



CLANFIELD CLOVER COURT

RESERVED MATTERS DESIGN & ACCESS STATEMENT
MAY 2021

Foreword

We are delighted to present this Design and Access Statement setting out the reserved matters for Land at Clover Court, Clanfield and its capacity and suitability to deliver a small, bespoke and sensitive residential development in this area of West Oxfordshire.

This Design and Access Statement builds on the existing outline planning permission (19/00115/OUT) for 4 dwellings which was granted at appeal in May 2020, analyses the design issues associated with the Site and sets out the detailed design of the scheme.

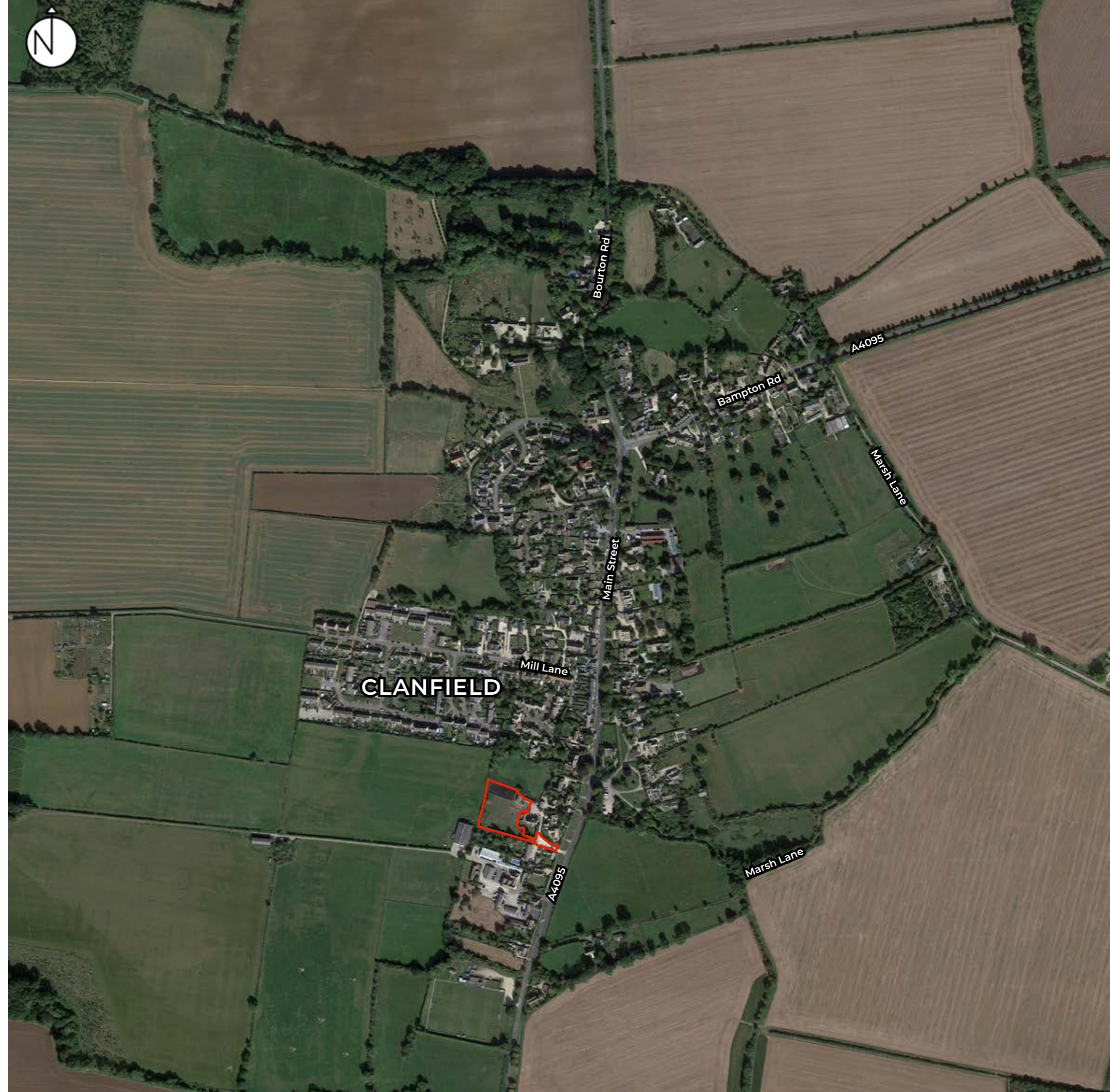
We have explored the local character of the settlement and considered the West Oxfordshire District Council Design Guide, which provides direction on the vernacular placemaking that can be found in the District and within Clanfield itself.

We are cognisant that any development in Clanfield must be designed with an understanding of the place and a sensitivity to surrounding historic context.

Settlements cannot stand still and we have a duty of care to provide housing in the District for current and future generations. This should be delivered sensitively and sustainably and our team is passionate about bringing this site forward as a legacy for Clanfield.

This is a fantastic opportunity to create a well designed place that seamlessly connects with Clanfield and supports the future growth of the District, the surrounding nearby District Centres and the local communities.

Prepared by:



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Introduction



Introduction

Site Description

The Site is located in the village of Clanfield, West Oxfordshire and is accessed from Bushey Drive, an existing private road itself accessed from Main Street.

The Site comprises a paddock, menage, barn and stables. It is associated with the existing dwelling, Clover Court. The Site and the dwellings which comprise Bushey Drive fall within land which was historically within the curtilage of Bushey Farmhouse. These dwellings were developed between 1988 and 2000.

The topography of the Site is broadly flat, and the land has been in equine use since at least 1977. Several structures exist; a stable block built in 1993; a concrete muck enclosure built prior to 2004; a barn built in 2006 and a ménage built in 2007. The lawful equine use of this land was confirmed in August 2018 by a Certificate of Lawful Development (18/01903/CLE).

