



40975 LAND OFF OXFORD ROAD, KIDLINGTON

Design and Access Statement for
Manor Oak Homes

Rev C 12/04/22 DNW / AIG / ADA



DOCUMENT CONTROL

REVISION:	DATE:	CREATED:	CHECKED:
-	11/02/22	ADA / AIG / DNW	DNW
A	01/03/22	ADA / AIG / DNW	DNW
B	14/03/22	ADA / AIG / DNW	DNW
C	XX/03/22	ADA / AIG / DNW	DNW

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1.0 INTRODUCTION

1.1 BACKGROUND AND CONTEXT

- 1.1.1 This Design and Access Statement (DAS) has been prepared by rg+p to support an outline planning application for up to 118 new dwellings (excluding the listed farmhouse and its associated outbuildings) access and open space on land off Oxford Road in Kidlington, Oxfordshire. All details are to be reserved for future consideration, except for the means of access to the site, which will be provided in full detail. The application is submitted on behalf of Manor Oak Homes Ltd.
- 1.1.2 In September 2020, Cherwell District Council formally adopted the 'Cherwell Local Plan 2011-2031 (part 1) Partial Review - Oxford's Unmet Housing Need.' Within this Plan, Kidlington was identified as an existing settlement location where opportunities to provide additional homes was judged to be appropriate.
- 1.1.3 Land at Stratfield Farm is included and identified as one of the strategic site allocations in the Local Plan - Policy PR7b. Cherwell District Council instructed Alan Baxter Associates to prepare a development brief for the site, which has informed this planning application.
- 1.1.4 The whole site extends to approximately 10.4ha and is dominated by existing arable land along with the existing farmhouse and associated outbuildings. The area for new housing as prescribed by the development brief would be c.4.23ha and is located in the eastern and central areas of the overall site. This excludes the listed farm and its associated outbuildings which are the subject of a separate detailed application. The western part of the site will be set aside for a nature reserve.
- 1.1.5 Manor Oak Homes has instructed a team of specialist consultants to conduct the necessary studies and site investigations to inform their proposals for the development of the site.
- 1.1.6 Pre-application consultation has been undertaken with Cherwell District Council and Kidlington Parish Council. Public consultation has also been undertaken.
- 1.1.7 The proposal has been developed and this statement has been prepared with reference to the National Design Guide and its 10 key characteristics.

1.2 PURPOSE OF THE STATEMENT

- 1.2.1 This statement has been prepared in accordance with Article 9 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, which requires certain applications to be accompanied by a DAS.
- 1.2.2 National Planning Practice Guidance (NPPG) states that a Design and Access Statement is a "concise report that provides a framework for applications to explain how the proposed development is a suitable response to the site and its setting and demonstrates that it can be adequately accessed by prospective users".
- 1.2.3 The Town and Country Planning (Development Management Procedure) (England) Order requires design and access statements to:
- Explain the design principles and concepts that have been applied to the development;
 - Demonstrate the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - Explain the policy adopted as to access, and how policies relating to access in relevant local planning documents have been taken into account;
 - State what, if any, consultation has been undertaken on issues relating to access to the development and what account has been taken of the outcome of any such consultations; and;
 - Explain how any specific issues which might affect access to the development have been addressed.

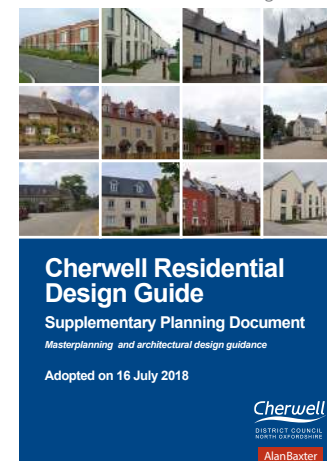
1.3 DOCUMENT STRUCTURE

- 1.3.1 The DAS is divided into seven sections as follows:
- Section 1: Introduction - outlines the scope and purpose of the document;
 - Section 2: Assessment - considers the site and its surroundings in terms of the physical and social and planning context;
 - Section 3: Involvement - outlines the discussions with key stakeholders and the general public
 - Section 4: Evaluation - identifies the site's constraints and opportunities and how they may shape the layout and design
 - Section 5: Design and Access - presents the design principles that have been derived from a combination of site assessment, planning policy, the development brief, design evolution and the detailed design proposals including the type of use and amount proposed, access arrangements, layout of the development, scale of buildings, landscape design and the character and appearance of dwellings.
 - Section 6: Sustainability - Sets out the commitments to a sustainable development
 - Section 7: Summary and Conclusion - A summary of the design process and design outcomes

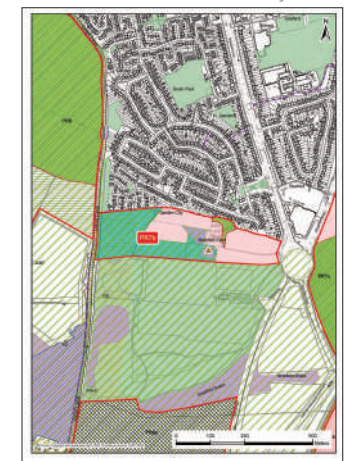
Development Brief



Residential Design Guide



Policy PR7b



2.0 ASSESSMENT

2.1 INTRODUCTION

2.1.1 This section provides a summary of the various technical studies and surveys by others that have been undertaken in relation to the proposed development. Full versions of these documents form part of the application and should be referred to alongside the DAS.

2.1.2 The recommendations in these studies forms the basis of the opportunities and constraints that will shape the proposals.

2.2 SITE DESCRIPTION

2.2.1 The site lies on the southern edge of Kidlington adjacent to Stratfield Brake Sports Ground. It comprises c.10.4 hectares of land previously in cultivation and now used as grazing and arable land along with the existing Grade II Listed farmhouse and associated outbuildings.

2.2.2 The site is bounded to the east by the A4260 (Oxford Road), to the south by Stratfield Brake Sports Ground and grasslands within the Stratfield Brake Woodland Trust Reserve, to the west by the Oxford Canal and associated vegetation. The northern side of the site comprises existing residential development.

2.2.3 Existing vehicular access is off a slip road on the western side of Oxford Road, the main road through Kidlington.

2.2.4 The site is enclosed by hedgerows and vegetation, some containing individual trees.

FIGURE 01. SITE LOCATION



FIGURE 02. AERIAL VIEWS OF THE SITE



Aerial view looking east towards Oxford Road - Stratfield Farm is in the centre of the view.



Aerial view looking west towards Oxford Canal - Stratfield Farm is in the centre of the view.

FIGURE 03. KEY PLAN - PHOTOGRAPHS



Scale: NTS



FIGURE 04. SITE PHOTOGRAPHS (1-4)



View 1: Front of Stratfield Farmhouse, a Grade II Listed Building



View 2: Rear of Stratfield Farmhouse, a Grade II Listed Building



View 3: Stratfield Farm outbuildings (1)



View 4: Stratfield Farm outbuildings (2)

FIGURE 05. SITE PHOTOGRAPHS (5-8)



View 5 Existing house adjacent to site boundary



View 6 Looking east towards the large Oxford Road / Bicester Road roundabout



View 7: Looking south towards Stratfield Brake Sports Ground



View 8: Looking west towards Stratfield Farmhouse and outbuildings

FIGURE 06. SITE PHOTOGRAPHS (9-10)



