



Land Off Stocking Lane Shenington

Design & Access Statement

ēlan
HOMES

Contributions.

Planning: Roman Summer Associates

Master planning: Studio RBA.

Ecology: The Environment Partnership

Transport & Access: Highways Advice Ltd

Archaeology & Heritage: The Environment Partnership

Flood Risk & Drainage: Baynham Meikle Partnership Ltd

Agriculture: Reading Agricultural Consultants

Landscape & Visual Assessment: The Environment Partnership

Air Quality & Noise Assessments: Enzygo

Site Investigation: Discovery CE





Contents.

- 4. Introduction
- 6. About Elan Homes
- 8. Location
- 10. History & Planning Context
- 12. Approach to the Site
- 14. Site Analysis
- 16. Character Analysis
- 18. Precedent & Materials
- 20. Opportunities & Constrains
- 22. Proposal
- 24. Layout
- 26. Dwelling Types & Street Scene
- 28. Access & Movement
- 30. Conclusion

Introduction.

This design and access statement has been prepared by Studio RBA, on behalf of Elan Homes, in support of the planning application for the proposal for a 49 unit housing project.

It should be read in conjunction with the 'Planning Statement' prepared by Roman Summer.









About Elan Homes.

Elan Homes have a wealth of experience as a highly regarded home builder, and have quickly built a reputation for delivering homes that combine quality, inspired interior decor and sustained longevity.

Focusing on the needs of local people and creating vibrant and sustainable communities across the North West, North Wales, Gloucestershire and the South West of England, the developments aim to give customers the home of their dreams, inspired by passion and enthusiasm for quality building featuring the highest quality fixtures and fittings throughout.

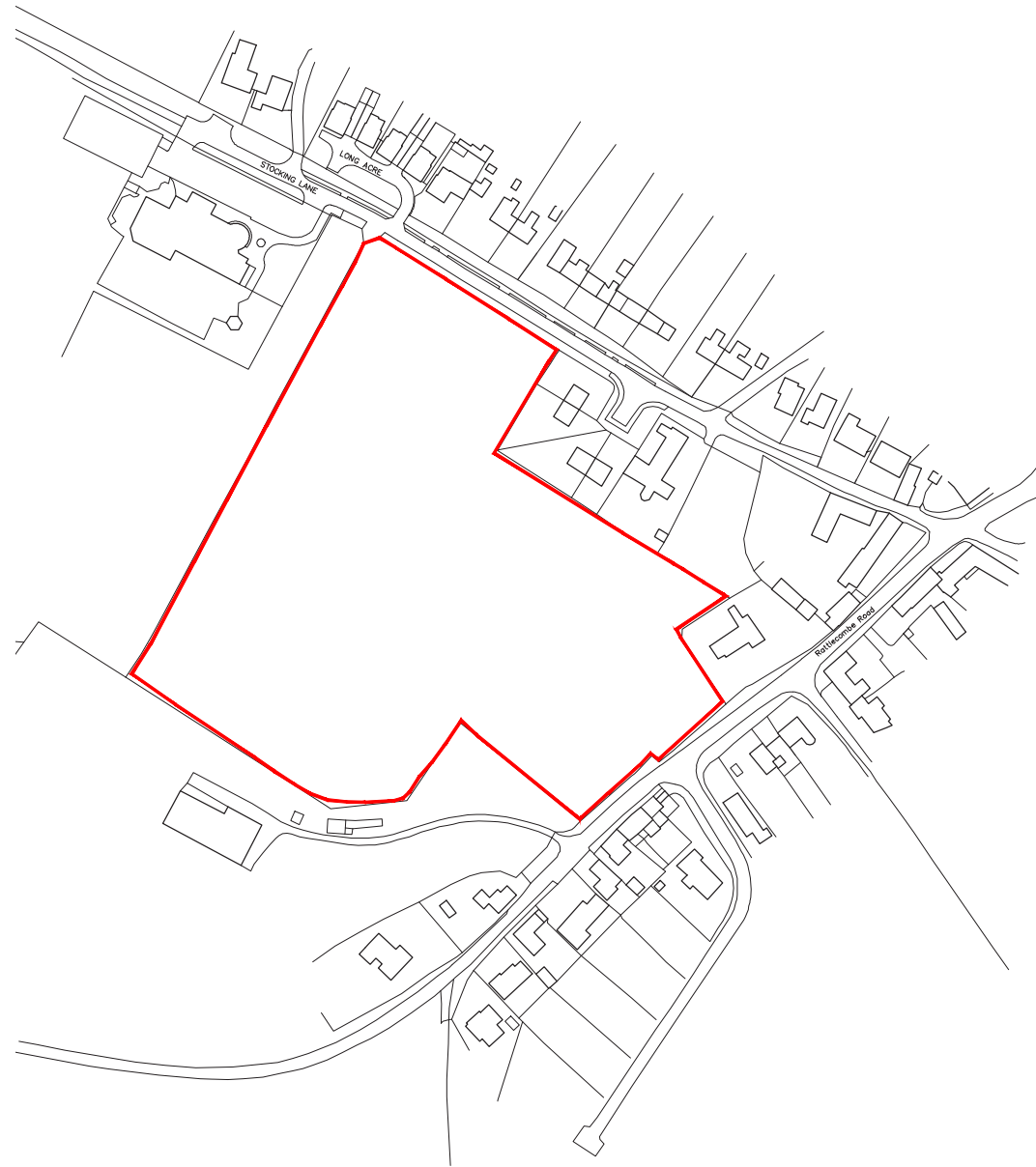
Developments complement the area they are in and designed in an efficient and environmentally friendly manner, committed to ensuring their sustainability, creating homes that people aspire to live in.

