
2 Design Evolution



Design Evolution

Planning Context

Policy OS2 of the West Oxfordshire District Council (WODC) Local Plan states that;

"The villages are suitable for limited development which respects the village character and local distinctiveness and would help to maintain the vitality of these communities."

The villages within West Oxfordshire need suitable, sensitive development to provide sustainable growth and housing for future generations. West Oxfordshire has an ageing population as stated in the WODC demographic projections from the 2011 census. We have a duty to attract more young families to the rural areas in order to ensure a sustainable future for communities, local businesses and amenities.

Policy OS1 and Policy OS2 of the WODC Local Plan refer to the presumption in favour of sustainable development and the latter includes a series of general principles to which this development does comply; Development should:

"Be of a proportionate and appropriate scale to its context having regard to the potential cumulative impact of development in the locality".

As previous growth patterns in the village show, this application and proposal, and its locality is proportionate and of an appropriate scale and will have less impact on the character and setting of the settlement than other developments that have taken place in Clanfield.

"Form a logical complement to the existing scale and pattern of development and/or the character of the area".

With reference to the historical narrative in this document which analyses the patterns of development in the settlement and clearly outlines that the development of this Site is a natural organic pattern of growth that follows the precedent of growth seen since the 1900's.

"As far as is reasonably possible protect or enhance the local landscape and the setting of the settlement/s".

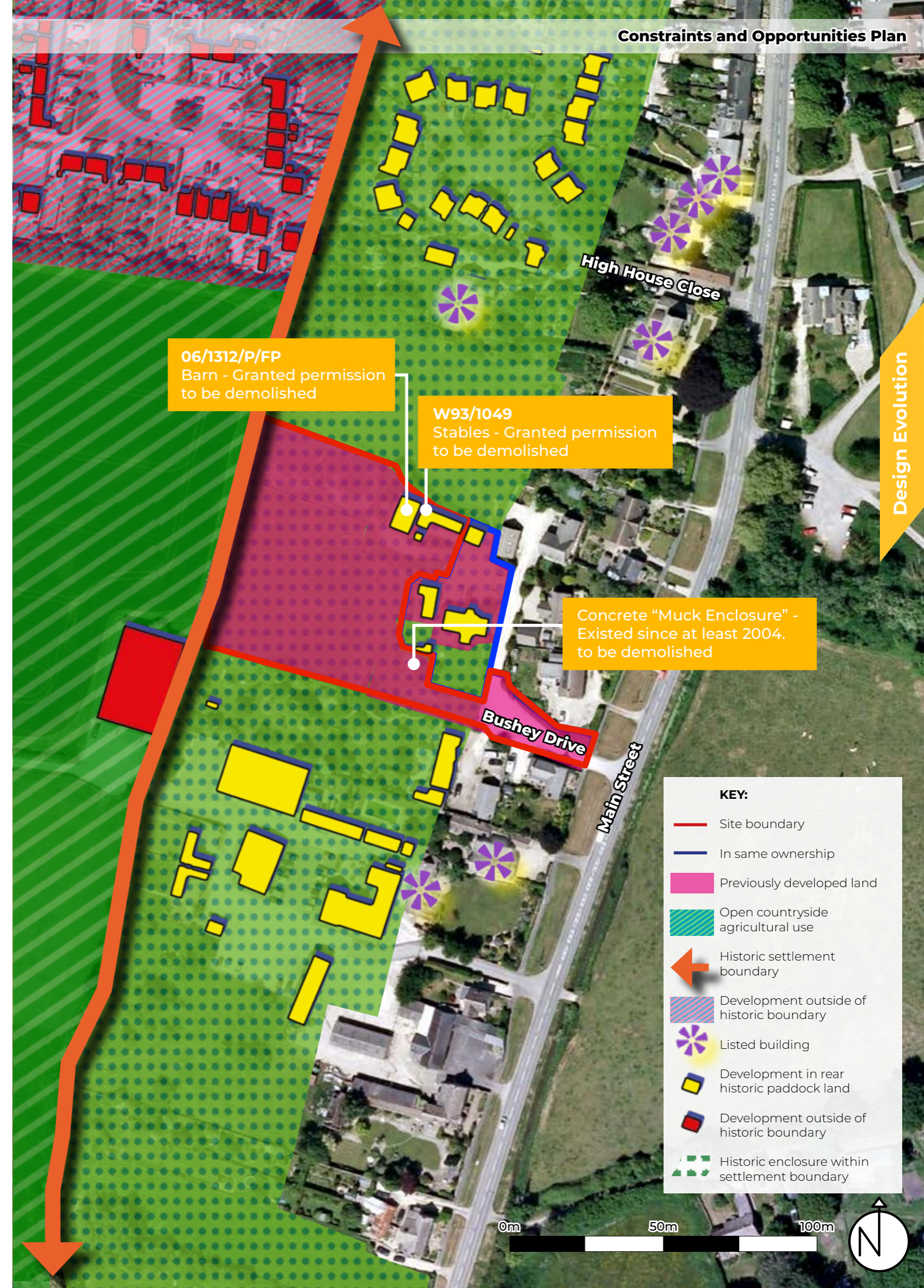
This proposal can protect and enhance the local landscape character and the setting of the settlement. Only glimpsed views of the Site can be achieved from within the settlement and from the nearest footpaths.

