



4349— Land East of Woodway Road, Sibford Ferris

Design and Access Statement

Development of 5 Retirement Dwellings



Prepared by:

IB

Checked by:

MB

Revision:

F

Contents

1.0 Introduction	4
2.0 Site and Context	5
2.1 Existing Site	5
2.2 Surrounding Context	6
2.3 Context / Site Analysis	8
2.4 Planning Context	10
2.5 The Revised Scheme	12
3.0 Design Statement	14
3.1 Development Proposal	14
4.0 Access	17
4.1 Pedestrian and Public Transport	17
4.2 Inclusive Design	17
5.0 Summary	18

1.0 Introduction

This Design and Access Statement has been prepared by BBA Architects and Planners (BBA) in support of a full planning application by Blue Cedar Homes in relation to Land East of Woodway Road, Sibford Ferris.

The application proposes the erection of 5 no two storey retirement dwellings, landscaping and associated works.

This application supersedes the previous proposal (21/04271/F) and addresses the concerns that were raised by the Planning Inspector in the subsequent appeal decision dated 9th March 2023.

Blue Cedar Homes was established in 2008 and are specialist developers of age-exclusive bespoke new homes. Each Blue Cedar Homes development is designed to provide attractive and secure properties, set within landscaped gardens.

This statement provides the design details of the scheme and should be read in conjunction with scheme drawings and the accompanying planning application documents.



Location Plan (permitted residential scheme in light grey)

2.0 Site and Context

2.1 Existing Site

The application site of 0.94ha is located on the western edge of the village of Sibford Ferris.

The application site was assessed for development in the Council's 2014 SHLAA (SF005). It was concluded that the site is deliverable and acceptable for residential development.

The site consists of a ploughed field which gently slopes down from east to west and is accessed via Woodway Road, a single track lane which runs down the western boundary of the site.

The boundaries of the site are marked by hedges, with two large trees located within the hedgeline in the south west corner of the site. To the north and east of the site are residential properties, with the back gardens of these properties forming the boundary with the site. To the south of the site is a large arable field.

Planning permission has been granted on the field to the south for 25 dwellings. (Ref 21/02893/REM).



Woodway Road



View east from north west corner of site



View over southern boundary from north west corner



View from neighbouring development site looking north



North east corner boundary partially open

2.0 Site and Context

2.2 Surrounding Context

Sibford Ferris is a village located c.10km south west of Banbury and is very closely associated with two other neighbouring villages, Burdrop and Sibford Gower. Sibford Ferris is the largest and most southerly of the three villages and is identified as a Category A village in the Local Plan. It connects to Burdrop to the north via Hawk's Lane which runs through a steep sided valley which separates Sibford Ferris from Burdrop and Sibford Gower.

The village of Sibford Ferris is mainly concentrated along Main Street, which runs east-west and extends south along Hook Norton Road, with some collections of dwellings sitting behind these two main streets. Sibford School is situated behind houses fronting both Main Street and Hook Norton Road.

Much of Sibford Ferris (around Main Street, but not including the application site) is designated as a Conservation Area. The same Conservation Area also covers Sibford Gower and Burdrop.



View up Main Street overlooking heritage buildings to the south (The Old House—with thatched roof, The Old Backhouse, and Home Close are all Grade 2 listed buildings)



Newly extended dwelling on east site of Hook Norton Rd



View along Main Street looking south showing vernacular orange brick



Heritage Setting of listed buildings



View west along Hook Norton Road/Stewarts Court



Bungalow at Junction of Woodway Road/Hook Norton Rd



View down Walford Road housing scheme



Gable frontage building overlooking Hook Norton Road



Mix of Gables, garages, driveways, houses front gardens, main elevations, landscaping & vehicles facing the road

2.0 Site and Context

2.3 Context/Site Analysis

2.3.1 Uses

The majority of Sibford Ferris is residential. Sibford Ferris School is located behind both Hook Norton Lane and Main Street. A Post office with convenience store is located on Main Street.

Sibford Ferris has a close relationship with Burdrop and Sibford Gower and there are additional facilities and services there including public houses, doctors surgery, primary school, a church and a village hall.



