

Land west of Hook Norton Road

Sibford Ferris

Design and Access Statement
AUGUST 2018



LAND & PARTNERS

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1.0 INTRODUCTION

Planning Policy

All Local Planning Authorities produce an overarching plan to guide development in their area over a 20 year period – this is known as a Local Plan.

In Cherwell the Local Plan Part 1 was adopted in July 2015 and identified a need for at least 22,840 dwellings to be delivered across the district between 2011 and 2031, including 750 dwellings in the rural settlements.

The target set by the Local Plan Part 1 does not however take account of the unmet housing needs of Oxford, which the Oxfordshire Councils, including Cherwell, have collectively agreed to meet.

A Partial Review of the Cherwell Local Plan Part 1 is therefore currently being undertaken by the Council, with the aim of delivering an additional 4,400 homes over the plan period, on top of the Local Plan Part 1 target.

Housing Need

The overarching aim of the Government's national planning policy is to significantly boost the supply of housing in order to meet identified housing needs in full.

Evidence shows that there is a significant level of unmet need for housing in the Oxfordshire housing market area, which includes Cherwell.

Average house prices in Cherwell are around 10 time times higher than the average wages of residents, making it increasingly hard for young people and young families to live independently of extended family.

A study prepared in 2014 (the Oxfordshire Strategic Housing Market Assessment) found that the Oxfordshire housing market is dominated by largely private, family-sized stock with above average representation of 3+ bedroom and semi-detached/detached properties. The provision of smaller properties would provide opportunities for younger and smaller households to make a step onto the property ladder, as well as allowing older people to downsize.

Delivering Housing in Sibford Ferris

Cherwell is a predominantly rural district which has over 90 villages and Hamlets outside the two main towns (Banbury and Bicester) and the urban centre of Kidlington.

As a Category A Service Village, Sibford Ferris represents one of the most sustainable rural villages in the district and is therefore fully expected to deliver a proportion of the overall housing target for the district.

A Housing Needs Study undertaken in 2010 found that average house prices in Sibford Ferris mean it would not be possible for a household to purchase a property without a large deposit, some equity in an existing property or a substantial income. This makes home ownership in the village particularly challenging for first time buyers.

The last study of affordable housing need in Sibford Ferris was undertaken in 2013 and found that 10 people with a local connection to Sibford Ferris were considered to be 'in need' of affordable housing. To date, no affordable housing has been delivered in Sibford Ferris to meet this identified need.

It is also worth noting that this figure is likely to underestimate the number of local people looking for accommodation in the village, owing to the fact that younger people who have no choice but to continue to live with family (or move away from the area) are not classed as 'in need' of affordable housing.

Local Community Benefits

Our proposals for land to the west of Hook Norton Road will deliver a wide range of social and economic benefits:

Community orchard: Our proposals include the provision of a community orchard which will provide a meeting point and recreational opportunities for the entire village.

Housing need: Our proposals will deliver a range of dwelling sizes and types, including smaller houses, to increase housing choice and meet identified housing needs in the local area.

Affordable housing: 35% of the dwellings delivered would be provided as affordable housing, including social rented and 'help to buy' properties. A local tie can be provided which prioritises the allocation of the affordable housing to people already living locally.

Economic benefits: The new homes will generate additional Council Tax revenue and New Homes Bonus money (paid by the Government) which will be available for Cherwell Council to invest in existing service provision.

Infrastructure improvements: A legally binding Section 106 agreement will be agreed to provide finance for improved infrastructure within the local area.

