

# 1. Introduction

## WELCOME TO THE EXHIBITION

Thank you for taking the time to visit our public exhibition and view our emerging proposals for a development of up to 120 dwellings on land at Stratfield Farm to the south of Kidlington.

The exhibition covers the following topics over 8 boards:

1. Introduction
2. Planning Background
3. Site Analysis
4. Illustrative Site Layout
5. Stratfield Farm and Listed Curtilage
6. Highways and Drainage
7. Landscape and Ecology
8. Next Steps

## ABOUT THE SITE

Land at Stratfield Farm sits contiguous with the edge of the existing developed area of Kidlington and, if developed, would come to read as a natural and logical, next progression in the built development of the village. It also appears as a self-contained parcel of land, surrounded on all sides by a combination of housing, the Oxford canal, open space to the local sports ground and the main road into Kidlington, from which vehicular access into it already exists.

The site is large enough too to accommodate a reasonable quantum of housing development, along with opportunities to provide public open space and landscaping, which can assist to maintain a soft, green edge to Kidlington as the land to the south transitions into the countryside and further open space beyond.

## THE TEAM

Representatives from the Manor Oak Homes project team are here to listen to your views and answer any questions you may have. We value local knowledge, particularly as the purpose of this proposal is to help meet Oxford's unmet housing need. The comments we receive will then be carefully considered so please help us shape the proposal by leaving your feedback on the comments sheets provided.

- Carter Jonas - Town Planning
- rg+p Architects - Site Layout and Design
- James Mackintosh Architects - Conservation Architect
- Aspect - Landscape, Ecology and Trees
- MAC - Highways and Drainage
- Asset Heritage - Conservation

## HOW TO COMMENT

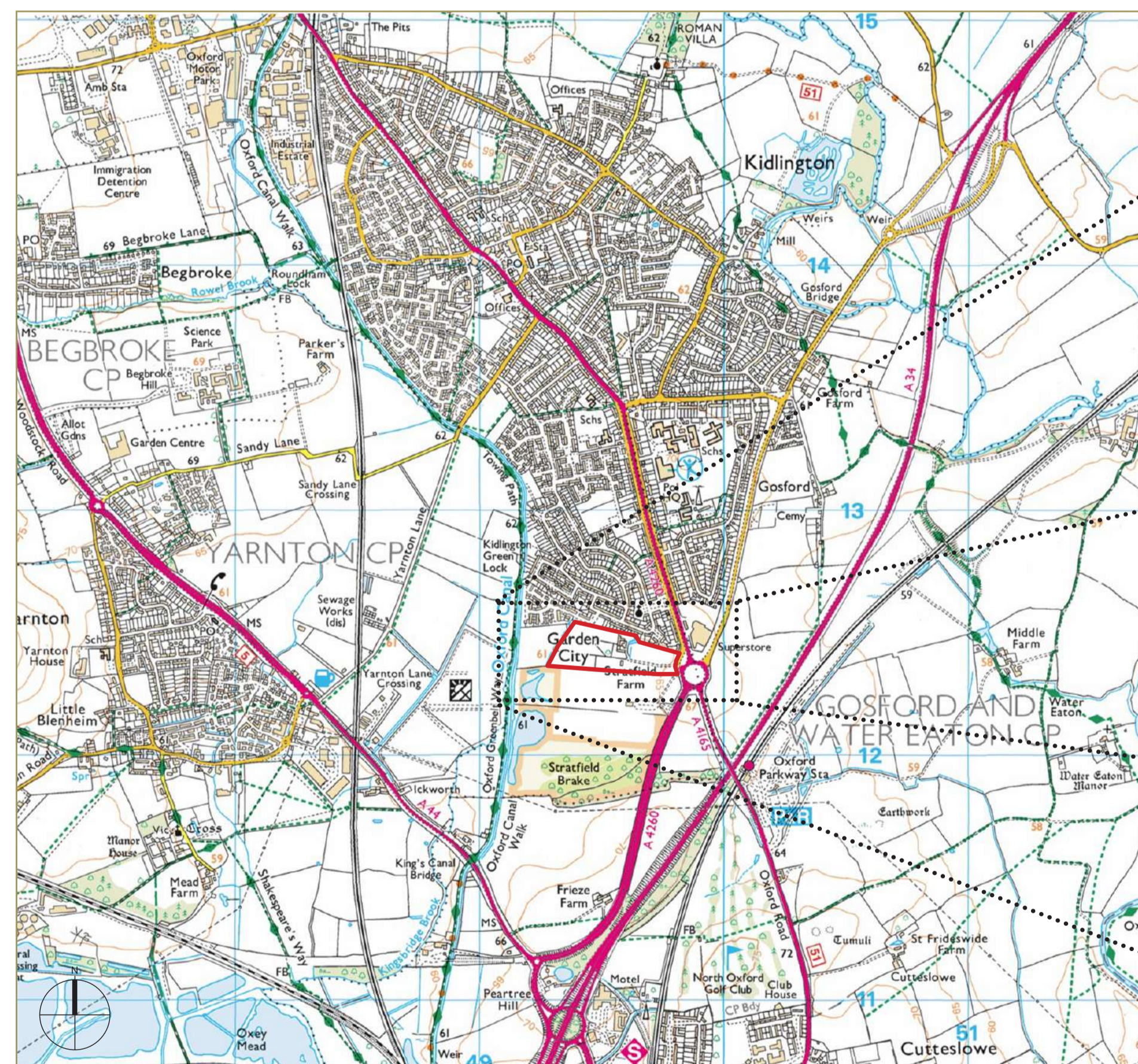
We would be pleased to receive any feedback that you are happy to provide. Comment forms are available near the entrance or from one of the project team. Comments can either be posted into the comments box today or sent to:

[info@manoroakhomes.co.uk](mailto:info@manoroakhomes.co.uk)

Post: H Mellor, Carter Jonas, Mayfield House, 256 Banbury Road, Oxford, OX2 7DE

All of the exhibition boards are available to view online via the Manor Oak Homes website:

<http://www.manoroakhomes.co.uk/project/kid-031/>



SITE LOCATION PLAN (NTS)



SITE LOCATION PLAN (NTS)

# 2. Planning Background

## POLICY CONTEXT

In September 2020, Cherwell District Council formally adopted the 'Cherwell Local Plan 2011-2031 (part 1) Partial Review – Oxford's Unmet Housing Need', as part of the Council's District-wide development plan for Cherwell.

This Adopted Plan provides a part of the Council's strategic planning framework for the District, and specifically includes a number of strategic site allocations within it which provide Cherwell District's share of the unmet housing need of Oxford to 2031.