Image from Google Maps

2.3.2 Building Heights

The majority of buildings within the village are two or two-and-a-half storey, but there are some examples of one-and-a-half storey stone cottages, and single storey buildings (such as outbuildings) within the street scene.

2.3.3 Built Form

The Conservation Area Appraisal (CAA) notes buildings are mostly rectilinear in form with the majority of ridge lines parallel to the highway, but there are examples of gable fronted dwellings.

The CAA defines 4 groups of buildings in Sibford Ferris:

- The main village street: Traditional houses and cottages with limited modern infill
- Sibford Manor (at the centre of the village)
- Sibford School (outside the conservation area)
- Modern estate-style housing to the south of Main Street, self-referencing, a mixture of materials, set back within their own plots



2.3.4 Materials

The Conservation Area Appraisal notes the Sibford villages “are noticeable for the homogeneity of the palette of construction materials. The use of the distinctive local stone (Ironstone) for construction and boundary walls is almost universal in the traditional building of the 17th and 18th centuries. Local red brick (and local stone although as a lower status material) is also to be found in the construction of houses of the 19th century to the advent of the 20th century.”



2.0 Site and Context

2.3.5 Topography

The Sibford Ferris CAA notes that the land around the Sibford villages “comprises a succession of steep-sided valley and narrow valley floors with a pattern of small fields and mixed farming, predominately permanent pasture”.

The site itself is relatively flat, but extensive views are available from the site looking further west.

2.3.6 Historic Assets

The site is located outside of the Conservation Area which covers the majority of Sibford Ferris. There are no listed buildings immediately surrounding the site, but there are a number of listed buildings running along Main Street. The



Image from Google Maps: Aerial view of site

Conservation Area Appraisal also identifies additional locally significant buildings on Main Street and Hawks Lane.

2.3.7 Trees and Landscaping

Trees on the application site are limited to the site boundaries, which mainly comprises of hedgerow, but with two mature trees located on the south west edge of the site.

There is a lot of soft landscaping within the Street scene of Sibford Ferris and mature Trees and large hedgerows form a key feature.

2.3.8 Overlooking/Neighbour Amenity

The application site shares a boundary with a number of houses, all with their rear gardens facing the application site. Their amenity will need to be considered in any scheme design.



View from Woodway Road looking west from the application site

2.3.9 Key Views

Close public views of the site are limited to Woodway Road which forms the western boundary of the site. The site is on the western edge of the village and therefore longer range views across the valley, both to and from the site need to be considered. This has been considered by an Inspector as part of the appeal for the development to the south.



2.0 Site and Context

2.4 Planning Context

2.4.1 Planning History

Prior to the applications for Blue Cedar Homes, there was historically no planning application recording on the Cherwell District Council website in relation to the site.

- Application No: 21/04271/F
Erection of 6 one storey age restricted dwellings (55 years) for older people with access, landscaping and associated infrastructure

Appeal Dismissed (Against Refusal)

On the large field to the south of the site outline planning permission was granted via appeal for up to 25 dwellings (18/01894/OUT). The associated reserved matters (21/02893/REM) were approved on the 21st June 2022. The layout of the scheme will allow for a vehicular access point into the south east corner of the application site.

The application site is assessed for development in the Council’s 2014 SHLAA (SF005) and subsequently this was also considered by the Inspector.



Approved scheme adjacent to the proposed development

2.0 Site and Context

2.4.2 Planning Policy Context

In Cherwell, the adopted development plan currently consists of:

- Adopted Cherwell Local Plan 2011 - 2031 Part 1 (July 2015)
- Adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need (September 2020)
- Minerals and Waste Core Strategy (September 2017)
- 'Made' Neighbourhood Plans in Cherwell District
- Saved, retained policies of the Adopted Cherwell Local Plan 1996

Saved policies from Oxfordshire County Council's Minerals and Waste Local Plan 1996

The accompanying Planning Statement sets out the relevant local plan policies in relation to scheme proposals.

However, the Proposals Map shows that the site is not covered by any local plan designations or allocations.

With regards to design, the key policy in the Adopted Cherwell Local Plan (July 2015) is Policy EDS 15: The Character of the Built and Historic Environment.

