

Design & Access Statement

Development at:
Land at South Side,
Steeple Aston

August 2018

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1.0 Introduction

1.1 Introduction

This Design & Access Statement has been prepared in support of the accompanying full planning application for the proposed residential development at Land at South Side, Steeple Aston.

The proposed development will consist of the erection of 6 residential dwellings (use Class C3).

1.2 Role & Purpose

This statement focuses on the relationship of the proposal to the existing settlement pattern, the local character of the site and the sites constraints and opportunities.

It demonstrates that the proposals are well-designed, policy compliant and appropriate for the its location and context.



2.0 Assessment

2.1 Wider Context

The following section refers to the planning context of the site. This is intended to provide a brief overview of the site's situation in terms of local and national planning policy, with a specific focus on the site's sustainability for development and how the design principles have been formed.

The application site lies within the administrative area of Cherwell District Council. As the local planning authority, it is Cherwell District Council's development plan and policies and guides that the application proposal will be assessed against.



2.0 Assessment

2.2 Planning Context

2.2.1 Local Policy Context

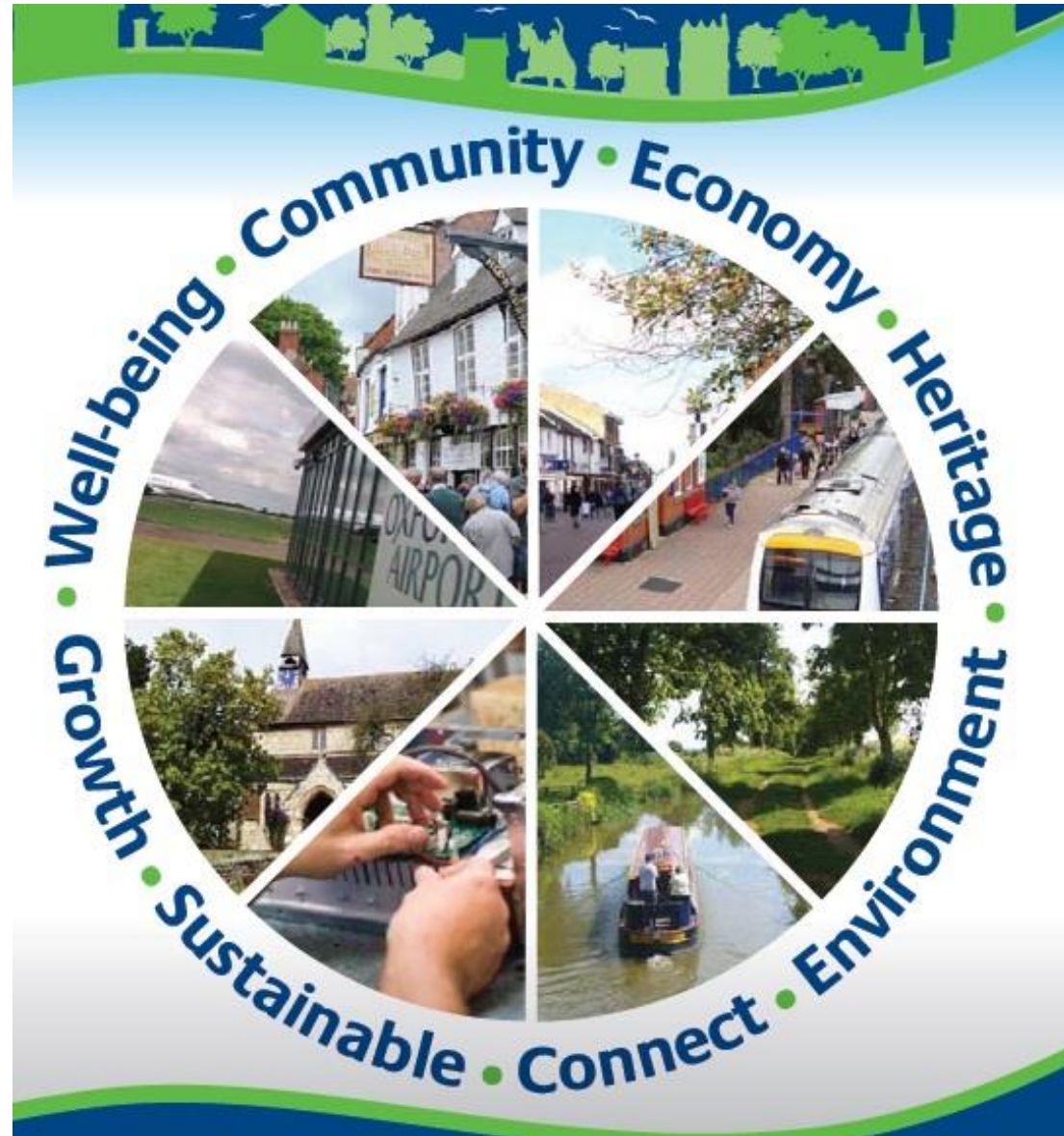
The development plan for the Cherwell District currently comprises the Cherwell Local Plan 2011-2031 (Part 1) adopted 2016.

