Building design – formal and informal
 - Move away from standard house type
 - Private/ public space – how to define the edge. Sense of privacy
 - Flexibility of design and personalisation of space e.g. front garden
- Details
 - Hard and soft landscaping materials and public realm

ii. What is the appropriate balance between principles and detail?

- Should contain detail but not too much which results in cookie-cutter development designs
- Needs to identify key aspects/ principles that have to be established everywhere – what’s good and what’s bad may be useful
- These principles should be such that if these are satisfied the rest of the development should be ok
- Need very strong key principles and then detail to be nuanced to different locations – N/S/urban/rural

iii. Is specific guidance needed for different locations/ sizes / typologies of development?

- The matrix of settlement types etc. in the West Oxfordshire Design Guide was liked in Group 3 – easy for developers to quickly identify where their site is and then the particular design characteristics it needs to follow

2.5 Next steps

This report will be circulated to the workshop attendees. Further comments are welcomed and it is intended to hold a further discussion once the draft Design Guide has been progressed.

Appendix 1

Workshop Agenda & Attendance

Cherwell District Design Guide Stakeholder Workshop

26th July 2016, Cherwell District Council Offices, Bodicote

Agenda

1:00 Introductory Presentation

1:20 Discussion 1: Character and challenges

- i. What do you understand is meant by 'high quality design'?
- ii. What are the special characteristics of Cherwell which should be reflected in new development?
- iii. What are the challenges you face in delivering this?

2:20 Group Feedback

2:35 Design Guide Precedents

2:45 Discussion 2: Design Guide Scoping

- i. What should the design guide contain to be most helpful to you?
- ii. What is the appropriate balance between principles and detail?
- iii. Is specific guidance needed for different locations/ sizes / typologies of development?

3.30 Group Feedback

3.45 Conclusions and Next Steps

4:00 Close

Cherwell District Design Guide Stakeholder Workshop

26th July 2016

Attendance List

Name	Surname	Organisatoion	Department
1 Jenny	Ballinger	Cherwell District Council	Design and Conservation
2 Janice	Bamsey	West Oxfordshire District Council	
3 Jenny	Barker	Cherwell District Council	Bicester Delivery
4 Boris	Bogdanovich	Alan Baxter Ltd	Conservation
5 Sunita	Burke	Cherwell District Council	
6 Abigail	Chapman	Cherwell District Council	Development Management
7 Christina	Cherry	Cherwell District Council	
8 Colin	Clarke	Cherwell District Council	Member
9 Clare	Coats	Alan Baxter Ltd	Urban Design
10 Olivia	Colson		
11 Matt	Coyne	Cherwell District Council	
12 Maria	Curran	Cherwell District Council	Bicester Delivery
13 Caroline	Ford	Cherwell District Council	Development Management
14 Stuart	Howden	Cherwell District Council	Development Management
15 Isobel	Knapp	Alan Baxter Ltd	Urban Design
16 Gemma	Magnuson	Cherwell District Council	Development Management
17 Clare	Mitchell	Cherwell District Council	
18 Bob	Neville	Cherwell District Council	Development Management
19 Mathew	Parry	Cherwell District Council	Development Management
20 Tom	Plant	Cherwell District Council	
21 Michael	Sachey	Cherwell District Council	
22 Tim	Screen	Cherwell District Council	Landscape and Trees
23 George	Smith		
24 Nat	Stock	Cherwell District Council	Development Management
25 Rose	Todd	Cherwell District Council	Design and Conservation
26 Leanne	Turner	Cherwell District Council	
27 Jon	Westerman	Cherwell District Council	Development Management

Appendix 2

Presentation

Alan Baxter

INTEGRATED DESIGN

Cherwell District
Design Guide

Stakeholder Workshop
26 July 2016



Alan Baxter

Welcome

Clare Mitchell
Cherwell District Council

Alan Baxter

Cherwell Design Guide

Alan Baxter

Programme for the afternoon

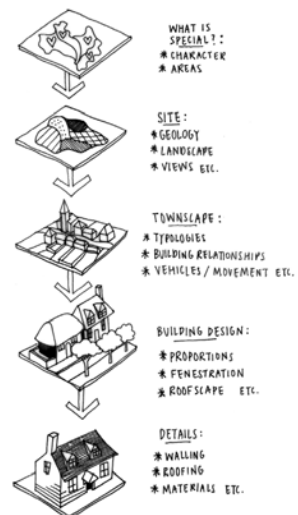
- 1:00 Introductory Presentation
- 1:20 Discussion 1: Character and challenges**
- 2:20 Group Feedback
- 2:35 Design Guide Precedents
- 2:45 Discussion 2: Design Guide Scoping**
- 3:30 Group Feedback
- 3:45 Conclusions and Next Steps
- 4:00 Close

Alan Baxter

What's special about Cherwell?

Alan Baxter

What creates character?



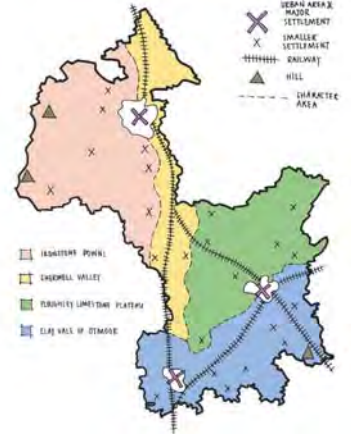
Alan Baxter

Local distinctiveness



Alan Baxter

Character areas



Alan Baxter

Character areas



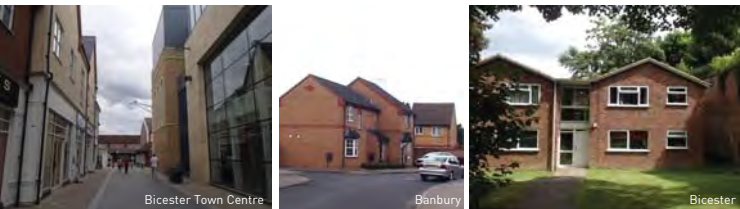
Alan Baxter

Market town roots



Alan Baxter

Rapid C20th expansion



Alan Baxter

What's being delivered today?

Alan Baxter

Layout



Ambrosden

- Poor relationship to main road/ existing settlement
- No through route – cul-de-sac layout
- Detached houses creating fragmented frontage

Phase 1, North West Bicester

- Permeable layout – through routes
- Strong landscape structure
- Smaller urban blocks using terraced housing
- More continuous frontage



Alan Baxter

House types/ plot ratios



RAF Heyford



Adderbury



RAF Heyford



Ambrosden

Alan Baxter

Street composition



Bletchington

Consistent building line, short run of terraces



SW Bicester

Poor public/ private boundary



SW Bicester

Distinctive character, strong frontage and landscape



Ambrosden

Unnecessarily wide, taking space away from gardens



NW Bicester



Banbury

Alan Baxter

Car parking



Adderbury

Not overlooked, sparse



SW Bicester

Back of property, inconvenient



Ambrosden

Too large, take away space from garden



RAF Heyford

Landscaped rear parking court



Bletchington

Parking at front of property, visible from dwellings



RAF Heyford

Appropriate provision of space

Alan Baxter

Detailing



Adderbury

NW Bicester



Ambrosden

Banbury

Poorly proportioned windows, odd 'blocked' window, cheap finishings with fake brickwork and clipped eaves



Bletchington

Adderbury

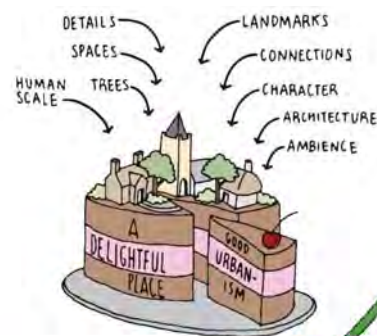


Ambrosden

Adderbury

Alan Baxter

What is good design?



Alan Baxter

Group discussions:

- i. What do you understand is meant by 'high quality design' ?
- ii. What are the special characteristics of Cherwell which should be reflected in new development?
- iii. What are the challenges you face in delivering this?

Identify a spokesperson to feedback
4 minutes per group

Discussion 1: Character and challenges

Existing useful documents

7. Requiring good design:
56. The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Policy ESD 11: The Character of the Built and Historic Environment:
Successful design is founded upon an understanding and respect for an area's design built, natural and cultural context. New developments will be required to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the County's distinctive natural or historic assets, following high quality design that complements the asset will be essential.

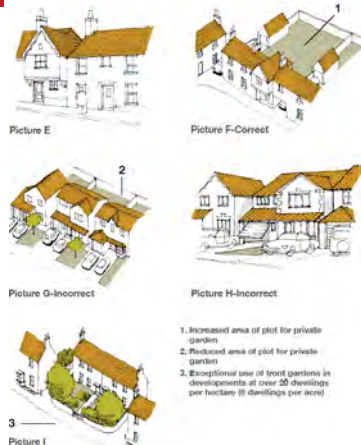


Design Guide precedents

The Essex Design Guide

Headings covered:

- Planning context and Essex design context
- Criteria for all development sites (i.e. general principles)
- Criteria for layout at densities below 20 dph
- Criteria for the creation of urban space at densities over 20 dph
- Criteria for placing buildings at densities over 20 dph
- Building form
- Service and access
- Case studies



The Essex Design Guide

Emphasis on:

- Urban (good) v. suburban (bad)
- Overall Essex character through historic background
- Detailed drawings identifying correct and incorrect design and layout



Stratford-Upon-Avon District Design Guide

Headings covered:

- Fundamental Concerns
- Character of Stratford-Upon-Avon District
- Basic Principles
- Settlements
- Streets
- Highways, open spaces and plot series
- Plots
- Buildings
- Details and materials

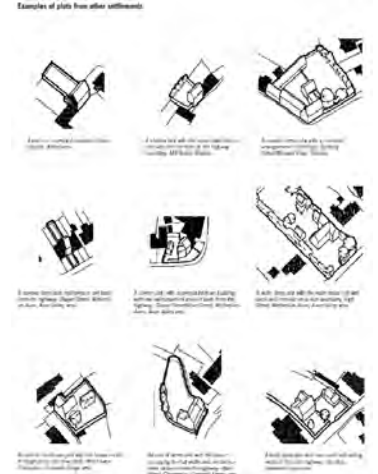


Alan Baxter

Stratford-Upon-Avon District Design Guide

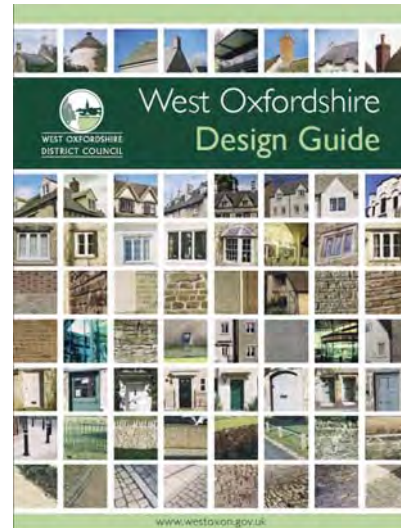
Emphasis on:

- Range of general issues and principles concerning design
- Character areas within the District
- Focus on distinctive, local qualities of the District
- Lots of diagrams, sketches and images



Alan Baxter

West Oxfordshire Design Guide

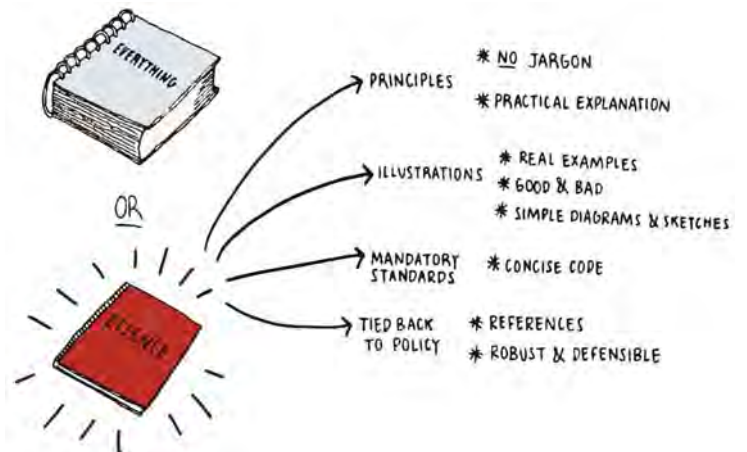


Alan Baxter

Alan Baxter

Cherwell Design Guide content?

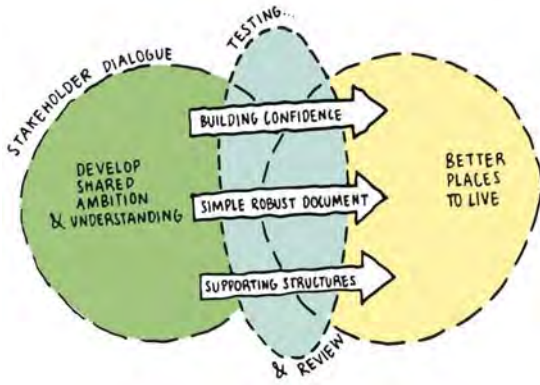
What will be most useful?



Alan Baxter

Alan Baxter

Our approach



Alan Baxter

Contents

1. The importance of good design
2. Understanding what is special
3. Responding to the site
4. Masterplanning process
5. Site assembly / Townscape
6. Building design – formal and informal
7. Details – what do we want to see

Alan Baxter

Discussion 2: Design Guide scoping

Group discussions:

- i. What should the design guide contain to be most helpful to you?
- ii. What is the appropriate balance between principles and detail?
- iii. Is specific guidance needed for different locations/ sizes / typologies of development?

Identify a spokesperson to feedback
4 minutes per group

Alan Baxter

Alan Baxter

Conclusions and next steps

Thank you!

Alan Baxter

Alan Baxter

DRAFT

Cherwell Design Guide

- 1) The importance of good design
 - Why the design guide is needed
 - The status and role of the Design Guide

- 2) Understanding what is special
 - Character of District – north, south, towns
 - Overview of the Countryside Design Guide

- 3) Responding to the site (4 pages)
 - Importance of early engagement with CDC
 - topography, hydrology, geology, ecology
 - area morphology and character issues
 - Landscape and views
 - Connectivity
 - Local distinctiveness, not just immediate context

- 4) Masterplanning process
 - Summary of key principles
 - Refer to other guidance

- 5) Site assembly / Townscape
 - Challenge of parking
 - Challenge of typologies
 - Challenge of the relationship between buildings

- 6) Building design – formal and informal
 - Building proportions
 - Balanced facades – the role of fenestration
 - Set piece design
 - Roofscape
 - Projections

- 7) Details – what do we want to see and what don't we want to see
 - Wall materials
 - Roof materials
 - Windows
 - Chimneys
 - Porches

Cherwell District Design Guide Stakeholder Workshop 1st November 2016

Prepared for Cherwell District Council November 2016

Draft

Alan Baxter

Prepared by Isobel Knapp
Reviewed by Clare Coats
Issued 22.11.2016 (v1 working draft)

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Appendix 1	Workshop Attendance
Appendix 2	Presentation

1.0

Introduction

Alan Baxter Ltd has been commissioned by Cherwell District Council to develop a Design Guide to cover the District of Cherwell. The intention is that this will be used as a tool for council officers, members and developers to deliver high quality design in new developments throughout the District.

On Tuesday 1st November a second stakeholder consultation workshop was held in Cherwell District Council, Bodicote. The aim of this workshop was to update the Council on the progression of the Design Guide and receive their feedback on the emerging content of the document.

The workshop was organised and facilitated by masterplanning consultants Alan Baxter Ltd with the support of Cherwell District Council. This report summarises the outputs of the day and provides valuable local knowledge which will directly inform the development of the Design Guide.

Representatives from the following organisations and departments attended:

- Cherwell District Councillors
- Cherwell District Council – Development Management
- Cherwell District Council – Design and Conservation
- Cherwell District Council – Planning Policy
- Cherwell District Council – Landscape and Trees
- Oxfordshire County Council
- South Northants Council

The expertise in different areas contributed a range of expert knowledge to inform ideas and discussions. (See full attendance list in **Appendix 1.**)

2.0 Stakeholder Consultation Workshop

The workshop ran between 1-4 pm and was structured around two introductory presentations, a workshop session, another presentation and a second workshop session. Attendees were split into three discussion groups and were given the opportunity to feed back to the rest of the room at the end of each session.

2.1 Introductions

The presentations began with Clare Mitchell from Cherwell District Council who welcomed everyone to the afternoon and explained that the Design Guide was at an early draft stage and encouraged comment to shape the final document.

Clare Coats, Urban Designer and Project Manager from Alan Baxter Ltd, then gave a presentation about how the comments from the previous stakeholder events had been incorporated into the Design Guide. Clare Coats then went into more detail about the content of Chapter 3 – Responding to the site and its context, and Chapter 4 – Establishing the structuring principles. This fed into the first discussion. (The full presentation can be found in Appendix 2.)

2.2 Discussion 1 – Site Analysis and Masterplan



The attendees were split into three groups of approximately 12 people, including a facilitator from Alan Baxter who led the discussion. As a case study, the masterplan for a recent proposal (refused) on Milton Road in Adderbury was given to the groups along with extracts from the Design and Access Statement and Chapters 3 and 4 of the Design Guide. The group were to use these to answer the following questions:

- i. **Do you agree with the analysis and masterplanning principles and are they useful?**
- ii. **Is there anything missing?**

iii. Case study testing: Milton Road, Adderbury. What's wrong here? Would the design guide help?

The groups had 45 minutes to discuss these three questions, after which each group fed back their thoughts to the rest of the room.

Group 1

Comments on layout of case study

- Doesn't address the street
- Lack of connectivity
- Discrete development, onion rings
- Designing out the potential for future development
- Lack of facilities – doesn't offer anything to the village
- Should be plan led to avoid piecemeal development

Comments on design guide content (chapters 3 & 4)

Each principle/sub-section of the design guide was read out and summarised by a member of the group and then discussed.