Location.

The 6.97 acre site sits within the small village setting of Shenington, 5 miles West of Banbury, and within the county of Oxfordshire.

The site is located just south of Stocking Lane and north of Rattlecombe Road. It is immediately adjacent to the Shenington with Alkerton Conservation Area.

The site falls within the local government district of Cherwell.





History.

Shenington has increased slowly in density over the last 100 years with population and built form steadily rising, especially in the later half of the 20th century with most development consisting of small housing estates adding to the village density.

There are numerous listed buildings within Shenington with Alkerton Conservation Area, predominantly grade II/* with St Michael's & All Angels Church the single Grade I. The proposed site is not within this area and does not include any individual or group Tree Preservation Order's (TPO's).



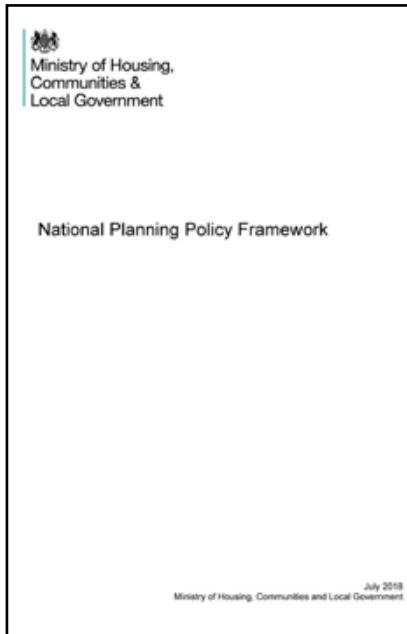
1899



1937



1955



Planning Context.

The National Planning Policy Framework (NPPF) sets out the overarching planning policy framework and guidance for England for local planning authorities (LPA) and decision-takers in preparing plans and determining planning applications.

The NPPF is underpinned by the 'presumption in favour of sustainable development' which requires LPA's to positively seek opportunities to meet the development needs of their area and meet objectively assessed needs. The NPPF is underpinned by a number of core planning principles, several of which are applicable to this development;

- Pro-actively driving and supporting sustainable economic development and identifying and meeting housing needs of an area.
- Always seeking to secure high quality design and a good standard of amenity for future occupants of land and buildings
- Contributing to conserving and enhancing the natural environment.
- Actively managing patterns of growth to make the fullest possible use of public transport, walking, cycling and focusing significant development in locations which are or can be made sustainable.



Approach to the Site.

The site is accessed along Rattlecombe Road, a main route through the village. The site boundary is flanked by hedgerows and facing pockets of 2 storey homes. The most immediate of these homes contain a mixture of typologies and materiality.

Site Photographs.

1. Towards site from residential street - The Level.
2. Towards site from Mill Lane.
3. Junction - Stocking Lane and Rattlecombe Road.
4. View up Stocking Lane.
5. Garters - 2 storey residential.
6. Stocking Lane bungalows.
7. Stocking Lane - North of Site.
8. Stockton Lane - View into Site.
9. View past Shenington CofE Primary School.



North easterly view along Rattlecombe Road



South westerly view along Rattlecombe Road / Entrance to Mill Lane.

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Site Analysis.

Orientation.

The orientation of the site is south to north, positioned along a main route into Shennington from Rattlecombe Road .

To east of the site borders the Shennington with Alkerton Conservation Area and onto the wider village setting. To the west sits the agricultural fields of Quarry Farm. With the grounds of Shennington Primary School to the north.

Topography.