View 9: Looking north towards the dwellings on Croxford Gardens



View 10: Modern orchard to the south of Stratfield Farmhouse

2.3 ECOLOGY

- 2.3.1 Aspect Ecology have managed the ecological investigations in relation to the site. A summary is provided below and the full reports accompany the application.
- 2.3.2 The site has been subject to extensive ecological survey work over a number of occasions throughout the period 2017 to 2021, including surveys based on standard extended Phase 1 methodology. In addition, specific Phase 2 survey work has been undertaken in regard to protected species, including Great Crested Newt, bats, Badger, reptiles in order to establish the initial presence or likely absence of these protected species at the site and fully inform the proposed development.
- 2.3.3 No identified statutory ecological designations are present within any part of the site, nor are any present within the immediately adjacent areas. No identified Local Wildlife Sites (including proposed LWSs) are located within or immediately adjacent to the site. However, the western part of the site (comprising much of the western-most field) is identified to lie within the 'Lower Cherwell Valley Conservation Target Area', which extends along the adjacent canal corridor. In addition, part of the southern site boundary (at the western end of the site, associated with the CTA) is located adjacent to an area of wetland and grassland within Stratfield Brake Woodland Trust Reserve.
- 2.3.4 The site does not include, nor is it located adjacent to any identified Ancient Woodland, however an area of 'Traditional Orchard' habitat is present within the centre of the site, which will be retained and managed to benefit wildlife. Much of the site is composed of existing arable land which is subject to intensive management and evident disturbance.
- 2.3.5 The existing buildings and associated amenity garden areas in themselves are unlikely to represent a particular habitat constraint. Nonetheless, habitats of greater ecological value are present, including in particular mature trees, woodland, ponds, hedgerows and associated boundary vegetation.
- 2.3.6 In terms of protected species, survey work has been undertaken and suitable mitigation measures proposed in order to safeguard and benefit the range of species present, including in particular in regard to bats and common reptile species, which have been recorded to be present within the site.

FIGURE 07. HABITATS AND ECOLOGICAL FEATURES



2.3.7 In terms of fauna, the habitats present provide opportunities for a range of species, including protected species (particularly bats, Badger, reptiles and birds), with specific surveys having been undertaken in order to establish the levels and nature of use by such species and inform the proposals.

2.3.8 The proposed layout should be designed to take into account key ecological concerns, including in particular identified ecological designations, and interface with valuable habitats (both within the site and within the adjacent offsite areas) and corridors and protected/notable faunal species, taking into account the existing habitats and recorded levels of use, whilst opportunities for ecological enhancement measures and biodiversity net gain should be incorporated wherever possible in order to provide substantial ecological benefits at the site in the long term.

2.4 ARBORICULTURE

2.4.1 A tree survey of the site has been carried out by Aspect Arboriculture and the full report accompanies the application.

FIGURE 08. TREE SURVEY



2.5 TOPOGRAPHY

- 2.5.1 The site falls gently from Oxford Road to the east towards the Oxford Canal to the west. Levels around the site entrance off the Oxford Road slip road are at c.66m AOD. Land falls by c.2m along the existing track and is at c.64m AOD around the existing farmhouse.
- 2.5.2 From the existing farm, levels fall towards the large hedgerow that bisects the main site and the area between this and the canal. The large hedgerow is at c.60.5m AOD and the area to the west of this is relatively flat at c.60.0m AOD.
- 2.5.3 Gradients are relatively shallow and vary from c.1:35 - c.1:50 typically. Despite the c.6.0m level change from east to west, the gradual nature of the fall makes it feel relatively flat.

FIGURE 09. SITE SURVEY 1 OF 2

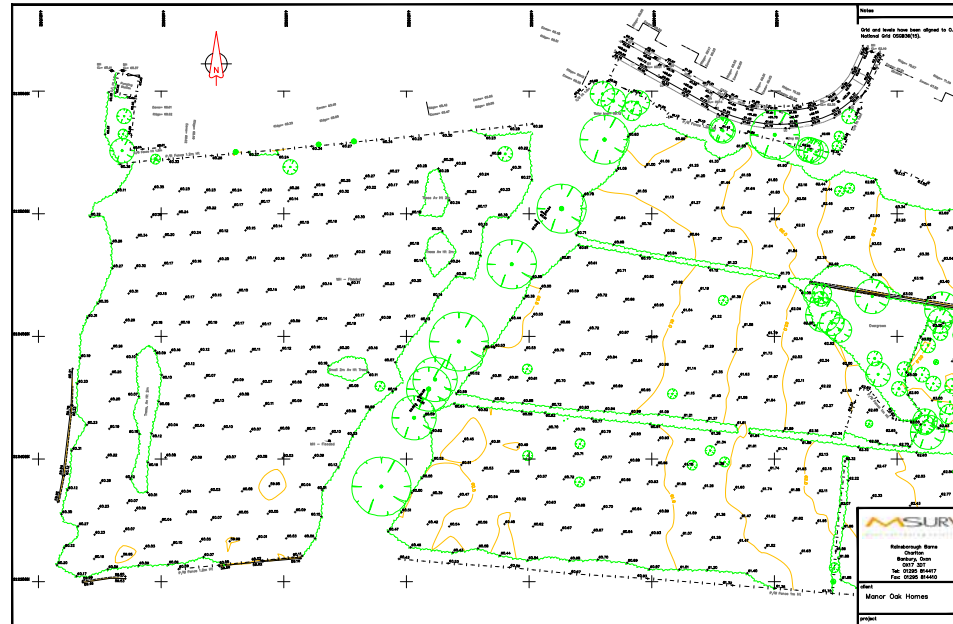
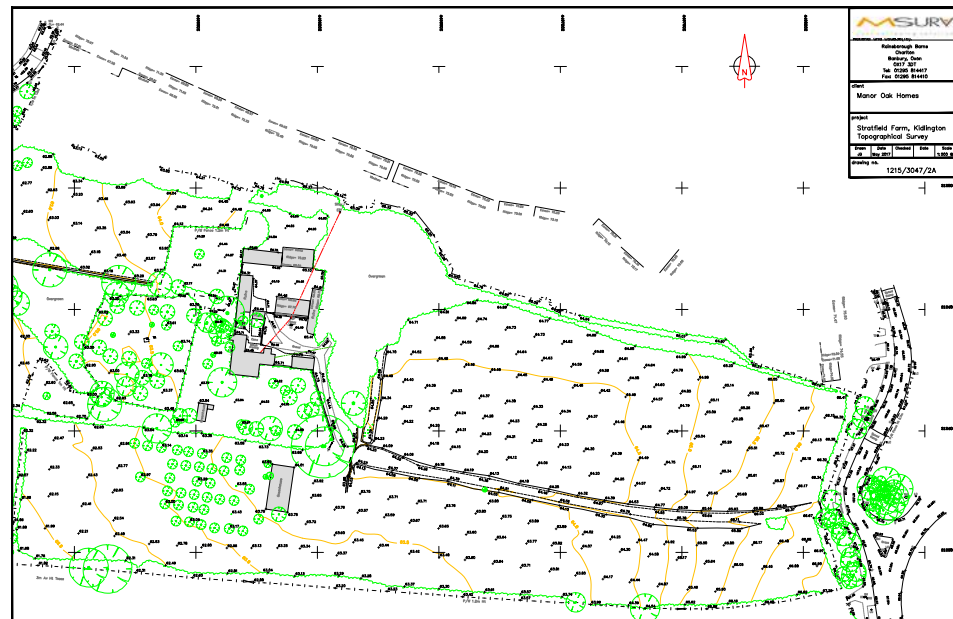