The Council is currently in the process of partially reviewing the existing Local Plan Part 1 in light of Oxford's unmet housing need. The proposed submission plan was consulted on from 17th July 2017 until 10th October 2017. Given its current status, the partial review is of limited weight in the consideration of this application.

2.2.2 The National Policy Context

The National Planning Policy Framework (2012) is the principal planning document for England and sets out the Government's planning policies and how these are expected to apply.

The NPPF puts emphasis back on sustainability, stating *'there are three dimensions to sustainable development: Economic, Social and environmental.'*



2.0 Assessment

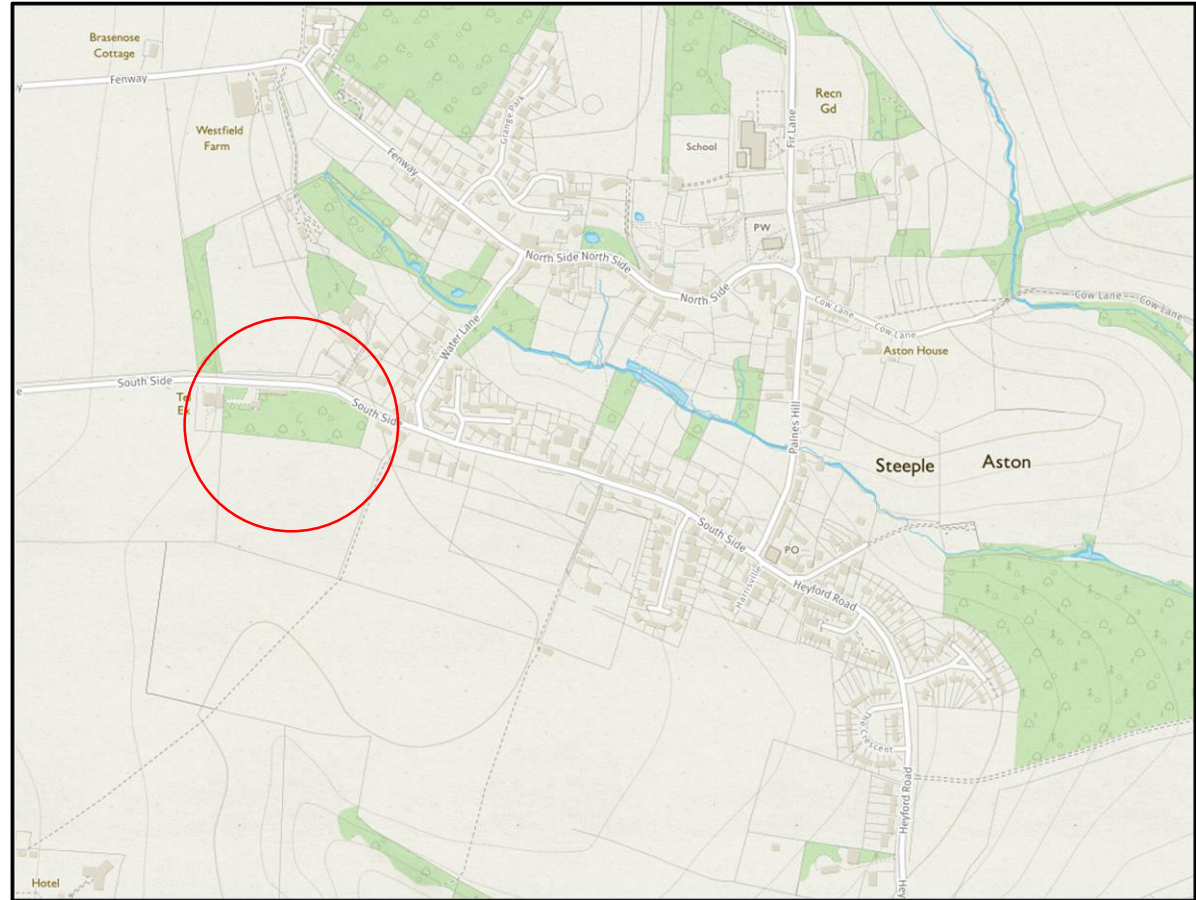
2.3 Site Context

Steeple Aston is located on the western extent of Cherwell District and is situated between Deddington to the north and Kirtlington to the south.

South Side runs through the south of the village connecting the village to the A4260 which connects Banbury to Oxford. Paines Hill/ Firs Lane runs through the village on a north south axis leading to Middle Aston to the north.

2.4 Site Location & Surroundings

The application site is located on the south western edge of the village, on South Side. The site is relatively enclosed by mature hedging adjacent to the highway, residential development to the east of South Side and the Telephone Exchange building to the west. Open countryside is located beyond the site to the south.



Plan showing site location in context of the village

2.0 Assessment

2.5 Physical Context

The application site is approximately 0.93ha in size and comprises one field. The land is currently not in use but was previously used for agricultural purposes. An area of hardstanding can be found to the north west of the site.

The site is irregular in shape, roughly rectangular at its western section and curved downwards towards the south eastern site corner. The site is relatively flat with no notable features.