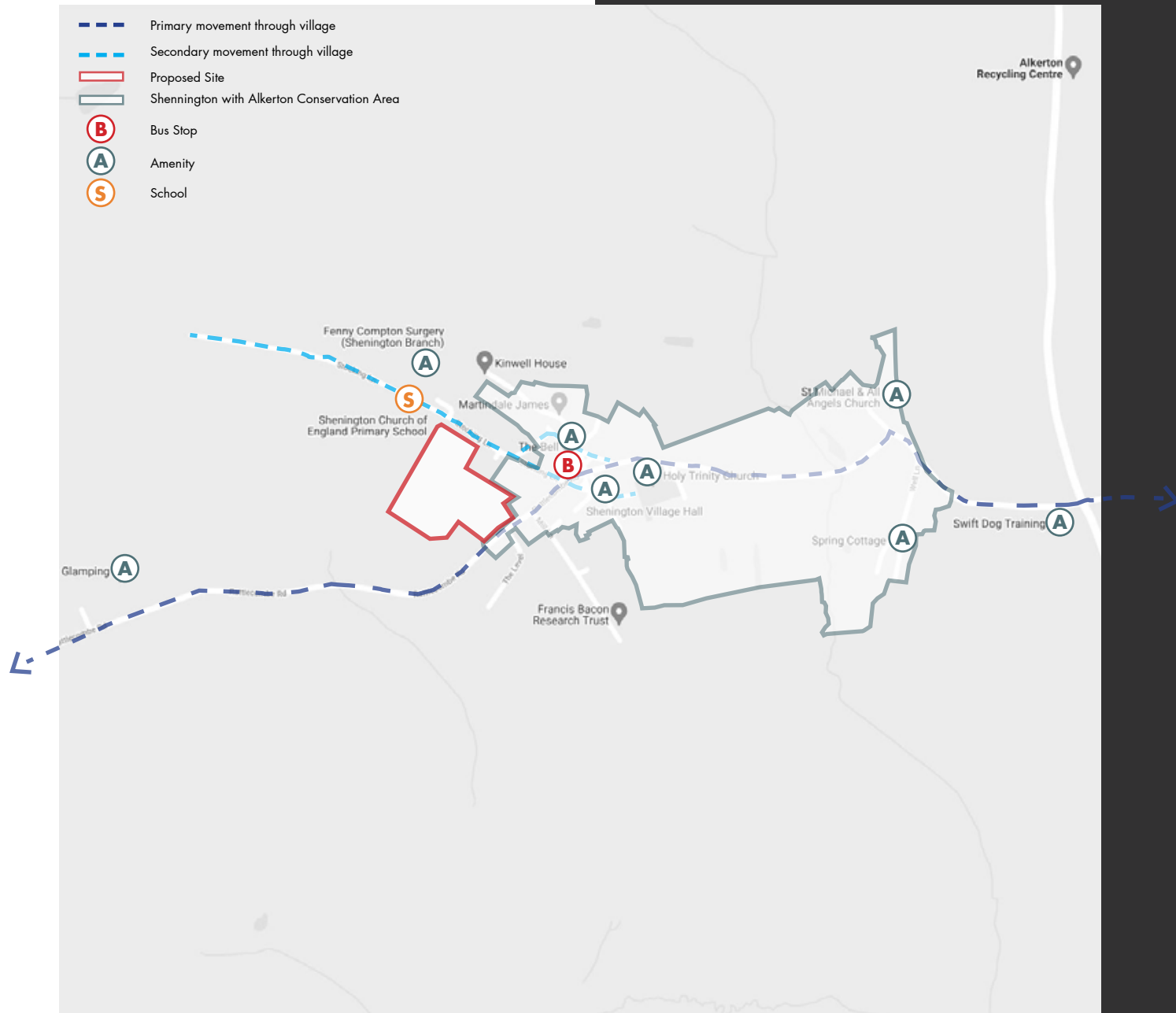
The site is fairly flat and bordered by a mixture of traditional farmsteads, village cottages and agricultural fields. Hedgerows border the site, which will minimise the visual impact of the proposal from both Rattlecombe Road and Stocking Lane.

Access.

The site is predominantly accessed by car. A single bus stop is located within the village green, connecting a route to the nearby Alkerton. The nearest train station is situated 7 miles away located within Banbury, with lines leading onto Lemington Spa Station and Bicester North amongst others.

Local Amenities.

There are several local amenities within short walking distance to the site. Situated adjacent is the local CofE Primary School and Fenny Compton Doctors Surgery. Located just off the central village green is the Bell Inn public house and the Shennington Village Hall.





Character Analysis.

