

LAND EAST OF LAMBOROUGH HILL WOOTTON, OXFORDSHIRE

HOUSING DELIVERY DOCUMENT

DECEMBER 2014





View south along B4017 Lamborough Hill

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View north east along the Site frontage parallel to the B4017 Lamborough Hill

1.0 INTRODUCTION

1.1 Overview

This document has been prepared by Catesby Estates Limited in respect of a development proposal for residential development at land east of Lamborough Hill, Wootton, (“the Site”) which lies 4km north of the market town of Abingdon-on-Thames and within the administration of the Vale of White Horse District Council. (“the District”).

The document demonstrates the deliverability of a previous draft allocation known as ‘East Wootton’ within the ‘Abingdon-on-Thames and Oxford Fringe Sub-Area’, which was identified by the District to have the capacity to deliver approximately 200 new homes. The Site has since been removed from the draft Local Plan.

The Site is ideally positioned within a sub-area of Abingdon as it is located within a suitable and sustainable location for future residential development, in accordance with national and emerging local planning policies. The Site has no constraints preventing development and is considered to be a deliverable Site for housing in the short term.

1.2 Scope and Structure

This document is comprised of the following sections:

- **SECTION 2.0 – SITE AND CONTEXT.** Identifies land east of Lamborough Hill, introduces all relevant local context, studies local architectural style and building form, and references all significant local facilities.
- **SECTION 3.0 – PLANNING POLICY CONTEXT.** To discuss the rationale behind the Site and why it provides an ideal opportunity for residential development that is in accordance with the National Planning Policy Framework and supports the delivery of the emerging Local Plan 2031.
- **SECTION 4.0 – SITE APPRAISAL.** To focus on the immediate context of the Site, documenting how constraints will shape the development proposal.
- **SECTION 5.0 – DEVELOPMENT PRINCIPLES.** To demonstrate the deliverability of the Site by illustrating a development proposal and to provide an indication of the likely capacity of the Site.
- **SECTION 6.0 – SUMMARY AND CONCLUSIONS.**





View north east from within the Site towards Boars Hill



View south east from within the Site

2.0 SITE AND CONTEXT

2.1 The Site

The Site, delineated on the illustration below with a red asterisk, wraps around the south eastern edge of the village of Wootton, 4km north west of the historic market town of Abingdon-on-Thames, within Oxfordshire. The Site is located within the civil parish of Wootton.

Wootton village has many facilities at local level, most of which are found to the west and north west of the Site. Other facilities are found locally in the nearby villages of Sunningwell and Dry Sandford, with a full range of town facilities available in Abingdon.