The stable block and ménage are no longer in good condition. The barn, which is of steel and concrete block construction, is far from aesthetically pleasing and dominates the Site.

The existence of permanent structures on the Site and its equine status qualify the Site as Previously Developed Land (Brownfield Land), as defined by the National Planning Policy Framework (NPPF).

The site enjoys a robust mature tree / hedge line to the southern boundary

beyond which lies the residential garden of Elder Barn, the buildings of Windmill Farm Conference Centre, Lower Farm and a number of dwellings.

The western boundary marks the threshold with agricultural arable land which extends to the west beyond which, to the southwest corner of the Site, stands a large modern agricultural barn.

The northern boundary abuts a small field, beyond which lies further residential development.

To the east lies the existing dwellings which make up Bushey Drive. These are Bushey Farmhouse, Elder Barn, Clover Court, Thistle Dew and Bramble Cottage.

The Site is identified by the Environment Agency (EA) flood map as being fully located within Flood Zone 1. According to the EA Indicative Floodplain Map, there is a 'Low Probability' of flooding in this area, with a less than 1 in 1000 annual probability of flooding.

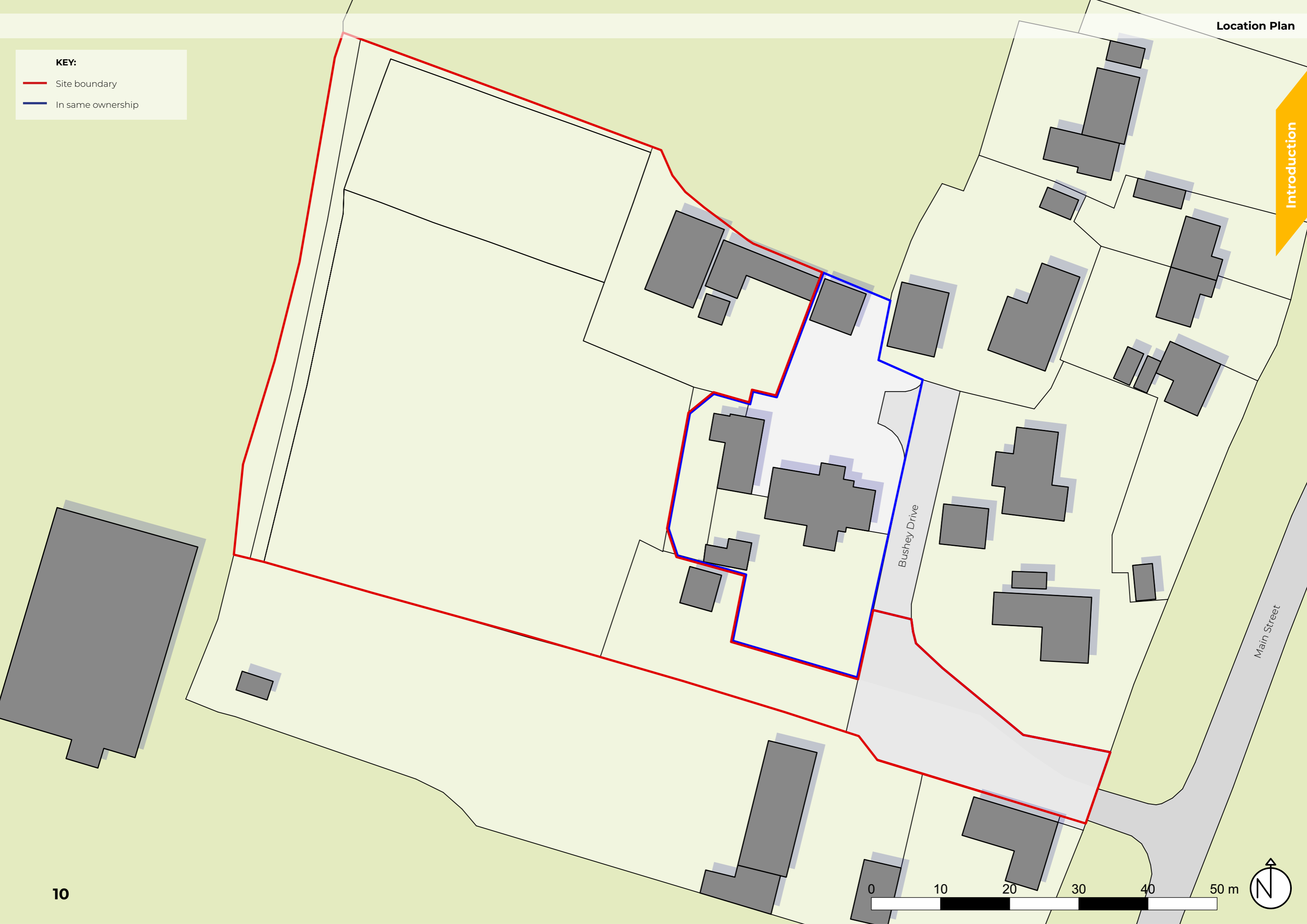
As such there is not considered to be any fluvial flood risk associated with the Site and therefore all land uses are considered to be acceptable.



KEY:

- Site boundary
- In same ownership

Introduction



Barn, stabling and curtilage



The Paddock



Paddock to the north of the Site



Looking south to Clover Court



Entrance to the Site from Bushey Drive



The Paddock looking south to mature vegetation



Rear development in Clanfield



Rear development precedent



Local Services & Facilities

Several essential services and facilities can be found within Clanfield.

The St Stephen's parish church is located on the northern edge of Clanfield. The village also has Blakes, a popular cafe / coffee shop which incorporates a post office and village store.

Clanfield Church of England Primary School was founded in 1873 and was reconstructed and enlarged in 1991. With Pre-School and Primary School, Clanfield is an ideal location for families.

The Plough Hotel has recently been renovated and reopened as the Double Red Duke. It is a notable three-bay property built of Cotswold stone around 1660.

