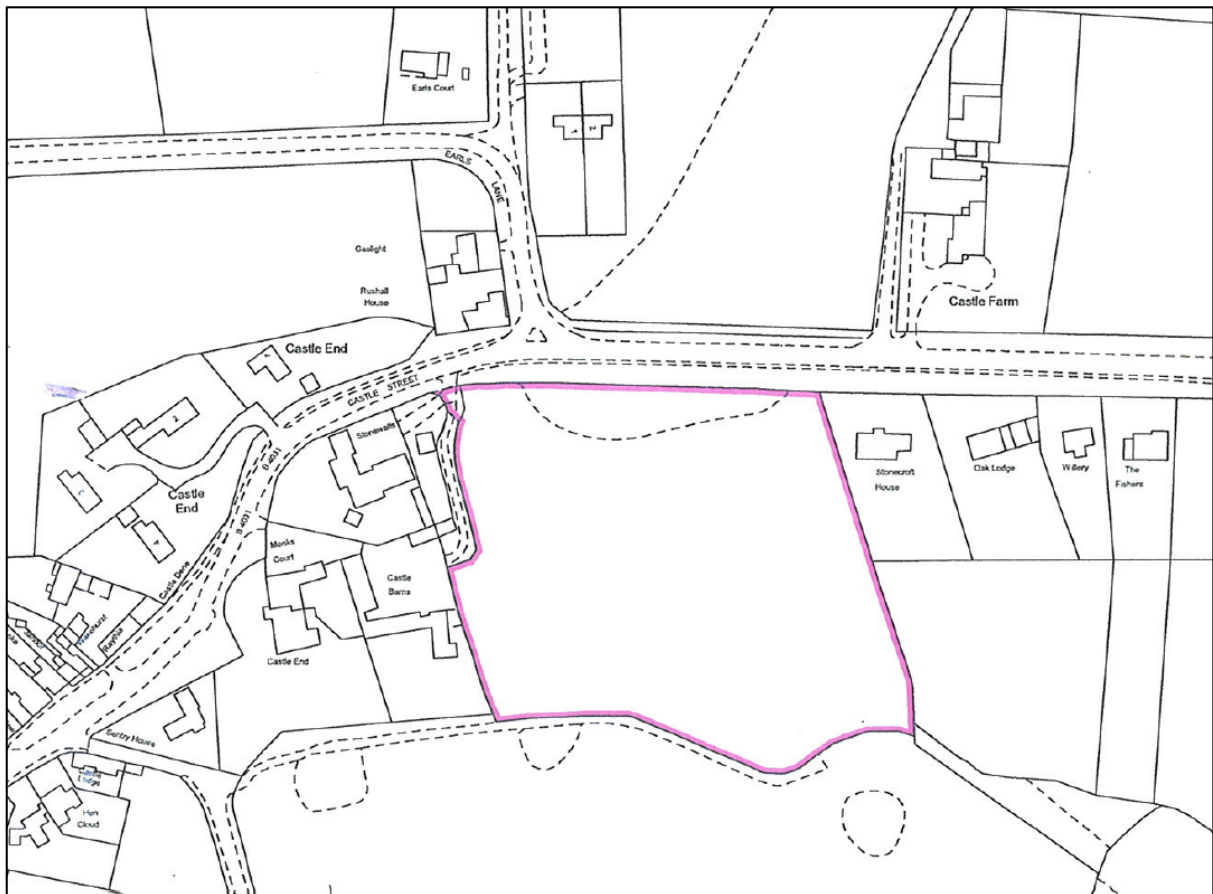




Land south of Clifton Road, Deddington

Planning, Design & Access Statement



March 2014

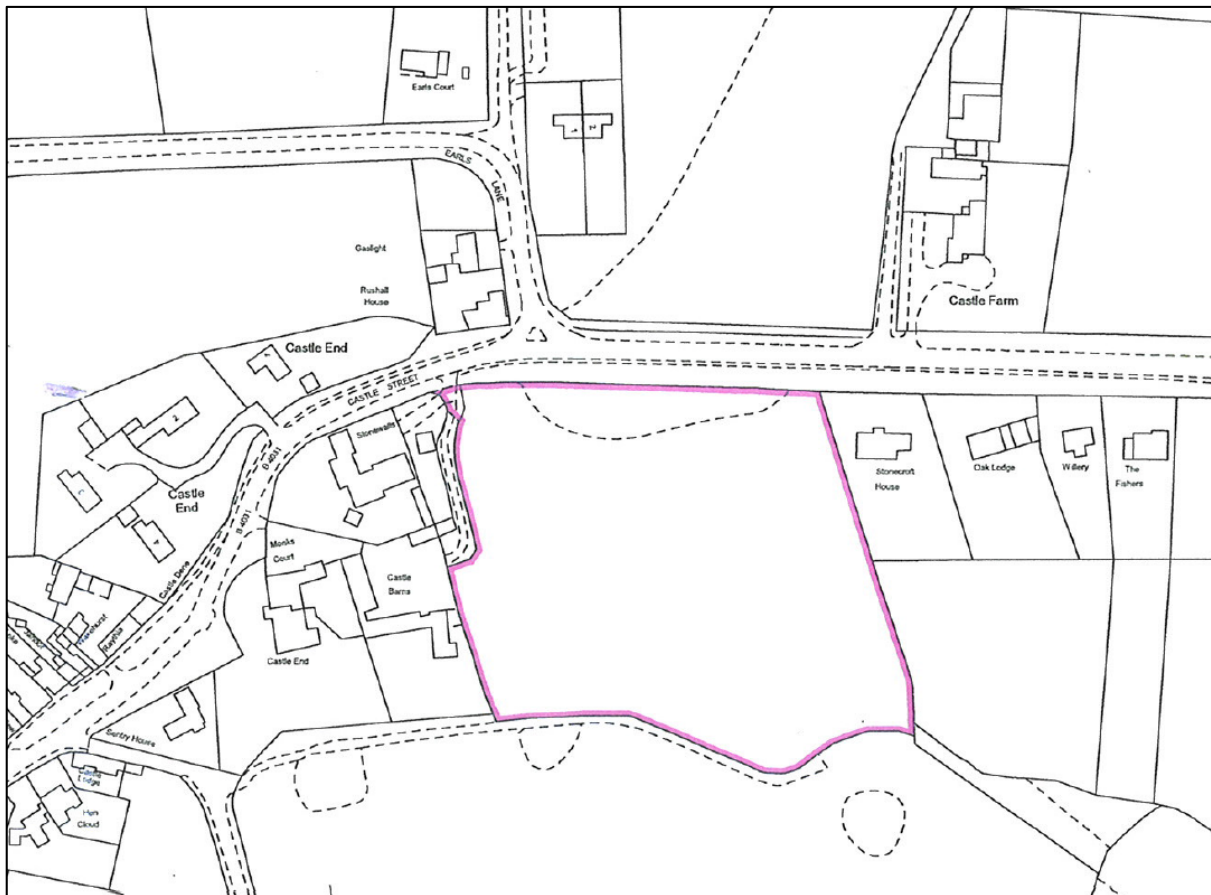


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1. Introduction

- 1.1 This Planning, Design and Access Statement (PDA Statement) has been prepared in support of a full planning application for the erection of 17 private market sale houses and 9 affordable dwellings on Land to the south of Clifton Road, Deddington.
- 1.2 The application as submitted is a full planning application and the site layout, landscaping and plot floor plans and elevations are all submitted for determination as part of the proposed scheme.
- 1.3 This Design and Access Statement analyses the site and its local and wider context to provide a sound basis for the evolution of the development and to explain the reasoning behind the scheme.

2. Site Location and Description



Location Plan

- 2.1. The site, which measures 1.68 ha, is situated on the eastern side of Deddington, which is an attractive Oxfordshire Village lying approximately 7 miles south of Banbury, 20 miles north of Oxford and close to the M40. The

site is currently vacant, but was previously used to keep horses. The site predominantly consists of low-medium “species poor” grassland (as documented in the ecological assessment produced by Eco-Location in May 2013).