"Not involve the loss of an area of open space or any other feature that makes an important contribution to the character or appearance of the area".

The Site falls within the historic settlement boundary, follows patterns of growth on existing paddock land and does not make an important contribution to the character or appearance of the area.

"Conserve and enhance the natural, historic and built environment ..."

The proposal does not harm the natural or historic built environment and follows the natural patterns of growth in the settlement.



KEY:

- Site boundary
- In same ownership
- Previously developed land
- Open countryside agricultural use
- ← Historic settlement boundary
- Development outside of historic boundary
- ★ Listed building
- Development in rear historic paddock land
- Development outside of historic boundary
- Historic enclosure within settlement boundary

Beyond the field to the north of the Site lie two listed buildings, the Setting Barn and Widford House. These heritage assets were a matter in a dismissed appeal on that field in 2015, however, in the granting outline planning permission on this Site the Appeal Inspector found: *“I note that there are a number of statutory listed buildings within the area including Setting Barn, Widford House, Windmill House and Windmill Barn. The appeal site is separated from these heritage assets by a field to the north and existing built form to the south. Whilst the proposal has been submitted in outline form I am satisfied that the proposed development would not affect the setting of nearby listed buildings given this separation.”*

Policy H2 of the Local Plan 2031 allows for residential development in villages such as Clanfield in a number of circumstances including:

“On previously developed land within or adjoining the built up area provided the loss of any existing use would not conflict with other plan policies and the proposal complies with the general principles set out in Policy OS2 and any other relevant policies in this plan”

The Appeal Inspector, on his analysis, found that the Site in its entirety qualified as Previously Developed Land, and that the proposed development did not conflict with other plan policies and complied with the general principles of Policy OS2.

Whilst the Appeal Inspector acknowledged that there would be a degree of urbanisation he went on to state: *“there is no reason to suggest that an appropriate scale, design and layout could not be secured at reserved matters stage that reflects the surrounding context and local distinctiveness. The development, whilst increasing the depth of built form, would not undermine the appreciation of the linear built form or the countryside beyond.”*

The Local Plan allows for and depends on small scale “windfall” development sites such as this. The Appeal Inspector confirmed that this proposal accorded

with that Local Plan intention. Such small “windfall” sites form an essential part of Local Plan housing delivery and will be needed through the plan period.