The homes of Shenington and Alkerton display a wide variety of developments. Some of which dating back to the 17th century display the local stone characteristics, vernacular ironstone properties and thatched roofing in places

The majority of the areas typologies consist of 2 storey dwellings with a large portion of single story bungalow style homes. There a limited three storey homes, these are mostly serviced by dormer roofs or set into the local topography.

The land use of Shenington consists of mainly residential properties with large areas of public green surrounding the local village hub and public house and hall.

The open space is characterised by criss-crossing hedges, shrubbery and trees. The informal lanes define the village setting providing a high portion of evergreens and wall lined ivy.



Precedent.

Oakwell Grange.

This development by David Wilson Homes is one that uses a traditional material palette in a modern way to respect its surroundings, yet proposes a housing scheme that meets today's standards.

We've taken inspiration from this project by adopting a similar colour scheme, but going one step further with stone elevations in key areas of the project.



Heritage Range - Grantham.

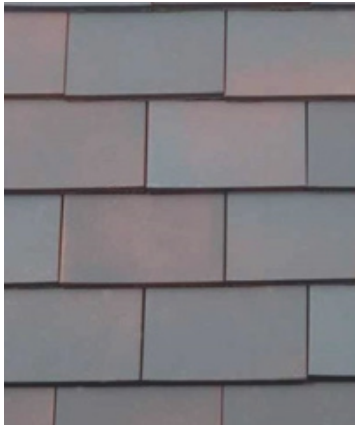
This design from Redrow demonstrates the different façade finishes in the proposal, giving a timeless look of quality and style, using a pebble dash render and brick base detail for a desirable and bright street scape. It uses traditional details, such as the pitched porches, perfect for blending in with the local vernacular but whilst still proposing modern details.



Materials.

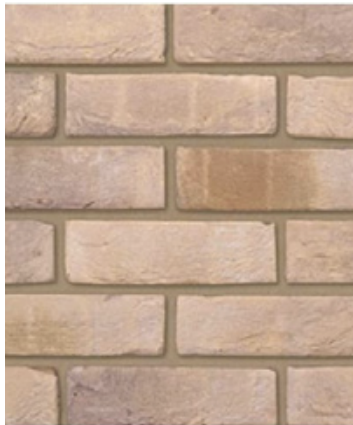
Clay tiled roof.

A clay roofing tile will enhance the architectural style of the houses and help bed the new development in with the look & feel of the local area.



Buff facing brick.

A heritage style multi blend buff is the facing brick of choice to sit well with the site's setting and context. The bricks will have a rougher finish and buff mortar joint.



Facing stone.

Ironstone Artstone is to be utilised on key areas of the project to present a distinct, heritage feel that reflects the local area at prominent street facing points to the site.



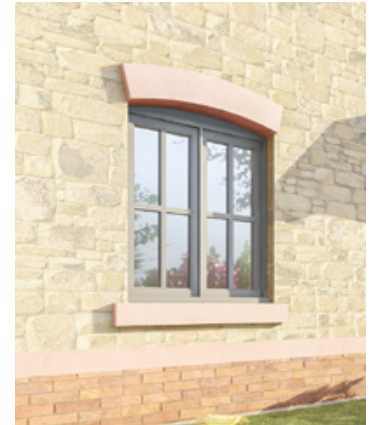
Render.

Some of the housing typologies will adopt an off-white rough cast render finish. This contrast alongside the red facing brick will add visual interest to the development and break up the street scene.



Sandstone details.

Openings are punctuated with red sandstone details to further enhance the heritage aesthetic we're going for on this project. This is finished off with horizontal banding at the base of the properties.



Opportunities & Constraints

The site comprises of approximately 7 acres of agricultural land, bordered by hedge rows and agricultural fields to the west¹. Currently in agricultural use, the proposal comprises of a single grassland field currently used as pasture land.

The site entrance² will be located north-west of Rattlecombe Road just beyond the private property Rattlecombe Hollow³.

Adjoining the site boundary to the North is Shennington Church of England Primary School⁴. Alongside a small a collection of single storey semi detached homes⁵.

Whilst also being directly adjoined to the Shennington with Alkerton conservation area just over 1km from the edge of the Cotswold AONB to the west. The site is located within Flood Zone 1; the area at least risk (less than 1 in 1,000 annual probability) from flooding. There are no public rights of way within or immediately adjacent to the site.



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Site

Stocking Lane

Ratcliffe Road

Proposal.

The proposal will see the erection of 49 dwellings over the 6.97 acre site. Some homes will feature associated garages, with all provided at least 2 parking spaces. The plots will contain easily accessible refuse storage, private gardens and will have been provided a dedicated cycle store.