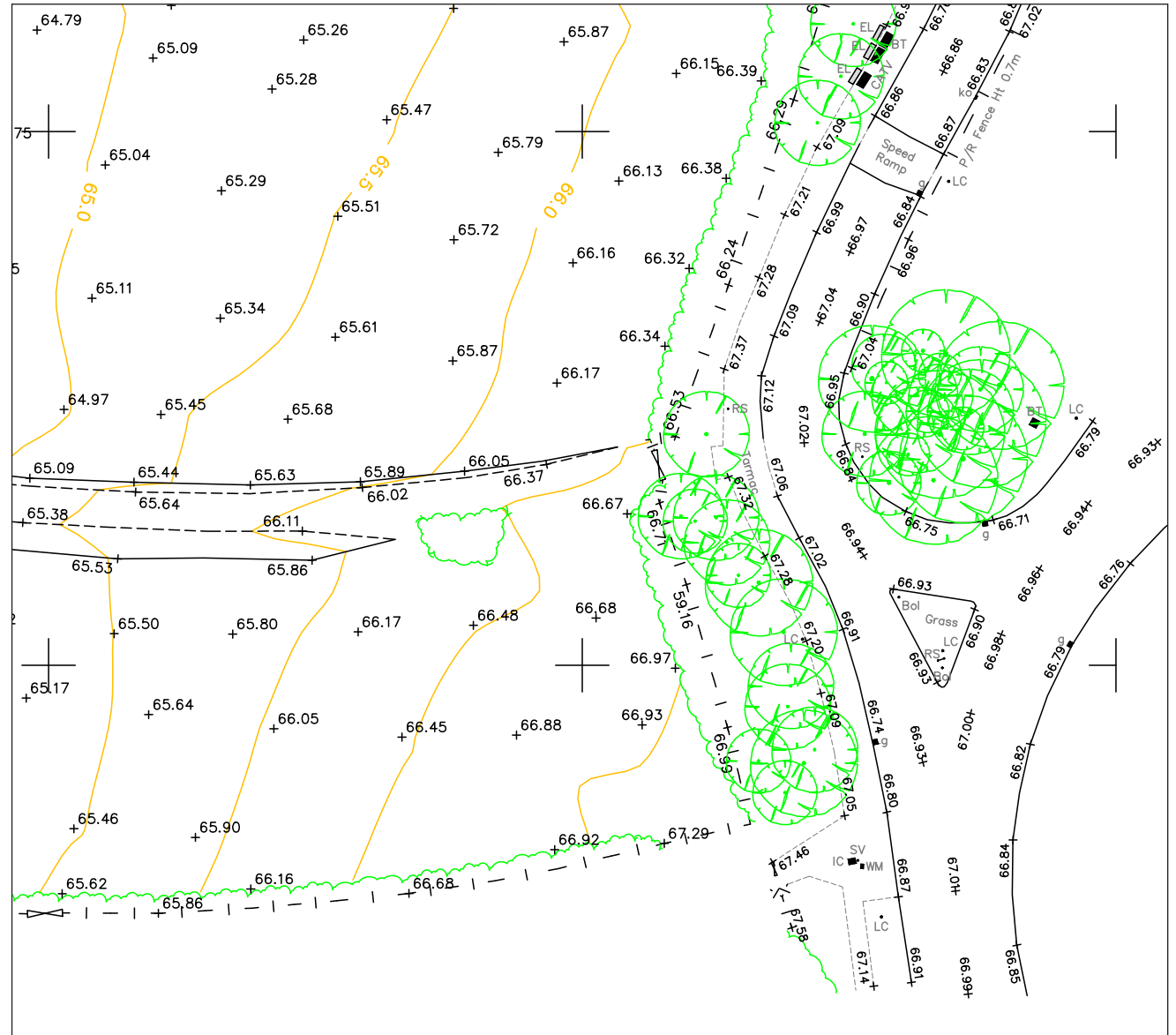
FIGURE 10. SITE SURVEY 2 OF 2



2.6 EXISTING HIGHWAYS AND ACCESS

- 2.6.1 The site is currently accessed from the Oxford Road slip road, just off the main gyratory to the south of Kidlington where Oxford Road, Bicester Road and Frieze Way connect.
- 2.6.2 A narrow farm track leads off the slip road and to the existing Stratfield Farm across the fields that form part of the site. The access is private and gated.
- 2.6.3 There are no public rights of way crossing the site or other formal points of pedestrian or cycle access. There are some informal routes across the western part of the site between Croxford Gardens and the District Wildlife Site on the southern side of Stratfield Brake Sports Ground.
- 2.6.4 The Oxford Canal Towpath on the western side of the site is a public right of way but there is not currently a means of access across the canal front the site.

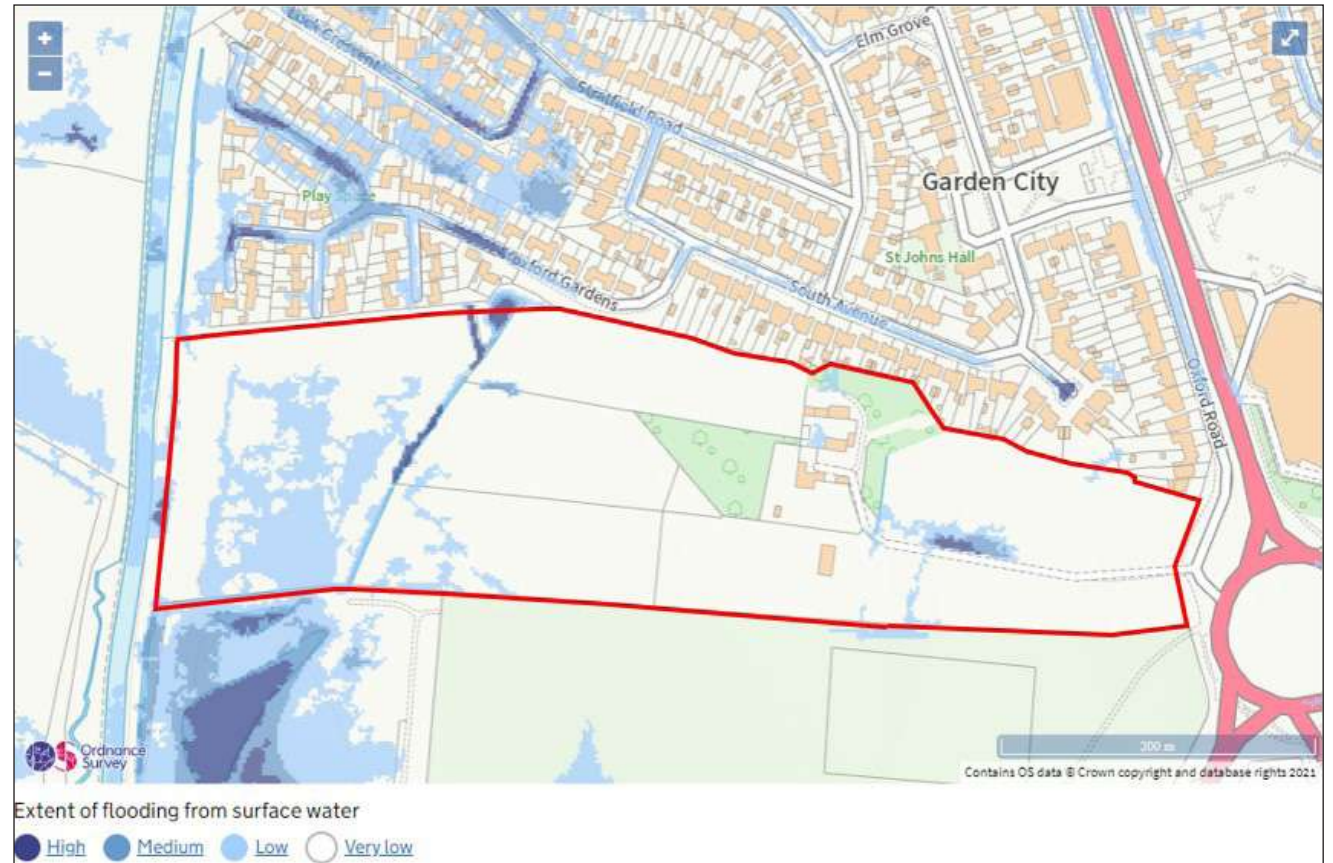
FIGURE 11. EXISTING ACCESS OFF OXFORD ROAD



2.7 FLOOD RISK AND DRAINAGE

- 2.7.1 MAC have undertaken a Flood Risk Assessment in relation to the site and the development proposals.
- 2.7.2 The site is located within Flood Zone 1 and is generally at a low risk of surface water flooding. A small area of high and medium risk surface water flooding is shown on the flood risk map, however, this is an isolated pocket associated with a low spot in the mapping data used and is not considered to constitute a risk to the wider site.
- 2.7.3 Drainage proposals for foul and surface water associated with the proposed development are covered in section 5.0