Chapter 3 Responding to the site and its context:

- Planning briefs should be prepared for strategic sites
- Explanation of the drivers behind the design – agree this is an important point
- DM officers are immune to prettiness of contextual analysis which focuses on the architecture etc, they flick straight to the opportunities / constraints and masterplan drawings.
- Understanding landscape important eg, settlement relationship to topography, springs and flood risk etc. Settlements grew in certain places for very practical reasons.
- Agree early engagement between the developer and CDC important. Engagement with villages also important. Villages should embrace and help to shape proposals and ensure they get something out of it.
- CDC should identify local needs and required off-site contributions.

Chapter 4 – Establishing the structuring principles:

- General agreement to the principles and content
- Densities – agree with guidance. Importance of character and hierarchy.
- Sustainability – is this the right title for this section? Not just energy. Wind diagrams (from urban design compendium) not well received.
- Movement network – agree with this principle.
- Allowing for future expansion – agree in theory but recognise this can be a difficult point in practice.

Group 2

Site Analysis of case study and Chapter 3 Responding to the site and its context:

- There is an issue with choosing the right scale / extent of analysis e.g. if it is just a small extension it will only be a small analysis of the immediate context but for a larger development the analysis should be on a larger scale
- There seems to be an element of developers knowing what they want to do with the site and making the site analysis fit
- Analysis should not consider immediate surrounding developments if poor quality in terms of site character etc., as this site analysis of the case study clearly does. However, the new development should still try to link into the poor existing development and create a community rather than a distinct new development
- It was suggested there should be an instruction in the Design Guide that developers should include a section in the Design and Access Statement justifying their extent of site analysis
- As far as possible, the same person should undertake the site analysis as developing the masterplan

Masterplan of case study and Chapter 4 – Establishing the structuring principles:

- There is difficulty in a succession of developments such as the ones in the case study which do not connect with each other. It is potentially down to the Neighbourhood Plan to identify the extent of future development so that each parcel of land can confidently create links for future development to connect into
- The explanation of the masterplan should refer back to the site analysis to make sure that the site analysis properly informs the masterplan and it is not just a box-ticking exercise – the case study had done extensive site analysis but it was not clear how it relates to the masterplan
- Developers should talk to other developers on adjacent sites to try to create connections and share aspects such as attenuation ponds
- There is no real hierarchy of streets in the case study – just one street and cul-de-sacs creating a poor street network
- The development is set back from the road which is not in keeping with the rest of Adderbury, even though there was analysis of built grain and street types in the site analysis section

Group 3

The group started by reviewing the DAS. Key points raised were:

- The character analysis did not consider nearby villages, given the location of the site out of Adderbury the context should be drawn wider
- There was little analysis of the character / constraints of the site itself
- There was disagreement that the character of Adderbury was irregular as it was felt the village had a strong structure, including a key square as a focal point

- There was not enough analysis of adjoining site and critical review of the precedent it sets and what cues to pick up
- No proper assessment of conservation area or listed buildings or local heritage assets
- Not enough consideration of morphology / development of nearby villages, including interaction of Adderbury and Twyford
- An analysis of the above could lead to the conclusion that the village has evolved naturally and that the proposed development is a quite separate entity. What are the design conclusions / approaches that flow from this?
- The village needs a clearer edge - the proposals don't provide that
- The density in villages tends to decrease from centre, but these proposals increase it at the edges
- The DAS does a reasonable job of assessing key issues but some key points are missed
- Development proposals do not seem to be informed by DAS analysis
- The DAS wrongly identifies key element of character of Adderbury (irregular built form) and development proposals use this as defining feature
- The development proposals include three character areas - too many. A simpler approach would be warranted with some amendments for context possibly

The group ran out of time to apply the Design Guide to development proposals and approach. Some points which were touched on were:

- The focus in Design Guide of properly grounding DAS analysis to development proposals are particularly relevant to this case
- It was noted that the development proposals would not create streets with proper enclosure; the start of the urban area is some way from the main road and therefore no sense of a continuation of the village. The Design Guide text related to urban form and enclosure would be applicable to this.

2.3 Design Guide Chapters 5, 6 and 7

Following the first workshop, Clare Coats presented an introduction to the content of Chapter 5 – The Public Realm: streets and spaces, Chapter 6 – The Private Realm: building and plot arrangements, and Chapter 7 – The Private Realm of the Design Guide. Clare listed the key headings within each chapter, illustrated with pictures and diagrams from the design guide.

This led into the second discussion, focussing on these last three chapters.

2.4 Workshop 2 – the Public and Private Realms



The three groups were given another masterplan from a recent development (built out) in Cherwell as a case study. Group 1 was given Aynho Road, Adderbury and Groups 2 and 3 were given Springfield Farm, Ambroseden. Again, the groups were asked to analyse the masterplans and extracts from the Design and Access Statements, and discuss the usefulness of Chapters 5, 6, and 7 of the Design Guide:

- i. **Do you agree with the headings and are they useful?**
- ii. **Is there anything missing?**
- iii. **Case study testing: - Springfield Farm, Ambroseden - Aynho Road, Adderbury
Good and bad points? Would the guide help?**

Each group approached the analysis differently, with some going through each chapter in detail and others picking up certain chapters or headings which were most relevant to their experience or issues with the case study masterplan. Each group's thoughts are set out below:

Group 1

Comments on case study scheme (Aynho Road, Adderbury):

- Materials. Brick is wrong colour. Brick is locally used but needs to be traditional orangey red, not blonde brick.
- Use of 'gingerbread' house typology with gables to the road is not appropriate to local character. Should have ridgeline to road.
- Ugly expansion joints.
- Carriage arch into parking court should have a lintel – it doesn't and this reveals that the stone is just cladding.
- Several areas are classified as non-adopted 'private drives'. Avoiding the need to meet highways standards. This is becoming a particular problem.
- Vista ends in parking area – weak

- The inclusion of a central green is positive but lacks good enclosure. Not enough trees.
- Parking court is too large and lacks planting – bleak.

Comments on design guide content (Chapters 5, 6 and 7)

The facilitator gave an overview of the content and the group reviewed the text in relation to the points identified above. The following suggestions for additional content / changes were made:

- Should the guide note problem of overdevelopment of back gardens in the longer term, particularly where this will impact on adjacent properties. Should this be limited through the deeds?
- Section 6.7 on private amenity space should specify the amount of space and explain application to different types of scheme. Front garden walls should be approx. 1m high. Taller fences should be broken up vertically eg. wall plus hedge.
- Car parking needs clarity on amount required.
- Guidance on the location of garages within the plot would be helpful. Suggested these should be regarded as ancillary structures and located at the rear. Should be large enough to accommodate a large car and some storage otherwise won't be used for car parking. The storage area should be nearest the house. Entry to garages under the eaves. Ridgeline should follow roof arrangement of main building.
- Important to emphasise the need for planting in parking courts.
- Include a section on private drives. These should not be part of the movement network (i.e. only used in private/semi-private areas).
- Paving materials for streets, granite setts / cobbles ok. Not block pavers.
- Brick colour needs to match traditional.
- Real materials should generally be used. Artificial tile cladding may be ok in some circumstances but not large format tiles.
- Satellite dishes– remove PD rights for these to the front of properties?

The rules contained in section 7.5 were reviewed in greater detail:

Windows:

- Noted that in some historic buildings in Bicester the original 'Yorkshire' sashes are sideways opening, but this is rare.
- Bay windows - use where appropriate to the architectural statement of the building.

Recesses, cills, lintels

- 10cm recess is preferable.

Roof pitch angles and arrangements

- 3rd bullet. Agree that Mansard roofs (flat central section) can be used occasionally, but only on buildings of sufficient scale.
- Pitched roofs preferred over garages and cycle stores. Under eaves access to garages.

Inclusion of chimneys and their location

- Chimneys need a choke to work for real fires – reflect in the design
- Externally expressed chimneys are alien to local character.
- No windows on gable end underneath chimneys! Reveals they are fake.

Roof verge and eaves treatments

- Rainwater goods – rise and fall brackets can be used.

Dormers and rooflights

- 2nd bullet. Rooflights should not be used on the front elevation (i.e. the elevation to the public realm).
- Note importance of vertical emphasis to rooflights.

Group 2

The group were asked if they had any particular strengths or interests to decide which parts of the Design Guide to look at in detail. This led people to look at certain parts of the design guide and relate them to the case study to see if they were useful. General points covered included:

- The traffic calming section is good
- There are no trees in the case study development. The streets seem to have no sense of place
- The private drives are a problem – they are a way of getting around highways adoption but create a series of cul-de-sacs and dead-ends, some of which do not even let pedestrians through, severing desire lines. It should be stated in the Design Guide that private drives should be avoided
- The buildings are constructed from different materials which are not visually pleasing and make the site feel disjointed. They are also set at different angles with has the same affect. The palette of materials should be simple
- The detailing on the buildings does not work – vernacular details which have been picked from different vernacular buildings do not work on a modern typology – the developer has to really understand the vernacular to use the details
- The landmark section needs reordering. It implies that there must be a landmark in every development. The information about corner turners and

vista stoppers should come first as simple building styles but designed in the right way for their location. The guidance on landmarks should come after stating landmarks are needed for wayfinding in larger settlements, often uses such as pub or church, and perhaps slightly more interesting in design

- The view from the public realm is most important in terms of building materials and styles – the most should be invested in this but the rest should still be at a satisfactory level
- There needs to be a difference in guidance between a smaller site and 100+ dwellings site – for small sites adding onto a village they should take precedent from the village vernacular much more closely than larger sites which will have different character areas and street types
- SE Bicester works well in streets but not in detail
- The simpler the better in terms of detail
- Parking should be fine as long as there is the correct provision between on street, off street, on plot or in courts
- A mix of uses is not realistic in smaller sites
- The list of building types is useful but it would be more useful if it says how the buildings fit together in a street scene rather than just how often they are used (e.g. wide terrace frequent, detached infrequent)

A more focused discussion was had around Chapter 7 and details, with the following notes:

- The details shouldn't be too prescriptive so as to create cookie-cutter sites but equally there needs to be a certain level of prescription for detailing so that there is a good base level from which to start – needs to strike right balance
- There is a disconnect between Chapter 7 and local character, no justification in Chapter 7 based on character appraisal
- Building proportions – not clear what is expected other than plan form, could say more about height and depth. The proportion of the building depends on the house type (cottage/ semi/ terrace)
- Are decorative ridges/ string courses characteristic – the consensus of the group was that they are not
- Needs more detail on chimneys (internal, on the ridge)
- Windows – very prescriptive and based on post 1740s buildings, vernacular cottage will have horizontal emphasis (casements, size) and have a regression
- The depth of buildings is not mentioned
- The details of buildings really depend on the style of the buildings – some do not suit others
- There is no reference to render in the details

Group 3

There was a general discussion around matters not directly related to the Design Guide, particularly between the Cherwell District Councillor and an officer from the Local Plan Part 2 team. Points raised around self-build and whether that can be catered for, including not only pure self-build but also developers being required to leave some plots free to allow this or built to shell only. The focus was affordability and avoiding the mark up from volume house builders. Other points considered included provision for log cabins and the detail of patio doors! Clare Mitchell tried to moderate the discussion.

The group then focused on the workshop session starting with a criticism of the existing proposal. These points included:

- A standard highway width throughout, over-engineered, turning heads terminate streets
- Narrow lanes behind some of the blocks accessing garages, inefficient use of land, poor quality environment
- Some thin strips of grass that will not be well maintained (too thin for mowers), unlikely to be adopted (particular example between private access road and footpath), will not form part of functional green space
- No consideration of street alignment to frame views or to create vista stoppers
- Lack of coherence in design, details are not consistent or considered
- Terrible detailing – e.g. mock Tudor uPVC bay window
- Gables fronting onto road, not characteristic of local area, creating a lack of engagement with the street or proper enclosure
- Scheme does not connect with adjoining village
- Details of the streets are very poor. A concern was raised that OCC highways officers tend to require engineered responses that can lead to streets like the ones in the case study. The group felt there needed to be buy-in from highways to ensure the principles in the Design Guide could be implemented and to allow more place sensitive responses to street design. The group were pleased that the Design Guide included potential examples of street alignments and how features such as parking and turning could be incorporated

The points above were written on post it notes and placed on the masterplan (these were collected and should be with IK). The group then took the post-its and tried to find corresponding text in the Design Guide for each. The general view in the group was that the Design Guide would be a very helpful tool and they were able to find guidance that corresponded to the points raised.

Some additional points raised included whether the Design Guide should focus on type and mix of dwellings. A similar point was raised regarding space standards. The general view was that this was the role of the Local Plan Part 2. Finally the group discussed the role of volume house builders. They tend to want to build 'vernacular' though it is unclear what that means in CDC. The case study highlighted that this could include terribly detailed mock Tudor. This is largely driven by demand and these are the types of features that people want. Similarly, people want convenient

and plentiful parking. These can have a damaging impact on quality. Implementing the Design Guide will be pitched against this.

There was also a discussion around sustainability and how to include that post Code for Sustainable Homes. It was wondered whether the Design Guide can cover this.

2.5 Next steps

The comments made in this stakeholder workshop will be reviewed and incorporated into the next iteration of the draft Design Guide, after which there will be a further focused consultation. The draft Design Guide will then go to public consultation prior to adoption as a Supplementary Planning Document.

Appendix 1

Workshop Attendance

Cherwell District Design Guide Stakeholder Workshop 2
1st November 2016 Attendance List

	Name	Surname	Organisatoin	Department	Group
1	Paul	Almond	Cherwell District Council	Landscape and Trees	1
2	Jenny	Ballinger	Cherwell District Council	Design and Conservation	2
3	Lewis	Banks	Cherwell District Council	Development Management	1
4	Sunita	Burke	Cherwell District Council	Planning Policy	3
5	Geoff	Burrage	Alan Baxter Ltd	Transport	3
6	Matthew	Chadwick	Cherwell District Council	Development Management	3
7	Christina	Cherry	Cherwell District Council	Planning Policy	2
8	Cllr Colin	Clarke	Cherwell District Council	Member	1
9	Clare	Coats	Alan Baxter Ltd	Urban Design	1
10	Jacqui	Cox	Oxfordshire County Council		2
11	Caroline	Ford	Cherwell District Council	Development Management	1
12	Linda	Griffiths	Cherwell District Council	Development Management	2
13	Catherine	Harrison	South Northhants Council		3
14	Stuart	Howden	Cherwell District Council	Development Management	3
15	Alex	Keen	Cherwell District Council	Development Management	1
16	Shona	King	Cherwell District Council	Development Management	1
17	Isobel	Knapp	Alan Baxter Ltd	Urban Design	2
18	Mandy	Lumb	South Northhants Council		2
19	Andrew	Lewis	Cherwell District Council	Development Management	2
20	Alan	Munn	South Northhants Council		1
21	Clare	Mitchell	Cherwell District Council	Design and Conservation	3
22	Cllr Richard	Mould	Cherwell District Council	Member	2
23	Cllr Debbie	Pickford	Cherwell District Council	Member	3
24	Tom	Plant	Cherwell District Council	Development Management	3
25	Andy	Preston	Cherwell District Council	Development Management	2
26	Kim	Swallow	Cherwell District Council	Build	3
27	Rose	Todd	Cherwell District Council	Design and Conservation	1
28	Jon	Westerman	Cherwell District Council	Development Management	1
29	Cllr Milne	Home	Cherwell District Council	Member	1
30	George	Smith	Cherwell District Council	Development Management	
31	Gemma	Magnuson	Cherwell District Council	Development Management	
32	Matt	Coyne	Cherwell District Council	Development Management	3
33	Matthew	Parrey	Cherwell District Council	Development Management	1

Appendix 2

Presentation

Alan Baxter

INTEGRATED DESIGN

Cherwell District Design Guide

Stakeholder Workshop
1 November 2016



Welcome

Clare Mitchell
Cherwell District Council

Cherwell Design Guide

Programme for the afternoon

- 1:00 Introductory Presentation
- 1:20 Discussion 1: From analysis to masterplan**
- 2:00 Group Feedback
- 2:15 Presentation: Streets, plots and buildings
- 2:45 Discussion 2: Testing the code**
- 3:40 Group Feedback
- 3:55 Conclusions and Next Steps
- 4:00 Close**

