

# WELCOME

## Thank you for visiting our public consultation event for development on land south of New Yatt Road, North Leigh

### SUITABILITY OF SITE

According to the Council's latest assessment of the sustainability of the towns and villages in the district, North Leigh is the **12<sup>th</sup> most sustainable settlement** and the **2<sup>nd</sup> most sustainable village**.

The site is located immediately south and west of the settlement edge which has undergone recent change through new development.

Built form now extends along the north side of New Yatt Road for the full extent of the site. As a result, the proposed development **would not extend built form any further west than already exists**.

The existing surrounding developments, together with the low-lying nature of the site, undulating landscape, and woodland to the west, limit its visibility.

This means there would **not be an unacceptable impact** on the surrounding landscape character or reduction in the gap between North Leigh and New Yatt.

### ABOUT MANOR OAK HOMES

Manor Oak Homes is a promoter of strategic development across the East Midlands and Southeast.

The company's approach to the planning of its sites is one that is constraints driven and seeks to leave no stone unturned.

The team has a strong design ethos, focussing on high quality and a sensitive approach to development right from the start of the process.

Sustainability is very high on the agenda of Manor Oak Homes and has always been of key importance to the company when selecting sites and seeking to deliver new homes that are carbon-zero ready and meet the needs of the future.

### PLANNING POLICY

- The site is located adjacent to the built-up area of North Leigh.
- It comprises greenfield land. As such, the need for its development needs to be demonstrated.
- The current local plan (West Oxfordshire Local Plan 2031) requires a minimum of **15,950** new homes to 2031.
- A significant proportion of new homes are expected to be provided as part of a number of strategic site allocations, including the Oxfordshire Cotswolds Garden Village.
- The reliance on the delivery of such sites has resulted in the current shortfall in the Council's deliverable housing land supply.
- This position **will only worsen** as the current Local Plan annual housing requirement is set to increase year on year.
- The preparation of a new Local Plan, which could help rectify this position by allocating additional sites, is some years off.
- The implication of this is that the Council is **not able to demonstrate a 5 year supply** of deliverable housing land.
- It is therefore required by national planning policy to **favourably consider proposals on unallocated sites** unless the harms arising from them would not be outweighed by the benefits.

### PLANNING BACKGROUND

- Proposals displayed at this exhibition seek to help meet the **substantial need for housing** in West Oxfordshire.
- Currently the sites identified in the Council's Local Plan to provide the homes required during the next five years are **not delivering at the pace required**.
- If it is to address the shortfall, the Council must allow other sites, **including those outside existing settlement boundaries**, to come forward and boost the supply of housing.
- The delivery of up to 43 homes, including 17 affordable homes, on a site immediately adjacent to the existing built-up area of one of the district's largest villages would make a **positive contribution** to meeting the current shortfall in housing delivery in the district.

### PRE-APPLICATION DISCUSSIONS

Discussions have taken place with planning officers at West Oxfordshire District Council.

It is accepted that in the context of the current shortfall in housing that the Council must **apply a presumption in favour of sustainable development** and that as a site on the edge of a large village **it has merits**.

The acceptability of any proposals will however be dictated by more detailed assessment and a demonstration that any negative impacts arising would be outweighed by the benefits.

