

Design & Access Statement

Development at:
Land south of South Side,
Steeple Aston,
Oxon

June 2019

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5.0 Summary & Conclusions

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 south of South Side, Steeple Aston.

The proposed development will consist of the erection of 10 residential dwellings (use Class C3) with access off South Side, including a new pedestrian footway, parking and garaging, landscaping and all enabling and ancillary works.

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.

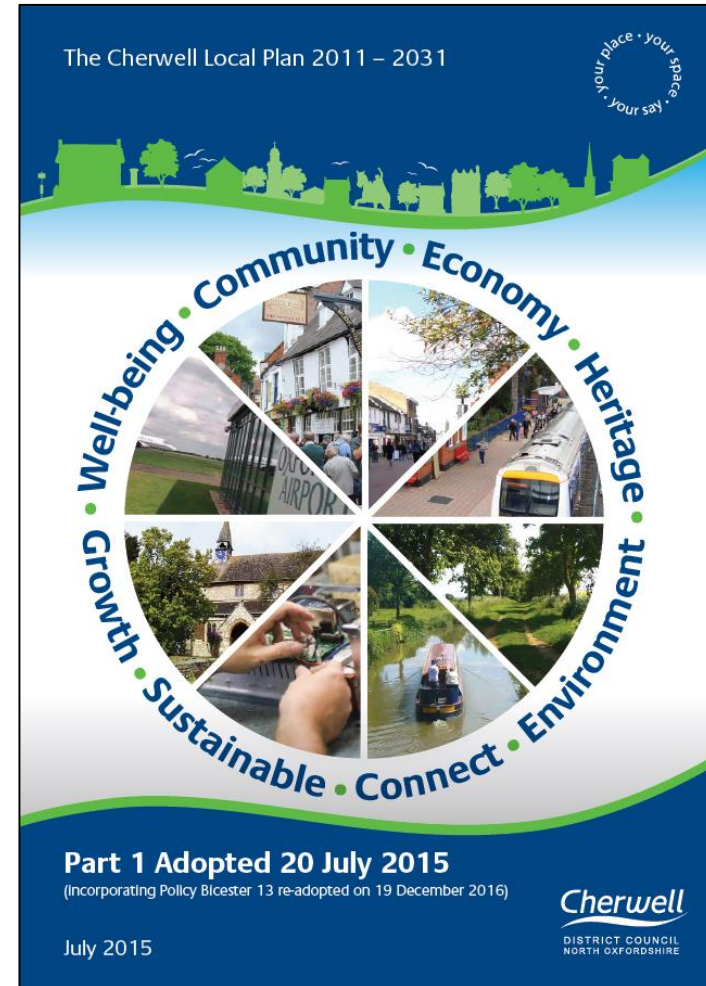
It demonstrates that the proposals are well-designed, policy compliant and appropriate for the its location and context.

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.

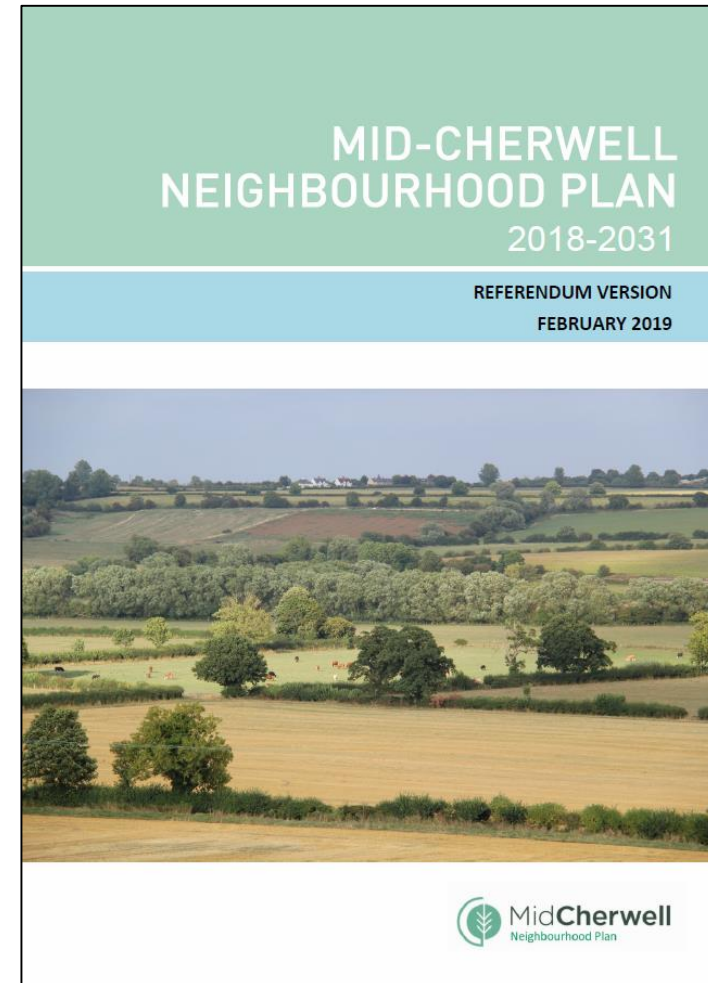
The Council is currently in the process of partially reviewing the existing Local Plan Part 1 in light of Oxford City's unmet housing need. The Plan was submitted to the Secretary of State for Examination in March 2018, with Hearing sessions conducted in February 2019. Given its current status, the Plan is not currently a material consideration in the determination of this application.