Key saved policies from the Cherwell Local Plan 1996 include:

- Policy C27: Development in villages to respect historic settlement pattern
- Policy C28: Layout, design and external appearance of new development

- Policy C30: Design of new residential development
- Policy C31: Compatibility of proposals in residential areas

Cherwell Residential Design Guide SPD

The Cherwell Residential Design Guide was adopted as a Supplementary Planning Document in July 2018. The document provides specific guidance on the standards of design expected by the Council.

The guide shows Sibford Ferris located within the Ironstone Downs Special Character Area which mentions the following in relation to buildings and materials in this area:

Buildings: Mainly two storey terraced and detached houses, the majority of which face the street. Roof pitches are steep with brick stacks on the ridge line. Buildings are often located at the back of pavement or set back behind ironstone walls. Trees and hedgerows are important features of the street scene

Materials: Ironstone walling except at Duns Tew where limestone predominates. Early nineteenth century brick buildings in villages close to Banbury. Thatch and stone slate roofs, often replaced with plain dark grey slates, tiles and Welsh slate.



Cherwell Residential Design Guide

Supplementary Planning Document

Masterplanning and architectural design guidance

Adopted on 16 July 2018

Cherwell
DISTRICT COUNCIL
NORTH OXFORDSHIRE

Alan Baxter

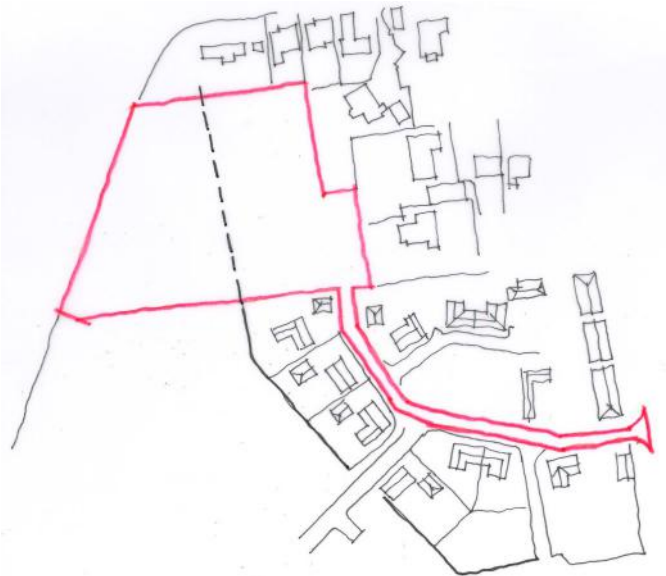
2.0 Site and Context

2.5 The Revised Scheme

2.5.1 Reasons for Previous Refusal

Application 21/04271/F was refused on the following grounds;

- Development sitting outside of built limits of settlement
- Scale, layout and design



Continuation of open land / built boundary proposed

2.5.2 Site Layout and Built boundary

The Appeal Decision highlighted that the Council felt the neighbouring scheme for Gade Homes was more reflective of the village (para 18) with dwellings more closely aligned to the street frontage of Hook Norton Road and significant public open space.

This new application proposes an entirely new layout in response to the concerns raised. The number of Plots proposed is reduced from 6 to 5 and all are now two-storey.

The building line established (by neighbouring scheme 21/02893/REM), is continued through the whole development site with communal open land to the west. The curved layout of the previous site is replaced with a more traditional street elevation similar to those of both the neighbouring development and the wider character of the village. Furthermore, the change has enabled the boundary of each plot to be clearer, with space to either side of each dwelling and gardens with planting to both the front and the rear. The large open area retained behind will be accessible to all and access is included as part of the new layout.

2.5.3 Plot Layout

The Officer's Report highlighted that although the single storey dwellings proposed were not at odds with the character of the area themselves (9.50), it had been commented that the layout appeared cramped and overdeveloped (para 9.53).

The new layout is more typical of a village street with linear property layouts which avoid the close boundaries of the previous scheme. To the front of each property (facing east) has provision for parking but also a garden. Each is set back from the road with a hedge to delineate the plot boundary. Gates are also included at pedestrian access points in common with properties in the village.