## THE TEAM



MANOR OAK HOMES  
LAND PROMOTER



ARMSTRONG RIGG PLANNING  
PLANNING CONSULTANT



INSITU DESIGN  
URBAN DESIGN



ASPECT ECOLOGY  
ECOLOGY CONSULTANT



ASPECT LANDSCAPE PLANNING  
LANDSCAPE CONSULTANT



MAC PRE-PLANNING ENGINEERING  
HIGHWAYS & DRAINAGE CONSULTANT



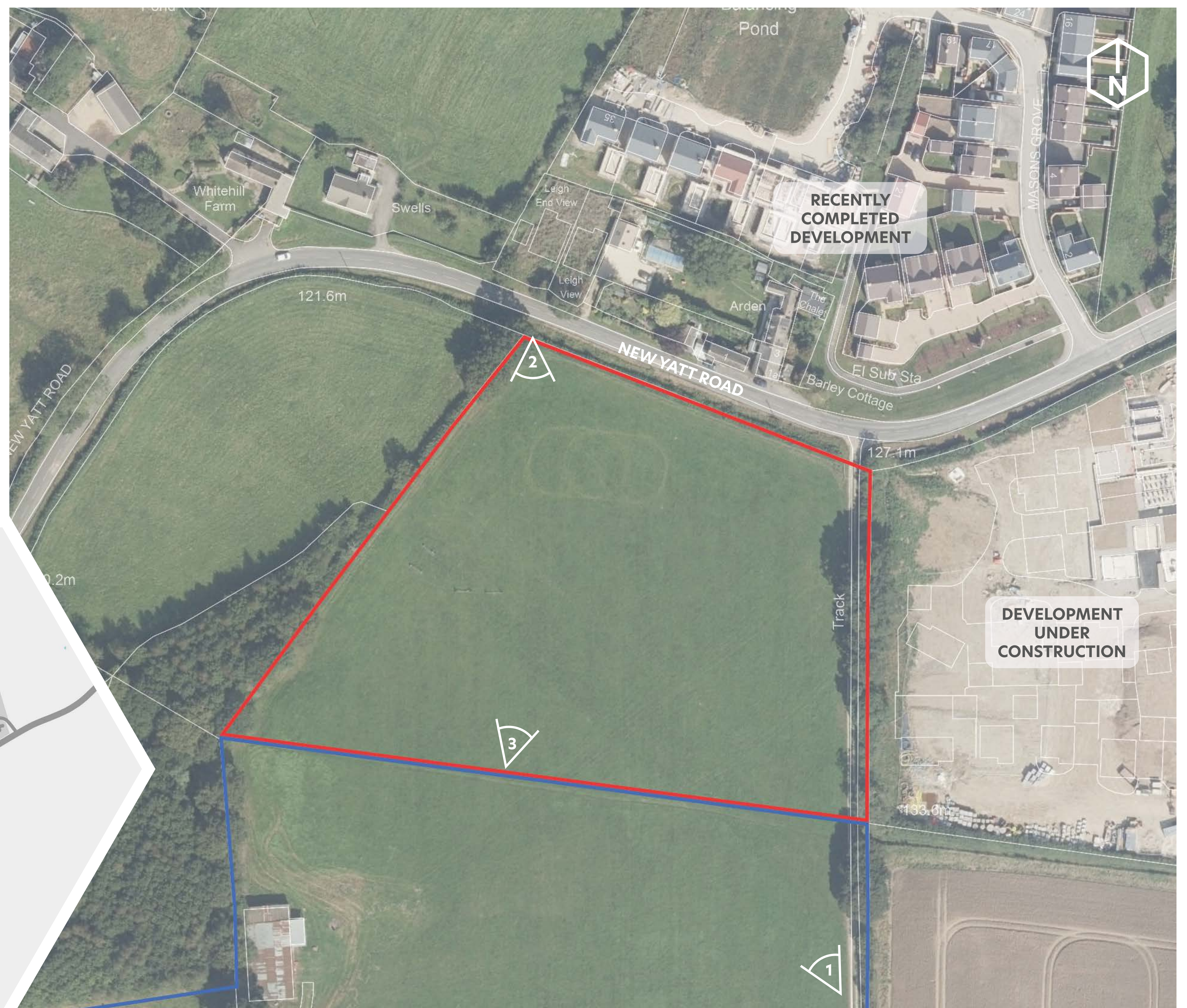
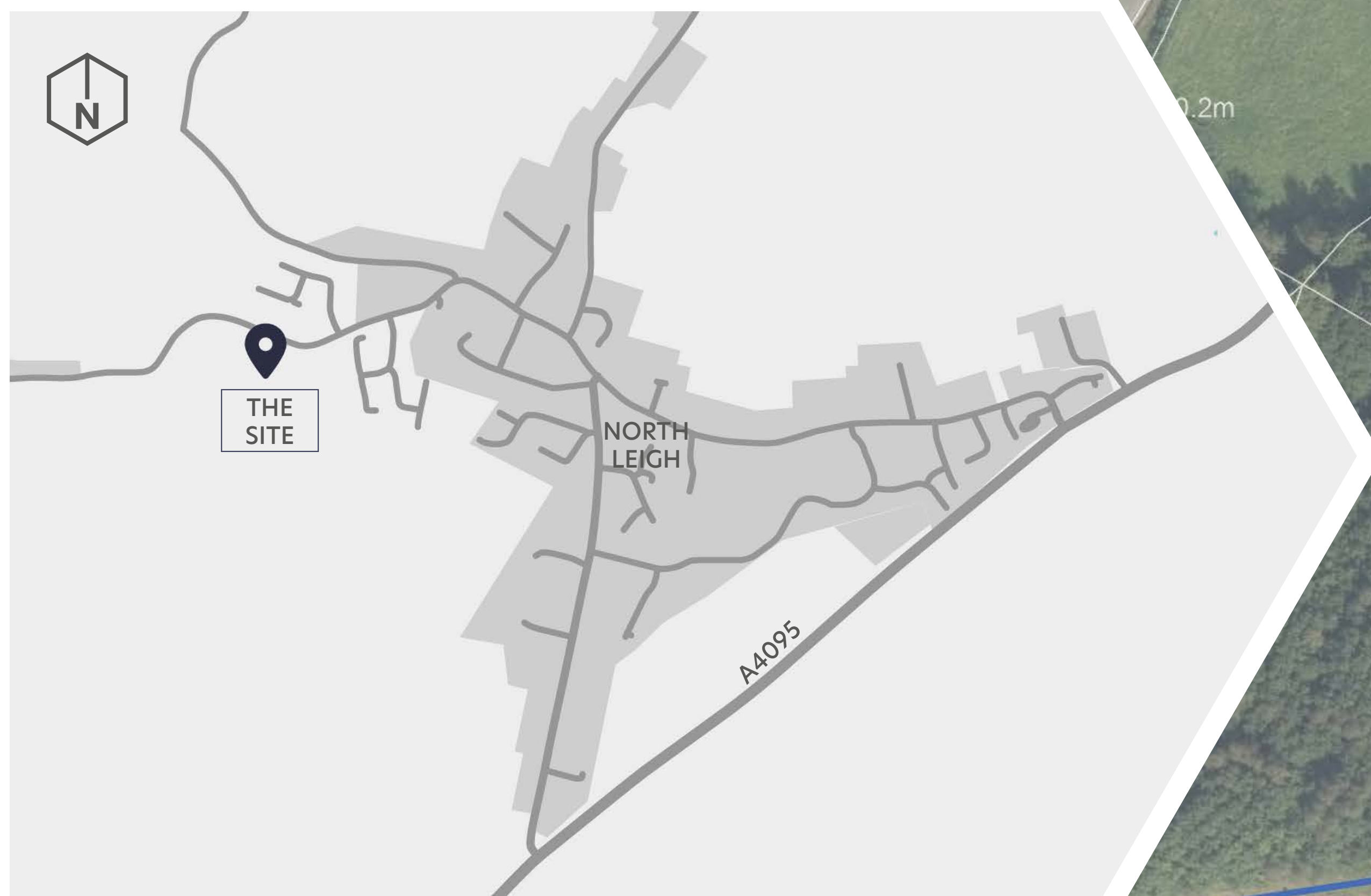
ORIGIN ENVIRONMENTAL  
ARBORICULTURAL CONSULTANT