The Mid-Cherwell Neighbourhood Plan includes the village of Steeple Aston and passed referendum on 21st March 2019. The Plan is now due to be 'made' and become part of the development plan for the area.

2.2.2 The National Policy Context

The National Planning Policy Framework (2019) 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 centrally along the western edge of Cherwell District, approx. 7.2 miles north west of Bicester and 4 miles south of Deddington.

South Side runs through the southern end of the village on an east-west alignment, connecting to the A4260 to the west which runs to Deddington to the north and Kidlington to the south.

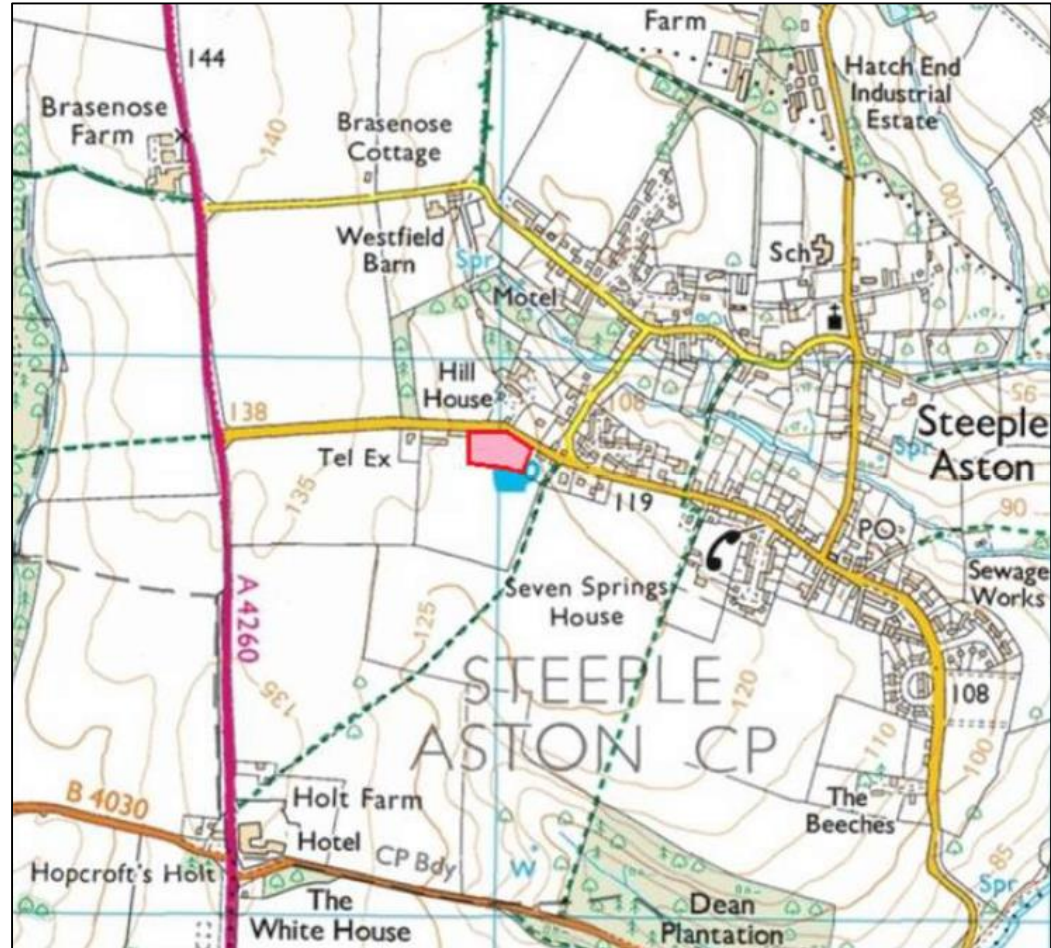
South Side runs through the south of the village connecting the village to the A4260 which connects Banbury to Oxford. Paines Hill/ Firs Lane runs through the village on a north south axis leading to Middle Aston to the north.