The wider site will include large areas of parks and open space (POS)¹. Alongside hard and soft landscaping (including SUDs feature with feature planting². The proposal will look to reinstate historic hedgerows and provide numerous new trees to increase privacy between the new developments and the existing landscape³.

Vehicle access will come from Rattlecombe Road with all dwellings reached via a central spine road⁴. With the road extents transferring to a shared surface⁵. The scheme respects the existing properties to the North and are orientated to reflect Stocking Lane. To this a new crossing point will be introduced to allow pedestrian access in and out of the site⁶.





GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



FRONT ELEVATION



SIDE ELEVATION

Layout.

The layout of the overall scheme has been well thought out and responds to the local street scape, site and land form broken up by 13 differing house types, with several offering an alternative façade finish, that will suit a range of situations and budgets as well as adding visual interest to the development. Building heights will be 2 storeys to match the local vernacular.

Within this there is a mix of bedroom numbers available from 1 bed units all the way up to a large 5 bed. Throughout the scheme is a mixture of detached and semi-detached homes all generously sized to nationally described space standards, with ample storage and open plan kitchen / dining areas.

A total of 5 houses of the 49 will be listed for shared ownership HA units with another 12 to be social rent units across a mix of house types.

Dwelling Types.

The dwellings will be of a sympathetic design to suit the site's context and character analysis conducted.

The facing materials will be a mixture of red brick and render to break up the street scene and create visual interest across the site. The brick will be a mixed blend to improve the overall aesthetic of the proposal.

Windows will be articulated with glazing bars for a more traditional look. Entrance canopies and rainwater goods will also be of a traditional design.

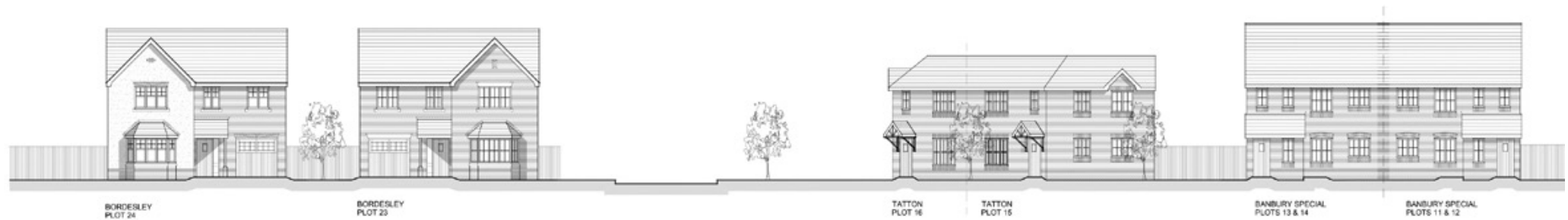




SECTION A-A



SECTION B-B



SECTION C-C

Access & Movement.

The development will have a primary access point from Rattlecombe Road on the southern boundary of the site, accommodating a 6m carriageway and 2m foot-ways on both sides. The point of access has been positioned to achieve 24m x 51m visibility splays along Rattlecombe Road.

To the north of the site a 2m pedestrian foot-ways will extend out to Stocking Lane pathway, creating an accessible connection to the nearby amenities.

All dwellings will be accessed either off the main road 'spine' or secondary roads, distinguishable through a change in materiality i.e. a shared surface. This clear hierarchy continues throughout the site layout with each home having clear vehicle access to at least 2 parking spaces and cycle stores.

The orientation of the dwellings have been carefully considered to enhance the adjoining street scenes and utilise the existing hedgerows and trees. This trait will maintain the semi rural setting and minimise the visual impact of the development.

Please refer to the associated transport assessment conducted by Highways Advice Ltd for the complete study:

'In conclusion, it is considered the proposed development is acceptable in respect of transport and highways matters and can therefore be recommended for planning approval.'



Access to the site



Proposed pedestrian crossing point



Secondary vehicular routes



Primary vehicular route through the site



Landscape & Visual.

A series of representative views surrounding the Site have been identified through desktop and field studies and pre-application advice from the Cotswolds National Landscape. 13 representative viewpoints have been assessed from publicly accessible locations including roads, in the proximity of houses, and from PRow.

The location of the Site, existing vegetation and built form limit visibility of the Site to the near to middle distance. Near distance views are possible from Public Rights of Way within the local landscape, the local road network and adjacent residential properties. From the wider landscape the Site is barely discernible beyond layers of intervening vegetation and built form.

The greatest level of visual effects will be experienced by the closest receptors: primarily users of Rattlecombe Road to the east, Stocking Lane to the north and surrounding residential properties. Beyond this, existing vegetation along the site boundaries and within the wider landscape provides some filtering. During construction the overall effect on these receptors will be up to moderate adverse.