With regard to the matter of local character the Appeal Inspector was clear in his findings that:

“I acknowledge that the site and the field to the north are largely open. However, the proposed development would be modest in scale and read against a backdrop of existing development. It would not, in my view, lead to an unacceptable narrowing of the gap between the sprawling village core and the linear part of the village. The linear form would remain largely unaltered and the difference between the two parts of the settlement would still be very much apparent. The proposed development would not unacceptably alter the established layout or character of the village.”

“Whilst the site is largely open and located on the edge of the village, it is an ordinary equestrian field with no evidence to suggest it is a valued landscape including whether it comprises pasture associated with the district’s historic wool trade. In my view it does not make an important contribution to the setting of the village. By the same token it also does not contribute to the wider agrarian landscape which provides an intrinsic landscape setting to the village.”

“I note the Council’s comments that Clover Court, Bramble House and Thistle Dew have ignored historic principles, but they are nonetheless notable features that make up part of the area’s character and appearance. As such, I am satisfied that the proposed development would form a logical complement to the scale and pattern of development in this part of the village.”

“The proposed development would not encroach into the surrounding agricultural fields and countryside and would be relatively well contained with limited localised views from nearby properties. There would be longer range, albeit only glimpsed views of the development and moreover, it would be viewed against a backdrop of

existing houses. As such, I am satisfied that the proposed development would successfully integrate into the village and not result in landscape harm.”

“The Framework acknowledges that there will, at times, be a conflict between making the most efficient use of land and development reflecting the prevailing character and appearance of an area. In this instance a development of 4 dwellings would be proportionate and appropriate taking into consideration the character of the village and its immediate context.”

It is, therefore, clear that the Site has been found to be suitable for the small scale windfall development expected by the Local Plan and that such development can be brought forward without harm to the character or setting of the village.

In summary, the Application Site;

- Is **previously developed**;
- Is **not constrained by any impact on listed buildings**;
- Is **not** in the open countryside;
- Has a **safe and deliverable** access;
- Does **not** affect the amenity of nearby dwellings; and,
- **Is** a sustainable and sensitive proposal on a **windfall site** which follows the historical growth patterns of the settlement.

3

Masterplan Strategy



Masterplan Strategy

BIODIVERSITY ENHANCEMENTS

Consideration has been given to biodiversity matters.

A range of biodiversity measures including improvement of existing hedgerows, new native multi-species hedgerows, bird and bat boxes, areas of wildflower meadow and native tree species are included in the masterplan.



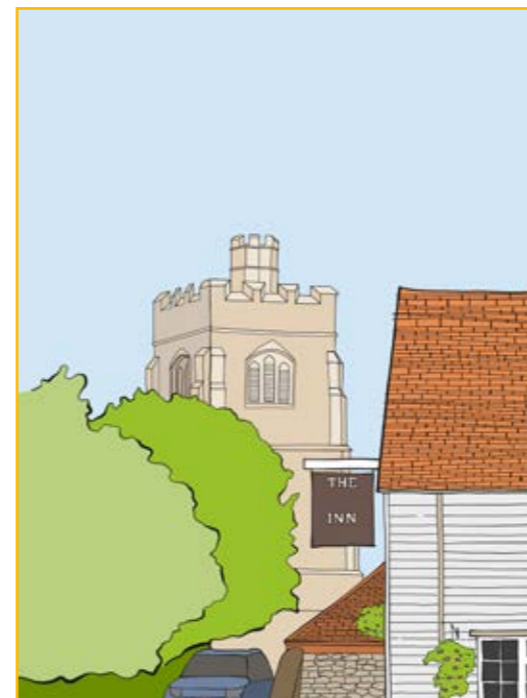
A SENSE OF COMMUNITY

The development will provide family housing that reflects the existing context and supports the continued vitality of the services and facilities within Clanfield.



LEGACY OF THE PLACE

Protecting and enhancing the rich historical heritage will be vital to creating a place that merges into its surrounding rather than providing hard edges. Significant consideration has been given to maintaining the distinctive character of the Parish.