- 2.2 The site is bounded by Clifton Road to the north, existing residential development to the west and east, and a footpath and fairly substantial tree belt to the south. This footpath leads to Deddington Castle (a Scheduled Ancient Monument), which is an earthwork comprising the remnants of an 11th Century Motte and Bailey Castle. The Castle grounds are presently used as a village recreation ground. The site falls within the Deddington Conservation Area.
- 2.3 The architectural vernacular throughout Deddington is of a high standard and predominantly comprises a variety of period terraced cottages (including some townhouses) and large detached properties (as shown below and elaborated upon within the Context Plan enclosed within this application).



Architectural Vernacular of Deddington

3. Sustainability and Accessibility

- 3.1 Deddington is a large village with a built up area population of 1594 and a Parish population of 2146 (Census, 2011). As previously identified Deddington is 7 miles south of Banbury, 20 miles north of Oxford and close to the M40.

- 3.2 The village boasts a number of local services and amenities including a regular farmers' market, several local shops, a post office, library, hotels, restaurants, four pubs and a health and community centre, with "Market Place" less than half a mile from the site. The village also boasts a thriving Primary School (Deddington Primary) whilst the nearest Secondary School (The Warriner) is in nearby by Bloxham.
- 3.3 Deddington is easily accessible by Public Transport. A regular bus service between Banbury and Oxford, stopping at Deddington (Market Place), offers a frequent service 7 days a week service, beginning early in the morning (6am) until late in the evening (8.20pm). This service also calls at Horton Hospital as well as a number of other nearby Oxfordshire villages.

4. Planning Policies and Considerations

4.1 NPPF

- 4.1.1 Paragraph 6 of the NPPF states that the planning system must contribute toward sustainable development. Paragraph 7 of the NPPF identifies that there are three dimensions to sustainable development which the planning system must facilitate. These include an economic role to "support growth", a social role to support "strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations" and an environmental role "protecting and enhancing our natural, built and historic environment".
- 4.1.3 Paragraph 14 advises that at the heart of the NPPF is a presumption in favour of sustainable development that should be seen as the golden thread running through both plan-making and decision-taking. It advises that for decision-taking this means "approving development proposals that accord with the development plan without delay". This also means that:
- "... where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless: any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies in this Framework indicate development should be restricted."
- 4.1.4 Whilst footnote 9 to paragraph 14 identifies that such restrictive policies could include those regarding "designated heritage assets", such as Scheduled Ancient Monuments, if a positive relationship between development and asset can be demonstrated, which in no way demonstrably outweighs the benefits of

the proposed development when assessed against the policies in the NPPF taken as a whole, then such development can be found acceptable in planning terms.

4.1.5 Additionally, whilst paragraph 132 of the NPPF identifies that the significance of a Scheduled Ancient Monument can be harmed or lost through development within its setting, paragraph 132 continues to state that only “substantial harm” should render development unacceptable.

4.1.6 Paragraph 126 identifies that LPAs should set out in their Local Plan “a positive strategy for the conservation and enjoyment of the historic environment”. In developing this strategy it is identified that LPAs should take into account:

“the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation; the wider social, cultural, economic and environmental benefits that conservation of the historic environment can bring; the desirability of new development making a positive contribution to local character and distinctiveness; and opportunities to draw on the contribution made by the historic environment to the character of a place.”

4.1.7 Paragraph 137 of the NPPF identifies that:

“Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites and within the setting of heritage assets to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.”

4.2 Development Plan

4.2.1 For the purposes of this application the Development Plan for the site comprises saved policies of the Adopted Cherwell Local Plan (November 1996) with the Non-Statutory Local Plan (2011) used to inform development control decisions.

