


FIGURE 26. PUBLIC CONSULTATION BOARDS 3-8.

3. Site Analysis



INTRODUCTION

Manor Oak Homes have commissioned their consultant team to undertake extensive site investigation works across a range of disciplines.


The constraints of these studies, which are covered in more detail on these consultation boards, will be made available to the public in the form of a site visit. The key planning influences will be the relationship with Stratfield Farm to the north of the site and the adjoining context to the north and south.

OPPORTUNITIES

- Primary access
- Strategic development of Stratfield Farm
- Site advantage of natural topography for the development of the site
- Use of historic context for private amenity space
- Creation of open space to south of farmhouse
- Use of development to east and west of existing farm

CONSTRAINTS


- Relationship with existing development to the north of the site
- Retention of existing good quality trees and independent natural features and other site
- Relationship with Stratfield Farm across ground to the north of the site
- Ecological habitat to the west of the site





LEGEND

Site Boundary	Existing Trees (Category 1)	Water Boundary
Access	Wood Storage	Water
Proposed Access	Wood Storage	Existing Open Space
Existing Tree (Category 1)	Wood Storage	Wood Storage
Existing Tree (Category 2)	Wood Storage	Wood Storage


Land off Oxford Road, Kidlington | November 2021



4. Illustrative Site Layout

Land off Oxford Road, Kidlington | November 2021



5. Stratfield Farm and Listed Curtilage



EXISTING CONDITION

Stratfield Farmhouse is a Grade II listed early 18th century building. The other former farm buildings are constructed with a range of materials and are listed as well as the farmhouse. The farmhouse is a single family dwelling. The existing site contains a number of buildings which are listed as well as the farmhouse, including the barn, the cow shed, the stable block and the horse cart shed.

CONSERVATION APPROACH

The existing buildings are to be retained in their original form as one large single family dwelling.

To improve the intervisibility of the Farmhouse and outbuildings, more recent structures erected within the Farmhouse Block C and D are proposed to be demolished. It is proposed that the existing buildings be retained, to open up views across the site.


All of the remaining outbuildings listed outbuildings are proposed to be retained as existing buildings, using the same materials, subject to their structural condition. Where there is an absence of existing materials, the use of new materials will be used to match the original materials as far as possible. On the inside of the outbuildings, new materials will be used to match the original materials as far as possible. On the inside of the outbuildings, the materials will be used to match the original materials as far as possible. On the inside of the outbuildings, the materials will be used to match the original materials as far as possible.



Land off Oxford Road, Kidlington | November 2021



6. Highways and Drainage



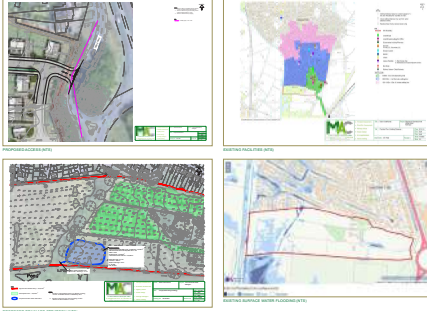
HIGHWAYS AND ACCESSIBILITY

The site will be accessed via a new junction off the Oxford Road access road. Internal roads will be designed in accordance with the development brief for the site and will be constructed to the standards of the site. The site will be accessed via a new junction off the Oxford Road access road. Internal roads will be designed in accordance with the development brief for the site and will be constructed to the standards of the site.


FLOOD RISK AND DRAINAGE

The site is located within Flood Zone 1 and is not generally at a high risk of flooding. However, there is a limited pocket associated with low spot in the existing site and this will be considered in the site visit.


Surface water drainage rates will be restricted to their specified equivalent rates. Attenuation will be provided by approximately 1,100 m³ per year (average) storage capacity. Stormwater attenuation will be provided by approximately 1,100 m³ per year (average) storage capacity. Stormwater attenuation will be provided by approximately 1,100 m³ per year (average) storage capacity.



Land off Oxford Road, Kidlington | November 2021



7. Landscape and Ecology



LANDSCAPE AND VISUAL IMPACT

The character assessment identifies that the application site is heavily influenced by the proximity of existing features such as the adjacent transport corridor which have been identified as key landscape opportunities. The site is heavily influenced by the proximity of existing features such as the adjacent transport corridor which have been identified as key landscape opportunities.

ECOLOGICAL

The proposed development areas within the site are dominated by existing areas used along with the existing features and associated outbuildings which are listed as well as the farmhouse. The site is heavily influenced by the proximity of existing features such as the adjacent transport corridor which have been identified as key landscape opportunities.