Within this Plan, Kidlington was identified as an existing settlement location, very well related to Oxford and where opportunities to provide additional homes was judged to be appropriate. One such area within this Plan, Land at Stratfield Farm, is now included and identified as one of the strategic site allocations. It is covered by the terms of its own, site-specific policy in the Plan, Policy PR7b.

## WORKING WITH CHERWELL DISTRICT COUNCIL

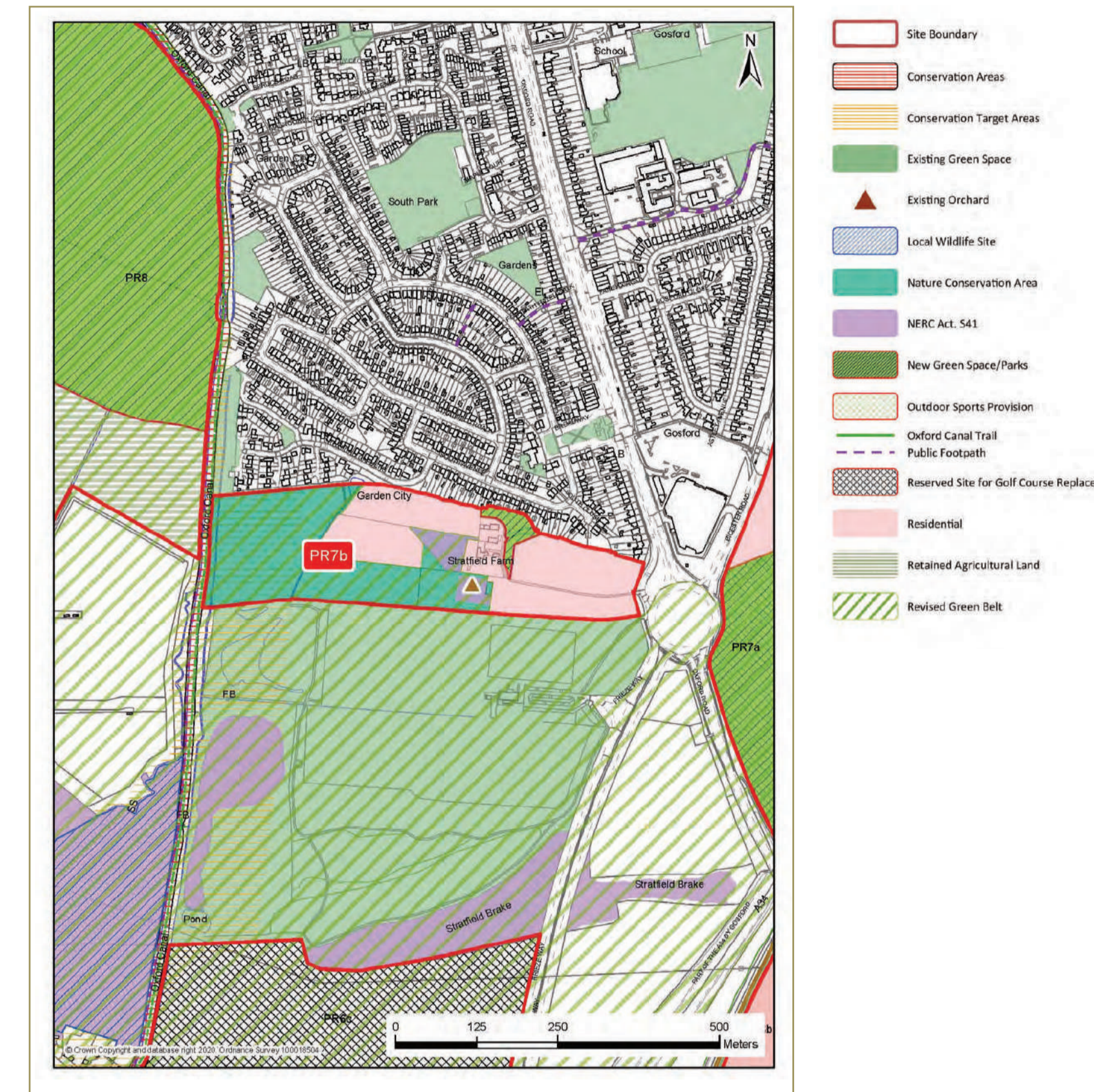
Manor Oak Homes have worked in consultation with the District Council from the outset of the long planning policy process (from 2016 onwards) in the development of Policy PR7b, through to the current time wherein this policy is now enshrined in a specific Development Brief for the site.

Manor Oak Homes intend to next submit a formal planning application for the development of the site, with full regard to the required terms of Policy PR7b and the aims of the site Development Brief.

