

Location: The Beeches, Heyford Road, Steeple Aston, OX25 4SN
Parish(es): Steeple Aston
Application No.: 21/02147/OUT

Condition's from the Outline Planning Permission shown in italic

The proposal is for a single dwelling for the daughter of the owner of the Beaches. This is to allow her to support her father who has been diagnosed with Motor Newton Disease.

SCHEDULE OF CONDITIONS

1.

No development shall commence until full details of the layout (including the layout of the internal access roads and footpaths), appearance, and landscaping (hereafter referred to as reserved matters) have been submitted to and approved in writing by the Local Planning Authority.

a. Layout and internal Access Road shown on attached drawing

2110160 Stokes1.3 01 LOCATION EXISTING

2110160 Stokes1.3 02 SITE PLAN

2110160 Stokes1.3 03 LOCATION PLAN PROPOSED

The proposed house will use the existing driveway with the vehicle manoeuvring area within the plot constructed with gravel to allow drainage. The junction with the road already allows good visibility see attached 'Site Plan'.

b. Appearance

State tiles to suit the roof pitch

Traditional render

Red brick base

See 'Comparison' for comparison with Outline Proposal. The design has been developed to suit the Oak frame and family requirements.

2110160 Stokes1.3 04 SITE PLAN PROPOSED

2110160 Stokes1.3 05 GROUND FLOOR PLAN PROPOSED

2110160 Stokes1.3 06 FIRST FLOOR PLAN PROPOSED

2110160 Stokes1.3 07 SOUTH ELEVATION PROPOSED

2110160 Stokes1.3 08 SIDE ELEVATIONS PROPOSED

2110160 Stokes1.3 09 NORTH ELEVATION PROPOSED

2110160 Stokes1.3 10 ROOF PLAN PROPOSED

2110160 Stokes1.3 11 PERSPECTIVE PROPOSED

2110160 Stokes1.3 12 PERSPECTIVE PROPOSED

c. Landscaping

Tidy up of the existing landscaping by thinning overgrown shrubs and adding lawn area.

Kitchen vegetable garden too the rear. See attached 'Landscape' drawing

2.

In the case of the reserved matters, the final application for approval shall be made not later than the expiration of three years beginning with the date of this permission.

Noted.

3.

Application for approval of all the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission and the development hereby permitted shall be begun either before the expiration of five years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved whichever is the later.

Noted

4.

Except where otherwise stipulated by conditions attached to this permission, the development shall be carried out strictly in accordance with the application form and the following plans and documents:

Please see the attached 'Comparison' drawing .

Area of the House reduced from 270.47sqM to 212.14sqM

The height of the proposed house has been reduces by 0.6m

The existing Garage will be used rather than build a new garage

The changes were generated by

- Reduction in glazing to increase overall insulation
- Development of the interior layout to suit the owners needs
- A rendered finish was considered more in sympathy with the main house than boarding
- The house Oak frame system

5.

Notwithstanding the submitted details, no development shall commence unless and until full specification details of the existing access road, proposed parking and manoeuvring areas, including construction, surfacing, layout, and drainage have been submitted to and approved in writing by the Local Planning Authority. Thereafter and prior to the first use of the access road the development shall be constructed in accordance with the approved details. Access Road

On attached drawings 'Site Plan' and 'Landscape'

- a. Existing access drive
- b. Proposed parking and manoeuvring area
- c. Construction see attached 'Sustainability Statement'
- d. Surfacing
 - Existing drive way bitumen
 - Vehicle manouevring and parking within the plot gravel similar to the main house
- e. Layout
 - Within the confines of the existing buildings and away from the root protection zone
 - See attached 'Site Plan' and 'Landscape'
- f. Drainage
 - Updated existing soakaway's

6.

No development (excluding demolition) shall take place until a surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro geological context of the development, has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is completed and thereafter maintained.

