

Local Facilities

The village of Fritwell has the following facilities, all within close proximity to the site:

1. The King's Head Public House
2. G.B. Wrighton & Son Family Butcher and Post Office
3. Village Hall
4. Playing Field and Playground
5. C of E Primary School
6. Methodist Church
7. Fritwell Manor and Village Green
8. St. Olave's Church

Public Transport

Fritwell also has a number of bus stops, located along East Street and North Street, offering transport links to Bicester and Banbury.

KEY

- Application Site Boundary
- Bus Stop





Site Description & Analysis

- **Use:** The site has been previously used as a paddock with a menage to the South East boundary, with stable buildings to the North East boundary fronting Fewcott Road.
- **Context:** The application site is located to the South East of Fritwell and accessed from Fewcott Road. The site is bound by Fewcott Road to the North, open fields to the South East and South West and modern housing to the North West (Hodgson Close).
- **Topography:** The application site measures 1.6 hectares. There is a gentle fall of 4.2m across the site from North to South.
- **Transport:** Existing access to the site is provided from Fewcott Road to the North. The site is also bound by an existing Public Right of Way to the south, providing a direct link to the village centre.
- **Flooding:** The application site lies within Flood Zone 1, meaning a very low (<1 in 1000) annual probability of flooding.
- **Landscaping:** The site is bound on all sides by existing hedgerow, shrub and tree vegetation of varying quality. A number of larger high quality trees can also be found within the site.
- **Ecology:** The parcel of land in its current form has limited ecological value.
- **Archaeology:** There are no known designated archaeological features within the site and the potential for the site to support significant unknown deposits is considered to be low.



Existing Access to Paddock



Site Boundary viewed from Fewcott Road



Existing Access to Stables

Existing Landscape Structure

An arboricultural consultant has been involved in this project from the outset and a tree survey has been completed, which identified that the main arboricultural features of the site are the boundary trees. Wherever possible, these features will be retained and loss only proposed where an alternative solution has not been possible or the trees are recommended for removal irrespective of the design of the site. Any loss of trees would be mitigated by replacement planting within the site. The retained trees on the site will be protected by a combination of protective fencing and specific ground protection measures. Please refer to the supplement report which provides detailed supporting information specific to the landscape structure.

Ecology

An ecological assessment of the site has been undertaken, which identified the site overall as being largely of low ecological value, comprising grazed improved and semi-improved grassland, buildings, hard-standing and scrub. The hedgerows and trees bounding the site were of elevated ecological value and where appropriate will be retained and enhanced, retaining commuting corridors and shelter habitat for a range of species, such as