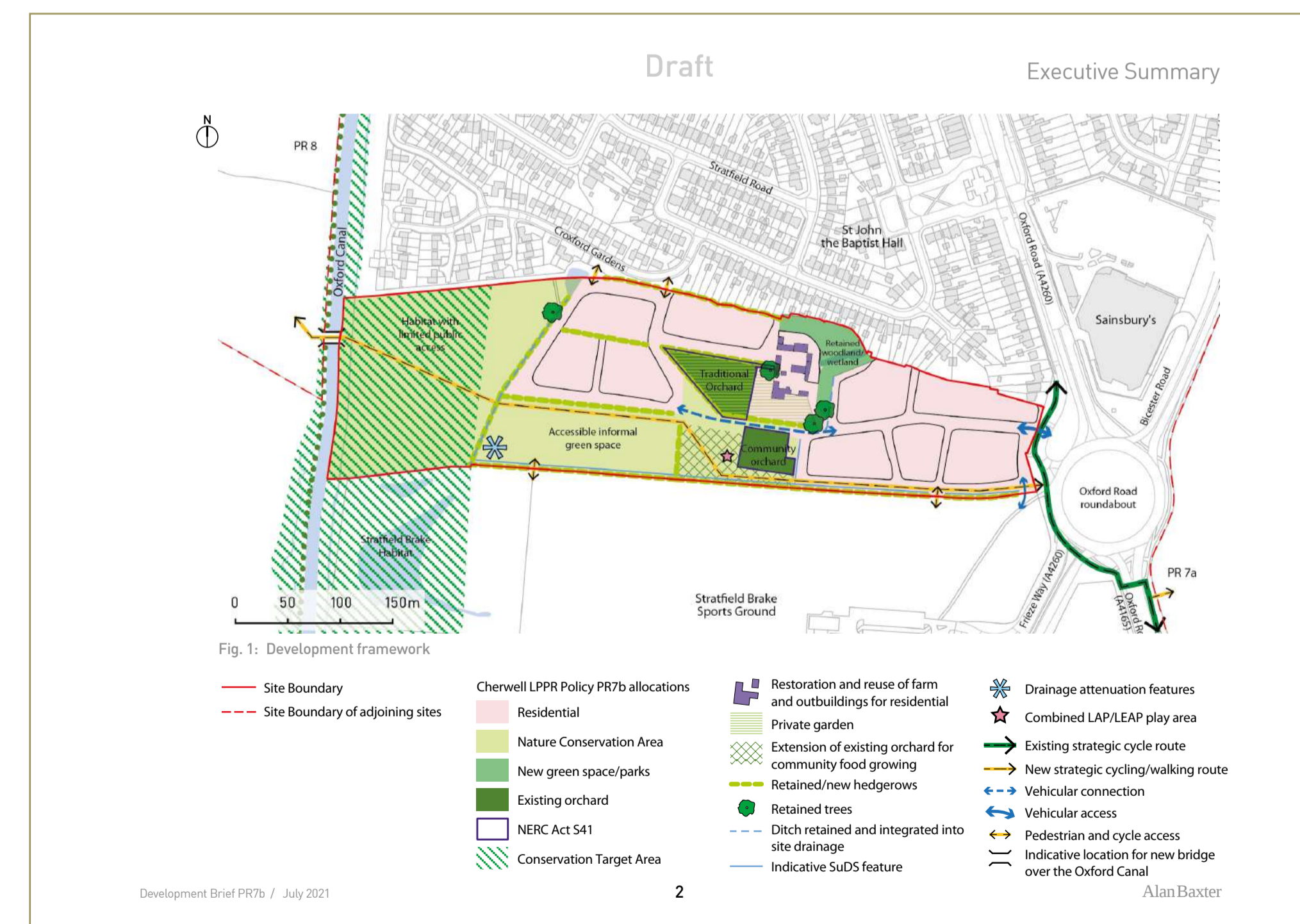
## POLICY PR7B

Policy PR7b is expressly permissive in its nature and expects residential development of the site. The policy contains a number of key delivery requirements, the main elements of which can be reasonably summarised as follows:

- construction of 120 new homes, in a mix of property sizes, on 5 hectares of the overall 10.5 hectares site;
- provision of 50% of the homes as affordable housing;
- pedestrian and cycle routes through the site, linking the site to the existing residential area to the immediate north; providing access through to the Stratfield Brake sports ground to the south; and facilitating access via a new accessible bridge over the Oxford Canal to the west;
- retention of broadly half the site (predominantly to the west) for the creation of a nature conservation area, including the restoration and establishment of new green infrastructure and improvement of hedgerow habitats, to result in a net biodiversity gain across the site;
- the retention and renovation of the Grade II listed Stratfield Farmhouse on the site, including the suitable re-use of the existing outbuildings, along with the general protection and enhancement of its historic setting and the linked historic orchard;
- provision on site for facilities for informal recreation space and formal play areas;
- an overall design approach to the development of the site that would deliver a sensitively executed scheme and one which should come to serve as a transitional development from the built-up edge of Kidlington, to the wider, surrounding green spaces beyond.



PR7B POLICY ALLOCATION FROM LOCAL PLAN (NTS)



DEVELOPMENT FRAMEWORK FROM DRAFT DEVELOPMENT BRIEF (NTS)

# 3. Site Analysis

## INTRODUCTION

Manor Oak homes have commissioned their consultant team to undertake extensive site investigation works across a range of disciplines.

The conclusion of these studies - which are covered in more detail on these exhibition boards - is there are few physical constraints to development related to the site itself. The key placemaking influences will be the relationship with Stratfield Farm in the centre of the site and the adjoining context to the north and south.

## OPPORTUNITIES

- ① Primary access
- ② Sympathetic redevelopment of Stratfield Farm
- ③ New pedestrian / cycle connections
- ④ Take advantage of natural topography for the location of attenuation basins
- ⑤ Use of historic orchard for private amenity space
- ⑥ Creation of open space to south of farmhouse
- ⑦ Two areas of development to east and west of existing farm

## CONSTRAINTS

- ⑧ Relationship with existing development to the north of the site
- ⑨ Retention of existing good quality trees and hedgerows around the farm and within the site
- ⑩ Relationship with Stratfield Brake sports ground in terms of intervisibility and potentially noise
- ⑪ Ecological habitat to the west of the site



SITE ANALYSIS (1:1250)

Key

Site Boundary	Existing trees (Category A)	Sensitive boundary
Contours	Listed Buildings	Views
Prevailing gradient	Potential Drainage	Existing cycle route
Existing trees (Category B)	Ecological protection	Development zone

# 4. Illustrative Site Layout



- Key**
- ① Proposed site access
  - ② Principal route through the site - 5.5m wide carriageway with 2.0m footways and intermittent verge with street trees
  - ③ 3.0m wide cycleway along the southern side of the site
  - ④ Shared surface 'side streets'
  - ⑤ Access to Stratfield Farmhouse
  - ⑥ Existing woodland / wetland retained
  - ⑦ 'Low key' shared surface route in front of Stratfield Farmhouse
  - ⑧ Community Orchard
  - ⑨ Location for play area
  - ⑩ Location for accessible informal open space
  - ⑪ Attenuation basin
  - ⑫ Retained hedgerow
  - ⑬ Traditional Orchard to become private garden for Stratfield Farm
  - ⑭ Stratfield Farm (retained and updated)
  - ⑮ Stratfield Farm outbuildings (retained and converted to residential use - see board 5)
  - ⑯ Potential pedestrian / cycle route
  - ⑰ Cycleway connection to PR8 across new bridge over canal (location tbc)

ILLUSTRATIVE SITE LAYOUT (1:1000)

# 5. Stratfield Farm and Listed Curtilage

## EXISTING CONDITION

Stratfield Farmhouse is a Grade II listed early 19th-century building. The older former farm buildings associated with it are considered 'curtilage listed.' The farmhouse is in very poor structural condition and will be repaired and refurbished to make it habitable and bring it back into its optimum use as a single family dwelling. The building will retain key elements of its setting within the same ownership, including the front garden, the rear courtyard garden and the historic orchard to the west.

## CONSERVATION APPROACH

The overarching proposed conservation approach for the site is to preserve and enhance it's agricultural setting by retaining the original setting of the farmyard form within the site and by improving the intervisibility between the old Farmhouse and surrounding outbuildings.