Such effects will be mitigated by the design of the Proposed Development in conjunction with planting, although it will take time for new planting to become established. Long-term adverse effects will be restricted to those receptors close to the Site where the residual effect in most instances will be moderate or minor adverse.

The LVA has found that the effects of the Proposed Development will be restricted to a localised geographical area and would not result in substantial harm to landscape character beyond the Site boundary, nor would there be substantial detrimental effects to visual amenity across a wide area. The Proposed Development would not result in the alteration or loss of any landscape features or elements important to landscape character. It would not affect any other key characteristics of the landscape to the extent that diversity or quality of landscape will be substantially diminished.

The design of the Proposed Development has responded to the landscape and visual context to the Site by retaining boundary vegetation where possible within a framework of new strategic planting to create a sensitive transition between the Site and wider countryside.



Ecology.

There are no notable habitats within the site. The following notable habitats are present within 500m the site:

- Deciduous woodland (S41)
- Traditional orchards (S41)

The site is dominated by species poor semi-improved grassland, bordered by a number of species-poor hedgerows, one of which contains a number of mature trees. There are also two small patches of dense scrub within the site.

There are no statutory or non-statutory designated sites within or adjacent the site, nor are any adverse effects predicted on off-site designated sites.

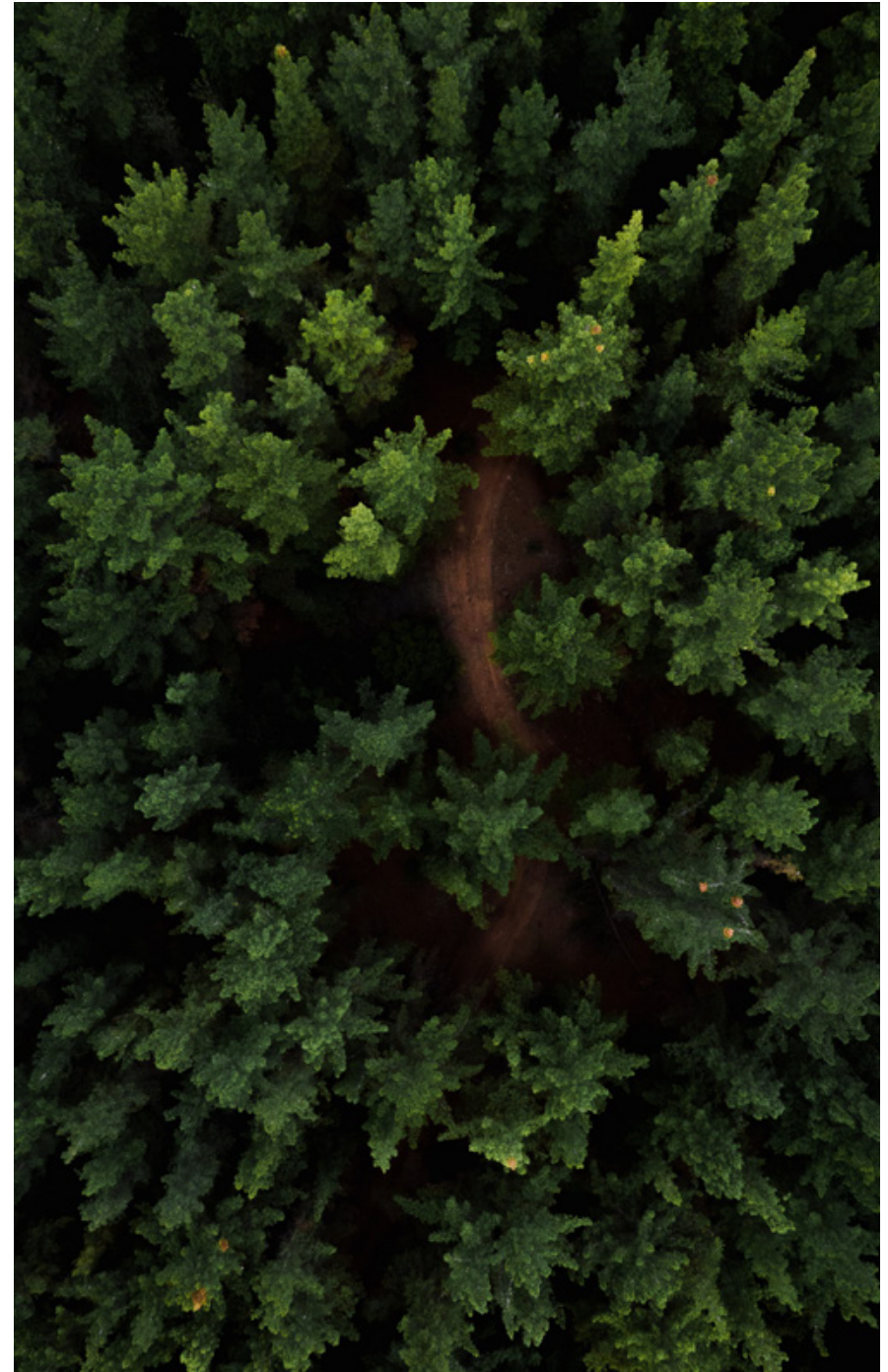
Retained trees and hedgerows around the site boundaries should be protected from accidental damage during site clearance and construction, in accordance with BS5837:2012 Trees in relation to design, demolition and construction.