DIVERSE LANDSCAPE FOR PEOPLE AND WILDLIFE

The carefully considered layout will create a quality place and a strong sense of identity for the development.



Final Masterplan

The masterplan has been carefully designed to respond to the existing context in layout, landscape, density, scale, massing and architecture.

The landscaping will be soft and native with a formal structure of hedge and tree planting throughout the development. The introduction of these new hedgerows and planting will provide additional softening and a native character to the landscape.

This will promote good neighbourhood placemaking to the benefit of residents and the wider community.

Drainage will be suitable mitigated through a suitable attenuation and infiltration scheme.

A further benefit of developing this Site is that an increase in the village population will help maintain the viability, sustainability, and vitality of the settlement by increasing local spending and use of local facilities and businesses.

Housing Strategy

The dwellings have been designed to reflect the character and aesthetic qualities of the wider area and honour design features of the settlement. High quality, vernacular materials will aid the integration of this development within the settlement.

The masterplan proposes a variety of two different house type designs, providing a suitable variation to the appearance of the development. The internal layouts are designed to meet and exceed the National Minimum Standards and have considered market preference and modern ways of living.

Homes are designed to allow flexibility and adaptation to encourage residents to stay for longer depending on life circumstances.

Hard Landscape Strategy

Driveways will be surfaced with golden Flint across the Site providing a softened appearance with the benefit of permeability. The access way will be asphalt to provide the longest possible life, drained to gravel infiltration trenches at each side.



Soft colour pallet



Natural stone materials



Hedgerow borders



Gold flint driveways

**Local Character;
West Oxfordshire Design Guide
(2015)**

'The architectural and landscape character of West Oxfordshire is chiefly determined by the underlying geology, with corresponding variations in traditional architectural forms in different parts of the District.'

The West Oxfordshire Design Guide describes the variations in traditional architectural forms of four parts of the District. It is paramount to the design of the Development to reflect upon both immediate and greater context.



Thames Vale



Walling materials:

- Oolitic limestone;
- Cornbrash limestone;
- Red 'Oxford' brick;
- Timber framing;
- Lime render on infill panels or rubble stonework;
- Weatherboarding of elm, oak or chestnut, left natural to bleach silver grey, or stained or painted black.

Roofing materials:

- Welsh slate;
- Red handmade clay tiles;
- Natural stone slate;
- Thatch, long straw or combed wheat reed, with a plain flush wrapover ridge.

Limestone Wolds



Ironstone Valleys & Ridges



Northern Valleys & Ridges



Walling materials:

- Oolitic limestone;
- Ashlar limestone dressings;
- Cornbrash limestone;
- Red 'Oxford' brick chimneys;
- Lime render on rubble stonework.

Roofing materials:

- Natural stone slate;
- Thatch;
- Welsh slate.

Walling materials:

- Ironstone rubble or rough-dressed stone;
- Lias ashlar dressings, label mouldings and chimneys;
- Oolitic limestone field and boundary walling, laid in narrow beds;
- Red 'Oxford' brick chimneys.

Roofing materials:

- Natural stone slate;
- Thatch;
- Welsh slate;
- Clay tiles.

Walling materials:

- Oolitic limestone;
- Ashlar limestone dressings;
- Ironstone;
- Oolitic limestone field and boundary walling;
- Red 'Oxford' brick chimneys, arches and dressings.

Roofing materials:

- Natural stone slate;
- Thatch;
- Welsh slate;
- Clay tiles.

Carefully considering the context of the District, the proposed development will use natural stone for walling and natural slate roofs to reflect the character of the West Oxfordshire area.

Architectural Strategy

The development provides high quality designed new homes reflecting the architectural character and vernacular materials of Clanfield and surrounding settlements.

The mix of natural stone building material and natural slate roofs ensures the development fits with its context.

Roofs are double-pitched and large front porches provided, as is representative of vernacular design within the local area.