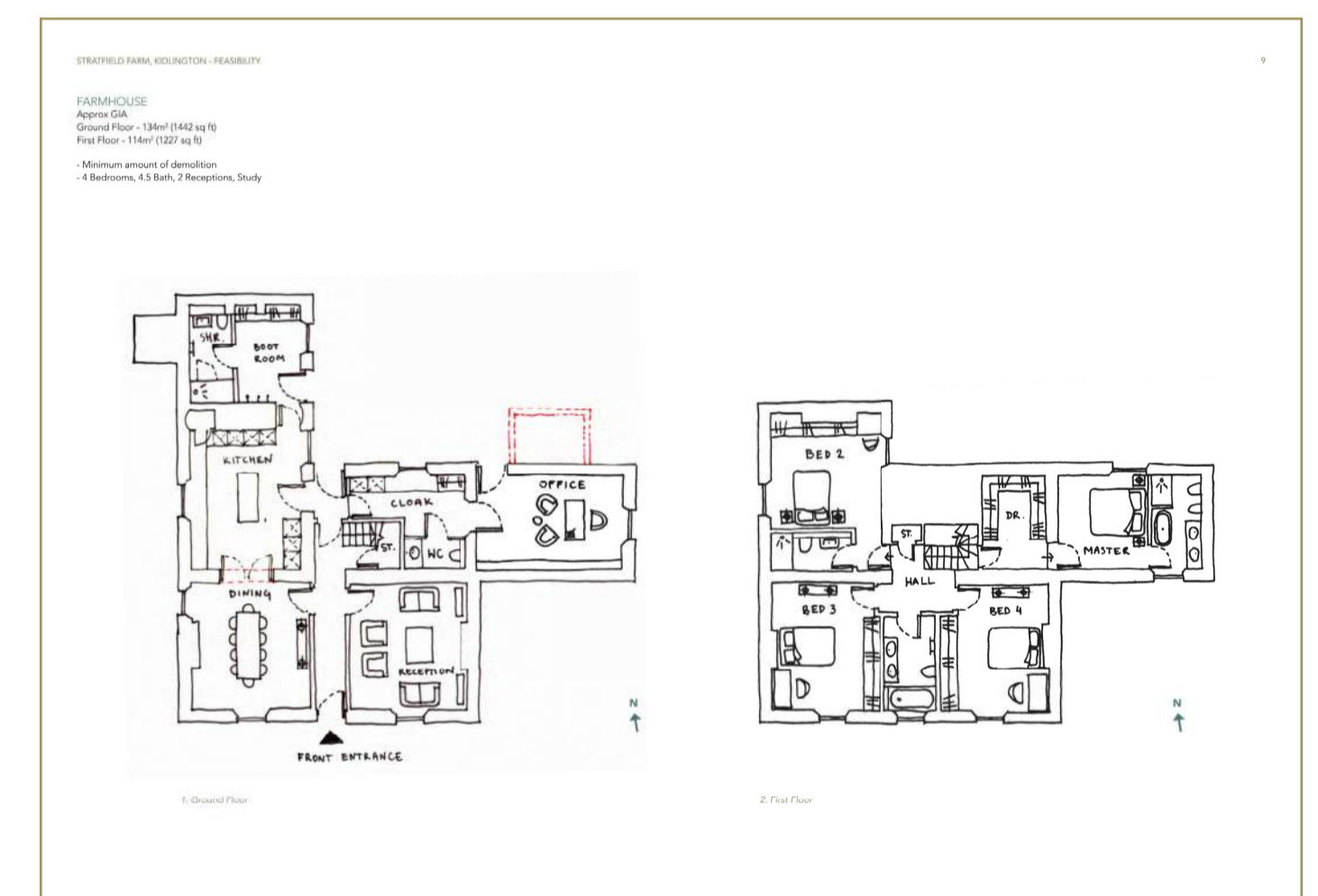
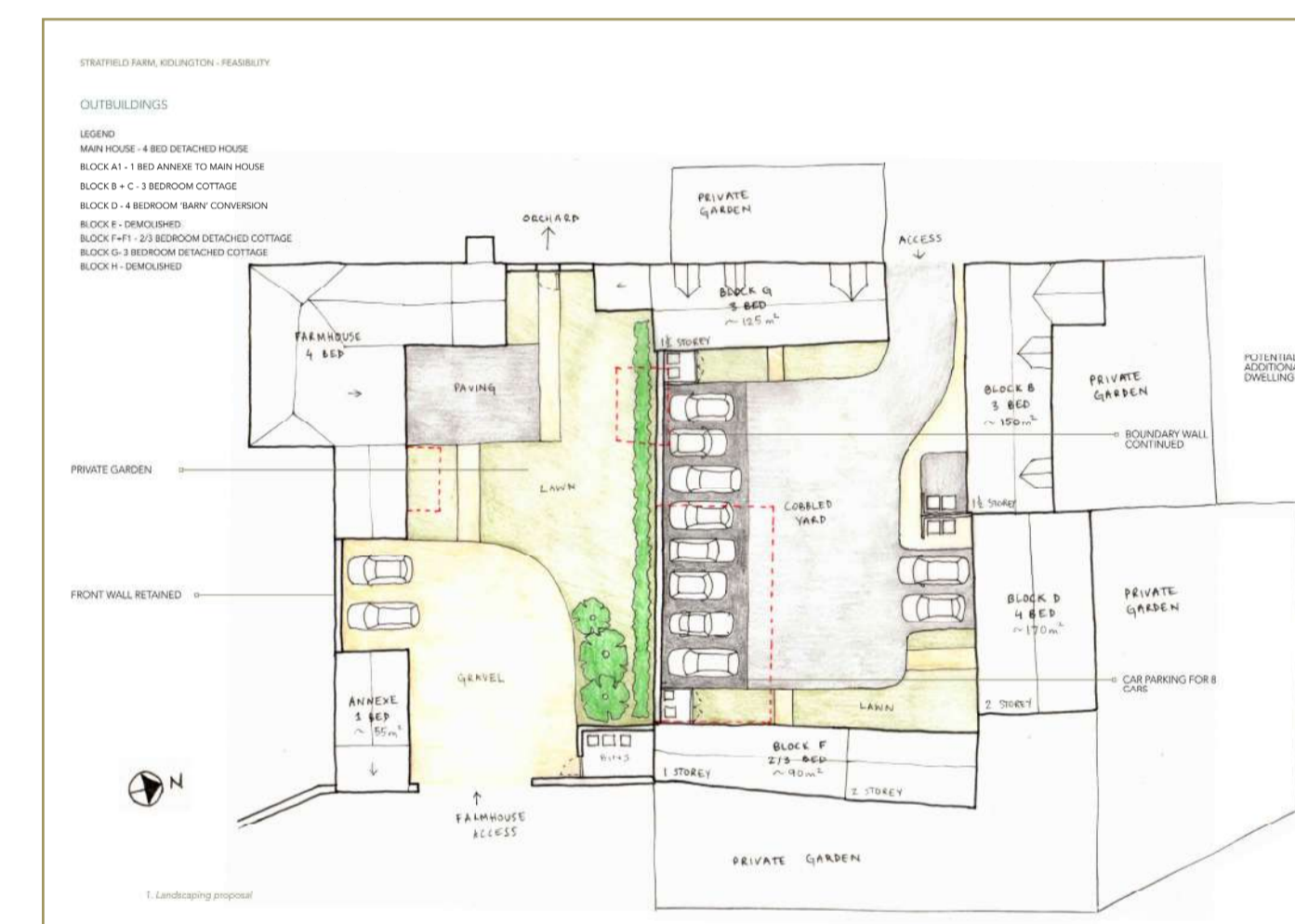
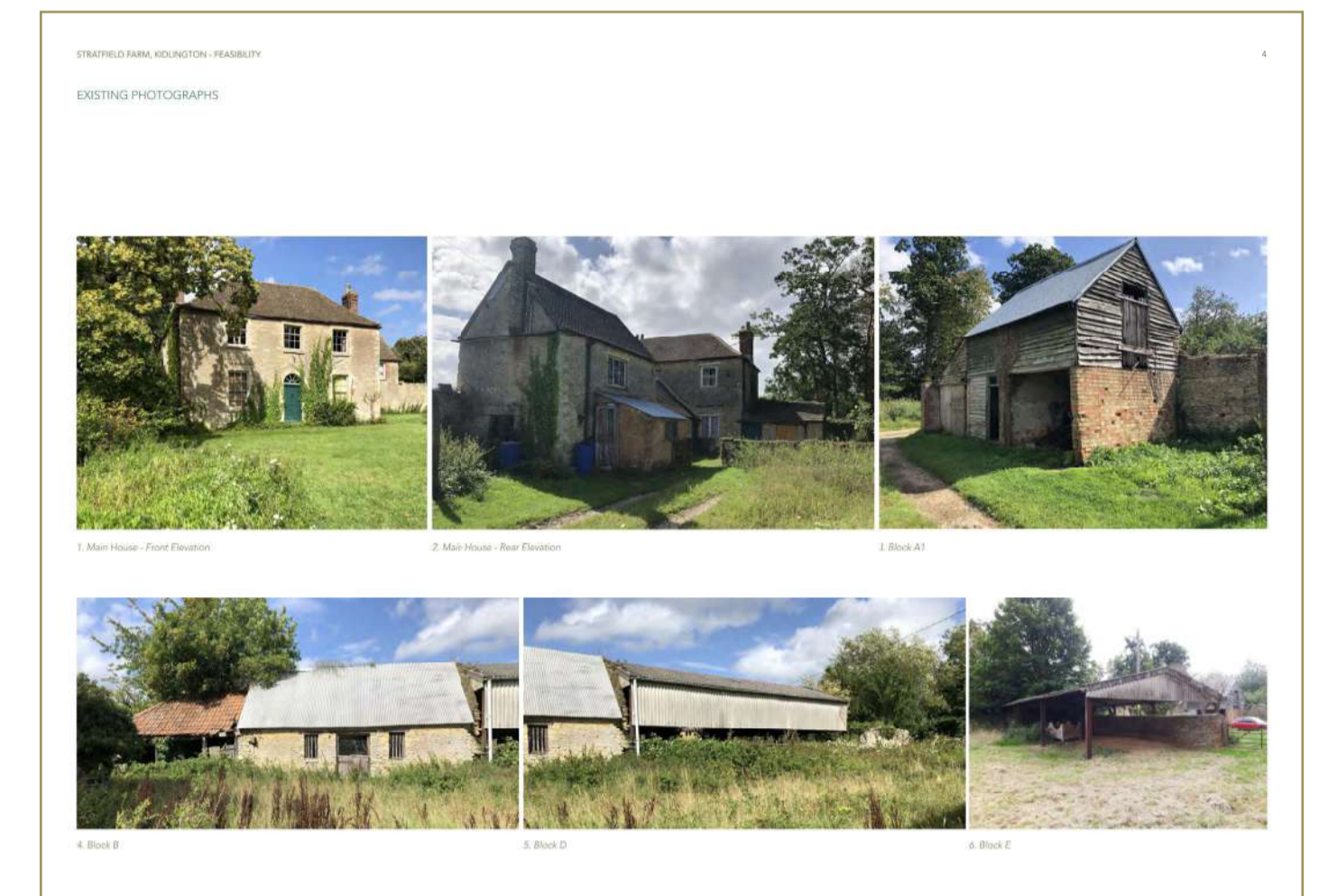