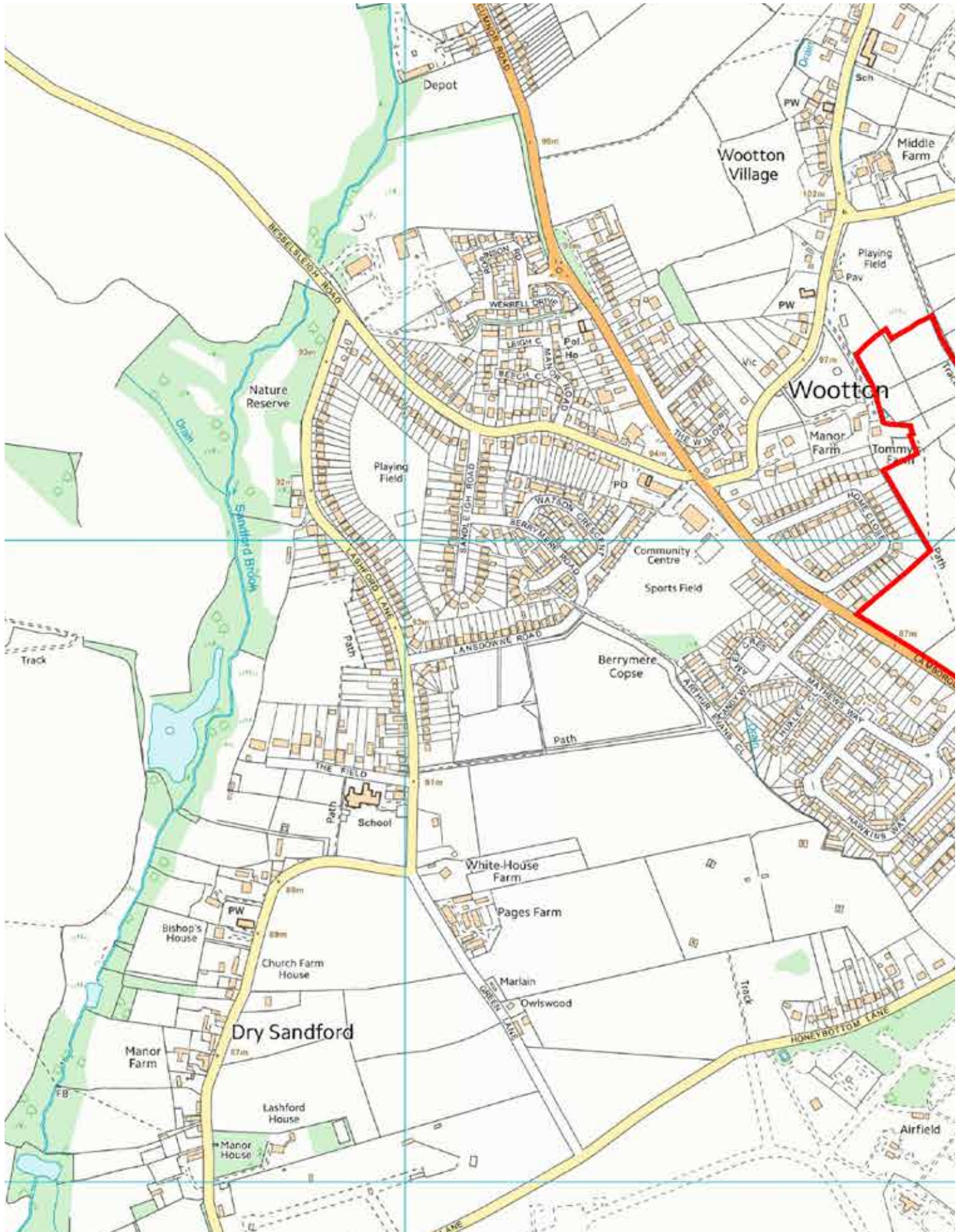
The Site is within the control of Catesby Estates Limited, who are promoting the Site on behalf of the landowner. The area of the Site extends to 12.61 hectares (31.16 acres), is mostly irregular in shape comprising a number of rectangular grassed paddocks, gently slopes from north west to south east and is currently used for equine grazing. To the east of Tommy's Farm, a small section of land is heavily vegetated with various scrub.

Lamborough Hill borders the Site along the south western boundary which is generally open with occasional scrub/trees. At the southern edge the Site abuts a parcel of woodland and at the northern-most edge a hedgerow with the village cricket pitch lying beyond. At the northwestern corner, the boundary to Manor Farm and Tommy's Farm is formed by a more substantial hedgerow and tree belt running parallel to the farm access road. Moving south from this north western corner, housing along Home Close (private road) offers a mixture of boundary types. Finally, the eastern boundary is defined by a strong hedgerow which runs along its length with only field access gaps.

Excellent transport links lie close-by with the B4017 Lamborough Hill extending to the A420 at Cumnor to the north (linking to the A34 and the M40 northwards, Swindon to the west) and Dunmore Road to the south, part of the circular highway route around Abingdon-on-Thames.