4.3 Cherwell District Local Plan (November 1996)

4.3.1 The Cherwell District Local Plan was adopted in November 1996 and covered the period from 1996 to 2001. The Local Plan is now time expired, but some of the policies stay “saved” through a direction made by the Secretary of State and remain part of the Development Plan for the area.

4.3.2 Local Plan Policy H5 outlines the importance of incorporating a provision of affordable housing as part of major development schemes. It states:

“Where there is a demonstrable lack of affordable housing to meet local needs, the district council will negotiate with developers to secure an element of affordable housing in substantial new residential development scheme.”

4.3.3 Local Plan Policy H13 designates Deddington as a Category 1 Rural Settlement and suggests that development in Deddington should be restricted to infilling and minor development within the built up area of the settlement.

4.3.4 Category-1 Settlements are the first of three tiers in the settlement hierarchy of Rural Settlements with the intention that most development should take place within those settlements with the greatest number of facilities and services. Paragraph 2.65 describes Category-1 Settlements as follows:

“2.65 The category-1 settlements are so classified because their physical characteristics and the range of services within them enable them to accommodate some limited extra housing growth.”

4.3.5 Furthermore, minor development will be considered against the backdrop of:

“2.67 The size of the village, the general location of the site within the settlement structure, and the need to maintain a five- year supply of building land”

4.3.6 Policy C7 advises that:

“Development will not normally be permitted if it would cause demonstrable harm to the topography and character of the landscape”

4.3.7 The Proposal Map identifies the application site as within an Area of High Landscape Value and would therefore be attributed to Policy C13 which seeks to protect the character of these areas, however this policy has now been overridden in the emerging Cherwell Local Plan by a District Wide approach.

4.3.8 In terms of Conservation Areas, Policy C22 states:

“In a Conservation Area planning control will be exercised, to ensure inter alia, that the character or appearance of the area so designated is preserved or enhanced”

4.3.9 Policy C23 identifies the importance of retaining buildings, walls, trees and any other features that make a positive contribution to the character or appearance of a Conservation Area.

4.3.10 Policy C27 identifies that it is important for development proposals to respect the historic settlement pattern within existing Conservation Areas.

4.3.11 Policy C28 notes that standards of layout, design and external appearance of new development proposals must relate to the context. This policy also relates to Conservation Areas and states:

“In sensitive areas such as Conservation Areas, the area of outstanding natural beauty and areas of high landscape value, development will be required to be of a high standard and the use of traditional local building materials will normally be required”

4.3.12 In addition to the policies referred to above there are a number of other ‘saved’ Local Plan policies that are applicable to the proposed development. These include:

- Policy TR1 (Provision of new highways and improvements)
- Policy TR3 (Traffic Impact Assessment for Major Developments)
- Policy TR5 (Vehicular Traffic)
- Policy TR9 (Vehicular Access)
- Policy C30 (Standards of appearance, design, layout, scale, density compatible with surrounding area and standards of amenity)
- Policy C31 (Nuisance and visual intrusion)
- Policy C33 (Retention of undeveloped gaps)
- Policy R12 (Provision of public open space)

4.4 Non Statutory Local Plan 2011

4.4.1 The Non Statutory Local Plan 2011 is not statutory planning policy as it has never been formally adopted, but is instead used for development control purposes. Relevant policies include:

- H15 (Residential Development in Category 1 Settlements)
- H19 (New dwellings in the Countryside)
- EN34 (Conserve and enhance the character and appearance of the landscape)
- EN47 (Historical Environment)

4.5 Emerging Local Plan (2006-2031)

4.5.1 The Cherwell Local Plan (2006-2031) was submitted for formal examination on the 31st January 2014. The Local Plan has yet to be examined, therefore its policies are accorded limited weight in the context of this application. This being the case, the emerging relevant policies are identified below.