The village has a football club, Clanfield F.C, whose ground located on the Radcot Road. Clanfield also has a Women's Institute.

A series of footpaths and cycling routes exist around Clanfield and connect with surrounding villages, hamlets and farms. Larger settlements such as Bampton (3.5km north-east) and Carterton (5km north) can be reached by road.

A greater diversity of services and facilities can be found in these larger settlements, from GP surgeries and pharmacies to supermarkets and cafés.

There is a bus stop in the centre of Clanfield with services to Carterton and Witney.

The rural village situation of Clanfield provides the charm and tranquillity of the countryside, with the opportunities of connections to larger towns, making the Site a desirable place to live and a sustainable location for new homes.

KEY:

- Site boundary
- 1 Clanfield CE Primary School
- 2 Clanfield Pre-School
- 3 Public house
- 4 Hotel
- 5 St Stephen's Church
- 6 Post office
- Bus stop
- ⋯ Public footpaths



Historical Growth of Clanfield

To ascertain appropriate development for the Site it is important to analyse the **growth of the settlement** and the surrounding context of the Site.

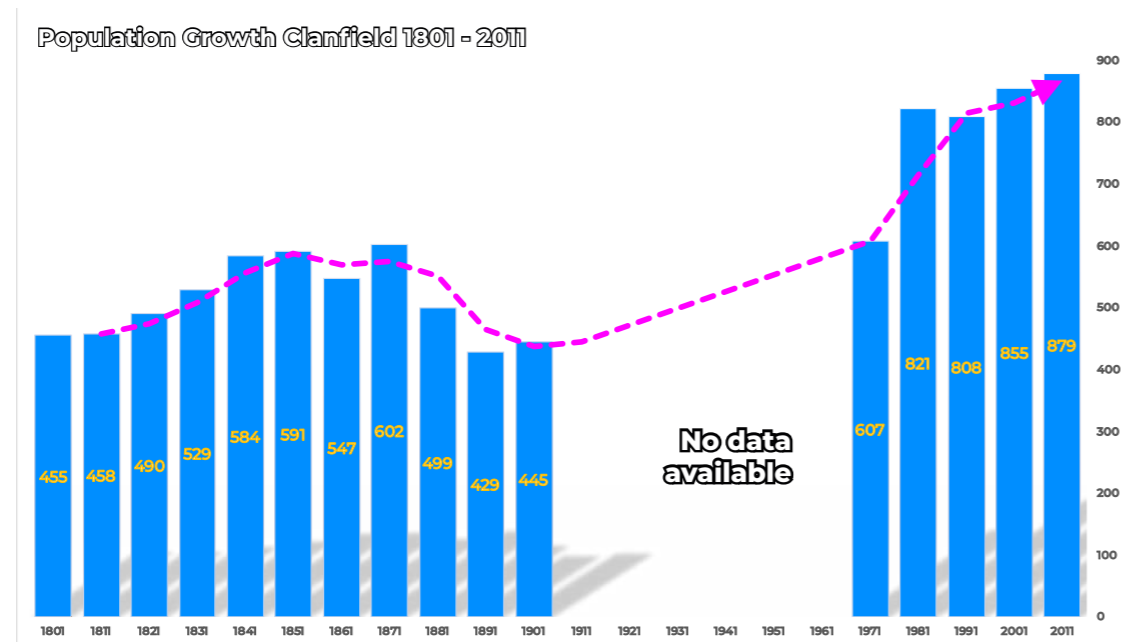
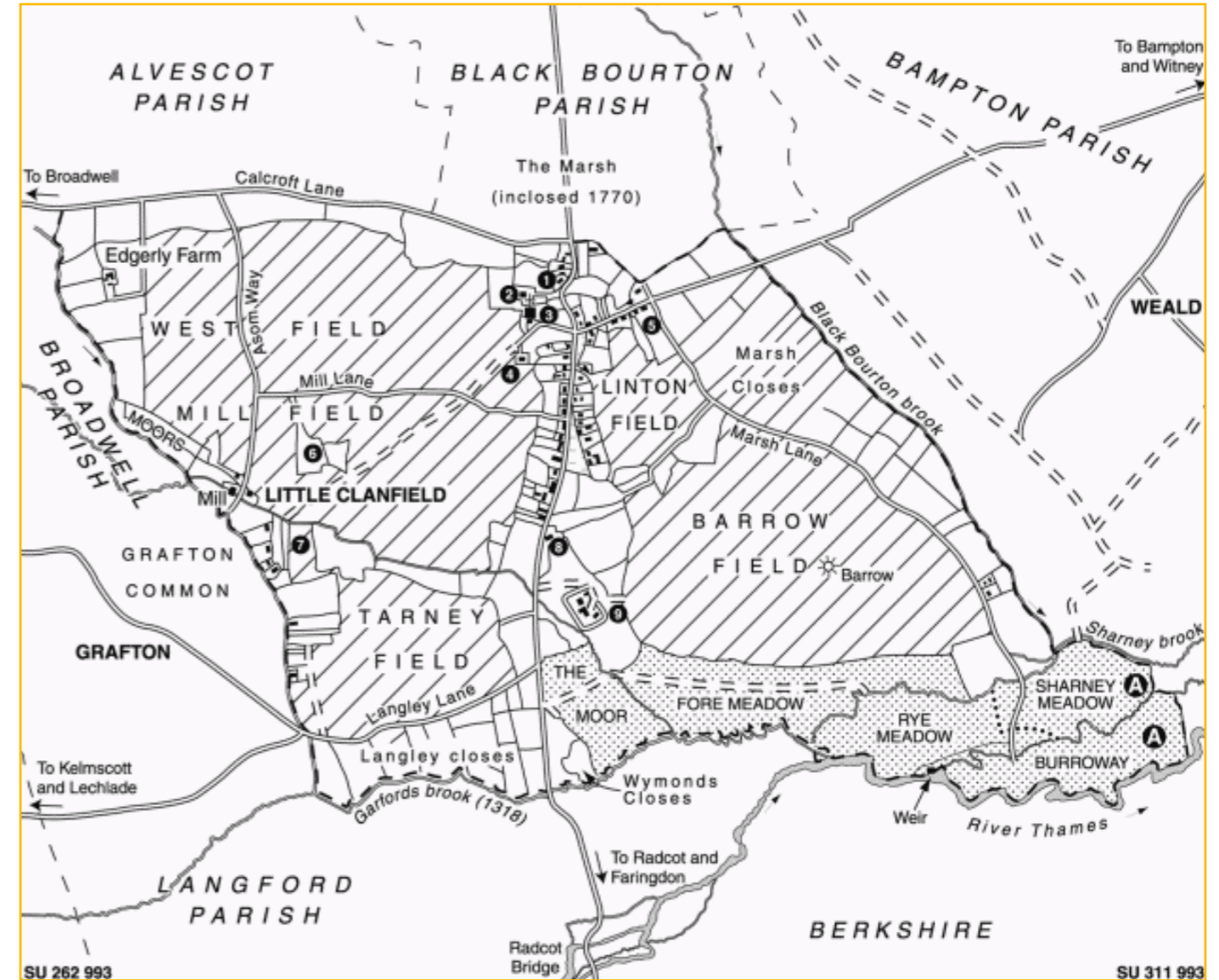
Clanfield is assessed as a "Village" in the WODC settlement hierarchy. Of the 41 settlements in West Oxfordshire, Clanfield is ranked as the **17th most sustainable, based on its facilities and its unconstrained nature.**