FIGURE 12. SURFACE WATER FLOOD RISK



2.8 NOISE

- 2.8.1 Professional Consult have undertaken a Noise Impact Assessment in relation to the proposed development. An abridged version of the executive summary is provided below and the full report accompanies the application.
- 2.8.2 This Assessment has been undertaken to identify any key surrounding noise sources within the vicinity of the Site which have the potential to produce noise impacts upon the noise-sensitive Development.
- 2.8.3 This Assessment has relied upon a series of noise surveys completed on Site in order to measure off-Site noise sources.
- 2.8.4 With regards to road traffic noise, this Assessment has shown that external noise levels in garden areas closest to Oxford Rd can achieve the external noise criteria level following installation of a small number of acoustic fences on local garden boundaries. This Assessment has also shown that internal noise levels across the Development can meet the daytime and night-time noise criteria levels using standard thermal double glazing and a number of plots requiring alternative ventilation in form of a window frame-mounted acoustic trickle ventilator.
- 2.8.5 With regards to commercial noise associated with the service yard at the supermarket, the predicted rated level of noise does not exceed the daytime noise criteria level and for night-time in bedrooms, the predicted level noise does not exceed the internal target noise criteria level.
- 2.8.6 With regards to noise associated with operation of the sports pitch to the south of the Site, noise levels in gardens can be controlled to meet the applicable noise criteria level following installation of an acoustic fence on the boundaries of certain gardens.
- 2.8.7 In summary, where the recommended noise mitigation measures are implemented as identified, then the sound climate which future occupiers of the Development will be exposed to will accord with the 'No Observed Adverse Effect Level' as detailed in the PPG and as such, noise should not be deemed to be a determining factor in the granting of planning permission for this Site.

FIGURE 13. NOISE SURVEY - DAYTIME

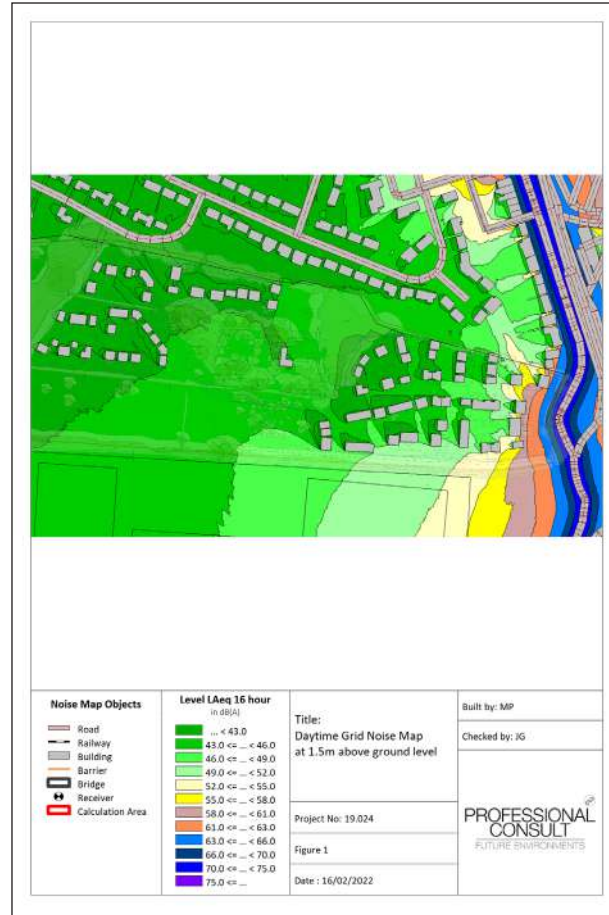
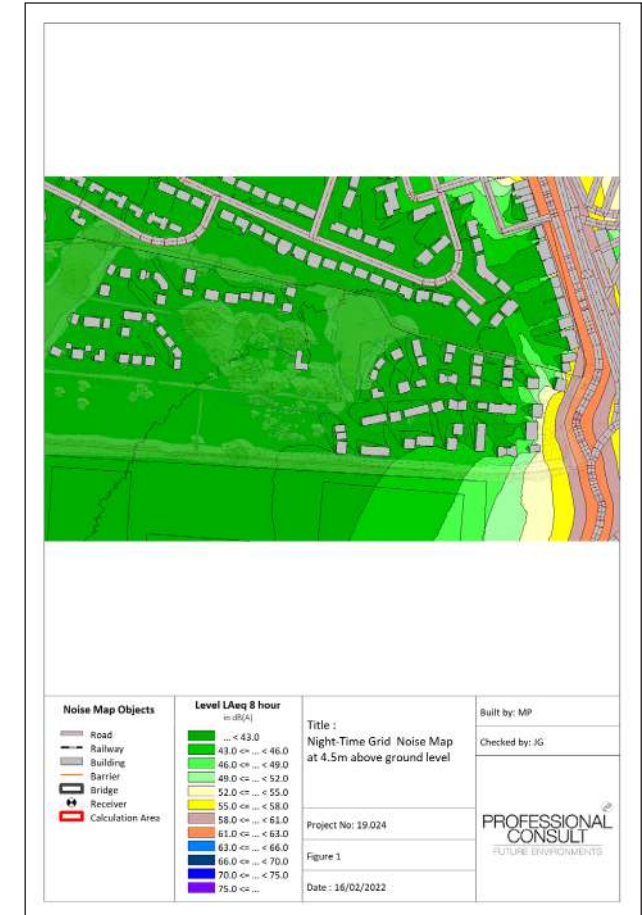