# THE SITE

## THE SITE

The site is located in the west of North Leigh and to the south of New Yatt Road. Key features of the site include:

- Land currently used as paddock for grazing horses.
- An existing gated field access is located in the northeastern corner of the site.
- Northern boundary defined by established hedgerow parallel to New Yatt Road.
- Eastern boundary delineated by tall, existing trees and dense, mature hedgerow with residential scheme under construction beyond.
- Public Right of Way (FP/312/23/30) runs across the field, forming the southern boundary.
- Western edge is defined by dense copse planting and mature trees and hedgerows.



VIEW NORTH TOWARDS AONB FROM HIGH POINT IN SOUTHEAST



VIEW OF SITE FROM LOW POINT IN NORTHWEST CORNER TOWARDS HIGH POINT IN SOUTHEAST OF THE SITE

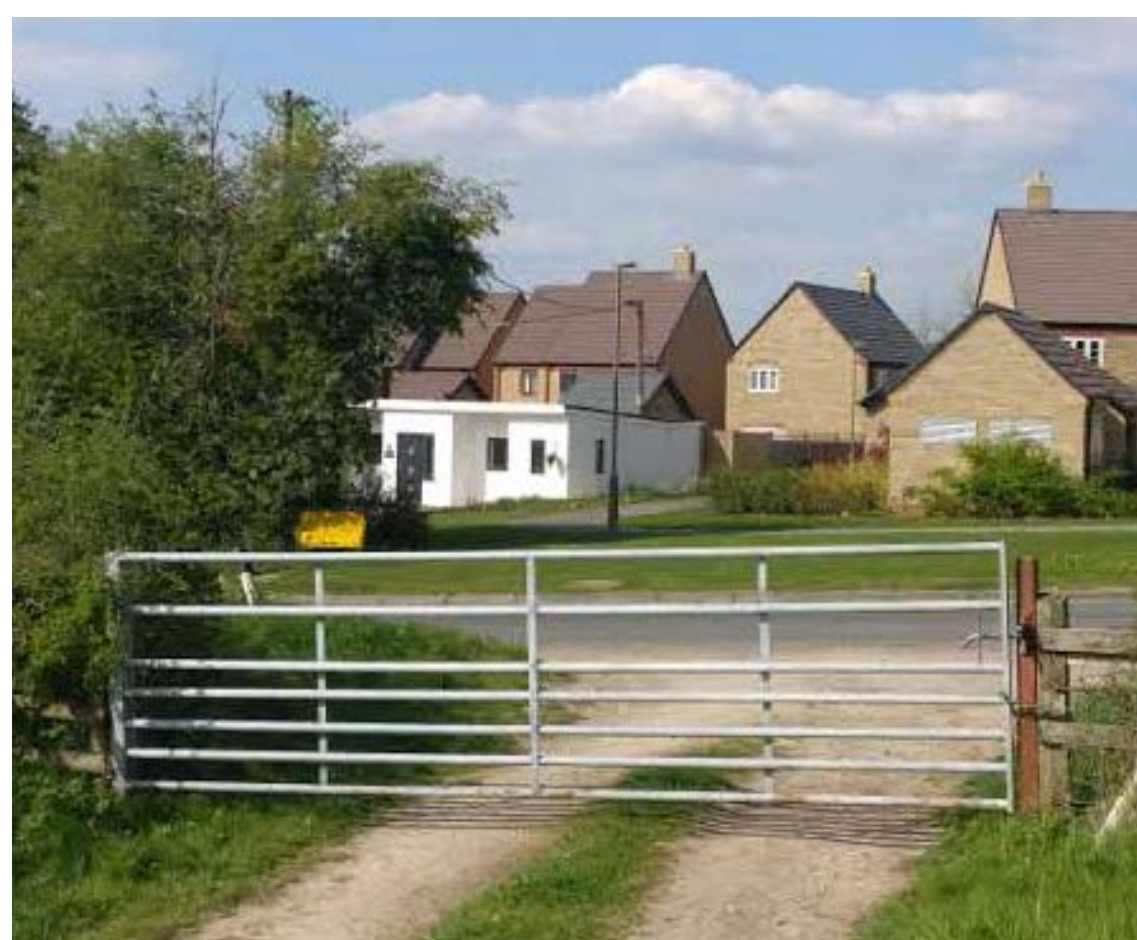


PANORAMIC VIEW TOWARDS NEW YATT ROAD FROM THE PUBLIC RIGHT OF WAY IN THE CENTRE OF THE SITE

# OPPORTUNITIES & CONSTRAINTS

## OPPORTUNITIES

- Existing field access to be upgraded to form the main vehicular and pedestrian access into the site.
- A well connected, sustainable site with new pedestrian links along New Yatt Road to allow access to the services and amenities of North Leigh village centre.
- Biodiversity will be enhanced and promoted where possible.
- Open spaces are proposed throughout to create opportunities for relaxation and recreation.
- SuDS attenuation basin located at the lowest point in the northwestern corner.
- Trees assessed as of good quality will be retained and used as key focal points within the scheme.
- Existing hedgerows will be retained and enhanced where possible.
- New native hedgerow and tree planting is proposed along the southern and northern boundaries.
- Proposed dwellings will be "outward" facing, presenting a strong frontage to New Yatt Road and enclosure to internal streets and areas of open space.
- Development at the high point of the site in the south east corner of a reduced scale, with an architectural character appropriate to an edge of village location.