The population of West Oxfordshire is an ageing population, this is also reflected in the settlement of Clanfield. In analysing historical population growth we found the village has grown at a slow pace over the last 200 years. In 1801, the population of Clanfield was 455; today, it is only 879. An increase in 424 inhabitants, 193% or approximately 176 dwellings. The table below shows the growth in population over the last 200 years. Such a low level of population growth is not sufficient to ensure the settlement retains its vitality.

As a comparison, other villages which are ranked with a similar (in most cases lesser) level of sustainability in the WODC settlement hierarchy have a enjoyed a greater level of growth, such as Brize Norton, which has increased by 207%, Aston, which has increased

by 220% and Stonesfield (ranked 5 places less sustainable than Clanfield) which has grown by 408% in the period between 1801 and 2011.

The drawing to the right-hand side illustrates Clanfield Parish before inclosure in 1839. The characteristic settlement shape of Clanfield can be seen on this plan. It is also clear to note that there is an evident pattern of "old enclosures" and associated houses with paddocks, which run along the spine road of the settlement.



There is no less development to Main Street on the south of the settlement as the north. It is also clear to note on this drawing that the land outside of the settlement boundary edge is annotated in the key as **“open-field arable”**.

This is clear evidence that there has always been a distinct difference and definition between the character and appearance of the land inside this historic settlement boundary, the **“old inclosures”** versus that to the outside, which is classed as **“open-field arable”**. The image to the right marks out the historic settlement boundary/old enclosures from that of the open countryside.

In addition, this boundary has been overlaid upon the current aerial imagery of the settlement, which shows how development post-1839 has taken place generally within this historic settlement boundary.

Mill Lane is the exception that has stepped outside of the historic boundary creating a development that is not in character with the surrounding landscape or boundaries.

The village of Clanfield lies within the Thames Vale Architectural Character Area. In the WODC Design Guide, this is classed as the following;

“The flat, predominantly agricultural landscape is made up of floodplain pasture and vale farmland and overlies heavy clay, river gravels and silts.

*The character of the landscape has largely been **determined by the process of Enclosure**. Large fields of regular shape with a strong structure of hedgerows are crossed by long, straight roads...*

This evidences the character and influence that inclosure had in this area of West Oxfordshire.

With such an agricultural history to the District, it is important to look at the character and **development patterns that followed after inclosure**. The image to the right shows Clanfield Parish after inclosure and is sourced from “The first fields in an Oxfordshire Parish” by Ernest A. Pocock.

The text explores enclosures and boundaries within the village of Clanfield, of which Pocock was a landowner. He examines the agrarian history and heritage of farming and describes the settlement boundary and inclosure of Clanfield through its historic “balks”. The definition of a balk is:

“BALK (BAULK). An unploughed piece of land in a common arable field, with various uses: as an access path, by which a tenant could reach his land (known as a FOOTBALK); a boundary between shotts, strips, and other units of arable; or merely places which are unsuitable for cultivation. Balks were often grazed by tethered animals.”

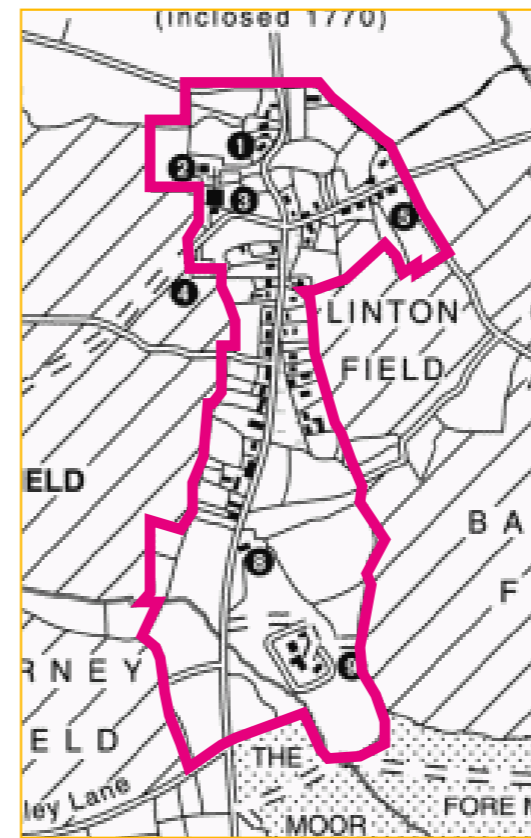
In Pocock’s study of Clanfield, he explored the historic growth of balks with Mr David Sturdy of the Ashmolean Museum and concluded that balks tended to “...rise when they approached a hedge ... the rise on a headland occurs simply because of the accumulation over the years of dirt cleaned off the plough ... in short, the balks in my fields were the headland boundaries of old furlongs, dating from before the enclosure of 1839.”