The role of the Design Guide



Bloxham Village Centre



Adderbury Village Centre



Banbury Town Centre



Ambrosden



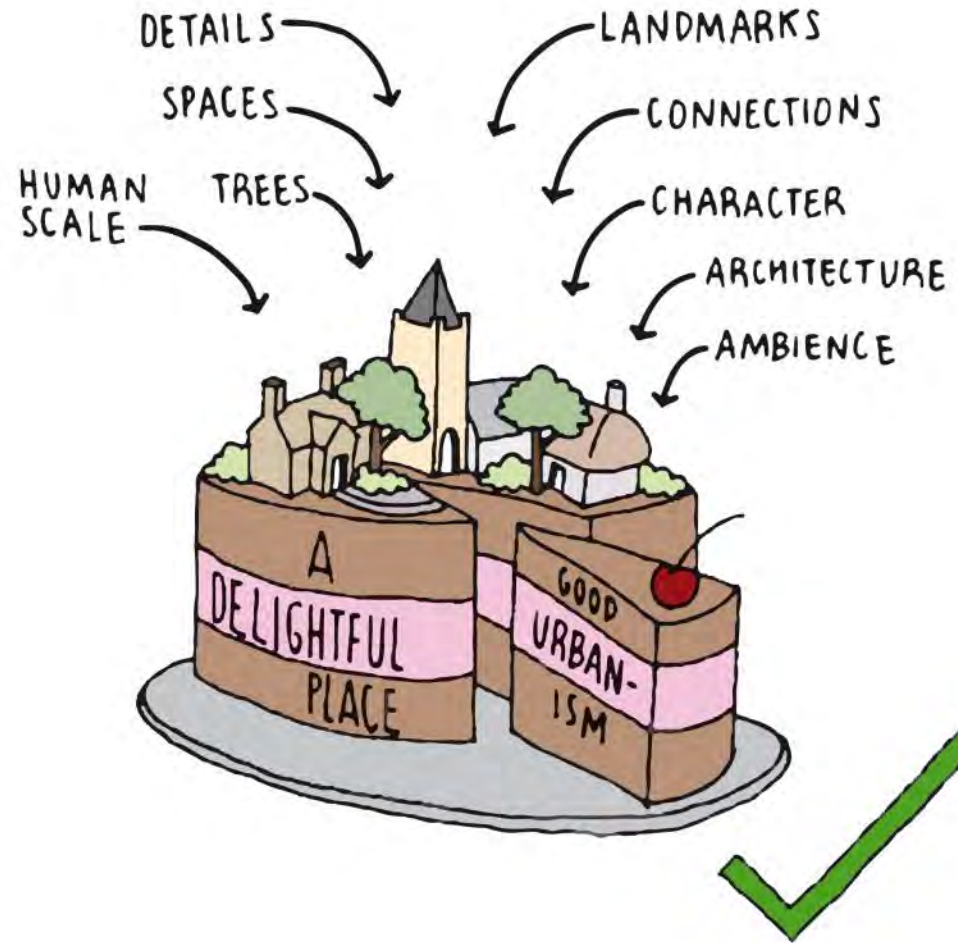
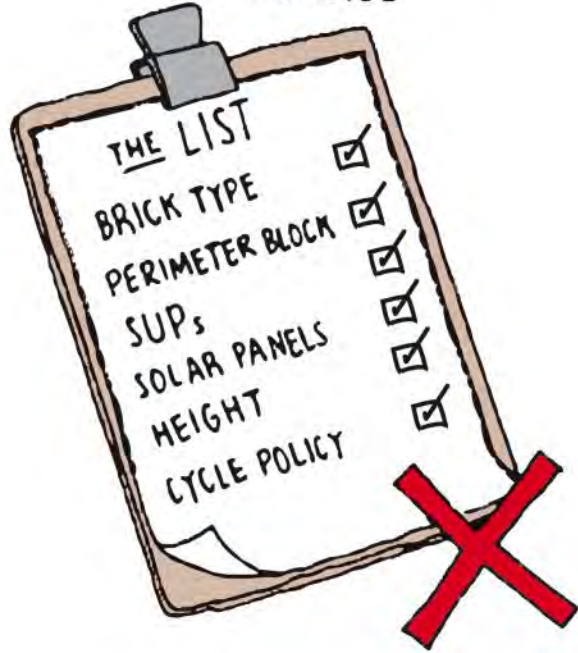
Upper Heyford



Banbury

What is high quality design?

ITS NOT A BOX-TICKING EXERCISE



What is high quality design?

Well-proportioned

Holistic approach

Right scale, massing Inspires

Well planned Beautiful High quality materials

Sustainable Relates to the Natural
environment

Sense of place Strong built frontage

Contextual Delightful Functional

Strong landscaping

Flexible

What are the special characteristics of Cherwell?

Topography

Landscape details

Agriculture

Materials

Detailing

Limestone

Market towns

Buildings heights

Ironstone

Canal

Villages

Historic layouts

Public realm

Native trees and hedges

What challenges are there to producing high quality design?

Delivery pressure

Lack of engagement

Late landscaping input

Cost/ viability

Cars

Contemporary vs vernacular

Standard design

Highways constraints

Over-engineered designs

Low grade initial submissions

Policy gaps

Poor design understanding

Contents:

1. The Importance of High Quality Design
2. Cherwell's Special Character
3. Responding to the Site and its Context
4. Establishing the Structuring Principles
5. The Public Realm: Streets and Spaces
6. The Private Realm: Building and plot arrangements
7. The Private Realm: Building elevations and details

DRAFT

3.0 RESPONDING TO THE SITE AND ITS CONTEXT

3.1 Analysis of the site and its context is the start of the design process. The aim is to understand and respond positively to the site's characteristics and the surrounding context to create a distinctive place rooted in the local environment.

Every site has a different social, economic and physical context and as a result every site requires a bespoke design approach. It is therefore critical that analysis takes place at the very start of the design process when it can inform the design brief, and that it continues to inform the process as the design takes shape.

Analysis should consider all relevant scales from strategic to detailed, not only relating to the site itself but also the wider settlement and landscape. It should identify physical constraints, socio-economic considerations and opportunities which the site and its surroundings offer to add character to the new place.

Alongside a desk based review of existing documents, the Council will expect to see evidence of visits and primary analysis of the site and the surrounding area. It is expected that the design team will engage with technical stakeholders including relevant Council Officers to gather information and discuss the appropriate design response at an early stage.

The table below provides a list of typical topics which should be included in the analysis process, together with likely sources of information. This is not an exhaustive list and should be tailored to the specific site, but can be used as a starting point or aide memoire.

Table 3.1 Typical analysis topics

Topic	Details	Sources of background information
Planning review	<ul style="list-style-type: none"> - Planning history of the site - Adjacent developments / proposals - Relevant planning policy including housing, open space and other land use requirements - Neighbourhood plans 	<ul style="list-style-type: none"> - CDC
Townscape character	<ul style="list-style-type: none"> - Settlement evolution and pattern - Relevant District Character Area - Local street and building characteristics - Land use mix - Site edge conditions - Conservation Areas - Heritage assets - Archaeology 	<ul style="list-style-type: none"> - Historic maps - Chapter 2 of the Guide and CDC Countryside Design Statement - Conservation Area Appraisals - Historic England register of listed buildings - CDC for local listings
Landscape and topography	<ul style="list-style-type: none"> - Habitat designations - Mature trees, TPOs and hedgerows - Watercourses - Topography and geology from which to derive an appropriate layout response including site boundary/development extent - Public open space provision within the settlement 	<ul style="list-style-type: none"> - MAGIC website - Oxfordshire Wildlife and Landscape Study (DWLS) website - Natural England - British Geological Survey website - Ordnance Survey maps
Movement network	<ul style="list-style-type: none"> - Planned transport works - Potential access points into the site - Distance to public facilities, shops, services and 	<ul style="list-style-type: none"> - Local Transport Plan (LCC) - Ordnance Survey maps - Public transport operators

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Alan Baxter



Chapter 1: The Importance of High Quality Design

Chapter 2: Cherwell's Special Character



- Railways
- Water courses
- M-roads
- A-roads
- B-roads
- Conservation Areas
- Registered Parks and Gardens
- ✕ Battle grounds
- Cherwell Valley
- Ironstone Downs
- Ploughley Limestone Plateau
- Clay Vale of Otmoor
- Urban Area

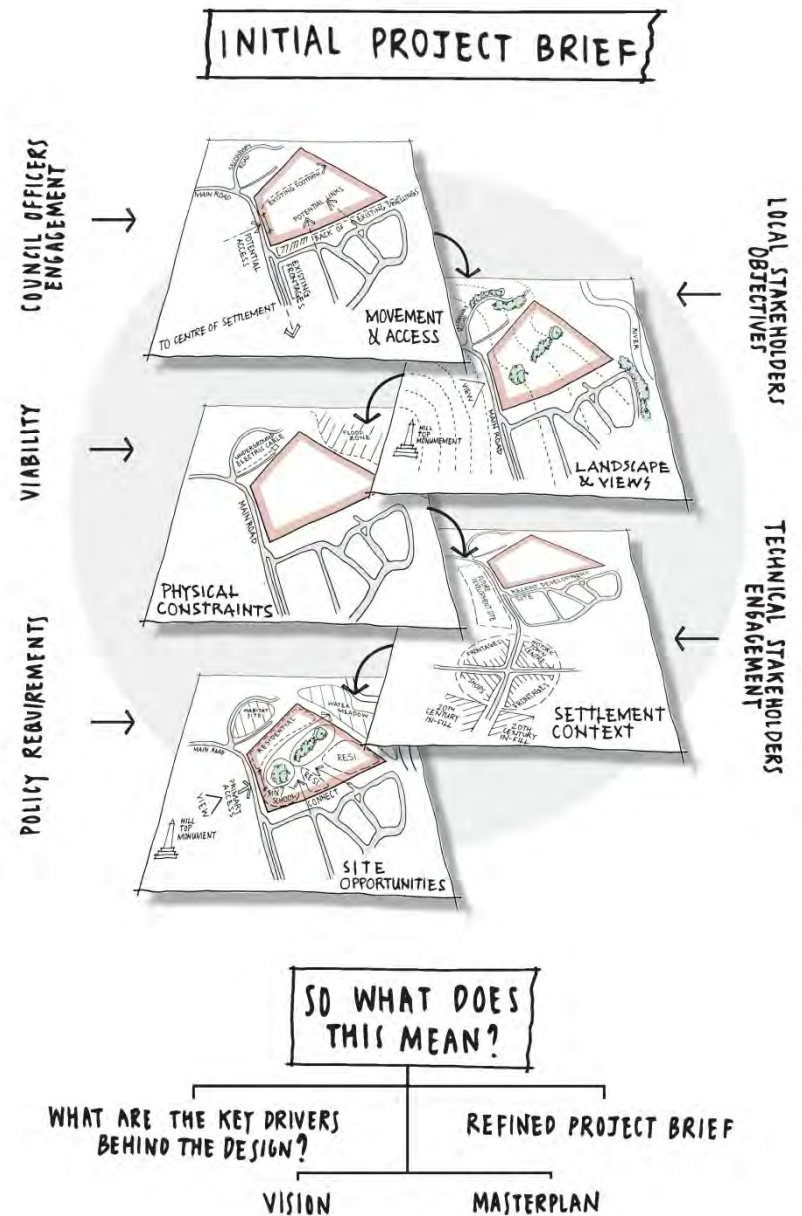
Figure 2.13 Clay Vale of Otmoor



- Cherwell's landscape character areas
- Larger settlements
- Settlement and street characteristics

Chapter 3: Responding to the Site and its Context

- Understanding local distinctiveness
- Responding positively
- Synthesis – what does it mean for the masterplan?
- Refining the brief
- Early engagement with Cherwell DC



Chapter 4: Establishing the Structuring Principles

- Masterplan structure and hierarchy
 - Movement network
 - Land use and density
 - Green infrastructure
 - Character areas
- Positive relationship to existing settlement and landscape



Chapter 4: Establishing the Structuring Principles

- Establishing a meaningful Vision



Discussion 1

Group discussions:

- i. Do you agree with the analysis and masterplanning principles and are they useful?**
- ii. Is there anything missing?**
- iii. Case study testing: Milton Road, Adderbury
What's wrong here? Would the design guide help?**

**Identify a spokesperson to feedback
3 minutes per group**



Approved future development

Access from Milton Road

Abandonment Pond

- Retained and enhanced hedgerows provide screening
- Organic informal village edge, with buildings set within the landscape
- Additional planting further screens views of the development
- Parking set back behind visible edge, accommodated within farm-yard type courtyards and car-barns.
- Open swales accommodated within green corridor through the development.
- Parking accommodated behind buildings, to maximise amenity of the green corridor along the retained Public Right of Way
- Long distance glimpse views of St Marys Church retained along Public Right of Way
- Building line alignment takes cues from adjacent development

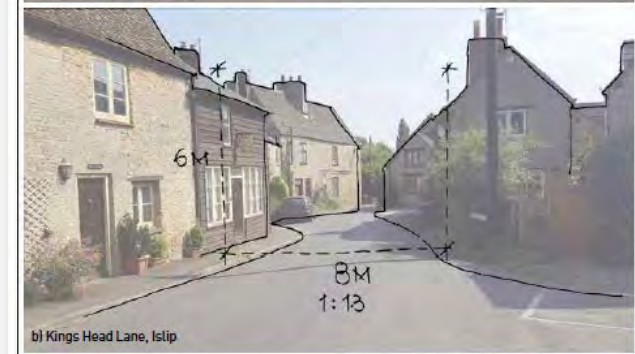
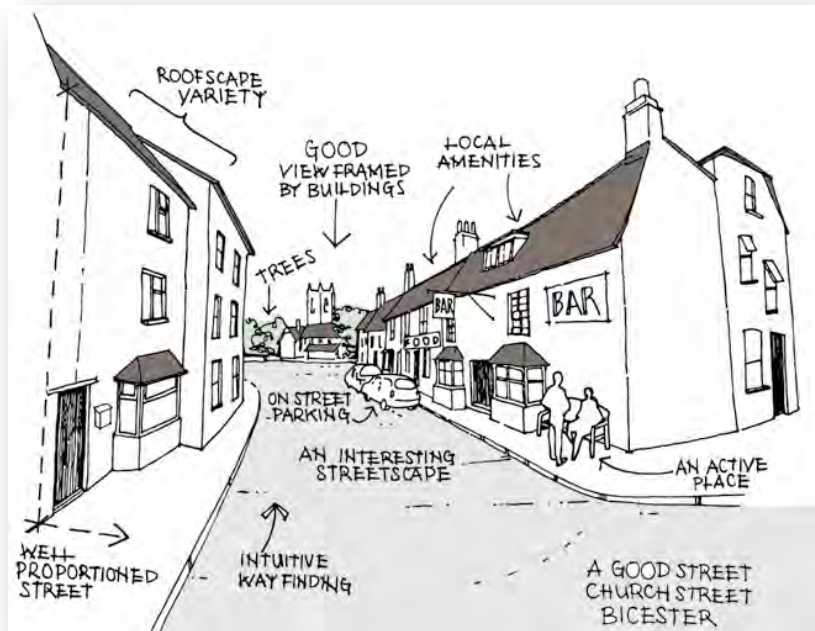
Potential for pedestrian link into adjacent development

Adjacent eastern site, currently under construction

Illustrative Masterplan

Chapter 5: The Public Realm: Streets and Spaces

- Successful streets
- Character led approach
- Street proportions



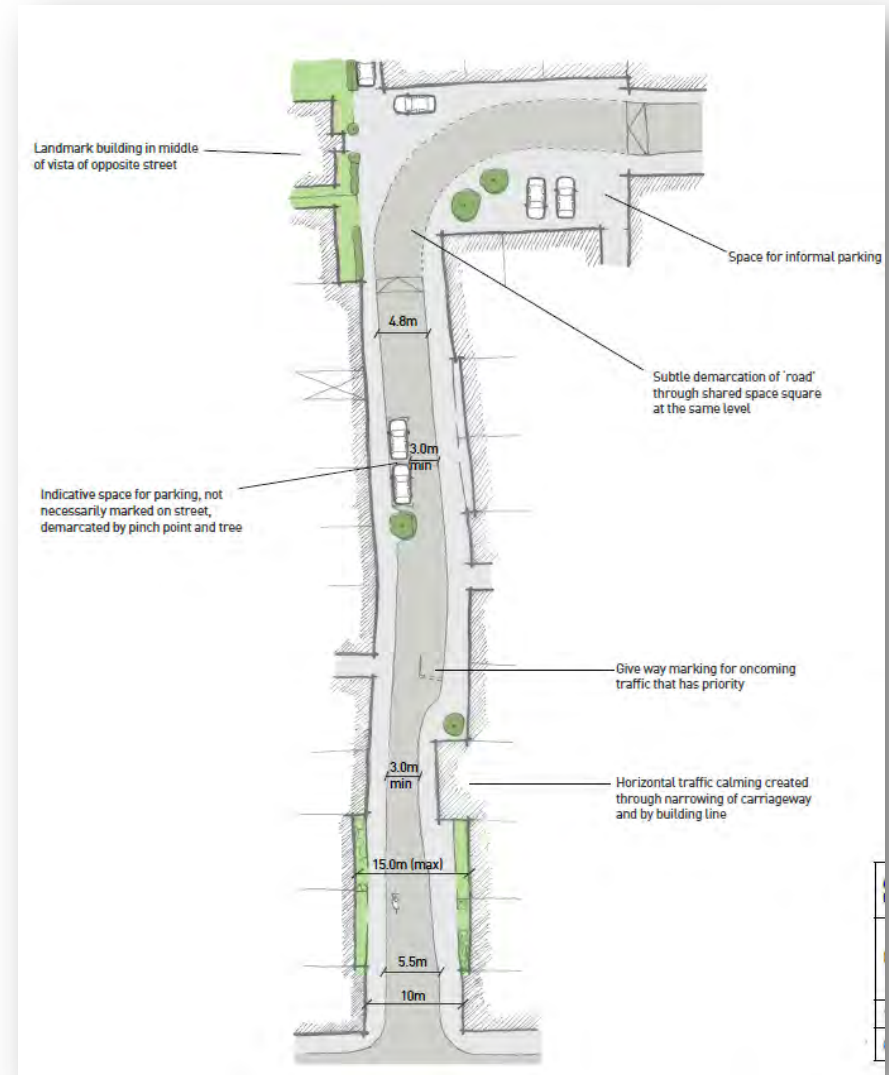
Chapter 5: The Public Realm: Streets and Spaces

- Soft landscape & public spaces within the street



Chapter 5: The Public Realm: Streets and Spaces

- Accommodating vehicles:
 - street types
 - level of service
 - Integrated traffic calming



Chapter 5: The Public Realm: Streets and Spaces

- Car parking solutions
- Cycle parking
- Bus stops



Chapter 5: The Public Realm: Streets and Spaces

- Utilities, lighting and signage
- Waste management



Side passage to enable wheelie bins to be brought out, Bletchington



Attractive bin store with appropriate materials. Images from West Oxfordshire Design Guide

Chapter 6: The Private Realm: Building and Plot Arrangements

- Layout and urban form
 - Importance of bespoke solutions
- Active Frontages



Adderbury



Islip

Chapter 6: The Private Realm: Building and Plot Arrangements

- Building and plot typologies
 - Emphasis on terrace properties
- Density and plot ratio
- Amenity space