Existing Landscape Structure

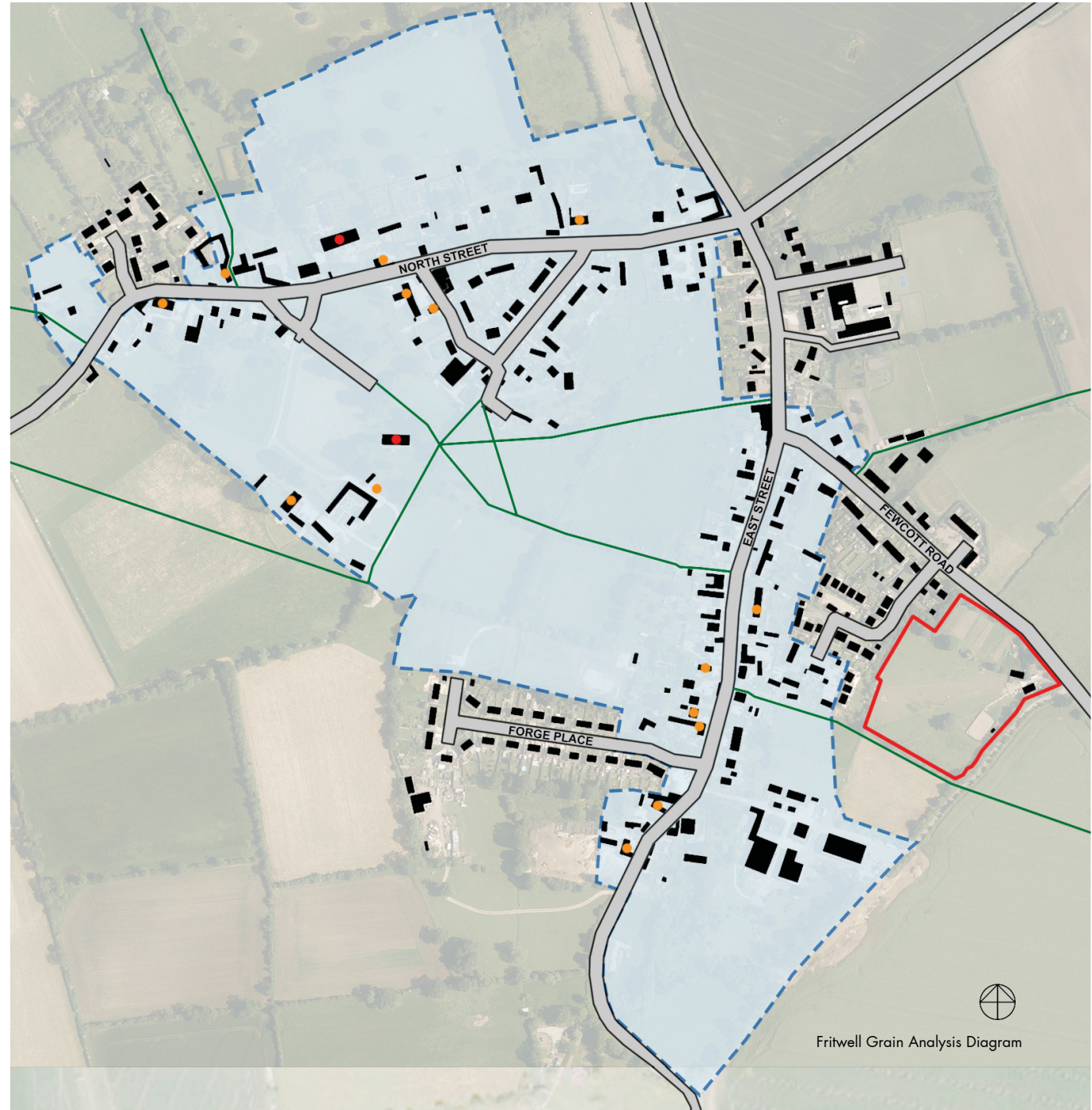
Grain Analysis of Fritwell

The following pages identify and analyse the key characteristics of Fritwell, providing evidence and guidance to the density, form and composition of new development in the village.

Reference has also been taken from both Mid Cherwell Neighbourhood Plan (2018-2031) and Cherwell Residential Design SPD (Adopted July 2018).

The analysis on the following pages has informed the design process and development of the Site Layout Plan, which is set out at the end of this document.

- KEY:
- Building 
 - Road 
 - Public Right of Way 
 - Conservation Area 
 - Grade II* Listed Building 
 - Grade II Listed Building 
 - Application Site Boundary 



Historical Analysis of Fritwell

The historic layout of the village remains largely intact, with development concentrated along the two axis of North Street and East Street.

While the village today has a varied character, much of the surviving 17th century housing can be seen along both North Street and East Street and characterises the village vernacular.

The historic 17th and 18th century development in the village, all of which sits within the Conservation Area, are mostly built from limestone rubble with a limited use of facing brick. Roofs are predominantly slate.

Many of the larger historic properties are set back some distance and limestone rubble stone walls define boundaries along both North Street and East Street.

Historic lanes, footpaths and public rights of way provide connection through and around the village.

Grass verges and planting in front gardens also contribute to a strong rural streetscape.



Fritwell Manor



Fritwell Village Green and Manor Farmhouse



Fritwell Manor Farmhouse



Existing Landscape Structure