2.4 Site Location & Surroundings

The application site is located at the south western edge of the village, on the southern end of South Side Road.

It is situated in between existing built form. To the east is detached residential dwelling, with further residential development beyond further along South Side. To the west is an agricultural building of breezeblock construction on an area of hardstanding with a corrugated sheet metal roof. Beyond this, is the telephone exchange site

On the northern end of South Side, immediately north of the application site, are residential properties along a private road. To the south, beyond the post and wire fence bounding the site are agricultural fields.



Plan showing site location in context of the village

2.0 Assessment

2.5 Physical Context

The application comprises a rectangular-shaped field of scrubland with no current use. There is a small area of existing hardstanding on the site including sheds which are used for agricultural storage.

The site extends to approximately 0.93 ha, is largely level topographically, and contains no notable physical features. Access to the site is currently provided via an agricultural field gate off South Side.

The site is fairly well screened from South Side, bound by a hedgerow and individual trees that form the site's northern boundary. The eastern and western site boundaries also comprise hedgerows, with the rear site boundary formed of a post and wire fence.



Site Location Plan

2.0 Assessment

2.6 Facilities & Services

Steeple Aston is classified as a service village (Category A settlement) in the adopted Local Plan 2031. Such settlements have more services and facilities than other villages in the District.

Facilities and services available in Steeple Aston include:

- A public house;
- Village shop;
- Post office;
- Primary school;
- Village hall; and
- A sports and recreation club and pitch.

The village also includes a church and regular bus services to nearby service centres such as Banbury and Oxford city centre.

Village shop and post office



Village Hall

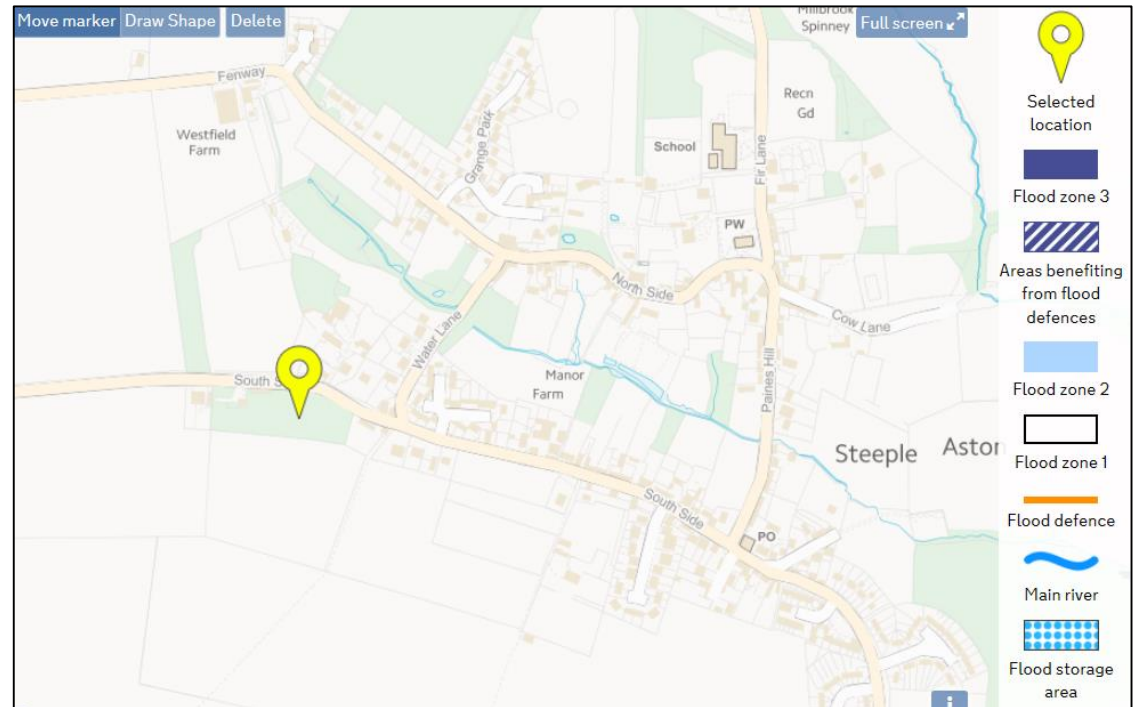
2.0 Assessment

2.7 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 Flood Map for Surface Water Flooding. Accordingly, the site is not considered to be constrained by flooding.