To the rear of each is a garden with hard landscaping to form a seating area in front of doors, and grass/ soft landscaping beyond. All gardens border the open land beyond. Access can be gained to each side of all plots.

2.0 Site and Context

2.5.5 Design and Appearance— Dwellings

The Appeal Decision highlighted the traditional housing in the village with dwellings that are set back, steeply pitched roofs, the use of ironstone and slate, and landscaping to give a feeling of spaciousness.

Within the village brick is also used, whilst the scheme for Gade includes a limited use of render.

The revised proposals for each house and the materials selected reference the characteristics identified throughout the village and permitted adjacent proposal and include:

- Each dwelling includes a clearly marked boundary with soft landscaping proposed throughout. Hedgerows are included at the front of properties.
- Roofs are steeply pitched with gable ends avoided to the front elevations and chimney stacks on the roofline. Hip roofs are included for Plot 5 to reduce the scale of the building towards neighbours.
- The use of stone, brick and one plot in render is designed to compliment the adjacent approval.
- Views to the front and rear of each dwelling with private garden spaces that are not overlooked or close to a road.
- Covered entrances are included as part of the Building Regulations requirement for M4(2) standard homes.

2.5.6 Location

The application site remains as before. The location of the site and accessibility to services and facilities was identified by the Appeal Report as not being a reason for refusal.



Scheme in built context

3.0 Design Statement

3.1 Development Proposal

3.1.1 Scheme

Planning Permission is sought for the erection of 5 no. two storey retirement dwellings, landscaping and associated works.

The scheme has been through a number of design iterations to ensure that the proposal both meets the requirements of the client and is in keeping with its surroundings, and appropriate in its context.

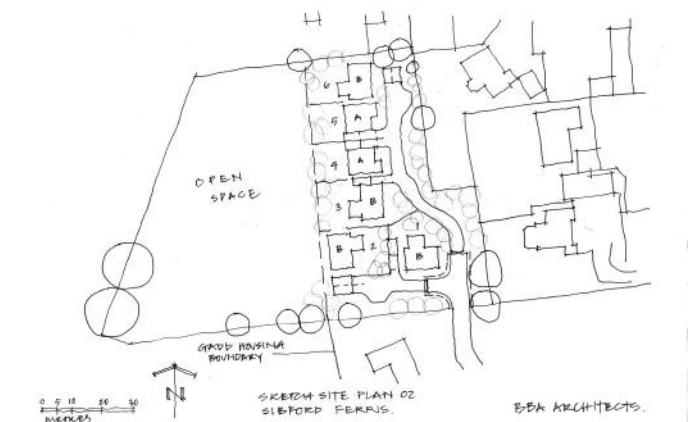
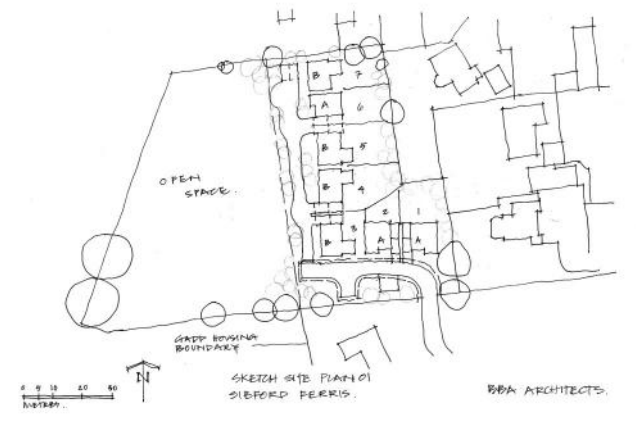
The scheme is designed to link closely with the proposals for the neighbouring site by Gade Homes (now being taken forward by Deanfield Homes) which are to be constructed this year (2023) and will follow the principles established there with the use of ironstone, sash windows and slate roofs.

The proposals retain a large part of the land to the west as woodland and open space with a pedestrian link from the access road. This will be accessible to all.

3.1.2 Scale and Amount

The number of dwellings reflects the surrounding density of housing and enables the western area of the site to remain open. This retains the green landscape character at the edge of the village.