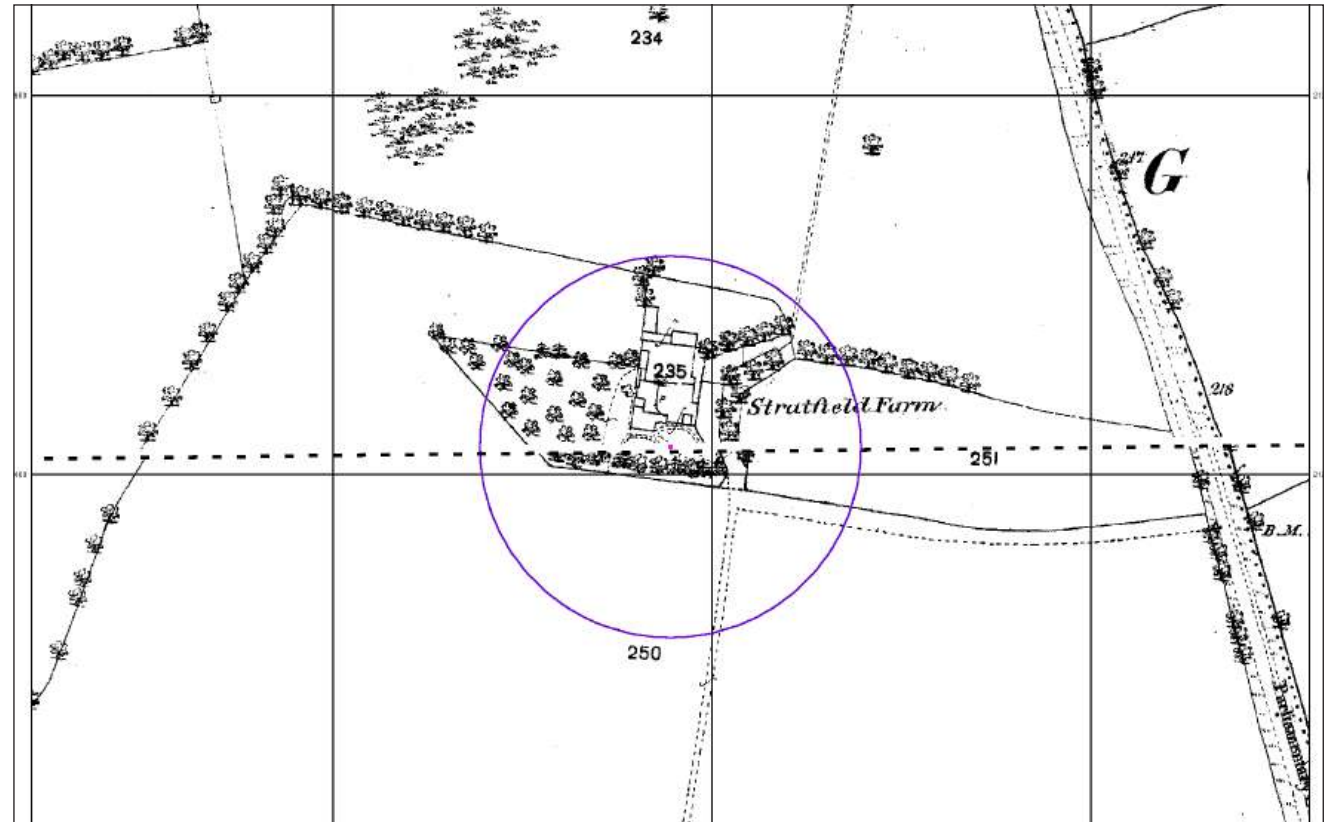
FIGURE 14. NOISE SURVEY - NIGHTTIME



2.9 HERITAGE CONTEXT

- 2.9.1 A Heritage Statement has been prepared by Asset Heritage in respect of development on the site. The key findings are presented below and the full report accompanies the application.
- 2.9.2 The application site surrounds the Grade II listed early 19th-century Stratfield Farmhouse and its outbuildings. This will be subject to separate planning and listed building applications and a separate Heritage Impact Assessment.
- 2.9.3 The Heritage Statement for the outline application concludes that, while the development of the site will alter the previously open wider setting of the listed building, the retention of the well-defined curtilage around the building, with its mature and established planting and landscape structure (including the farmhouse garden, farmyards and historic orchard to the west, all key elements of its setting), will ensure that its integrity and significance are preserved. These elements, along with the pocket of retained woodland to the east, will also screen the new development from the listed building, while the retention of the later orchard to the south as part of the informal open space will preserve an open outlook to the front of the building.
- 2.9.4 The suggested traditional style and materials palette for the proposed new dwellings will be sensitive to the character and materials of the listed building and, more widely, to the local vernacular.
- 2.9.5 The site adjoins the Oxford Canal Conservation Area to the west. There is unlikely to be any visibility of the proposed scheme from the conservation area as the development will be physically distant from the canal and screened by existing hedgerows and trees. The existing boundaries to the canal will remain unchanged and there will be no intrusion of built form into the general sense of openness to either side in the linear vistas available up and down the canal.
- 2.9.6 The possibility of a connection from the Site to a new bridge over the canal represents an opportunity to connect the existing and new residential areas with the canal towpath and to encourage an increased positive engagement with the canal and thus an appreciation of its history and recreational benefits. This would represent a benefit to the conservation area, helping to better reveal the significance of the canal.

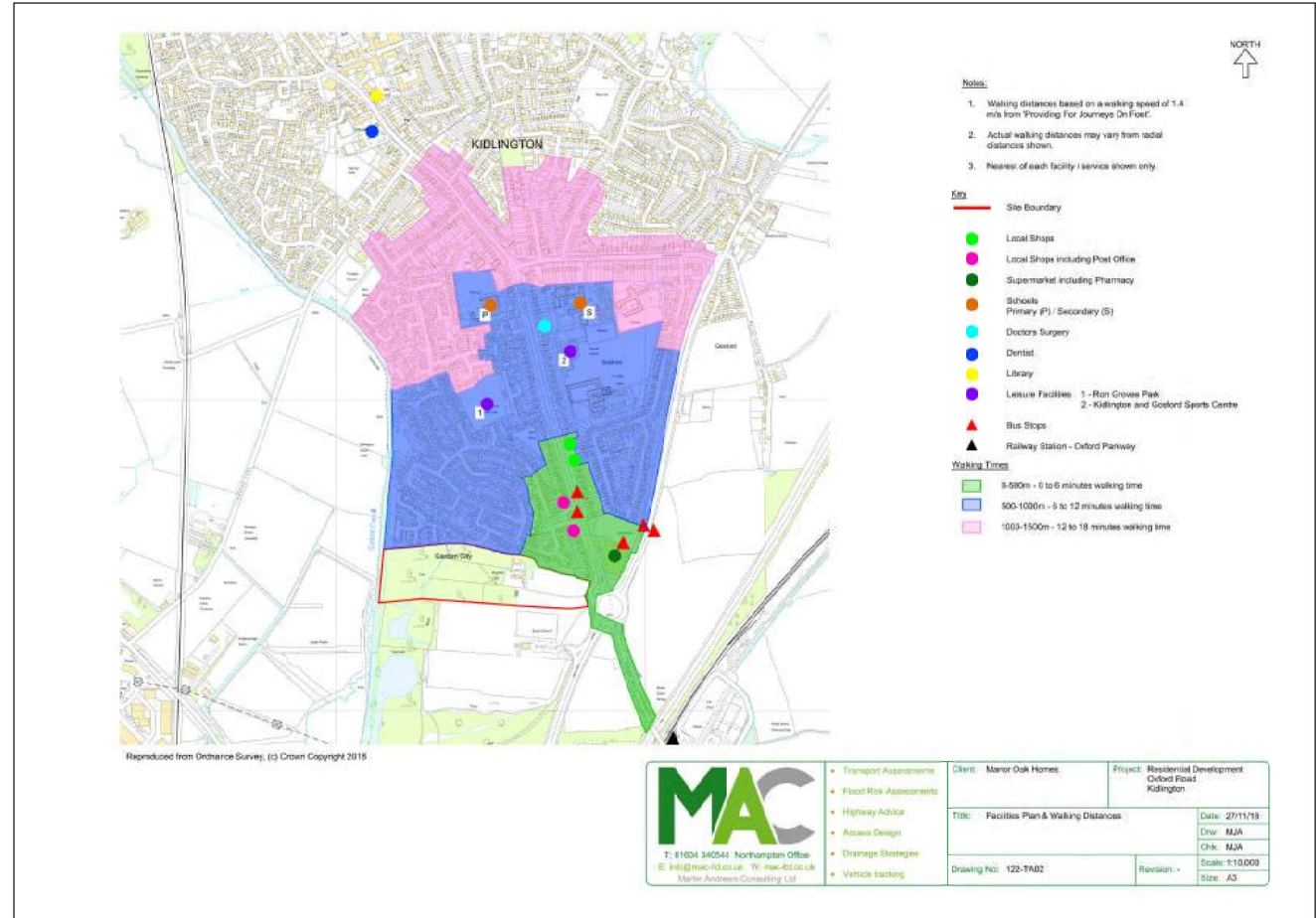
FIGURE 15. 1876 1:2500-SCALE OS MAP



2.10 LAND USE AND LOCAL FACILITIES

- 2.10.1 The site is bordered by residential uses to the immediate north with a Sainsbury's supermarket to the north east across Oxford Road. Stratfield Brake Sports Ground lies to the immediate south along with the district wildlife to the south west.
- 2.10.2 Kidlington is a large settlement and provides a wide range of shops and community facilities a short distance from the site.
- 2.10.3 MAC have undertaken an assessment of the location and travel times to a number of local facilities and this is presented opposite. The main high street is a little further away but is easily accessible via the Oxford Road.