Wide fronted terrace, Adderbury



Narrow fronted 3 storey terrace, Banbury



Detached behind a garden, Bloxham



Semi-detached, Islip

Chapter 6: The Private Realm: Building and Plot Arrangements

- Scale
- Landmarks, Vista Stoppers and Corner Turners



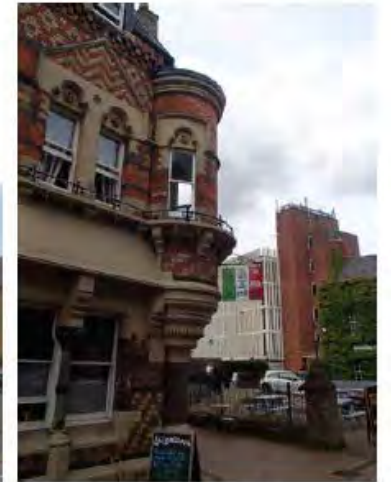
Cutting off edge to address corner, Islip



Different approach to corner with garden and wall, Bloxham



Single corner building, Bloxham



Historic ornate example, Banbury



Terrace turning the corner, Bloxham



Modern example in new development, Adderbury



Chapter 7: The Private Realm: Building Elevations and Details

- Why is detail important?
- Building proportions
- Building materials
- Sustainability considerations



Chapter 7: The Private Realm: Building Elevations and Details

- Detailed guidance:
 - Windows
 - Roof pitch angles and arrangements
 - Inclusion of chimneys and their locations
 - Roof verge and eaves treatments
 - Dormers and rooflights
 - Doors and porches
 - Decoration
 - External materials
 - External boxes

windows



Roofs and eaves



what not to do

Discussion 2

Group discussions:

- i. Do you agree with the headings and are they useful?**
- ii. Is there anything missing?**
- iii. Case study testing:**
 - Springfield Farm, Ambrosden**
 - Aynho Road, Adderbury****Good and bad points? Would the guide help?**

Identify a spokesperson to feedback
4 minutes per group

Centre





Next steps

Review comments and revise guide

Further focused consultation

Public consultation draft design guide

Adoption as SPD

Thank you

Appendix 2

Parish Liaison Meeting – Attendees and Main Issues Raised

Cherwell Parish Liaison Meeting

9 November 2016

AGENDA

Time	Presentation	Speaker
5.45 to 7.00pm	“Drop-in” Surgery Sessions <i>(see overleaf for topics) Buffet available from 6.00pm to 7.00pm</i>	
7.05	Chairman’s Welcome & Introduction	Cllr Chris Heath – Chairman, CDC
7.15	Leader’s Overview	Cllr Barry Wood - Leader, CDC
	<i>Current and upcoming big issues in the District</i>	
7.30	Rural Broadband & Parish Precepts	Cllr Ken Attack – Executive, CDC
	<i>An update on rural broadband and the consultation on potential changes to parish precepts</i>	
7.35	Questions from the Floor	
7.40	Planning Policy Update	David Peckford, Strategic Planning & the Economy, CDC/SNC
	<i>An update on the preparation of planning policy documents</i>	
7.55	Questions from the Floor	
8.00	Cherwell Design Guide	Clare Mitchell, Design & Conservation Team Leader
	<i>Consultation relating to the emerging design guidance for strategic housing sites</i>	
8.15	Questions from the Floor	
8.20	Dementia Awareness	Claire Ward, Guideposts Trust
	<i>A chance to learn more about the services and advice available in the local area to help support people in your communities</i>	
8.35	Questions from the Floor	
8.40	Open Question & Answer session	
8.55	Chairman’s Summary & Close	Cllr Chris Heath – Chairman, CDC
	<i>To include summary of undertakings given during the course of the meeting & topics to be discussed/followed up at the next PLM</i>	
9.00	End	

“Drop-in” Surgeries – 5.45pm to 7.00pm

Langford Brook Room	Planning Applications Talk to our planning officers about development control issues	Bob Duxbury, Development Control Team Leader, CDC
River Bure Room	Planning Policy Forthcoming consultations relating to the partial review of the Local Plan	David Peckford, Planning Policy Team Leader, CDC
Reception	Environmental Services Find out about waste and recycling, energy efficiency and climate change	Felicity Parker, Recycling Officer & Sam Thomas, Carbon and Energy Officer, CDC/SNC
Reception	Customer Service Outreach <ul style="list-style-type: none"> • Outreach for village communities including home visits • Information & advice on housing benefit, council tax reduction and other services 	Paul Tysoe, Customer Service Officer, CDC
Customer Meeting Room 1	Community First Oxfordshire Talk to us about Neighbourhood Plans, Community Led Plans, local transport, community buildings and community retail	Tom McCulloch, Community First Oxfordshire
Customer Meeting Room 2	Oxfordshire Playing Fields Association Talk to us for help and advice on anything to do with your outdoor recreation spaces, including play areas and playing fields	Nicole O'Donnell, Oxfordshire Playing Fields Association
Customer Meeting Room 3	Elections and Parish Procedures A chance to ask any questions on elections and parish procedures	Louise Aston & Lesley Farrell, Democratic and Elections Officers, CDC/SNC
Customer Meeting Room 4	Cherwell Design Guide Consultation relating to the emerging design guidance for strategic housing sites	Clare Mitchell, Design & Conservation Team Leader, CDC
Customer Meeting Room 5	Highways Issues Talk to us about anything to do with roads, footways and verges	Maurice Sheehan, Area Steward & Kathryn Gash, Highways Inspector (Bicester), OCC
Customer Meeting Room 6	Highways Issues Talk to Paul about anything to do with roads in the winter (eg gritting, salt bins)	Paul Wilson, Winter Resilience Manager, OCC
River Cherwell Room (buffet room)	Cherwell Community Bank A chance to find out about the Cherwell Community Bank	Tabitha Park, Cherwell Community Bank Development Manager
Council Chamber	Oxfordshire Transformation Programme, Big Health Conversation Local health, care and wellbeing	Ally Green & Libby Furness, Oxfordshire Clinical Commissioning Group
Council Chamber	Sport & Recreation Activators Find out how our staff can provide sport and recreation opportunities for your Parish	Ed Frape & Dave Norridge, Sport & Recreation Activators, CDC

Appendix 3

Developers Forum – Summary Report

Cherwell District Design Guide
Developer Forum, Bodicote House
27th June 2017
14:00-16:30

1.0 DEVELOPER ENGAGEMENT

Developers and their planning and design teams were consulted on the first draft design guide as part of CDC's regular Developers Forum, on the 27 June 2017, 1:45-4:30pm at the Council Chamber, CDC Offices, Bodicote.

The session provided an opportunity for consultees to give an initial reaction to the emerging document. Their comments will be used to help shape and refine the final draft. It is intended that the final draft design guide will be subject to formal public consultation in autumn 2017 before being adopted as a Supplementary Planning Document.

2.0 FORMAT OF THE SESSION

Clare Mitchell, CDC Design and Conservation Team Leader presented an overview of the role of the design guide, followed by a presentation covering the contents of the design guide by Clare Coats from consultants Alan Baxter Ltd. Following the presentation there was an opportunity for questions and initial feedback.

A workshop session followed this. Three groups, each of approximately four developers and a CDC planning officer were facilitated by Clare Mitchell, Clare Coats and Isobel Knapp (also Alan Baxter). Each group discussed whether the draft design guide:

- Was easy to use
- Easy to navigate
- Conveys the key issues that Cherwell feel are important
- Is helpful in supporting delivery

3.0 COMMENTS

3.1 Group 1 (IK)

Group 1 focussed on chapters 2 & 3 of the guide.

Chapter 2 – Cherwell's special character

When initially asked what do developers currently perceive as locally distinctive to Cherwell of what they find difficult, the response was:

- Asking for local character is nothing new but not entirely sure what is locally distinctive to Cherwell other than building materials

After explaining through the chapter, initial reactions were:

- Do not really get a sense of what is special to Banbury and Bicester other than materials, although that might be in the detail when read fully
- More attention should be focussed on the differences between the different character areas e.g. in the 'buildings' section of the table all of them say mostly/mainly 2 storeys –

perhaps should have a general Cherwell character e.g. 2 storeys but then in the table show just the differences

- Would be good to have a section or a stronger indication on how the character in the rural areas can be applied to large strategic sites/ big urban extensions
- Would be useful to have a general point about how developers should respond to the character

Chapter 3 – Responding to the site and its context

When initially asked what developers currently find difficult in understanding the context and carrying out site analysis, the response was:

- It is often easy to see what the context is but difficult to respond to it

After explaining through the chapter, initial reactions were:

- It is helpful to explicitly set out the role of the analysis and the different levels of analysis for different sizes of site and different kinds of application
- Good to have the table form – easy to read
- Good to have the aide-memoire to ensure all aspects are covered in the analysis
- The table of questions may also help the communities understand the extent of analysis which developers have undertaken

3.2 Group 2 (CM)

Group 2 focussed on chapters 5 & 6 of the guide, with discussion focusing on architectural design and detail.

- The approach and structure to these sections was generally seen positively
- The group felt that the guide should be part of a robust discussion and should be used as a guide rather than a rigorous framework
- There was concern that the vernacular approach set out in this document and that this might lead to a homogenous approach to development across the district
- There was also concern that innovative design and creativity could be limited by the guide. (this has since led to the production of an additional chapter)

3.3 Group 3 (CC)

Group 3 had a general discussion focused on the following points:

- The guide strongly promotes the use of local stone. There is a severe lack of availability, with a further quarry closing recently. The long lead-in times for local bricks make their use difficult. When discussing substitutes, sample panels are used, but these do not take into account the way in which different materials whether.

Suggest that a list of approved substitute materials/sources is included in the guide.

- County Highways need to have approved and understand the content of the design guide (particularly chapter 5), otherwise it will be unworkable and lead to further confusion and delays.

- Design codes - it would be helpful to have more information on when they may be required and their content.
- Photos which are to be inserted in the guide should include good and bad examples and be annotated. Need to be specific and show what works and doesn't work and why.
- It would be beneficial to have CDC officer training on developer viability to inform discussions on this issue.
- Need to be clear on the level of enforcement. Concerned that the guide will be treated as a code by Officers without flexibility, limiting creativity.

3.4 General comments

A few general comments came out of the discussions.

- Concern expressed that the guide could be overly prescriptive, limiting creativity. Needs to be clear on how it should be applied to schemes with a modern design character.
- A challenge in applying the design guide will be to achieve flexibility, distinctiveness and creativity rather than a rule based approach resulting in indistinct developments. Guide needs to have a broader vision in terms of contemporary design.
- Both applicants and officers may use it as a tick-box exercise – officers will need training to use it intelligently and consistently.
- It would be interesting to survey existing residents in new developments to ask them what has worked well before and what does not work which can then provide useful input into the design guide
- Parking, play areas and bin stores are always key issues in developments
- It would be helpful to include some more contemporary images in the design guide rather than just the traditional vernacular houses – provide inspiration
- Does the highways section comply with the county highways officers requirements?

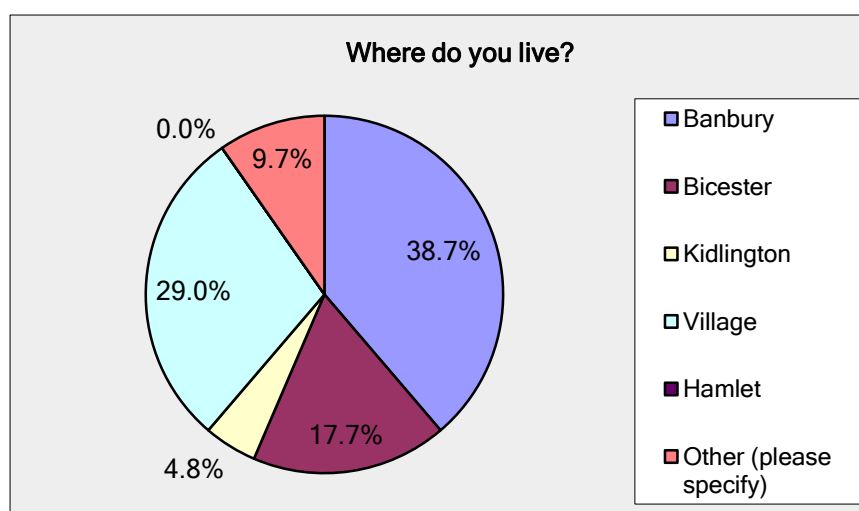
Appendix 4

Public questionnaire – Summary Report

Cherwell District Design Guide Consultation
March 2017
Summary of Feedback

1. Overview

- Research was conducted online via Survey Monkey.
- Cherwell District Council is producing a Residential Design Guide as an SPD to support the delivery of high quality homes and places across the District. The contents of the guide will influence the character of all new homes developed and the District as a whole. Research was therefore undertaken among with local residents to ensure that the views and ideas of the community are included in the document.
- The survey was launched on Friday 24th February and closed on Friday 10th March at midnight.
- A total of 62 people responded to the survey. Not all questions were responded to by everyone. The number of responses is indicated under each question/subject.
- Responses came from residents in Banbury, Bicester, Kidlington and villages/hamlets across the District.



2. Analysis of responses by question

Should CDC establish a Design Guide to help ensure that new residential developments are of high-quality design and in keeping with the local character of existing towns and villages?

- Just over 95% of respondents agreed that CDC should establish a Design Guide to ensure new developments are in-keeping with the character of existing towns and villages.
- Three respondents felt that a Design Guide was not necessary because:
 - 'Existing planning laws already allow for varying opinions and styles of the imposition of a particular design style'
 - 'Not sure why it is necessary'
 - 'I don't think all estates should look alike and should be built of brick'

Understanding the special character of Cherwell, including the architecture and public spaces. (50 responses)

Respondents were asked how important they felt it was to address certain aspects in the Design Guide (where 1 is extremely important and 5 is not at all important)

Cherwell Design Guide - Consultation Document

Understanding the special character of Cherwell, including the architecture and public spaces. Please indicate how important it is to address each of the following in the Design Guide (where 1 is extremely important and 5 is not at all important).

AnswerOptions	1	2	3	4	5	ResponseCount
Architectural character of Cherwell (buildings)	30	2	7	2	9	50
Landscape character of Cherwell (lie of the land, hedgerows, trees and water courses)	32	9	5	1	3	50
Street character of Cherwell	28	7	6	6	3	50
Public space character of Cherwell (parks and open spaces)	27	13	5	3	2	50

- More than half (60%) of respondents feel that it is extremely important to address the 'architectural character of Cherwell buildings' in the Design Guide. Less than a fifth (18%) feel that this is not at all important.
- Almost two-thirds (64%) think it is extremely important to address the 'landscape character of Cherwell (lie of the land, hedgerows, trees and water courses)'.
- More than half of respondents (56%) feel it is extremely important to address 'street character of Cherwell'. Just under a third (30%) feel it is moderately important to not at all important.
- 80% of respondents felt that it is extremely important or very important to address the 'public space character of Cherwell' in the Design Guide.
- Other suggestions for inclusion included:
 - 'Structures such as bridges on canals and stone walling'
 - 'Local materials and vernacular styles should be included in housing design'
 - 'Where appropriate, it should not be impossible to build architecturally challenged houses'
 - 'Local wildlife'

Responding to the site and its surroundings

(49 responses)

Cherwell Design Guide - Consultation Document

Responding to the site and its surroundingsWe are proposing that a section of the Design Guide will provide guidance on the following issues. Please indicate how important it is to address each of the following in the Design Guide (where 1 is extremely

AnswerOptions	1	2	3	4	5	ResponseCount
Lie of the land, flooding and drainage	34	7	3	2	3	49
Trees and hedgerows	26	12	8	1	2	49
Architecture and public spaces	25	14	3	3	3	48
Relationship with existing streets and footpaths	22	13	7	3	3	48
Relationship with existing developments	21	11	9	4	4	49
Impact of development on important views	32	7	5	3	2	49

- More than two-thirds (69%) of respondents state that it is extremely important to address the 'lie of the land, flooding and drainage' within the Design Guide. Only three respondents feel that it was not at all important.

- More than three-quarters (77%) feel that it is extremely important or very important to include 'trees and hedgerows' within the Design Guide.
- 'Relationship with existing streets and footpaths' and 'relationship with existing developments' had the lowest number of people (46% and 43% respectively) who felt these were extremely important in being addressed in the Design Guide.
- Almost two thirds (65%) feel that it is extremely important to address the 'impact of development on important views' in the Design Guide.
- Other areas suggested for consideration included:
 - 'Density and massing to respond to existing development'
 - 'Impact on increased traffic'
 - 'Integration with existing infrastructure'

Masterplanning (49 responses)

Cherwell Design Guide - Consultation Document

Masterplanning: A masterplan is a document which sets out how land uses, streets, buildings, open spaces and other elements will be arranged on site. We intend that this Design Guide will give clear instructions in the areas below to ensure best practice is

AnswerOptions	1	2	3	4	5	ResponseCount
Mix of uses	17	18	10	4	0	49
Streets, footpaths, bridleways and cycleways	25	14	4	3	3	49
Open spaces	31	8	5	4	1	49
Drainage and flooding	31	12	1	0	3	47
Building size and type (detached, semi-detached,	27	7	7	4	3	48

- More than two-thirds (71%) feel that it is either extremely important or very important to address 'mix of uses' within the masterplan.
- More than three-quarters (80%) feel that it is extremely important or very important to address 'streets, footpaths, bridleways and cycleways' within the masterplan.
- 'Opens spaces' 63%, 'drainage and flooding' 66% and building size and type' 56.25%.
- Other areas for consideration are:
 - 'Room and garden sizes'
 - 'Cycleways and footpaths must be segregated. Open spaces need protection by legal allocation. Employment building must not dominate any residential areas by mass'.