Land off Oxford Road, Kidlington | November 2021



8. Next Steps



NEXT STEPS

Once all of the comments have been received back from the public, the application will be submitted to the District Council for consideration. The application will be submitted to the District Council for consideration.

KIDLINGTON CHARACTER

The site is located within Flood Zone 1 and is not generally at a high risk of flooding. However, there is a limited pocket associated with low spot in the existing site and this will be considered in the site visit.



Land off Oxford Road, Kidlington | November 2021



FIGURE 27. SUMMARY OF CONSULTATION RESPONSES AFFECTING DESIGN

COMMENTS RECEIVED IN SUPPORT	RESPONSE
A single vehicular access into the site as proposed from Oxford Road is welcomed. A secondary vehicular access into the site from Croxford Gardens is not supported due to the increase in traffic that would generate through the surrounding estate roads - 8	A single vehicular access from the Oxford road slip road is proposed.
Welcome retention of orchards - 2	The modern orchard will be retained and enhanced as part of a wider provision of public open space. The historic orchard will become part of a private garden associated with the listed Farmhouse and covered by a separate application.
Welcome restoration and re-use of listed farmhouse and associated buildings - 2	New housing will be designed to complement the listed Farmhouse and outbuildings which will be retained and enhanced - the detailed design is covered by a separate application.
Support retention of boundary trees - 2	Boundary trees will be retained where possible will new planting introduced as necessary.
Support creation of nature conservation areas - 2	These areas will be provided as part of the wider proposals for green infrastructure.
Support creation of pedestrian and cycle links through the site - 1	These are being provided and will be overlooked by dwellings to provide passive surveillance along much of their length.
Support inclusion of affordable housing - 1	The modern housing will need to provide 50% affordable housing.
Support for children's play space - 1	A LEAP will be incorporated into the open space as per the requirements of the development brief.
COMMENTS RECEIVED IN OBJECTION	RESPONSE
Traffic congestion likely on Oxford Road access - 6	This will be assessed in the TA.
Energy conservation measures need to be incorporated into design of new houses - 4	As a minimum, new homes will meet building regulations at the time the detailed applications are made - these are being updated on a regular basis to improve energy efficiency. The sustainability statement - DAS section 6 - goes above and beyond the building regulations in its commitments to energy efficiency and sustainability.
Concern at drainage capacity issues in the area - 3	The drainage strategy will ensure that surface water can be attenuated on site and that foul water connections can be made into the existing network.
Development is unneighbourly - 2	The arrangement of built form will minimise the impact of the proposed houses on existing development. The development brief prescribes the use of architectural styles and use of building materials that are typical of Kidlington and that is repeated by the outline planning application.
Loss of green views through the site - 1	Significant areas of green space are provided within the site which incorporate retained trees and hedgerows. Views across the site will be possible in both east-west and north-south locations from a number of viewpoints.

4.0 EVALUATION

4.1 CONSTRAINTS AND OPPORTUNITIES

4.1.1 The sites principal opportunities and constraints are set out below and identified on the adjacent plan.

Opportunities

- 1 Primary access
- 2 Sympathetic redevelopment of Stratfield Farmhouse and outbuildings
- 3 New pedestrian / cycle connections
- 4 Take advantage of natural topography for the location of attenuation basins
- 5 Use of historic orchard for private amenity space
- 6 Creation of open space to south of farmhouse
- 7 Two main areas of development to east and west of Stratfield Farm

Constraints

- 8 Relationship with existing development to the north of the site
- 9 Retention of existing good quality trees and hedgerows around the farm and within the site
- 10 Relationship with Stratfield Brake sports ground in terms of inter-visibility and potentially noise
- 11 Ecological habitat to the west of the site

4.1.2 The assessment process has been fed into the preparation of CDC Policy PR7b and the associated Development Brief, the principal constraints and opportunities have been agreed upon by all stakeholders.
















4.1.3 The constraints and opportunities were presented to the local public at the public consultation and it was demonstrated how these would influence the design and layout of the site. An illustrative layout that was based on the constraints and opportunities and the prescriptions in the Development Brief was also presented.

4.1.4 The following section sets out the design proposals which build upon the assessment section, the prescriptions in the Development Brief and the comments received at the public consultation.

FIGURE 28. SITE ANALYSIS - CONSTRAINTS AND OPPORTUNITIES



Key:

 Site Boundary	 Potential Pedestrian / Cycle Route	 Ecological Protection	Scale: NTS 
 Contour	 Potential Vehicular Access -	 Indicative Drainage Discharge	
 Prevailing Gradient	 Sensitive Boundary	 Indicative Drainage Basin	 Existing trees (Category A)
 Existing Cycle Route	 Potential Source of Noise	 Views	 Existing trees (Category B)

5.0 DESIGN AND ACCESS