- a. Surface water drainage scheme
 - It is proposed to use updated existing soakaway's
 - Foul drainage will be connected to the public sewer in Heyford Road
- b. Proposed parking and manoeuvring area
 - Will be within the plot with 2 spaces and a visitor space. There his an existing 3 car garage.
- c. Hydrological and hydro geological context. Please see Appendix with extracts from a previous application

7.

A Sustainable Construction Statement detailing the use of sustainable construction methods and the use of reclaimed and locally sourced materials (where possible), the implementation of energy efficiency and other similar measures including but not limited to rainwater harvesting, solar panels etc. shall be submitted to and approved in writing by the Local Planning Authority prior to first use of the development. The development shall not be implemented other than in accordance with the approved details.

- a. Sustainable Construction statement see attached
- b. Energy efficiency, rainwater harvesting. Some rainwater will be captured for gardening use.
- c. Solar panels were not recommended due to the tree canopy. The house will have extremely high thermal performance.

8.

Details of the provision for the secure, and where appropriate, covered storage for cycles and motorcycles shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the development. The development shall not be carried out other than in

accordance with the approved details and shall be maintained as such thereafter.

- a. Secure storage is provide in the existing large garage.

9.

Prior to the commencement of the development hereby approved including any demolition, and any works of site clearance, and as part of any reserved matters for layout and landscaping, a method statement and scheme for enhancing biodiversity on site such that an overall net gain for biodiversity is achieved, to include details of enhancement features and habitats both within green spaces and integrated within the built environment, shall be submitted to and approved in writing by the Local Planning Authority. This shall also include a timetable for provision. The biodiversity enhancement measures shall be carried out in accordance with that timescale or prior to the first occupation of the development in any case where a timescale is not specifically set out and shall be retained as such thereafter.

- a. The existing outbuildings will be demolished
- b. Biodiversity enhancement measures - please see the Appendix below
- c. Enhancement features and habitats - please see the Appendix below

10.

No development shall commence unless and until a Construction Traffic Management Plan (CTMP) has been submitted to and approved in writing by the Local Planning Authority. The approved CTMP shall be implemented and operated in accordance with the approved details and the development shall not be carried out other than in accordance with the approved CTMP.

- a. The development will use an existing driveway joining on to Heyford Road.

11.

No fewer than one charging point for electric vehicles shall be provided at each residential unit with dedicated parking. No fewer than 10% of non-dedicated parking spaces shall be provided with electric vehicle charging points.

- a. An electric charging point will be installed

12.

Prior to the first occupation of the development hereby approved, written confirmation that the development achieves a water efficiency limit of 110 litres/person/day under Part G of the Building Regulations shall be submitted to and approved in writing by the Local Planning Authority.

- a. water efficiency limit of 110 litres/person/day is confirmed

Appendix:

Extracts from a previous application for a larger development are added below to help respond to the Reserved Matters requirements.

Some of information contained in this statement has been extracted from a previous application which related to the whole area of the The Beeches. The current railway will be retained and no other development is envisaged.

Tree Survey Report and Method Statement prepared by Sacha Barnes Ltd;
Landscape & Visual Impact Assessment prepared by Sacha Barnes Ltd;
Heritage Assessment prepared by Heritage Collective;
Archaeological Desk Based Assessment prepared by Archaeology Collective;
Ecological Impact Assessment prepared by Ecolocation;
Bat Assessment prepared by Ecolocation;
Transport Statement prepared by David Tucker Associates;
Flood Risk Assessment & Drainage Strategy prepared by Wardell Armstrong;
Utilities Assessment prepared by Wardell Armstrong;

Heritage

There are no listed heritage assets within the application site. The site lies outside of the Steeple Aston Conservation Area, which is centred on the village core, and is around 200m north of the site with no intervisibility between the two. The site lies outside of the Rousham Conservation Area, which adjoins Heyford Road immediately opposite the site, but is within its setting.