No features suitable for roosting bats are present on site, and the trees have been assessed as having negligible suitability for roosting bats. Loss of the grassland will represent a minor reduction in foraging habitat for bats, but the trees and hedgerows will all be retained with additional tree and hedgerow planting proposed. There will be no significant impacts to roosting bats, nor foraging and commuting bats so long as a sensitive lighting design is implemented, both during site clearance and construction, and post-occupation, to minimise any lighting spill onto potential foraging and commuting habitats.

No invasive plant species were noted during the survey.

Precautionary working measures should be implemented to ensure no harm or injury to hedgehogs, common toad or slow worm, which may be present on site, during site clearance and construction works.

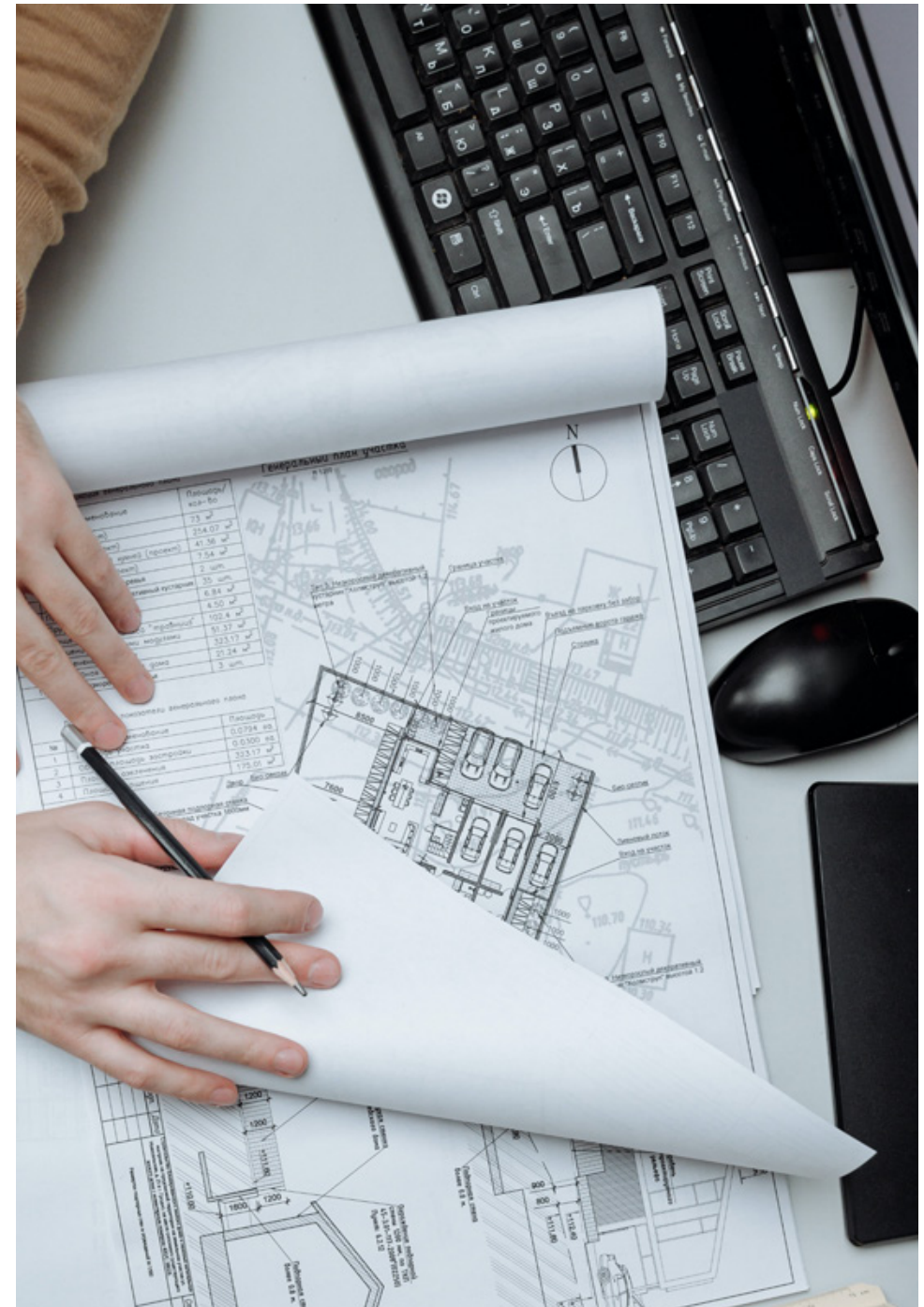
No impacts on other protected or notable species are anticipated from the development proposals.