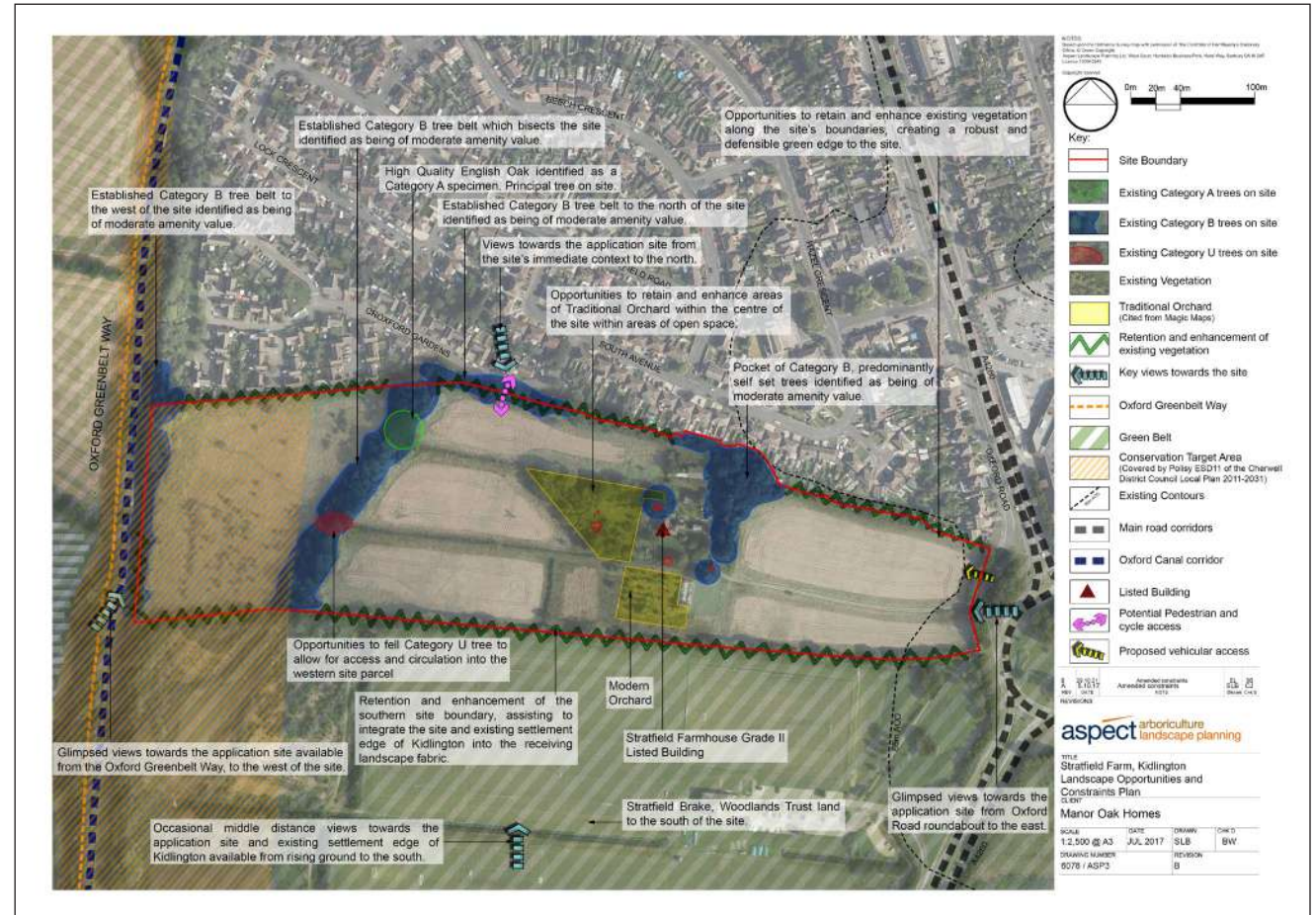
FIGURE 16. LAND USE & LOCAL FACILITIES



2.11 LANDSCAPE AND VISUAL IMPACT

- 2.11.1 A Landscape and Visual Appraisal has been carried out by Aspect Landscape Planning. The key points are summarised below and the full report accompanies the application.
- 2.11.2 The character assessment identifies that the application site is heavily influenced by the proximity of urbanising features such as the adjacent transport corridors which form clearly defined boundaries to the site.
- 2.11.3 The application site is relatively enclosed by the adjoining established vegetation. If these are largely retained as part of the proposals then the scheme will not give rise to significant effects in terms of landscape character.
- 2.11.4 Within the context of views from the wider rural landscape to the south and east, if the site's adjoining established vegetation is largely retained then the development would remain well contained. Where glimpsed views through vegetation are available, the proportion of the development visible would be seen in the context of the existing built-up area of Kidlington.
- 2.11.5 Overall, it is considered that the proposed development can be integrated without significant harm to the receiving visual environment.

FIGURE 17. LANDSCAPE ANALYSIS



2.12 PLANNING POLICY

- 2.12.1 A Planning Statement has been prepared by Carter Jonas in relation to the site. Key points and policy is summarised below, the full report accompanies the application.
- 2.12.2 National planning policy is provided for by the National Planning Policy Framework (NPPF, updated in July 2021) as well as the Planning Practice Guidance (PPG) which was launched in March 2014. The NPPF exemplifies the Government's push towards efficiency in the planning system and embodies a pro-development stance in order to boost significantly the supply of housing to meet local needs and achieve sustainable development.
- 2.12.3 In the latest NPPF update, greater emphasis is placed on 'Achieving Well-designed Places' (Chapter 12). A much bigger focus is placed on making 'beautiful' and 'sustainable' places. Another important update sets out the important contribution trees make to the character and quality of urban environments. It requires that planning policies and decisions should ensure that new streets are tree-lined and that opportunities are taken to incorporate trees elsewhere in developments.
- 2.12.4 In September 2020, Cherwell District Council formally adopted the 'Cherwell Local Plan 2011-2031 (part 1) Partial Review - Oxford's Unmet Housing Need', as part of the Council's District-wide development plan for Cherwell.
- 2.12.5 This Adopted Plan provides a part of the Council's strategic planning framework for the District, and specifically includes a number of strategic site allocations within it which provide Cherwell District's share of the unmet housing need of Oxford to 2031.
- 2.12.6 Within this Plan, Kidlington was identified as an existing settlement location, very well related to Oxford and where opportunities to provide additional homes was judged to be appropriate. One such area within this Plan, Land at Stratfield Farm, is now included and identified as one of the strategic site allocations. It is covered by the terms of its own, site-specific policy in the Plan, Policy PR7b.
- 2.12.7 The following policies and SPD are considered to be relevant to the design proposals:

Cherwell Local Plan 2011-2031 (adopted 20 July 2015)

- Policy ESD 1: Mitigating and Adapting to Climate Change
- Policy ESD 2: Energy Hierarchy and Allowable Solutions
- Policy ESD 3: Sustainable Construction
- Policy ESD 4: Decentralised Energy Systems
- Policy ESD 5: Renewable Energy
- Policy ESD 6: Sustainable Flood Risk Management
- Policy ESD 7: Sustainable Drainage Systems
- Policy ESD 8: Water Resources
- Policy ESD 15: The Character of the Built and Historic Environment

Cherwell Residential Design Guide SPD (adopted 16 July 2018)

- Chapter 4: Establishing the Structuring Principles
- Chapter 7: Building Elevations and Details
- Chapter 8: Innovation and Sustainability

Cherwell Local Plan 2011-2031 (adopted 20 July 2015)

- Policy BSC 7: Meeting Education Needs
- Policy BSC 8: Securing Health and Well-Being
- Policy BSC 9: Public Services and Utilities
- Policy BSC 10: Open Space, Outdoor Sport and Recreation
- Provision Policy BSC 11: Local Standards of Provision - Outdoor Recreation
- Policy ESD15: The Character of the Built and Historic Environment

Cherwell Local Plan 2011-2031 - Partial Review (Modified Feb 2020)