Archaeology

Relevant parts extracted from

Project Number: AC00977A - Anne Johnson - Archaeology Collective

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The application site does not contain any designated assets of archaeological interest, such as scheduled monuments or registered battlefields where there would be a presumption in favour of preservation in situ and against development proceeding.

There are no designated archaeological heritage assets such as World Heritage sites, scheduled monuments or registered battlefields in the 1km study area.

The Beeches lies within an Archaeological Constraint Priority Area (DOX168888).

The application site lies within an Archaeological Constraint Priority Area. A single non-designated archaeological heritage asset, a skeleton (undated), was found in 1926 at an unspecified location within the eastern part of the driveway, close to Heyford Road, which may be linked with prehistoric and Roman remains found on the opposite (east side) of the road.

However, archaeological monitoring carried out at The Beeches in 2003 in advance of the construction of a dining room extension on the west side of the house, an enclosed swimming pool, various outbuildings and service trenches north and northeast of the house, together with topsoil stripping and cuttings associated with the layout of the narrow gauge railway track which encircles the garden and paddock to the west of the house, recorded no archaeological remains or deposits.

Consequently it is concluded that there is a medium-high potential for encountering further burials of possible Roman date within the eastern part of the drive closest to Heyford Road, and a low potential for encountering archaeological remains of other periods. The only land to be disturbed by the proposed dwelling is currently occupied by the existing outbuildings.

Geology

The British Geological Survey identifies the solid geology as sandstone (Horsehay Sand Formation within the western half of the Beeches, west of the existing house, and Northampton Sand Formation to the east). The parking area adjacent to the north side of the existing house (gravel and tarmac) was found to directly overlie the Cornbrash bedrock.

The soils are recorded as freely draining slightly acid sandy soils, which are low in fertility, generally supporting habitats of acid dry pasture, acid deciduous and coniferous woodland, with potential for lowland heath.

Transport Statement

The application site is sustainably located to the south of Steeple Aston with good connections to Oxford and Banbury. The site is within 10 minutes walk of the village core and within 5 minutes walk of the Village Store, Post Office and bus stops along Heyford Road. Directly opposite the site entrance the eastern side of Heyford Road has a public footpath providing safe pedestrian access towards the village centre. The footpath to the western side of Heyford Road starts around 30m north of the site entrance.

Heyford Road supports regular bus services between Banbury and Oxford centres and local services to Bicester, Middle Barton and Deddington with the nearest bus stops located around 250m north of the application site. Heyford Railway Station is located around 0.75km south-east of the site on the Cherwell Valley Line providing services between Didcot and Banbury via Oxford. Nearby towns include Banbury, 15km to the north, Oxford 20km to the south and Bicester, 10km to the east. Junction 10 of the M40 motorway is located around 8km to the east. Around 1 kilometre west of the site is the A4260 which connects Oxford to the south and Banbury to the north.

Access from the Highway

Access to the site would be via the existing driveway off Heyford Road. The existing driveway, set out in tarmac, is around 55 metres in length from the entrance on Heyford Road to the proposed dwelling to the north of the main house. The level of the drive rises around 3.5m over this

distance and varies in width between 2.3 and 5 metres and is flanked by grass verges and mature tree planting to either side.

Vehicle & Cycle Parking

The proposed parking provision would follow the requirements of the Oxfordshire County Council Residential Road Design Guide with a triple garage (existing) of sufficient size to accommodate cars and cycles with space in front for two open parking spaces within the curtilage of the plot.

Sustainable Design

The proposals would retain trees of high and moderate quality and introduce additional new planting to reinforce boundary screening and enhance biodiversity across the site.

Sustainable Construction

The new dwelling would be constructed to meet the requirements of current building regulations with high levels of air tightness and insulation to avoid heat losses.

Management techniques would be employed during construction to comply with the Considerate Constructors Scheme's Code of Practice. A safe, clean, considerate and environmentally conscious site would be operated where noise, vibration and air quality are actively controlled. The waste hierarchy of reducing, reusing and then recycling waste would ensure that minimum volumes of materials are used.