Each unit is proposed to be two storey and have 3 bedrooms. Each of the dwellings will provide floor areas well above the national space standards, creating spacious homes suitable as retirements dwellings, with additional space for any adaptations that might be



3.0 Design Statement

required.

The proposed development will provide accessible dwellings (Building Regulations part M4(2) compliant) which there is a lack of in the area.

M4(2) is an 'optional requirement' as defined by the Building Regulations. It will provide a higher level of accessibility that is beneficial to a wide range of people who occupy or visit the dwelling, and with a particular benefit to older and disabled people or those who require the use of a wheelchair. Features will be included at design stage to allow common future adaptations.

3.1.3 Layout and Landscape

The layout of the site has been defined by a number of key inputs:

- Access from the southeast corner of the site from the new development to the south.
- Consideration to the new development to the south in terms of layout, scale and density.
- Retention of open space on the western side of the site, which again reflects the new scheme to the south.

Soft landscaping is a key component to the design, with the introduction of trees, both within the proposed street scene and on the western side of the site to maintain the heavily treed character of the village and view of the village from the west.



Location Plan

3.0 Design Statement

3.1.4 Appearance and Materials

Ironstone and red brick are the prominent materials used in Sibford Ferris, the brick is often used alongside stone. Decorative features include chimneys with corbelling, dentil eaves courses and some arches. To reflect the Sibford Ferris vernacular the proposed materials palette for the housing is ironstone and brick, and also the use of render to reflect the designs for the neighbouring scheme.

Also referencing the neighbouring approved scheme to the south, the design of the houses will reflect the ‘formal’ approach as identified by the Cherwell Residential Design Guide, this will allow the character established by the new homes to reflect those of their neighbours.

3.1.5 Sustainability

The principles behind Blue Cedar Homes housing, to create bespoke easily adaptable housing for the ageing population, creates a sustainable concept.

This is because the inclusion of features such as reinforcement of ceilings for hoists makes the dwellings adaptable and reduces the waste that would be produced during a conversion of a non-purpose built home. The proposal will enable people to “right-size” to purpose built housing which meets their needs and requirements, delivering much needed retirement housing.

The homes themselves will be constructed to meet or exceed the part L requirements in relation to thermal performance and fuel consumption.

All dwellings are proposed to be Building Regulations part

M4(2) compliant.

EV charging points would be provided for each property.

Water efficient sanitaryware and fittings will be used to promote greater efficiency for the houses. Energy efficient white goods will be fitted to further increase energy and water supplies.

3.1.6 Use

The accompanying Planning Statement by D2 Planning sets out the principle of development in relation to the planning policy context.

In design terms, the proposed residential use is entirely appropriate in this location, given the context of a predominately residential area. Sibford Ferris, and the neighbouring and associated villages of Burdrop and Sibford Gower are well served by a range of facilities and services to meet the day-to-day needs of the proposed development.



Plot 1 Front Elevation



Plot 3 Front Elevation

4.0 Access

4.1 Pedestrian and Public Transport

Access into the site is proposed via the new development to the south of the site. This ensures that the development is focused to the east (back towards the village), towards Hook Norton Road.

All units are proposed to have off street parking provision, with double garages included to Plots 1,2,4 and 5 and a single garage to Plot 3.

The garage spaces also allow for cycle and waste collection storage.

4.2 Inclusive Design

Blue Cedar Homes concept of adaptable homes creates homes that allow for ageing residents to stay within their home and community as they grow old.

Within the development there are 5 proposed two storey dwellings. There is also additional reinforcement provided within the roof structure to allow for the provision of hoists if needed. Level access is to be provided to the dwellings.



Cycle Storage Plan

5.0 Summary

This full planning application for 5 no. retirement dwellings and the associated works have been developed through an understanding of the sites physical and historic context as well as a thorough consideration of the recent Appeal Decision.

The development provides adaptable retirement housing at a low density that reflects that of the surrounding area. It has been designed to be in keeping with the village of Sibford Ferris and its scale has been minimised to ensure that it does not cause harm to the adjacent Conservation Area.

The scheme has been revised in response to comments received and reflect the character of Sibford Ferris without visually extending the boundary of the village.

A separate Retirement Need Statement which demonstrates there is an overwhelming need for this specialist housing is included with this Planning Application.