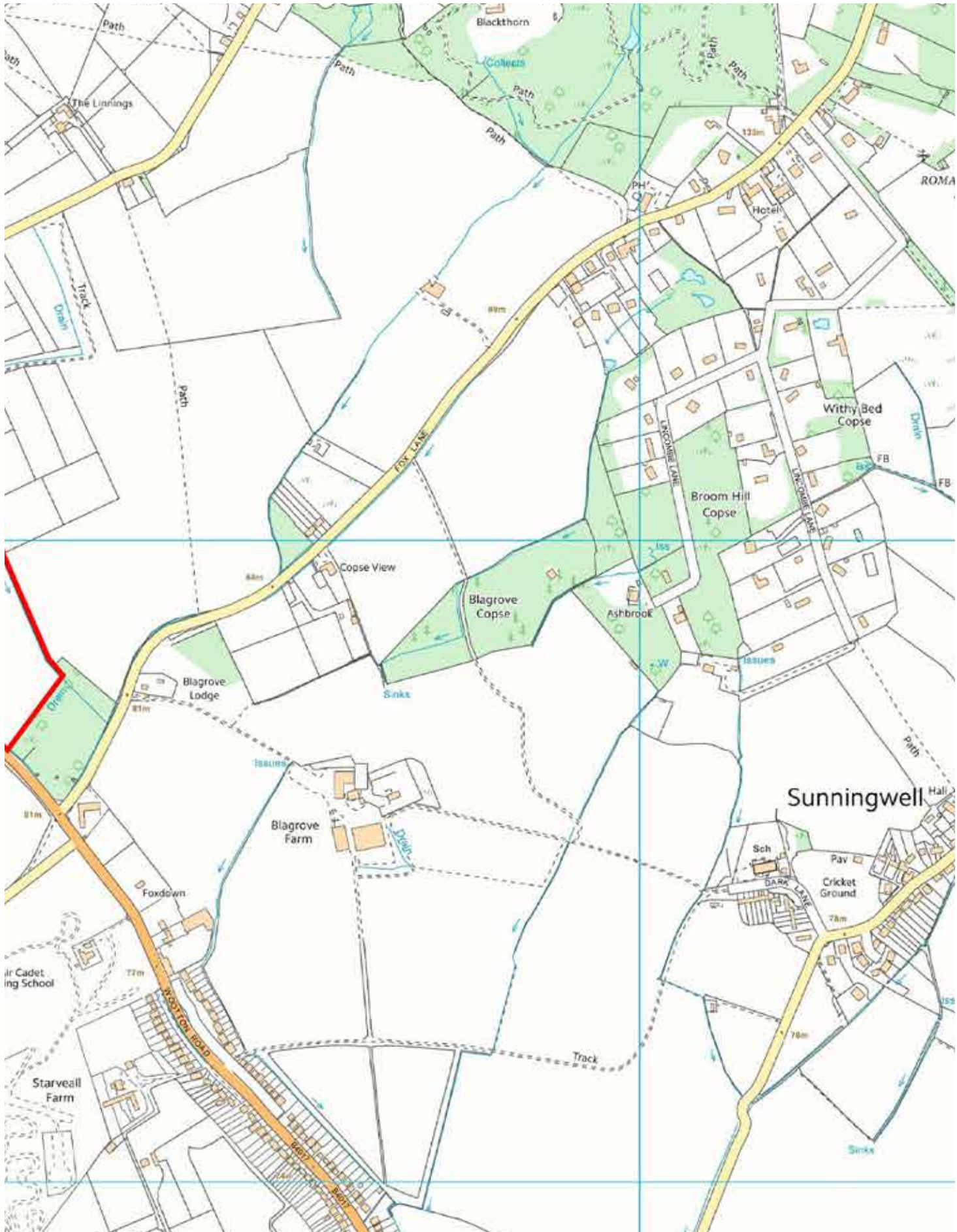
In terms of development potential, the Site is capable of accommodating between 120-160 dwellings at a net development density of between 20-26 dwellings/hectare.