Street Design (46 responses)

Cherwell Design Guide - Consultation Document

Street Design: Streets are one of the most important parts of new housing areas, connecting homes to neighbours, local facilities and amenities. Please indicate how important you feel it is to address each of the following in the Design Guide (where 1 is very

AnswerOptions	1	2	3	4	5	ResponseCount
Design streets for all users - especially walkers and	27	12	4	1	2	46
High-quality verges, street trees and public spaces	29	8	4	3	2	46
Well arranged parking	30	8	3	1	4	46
Bus routes	20	11	9	3	3	46

- More than 80% of respondents feel that the 'design of streets for all users' are extremely important and very important to be addressed within the Design Guide.

- Just under two-thirds (63%) feel that ‘high-quality verges, street trees and public spaces’ are extremely important to be addresses within The Design Guide.
- 65% feel it is extremely important for ‘well-arranged parking’ to be addressed within the Design Guide. Almost 9% feel that it is not at all important to include this element in the Design Guide.
- Less than half of respondents (43%) feel it is extremely important to include ‘bus routes within the street design element of the Design Guide.
- Other suggestions included:
 - ‘Well-arranged parking for residential dwellings in villages to be within the dwelling boundary’
 - ‘Walkers and cyclists need to be segregated from each other with designated routes and also be segregated from roads. Much as we would like to promote cycling, walking and public transport, the car will still need to be accommodated with adequate parking facilities’

Types and arrangements of buildings (46 responses)

Cherwell Design Guide - Consultation Document

Types and arrangements of buildings: We intend that the Design Guide will give instruction in the way buildings can be organised to establish attractive places. Please indicate how important it is to address each of the following in the Design Guide (where 1 is							
AnswerOptions	1	2	3	4	5	ResponseCount	
Relationship of buildings with streets and public	23	13	4	4	2	46	
Building types (detached, semi-detached, terraced	23	12	5	3	3	46	
Building height	25	12	6	1	2	46	
Design of key buildings	24	11	8	1	2	46	

- Half of respondents feel that it is extremely important to address both ‘the relationship of buildings with streets and public spaces’ and ‘building types’ within the Design Guide.
- 54% of respondents feel it is extremely important to address ‘building height’ in the Design Guide.
- 52% think the ‘design of key buildings’ is extremely important in being addressed within the Design Guide.
- A comment received around this was:
 - ‘Town houses are being promoted because they have small footprints but their height is unattractive and not suited to a rural location. Has any research been done into how pleasant they are to live in?’

Building style and materials

(44 responses)

Cherwell Design Guide - Consultation Document

Building style and materials: We intend that the Design Guide will help inform how new developments will look. Please indicate how important it is to address each of the following in the Design Guide (where 1 is extremely important and 5 is not at all)

AnswerOptions	1	2	3	4	5	ResponseCount
Designing well-proportioned and attractive buildings	32	6	1	1	3	43
The use of building materials	29	9	3	1	2	44
Design of windows and rooflights	17	15	5	3	3	43
Shape of roofs and chimneys	14	15	6	2	6	43
Doors and porches	11	17	7	4	5	44
Sustainable building design	31	6	3	1	3	44

- Almost three-quarters (74%) feel it is extremely important to address ‘designing well-proportioned and attractive buildings’ and a further 14% feel it is very important to include this element in the Design Guide.
- Two-thirds (66%) think the ‘use of building materials’ is extremely important in the Building style and materials element of the Design Guide.
- Less people deem the ‘design of window and roof lights’, ‘shape of roofs and chimneys’ and ‘doors and porches’ as extremely important – with 39%, 33% and 25% respectively.
- 70% think ‘sustainable building design’ is extremely important as part of the Design Guide.
- Other suggestions include:
 - ‘East of adaption during life of building’
 - ‘All new buildings should be to at least level 5 eco std and many to passive house standard’
 - ‘Roof lights if used should not increase light pollution in rural areas’

3. Other feedback

- There were an additional 14 comments received from respondents, including the following:
 - ‘Remember infrastructure needs: doctors surgery, schools ...’
 - ‘No mention of the promotion of nesting bricks and wildlife habitats’
 - ‘It may be useful to look at other recent new developments that have existing design that have worked eg Cambourne in Cambridgeshire, started 1998 and still ongoing’
 - ‘Newly built residential areas never include enough parking, nothing is more disappointing about a new development/street than seeing cars parked on roads and neighbours fighting for spaces’
 - ‘The Design Guide should be a guide and not become the planning officers go to policy for every application. Design excellence should be always encouraged and this requires a proper understanding of the brief and the unique site characteristics ...’

STAGE B

Public Consultation 23 November 2017 – 21 December 2017

Consultation arrangements

On 23 November 2017 the Council published a Draft Cherwell Design Guide SPD for consultation. The consultees listed in the Statement of Community Involvement and anyone registered on the Council's database were notified by letter or email and were asked to comment on the Draft SPD.

Hard copies were also placed at deposit locations across the district including libraries and Council offices.

Press Coverage: The statutory public notice was placed in the following newspapers:

- Oxford Mail (23 November 2017)
- Bicester Advertiser (23 November 2017)
- Banbury Guardian (23 November 2017)

A copy of the Public Notice is attached at Appendix C1.

Representations Received

A total of 21 representations were received at the end of the consultation. A table providing a full summary of each representation is attached at Appendix 4.

How have they been considered?

Each of the representations has been considered in detail and where appropriate suggested changes have been incorporated in the revised document. For example, clarification on how the guide should be used has been added. A detailed officer response to each of the representations received is set out in Appendix 4.

Conclusion

The production of the Cherwell Design Guide SPD has involved wide ranging stakeholder consultation and formal public consultation. This has directly influenced both early development and later refinements of the document.

If there are any questions on this Consultation Statement please contact the Planning Policy Team on 01295 227985 or email planning.policy@cherwell-dc.gov.uk

Appendices

1. Public Notice
2. Consultation letters/emails
3. Representation Form
4. Summary of Representations Received and Officer Response

Appendix 1
Public Notice



**PLANNING POLICY CONSULTATIONS
23 NOVEMBER 2017 to 21 DECEMBER 2017**

Draft Developer Contributions Supplementary Planning Document (SPD)

A new Draft Developer Contributions SPD is being published for consultation. The purpose of the SPD is to set out the Council's approach to seeking Section 106 planning obligations from new developments for the provision of infrastructure, community facilities and services.

Draft Design Guide Supplementary Planning Document (SPD)

A new Draft Cherwell Design Guide SPD is being published for consultation. The purpose of the SPD is to support the delivery of high quality homes and places across the District. The contents of the SPD will be used to provide guidance to developers and help support robust decision making on design issues by the planning authority.

Documents Locations

Online at: www.cherwell.gov.uk/planningpolicyconsultation

Hard copies at the locations below during opening hours

Cherwell District Council Offices, Bodicote House, Bodicote, Banbury, OX15 4AA, 8.45am-5.15pm
Monday to Friday

Banbury Town Council, the Town Hall, Bridge Street, Banbury, OX16 5QB, Monday to Thursday 9am-4.45pm, Friday 9am-4pm

Banbury Library, Marlborough Road, Banbury, OX16 5DB, Monday 9am-1pm, Tuesday 9am-7pm, Wednesday 9am-8pm, Thursday and Friday 9am-7pm, Saturday 9am-4.30pm

Woodgreen Library, Woodgreen Leisure Centre, Woodgreen Avenue, Banbury, OX16 0AT, Monday 10am-5pm, Tuesday 10am-1pm, Wednesday 2pm-5pm, Thursday 10am-1pm, Friday 10am-5pm, Saturday 9.30am-1pm

Bicester Town Council, The Garth, Launton Road, Bicester, OX26 6PS, Monday-Thursday 9am-5pm, Friday 9am-4pm

Bicester Library, Franklins House, Wesley Lane, Bicester, OX26 6JU, Monday 9.30am-7pm, Tuesday 9.30-5pm, Wednesday and Thursday 9.30am-7pm, Friday 9.30am-5pm, Saturday 9am-4.30pm

Kidlington Library, Ron Groves House, 23 Oxford Road, Kidlington, OX5 2BP, Monday 9.30am-5pm, Tuesday 9.30am-7pm, Wednesday 9.30am-1pm, Thursday 9.30am-5pm, Friday 9.30am-7pm, Saturday 9am-4.30pm

Adderbury Library, Church House, High Street, Adderbury, OX17 3LS, Tuesday: 10am-12pm & 3pm-7pm, Thursday 2pm-5pm & 6-7pm, Friday 10am-12pm & 2pm-5pm, Saturday 9.30am-1pm

Deddington Library, The Old Court House, Horse Fair, Deddington, OX15 0SH, Monday 2pm-5pm, 5.30pm-7pm, Wednesday 9.30am-1pm, Thursday 2pm-5pm, 5.30pm-7pm, Saturday 9.30am-1pm

Hook Norton Library, High Street, Hook Norton, Banbury, Oxon, OX15 5NH, Monday 2pm-5pm, 6pm-7pm, Wednesday 2pm-5pm, Friday 2pm-5pm, 6pm-7pm, Saturday 9.30am-12.30pm

Banbury LinkPoint, 43 Castle Quay, Banbury, Oxfordshire, OX15 5UW, 8.45am (10am Wednesday) to 5.15pm Monday to Friday

Bicester LinkPoint, Franklins House, Wesley Lane, Bicester, OX26 6JU, 8.45am (10am Wednesday) to 5.15pm Monday to Friday

Kidlington LinkPoint, Exeter Hall, Oxford Road, Kidlington, Oxon, OX5 1AB, 8.45am (10am Wednesday) to 5.15pm Monday to Friday

Submitting Comments

Comments on the documents should be sent:

By email to PlanningPolicyConsultation@cherwell-dc.gov.uk

Or by post to:

Planning Policy Consultation
Planning Policy Team
Strategic Planning and the Economy
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA.

Comments should be received no later than 5pm on Thursday 21 December 2017. Any comments received will be made publicly available.

YVONNE REES, JOINT CHIEF EXECUTIVE

Appendix 2
Consultation Letters / e-mails

Strategic Planning & the Economy

Adrian Colwell – Head of Strategic Planning & the Economy

CherwellDISTRICT COUNCIL
NORTH OXFORDSHIRENAME
ADDRESS LINE 1
ADDRESS LINE 2
TOWN
COUNTY
POST CODE (must be on own line)*Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA**www.cherwell.gov.uk*

Please ask for: Tony Crisp

Direct Dial: 01295 227985

Email: Planning.policy@cherwell-dc.gov.uk

Our Ref: Design Guide/S106

20 November 2017

Dear Sir/Madam

**Notification of Planning Policy Consultations
Draft Developer Contributions Supplementary Planning Document (SPD)
Draft Design Guide Supplementary Planning Document (SPD)**

Please find enclosed a copy of a public notice about consultations on the above planning policy documents. The consultation period extends from Thursday 23 November 2017 to Thursday 21 December 2017.

You have been sent this notification as your contact details are on our Local Plan database. If you no longer wish to be informed of our planning policy consultations then please let us know by telephoning 01295 227985 or by emailing planning.policy@cherwell-dc.gov.uk .

Please note that we now have a separate email address for consultation responses. This is PlanningPolicyConsultation@cherwell-dc.gov.uk . Hard copies can still be posted.

Yours faithfully

*David Peckford*David Peckford
Deputy Manager – Planning Policy & Growth Strategy

**Appendix 3
Representation Form**

Appendix 3: Representation Form

DRAFT CHERWELL DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT (SPD)

Regulations 12b and 13 of the Town and Country Planning (Local Planning) (England) Regulations 2012

Representation Form

Cherwell District Council is currently consulting on a new Draft Cherwell Design Guide Supplementary Planning Document (SPD). It is a new guidance document that will support the delivery of high quality homes and places across the District. The contents of the SPD will be used to provide guidance to developers and help support robust decision making on design issues by the planning authority.

The SPD and associated documents are available to view and comment on from **23 November 2017** – **21 December 2017**.

To view and comment on the documents please visit www.cherwell.gov.uk/planningpolicyconsultation.

The consultation documents are also available to view at public libraries across the Cherwell District, at the Council's Linkpoints at Banbury, Bicester and Kidlington, at Banbury and Bicester Town Councils and Cherwell District Council's main office at Bodicote House, Bodicote, Banbury.

You may wish to use this representation form to make your comments. Please e-mail your comments to planningpolicyconsultation@cherwell-dc.gov.uk or post to Planning Policy Team, Strategic Planning and the Economy, Cherwell District Council, Bodicote House, Bodicote, Banbury, OX15 4AA no later than Thursday 21 December 2017.

You should receive a written acknowledgement. Email acknowledgements will be sent automatically by return. Acknowledgements by post should be received within five working days of your response being received. If you do not receive a written acknowledgement, please contact the Planning Policy Team on 01295 227985.

Please note that all comments received will be made publicly available.

Representations must be received by Thursday 21 December 2017

Please provide the following details:

NAME:

ADDRESS:

.....

EMAIL:

TEL NO:

AGENT
NAME:

AGENT
ADDRESS:

.....

AGENT
EMAIL:

AGENT
TEL NO:

Your details will be added to our mailing list and you will be kept informed of future progress of this document and other Local Plan documents. If you wish to be removed from this mailing list please contact the Planning Policy team. Details are at the bottom of this representation form.

1. DRAFT CHERWELL DESIGN GUIDE SUPPLEMENTARY PLANNING DOCUMENT

Do you have any comments on the Draft Cherwell Design Guide SPD?

Please make it clear to which part of the Document your comments relate.

Please continue on another sheet if necessary.

Thank you for taking the time to respond to this consultation. Please ensure your comments are submitted by 21 December 2017.

Appendix 4
Summary of representations received and officer response

Appendix 4 - Summary of Representations / Officer Response

Appendix 4 – Summary of Representation and Officer Response

Representation Number	Name	Summary	Officer Response
1	Adderbury Parish Council Theresa Goss	<p>1) The Parish Council supports the drafting of a Design Guide (DG), however is concerned that the guide does not address a number of concerns that the PC have about design and the built environment. A number of concerns about recent development in the area were listed alongside specific issues that they would like to address in the DG. These include:</p> <p>2) The need for a creative design assessment of developments to ensure that the development layout, building designs and landscape treatment fits the development into the receiving landscape in a harmonious way. Promoting a character of new urban style estates on the edges of villages which totally fail to reflect the style of the village they border and of which they provide the first glimpse.</p> <p>Strengthen the wording to be more prescriptive on the proportions of natural stone, slate to be used</p> <p>3) Responding to the increasing pattern of home working through the provision of dedicated space with appropriate infrastructure (broadband etc)</p> <p>Provision of additional storage spaces to cater for modern consumerism.</p> <p>Minimum space standards for key rooms</p> <p>Flexibility of properties to grow</p> <p>Parking – promoting additional parking provision,</p>	<p>1) The DG has been written following a review of design issues arising in development throughout Cherwell. We believe that the DG addresses many of the issues raised.</p> <p>2) We believe that the DG appropriately addresses many of the issues raised by the PC.</p> <p>3) It outside the remit of the DG to establish:</p> <ul style="list-style-type: none"> - Minimum space standards and storage provision - Adaptability and future extension of houses - Broadband standards - Parking standards (established by OCC)
2	Anglian Water Stewart Patience	<p>1) Welcome the consideration of existing easements for utilities.</p> <p>2) It would be helpful to make it clear that development should</p>	<p>1) Noted</p> <p>2) It is not appropriate for the DG to provide technical detail on easements.</p>

		<p>not be built within statutory easements. Where this is not possible a diversion would have to be agreed with the relevant undertaker (ideally prior to the submission of a formal planning application).</p> <p>3) The use of SuDs as a consideration as part of the design process is fully supported. We would ask that reference is also made to the national SuDs Standards (which Anglian Water refers to) and Anglian Water’s SuDs handbook</p> <p>4) Consideration should be given to location of trees relative to wastewater services.</p>	<p>3) We will add a reference to the National SuDs Standards and to check water companies’ websites for further information on page 81 of the DG.</p> <p>4) Consideration is given to the integration of trees and utilities on p81. Reference is made to Trees in Hard Landscape Guidance.</p>
3	Banbury Town Council Audrey O’Mahony	<p>1) The Town Council supports the intentions of the DG, however we would wish to see additional content to support a bespoke approach to design in Banbury and its surrounding areas. Suggestions include:</p> <p>2) Further development of the character area description of Banbury is needed, along with a deeper explanation of the evolution of Banbury as a market town. This should include reference to the town’s strong industrial heritage, the Oxford canal and housing schemes such as the Homes for Heroes scheme after World War II</p> <p>3) Concern that the document only deals with new housing developments; no other forms of development are mentioned. The TC would promote the inclusion of design guidance for the conversion of buildings ie. farm buildings or industrial buildings.</p> <p>4) The Town Council support the creation of mixed use developments, and particularly invite a connection between old and new. Non-residential uses are necessary to bring activity to a settlement and prevent it from becoming a dormitory settlement with no clear centre.</p> <p>5) Protection and maintenance of hedgerows and green corridors. The Town Council request that they be party to any</p>	<p>1) The DG has been written to promote a contextual response to development across the district. It is not appropriate for the DG to provide specific guidance for any one place.</p> <p>2) The DG provides a short summary of the special character of Banbury and it would not be appropriate to provide additional detail. The Banbury Conservation Area and Banbury Masterplan provide a more detailed character description.</p> <p>3) The DG has been written to provide guidance on residential development. There is separate guidance on conversions, extensions, subdivision and shopfronts.</p> <p>4) The DG supports a mixed use approach. Section 4.4 provides guidance on non-residential uses.</p> <p>5) The DG provides guidance on the protection of hedgerows within development. It is not appropriate for the DG to deal with technical maintenance issues.</p> <p>6) Noted</p> <p>7) Noted</p> <p>8) The DG does not deal with site allocation or policy making</p>