Planning.

This planning application demonstrates that the application site is capable of providing 49 homes in a sensitive manner, having careful regard to both landscape and heritage impacts, which will help to meet the shortage in housing land supply in the district, including much needed affordable housing. We contend that the 'tilted balance' described at Paragraph 11(d) of the Framework is engaged and - as demonstrated in the application documents - the conflict with policies in place that seek to prevent development outside the settlement boundaries is demonstrably outweighed by the sustainability and public benefits of the development, summarised below:

- It will deliver much needed new, good quality, family and other market housing in a community where people wish to live, in a suitable and sustainable village.
- It will deliver the policy-compliant 35% affordable housing.
- The above must be considered against the context that the Council cannot demonstrate the minimum housing land supply. The Council is failing to 'boost significantly' its supply, as it is required to do. This is particularly worrying at this uncertain time associated with the ongoing Covid situation and the economic implications of Brexit.
- Biodiversity of the site will be diversified and improved through new tree planting and other measures. The scheme will deliver excellent public open space
- A total area of 8,000 sqm of public open space is to be provided, which exceeds – by some margin – the policy requirement. That space includes a 500 sqm combined LAP (Local Area for Play) and NEAP (Neighbourhood Equipped Area of Play) set within a wider parcel of space of 6,000 sqm.
- The above open space / facilities will be available and accessible to the surrounding community, not just residents of the proposal.
- The project will help to sustain and create local construction jobs.
- The household expenditure arising from the residents of the new houses will be substantial. It will be spent in local shops and on local services, assisting in sustaining the vitality and viability of local shopping centres.
- The scheme will generate a New Homes Bonus and Council Tax payments (both of which are noteworthy economic benefits).



Archaeology & Heritage.

There is a low potential for prehistoric remains within the development site due to the scarcity of recorded remains within the area of study. If any prehistoric remains do survive these are likely to be stray flint tools, which would be of low (local) heritage significance.

There is a negligible potential for Roman remains within the development site due to the scarcity of recorded remains within the area of study and the wider area. Any Roman remains which do survive are likely to be of up to moderate (regional) heritage significance due to the lack of remains in the wider area for this period.

There is a low potential for early medieval remains within the development site. Any remains from this period are likely to be associated with agriculture and would be of low (local) heritage significance.

There will be a small area of direct, physical impact on the conservation area, due to the eastern boundary and proposed entrance to the development site being located within the designated area. The current proposal includes the restoration of the ironstone wall along Rattlecombe Road, which is currently in a state of disrepair.

The importance of the conservation area is derived from the layout of the village and the architectural value of the buildings within it, which will not be impacted by the development.

The proposed site layout currently available at the time of writing this report indicates that new dwellings closest to Rattlecombe Road will respect the positive vista west and will not intrude into this view. In addition the plans indicate that areas of remaining hedgerow within the site, as seen on historic mapping, will be restored, as will the low lying ironstone wall which faces Rattlecombe Road. These are positive design measures and therefore the magnitude of direct effect on the conservation area is considered to be low beneficial, and the wall which contributes to the aesthetic and historical value of the conservation area will be repaired.

There will be no direct, physical impacts on any listed buildings due to their distance from the development site. The importance of these buildings derives from their evidential, historical and aesthetic values, and these will be unaffected by the proposed development.





Conclusion.

This application seeks full planning permission for the development of 49 new homes through a sustainable, high quality approach. The proposal gives careful consideration to the integration of the site's location and existing ecology and landscape.

Elan Homes has a proven track record of delivering quality housing schemes and are in a position to deliver the housing within a timely manner from the grant of planning permission.

This document has demonstrated that the site is a suitable location for residential development to meet growing housing needs whilst also being supported by a wide range of services and facilities within the local area.

**Land Off Stocking Lane,
Shenington**

Design & Access Statement