Drainage

The new and replacement hardstanding area would be of permeable construction to mitigate surface water run-off and would be served updated existing soakaway's. This could be complemented by rainwater harvesting via the provision of water butts to reduce surface water run-off and the consumption of potable water.

Foul water will be disposed of via connection to the existing sewer network along Heyford Road.

Biodiversity Impact Assessment

Extracts from:

The Beeches, Steeple Aston (ECO5843)

Date: 27th March 2020

'Woodland and Forest – Other Woodland; mixed' – condition 'fairly poor'. An area of mixed plantation woodland is present at the north and east of the site. The mixed plantation woodland comprises a limited range of species that are common and widespread in the local area. Additionally, the mixed plantation woodland has a sparse understorey and limited ground flora. This woodland is considered to form an important ecological feature and has been categorised as of 'fairly poor' condition for the purposes of the BIA calculation.

Habitat Enhancement

'Woodland and forest – Other woodland: mixed' – condition 'moderate'. This refers to the existing area of woodland at the east and centre of the site which is to be subject to management as part of the landscape strategy. This management strategy will aim to create a high-quality woodland managed for the benefit of biodiversity, informed by sensitive management to ensure that over time (15 years) the existing condition of the mixed plantation woodland will be raised from 'fairly poor' to 'moderate'. This timeline is deemed realistic based on the nature of the existing woodland and its likely ability to respond favourably to positive management.

Landscape Enhancements

The Landscape & Visual Impact Assessment prepared by Sacha Barnes Ltd analyses close and distant views towards the site from the surrounding areas.

The site is generally well screened by existing planting and hence the proposal is considered to have negligible visual impact in views towards the site from the north and south.

The proposal would have no negative effect on the setting, character or appearance of the adjoining Conservation Areas.

The visual impact of the proposals on the surrounding landscape is negligible. Existing trees of high and moderate quality would be retained and suitably protected and, where tree removals are proposed, replacement and additional planting would be provided.

Existing wildlife habitats, as identified in the submitted Ecological Impact Assessment, would be protected under the proposals with suitable mitigation and enhancement measures to be provided as required.

The site, as set out in the previously submitted Flood Risk Assessment, is considered to be at low risk of flooding.

Ecological Impact Assessment

An ecological impact assessment was carried out at The Beeches, Steeple Ashton, in Oxfordshire by a suitably qualified ecologist on 9th January 2019.

The construction will occur on the site of the existing outbuildings and hardstanding area. No part of the construction will impact the tree root protection zone. Please see attached "Site Plan" and "Landscape"

The Site had no statutory or non-statutory designation for nature conservation within or directly adjacent to its boundary. The Site lay within the impact risk zones of two Sites of Special Scientific Interest (SSSI), namely Horsehay Quarries, some 2.8km to the north-west and Middle Barton Fens some 3.4km to the west. Horsehay Quarries was designated for its geology and was therefore unlikely to be impacted by the proposed development.

The Middle Barton Fen was designated for its calcareous fen-meadows, supporting a diverse range of habitats, flora and invertebrates of county level importance; however recent reports describe the condition of the designation as unfavourable to declining. Due to the significant distance from the Site and lack of similar habitats within the survey boundary it was considered highly unlikely that the proposed development would have an impact on local statutory designations.

Protected Species Records

Badger

A total of two records of badgers were returned from within a 1km radius of the Site. One was described as a road casualty some 900m to the west of the Site and the other was described as a sett with no location information provided.

Ecological Impact Assessment 2019-01(03) Land at The Beeches

Bats

A single bat record of common pipistrelle (*Pipistrellus pipistrellus*) was returned from within a 1km radius of the Site. This was from 1997 and associated with the village of Steeple Ashton. The lack of historical records was not considered likely to indicate a lack of presence base on the local habitats and was attributed to under recording.