		<p>discussions held about tree planting and landscaping of a development. As the Town Council is responsible for managing trees and planting belts of new developments, our Amenities Manager and Landscape Officer should be consulted at the design stage.</p> <p>6) The Town Council support the creation of pleasing townscapes in new developments and agree with the promotion of bespoke house types and building types that reflect the local traditions. This is particularly important to Banbury Town Council, as is the use of the correct materials: reinforcement of local character, visual harmony, and the use of high quality materials (such as ironstone and Banbury Red Brick).</p> <p>7) The inclusion of detailed sustainable design is supported by Banbury Town Council.</p> <p>8) Site allocation, working together with the Town Council to find the most sustainable sites in and around Banbury.</p> <p>9) The Town Council would like to see the document provide more inspiration, by means of more engaging maps, diagrams and photographs. It should be a “go to document”, a consolidated document concentrating on all design issues that includes extensions, conversions, sub-divisions, shop fronts, etc. addressed.</p>	<p>9) We believe that the document has a positive balance of text, photos and diagrams that are engaging to the user. The DG has been designed to support new residential development only. We feel it would become large and unwieldy if it were to include other forms of development.</p>
4	Bicester Town Council Angie Suter	<p>Comments were made on:</p> <p>1) Section 7.3 Railings/hedging seems overly prescriptive.</p> <p>2) Parking provision – concern that there is not enough provision for car parking for 2 + bedroom dwellings. Where garages are provided they need to be big enough for modern vehicles.</p>	<p>1) The DG is not too prescriptive in this area</p> <p>2) Parking standards are established by OCC, who have also established minimum standards for garages. This is set out in p76 of DG</p>
5	Bloxham Parish Council Theresa Goss	<p>1) The PC generally support the approach of the guide, especially in relation to establish greater consistency in the decision making process, stakeholder engagement, and defining / creating a distinctive local character. Specific issues</p>	<p>1) Noted, the DG supports most of the issues raised by the PC.</p> <p>2) The DG provides reference to consultation of Parish Councils on P31</p>

		<p>raised include:</p> <p>2) Need to work with Parish Councils, especially where there is a made NDP on residents views about the important characteristics of places</p> <p>3) Look for more definition of how officers will engage with local stakeholders particularly where there is a made NDP; there is no clear indication of how Parish Councils will be engaged for a local perspective on the NDP policies relating to design. It would be of benefit to have noted the Bloxham NDP in the list of background sources.</p> <p>4)It would be pertinent to see more specific requirements for the enhancement of biodiversity e.g. use of integral Swift bricks in Bloxham given the context of the Cherwell Swift Project.</p> <p>5)We would expect to see these guidelines used for small developments, infill and conversion as well as strategic sites should be clearer in the document</p> <p>6) Do not support the inference that terrace house types should be the predominant feature in developments.</p> <p>7) Street design , concerns about integrated traffic calming Street widths</p> <p>8) On-plot parking is limited in its vision, as it misses the issue of families having more than one car, often there are 3+ especially in villages where the public transport is minimal. It also limits the use of on-plot parking for residents with restricted mobility. Rear parking courts are not suitable in all locations.</p> <p>9) General support for the detail in Chapter 7 and 8 especially in relation to the use of details. Where it is not viable to have an effective "working" chimney could this brick built space be used to incorporate bird nesting site bricks? The insistence on timber doors prohibits the use of new materials.</p>	<p>3) It is not appropriate for the DG to provide specific guidance on the consultation process. Reference is made within the DG about the Neighbourhood Plans. Bloxhams adopted Neighbourhood Plan is noted on P7</p> <p>4) A reference to net biodiversity gain has been referenced on p51. The DG provides guidance for all new residential development. Other guidance exists for conversion. We will add a reference to support the use of swift and bat boxes in section 7.4.2</p> <p>5) Noted. While the DG has been written to support the development of major sites, it is our intention that much of the guide can be translated to smaller and infill sites.</p> <p>6) The DG supports a range of housetypes. Terrace housing is more efficient in terms of land use and other sustainability factors. In addition, the majority of Cherwell's historic housing stock is of a terrace type.</p> <p>7) The DG supports well designed streets. Integrated traffic calming, which is considered early in the design process, rather than retrofitting / later add on is an important consideration. We will make amendments to the street widths in line with OCCs guidance.</p> <p>8) Noted, a mixed approach to parking is required, depending on housing typology, density and location. Parking standards are set by OCC.</p> <p>9) Noted. We have added a note on the integration of swift and bat boxes on roofs. High quality timber doors have greater durability and are more appropriate to the character of Cherwell.</p>
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6	Bodicote Parish Council Val Russell	<p>1) The PC generally support the approach of the guide, especially in relation to establish greater consistency in the decision making process, stakeholder engagement, and defining / creating a distinctive local character. Specific issues raised include:</p> <p>2) Need to work with Parish Councils, especially where there is a made NDP on residents views about the important characteristics of places</p> <p>3) Look for more definition of how officers will engage with local stakeholders particularly where there is a made NDP; there is no clear indication of how Parish Councils will be engaged for a local perspective on the NDP policies relating to design. They would like the applicant / developer to present evidence of dialogue that has taken place on design, as well as evidence that the design has responded to local character and matters raised by the community</p> <p>4) It would have been pertinent to see more specific requirements for the enhancement of biodiversity</p> <p>5) We would expect to see these guidelines are used for small developments, infill and conversion as well as strategic sites should be clearer in the document</p> <p>6) Do not support the inference that terrace house types should be the predominant feature in developments.</p> <p>7) Street design , including on –street traffic calming Street widths and parking</p> <p>8) On-plot parking is limited in its vision, as it misses the issue of families having more than one car, often there are 3+ especially in villages where the public transport is minimal. It also limits the use of on-plot parking for residents with restricted mobility. Rear parking courts are not suitable in all locations.</p> <p>9) General support for the detail in Chapter 7 and 8 especially in relation to the use of details. Where it is not viable to have</p>	<p>1) Noted.</p> <p>2) The DG provides reference to consultation of Parish Councils on P31</p> <p>3) It is not appropriate for the DG to provide specific guidance on the consultation process. Reference is made within the DG about the Neighbourhood Plans. Bodicote’s emerging Neighbourhood Plan is noted on P7</p> <p>4) A reference to net biodiversity gain has been referenced on p51.</p> <p>5) Noted. While the DG has been written to support the development of major sites, it is our intention that much of the guide can be translated to smaller and infill sites.</p> <p>6) The DG supports a range of housetypes. Terrace housing is more efficient in terms of land use and other sustainability factors. In addition, the majority of Cherwell’s historic housing stock is of a terrace type.</p> <p>7) The DG supports well designed streets. Integrated traffic calming, which is considered early in the design process, rather than retrofitting / later add on is an important consideration. We will make amendments to the street widths in line with OCCs guidance.</p> <p>8) Noted, a mixed approach to parking is required, depending on housing typology, density and location. Parking standards are set by OCC</p> <p>9) Noted. We have added a note on the integration of swift and bat boxes on roofs. High quality timber doors have greater durability and are more appropriate to the character of Cherwell.</p>
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		an effective "working" chimney could this brick built space be used to incorporate bird nesting site bricks? The insistence on timber doors prohibits the use of new materials.	
7	Boyer Julia Mountford On behalf of Redrow Homes and Wates Developments	<p>The following issues were raised:</p> <ol style="list-style-type: none"> 1) Concern that the guide would impact the delivery and viability of largescale schemes 2) Concern that the master planning approach to capacity where layout are tested and landuse options considered are onerous and could undermines or contradicts site allocations that have been tested through Local Plan Examination. 3) It would be useful to clarify the different approaches required for the various scales of sites would be helpful. Figure 1.1 should reflect the tailored approach that may be more applicable to larger applications 4) Greater clarification on the requirements for different types of applications- outline/reserved/ full applications, 5) The requirements for outline applications set out in page 30 encroach into the reserved matters territory. 6) It is not appropriate to refer to ESD 1-5 in relation to energy efficiency guidance in the SPD. It is considered that these policies are unsound following the publication of Fixing the Nations Foundations: creating a more prosperous nation published in July 2015. 7) Concerns over the importance given to community engagement and that the expectations of the community are unnecessarily raised. The references to consultation in the DG confuses the adopted formal consultation requirements and should refer to adopted documents. 	<ol style="list-style-type: none"> 1) The DG has been written to streamline and speed up delivery by providing clarity to developers. 2) It is a fundamental part of the development process for largescale sites to establish capacity through testing layout and landuse. 3) Noted, text amended 4) This is encapsulated in Table 1.1 on p4 5) Outline applications need to demonstrate <u>how</u> the quantum of development can be delivered to a high quality on the site. The guidance set out on p30 illustrates the issues that the council see as important on these matters 6) ESD 1-5 is an Adopted Local Plan policy 7) The guide promotes positive and appropriate consultation as part of the design process.
8	Canal and River Trust Anne Denby	<ol style="list-style-type: none"> 1) The draft document is considered positively in that it requires developments to achieve a high standard of design and respond appropriately to their surrounds. 2) There are however limited reference to the canal network in 	<ol style="list-style-type: none"> 1) Noted 2) The design of canal related residential development is important and some of our critical development sites (ie. Banbury 1) lie adjacent to canals. The Council

		<p>the document or the particular design challenges / considerations specific to development along the canal corridor and would like to expand the document to include a specific section relating to the design considerations for development adjacent to the canal including objectives to positively reinforce the character of the area alongside specific advice on, boundary treatments, open green landscape space, planting, lighting and access</p> <p>3) The Trust produces guidance for developments adjacent to the waterway and therefore within Appendix A of the document a link to the Trust's website should be provided.</p>	<p>considers that specific issues relating to canals can best be managed through site specific guidance.</p> <p>3) Will add reference to Appendix A</p>
9	CPRE Andrew McCallum	<p>1) We commend this document which would be useful to corporate developers and individual residents alike. We consider the details involved to be especially important as these are often the most vulnerable features in the streetscape.</p> <p>2) Reference to chimney posts on page 116 presumably refers to chimney pots.</p> <p>3) We especially consider that as much affordable housing as possible should be accommodated in development proposals to answer the obvious need in that respect</p> <p>4) The highest possible densities should be achieved on appropriate sites in order to relieve pressure on greenfield sites in the countryside.</p> <p>5) Hedgerows and trees are also vulnerable features and their removal might be somewhat unfortunate.</p> <p>6) Question how this information is to be communicated to residents, who would probably be unaware of the guidance.</p>	<p>1) Noted</p> <p>2) Noted, will amend</p> <p>3) Affordable housing requirements are a Local Plan issue which cannot be covered in the DG</p> <p>4) It is outside the remit of a DG to set density policies.</p> <p>5) Noted. The document addresses this and proposes a balanced approach to hedgerow retention</p> <p>6) We have promoted the DG through talks to Parish Councils, in addition we have engaged with the local community during the production process using social media.</p>
10	David Lock Associates Francesca Parmenter on	<p>1) Concerns about the level of prescription referred to in the DG. This is not justified through the Cherwell Local Plan nor the NPPF or its supporting Planning Practice Guidance.</p> <p>An SPD should not include a level of prescription that stymies</p>	<p>1) The DG is in line with national planning guidance and supports the implementation of the Cherwell Local Plan. The DG is not unduly prescriptive; it simply gives clear guidance and leaves the opportunity for</p>

	<p>behalf of Gallagher Estates</p>	<p>proposals from reaching appropriate master planning and design conclusions as to how best to achieve sustainable development in the round, as advocated by the NPPF. Whilst the introductory section of the CDG refers to its approach as a technical guide, and not an overly prescriptive tick-box exercise. There is a considerable level of detail and prescription in the main body of the document, appears to be at odds with this more flexible approach</p> <p>2) The role of the DG should be clearly emphasised at the outset, so as to allow site -specific masterplan-led approaches to design to flourish.</p> <p>3) Concerns over the length of the DG and its impact on its usability of the guide, such that it reduces its effectiveness for users.</p> <p>4) It is therefore critical that the relationship between the Local Plan and Bicester, Banbury and Kidlington Masterplans is clear</p> <p>5) Concern that the document adds retrospective supplementary policy aspirations for strategic allocations identified within the Local Plan.</p> <p>6) Reference to design codes should be supported by wording that includes application of an alternative mechanism.</p> <p>7) The effectiveness of design reviews needs to be carefully considered on case-by-case basis, taking into account site-specific development, policy context and the application stage</p> <p>8) Use of “<i>must</i>” throughout the draft SPD. The NPPF uses “<i>should</i>”, . Use of “<i>not acceptable</i>” in the draft SPD. The NPPF’s uses “<i>where practicable</i>”.</p> <p>9) The consultation process set out at Figure 1.1, could have significant implications for delivery of development and is too onerous</p>	<p>applicants to propose alternatives, provided they demonstrably reflect high quality and local distinctive design solutions.</p> <p>2) The role of the DG is clearly set out in 1.2</p> <p>3) The guide is broken into clear chapters which are accessible to the user. Given the remit of the DG we feel it is of an appropriate length.</p> <p>4) We will add note in 1.2 to explain how the DG relates to other Council Documents</p> <p>5) The DG provides guidance only and does not propose new policies</p> <p>6) Noted, will reference other site specific guidance</p> <p>7) Noted. Design review is a useful tool, promoted by the NPPF. We have amended diagram 1.1</p> <p>8) We have used language to help clarity on the issues set out within the guide and prevent ambiguity</p> <p>9) Noted, we have amended Figure 1.1</p>
11	<p>David Lock Associates Duncan</p>	<p>1) The Tripartite supports the intentions of Cherwell District Council (‘the Council’) in promoting high standards of design in all areas, encouraging design that reflects and responds to</p>	<p>1) Noted 2) Noted 3) The DG sets out a contextual approach. While</p>

	<p>Chadwick On behalf of the University of Oxford, Merton College and a private landowner. (Tripartite)</p>	<p>Cherwell’s special character and provides sustainable communities and places for all.</p> <p>2) Support for the ethos of the guide as a technical guide, promoting a holistic approach to design and “advocating a contextual approach and would like this to be emphasised in the introduction and chapter 1.</p> <p>3) In the context of the Tripartite’s land interests at Begbroke, it is essential that there is sufficient flexibility to allow for a more innovative approach to design at this site.</p> <p>4) The role and scope of the Development Briefs needs to be clarified in relation to the DG. The Development Brief should take precedence to reduce uncertainty, minimise abortive or unnecessary work and reduce the amount of time and negotiation required over a planning application.</p> <p>5) Reservations regarding the length of the draft DG. It is concerned that the length and detail which will affect the usability and legibility</p> <p>6) The DG should be clear that its purpose is a general design and reference tool in the preparation of site specific guidance. Once approved, site-specific guidance should then act as the primary instrument for ensuring design conformity on a development site. The relationship between DG and other site specific guidance needs to be clear with a proportionate level of detail provided in each, so that they complement rather than replicate or conflict with each other.</p> <p>7) It is essential that a proportionate approach is taken dependent on the stage of the planning process - i.e. high-level principles to inform outline applications with more specific design details to inform full and reserved matters applications. Table 1.1. goes some way to articulating this but it requires further explanation</p> <p>8) The Tripartite questions the reference in Section 1.3 to Development Briefs being Council / joint led documents since</p>	<p>chapter 7 provides a traditional approach to architectural design, there is the opportunity for applicants to propose alternatives. The scope for this is set out clearly in Chapter 8 – Innovation and Sustainability.</p> <p>4) Noted, we will clarify the approach in section 1.3</p> <p>5) The guide is broken into clear chapters which are accessible to the user. Given the remit of the DG we feel it is of an appropriate length.</p> <p>6) Noted, the role of the DG is set out in section 1.2. We will clarify the approach in section 1.3</p> <p>7) Noted</p> <p>8) Noted, we have amended the text</p> <p>9) Noted, we have amended Figure 1.1</p> <p>10) Noted, we have amended Figure 1.1</p> <p>11) Noted</p>
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		<p>this conflicts with the Local Plan Partial Review.</p> <p>9)The Tripartite requests that the consultation process set out for planning applications, as outlined at Figure 1.1, is refined to enable a more flexible and realistic approach. The Tripartite does not consider that in all instances (particularly where an effective Development Brief and/or Design Code is in place) that a minimum of two separate design reviews and two consultation stages are required prior to the submission of either an outline or reserved matters application. The Tripartite considers that at the planning application stage where a Development Brief is in place, only the latter suggested consultation will be necessary to refine the proposals.</p> <p>10)The Tripartite does not object to the principle of using Design Review Panels, but considers that this should be considered on a site or case-by-case basis and that the review period is discussed and agreed jointly between the Council and the promoter/developer.</p> <p>11)The Tripartite reserves its right to make detailed comments on related Local Plan part 2 policies, that could refer or reflect guidance outlined within the DG.</p>	
12	Environmental Agency	1) Welcome the intention for an overall green and blue infrastructure plan and the intention to encourage the reduction in the use of mains water, in recognition that Cherwell is a water stressed area.	1) Noted
13	Framptons Louise Steele On behalf of Catesby Estates PLC	<p>1) The DG is considered wholly unacceptable and has not been prepared in accordance with national planning policy and guidance, or the policies of the adopted development plan.</p> <p>2) The Cherwell District Local Plan Part 1 specifically states <i>“the Council will provide more detailed design and historic environment policies in the Local Plan Part 2.</i> The production of detailed design and historic environment policies should be through the Part 2 Local Plan process. The SPD process is therefore not legitimate or appropriate.</p>	<p>1) The DG has been prepared in accordance with national planning policy and guidance. The intention of the DG is to provide a clarity and guidance on policies set out within the adopted development plan.</p> <p>2) The DG supports the implementation of the Cherwell Local Plan, providing guidance that supports the implementation of policy.</p> <p>3) Annex 2 of the NPPF states. <i>‘Supplementary planning documents: Documents which add further detail to</i></p>