Site Location Plan

2.0 Assessment

2.6 Drainage & Flood Risk

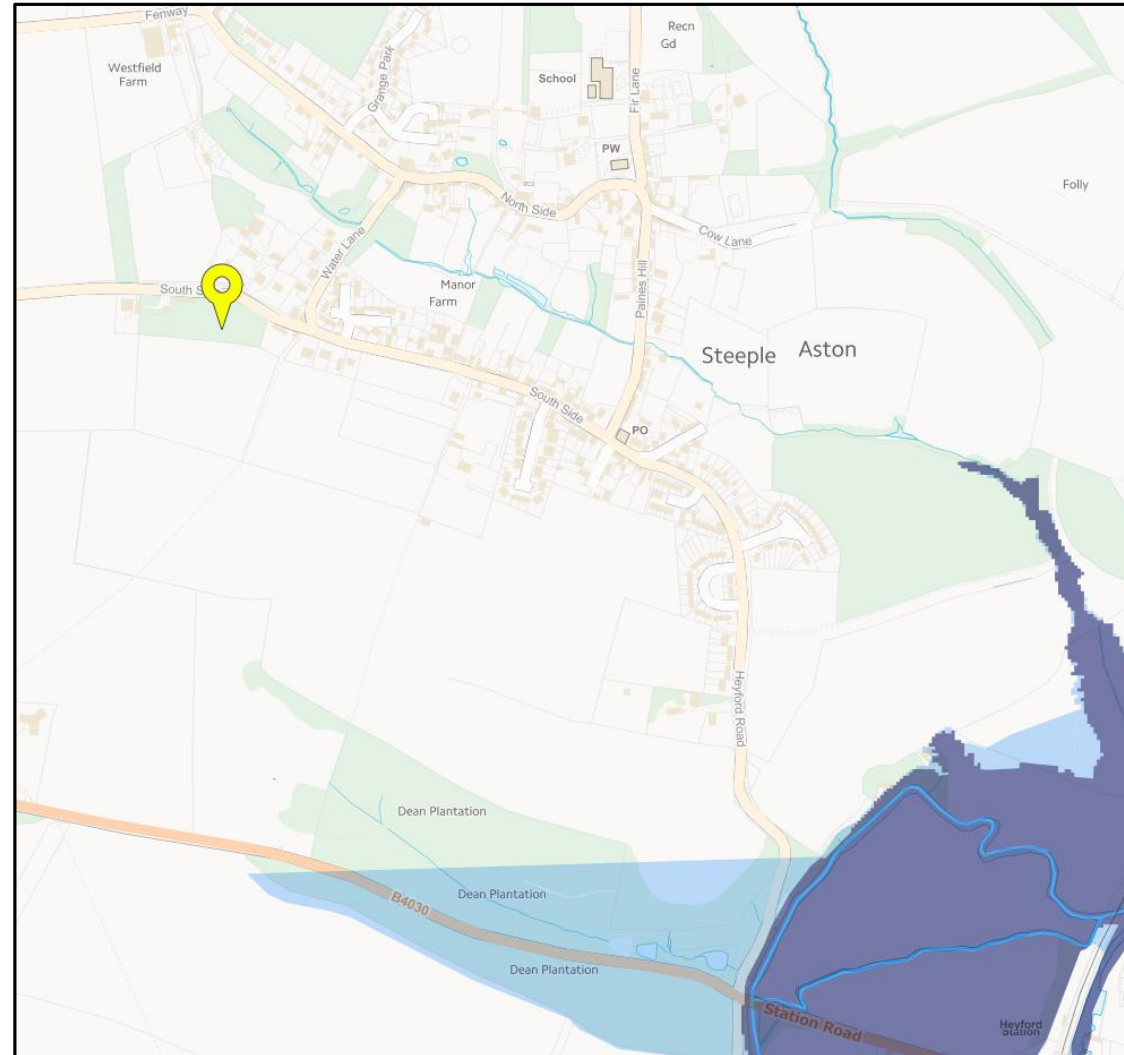
The site is within Flood Risk Zone 1, the lowest risk category for flooding and has a 'very low' (less than a 1:1000 or 0.1%) risk of flooding from surface water runoff according to the Environment Agency's Flood Map for Planning and Floor Map for Surface Water Flooding. Accordingly, the site is not considered to be constrained by flooding.

Infiltration is a sustainable drainage technique (SuDS) that enables storm water to be managed within the site rather than discharging offsite into a watercourse or sewer network.

It is proposed that all surface water runoff from roofs and hardstanding areas including driveways and the site access road is discharged via a combination of permeable block paving and cellular soakaways located in rear gardens.

All infiltration SuDS will be sized to manage the 1 in 100 year (1% AEP) storm event, plus an extra allowance of 40% for the predicted potential increase in peak rainfall up to 2115.

The proposed surface water drainage offers a sustainable, safe and robust system which will afford complete flood risk protection to residents within the new site and to existing properties and land within Steeple Aston.



Extract from EA Fluvial Flood Map (August 2017)

2.0 Assessment

2.7 Ecology

An Extended Phase 1 Habitat Survey of the site has been undertaken to identify any potential ecological constraints and opportunities at the site.

The appraisal has assessed that all parts of the proposed application site are either negligible or low local value for ecology given that the habitats and features supported are very common and of low botanical and fauna diversity.

The report confirms that the proposed development would not have a significant impact on statutory or non-statutory sites. Further works have been recommended for a reptile presence/ absence survey and the inclusion of native planting to mitigate for any hedgerow removal. Given the extent of the habitats onsite even if reptiles were discovered onsite, an onsite mitigation solution is entirely achievable.

The report concludes that any potential adverse impacts from the proposed development upon specific protected species/habitats can be mitigated in line with relevant wildlife legislation and planning policy. With appropriate on-site mitigation and targeted enhancements, a positive change in the biodiversity could potentially be achieved.