Birds

A large number of records of notable bird species were found within a 1km radius of the Site. Many of these were birds associated with water and likely associated with the River Cherwell. Also included were six records of barn owl (*Tyto alba*), with one record detailing nesting within the local parkland. Other species included 25 instances of swift (*Apus apus*), 3 records of lesser spotted woodpecker (*Dendrocopus minor*) and 11 records of yellowhammer (*Emberiza citrinella*). A number of these records were associated with Dean Plantation.

Amphibians

There were no records of amphibian species within a 1km radius of the Site. This was likely due to under recording rather than absence within the locality.

Reptiles

A single record of a grass snake was returned from within a 1km radius of the Site from 2012. This was located some 700m south of the Site and appeared to be associated with the wet meadows adjacent to the River Cherwell.

Invertebrates

Seven invertebrate records were returned from within a 1km radius of the Site including five butterflies and two molluscs. The butterfly species included wall (*Lasiommata megera*), small heath (*Coenonympha pamphilus*), small pearl-bordered fritillary (*Boloria selene*) and large tortoiseshell (*Nymphalis polychloros*). All the butterfly records were dated from between 1990 and 1994. The

two species of molluscs were the large black slug (*Arion ater*) and fine-lined pea mussel (*Pisidium tenuilineatum*), the latter of which was associated with the River Cherwell.

Invasive Species

A total of six invasive species records were returned from within a 1km radius of the Site, four of which were of invasive crustaceans associated with the River Cherwell. The remaining invasive species records included Russian-vine (*Fallopia baldschuanica*) dated 2017.

Landscape

North of the existing dwelling and access road is an area dominated by mature mixed plantation woodland. Species present included beech (*Fagus sylvatica*), scots pine (*Pinus sylvestris*) and larch (*Larix* sp.) with an understory including yew (*Taxus baccata*) and occasional rhododendron (*Rhododendron* sp.). A number of buildings were situated in and around this habitat, with some constructed to specifically avoid mature trees.

Although some structured understory vegetation was present, particularly adjacent to the access road, this was sparser where foot traffic appeared to be high and the presence of pine and beech restricted the growth of ground flora. Despite the lack of leaves at the time of survey the canopy structure was complex, and a number of bird nests were noted. This habitat was considered to have medium to high ecological value and had the potential to support a range of species. None of the existing trees will be disturbed by the proposed dwelling.

The access drive, parking area north of the main dwelling and various access routes around the buildings on Site comprised areas of hard standing. This habitat is considered to have negligible ecological value.

Buildings

The existing buildings are proposed to be demolished as part of the proposed development. There is a wooden framed with wooden slat walls building to the East of the proposed dwelling which will be retained and used as it is now for garaging.

The existing garage building is of brick construction with a clay tiled pitched roof and included a first-floor level converted into an office, as well as multiple rooms and workshops at ground level.

Protected & Priority Species

Badger

A number of mammal paths were noted in The Beeches domain that due to their size and orientation were likely created by badgers. No signs of setts, latrines, dung piles or foraging were noted within the domain, however the short improved grassland was suitable for foraging badgers. This implies that badgers may on occasion pass through the domain but we're unlikely to pass through the area of the proposed dwelling.

Bats

No trees were identified within the The Beeches domain that possessed suitable rot holes, cracks or peeling bark that may facilitate roosting bats. The varied habitats in the domain offered a range of foraging opportunities for bats, particularly the woodland and grassland that were likely to support a range of invertebrate species. Many species favour the edges of woodland, increasing the likelihood that a range of bats may use the Site for foraging. The hedgerows were also considered likely to support a range of habitats for invertebrates, in turn providing foraging for bats. The southern boundary hedgerow was connected to the eastern road verge vegetation which was in turn connected to Dean Plantation.