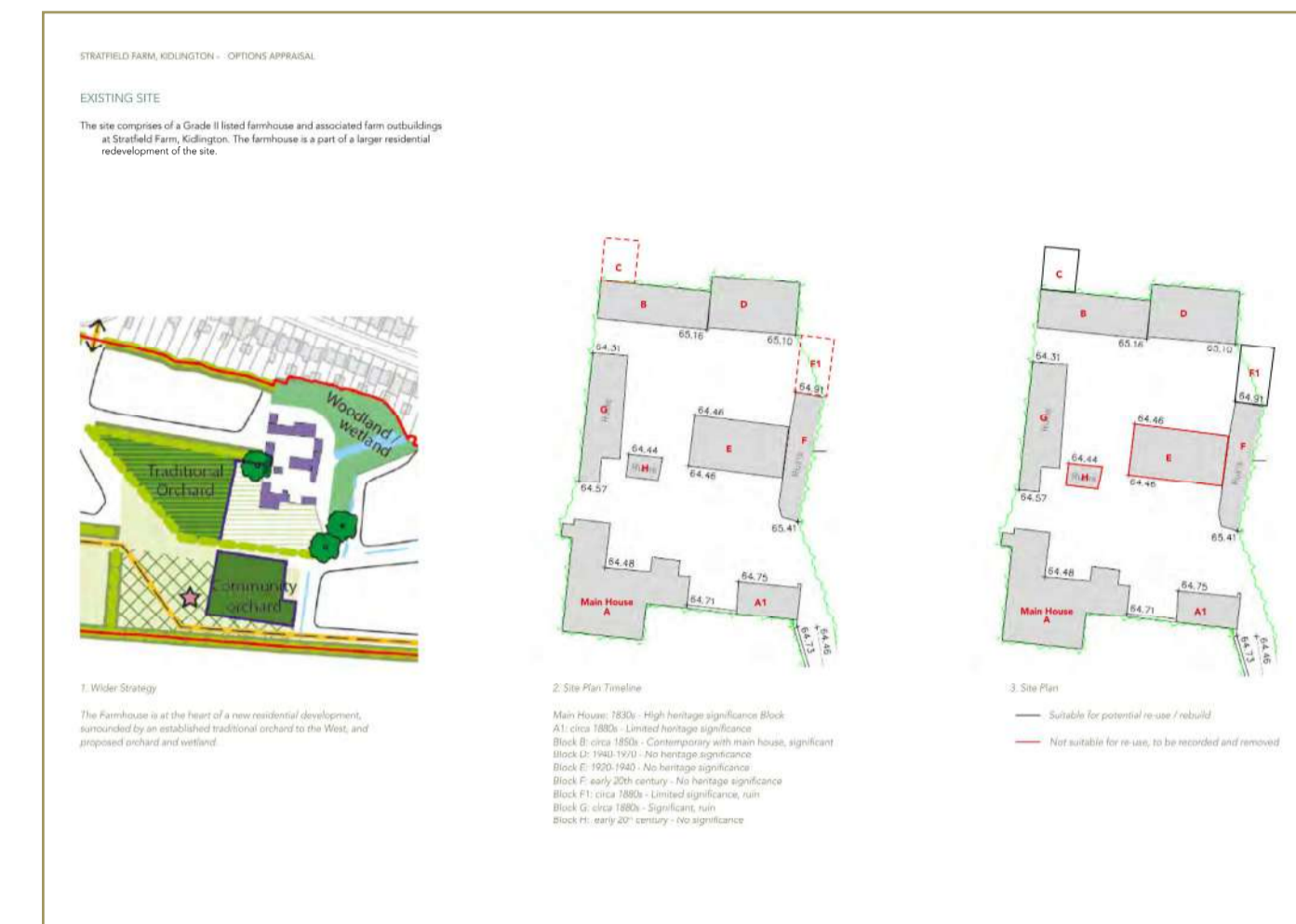
The Grade II Listed Farmhouse is proposed to be restored to its original form as one large single-family dwelling.