Looking east
from within
the site



Looking south
west into the site
from the highway

Images sourced from accompanying Ecological Habitat Survey

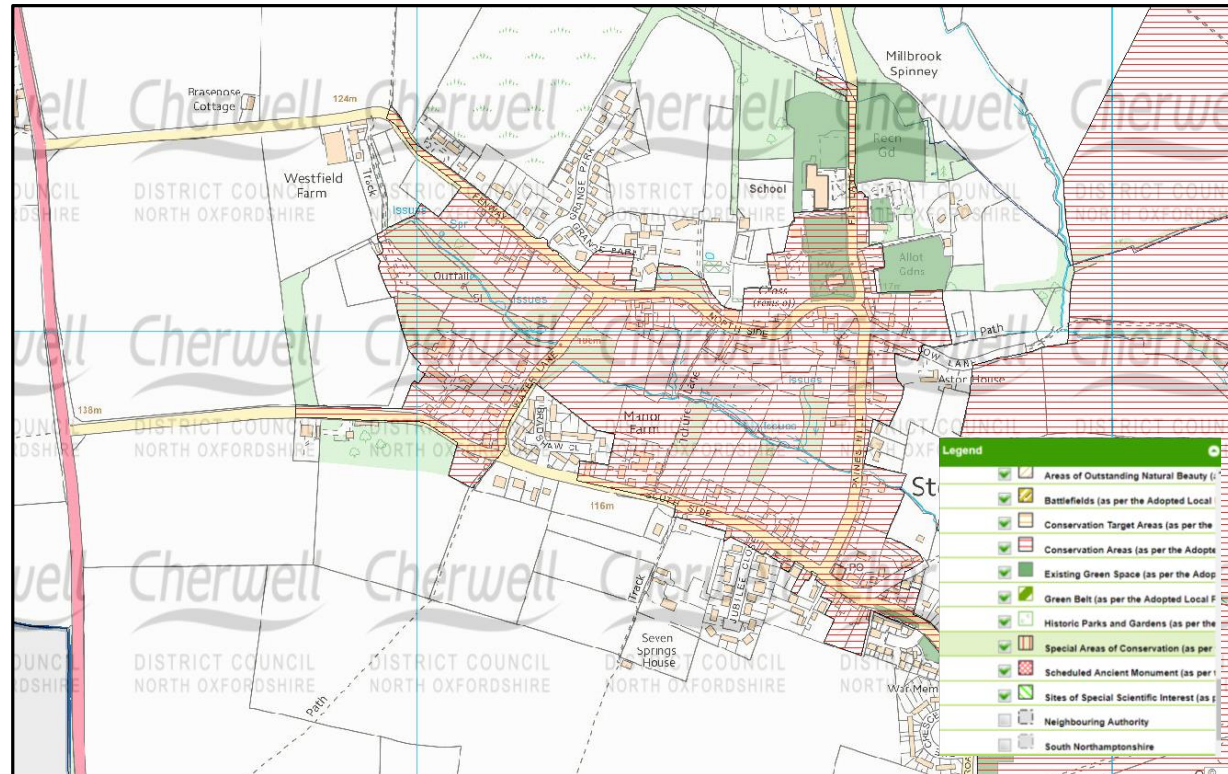
2.0 Assessment

2.8 Landscape Setting & Character

The open countryside to the west and south of the application site is characterised by low lying, gently undulating, mid to large scale arable and pastoral fields. The wider village setting of Steeple Aston lies to the north, north east, and east of the site.

The site slopes gently from west to east, with a level difference of approximately 2.4m. The adjacent dwellings, to the east, on South Side sit slightly lower than the application site.

The site is not located within any local or national landscape designation however it is sited adjacent to the edge of the Steeple Aston Conservation Area.



Interactive Policies Map- Cherwell District Council

2.0 Assessment

2.9 Access and Accessibility

Access to the dwellings will be off of South Side with the creation of a cul-de-sac to serve the dwellings. Parking within the site is proposed in accordance with the Council's Parking guidelines. All dwellings have a double garage and two parking spaces.

The application site is considered to occupy an accessible location with it well connected to public transport services including the S4 bus route stopping in the village every hour between 06.30 and 18.00 which runs between Banbury and Oxford. It is then possible to connect to a number of other local / major service centres from these destinations. The daily Thames Travel service number 25 runs between Bicester and Kidlington and the 25A between Bicester and Oxford, which stops in the neighbouring village at Lower Heyford.

In addition, there are a number of facilities and amenities in Steeple Aston, including; a post office, primary school, playing fields, church and pub.