- Policy PR5: Green Infrastructure

The National Design Guide

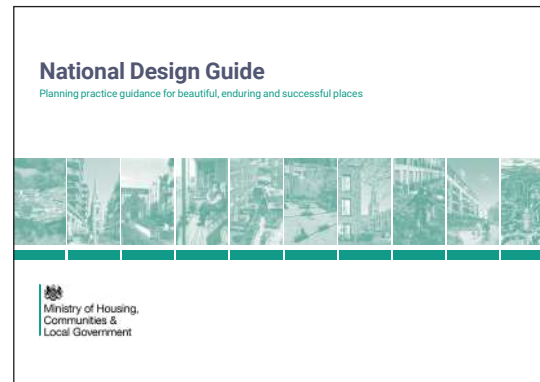
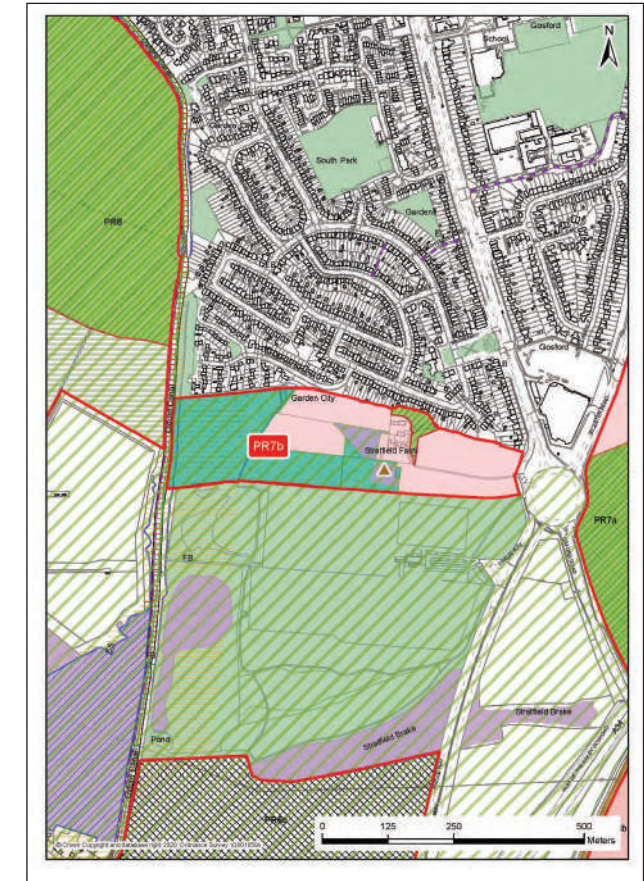
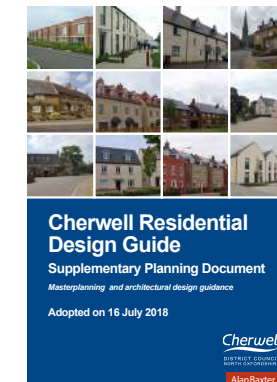


FIGURE 18. POLICY PR7B MAP



Residential Design Guide



Key to PR7b Policy Map



2.13 THE PR7B DEVELOPMENT BRIEF

- 2.13.1 Cherwell District Council have prepared a comprehensive Development Brief for the site as guidance for future planning applications.
- 2.13.2 The Development Brief (November 2021) has been jointly prepared between Cherwell District Council, Oxfordshire County Council, Manor Oak Homes Ltd and key stakeholders. It is currently being more widely consulted on and is intended to be subsequently adopted as a material planning consideration in the determination of any future planning applications for the site.
- 2.13.3 The Vision for the site as set out in the Development Brief is set out below:

Stratfield Farm will become a new Kidlington neighbourhood of a traditional, informal character and scale, to provide an attractive and outward facing edge to the village, overlooking Stratfield Brake. The historic farmhouse and barns at the site's centre will be retained and sensitively integrated as a local landmark within a corridor of green space to retain the open setting of the farmhouse within the new development. The development will provide an enhanced area of habitat extending to the Oxford Canal Conservation Area and connect to the wider strategic green walking and cycling routes into Oxford, and to Croxford Gardens to the north, Stratfield Brake to the south and planned development to the west.

- 2.13.4 Policy PR7b of the LPPR sets out the policy requirements for the site which include:

- Residential development of 120 homes (net) on 5 hectares of land with 50%affordable housing
- Play areas and allotments within the developable area
- Nature Conservation Area on 5.3 hectares of land with the opportunity to connect to and extend Stratfield Brake District Wildlife Site
- Improvement, extension and protection of existing orchard for community benefit
- A new public bridleway/green link suitable for all-weather cycling and the provision of land for a new foot, cycle and wheel chair accessible bridge over the Oxford Canal creating connections to land east of the A44 (PR8) and key facilities on the A4165 including Oxford Parkway station
- Emergency services infrastructure

FIGURE 19. FIGURE 1 PR7B DEVELOPMENT BRIEF - DEVELOPMENT FRAMEWORK



Fig. 1: Development framework

Key

Cherwell LPPR Policy PR7b allocations

- Residential
- Nature Conservation Area
- New green space/parks
- Existing orchard
- NERC Act S41
- Conservation Target Area

- Restoration and reuse of farm and outbuildings for residential
- Private garden
- Extension of existing orchard for community food growing
- Retained/new hedgerows
- Retained trees
- Ditch retained and integrated into site drainage
- Indicative SuDS feature

- Drainage attenuation features
- Combined LAP/LEAP play area
- Existing strategic cycle route
- New strategic cycling/walking route
- Vehicular connection
- Vehicular access
- Pedestrian and cycle access
- Indicative location for new bridge over the Oxford Canal

- Site Boundary
- Site Boundary of adjoining sites

Development Brief

PR7b Land at Stratfield Farm
Development Brief
Cherwell District Council
November 2021



2.14 TOWNSCAPE CHARACTER

Garden City and Croxford Gardens

2.14.1 The area to the immediate north of the site is known as the 'garden city'. It is characterised by semi-detached dwellings built in red brick with hipped roofs. Occasional variation in building materials includes buff brick, render (various off white colours) and roof coverings (grey or red shades). Built form is consistent with only occasional changes to roof line - gables as opposed to hipped - and various householder extensions or other additions such as garages, bay windows or upper storey extensions.

2.14.2 Dwellings are arranged with a common building line set back from the street to allow cars to park on plot to the front of dwellings. Streets are long and rectilinear or curvilinear in nature. There are some street trees but they are not regular or typical along every street. Plot landscaping consists of lawns and ornamental planting. Driveways are a mix of slabs, blocks, gravel and tarmac.

2.14.3 Croxford Gardens leads off South Avenue on the southern edge of the 'Garden City'. This is a later extension to the Garden City built in a contrasting 'traditional' style. There are a limited number of house types arranged parallel or perpendicular to the street and built in reproduction limestone with concrete tiled roofs. Dwellings are set back from the street to allow cars to park on plot to the front of dwellings.

2.14.4 Dwellings are uniform and there is little variation or personalisation. Property boundaries are typically timber fences or hedges with black hoop top railings to some dwellings. There are no street trees although there is on plot soft landscaping in the form of hedges, lawns, large shrubs and ornamental plants.

FIGURE 20. GARDEN CITY AND CROXFORD GARDENS



South Avenue



South Avenue



South Close



Croxford Gardens



Croxford Gardens



Croxford Gardens

Oxford Road, Kidlington

2.14.5 Development along Oxford Road is more varied than that within the 'Garden City' but there are sections of it that share similar characteristics. In overall terms this area is typical of inter-war ribbon development, with a mix of detached and semi-detached dwellings in a variety of 'arts and crafts' styles - more so towards the south between the Oxford Road Roundabout and Fairfax Road.

2.14.6 Typical features and building materials include: red brick, plain tiles, prominent gables, bay windows (bow & canted) key hole porches, 'Tudor' style timber framing, off-white cement render, tile hanging and chimneys. Dwellings are often paired or repeated in short groups to create a consistent character.

2.14.7 A consistent building line is established with dwellings set back from the street and parking on plot. Plot landscaping is evident with hedgerows, small trees and shrubs helping to create a green street and screen car parking.

FIGURE 21. OXFORD ROAD



Oxford Road (slip road)



Oxford Road (slip road)



Oxford Road (slip road)



Oxford Road (slip road)



Oxford Road (slip road)



Oxford Road (slip road)

Kidlington's Conservation Areas

2.14.8 Whilst the majority of Kidlington was developed in the mid to late 20th century, the original village dates from much earlier. These historic parts of the Kidlington are designated conservation areas -

1. Church Street
2. High Street
3. The Rookery
4. Crown Road
5. Langford Lane Wharf

2.14.9 Church Street Conservation Area lies on the eastern fringe of Kidlington, the oldest part of the village. It is centred on Church Street, and includes parts of Mill Street, Mill End and the meadow land to the east of Mill Street between the Church of St Mary and Mill End. There are two main focii: the parish church with the village street leading to it, and the Mill and associated buildings.

2.14.10 Church Street conservation area contains many fine stone buildings ranging from cottages (including Almshouses) to large detached dwellings. These are built in a mix of formal and informal styles.