2.0 SITE CONTEXT



WIDER CONTEXT



AERIAL VIEW



1. View towards east and south

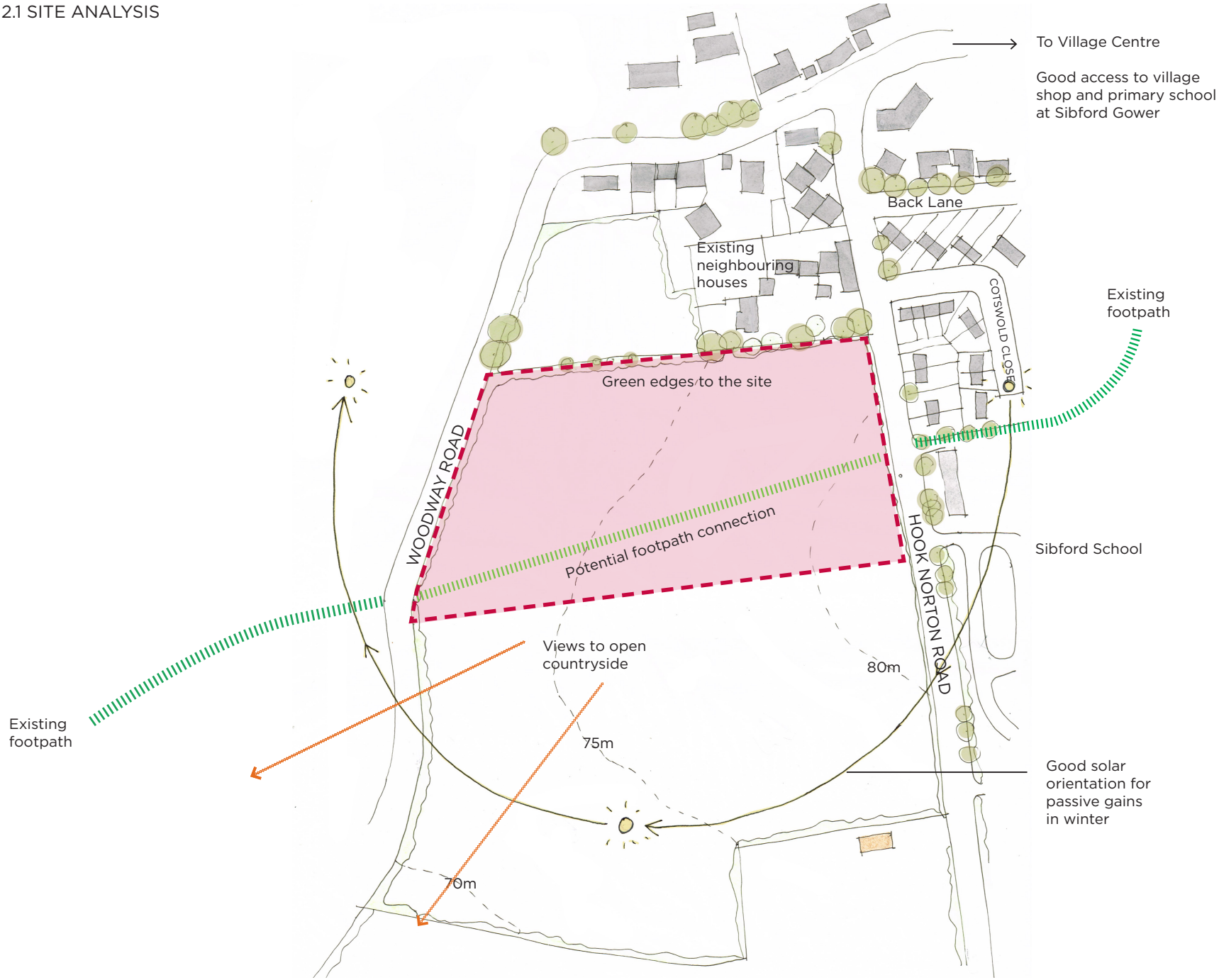


2. View towards south west



3. View towards north east

2.1 SITE ANALYSIS



CONSTRAINTS

- Shared boundaries with adjacent residences
- Mature tree and hedgerow coverage around the site
- Sloping topography

OPPORTUNITIES

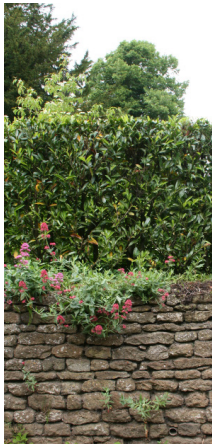
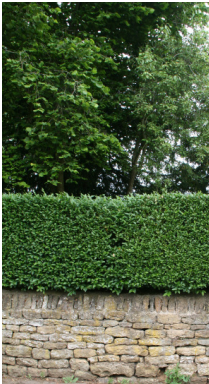
- Create high quality new residential development to support existing facilities within the Sibfords
- Masterplanning modest growth in a location which will have less landscape and heritage impacts compared to other parts of the Sibfords
- Reflect the characteristics of other more established edges to the Sibfords
- Use inspiration from historic local built forms within the village
- Provide an access point for vehicles and pedestrians and link the Public Right of Ways to ensure permeability
- Retain existing trees and hedgerows wherever possible to screen site and retain landscape quality
- Supplement planting to provide further landscape mitigation for the scheme
- Provide multifunctional open space for the amenity of existing and new residents

AN EXISTING EDGE TO THE HISTORIC CORE OF SIBFORD FERRIS Providing a lead for a landscpd framework to the south.

Stands, belts and copses of native trees along with hedged boundaries assimilate the buildings into the landscape.



2.2 VILLAGE ANALYSIS - BOUNDARIES



< Boundary Treatment

Typically, property boundaries are demarcated with waste-height drystone walls with cock and hen capping stones with hedging above.

Edge Condition >

The relationship of most buildings with the road is one of direct engagement; either fronting on to a pavement or sitting back 3-4 meters with a buffer zone of lawn and trees.

In several places, a level change between higher placed gardens and the main through-road, creates 'lanes', bordered by stone walls and hedges. This division of private and public space stands in contrast with the rest of the village.