Elevations Garages



Elevations House Design 1



Elevations House Design 2



Floor Plans House Design 1





Floor Plans House Design 2



Materials Strategy

Site visits and desktop research unveiled common, traditional materials found across West Oxfordshire. These materials have been reflected in the proposed dwellings, helping to blend these new homes into the existing settlement and wider district whilst contributing to the distinctive vernacular character. This approach will create an interesting and attractive street scene, strengthening the sense of place.

- KEY:**
-  Site boundary
 -  Walling - natural stone
Roofing - natural slate roofs



Natural stone walling



Natural slate roofs



Golden Flint driveways



Landscape Strategy

The proposal is landscape led with boundaries defined by native hedgerows, post and rail and close-board fences. Each Site boundary will be enhanced through the proposed planting of new biodiversity zones - enhancing the strong settlement edge to the rear and generating new habitats.

These boundaries will not only ensure the safety and security of properties on the Site but will also contribute to the structure of the landscape and act as a means of wayfinding and legibility.

The natural boundary treatments will ensure the development integrates with the landscape. Meanwhile, planting trees and hedgerow across the Site and to the front of dwellings will soften these boundaries, creating a more friendly transition between the public and private realm.

The access way has been designed to a rural lane appearance with narrows and passing places to naturally calm traffic.



KEY:

-  Site boundary
-  Existing hedgerows & trees (to be retained and enhanced)
-  Proposed hedgerows & planting
-  Proposed trees
-  1000mm post & rail fence
-  1650mm close-board fence
-  Wildflower planting



Drainage Strategy

The entirety of the Site is situated within Flood Zone 1. Preliminary infiltration test have been carried out and found to be acceptable.

The roof area will be drained to proprietary attenuation soakaways (to engineers designs) and the accessway to gravel infiltration trenches mitigating any surface water drainage issues. It is proposed that final surface water drainage matters are subject to planning condition.



- KEY:**
- Site boundary
 - Cellular soakway (to engineers specification) for roof drainage
 - Infiltration trenches (0.5m)
 - Asphalt road surface with 1:40 fall from cambered midpoint to edges
 - Permeable driveways (gravel)



Parking & Refuse Strategy

Parking is provided on plot - either in garages or driveways. All parking areas are located in front of each dwelling for ease of access and sufficient space is given for visitors.

Overall parking provision is in accordance with the Local Planning Authority guidance. Additionally, adequate provision for cycle storage is made for all properties to encourage the use of alternative modes of transport to the car.

Adequate provision for refuse storage exists alongside each dwelling. This will ensure that bins are not left on the streets. Homes have been designed with adequate storage space to encourage recycling and composting to minimise overall waste.

The accessway has been designed to provide adequate widths and turning for refuse collection vehicles. The Appeal Inspector accepted that refuse bins could be pulled to the highway edge, however, allowance has been made for collections within the site (subject to agreement from WODC refuse team).



- KEY:**
- Site boundary
 - Allocated residents parking
 - Unallocated visitor parking
 - Cycle storage
 - Refuse storage
 - Bin collection point



Buildings for a Healthy Life (July 2020)

The 12 principles set in the recently published BHL document additionally helped to structure the masterplan. These principles have been categorised into three sections:

1. Integrated neighbourhoods;
2. Distinctive places;
3. Streets for all.

Inspired by BHL, the following checklist ensures that the Clanfield scheme brings plentiful benefits to both people and nature through the creation of a cohesive, attractive, and overall more sustainable development.