		<p>3) Paragraph 58 of the NPPF expects the Development Plan to provide policies to set out the quality of development. It does not make any reference to Supplementary Planning Documents in setting out the quality of development that will be expected for an area.</p> <p>4) The DG goes into an inappropriate level of detail and prescription that one would normally expect in a design code rather than a policy document. The Planning Policy Guidance (PPG) at paragraph 003 (Reference ID: 26-003-20140306) states <i>“Local planning authorities should secure design quality through the policies adopted in their local plans.”</i></p> <p>5) The Cherwell DG SPD does not reflect the planning objectives set out in the PPG at paragraph 006. It is noted that the draft document makes only a passing reference to the NPPG despite the fact that the NPPG post-dates most of the other design documents that are referred to.</p> <p>6) The Cherwell DG SPD is not in accordance with national planning policy and guidance as it provides undue prescription in the level of design detail it sets out, which is unsubstantiated. For example, Chapter 7 ‘Building Elevations and Details’ states that <i>“new development in Cherwell should promote:- well proportioned, simple facades in keeping with the character of the District.”</i> It is an over-simplification to state all new development across the district of Cherwell must conform to such design details.</p> <p>7) The SPD should not be progressed in its present form. The Council should instead prepare detailed design and historic environment policies as part of the preparation of the Part 2 Local Plan.</p>	<p><i>the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design’.</i></p> <p>4) The DG is not unduly prescriptive, it simply gives clear guidance and leaves the opportunity for applicants to propose alternatives, provided they demonstrably reflect and reinforce local distinctiveness. See response 2 and 3.</p> <p>5) Disagree, the DG supports the sustainable approach to development set out in Paragraph 6 of the PPG and the Cherwell Local Plan. Appropriate reference is made to the NPPG.</p> <p>6) The DG is in line with national planning guidance and supports the implementation of the Cherwell Local Plan. The DG is not unduly prescriptive, it simply gives clear guidance and leaves the opportunity for applicants to propose alternatives, provided they demonstrably reflect high quality and local distinctive design solutions.</p> <p>7) Disagree. The DG has a clear role that supports the implementation of the Cherwell Local Plan.</p>
14	Framptons Karen Hingley On behalf of Hallam Land	<p>1) It is submitted that this Supplementary Planning Document is wholly unacceptable and has not been prepared in accordance with national planning policy and guidance, or the policies of the adopted development plan.</p>	<p>1) The DG has been prepared in accordance with national planning policy and guidance. The intention of the DG is to provide a clarity and guidance on policies set out within the adopted development plan.</p>

	Management Ltd	<p>2) It is transparently obvious that the expectation for the production of detailed design and historic environment policies should be through the Part 2 Local Plan process. The Cherwell District Local Plan Part 1 specifically states <i>“the Council will provide more detailed design and historic environment policies in the Local Plan Part 2.</i> The production of detailed design and historic environment policies should be through the Part 2 Local Plan process. The SPD process is therefore not legitimate or appropriate.</p> <p>3) There is no expectation or justification for producing such policies in an SPD. The draft SPD is therefore being prepared outside the scope of the recently adopted development plan, thereby depriving potential respondents to have their concerns considered by an independent Inspector in the Part 2 Local Plan Examination. The SPD process is therefore not legitimate or appropriate.</p> <p>4) Paragraph 58 expects the Development Plan to provide policies to set out the quality of development. It does not make any reference to Supplementary Planning Documents in setting out the quality of development that will be expected for an area.</p> <p>5) The DG goes into an inappropriate level of detail and prescription that one would normally expect in a design code rather than a policy document. The Planning Policy Guidance (PPG) at paragraph 003 (Reference ID: 26-003-20140306) states <i>“Local planning authorities should secure design quality through the policies adopted in their local plans.”</i></p> <p>6) Paragraph 60 of the Framework states: <i>“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local</i></p>	<p>2) The DG supports the implementation of the Cherwell Local Plan, providing guidance that supports the implementation of policy.</p> <p>3) See above</p> <p>4) Annex 2 of the NPPF states. <i>‘Supplementary planning documents: Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design’.</i></p> <p>5) The DG is in line with national planning guidance and supports the implementation of the Cherwell Local Plan. The DG is not unduly prescriptive, it simply gives clear guidance and leaves the opportunity for applicants to propose alternatives, provided they demonstrably reflect high quality and local distinctive design solutions.</p> <p>6) The DG is in line with national planning guidance and supports the implementation of the Cherwell Local Plan. The DG is not unduly prescriptive, it simply gives clear guidance and leaves the opportunity for applicants to propose alternatives, provided they demonstrably reflect and reinforce local distinctiveness.</p> <p>7) Disagree, the DG supports the sustainable approach to development set out in Paragraph 6 of the PPG and the Cherwell Local Plan. Appropriate reference is made to the NPPG.</p> <p>8) The DG is in line with national planning guidance and supports the implementation of the Cherwell Local Plan. The DG is not unduly prescriptive, it simply gives clear guidance and leaves the opportunity for applicants to propose alternatives, provided they demonstrably reflect and reinforce local</p>
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	<p><i>distinctiveness.”</i></p> <p>7) The Cherwell DG SPD does not reflect the planning objectives set out in the PPG at paragraph 006. It is noted that the draft document makes only a passing reference to the NPPG despite the fact that the NPPG post-dates most of the other design documents that are referred to.</p> <p>8) The Cherwell DG SPD is not in accordance with national planning policy and guidance as it provides undue prescription in the level of design detail it sets out, which is unsubstantiated. For example, Chapter 7 ‘Building Elevations and Details’ states that <i>“new development in Cherwell should promote:- well proportioned, simple facades in keeping with the character of the District.”</i> It is an over-simplification state all new development across the district of Cherwell must conform to such design details.</p> <p>9) The SPD should not be progressed in its present form. The Council should instead prepare detailed design and historic environment policies as part of the preparation of the Part 2 Local Plan. This is what the Council advised the Inspector at the Local Plan Examination. The Council's current approach appears to seeking to circumvent this approach by putting in place informal guidance that will not be subject to independent scrutiny. Consequently, the draft SPD is unacceptable.</p> <p>10) In short, the Cherwell SPD is a <i>“development plan management policy, intended to guide the determination of applications for planning permission”</i>. Therefore by virtue of regulations 2, 5 and 6 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (<i>“the 2012 Regulations”</i>), the policy needs to be adopted in a DPD rather than an SPD. Our position is supported by the recent judgment William Davis Ltd & Ors v Charnwood Borough Council [2017] EWHC 3006 (Admin) (23 November 2017). Gilbert J agreed with the group of claimants, all experienced house-builders operating</p>	<p>distinctiveness.</p> <p>9) Disagree. The DG has a clear role that supports the implementation of the Cherwell Local Plan.</p> <p>10) Disagree. The DG supports the implementation of Local Plan Policy. It is a guidance document and does not make new policies. The judgements on William Davis Ltd & Ors v Charnwood Borough Council [2017] was based on the housing mix policy.</p>
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		<p>within the Council's area, that the policy constituted a statement regarding <i>"the development and use of land which the local planning authority wish to encourage during any specified period"</i>, and was also a <i>"development management policy ... intended to guide the determination of applications for planning permission"</i>. Accordingly, by virtue of regulations 2, 5 and 6 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (<i>"the 2012 Regulations"</i>), the policy needed to be adopted in a DPD rather than an SPD.</p>	
15	Framptons Peter Bateman on behalf of the Donger Family	<p>1) The Supplementary Planning Document (<i>"SPD"</i>) is wholly unacceptable and has not been prepared in accordance with the Town and Country Planning (Local Planning) (England) Regulations 2012 (<i>"the 2012 Regulations"</i>), national planning policy and guidance, or the policies of the adopted development plan</p> <p>2) It is clear that the proposed SPD incorporates policies regarding the development and use of land and also development management policies. Regulations 2, 5 and 6 of the 2012 Regulations require such policies to be adopted in a Development Plan Document rather than an SPD and as such the Council's proposed SPD is unlawful.</p> <p>3) The Cherwell District Local Plan Part 1 specifically states <i>"the Council will provide more detailed design and historic environment policies in the Local Plan Part 2"</i>. The production of detailed design and historic environment policies should be through the Part 2 Local Plan process. The SPD process is therefore not legitimate or appropriate.</p> <p>4) Paragraph 58 of the NPPF expects the Development Plan to provide policies to set out the quality of development. It does not make any reference to Supplementary Planning Documents in setting out the quality of development that will be expected for an area.</p> <p>5) Paragraph 59 of the Framework states <i>"Local planning</i></p>	<p>1) The DG has been prepared in accordance with national planning policy and guidance. The intention of the DG is to provide a clarity and guidance on policies set out within the adopted development plan.</p> <p>2) Disagree. The DG supports the implementation of Local Plan Policy. It is a guidance document and does not make new policies.</p> <p>3) The DG supports the implementation of the Cherwell Local Plan, providing guidance that supports the implementation of policy.</p> <p>4) Annex 2 of the NPPF states. <i>'Supplementary planning documents: Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design'</i>.</p> <p>5) Noted. The use of Design Codes and other site specific guidance complements the DG.</p> <p>6) The DG is not unduly prescriptive, it gives clear guidance and leaves the opportunity for applicants to propose alternatives, provided they demonstrably reflect and reinforce local distinctiveness. See response 3 and 4.</p> <p>7) Disagree, the DG supports the sustainable approach to development set out in Paragraph 6 of the PPG and</p>

		<p><i>authorities should consider using design codes where they could help deliver high quality outcomes.”</i></p> <p>6) The DG goes into an inappropriate level of detail and prescription that one would normally expect in a design code rather than a policy document. The Planning Policy Guidance (PPG) at paragraph 003 (Reference ID: 26-003-20140306) states <i>“Local planning authorities should secure design quality through the policies adopted in their local plans.”</i></p> <p>7) The Cherwell DG SPD does not reflect the planning objectives set out in the PPG at paragraph 006. It is noted that the draft document makes only a passing reference to the NPPG despite the fact that the NPPG post-dates most of the other design documents that are referred to.</p> <p>8) The Cherwell DG SPD is not in accordance with national planning policy and guidance as it provides undue prescription in the level of design detail it sets out, which is unsubstantiated. For example, Chapter 7 ‘Building Elevations and Details’ states that <i>“new development in Cherwell should promote:- well proportioned, simple facades in keeping with the character of the District.”</i> It is an over-simplification state all new development across the district of Cherwell must conform to such design details.</p> <p>9) In conclusion, the SPD should not be progressed in its present form. The Council should instead prepare detailed design and historic environment policies supported by a robust evidence base to substantiate those policies as part of the preparation of the Part 2 Local Plan.</p> <p>10) The draft SPD is unacceptable and, we would suggest, unlawful since the Council has failed to take into account Regulations 2, 5 & 6 of the 2012 Regulations.</p>	<p>the Cherwell Local Plan. Appropriate reference is made to the NPPG.</p> <p>8) The DG is in line with national planning guidance and supports the implementation of the Cherwell Local Plan. The DG is not unduly prescriptive; it simply gives clear guidance and leaves the opportunity for applicants to propose alternatives, provided they demonstrably reflect high quality and local distinctive design solutions.</p> <p>9) Disagree. The DG has a clear role that supports the implementation of the Cherwell Local Plan.</p> <p>10) Disagree. The DG supports the implementation of Local Plan Policy. It is a guidance document and does not make new policies.</p>
16	Framptons Karen Hingley	1) It is submitted that this Supplementary Planning Document is wholly unacceptable and has not been prepared in accordance with national planning policy and guidance, or the	1) The DG has been prepared in accordance with national planning policy and guidance. The intention of the DG is to provide a clarity and guidance on

	<p>policies of the adopted development plan.</p> <p>2) The Cherwell District Local Plan Part 1 specifically states <i>“the Council will provide more detailed design and historic environment policies in the Local Plan Part 2.</i> The production of detailed design and historic environment policies should be through the Part 2 Local Plan process. The SPD process is therefore not legitimate or appropriate.</p> <p>3) The draft SPD is being prepared outside the scope of the recently adopted development plan, thereby depriving potential respondents to have their concerns considered by an independent Inspector in the Part 2 Local Plan Examination. The SPD process is therefore not legitimate or appropriate.</p> <p>4) Paragraph 58 expects the Development Plan to provide policies to set out the quality of development. It does not make any reference to Supplementary Planning Documents in setting out the quality of development that will be expected for an area.</p> <p>5) In our opinion, the Cherwell DG draft SPD goes into an inappropriate level of detail and prescription that one would normally expect in a design code rather than a policy document.</p> <p>The Planning Policy Guidance (PPG) at paragraph 003 (Reference ID: 26-003-20140306) states <i>“Local planning authorities should secure design quality through the policies adopted in their local plans.”</i></p> <p>6) The Cherwell DG SPD does not reflect the planning objectives set out in the PPG at paragraph 006. It is noted that the draft document makes only a passing reference to the NPPG despite the fact that the NPPG post-dates most of the other design are referred to.</p> <p>7) The Cherwell DG SPD is not in accordance with national planning policy and guidance as it provides undue prescription in the level of design detail it sets out, which is</p>	<p>policies set out within the adopted development plan.</p> <p>2) The DG has a clear role that supports the implementation of the Cherwell Local Plan.</p> <p>3) The DG supports the implementation of the Cherwell Local Plan, providing guidance that supports the interpretation of policy.</p> <p>4) Annex 2 of the NPPF states. <i>‘Supplementary planning documents: Documents which add further detail to the policies in the Local Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design’.</i></p> <p>5) The DG is not unduly prescriptive, it simply gives clear guidance and leaves the opportunity for applicants to propose alternatives, provided they demonstrably reflect and reinforce local distinctiveness. The DG supports the implementation of the Local Plan.</p> <p>6) Disagree, the DG supports the sustainable approach to development set out in Paragraph 6 of the PPG and the Cherwell Local Plan.</p> <p>7) The DG is in line with national planning guidance and supports the implementation of the Cherwell Local Plan. The DG is not unduly prescriptive, it simply gives clear guidance and leaves the opportunity for applicants to propose alternatives, provided they demonstrably reflect and reinforce local distinctiveness.</p> <p>8) Disagree. The DG has a clear role that supports the implementation of the Cherwell Local Plan.</p> <p>9) Disagree. The DG supports the implementation of Local Plan Policy. It is a guidance document and does not make new policies. The judgements on William Davis Ltd & Ors v Charnwood Borough Council [2017]</p>
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	<p>unsubstantiated. For example, Chapter 7 'Building Elevations and Details' states that <i>"new development in Cherwell should promote:- well proportioned, simple facades in keeping with the character of the District."</i> It is an over-simplification state all new development across the district of Cherwell must conform to such design details.</p> <p>8) In conclusion, the SPD should not be progressed in its present form. The Council should instead prepare detailed design and historic environment policies supported by a robust evidence base to substantiate those policies as part of the preparation of the Part 2 Local Plan. This is precisely what adopted Local Plan Policy ESD15 foreshadows. This is what the Council advised the Inspector at the Local Plan Examination. The Council's current approach appears to seeking to circumvent this approach by putting in place informal guidance that will not be subject to independent scrutiny. Consequently, the draft SPD is unacceptable.</p> <p>9) The Cherwell SPD is a <i>"development plan management policy, intended to guide the determination of applications for planning permission"</i>. Therefore by virtue of regulations 2, 5 and 6 of the Town and Country Planning (Local Planning) (England) Regulations 2012 (<i>"the 2012 Regulations"</i>), the policy needs to be adopted in a DPD rather than an SPD. 1.18 Our position is supported by the recent judgment <i>William Davis Ltd & Ors v Charnwood Borough Council</i> [2017] EWHC 3006 (Admin) (23 November 2017). Gilbart J agreed with the group of claimants, that the policy constituted a statement regarding <i>"the development and use of land which the local planning authority wish to encourage during any specified period"</i>, and was also a <i>"development management policy ... intended to guide the determination of applications for planning permission"</i>. The policy needed to be adopted in a DPD rather than an SPD.</p>	<p>was based on the housing mix policy.</p>
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17	Historic England Martin Small	<p>1) Historic England welcomes and supports the production of this SPD, in particular the numerous references to the historic environment within the draft document. Overall we found the draft SPD to be an excellent piece of work. They had a number of specific comments:</p> <p>2) On page 11, although we would suggest it read "...the historic evolution and character of...". In addition, we would also welcome an emphasis on the need to encourage appropriate design within conservation areas e.g. a new bullet point: <i>"the special interest, character and appearance of conservation areas, with regard to the relevant character appraisal"</i>.</p> <p>3) On page 32, it has been suggested that question 11 could be amended to read: <i>"Does the site or context contain designated and/or non-designated heritage or townscape assets (e.g. Conservation Area, listed building, locally listed building designations) or is it within the setting of any such assets? How can the significance, special interest, character and appearance of these assets be conserved or enhanced?"</i></p> <p>4) Reference could be made within this section to our advice on streetscape and public realm in historic places: <i>"Streets for All"</i> (https://content.historicengland.org.uk/images-books/publications/streets-for-all/heag149f-sfa-south-east-consultation-draft.pdf/).</p>	<p>1) Noted</p> <p>2) Text amended on page 11. We do not feel it is appropriate to set out an additional bullet specifically for conservation areas</p> <p>3) Text amended on page 32</p> <p>4) Noted. Reference has been added on p59</p>
18	Natural England	<p>1) Natural England did not wish to provide specific comments, but advise us to consider the following issues:</p> <p>2) Green Infrastructure- especially the opportunity to retrofit existing areas through; green roof systems and roof gardens; green walls to provide insulation or shading and cooling; new tree planting or altering the management of land (e.g. management of verges to enhance biodiversity) and the</p>	<p>1) Noted</p> <p>2) Noted</p> <p>3) Noted</p> <p>4) Noted</p> <p>5) Noted</p>