To improve the intervisibility of the Farmhouse and outbuildings, more recent structures erected within the farmyard (Block E and H) are proposed to be demolished, in line with the advice within the Development Brief, to open up views across the site.

All of the remaining curtilage listed outbuildings are proposed to be reused or rebuilt on existing footprints, using the same materials, subject to their structural condition. Where there is evidence of existing openings, these are proposed to be retained or reinstated as far as reasonable. On the inside of the courtyard, new openings will be limited to retain the agricultural feel of the buildings. In order to provide some flexibility for conversion to residential use, greater freedom is assumed outside of the courtyard. Amenity space is proposed on the outside of the barns, and where additional new openings are required for habitable rooms these are proposed on the amenity elevations.

Blocks C, G and F1 have no remaining roof structures. Block D roof is intact, however it has no historical significance. The remaining existing roofs of Blocks A1, B and F, although replaced with modern materials, give a good sense of the original form of the barns with uniform steep roof pitches. The proposals retain the same roof pitches across all of the new buildings, whilst raising the ridge heights to allow for sufficient internal accommodation required for viable conversion into residential dwellings.

The modern Block D is proposed to be demolished and replaced with a new building, agricultural in form, taking cues from the form and materials of the best-preserved Blocks A1 and B. The use of bricks, timber weatherboarding and clay roof tiles will ensure a uniform design language across the whole courtyard and retaining the eclectic feel of the setting, which appears to have evolved over time.



# 6. Highways and Drainage

## HIGHWAYS AND ACCESSIBILITY

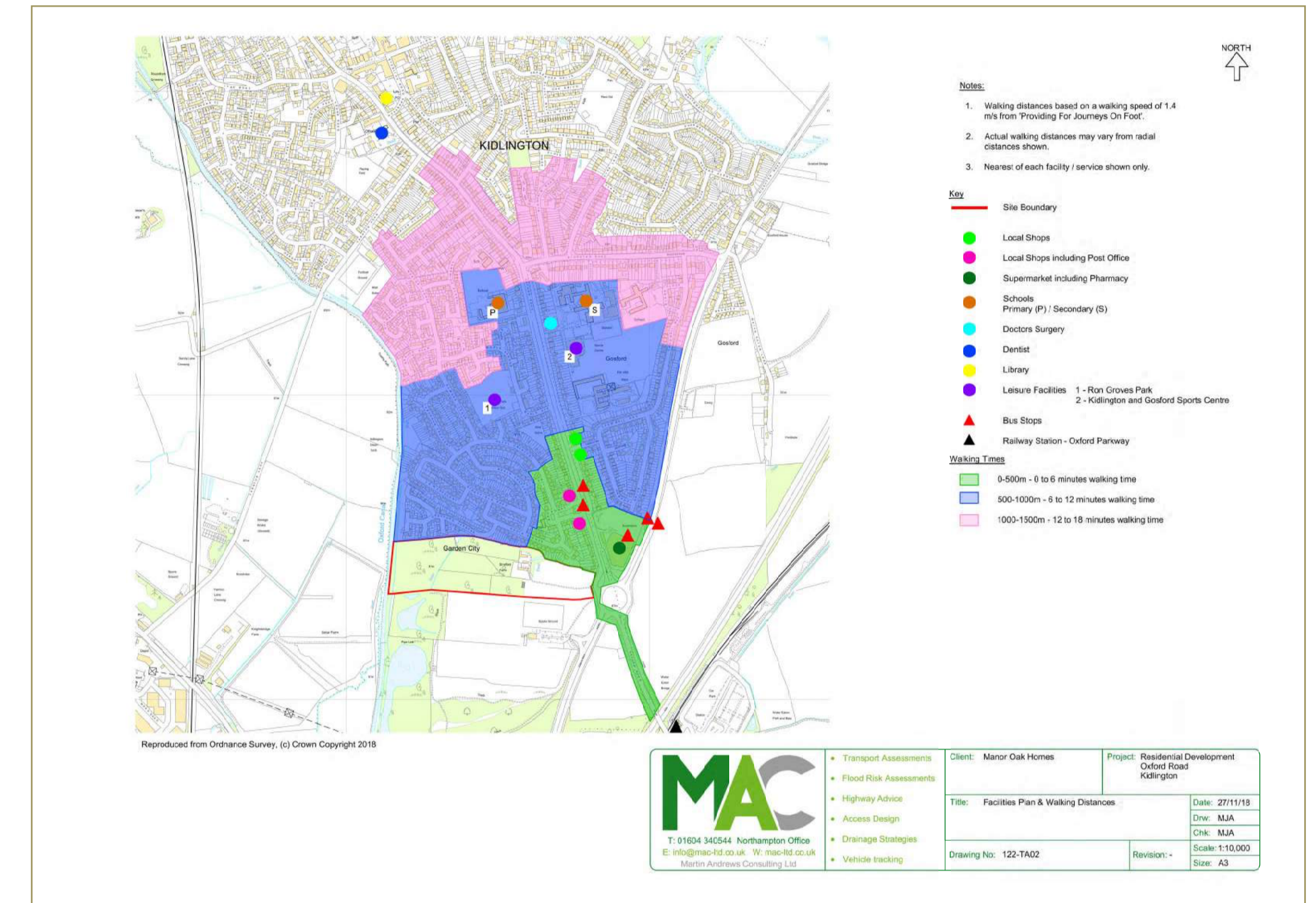
The site will be accessed via a new junction off the Oxford Road service road. Internal roads will be designed in accordance with the development brief for the site and local requirements. The main road through the site will typically comprise a 5.5m wide carriageway with 1.8m footways. Internally smaller roads including shared surfaces will also be utilised.