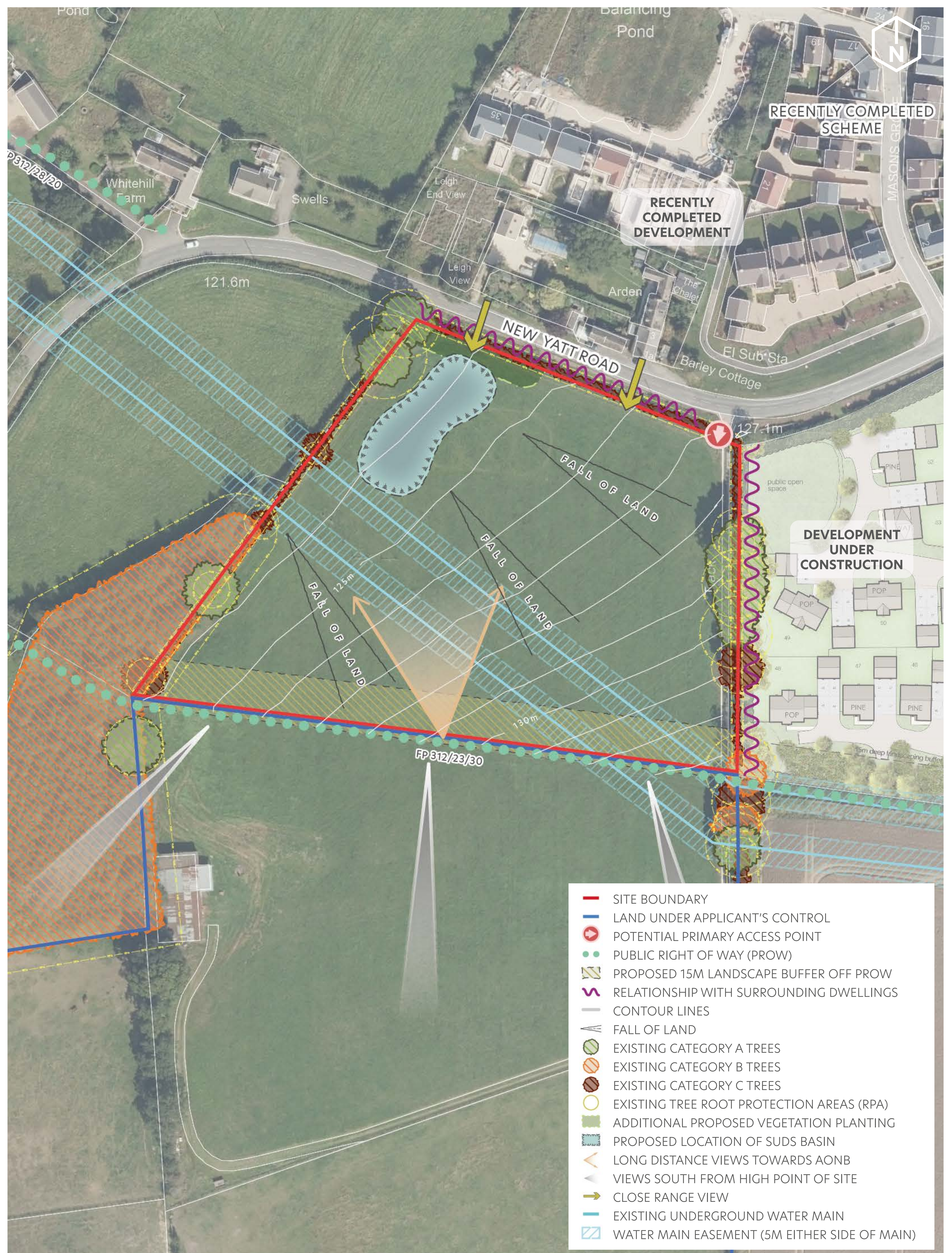
EXISTING FIELD ACCESS



EXISTING GOOD QUALITY TREES

## CONSTRAINTS

- The relationship with surrounding dwellings is an important consideration in development of the site.
- Eight of the trees along the site boundaries have low, low to moderate, or low to negligible potential for bat roosting.
- An existing water main and associated easement runs across the site from the southeast corner to the western boundary. This water main will be diverted to allow development to take place unconstrained.
- An existing Public Right of Way runs along the southern boundary at the high point of the site and will be retained.
- A 15m landscape buffer off the Public Right of Way is suggested to create an appropriate offset from dwellings.
- The site is bordered by mature hedges and trees, with a low established hedgerow to New Yatt Road.
- Site topography rises from 123m AOD in the northwest corner to a high point of 133m AOD in the southeast.