2.14.11 The Kidlington Conservation Areas Appraisal (May 2009) provides a more detailed analysis of the character and quality of buildings and townscape within the individual conservation areas.

FIGURE 22. KIDLINGTON'S CONSERVATION AREAS

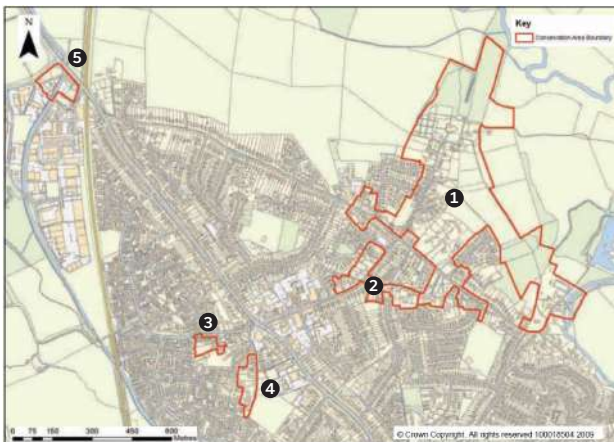


FIGURE 23. KIDLINGTON CONSERVATION AREAS



Crown Road



Church Street



Church Street



The Rookery



School Road



The Moors

Yarnton East

2.14.12 Whilst not within Kidlington, this medium sized development on c.2.7ha of land is similar in nature to the proposed development site, being on the edge of an existing settlement close to open space. It has been designed to reflect a traditional Oxfordshire vernacular and is built in a mix of reproduction stone and red brick.

2.14.13 There are a mix of dwelling types arranged to form tight perimeter blocks, these vary from small cottages to apartments and many dwellings are plotted as terraces or small groups - there are few detached dwellings. There are a mix of 2, 2.5 and 3 storey dwellings. Dormer windows and gables are prominent features.

2.14.14 Parking is often to the rear of the block but there are several 'mews' type streets where the parking is to the front of dwellings, broken up with soft landscaping and street trees. Rear parking courtyards utilise 'car barns' and pergolas in some locations. Access to rear parking courts is either between dwellings or via 'drive unders'.

2.14.15 Streets are well defined by dwellings that are often plotted close to the back of the pavement edge with minimal front gardens. Street trees and soft landscaping helps to break up the street scene

FIGURE 24. YARNTON EAST



Cresswell Close



Hayday Close



Cresswell Close



Cresswell Close



Cresswell Close



Cresswell Close

3.0 INVOLVEMENT

3.1 INTRODUCTION

3.1.1 Carter Jonas have prepared a Statement of Community Involvement which covers the stakeholder and public consultation that has been undertaken in relation to the proposals to date. The full report accompanies the application and the key points are discussed below.

3.2 PRE APPLICATION DISCUSSIONS

3.2.1 Cherwell District Council (CDC) held a number of stakeholder workshops in relation to the Local Plan Partial Review and the individual sites to be considered from 2018-2020.

3.2.2 Manor Oak Homes met with CDC and their urban design consultants Alan Baxter Associates on two separate occasions during the preparation of the draft development brief in addition to meeting with officers on site.

3.2.3 Manor Oak homes and their consultant team made representations to the development brief process and some of these suggestions - but not all - were incorporated into the brief for site PR7b. The development brief was adopted in November 2021.

3.3 PUBLIC CONSULTATION

3.3.1 A public consultation was held on Thursday 18th November 2021.

3.3.2 On the day of the exhibition, held at Exeter Hall in Kidlington, the proposal for the site was presented on a series of exhibition boards and members of the Applicant's professional consultant team were on hand during the course of the event to discuss with and answer any queries that arose from attendees.

3.3.3 Feedback and comments on the material presented on the day were invited via the following means:

- Comments forms provided with a box to place comments made on the day;
- Via email (address provided on the exhibition boards and on the advance flyer) to the Applicant;
- Via post (address provided on the exhibition boards and on the advance flyer) to Carter Jonas (the Applicant's planning consultant);
- Via the Applicant's website (address provided on the exhibition boards and on the advance flyer).

3.3.4 On the evening of the public exhibition, the Applicant's planning consultant attended the meeting of the Parish Council, to answer questions from its Members and from members of the public in attendance too.

3.3.5 All comments, across this full process, were invited from local people between Thursday 18th November (the day of the public exhibition) to Friday 3rd December 2021.

3.3.6 On the day, 38 local people attended and signed themselves into the event.

3.3.7 3no. people completed public comments forms and posted them in the comments box at the exhibition.

3.3.8 A summary of the responses and how they will be dealt with by the outline planning application is provided below.



Photograph of Public Exhibition



Photograph of Public Exhibition

FIGURE 25. PUBLIC CONSULTATION BOARDS 1-2

1. Introduction

WELCOME TO THE EXHIBITION
Thank you for taking the time to visit our public exhibition and view our emerging proposals for a development of up to 120 dwellings on land at Oxford Road in the south of Kidlington.

ABOUT THE SITE
Land off Oxford Road sits contiguous with the edge of the existing developed area of Kidlington and if developed, would come to meet as a natural and logical next progression in the built environment of the village. It also represents an additional parcel of land, surrounded on all sides by a combination of existing residential and commercial buildings, sports ground and the main road into Kidlington, from which extensive access is already provided.

THE SITE
The site is large enough to accommodate reasonable amounts of housing development, along with opportunities to provide public open space and landscaping, and also to include a new edge to Kidlington on the east to the south transect into the countryside and to form a new open space beyond.

HOW TO COMMENT
We would be pleased to receive any feedback that you wish to provide. Comments forms are available near the entrance or from one of the project team. Comments can either be posted into the comments box or sent to us by email to: info@manorohomes.co.uk

Project: Manor Oak Homes, Oxford Road, Kidlington, Oxford, OX5 2DE
All of the exhibition boards are available to view online on the Manor Oak Homes website: <http://www.manorohomes.co.uk/project66031/>

Manor Oak Homes

Land off Oxford Road, Kidlington | November 2021

Carter Jonas **Alan Baxter Associates** **IMCEC** **MAC** **shutterstock**

2. Planning Background

POLICY CONTEXT
In September 2020, Cherwell District Council formally adopted the 'Cherwell Local Plan 2011-2021 (part 1) Part 1: Planning - Oxford's Local Planning Board' as part of the Cherwell District-wide development plan for Cherwell.

POLICY FEED
Policy PR7(b) is expressly permissive in its nature and requires residential development of the site. The policy contains a number of key delivery requirements. The main elements of which can be reasonably summarised as follows:

- construction of 120 new homes, in a mix of property sizes, on 2.5 hectares of the overall 3.0 hectare site;
- provision of 50% of the homes as affordable housing;
- pedestrian and cycle routes through the site, linking the site to the existing residential area to the immediate north, providing access through to the Oxford Road sports ground to the south and facilitating access via a new accessible bridge over the Oxford Canal to the west;
- retention of broadly half the site (approximately 1.5 hectares) for the creation of a nature conservation area, including the retention and enhancement of tree, grass, infrastructure and improvement of hedgerow features, to result in a net biodiversity gain across the site;
- the retention and restoration of the Grade II listed Starfield Farmhouse on the site, including the suitable reuse of the existing outbuildings, along with the general protection and enhancement of its historic setting and the listed historic outcrop;
- provision of an area for facilities for recreational, leisure and formal play areas;
- no overall design approach to the development of the site that would deliver a homogeneously executed scheme and one which should come to merge as a transitional development from the built-up edge of Kidlington, to the wider surrounding green spaces beyond.

WORKING WITH CHERWELL DISTRICT COUNCIL
Manor Oak Homes have worked in consultation with the District Council from the outset of the long planning cycle process (from 2016 onwards), in the development of Policy PR7(b), through to the current time where the policy is now enshrined in a specific Development Brief for the site.

Manor Oak Homes intend to meet under a formal planning application for the development of the site, with 100 dwellings in the residential form of Policy PR7(b) and the site of the site Development Brief.

Manor Oak Homes

Land off Oxford Road, Kidlington | November 2021

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