The nearest surface water feature to the development is a shallow land drainage ditch north of the site which runs through the middle of the village. This ditch feature flows west to east and contains a series of shallow ponds. These features do not pose a flood risk to the site.

The nearest 'Ordinary' watercourse to the development is located 440m north of the site. The nearest 'main river' watercourse to the site is the River Cherwell approx. 2.5km to the east.



2.0 Assessment

2.8 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 a bat emergence survey of the existing shed.

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.

Hard standing
near northern
boundary –
looking east



Grass and
scrubland – within
the site

3.0 Evaluation

3.1 Settlement Pattern

The settlement pattern of Steeple Aston is irregular, relatively dispersed and grid-shaped with development along the main routes through the village such as South and North Side / Fenway, and along the connecting link roads of Water Lane and Paines Hill.

The centre of the village is retained as green space comprising fields, a local watercourse, and extended rear gardens of properties fronting onto the 'grid'.

More recently, development in the form of cul-de-sacs have occurred at the edges of the village, notably at Grange Parkin ad Nizewell Head.

Development of the site would continue the linear development along South Side, completing the gap between the telephone exchange site to the west and the existing residential dwellings to the east. Accordingly, the development would be consistent with the existing settlement pattern of the village.



Plan showing the settlement pattern of Steeple Aston (CRDG 2018*)

*Cherwell Residential Design Guide

3.0 Evaluation

3.2 Drainage Strategy

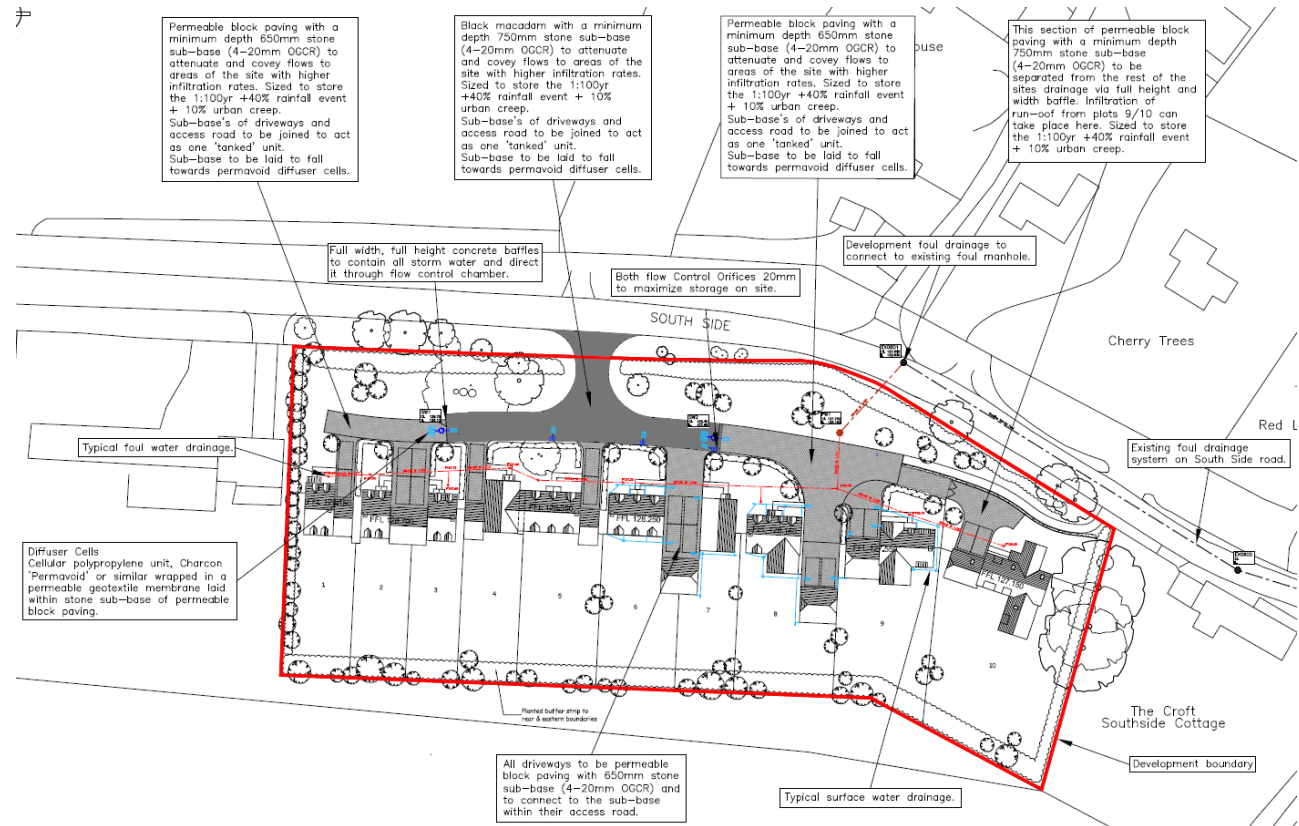
Sustainable Drainage Systems (SUDS) include measures to manage runoff to mimic surface water flows prior to the development and taking into account climate change, such that any increase in runoff is mitigated and flood risk is not increased elsewhere.