Building for a Healthy Life considerations	Justification
1) Natural connections <i>Create permeable, green corridors to better integrate both wildlife and people across the surrounding landscapes.</i>	Yes, new native and diverse landscaping will help to promote outdoor activity.
2) Walking, cycling, + public transport <i>Routes should be attractive, safe, and enjoyable, and which discourage private vehicle usage.</i>	Yes, natural street surfacing materials helps create an attractive route for active travellers; while their shared street nature reduces vehicle domination.
3) Facilities and services <i>Establish diverse social infrastructure which is accessible to all, and which promotes outdoor activity.</i>	Yes, the development will deliver attractive, landscaped spaces for all to enjoy.
4) Homes for everyone <i>Varied housing + tenure forms should be dispersed across the site, and all residents deserve equal opportunities.</i>	Due to the scale of the Site, the mix and tenure reflects the surrounding properties, providing family homes.
5) Making the most of what's there <i>Transform urban + natural threats into unique opportunities through asset enhancement.</i>	Yes, the masterplan framework has been designed to respond to and enhance existing features on Site and in the surrounding context.

Building for a Healthy Life considerations	Justification
6) A memorable character <i>Compliment the locality of the area (from integrated landscape design to distinctive architectural detailing.)</i>	Yes, this is the whole basis for the design, the masterplan framework has been designed to follow local distinctiveness.
7) Well defined streets and spaces <i>Transform the streets into a genuine experience by designing active and interesting edges.</i>	Yes, the streets and spaces are defined with landscapes features and a clear street hierarchy is present.
8) Easy to find your way around <i>Character areas, landmarks, and nodal points should assist in the proprioception of residents.</i>	Yes, there is a clear primary route through the masterplan, the landscape belts provide legibility and means of wayfinding that connects to the existing settlement.
9) Healthy streets <i>Build streets not roads (attractive spaces for social interaction and activity, upon transport and movement).</i>	Yes, the masterplan is designed to ensure this is a liveable and safe place for pedestrians.
10) Cycle and car parking <i>Provide diverse vehicle parking solutions, but design even more creative and accessible cycle parking alternatives.</i>	Yes, sufficient car and cycle parking is provided in legible places and is integral to the streetscape and landscape.
11) Green and blue infrastructure <i>Natural networks should help structure the whole masterplan, to enrich sensory and biodiverse experiences.</i>	Yes, the whole design of the masterplan is landscape-led, ensuring the development is set within generous and sensitive landscaping promoting biodiversity and well-being of the wider community.
12) Back of pavement, front of home <i>Define the private realm, providing residents with confidence in their ownership which encourages plot personalisation.</i>	Yes, the masterplan is clearly defined through public and private spaces.

4 Conclusion



Conclusion

Benefits of the Proposal

This document has set out our proposal for the development of land at Clover Court, Clanfield.

The proposals are demonstrably deliverable based on the Site assessment work that has been carried out to date, and the masterplan describes a high quality and locally distinguishable new residential offering for Clanfield.

The NPPF and the Government's growth agenda seek to ensure that sufficient land is available in the appropriate locations to increase housing supply, support growth and boost home ownership.

Available

The Site is within the control of the owner, who is committed to delivering the development to help meet the housing need.

This Site is appropriately located in relation to the services and facilities in Clanfield alongside nearby education opportunities. Furthermore, access and movement infrastructure support access to the wider facilities in the area.

Suitable

The Site is suitable for housing development because it:

- Offers a suitable location in relation to existing residential areas around Clanfield;
- Can be developed immediately;
- Has recognisable and defensible NPPF compliant boundaries;
- Has no identified technical

constraints that would prevent it being developed for residential development immediately;

- Is highly sustainable, within walking distance to local services and facilities in Clanfield, and;
- Can deliver an enhanced and extensive range of biodiversity and landscape benefits.

Achievable

The masterplan illustrates that the Site can deliver 4 new dwellings which would contribute to meeting the housing needs of the area and provide a fantastic new addition to Clanfield.

This document identifies that the Site has no restricting constraints for development. These reserved matters should, therefore, be approved.



Prepared by:



edge Urban Design

Suite 2, 7 Buttermarket
Thame
Oxfordshire
OX9 3EW

Phone: 01865 522395

Email: enquiries@edgeUD.co.uk

www.edgeUD.co.uk

edge Urban Design part of edge Placemaking Group Ltd
Company Reg No: 1147550 | VAT Reg No: 299 072 069