4.5.2 Policy BSC 1 sets out the housing distribution for Cherwell District Council with a housing target of 16,750 in the plan period (2006-2031)

4.5.3 Policy Villages 1 recognises Deddington as a Category A Village with a role as a Service Centre which:

“In combination with the smaller “satellite” villages can be considered to form a functional “cluster”. Clustering will allow for:

- The support of community facilities (such as shops) in service centres, by locating new development and therefore people/customers close to as well as within service centre villages.
- Small sites to come forward for development in satellite villages where sites in service centres may be limited
- The reduction in length of car journeys in the rural areas (i.e. between satellite villages and service centres)
- Where appropriate, the potential for developer contributions or other mechanism to support the delivery of infrastructure and services to be applied to needs in any village in a cluster.”

4.5.4 Policy Villages 2 sets out the allocation of housing in rural areas to groups of areas in Cherwell. Deddington, alongside Adderbury, Ambrosden, Bodicote, Bloxham, Launton, is required to deliver 252 dwellings in the period 2011-2031.

4.5.5 Policy ESD 16 suggests that the character of the historic and natural environment will be protected with high design standards at the forefront in which new development should:

- “Respect local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting,
- Preserve, sustain and enhance designated and non designated ‘heritage assets’ (as defined in the NPPF) including features, archaeology, areas and their settings, and ensure new

development is sensitively sited and integrated. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings and areas into appropriate use will be encouraged,

- Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings,
- Reflect or, in a contemporary design response, re-interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials, mass, scale and colour palette,
- Demonstrate a holistic approach to the design of the public realm following the principles set out in 'The Manual for Streets'

4.5.6 Other relevant policies of the emerging Local Plan include:

- Policy BSC 3 (Affordable Housing)
- Policy BSC 4 (Housing Mix)
- Policy BSC 10 (Open Space, Outdoor Sport and Recreation Provision)
- Policy ESD 1 (Mitigating and Adapting to Climate Change)
- Policy ESD 2 (Energy Hierarchy)
- Policy ESD 3 (Sustainable Construction)
- Policy ESD 5 (Renewable Energy)
- Policy ESD 10 (Biodiversity and the Natural Environment)
- Policy ESD 13 (Local Landscape Protection and Enhancement)
- Policy ESD 15 (Green Boundaries to Growth)

4.6 Recent Appeal Decisions

4.6.1 On the 18th December 2013 an appeal against the decision of Cherwell District Council to refuse outline planning permission for residential development comprising up to 85 dwellings with new access, public open space and associated infrastructure on Land North of Gaveston Gardens and Rear of Manor Farm, Banbury Road, Deddington, Oxfordshire, was allowed under reference APP/C3105/A/13/2201339 (13/00301/OUT).

4.6.2 In this appeal decision it is identified that as one of the larger settlements in the district, Deddington is a highly sustainable location capable of supporting residential growth. Weight was attached to the ability of the scheme to deliver “a modest but valuable number of affordable dwellings to meet local needs” whilst acknowledging that the development of the site would provide a “logical extension to the village”. Both of these statements could be similarly applied to our scheme as proposed.

4.6.3 All of the above led the inspector to identify that:

“A carefully designed scheme drawing on the character and features that give the village its unique identity could make a positive contribution to the settlement.”

4.6.4 This design and access statement proves that the scheme proposed within this application has been designed in accordance with the inspector’s above identified statement.

4.6.5 Paragraph 35 of the appeal decision also identifies that regardless of Cherwell District Council’s 5 year housing land supply position, an application for sustainable development which accords with the principles of the NPPF should be allowed.

5. Pre-Application Discussions and Engagement

5.1 Cherwell District Council

5.1.1 Pre-application discussions were held with Cherwell District Council at a very early stage of the design process. Tracey Morrisey (planning officer) and Claire Sutton (conservation officer) both provided a written response.