In 1963, Pocock carried out a walkover survey of Clanfield and a desktop aerial survey and produced a map of the balks across the village, marking out boundaries and balks used for access.

Pocock’s map seen here to the bottom right also includes the historic land furlong names. The Site subject of this application sits to the east of Mill Field. Pocock also produced individual drawings of the larger furlong areas, indicating the further breakdown of Mill Field into its original field names.

A close-up view of Mill Field is included overleaf. The Site is located to the east of an inclosure named “town” and described as; *“On the east, there was already a barrier of furlongs: the furlong under the houses, Town (S), Home (T), and Sands (R) furlongs...”*

This evidence and the associated drawings included from Pocock’s study is demonstrates that the western boundary of the Site is a defined historic boundary which was created through the ploughing of the open agricultural land to the west outside of the historic



Pre inclosure map of Clanfield showing differentiation between old inclosure and open countryside.



Aerial image of Clanfield showing differentiation between old inclosure and open countryside.

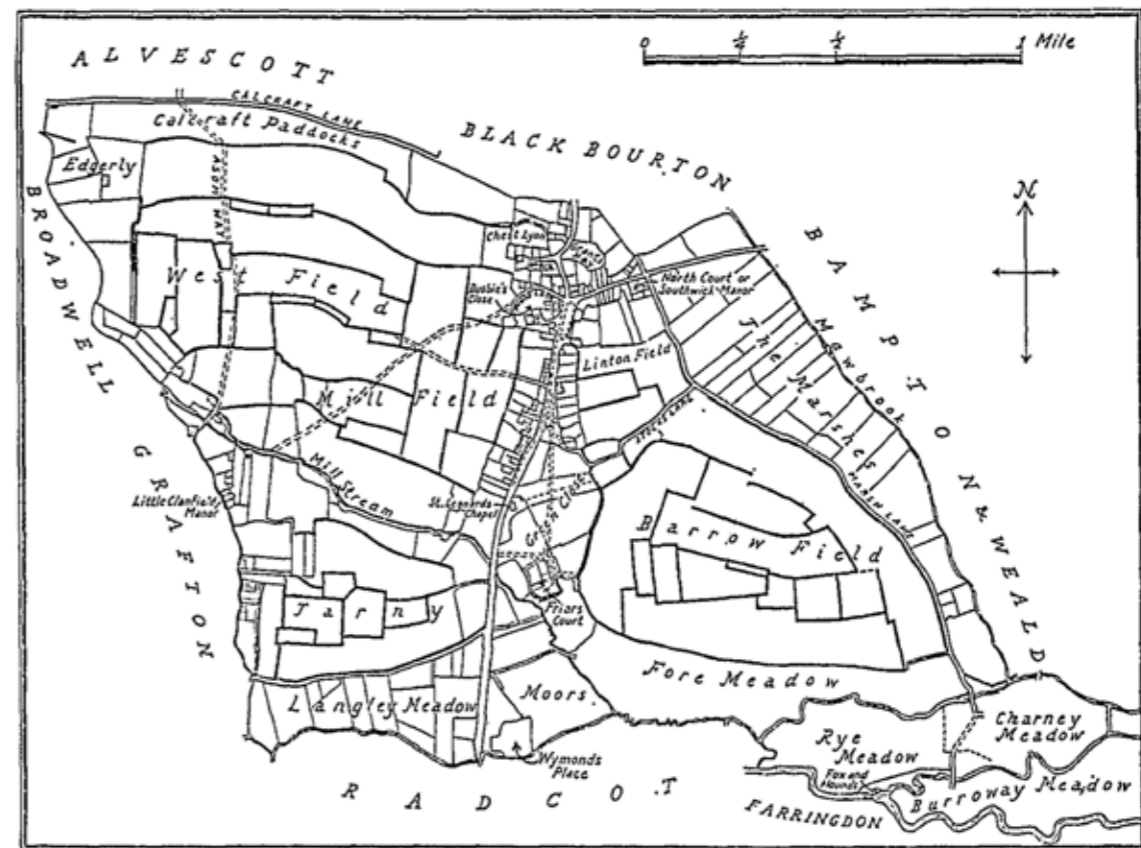


FIG. I

CLANFIELD PARISH

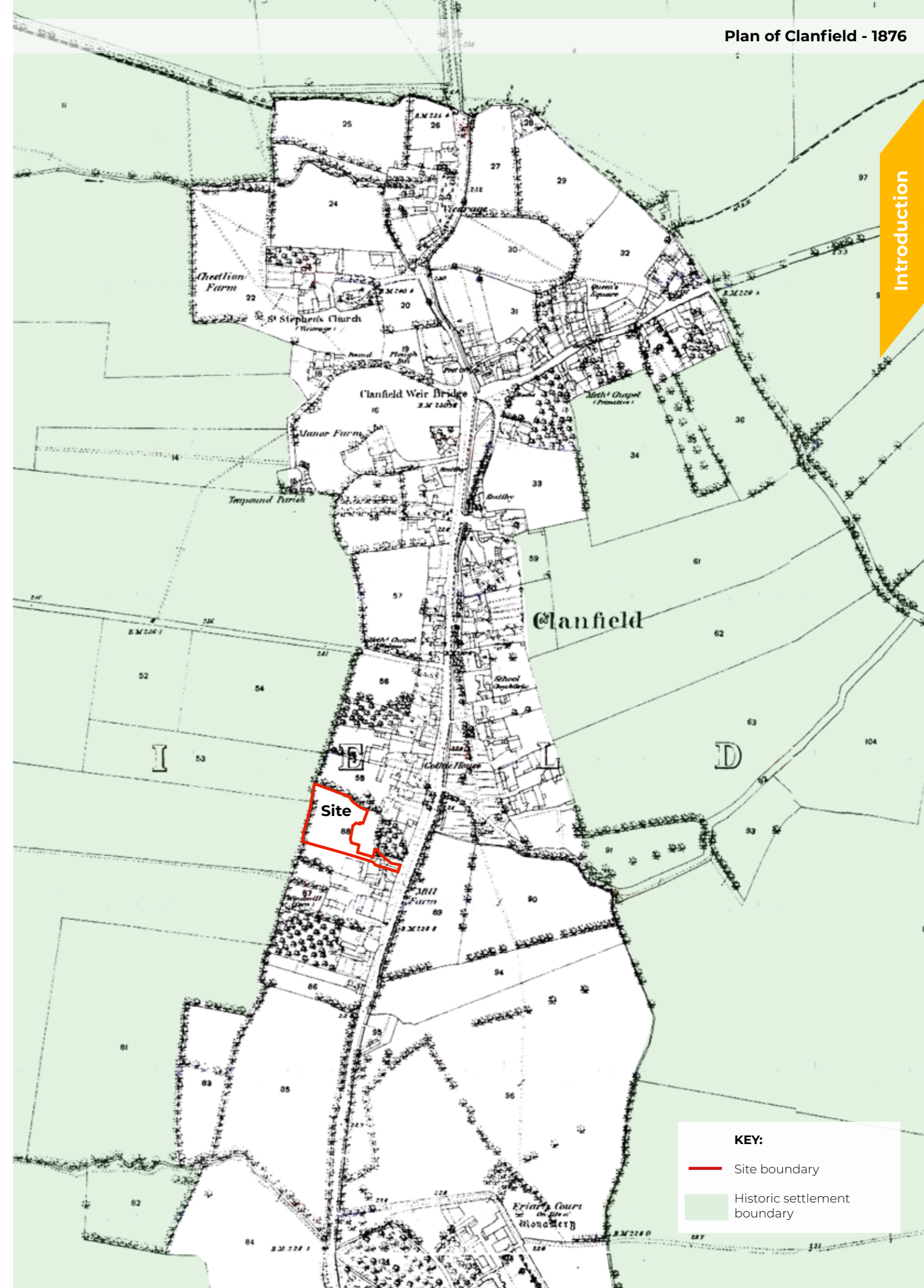
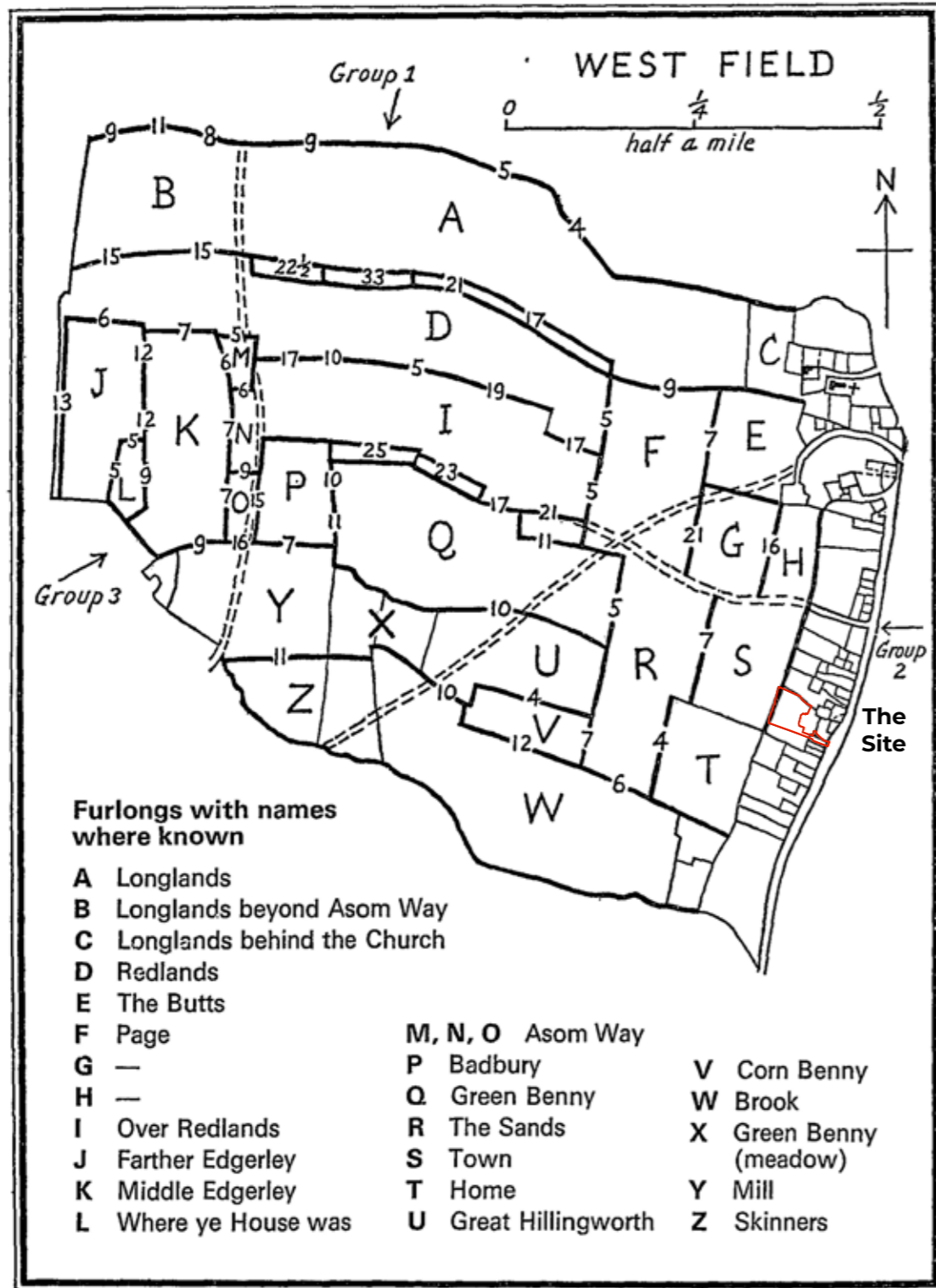
Note. The thick black lines indicate balks, the dotted lines old paths.