# LAYOUT & DESIGN

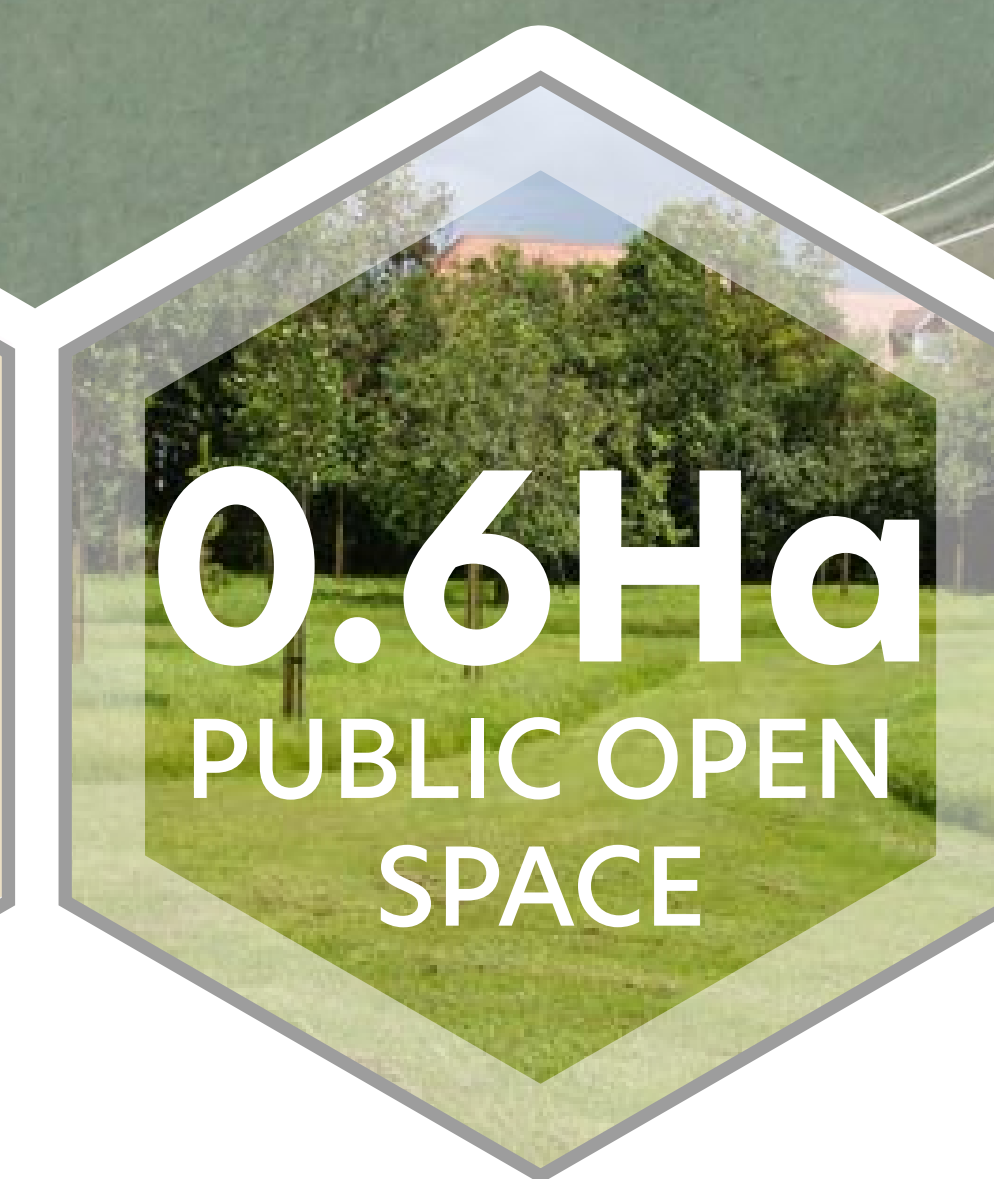
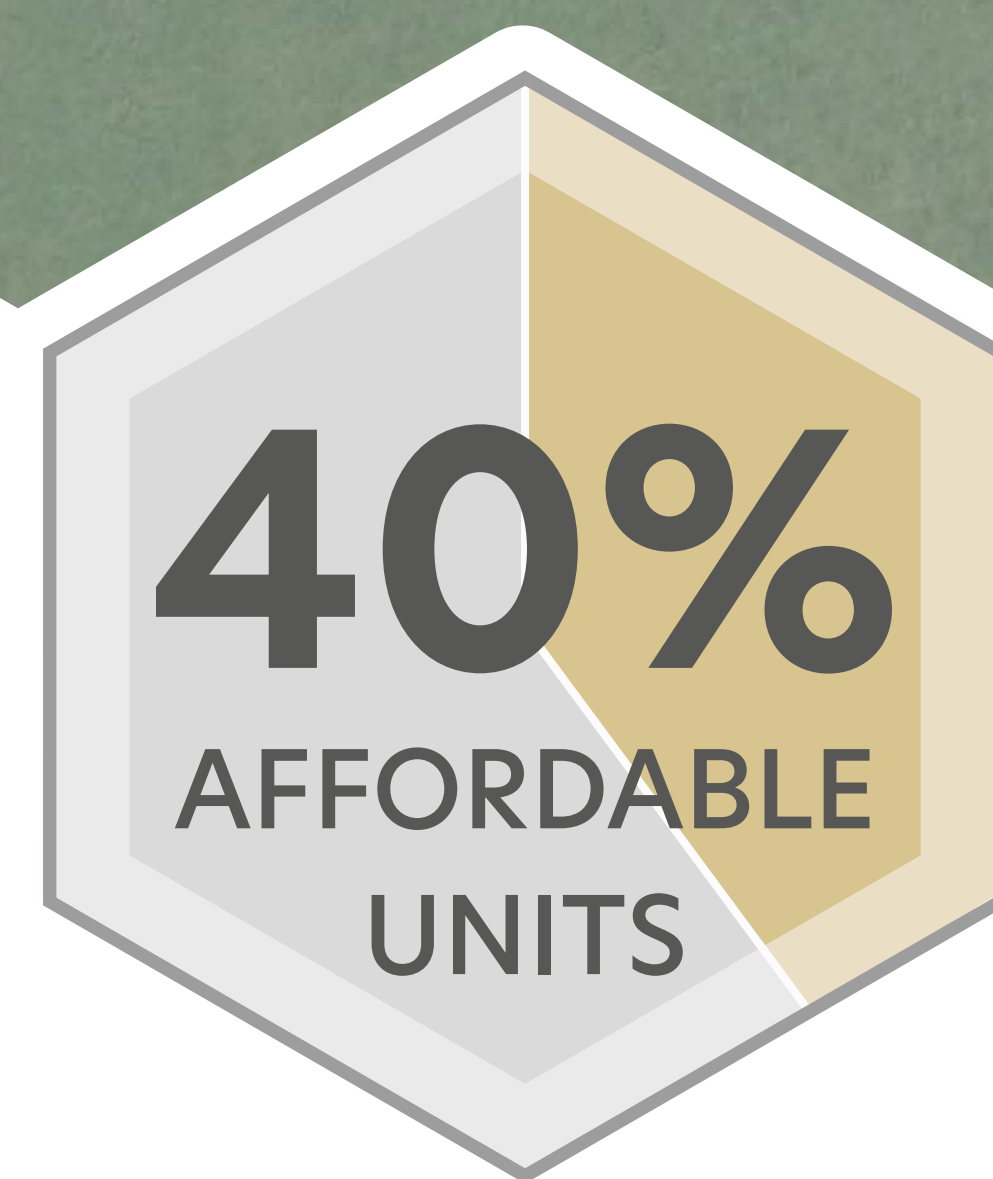