		<p>protection of natural resources, including air quality, ground and surface water and soils within urban design plans.</p> <p>3) Biodiversity enhancement You may wish to consider providing guidance on, for example, the level of bat roost or bird box provision within the built structure, or other measures to enhance biodiversity in the urban environment. An example of good practice includes the Exeter Residential DG SPD, which advises (amongst other matters) a ratio of one nest/roost box per residential unit.</p> <p>4) Landscape characterisation and townscape assessments, and associated sensitivity and capacity assessments provide tools for planners and developers to consider how new development might makes a positive contribution to the character and functions of the landscape through sensitive siting and good design and avoid unacceptable impacts.</p> <p>5) Other design considerations The NPPF includes a number of design principles which could be considered, including the impacts of lighting on landscape and biodiversity (para 125).</p>	
19	Oxfordshire County Council Planning David Flavin	<p>1) Reference to the County's 'Residential Road DG' (Second Edition, 2015) it should also be noted that this is currently being updated with publication of the third edition anticipated to be in December 2018.</p> <p>2) OCC's Walking & Cycling Design Standards (2017) have been updated and supersede the previous guidance for walking and cycling contained within the Residential Roads DG</p> <p>3) There are a number of incidences where standards are not consistent with OCC's Residential Road DG (see transport responses below).</p> <p>4) There is no direct mention of schools or the need to meet with OCC to ensure that school sites are located and given the right setting within the development.</p>	<p>1) Noted</p> <p>2) Noted</p> <p>3) Noted, will review and update</p> <p>4) Noted, will review and reference</p>
19	OCC Transport Development	<p>General:</p> <p>1) The document states (p66) that "<i>all streets performing a</i></p>	<p>1) It is not appropriate to provide technical information in the DG. Note will be added to p66 to contact OCC</p>

<p>Control Joy White</p>	<p><i>public function as part of the movement network should be designed for adoption by OCC</i>". It would be helpful what is and is not going to be adoptable, or what is likely to be adoptable but with higher commuted sums.</p> <p>2) Section 1.4 – Policy background should reference the Local Transport Plan. Reference should also be made here to the new OCC Design Standards for Walking and Cycling (see Policy and Strategy Response below). Reference could also be made to government guidance on Inclusive Mobility.</p> <p>3) P33 – This section could put more emphasis on how maximum pedestrian and cycle connectivity within the site can be achieved. It should also mention consideration of whether the site will need to accommodate a new bus route and recommend early discussion with OCC.</p> <p>4) P37 – Things to avoid. This section should specifically mention failing to connect with the local pedestrian and cycle network</p> <p>5) P43 – Landscape and trees. The text on trees should mention root protection areas for existing trees and the type of construction allowable within them, as well as restrictions regarding proximity of trees to carriageway and lighting, as well as services, and root barriers.</p> <p>6) P47 – This section suggests that development should follow the natural pattern of settlement growth and shows linear as one of the settlement growth types. Linear settlements are less sustainable than compact settlements, which tend to be more walkable. 3</p> <p>7) P53 – SUDS info needs updating and parts of this have been cut and pasted from a pre-2015 document. This section should specifically mention the need for drainage strategies to establish the size of SUDS features so that these can be planned into the masterplan from the outset.</p> <p>8) P55 – The suggestion of achieving higher density by reducing</p>	<p>on adoption standards.</p> <p>2) Noted. Additional references will be made in Section 1.4</p> <p>3) This table should be used to support the analysis process. Chapter 4. This principle is set out in Section 4.5.</p> <p>4) Noted. An additional reference will be made.</p> <p>5) This is covered in Section 5.12</p> <p>6) Settlement pattern is an important part of a settlements character. We are looking for logical additions to a settlement, which are well integrated and support sustainable movement patterns.</p> <p>7) Noted - will review and amend</p> <p>8) Will amend wording. The intention is to avoid wide, meandering and indirect routes. Agree that key dimensions need to be maintained.</p> <p>9) Noted. The intention of the sketch is to indicate positive townscape issues</p> <p>10) Noted. Will amend p62/ 75</p> <p>11) Noted and amended</p> <p>12) Noted and amended</p> <p>13) Noted and amended</p> <p>14) The diagram just indicates on-plot parking at side of plot as part of many on-plot solutions</p> <p>15) Additional text added to 5.6</p> <p>16) Noted and amended</p> <p>17) Noted and amended</p> <p>18) Noted, reference to OCC Guidance and new text on gradients</p> <p>19) Technical detail, we refer to OCC guidance on this area</p> <p>20) Technical detail, we refer to OCC guidance on this area</p>
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	<p>the space occupied by highways needs to be caveated to the effect that requirements of the OCC DG in terms of footway widths, vision splays etc. will still need to be met.</p> <p>Successful streets</p> <p>9) P60, Figure 5.1 - Church St, Bicester is not a good example as its footways are too narrow in places.</p> <p>10) Figure 5.2 and the on-street parking section (p75) should highlight that perpendicular parking is not adoptable and requires an adoptable service strip between the bay and the carriageway.</p> <p>11) This section (5) needs to refer to OCC's Design Standards for Walking and Cycling and should be consistent with it. On street parking bays are too narrow (2m) and should be 2.5m wide in addition to the 6.5m minimum bus route. Minimum footway widths should be specified and should be consistent with OCC's DG</p> <p>12) Figure 5.4 (page 64) – 4.8m is the minimum road width and will likely need to be widened at bends, accesses and around parking. 2.5m wide parking bays are required and at least width of fire engine passing the bay.</p> <p>13) P66 – private drives – it could be more clear that routes which have the potential to enhance pedestrian connectivity should not be made up of private drives.</p> <p>14) Fig 5.6 (indicative layout – shared surface street) - this diagram suggests that on-plot parking not be to the front of the house but this would be appropriate in some cases.</p> <p>Street proportions</p> <p>15) P67 – Bus routes – road width needs to be a minimum of 6.5m in addition to on-street parking bays/areas. More width is required on curves, and adequate width should be demonstrated through swept path analysis for a 12m long bus.</p> <p>Design for pedestrians and cyclists</p> <p>16) P69 – footway widths – the document suggests that</p>	<p>21) Noted and amended</p> <p>22) The text is already clear on this</p> <p>23) Noted</p> <p>24) Noted the DG does not provide guidance on carpark design.</p>
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		<p>footways in new development can be narrower than OCC's Design Standards for Walking & Cycling. OCC do not accept this as it reduces pedestrian convenience and safety, and does not give the impression that pedestrian movement is prioritised. The recommended 2m is needed to allow two wheelchair users to pass comfortably, in accordance with Inclusive Mobility. 4</p> <p>17) P70 – Cyclists – this section needs to conform with OCC's Design Standards for Walking and Cycling. Cycle parking – the new Oxfordshire Cycling Design Standards outlines minimum approved standards for residential and visitor cycle parking in new residential developments (para 2.4). This section needs to specify that residential cycle parking should be both secure and covered. Properties without appropriately sized garages should demonstrate that they have a covered cycle store. For a detailed best practice guide see the Cambridge City Council</p> <p>18) P71 – Critical dimensions. This must reflect OCC's residential road DG. Width for a distance of 12m from the access to the highway should be 5.5m. This section should also include consideration of gradients.</p> <p>19) The discussion of swept path analysis should include mention that the swept path must avoid parked cars. The discussion of forward visibility should stress that drivers need to be able to see each other in time for one to give way on a bend, so that there is no need for a vehicle to reverse or mount the kerb, which is a safety hazard.</p> <p>20) Vision splays, forward visibility and Sight Stopping Distance all need to remain clear from obstructions (including landscaping) and will need to be adopted.</p> <p>Integrated traffic calming</p> <p>21) P73 – traffic calming. This section should mention that only very limited vertical traffic calming is recommended on bus routes, with some discussion of acceptable profile of speed tables.</p>	
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		<p>22) OCC support on-street parking but only in defined areas. The document should be more explicit about the need to accommodate on-street parking in planned areas and that the layout should prevent or strongly discourage it elsewhere. It should also be noted that on-street bays cannot be allocated.</p> <p>23) The provision of a substantial proportion of unallocated parking spaces is also supported. OCC also support rear courtyard parking being considered last, as it is inconvenient and people prefer to park in front of their houses.</p> <p>24) Section 2.9 of OCC's Walking Design Standards covers pedestrian movement through car parks. The Design Standards document provides details of how cars can often provide challenges for people on foot and recommends consulting the Sustrans Cycle & Pedestrian Routes through Car Parks.</p>	
19	OCC Policy and Strategy David Early	<p>1) Oxfordshire County Council adopted new Design Standards for Walking & Cycling (as distinct and separate documents) which supersede previous guidance contained within the Council's Residential Road DG. Reference to this can be found in the Walking Design Standards para 1.1.7 and the Cycling Design Standards para 1.1.2, This should be reflected in the DG SPD, in particular at page 69 (first para) and referenced under the further reading heading on page 59.</p>	1) Noted
19	OCC Travel Plans Mark Gregory	<p>1) Reference to the use of travel plans in the document are supported.</p>	1) Noted
19	OCC Property and Facilities Jane Farrow	<p>1) Within strategic development sites, schools form an essential infrastructure provision and can provide the cornerstone to the community that these developments are endeavouring to create. There is no direct mention of schools or the need to meet with OCC to ensure that school sites are located and given the right setting within the development.</p> <p>2) To enable Cherwell to fulfil their aim of a 'collaborative</p>	<p>1) Additional text added to p44</p> <p>2) The focus of the DG is residential design. It is acknowledged that Schools are an important part of communities.</p> <p>3) It is not appropriate to provide technical detail relating to pupil generation in the DG</p> <p>4) Additional text added to p44</p>

		<p>process', it would be helpful if they could meet with OCC to discuss the design of the schools. It is important to ensure that engagement with OCC Officers in the early stages of the design process is not overlooked.</p> <p>3) Chapter 3 Page 31. 'Planning review and socio-economics' – Sources of background information should include: OCC – for proposed housing pupil generation numbers for schools; OCC – school site area requirement, based on government guidelines</p> <p>4) Although schools form a key focus for larger developments, there is no mention of how they can be integrated to produce the best developments/integrated communities.</p> <p>5) Chapter 3 page 32 / 33 Landscape and topography – Details: School sites. Landscape and topography – Sources of background information. Movement network – Details: Pupils drop off for schools Physical constraints – Sources of background information</p> <p>6) Chapter 5 page 70. This page gives parking standards but there is no mention of the required parking spaces for school drop off. Currently (unless reasonable justification can be made for less) OCC require 20% of the pupil numbers.</p> <p>7) Chapter 5 page 72. This page refers to bus routes but should also refer to the need for coaches to have access to school boundaries and to be able to carry on in a loop, past the schools, to exit the development.</p> <p>8) Chapter 5 page 74. This page references car parking but again doesn't mention the need for parking for school drop off.</p> <p>9) There is no mention of accessibility or the Equality Act 2010.</p>	<p>5) Section 3 is focused on analysis of a site – not the technical requirements of a particular type of development.</p> <p>6) It is not appropriate for the DG to provide parking standards for schools.</p> <p>7) Additional text, stating that there are specific requirements for coach access for schools</p> <p>8) Additional text, stating that there are specific requirements for drop off around schools.</p> <p>9) Additional reference 5.0, further reading</p>
19	OCC Fire and Rescue Julian Green	<p>Access for Firefighting:</p> <p>1) Oxfordshire Fire & Rescue Service (OFRS) assumes that access to the proposed sites and to the premises will be in accordance with the guidance in the current edition of Approved Document B to the Building Regulations volumes 1 &</p>	<p>1) All new development will have to conform to building regulations.</p> <p>2) The DG does not deal with the internal configuration of properties, but all developments will have to conform to current building regulations.</p>

		<p>2. Including standards for water supplies (fire hydrants). We would also recommend that the development conforms to British Standards BS 9999:2008 & BS 9990</p> <p>2) Oxfordshire Fire and Rescue Service also believe that fitting of Automatic Water Suppression Systems (AWSS) will materially assist in the protection of life, property and fire fighter safety. OFRS strongly recommend the provision of such systems particularly in new build properties for the proposed sites.</p>	
19	OCC Green Infrastructure Nick Mottam	<p>1) The inclusion of frequent references to trees, vegetation and green space is welcome. Further reference could be made on how to successfully integrate green infrastructure features with active travel (cycling and walking) corridors beyond that in Chapter 4. For example how much space is required to provide for vegetation and cyclists.</p> <p>2) The guide promotes the use of native tree species. Whether in this guide or in supporting document it would be appropriate to consider the impact of future climate change on the selection of tree species. In more urban areas where landscape and visual concerns are often key the range of species could be expanded to include non-natives. Guidance is available from the Forestry Commission on a range of tree species that are more suited to expected future climate.</p> <p>3) The inclusion of some large growing trees should be further encouraged. However such trees need particular consideration in terms of space provision above and below ground. Guidance on how and where to create locations for large-growing trees would be welcome, over and above the notes in 5.10 - Public Spaces.</p> <p>4) Vegetation in urban areas can be important resources for pollinating insects. Reference to the inclusion of species that benefit pollinators with guidance on species, would be welcome.</p>	<p>1) Noted. It is not appropriate to provide further detail in the DG, though this might be appropriate for future landscape and green infrastructure guidance</p> <p>2) Noted. It is not appropriate to provide further detail in the DG, though this would be appropriate for future landscape and green infrastructure guidance</p> <p>3) Noted. It is not appropriate to provide further detail in the DG, though this would be appropriate for future landscape and green infrastructure guidance</p> <p>4) Noted. It is not appropriate to provide further detail in the DG, though this would be appropriate for future landscape and green infrastructure guidance</p> <p>5) Noted. It is not appropriate to provide further detail in the DG, though this would be appropriate for future landscape and green infrastructure guidance</p> <p>6) Noted. It is not appropriate to provide further detail in the DG, though this would be appropriate for future landscape and green infrastructure guidance</p>

		<p>5) Green roofs and walls are noted under innovation to have a potentially useful role in terms of enhancing biodiversity, attenuating rainfall runoff and reducing air pollution. Guidance on if and where such features can be used successfully beyond just 'eco' developments would be welcomed.</p> <p>6) External lighting on buildings, public and shared spaces should be designed and located to minimise unwanted light spill. Where external lighting is used close to trees and woodlands consideration should be given to choosing light colours that minimise the adverse impacts on bats and flying insects.</p>	
19	OCC Ecology Sarah Postlethwaite	<p>1) Paragraph 5.9 (trees and soft landscape) - the retention of existing trees and hedgerows should be considered a principle, for both public and private amenity spaces.</p> <p>2) Reference to Local Plan policy ESD 3 in relation to bat and bird boxes and hedgehog holes in fences is supported.</p>	<p>1) Noted and amended</p> <p>2) Noted – additional references made</p>
20	Oxford Bus Company Paul Walker	<p>1) We note the reference to OCC Policy and Manual for Streets. The Local Transport Plan 4 for Oxfordshire aims to support jobs, housing growth and economic vitality, reduce emissions and enhance air quality as well as protect the environment and quality of life. We would point to emerging guidance from CIHT which is currently being developed, and on which Oxford Bus Company have been involved.</p> <p>2) Development should also be high quality with quality bus provision that is attractive to users with improved access to main corridors, less deviations off route and reduces potential delays with carriageway widths within new development a minimum of 6.75 metres.</p> <p>3) Moreover it is essential that if developments are to be made sustainable public transport services are provided and funded from very early in the development to embed transportation</p>	<p>1) Noted.</p> <p>2) OCC guidance is for 6.5m, widening where necessary</p> <p>3) Noted.</p> <p>4) Noted. It is not appropriate to provide further detail on this aspect within the DG</p>

		<p>habits.</p> <p>4) We are keen to ensure a high quality bus stop with superior facilities that might be expected on a high quality bus corridor and would like the guide to be amended to reflect these requirements</p>	
21	<p>Savilles Jon Alsop on behalf of Christ Church, Exeter and Merton Colleges and the University of Oxford (The Consortium)</p>	<p>1) The consortium is supportive of the Council's aims in promoting high standards of design in all areas, encouraging design that reflects and responds to Cherwell's special character, and that provides sustainable communities and places for all. The principle of the Cherwell DG SPD is therefore supported. However, the consortium wishes to raise the following comments and recommended changes in relation to the draft SPD:</p> <p>2)The consortium welcomes the contextual approach that is being advocated in the draft Cherwell DG SPD The consortium welcomes the fact that Planning Performance Agreements (PPAs) are being encouraged to help manage the development process, as set out in Section 1.3. Overall, we welcome the collaborative and iterative approach to design, encompassing; identifying the vision, understanding the context, consulting, designing, coding and reviewing, in order to secure consent for deliverable and sustainable places.</p> <p>3) The Guide and its Appendices comprise over 140 pages of detailed advice, which in combination with site specific Development Brief requirements set out in the emerging policies of the Part 1 Partial Review, would seem to represent a disproportionately lengthy amount of guidance. Concerns about the additional layers of control that would arise through the use of development briefs that could significantly increase timescales and add unreasonable burden to the development process,</p> <p>4)The respective role of site specific design guidance should be</p>	<p>1) Noted. 2) Noted 3) The DG is broken into clear chapters which are accessible to the user. Given the remit of the DG we feel it is of an appropriate length. 4) Noted. Text and diagram 1.1 amended. 5) The DG manages strategic development throughout. It is felt that the response to specific contexts can be managed through site specific guidance. Additional text has been added to Chapter 2 on the relationship with Oxford. 6) Noted. Diagram 1.1 amended.</p>

		<p>clarified in Section 1.3 of the DG and Table 1.1.</p> <p>The consortium also questions the reference in Section 1.3 to Development Briefs being Council led documents, since this conflicts with the Local Plan Partial Review. Under the Planning Application Requirements of Policies PR6a and PR6b, the wording refers to the Development Briefs being '<i>jointly prepared and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council</i>'. This should be amended in the DG to be consistent with the Local Plan Partial Review and to allow for flexibility.</p> <p>5) There is no specific acknowledgement in the DG of the strategic new places that are being proposed in the District to accommodate Oxford's unmet need – and in particular how these relate to the place making aims of the document and Oxford's fringe.</p> <p>6) Refinement of the consultation process set out for planning applications, as outlined at Figure 1.1 . In particular the requirement for two separate design reviews and two consultation stages prior to submission of either outline or reserved matters applications.</p>	
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