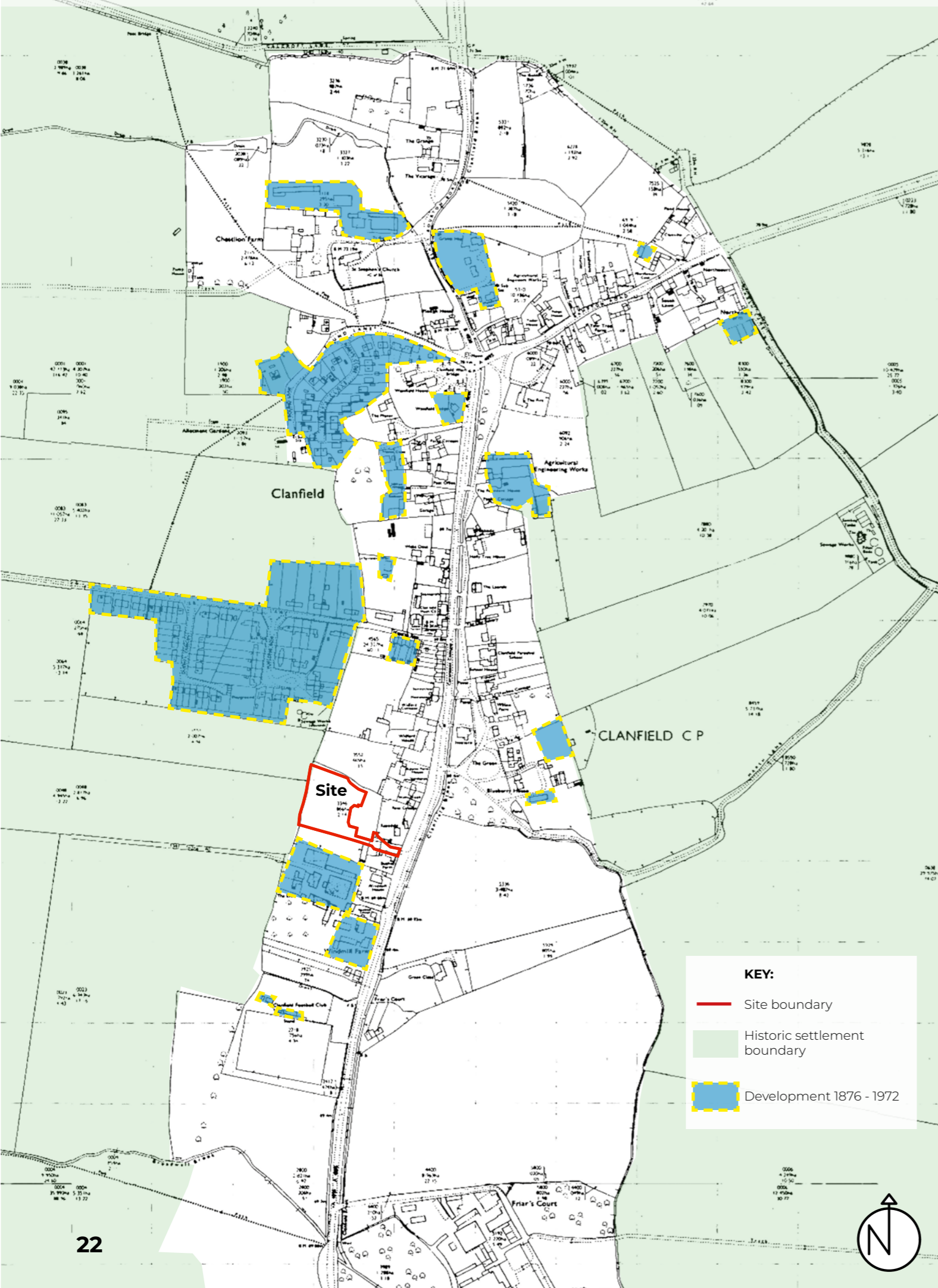
settlement boundary. The open countryside character is very different from that of the Site, which is previously developed paddock. This is clear even in the size, scale and shape of the historic field boundaries and enclosures.

The following sequence of historic maps illustrates the development of Clanfield between 1876 and today, noting that the development growth sits within and fills over time, those paddocks marked as old inclosures on earlier maps. Whilst the perception is that there has been

a larger cluster of development to the north, this is incorrect. It is that the original paddocks and inclosures are deeper to the north, appearing larger.