VISION SKETCH

The Vision Sketch (above) builds upon the Constraints & Opportunities of the site. It establishes the overall structure of the masterplan, ensuring important features within and surrounding the site are accommodated.

The Vision Sketch forms the basis for a more detailed Concept Masterplan (right). Key principles of the masterplan include:

- 43 proposed dwellings in a mix of tenures in accordance with the West Oxfordshire Local Plan 2031:
  - 21% 1 Bed - 9 dwellings
  - 42% 2 Bed - 18 dwellings
  - 30% 3 Bed - 13 dwellings
  - 7% 4 Bed - 3 dwellings
- 40% of total dwellings to be affordable.
- Landscape-led scheme with green corridors containing walking routes.
- Public Right of Way (PROW) retained and enhanced with 15m landscape buffer offset.
- Development contained within the lower part of the site to ensure views are maintained.
- Green spaces provide opportunities for relaxation & recreation and create a natural setting for dwellings
- SuDS attenuation basin at site low point in northwest corner.
- Existing high quality trees and Root Protection Areas respected.
- Reinforcement planting to northern & southern boundaries.
- Central shared surface square enclosed and defined by buildings with unique massing and detailing.
- Lower scale dwellings with farm courtyard character in the southeast corner at the high point of the site.
- Outward facing perimeter block structure creates strong frontage to New Yatt Road and provides natural surveillance to spaces.
- Existing water main diverted around the southern part of the scheme.



# HIGHWAYS & DRAINAGE

## Highways & Access

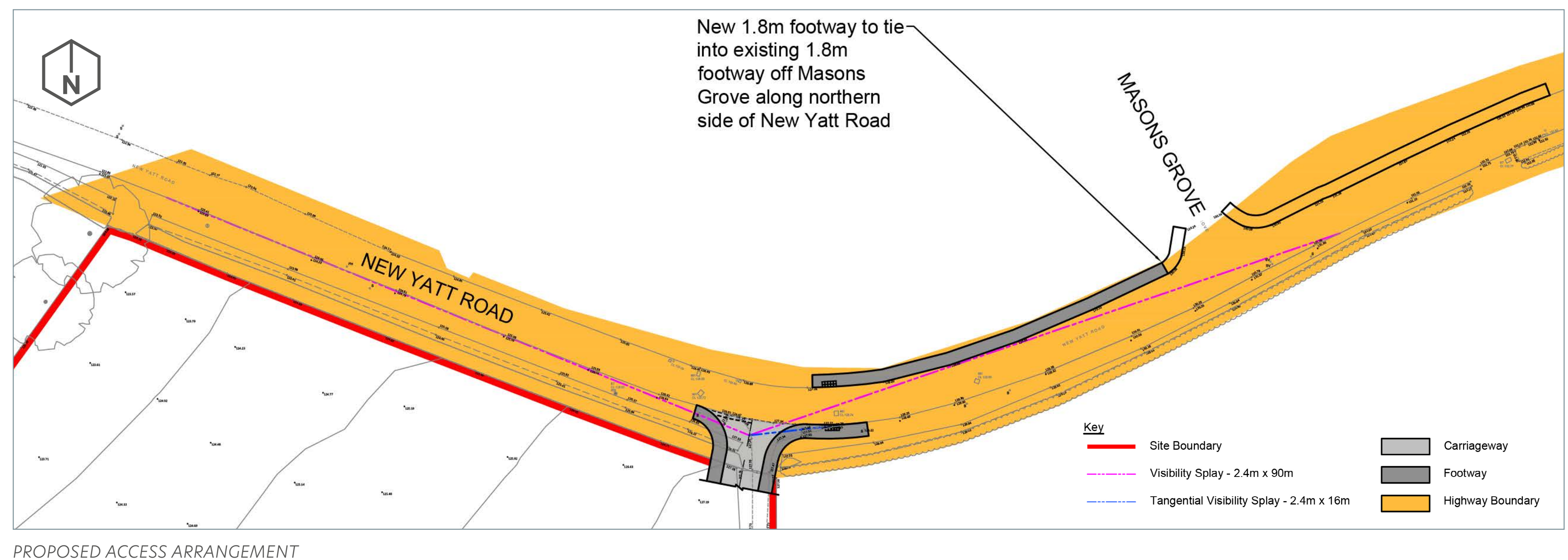
Principal access into the site is via an upgraded existing field access off New Yatt Road.