The planning application will be supported by a Transport Assessment which will consider the impact of the development on the wider highway network. We have been engaging with the Local Highway Authority regarding the proposed improvements at the Kidlington Roundabout and anticipate this will be completed prior to occupation.

The site is located in a sustainable location with many facilities within a close walking distance and good access to public transport.



PROPOSED ACCESS (NTS)

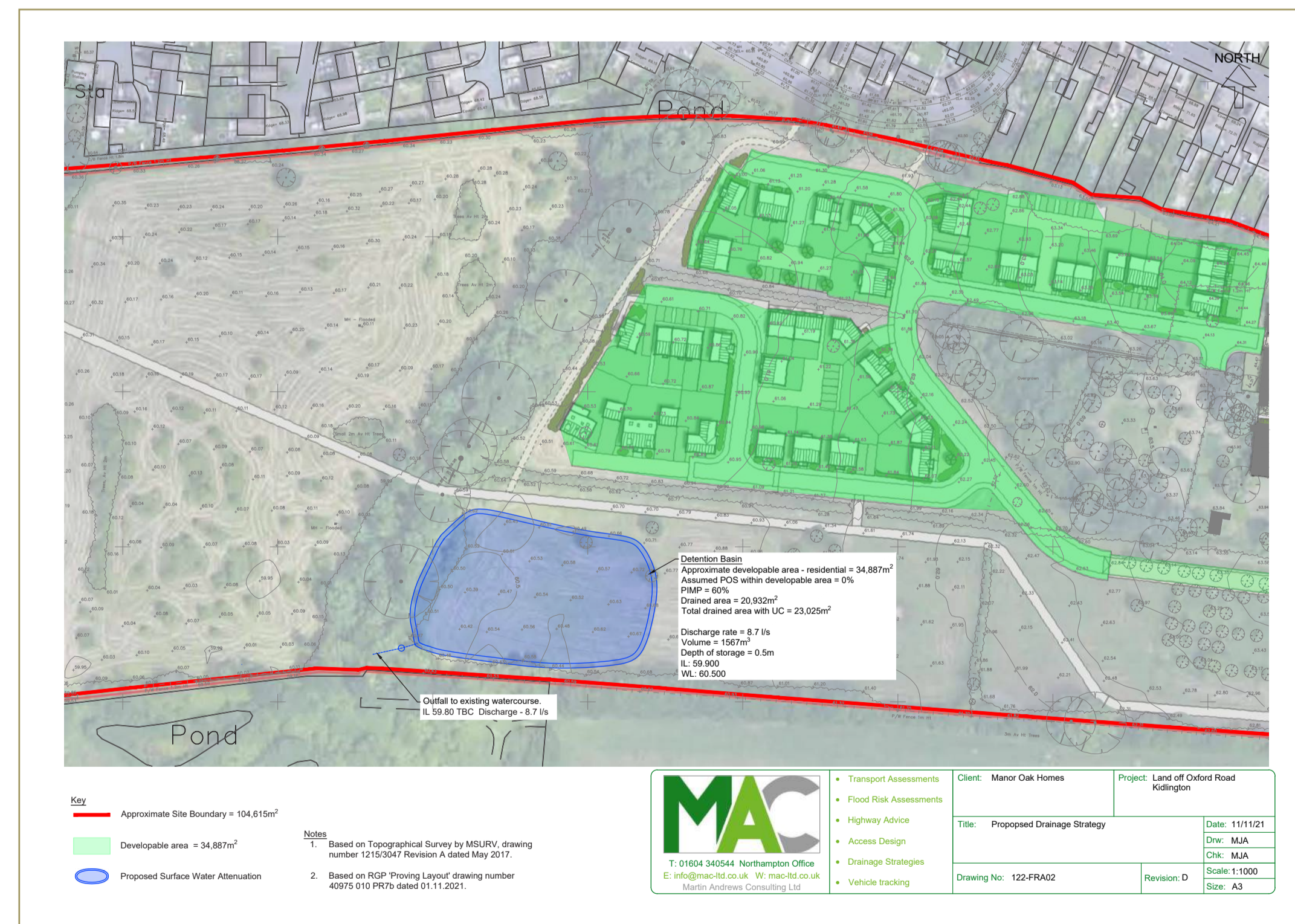


EXISTING FACILITIES (NTS)

## FLOOD RISK AND DRAINAGE

The site is located within Flood Zone 1 and is generally at a low risk of surface water flooding. A small area of high and medium risk surface water flooding is shown on the flood risk map, however, this is an isolated pocket associated with a low spot in the mapping data used and is not considered to constitute a risk to the wider site.

Surface water discharge rates will be restricted to their greenfield equivalent rates. Attenuation will be provided to accommodate 1 in 100 year plus climate change events. Upstream sustainable urban drainage systems (SUDS) may include permeable paving, rain gardens and conveyance swales as appropriate. Surface water will outfall to the onsite watercourse.



PROPOSED DRAINAGE STRATEGY (NTS)



EXISTING SURFACE WATER FLOODING (NTS)

# 7. Landscape and Ecology

## LANDSCAPE AND VISUAL IMPACT

The character assessment identifies that the application site is heavily influenced by the proximity of urbanising features such as the adjacent transport corridors which form clearly defined boundaries to the site. The application site is relatively enclosed by the adjoining established vegetation which will largely be retained as part of the proposals. Additional planting and landscape buffers are to be implemented along the site boundaries and internally. This will ensure an enhanced and robust edge to the proposals and will contribute to the local green infrastructure. It is therefore concluded that the proposals will not give rise to significant effects in terms of landscape character and the site has the capacity to accommodate the proposals.

In terms of the effect of the proposals upon the receiving visual environment, views of the application site are well contained through a combination of the low-lying flat topography, established vegetation cover and intervening built form associated with the immediate setting. As such, views of the proposals will be highly localised. Where they are available, the proposals will integrate successfully into the surrounding landscape when considering the existing built form, urbanising components and adjacent road corridors. Whilst the proposals will represent a degree of change within localised views, they will not harm the context of these views and it is considered that the proposals can be accommodated.

Within the context of views from the wider rural landscape to the south and east, the development would be well contained and, where glimpsed views through vegetation are available, the proportion of the development visible would be seen in the context of the existing built-up area of Kidlington. Overall, it is considered that the proposed development can be integrated without significant harm to the receiving visual environment.