Following tests, infiltration as a method of disposing surface water runoff generated from the proposed development is considered to be feasible.

It is proposed that all surface water runoff from roofs and hardstanding areas including driveways and the access road is discharged via permeable block paving.

The system is designed to accommodate a 1 in 100 year plus 40% climate change event (i.e. the additional capacity is added to accommodate a 40% increase in storm intensity due to climate change).

Foul flows will be discharged to an existing public sewer located beyond the north west of the site boundary, within South Side.



4.0 Design

4.1 Layout Plan

The description of development is as follows:

Erection of 10 no. two-storey residential dwellings with access off South Side, including a new pedestrian footway, 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 built form in this part of the village, with residential properties to the east and north, and the MOT garage and telephone exchange to the west.

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.

A single vehicular access serves the residential properties from South Side, with the units fronting onto this access road. Rear gardens extend southwards, contained by the landscape buffer at the southern edge of the site.



Proposed Site Layout

4.0 Design

4.2 Urban Form

The proposed scheme is for 10 residential dwellings of detached and semi-detached properties. The scheme has been designed to reflect predominant characteristics of the village, namely two storey properties in a traditional design with fairly large rear gardens.

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

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

4.3 External Appearance


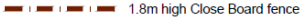

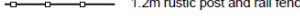







All dwellings will be designed to deliver a contextual response, exhibiting a high level of architectural quality.

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, red brick and black timber weather board under red plain tile and slate roofs to create varied and attractive street scenes and roofscapes.

The front elevations of all proposed dwellings will be finished in Cotswold stone to reflect the existing dwellings along South Side.

All materials have been specifically proposed to reflect the local vernacular and which respect the character of the area.



	FLB First Quality Multi Facing		1.8m high Close Board fence
	Random Coursed Cotswold stone - Grangehill Grey		1.2m rustic post and rail fence
	Black stained timber weather boarding		Shared road - black macadam
	Samaca Classic 50x25 black slate		Harvest Tegula Priora permeable block paving
	Redland Heathland Manor House Mix sand faced concrete plain tile		Bradstone Peak Riven Buff paving slabs (600x600)
	Redland Heathland Wealden Red sand faced concrete plain tile		

Proposed Materials Plan

4.0 Design

4.4 Use & Amount

The proposed scheme is for 10 residential dwellings.

The proposed housing mix is shown in the table (right).

Following discussions with Steeple Aston Parish Council, the mix has changed from the previously submitted schemes. The proposed mix now includes 2 and 3 bedroom properties, in line with the Parish Council's comments, and in accordance with Cherwell District Council's preferred mix in the Oxfordshire SHMA (2014).

4.5 Scale & Massing

The properties are two-storey high and comprise detached and semi-detached homes.

The proposed layout demonstrates that the 10 units fit comfortably on the site, maximising the potential of the site whilst providing a good range and mix of properties in terms of size and scale.

4.6 Density

The dwellings are proposed at a density of 10.8 dwellings per hectare which is entirely in keeping with the local context, settlement pattern and edge of village location.