The new access street would be 5.5m in width with 2.0m footways on either side. A new dropped curb with tactile paving is provided just east of the site entrance, allowing a safe pedestrian crossing point.

Visibility splay assessments have been conducted to ensure safe access and egress to and from the site.

Additional pavement on the opposite side of New Yatt Road links to existing footways constructed as part of the recent surrounding developments.

Combined, these footway routes allow pedestrians safe and easy access to the services and amenities of North Leigh further to the east along New Yatt Road.



PANORAMIC PHOTO OF NEW YATT ROAD TAKEN FROM EXISTING FIELD ACCESS

## Drainage

Utilising the natural topography of the site, surface water will be appropriately managed and controlled.

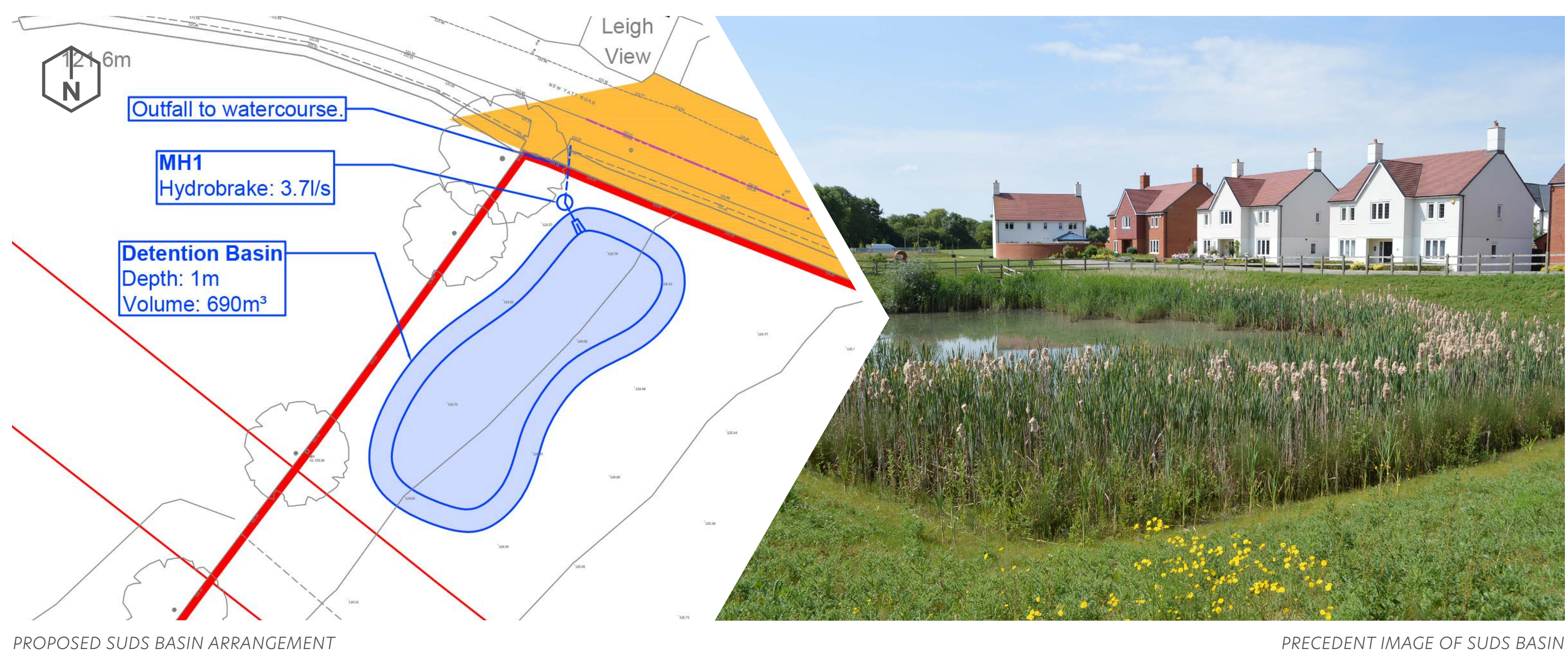
A Sustainable Drainage System has been employed on site in the form of an attenuation basin in the northwest corner. This feature manages surface water run-off, ensuring that water is discharged to the local watercourse in a controlled way.

Foul water will drain to the water company's sewer located in New Yatt Road. The water company have confirmed that their sewer has adequate capacity.

### WATERMAIN DIVERSION

An existing watermain and easement runs diagonally through the site which will be re-routed to avoid the developable area.

Our drainage engineers have discussed the proposals to divert the watermain with the water company who have not raised any objections.