5.1.2 Positives were drawn from our early conceptual designs, predominantly surrounding the ability of the scheme to embrace the local architectural vernacular in terms of: the appropriate height of eaves; small porches; chimney detailing and; the non-proliferation of dormers. However, it was recognised that there were also opportunities for improvement such as:

- The provision of an appropriate buffer between the SAM and proposed residential development
- A greater number of dwellings to be fronted onto the roads proposed in order to create more active frontages (to be assisted by the removal of a ‘loop’ road design and backland parking courts as proposed at the time)
- The inclusion of further “traditional detailing” in plot elevations (with specific reference to the local vernacular) and the simplification of elevational treatments

- Careful consideration and justification for parking and hard standing areas

5.1.3 The conservation officer was keen for dwellings to avoid a “clash of styles” between “modern houses” and “traditional detailing and materials”. This must be balanced against the policy consideration (Policy ESD 16 of the emerging Local Plan) which states that “local distinctiveness” can be subject to a “contemporary design response”.

5.1.4 There was some conflicting advice, with the conservation officer suggesting that a significant number of large detached houses would be out-of-keeping with the traditional form of Deddington, whilst the planning officer identified that “lots of small houses would be completely inappropriate” given that this area of Deddington has “big houses and conversions with lots of space around them”. In a compromise our proposals must incorporate both smaller terraced cottages and larger detached property styles.

5.1.5 All of the above identified improvement measures have been considered and incorporated into the evolution of the scheme as proposed in this application. Further details are given in section 7 of this PDA Statement.

5.2 Deddington Parish Council

5.2.1 In a meeting with Deddington Parish Council (held on 11th September 2013) the following constructive comments were received:

- Any forthcoming development should provide a range of dwellings, ideally including some 2 bedroom maisonettes
- Any forthcoming scheme should seek to maximise the use of Deddington Castle as a recreation ground given that other recreational facilities within the village are at capacity
- The scheme should provide a car park for users of Deddington Castle.

5.3 Public Consultation Event

5.3.1 On the 13th November 2013 a public consultation event was undertaken with the local community. A summary of the feedback, which has since been fed into the scheme’s evolution, can be found within the ‘Statement of Community Involvement’ submitted as part of this application.

6. The Proposed Scheme

6.1 The proposed scheme comprises 26 dwellings including 17 private market sale houses and 9 affordable units and the provision of a car parking area for 40 vehicles for users of the recreational facilities on Deddington Castle. This is demonstrated in the site layout below.



6.2 The private market sale houses comprise 9 x 4 bedroom and 8 x 3 bedroom detached and semi-detached homes. The affordable dwellings comprise 2 x 2 bedroom maisonettes, 2 x 2 bedroom terraced houses and 2 x 3 bedroom terraced houses, all of which are socially rented, with additional 3 x 2 bedroom shared ownership terraced houses also being provided.

6.3 There will be one vehicular access point taken direct from Clifton Road (as shown on the site layout). The proposed road through the development (running north-south linking Clifton road with the proposed car park) is intended to be adopted. It has therefore been designed to adoptable standards. The remaining proposed roads will be private drives.

6.4 The development as proposed comprises a density of 15.5 dwellings per hectare. All buildings are proposed to be two storeys in height.

7. Design Philosophy and Evolution

7.1 The design philosophy of the scheme takes into account the planning policy requirements and considerations previously identified. Most notably the scheme has been designed to:

- Ensure economic, social and environmental sustainability
- Maintain a positive relationship between the site and the Conservation Area
- Maintain a positive relationship between the site and the Scheduled Ancient Monument (Deddington Castle)
- Facilitate the prominence of the wider social, cultural, economic and environmental benefits of the Scheduled Ancient Monument, ensuring that a viable use in-keeping with its conservation is maintained
- Provide an appropriate level and mix of affordable housing
- Provide appropriate “infilling”
- Respect the size of the village and its historic settlement pattern
- Retain walls and trees of notable character wherever possible
- Relate to the architectural vernacular of Deddington
- Ensure highway compliance with Manual for Streets 1
- Demonstrate a holistic approach to the public realm

7.2 The scheme has also evolved to take into account pre-application discussions with Cherwell District Council, Deddington Parish Council and members of the public (following a public exhibition held on the 13th November 2013). As such the scheme has most notably evolved to:

- Provide a loose and soft development edge with respect to the boundary with Deddington Castle
- To remove the “loop road”, thus permitting:
 - More dwellings to front onto the proposed roads in order to increase active frontages and natural surveillance
 - The retention of a view (along the proposed access road and through the proposed car park) of Deddington Castle from Clifton Road
 - The removal of backland parking courts in favour of parking spaces accessed directly from the proposed internal roads
- Incorporate further “traditional detailing” with specific reference made to the local architectural vernacular, particularly within the Conservation Area. Please refer to the context plan submitted which includes photographic evidence
- Include a variety of smaller terraced and semi-detached properties as well as a range of larger detached properties in order to respect both the immediate context of the site as well as Deddington as a whole

- Provide two bedroom maisonettes suitable for elderly downsizers or people looking to take their first steps on to the property ladder
- Make available a car parking area for up to 40 cars, enabling Deddington Castle to continue to be put to a viable use, bringing about wider social, cultural and economic benefits whilst further revealing the significance of the historic asset

7.3 The ultimate aim is to provide a housing scheme capable of being sensitively sited and successfully integrated into the village of Deddington.

8. Proposed Access

8.1 As previously identified the vehicular access to the site is to be provided off Clifton Road providing the necessary visibility splays and junction spacings. Further details of the access arrangement are given in the separate Transport Statement prepared by Savoy Consulting.

9. Other Considerations

9.1 Ecology

9.1.1 A Phase 1 Habitat Survey was carried out by Eco-Location in May 2013, which concluded that so long as boundary treatments of significance were not unduly impacted then there were no ecological constraints to development. Further to recommendation a Reptile Survey was carried out by Eco-Location in September 2013, during which no reptiles, amphibians or small mammals were found. A copy of these reports accompanies the application.

9.2 Trees

9.2.1 A Tree Report and Tree Constraints Plan was produced by ACD Ecology in May 2013. A number of category A and B trees were identified along the northern, southern and eastern site boundaries. In accordance with both the conclusion of the Tree Report, as well as the previously identified Phase 1 Habitat Survey, this application proposes the retention and preservation of all category A and B trees identified. A Tree Protection Plan, Arboricultural Impact Assessment and Arboricultural Method Statement have been submitted along with this application.

9.3 Drainage

9.3.1 The site is not within a recognised flood zone (as shown on the Environment Agency Flood Maps) and is therefore not liable to flooding. Surface water drainage will be dealt with by use of the existing on-site culvert which discharges

into the existing watercourse whilst ensuring that run-off post development will not exceed existing rates. Foul water will be dealt with by connecting into the existent mains sewer. A combined Flood Risk Assessment and Drainage Strategy has been submitted along with this application.

9.4 Geological Constraints

9.4.1 Given the longstanding green field nature of the site it is not anticipated that there will be any geotechnical or contamination issues contained within the site that would be of relevance to its proposed residential development.

9.5 Landscaping

9.5.1 A detailed landscape proposal has been produced by ACD Landscape. Once implemented this will ensure that all development is adequately softened and assimilated well into its surroundings with particular regard to all sensitive matters identified throughout this PDA Statement.

9.6 Sc106 Obligations

9.6.1 We understand that based on the number of dwellings proposed there is likely to be a requirement for a Sc106 agreement including potential monetary contributions to schools, transportation, recreational facilities, libraries etc. May we confirm that we have no objection to making any such contributions to meet any identified shortfall in these areas which is commensurate with the scale of development proposed.

10. Conclusion

10.1 This PDA Statement has demonstrated that the site can be developed (and satisfactorily accessed) in a manner sympathetic to the character of this part of Deddington. Careful consideration has been taken to ensure the scheme as proposed sufficiently draws from, respects and enhances the Conservation Area as well as the setting of Deddington Caste. The provision of a car parking area ensures the continued and enhanced use of Deddington Castle as a recreation ground, increasing the wider social and economic benefits of the Castle and greater revealing the significance of the asset through its continued and enhanced community use.

Mark Gay BA MSc

March 2014