Notable mammals

Brown hare are typically associated with farmland and due to the presence of suitable habitat surrounding the Site it was likely that this species was present within the locality. However, due to the small size of the habitats at the Beeches it was considered unlikely that it represented a valuable stronghold for this species; although it could not be ruled out that they might pass through the Site on occasion. Additionally, the habitats on Site offered a number of opportunities for hedgehogs particularly foraging and commuting habitats, as well as shelter within the longer grass and introduced shrubs.

Birds

The majority of the trees on Site were considered to have suitable structure to support nesting birds and a number of old nests were noted. Additionally, the grassland offered suitable foraging habitat for a range of species and the southern hedgerow possessed a complex structure favoured by smaller birds. Incidental sightings of birds during the site visit in January included pigeon (*Columba palumbus*), crow (*Corvus corone*), blue tit (*Cyanistes caeruleus*), robin (*Erithacus rubecula*), magpie (*Pica pica*) and blackbird (*Turdus merula*).

All trees and hedgerows on Site were considered to be of a suitable height and structure to support nesting birds and evidence of past nesting was observed throughout the Site. In order to avoid impacts to nesting birds a preworks check should be carried out prior to any tree or shrub removal, or these works should take place outside of nesting bird season. Additionally, sensitive design of access and lighting will further reduce indirect impacts to nesting and foraging birds that may be using the woodland. Planting of native species and large trees through the development will offer new nesting opportunities for birds, as well as the provision of artificial nest boxes where possible.

Amphibians

There was one pond within a 350m radius of the Site. The hedgerows around the Site offered potential shelter and commuting routes for amphibians. However, the Site is largely surrounded to the south and east by large, unconnected arable fields with the closest waterbodies some 350m to the south. Amphibians could travel to the Site via the rough grassland to the north, by crossing the road from the parkland to the east or by following the roadside vegetation from the south. However, based on the location of ponds and waterbodies within the local area it was considered likely that great crested newts were only present to the south of the proposed development and that they would be unlikely to travel the considerable distance from these ponds to the proposed development.

Reptiles

The Beeches domain was considered to offer some opportunities for reptiles, with some basking habitat within the ephemeral vegetation adjacent to the hedgerows and some foraging opportunities within the grassland and woodland.

Based on the local habitats it was considered possible that reptiles may be present within the rough grassland to the north of the domain and within the parkland to the east. However in both cases these habitats were more suitable for reptiles and therefore it was considered unlikely that the Site represented important habitat for local populations. Similarly, as with amphibians, the presence of unsuitable habitat to the south and west reduced the likelihood of dispersal via the Site.

Invertebrates

A number of plants were identified on The Beeches domain that represented good sources of pollen and nectar for invertebrates such as butterflies, moths and bees; particularly within the grassland and hedgerows. However, due to the small size of the habitats on The Beeches domain it was considered unlikely that notable invertebrates would be present in significant numbers.

Invasive Species

There were no signs of any invasive species found during the survey.

Compensation for Residual Biodiversity Loss

The National Planning Policy Framework paragraph 175 states that "Opportunities to incorporate biodiversity in and around developments should be encouraged". Therefore, additional recommendations for biodiversity enhancements across the Site are provided below:

Any new landscaping or planting proposed should make use of native species, preferably of local provenance, which are of higher value to local wildlife. The planting of native species which are appropriate to the landscape character may improve local species diversity as well as increase the potential for use of the Site by wildlife.

Nest boxes could be provided on Site to maintain and enhance the existing breeding possibilities. Such nesting facilities should be sited away from roads, erected on any suitable proposed buildings and facing away from prevailing wind and rain.

A small number of bat boxes could be erected on retained or new trees or buildings, in order to provide additional opportunities for roosting bats. Boxes should be placed in a

south-facing direction between 4 and 5m high. Ecolocation would be happy to offer further advice on this if necessary.

Consideration could be given to creating log piles within areas of retained woodland or along hedgerows to provide suitable habitat for invertebrates and shelter for amphibians, reptiles and small mammals. These should be sited in shady places and the lowest logs should be buried a few centimetres into the soil to keep them damp.