Plan showing services and facilities within the wider area

3.0 Evaluation

3.1 Settlement Pattern

The settlement pattern of Steeple Aston is irregular, comprising an amalgamation of both linear development (seen along the main arterial roads running through the village such as South Side, North Side and Paines Hill) and nucleated development (centred around development in depth on Grange Park, Bradshaw Close and Jubilee Close). As such, there is no distinctive overarching settlement pattern to the village.

The application site fits within the existing settlement pattern in that it infills the linear development on South Side.

The telephone exchange on South Side marks the western settlement edge of the village. Development of the application site will not extend built form beyond the existing settlement edge to the west and given that the scheme would be frontage only, it will not exceed the development depth of South Side. Accordingly, development of the application site will reflect and respect the existing village settlement pattern.



Plan indicating the existing village built settlement form

4.0 Design

4.1 Layout Plan

The description of development is as follows:

Erection of 6 no. two-storey residential dwellings with access off South Side, including parking and garaging, landscaping and all enabling and ancillary works.

The site layout has been designed to ensure that the proposed development does not extend beyond the existing built form along South Side. The development is effectively contained within the existing building lines of the residential properties in this part of the village.

The layout curves with the road southwards at the eastern section of the site. Given the frontage only scheme that has been proposed, the development relates well to the linear pattern of development along the south of South Side.

As one approaches the village from the west, the development would comprise frontages of high quality residential properties, thereby providing a more attractive entrance to the village between the existing telephone exchange and dwellings on South Side.

Furthermore, the scheme positively engages with the adjoining countryside and improves the transition from urban to rural character.



Proposed Site Layout

4.0 Design

4.2 Urban Form

The proposed scheme is for six 4 bedroom dwellings. The scheme has been designed to reflect predominant characteristics of the village, namely two storey cottage style properties with larger gardens.

Each property is proposed to be provided with generous private amenity space at both the front and rear of the plots. Extensive landscape is also proposed both within the site and on its boundaries.

The properties have been orientated to front the highway to reflect the settlement pattern along South Side.

4.3 External Appearance

All dwellings will be designed to deliver a contextual response, exhibiting a high level of architectural quality.

Careful specification of external materials and details will be given to develop a scheme that harmonises with its rural setting. A considered palette will comprise of Cotswold stone and some black timber weather board features under red plain tile and slate roofs to create varied and attractive street scenes and roofscapes.

All materials selected will be done so on the basis that the resulting development pays due respect to the local character of the area and reflects the local vernacular.



Proposed materials plan and elevations

4.0 Design

4.4 Sustainability

The NPPF puts emphasis back on sustainability, stating: 'There are three dimensions to sustainable development: economic, social and environmental.' The proposed development has strived to incorporate these three elements in its production.

The scheme will create six high quality, well designed homes in the village of Steeple Aston.

It has been sensitively designed to ensure it assimilates into the surrounding landscape and character of the area and it is considered that the proposed development can be successfully integrated into this location.

Development of the proposed scheme will support the vitality and viability of local facilities and services through local population increase and will create construction jobs in the short term.



STREET SCENE AA
Street Scene from South Side Road (off site)



STREET SCENE AA
Street Scene from South Side Road (on site)

Proposed streetscenes

5.0 Summary & Conclusions

The scheme has been designed with careful reference and respect for the existing village context, but with a clear appreciation and knowledge of contemporary requirements.

Key factors that have been taken into consideration which have informed and influenced the form and scale of the development include:

- Local housing;
- Diverse range of buildings in the area exhibiting traditional architectural styles and forms;
- The context of the site, its topography, existing boundary treatments, hedgerows and trees;
- Off-street, on-plot parking for all dwellings.

In summary the proposals seek to deliver additional, housing stock to the local area that is sympathetic in design and density and sited in a sustainable location.

The design responds sensitively and appropriately to the immediate and wider contexts through a thoughtful and considered architectural proposal.

The proposed scheme will deliver a well-designed, high quality housing development that is attractive, logical and will cater to local housing needs. It is our belief that the scheme is in accordance with all national and local planning policies.