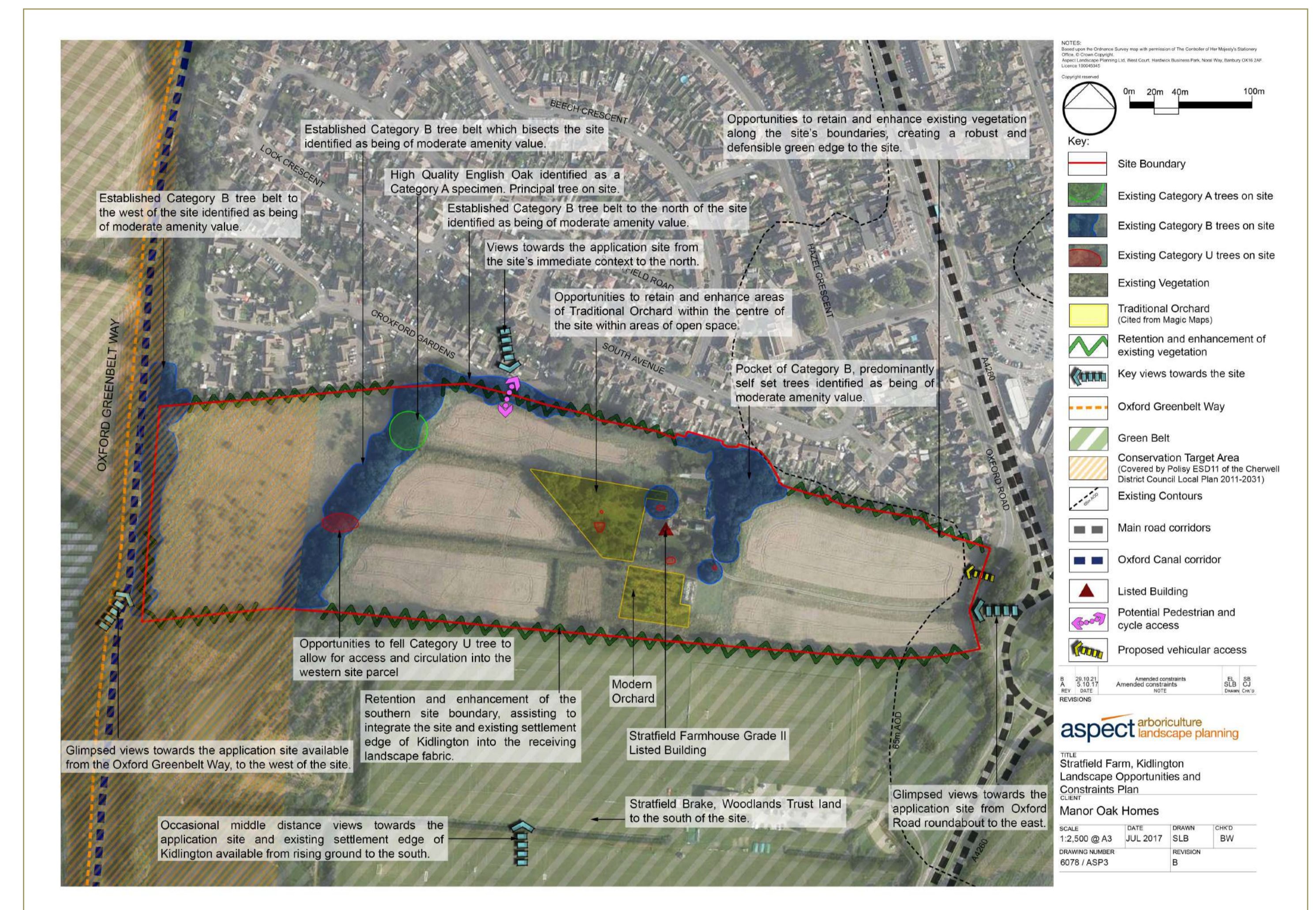
## ECOLOGY

The proposed development areas within the site are dominated by existing arable land along with the existing farmhouse and associated outbuildings which in themselves represent habitats of no particular ecological value. The proposed site layout has been designed to accommodate the retention of more valuable habitats and buffers including boundary trees, hedgerows, woodlands, ponds and orchard habitat.

The habitats present provide opportunities for a range of faunal species, with specific surveys having been undertaken to inform the proposals. The proposals have been designed to incorporate the retention of key corridors and features of value to faunal species (where present), with appropriate mitigation measures available in order to safeguard wildlife at the site in the long term.

Overall the proposed layout has been designed to take into account key ecological concerns, including in particular identified ecological designations, and interface with valuable habitats (both within the site and within the adjacent offsite areas) and corridors and protected/notable faunal species, taking into account the existing habitats and recorded levels of use. The proposals offer the opportunity to incorporate substantial new wildlife habitats and enhancements (including suitable management measures) which will benefit wildlife at the site in the long term.”

## LANDSCAPE OPPORTUNITIES AND CONSTRAINTS



LANDSCAPE OPPORTUNITIES AND CONSTRAINTS (NTS)

# 8. Next Steps

## NEXT STEPS

Once all of the comments have been received back, the Manor Oak team will review them and consider how best to respond to them in working up further the final proposals for the site.

The intention then is to submit an outline planning application to Cherwell District Council, with all details reserved for future consideration (except for the means of access to the site, which will be provided in full detail). This application will include an indicative housing layout for the site, including areas of public open space and landscaping. It is envisaged at this stage that the application is likely to be submitted in the beginning of 2022.

Once the application is received by the District Council, it will be publicly consulted on by the District Council and a formal opportunity will be available for further comments then to be made to the submitted planning application. Kidlington Parish Council will be one of the statutory public consultees in this round of consultation.

It is likely that the submitted application, following public consultation, will then ultimately be determined at a subsequent meeting of the District Council in due course.

## KIDLINGTON CHARACTER

Whilst the planning application will be made in outline with appearance being a reserved matter, the supporting information will suggest what sort of dwelling types and use of building materials will be appropriate for the site. This will be based on an assessment of the local area and could include similar dwellings to those shown below.



Front Elevation Side Elevation  
Pair of 3 bed dwellings built in stone and arranged to turn a corner with prominent gables and pitched door canopies.



Terrace of smaller dwelling types in rubblestone with pitched porches and stone detailing



Larger wide fronted dwelling types



ILLUSTRATIVE SITE LAYOUT (1:2000)

## THANK YOU FOR ATTENDING

Comment forms are available around the room and can be deposited in the box provided. You can also provide your thoughts by email using the address below by Monday the 6th of December 2021.

[info@manorokhomes.co.uk](mailto:info@manorokhomes.co.uk)

Post: H Mellor, Carter Jonas, Mayfield House,  
256 Banbury Road, Oxford, OX2 7DE

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