PRECEDENT IMAGE OF SUDS BASIN

# LANDSCAPE & ECOLOGY

## Landscape Strategy

### LANDSCAPE DESIGN PRINCIPLES

- 1 Grass verges are provided along streets where possible to allow for the planting of formal street trees (4-5m in height) to create ecological highways.
- 2 Variety of tree species proposed to enhance tree diversity and reduce future bio security risks.
- 3 Existing boundary vegetation to be retained and used as a backdrop, encouraging ecological connections to surrounding open space.
- 4 Creation of well designed, overlooked pockets of public open space to create a safe, green framework around the development for residents to enjoy.
- 5 Each landscaped area offers public, private and/or biodiversity value.
- 6 Planting species will be traditional in colour and structure and focus on ecological benefits to the surrounding environment.
- 7 Proposing new species-rich grasslands and variety of tree species within proposed open spaces. Hoggin footpaths lead residents through the surrounding open space.
- 8 Connections with the existing Public Right of Way to the south enhances routes for users.
- 9 Footpaths run alongside green spine and blue infrastructure, enhancing biodiversity along the route.
- 10 Movement and feeding corridors for wildlife created. Nesting and roosting opportunities provided allowing ecological features to be incorporated.
- 11 Principal street front garden planting to include low formal clipped evergreen hedgerows with pockets of seasonal ornamental shrub planting.

## Ecology Strategy

The site is currently dominated by uniform agricultural grassland, which offers little wildlife value of wider ecological interest. The proposals have been designed to maximise biodiversity and provide substantial ecological net gains through the provision and suitable management of valuable ecological habitats and features, including:

- 7 New wet grassland providing multi-functional drainage functionality as part of the integrated SuDS solution.
- 8 Other wildflower grassland managed specifically for wildlife benefit.
- 9 New native tree and scrub planting providing increased cover and habitats for wildlife.
- 10 New native hedgerow corridors.
- 11 Incorporation of faunal measures and enhancements including bat boxes, bird boxes, hedgehog runs, bee bricks and habitat piles.



# ARCHITECTURAL APPEARANCE

## Dwelling Appearance

Detailed dwelling design will be the subject of a future Reserved Matters planning application.

We have, however prepared illustrative material showcasing selected potential dwelling forms, with detailing and materials respectful of the local area and appropriate for the proposals.

The West Oxfordshire Design Guide (WODG) reiterates the importance of respecting the existing settlement types found within the area. The proposed scheme has therefore been designed to work with the topography, avoiding tall dwellings on high land and allowing views through the site towards the AONB to the north. The scheme is also well contained and does not adversely effect the established settlement pattern or typology, as requested by the West Oxfordshire Design Guide.

Existing dwellings in the local area have been assessed, with proposed architectural styles, details and massing taking influence from the local historical and architectural vernacular.

The scheme proposes rural streets with dwellings on internal lanes set behind small front gardens that reflect the existing local village street character.

Dwellings fronting New Yatt Road are of a scale, massing and appearance appropriate to surrounding existing dwellings, with reduced eaves and ridge heights and dormer windows accommodating rooms in the roofspace.

Proposed dwellings will be of a high quality, utilising local materials where possible and sustainable construction methods to ensure new homes are efficient.



A collection of lower-scale dwellings are proposed at the high point in the south. These units have a "farmyard" character arranged around an overlooked communal parking courtyard. Materials and detailing are commensurate with a farmyard typology appropriate to an edge of village location.

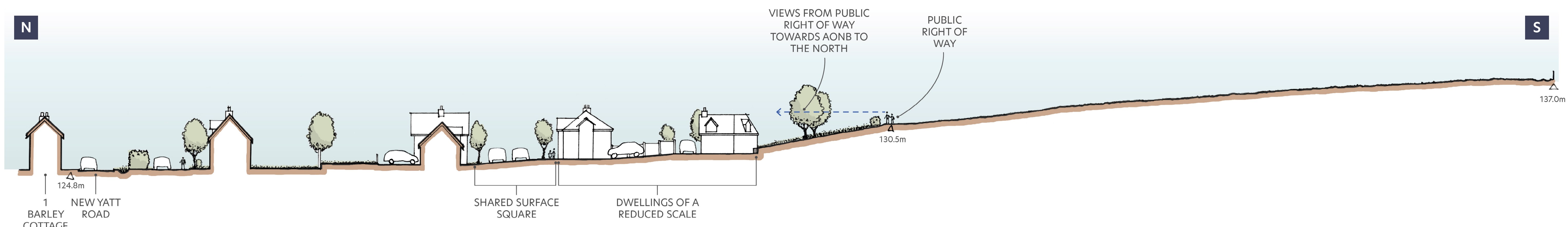
INDICATIVE SKETCH OF FARMYARD CHARACTER AREA



LOCAL ARCHITECTURAL INFLUENCES - MASSING, DETAILING AND MATERIALS



INDICATIVE STREETSCENE SKETCH ALONG NEW YATT ROAD



INDICATIVE SECTION THROUGH SITE (N-S)

# NEXT STEPS

## THANK YOU FOR ATTENDING OUR PUBLIC CONSULTATION EVENT

PLEASE PLACE YOUR  
FEEDBACK IN THE BOX  
PROVIDED

ALTERNATIVELY, PLEASE  
SEND YOUR FEEDBACK VIA:



**EMAIL:** INFO@ARPLANNING.CO.UK



**POST:** ARMSTRONG RIGG PLANNING  
THE EXCHANGE  
COLWORTH SCIENCE PARK  
SHAMBROOK  
BEDFORD  
MK44 1LZ



COPIES OF THESE BOARDS ARE ALSO  
AVAILABLE ON OUR WEBSITE:

[HTTPS://WWW.MANOROAKHOMES.CO.UK/PROJECT/NOR-070](https://www.manoroakhomes.co.uk/project/nor-070)



Your feedback is valuable to us and will be considered in the preparation  
of plans to be submitted with the planning application

We have entered into pre-application discussions with the Local Authority and  
will be submitting an outline planning application in Spring 2023