Table showing proposed housing mix

UNIT TYPE	QUANTITY
2 Bed	2
3 Bed	5
4 Bed	3

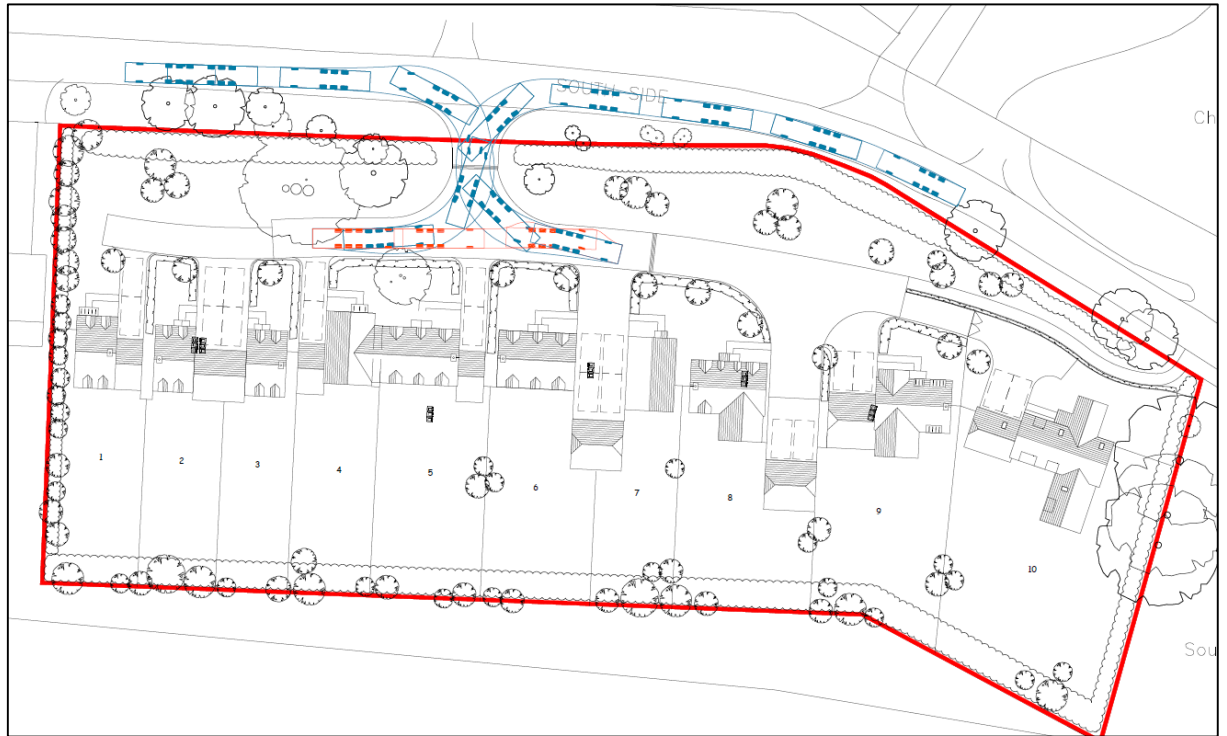
4.0 Design

4.7 Access, Movement & Road Hierarchy

Vehicular access for the development is proposed to be taken directly from South Side via a simple priority T junction. Sufficient visibility splays are achievable in both directions of the site access / egress. Refuse collections will take place within the site, with the access road designed to allow a refuse vehicle to enter the site, turn and exit in forward gear.

A new pedestrian footway is proposed along South Side which would enable safe pedestrian access from the development to the rest of the village to the east. The proposal comprises a new 1.2m footway along the highway verge, starting from the front of plot 10 which then becomes a 1.5m 'virtual footway' in buff colour with reflective studs. A new priority give-way built out is proposed along South Side which would give priority to vehicles leaving the village. Appropriate signage is proposed in both directions and at either end of the application site to inform drivers of the system.

Each property is to be provided with its own dedicated onsite parking within its curtilage. The proposed level of parking exceeds the County Council's adopted parking standards, with at least 3 spaces provided per dwelling, in the form of garages and driveway parking. In respect of these matters, the parking and access arrangements are considered to be acceptable and consistent with relevant policy.



Swept Path Analysis from accompanying Transport Statement

4.0 Design

4.8 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.

Social:

The scheme offers new housing opportunities within a village location. The proposed mix of 2, 3 and 4 bedroom homes is in accordance with the preferred SHMA mix for Cherwell District and reflects discussions with the Parish Council. It also facilitates a new pedestrian footway from the site along South Side to the rest of the village.

Environmental:

The proposed development has been sensitively designed to ensure it assimilates into the surrounding landscape and character of the area. It is considered that the proposed development can be successfully integrated into this location and therefore meets the requirements of both national and local planning policy.

Economic:

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.

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;
- Linear development form along South Side;
- 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 relevant national and local planning policies.