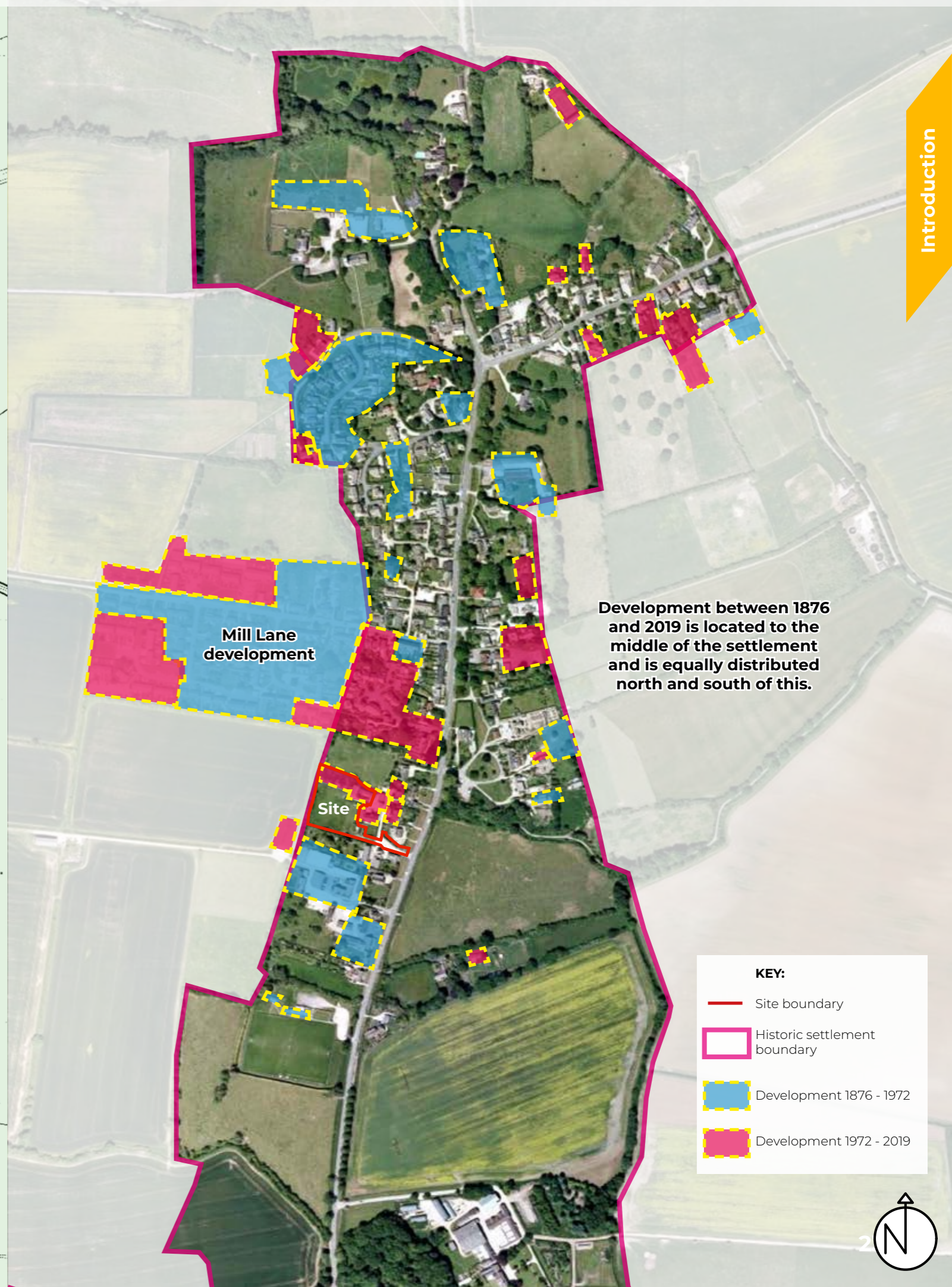
At no time does development step past this historic boundary apart from in the case of Mill Lane, which exceeded the settlement boundary. The map of 1876 shows a clear development edge marked with established vegetation.





KEY:

- Site boundary
- Historic settlement boundary
- Development 1876 - 1972



KEY:

- Site boundary
- Historic settlement boundary
- Development 1876 - 1972
- Development 1972 - 2019

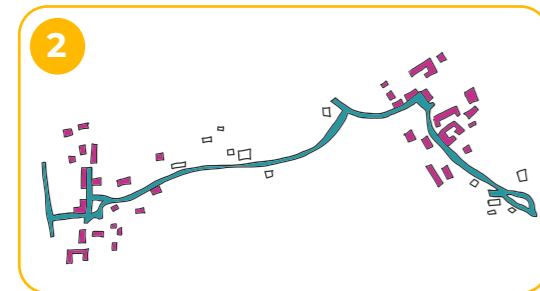
Development between 1876 and 2019 is located to the middle of the settlement and is equally distributed north and south of this.

Settlement Type; Pattern

As summarised in the West Oxfordshire Design Guide, there are **four main settlement patterns within West Oxfordshire**. Understanding Clanfield's settlement type (both its **pattern and location**) was crucial when designing the proposed new addition to the settlement.



'**Nucleated** settlements are compact, with less dense development on the periphery of the central core. Historically, the core may have been formed by a church or manor house'



'**Poly-focal** settlements have more than one original core or 'end'. Historically, these may have developed around several manorial holdings or farmsteads some distance apart, subsequently attracting growth around them.'



'**Linear** settlements have a distinctive ribbon form, and develop along both main roads and the smaller side roads that branch off these routes. Development may only be a single house deep on each side thereby allowing significant views into the landscape beyond.'



'**Dispersed** settlements are characteristic of West Oxfordshire, with original manors or separate farm groups forming key but distinct elements. Around and between these groups accumulated loose patterns of cottages and scattered houses.'

Clanfield is a nucleated linear settlement that is compact around its central core to the north and has a 'tail' to the south. New development branches west along Mill Lane.

Settlement Type; Location

Clanfield is located on a low-lying land north of the river Thames.



'The **low-lying** or **floodplain** settlements are generally found in the Thames Vale character area. This landscape is open, expansive and essentially flat, and the settlements here lie mainly between the 60 and 75 metre contours.'



'The **enclosed** or **valley** settlements occupy the mainly open, rolling landscape of the Limestone Wolds, together with the Ironstone Valleys and Ridges and the Nothern Valleys and Ridges. All are visually contained by their topography.'



'The **hill terrace/ spur** settlements are generally located on open hillsides. This location type is not visually enclosed; rather the settlements tend to occupy open, flat hill terraces, and are contained within contours.'



'The **open wolds** settlements all occupy the Limestone Wolds character area, in landscape that is open, expansive and gently undulating. The settlements here are neither visually enclosed nor contained within contours; rather they range loosely over the landform.'