Policy DES3: Design and Access Statements

1. **Where an application is required to be supported by a Design and Access Statement, this must demonstrate how the development proposal meets the design objectives and principles set out in the South Oxfordshire Design Guide.**

2. **The Design and Access Statement should be proportional to the scale and complexity of the proposal. It should include:**
   i) **a clear drawing trail that shows how the design of the proposal and the rationale behind it has evolved and clearly demonstrates that the design objectives and principles set out in the South Oxfordshire Design Guide have been considered at the outset and throughout the process and have been met by the final design;**
   ii) **a constraints and opportunities plan that clearly informs the design process and final design;**
   iii) **the delivery implementation phases and strategies to be put in place to ensure the timely delivery of infrastructure and services when they are needed by new residents; and**
   iv) **how consultation with the existing community and communities in the surrounding area has informed the design of the development.**

This policy contributes towards achieving objectives 5 & 7.

8.14 Design and Access Statements are an important mechanism for communicating the design of a development. A checklist setting out when a Design and Access statement is required as part of a planning application can be found on the Council's website.

Policy DES4: Masterplans for Allocated Sites and Major Development

1. **Proposals for sites allocated in the Development Plan, including sites allocated within Neighbourhood Development Plans, and major development* must be accompanied by a masterplan. For outline applications, an illustrative masterplan should be submitted. In all cases, the masterplan should:**

i)   clearly set out the land uses proposed including the amount, scale and density of development, the movement and access arrangements and Green Infrastructure provision;

ii)   illustrate how the proposal integrates with the surrounding built, historic and natural environments, in particular maximising existing and potential movement connections and accessibility to prioritise walking, cycling and use of public transport;

iii) be based on a full understanding of the significance or special interest of the historic environment as it relates to the site, including above and below ground archaeological remains and other heritage assets on the site or within the setting of which the site lies, and the conservation and enhancement of those remains or assets and significance or special interest;

iv)   define a hierarchy of routes and the integration of suitable infrastructure, including for example SuDS within the public realm;

v)   demonstrate a legible structure and identify key elements of townscape such as main frontages, edges, landmark buildings, key building groups and character areas;

vi)   be based on the principles of natural surveillance and active street frontages by demonstrating that streets and spaces are well overlooked and fronted by the main entrances of buildings which provide direct access to the street or space and that positive relationships have been created between the fronts and backs of buildings;

vii) demonstrate as appropriate the careful siting of community facilities and other amenities to meet the needs of the existing and future community, including access to education/training facilities, health care, community leisure and recreation facilities;

viii) demonstrates a clear link to the principles established in the Design and Access Statement and the South Oxfordshire Design Guide; and

ix)   demonstrate that it has been prepared with the involvement of the local community and other stakeholders and in consultation with the local planning authority.

*As defined by the Development Management Procedure Order 2010.

This policy contributes towards achieving objectives 4, 5, 6, 7 & 8.

8.15   Masterplans are an important tool used by designers to set out the strategy for a new development and to demonstrate that the general layout, scale and other aspects of the design are based on good urban design principles. The South Oxfordshire Design Guide sets out the principles of good design that must be demonstrated through the preparation of a masterplan as part of applications for major development and development of allocated sites.

8.16   Masterplans should be produced in consultation with South Oxfordshire District Council, the community and other stakeholders. As part of the masterplanning process site promoters and developers should also, where appropriate, explore the possibility of long-term stewardship of assets with the local community.

Policy DES5: Outdoor Amenity Space

1.   **A private outdoor garden or outdoor amenity space, or alternatively a shared outdoor amenity area should be provided for all new dwellings. The amount of land that should be provided for the garden or amenity space will be determined by the size of the dwelling proposed and by the character of surrounding development. Private outdoor sitting areas should not be overlooked by adjacent habitable rooms. They should also not be compromised by shading from buildings or shading, leaf litter and anxiety of established significant trees and hedges that would lead to future pressure to prune or remove these landscape features.**

2.   **Proposals for new development should demonstrate that the size, location and character of gardens and outdoor amenity spaces have been considered as an integral part of the design and not as an afterthought. These spaces should not be compromised by parking areas or garages.**

This policy contributes towards achieving objectives 4, 5, 6 & 7.

8.17   The relationship of a building with its plot is critical to how well it fits in with neighbouring development and to its impact on the overall character of the street. The extent of plot coverage also determines the external area available for private garden space. This policy and the Design Guide seek to ensure that reasonable standards of private amenity space are provided in new developments.