Site Location Plan

Ordnance Survey License Number: 100022432



2.2 Local Context and Strategy

The old village of Wootton beyond the northern end of the Site has a sprinkling of thatched cottages and St. Peter's parish church. The modern village to the south along Lamborough Hill and west along Besselsleigh Road comprises predominantly housing with much ribbon-strip development spreading south east towards Abingdon.

Throughout the village, built form is varied, large detached forms reduce down to smaller semi-detached and terraced forms. Opposite the Site, larger 20th century detached properties front Lamborough Hill and continue along The Old Pound. To the west, along Mathews Way and Hawkins Way, smaller scale mid 20th century semi-detached and occasional terraced housing features predominantly within a significantly sized development. To the northwest of the Site and to the east of Lamborough Hill, dwellings along Home Close are most larger detached and semi-detached. Two storey dwellings feature in the majority although single storey bungalows are found in limited pockets.

Housing found on Mathews Way, Hawkins Way and Besselsleigh Road and the surrounding roads has a very simple architectural style and material palette (mostly facing brick, occasional render), with a repetitive block structure and street pattern. Due to most properties having parking to the fore of the dwelling or on-street, street scenes are exceptionally cluttered and car dominated. Along Home Close, again block structure is quite regimental but architectural style has an improved level of variety due to roof patterns being broken up with varying eaves heights and a wider mix of facing materials. Parking is mostly on-plot with garaging. Along the western side of Lamborough Hill, properties are quite rich in character and quite diverse in style, reflecting material trends and proportions at the time of construction. All are generously set back from the carriageway with parking always on plot and with garaging.

One specific building of note is Tommy's Farm house which has delightful Victorian proportion and detailing.



Tommy's Farm house



Larger detached properties along Lamborough Hill



Larger detached properties along Lamborough Hill



Smaller scale simply styled properties along Hawkins Way



Properties fronting Lamborough Hill on Home Close

Strategy

When considering the design context for any new development, it is important to draw inspiration from the character of the local area to ensure that the development integrates into the locality as well as possible. If the locality does not have a rich character, then new development should seek to create its own identity which can help to create a positive place for people to live.

Existing development located within the locality of the Site is considered to have a mixed character. The more positive elements of this should be recognised and included within the recipe for any development proposal whilst at the same time try and establish its own recognisable identity. The scale of development should not be too dissimilar to that found nearby, two storey in the majority with perhaps the opportunity for single storey bungalows in limited numbers, depending upon the needs and trends of the area. Block structure should be varied, one that can help to determine a clear movement strategy around the Site, creating streets and spaces having character.

For example at the core of the Site, block structure could be more continual with building facades located close to the street, resulting in a higher development density.

At the fringe of the Site to the north and the east, block structure can be less continual and more relaxed with building blocks varied in their configuration. This can help to soften the transition between the built form and green space at the site edge. To soften this transition further it would be prudent to incorporate a planted buffer along the full length of the eastern boundary and also feather into the edge of development, 'green' fingers of planting. This is intended to provide some natural screening between the Site and Boars Hill further to the east, and soften the line of any built form and the views to and from the Site.

In addition, larger detached blocks should be favoured directly facing Lamborough Hill, with a varied mix of architectural styles and facing materials to match the grain of the existing. These blocks could be arranged in groups fed off private driveways and mews. Development should address both key spaces and open green spaces to help provide an appropriate level of natural surveillance and with it successful spaces that are seen to be functional, safe and 'social'.

Fundamentally, 'good design' should be at the backbone of the proposed development which will result in creating a strong 'sense of place', one where people will want to live.

2.3 Local Facilities and Services

Wootton has a variety of facilities and services at local level which supports the local community, with further services found in the nearby villages of Sunningwell and Dry Sandford. Furthermore, a comprehensive range of facilities are found at town level in Abingdon, easily accessible from the Site.

Many key facilities and services are accessible from the Site within approximately an 800m walking distance (5 minutes), a further spread of facilities are within a 1200m walk (10 minutes). The Facilities Plan shown on the following spread illustrates the location of these facilities and services in relation to the Site.

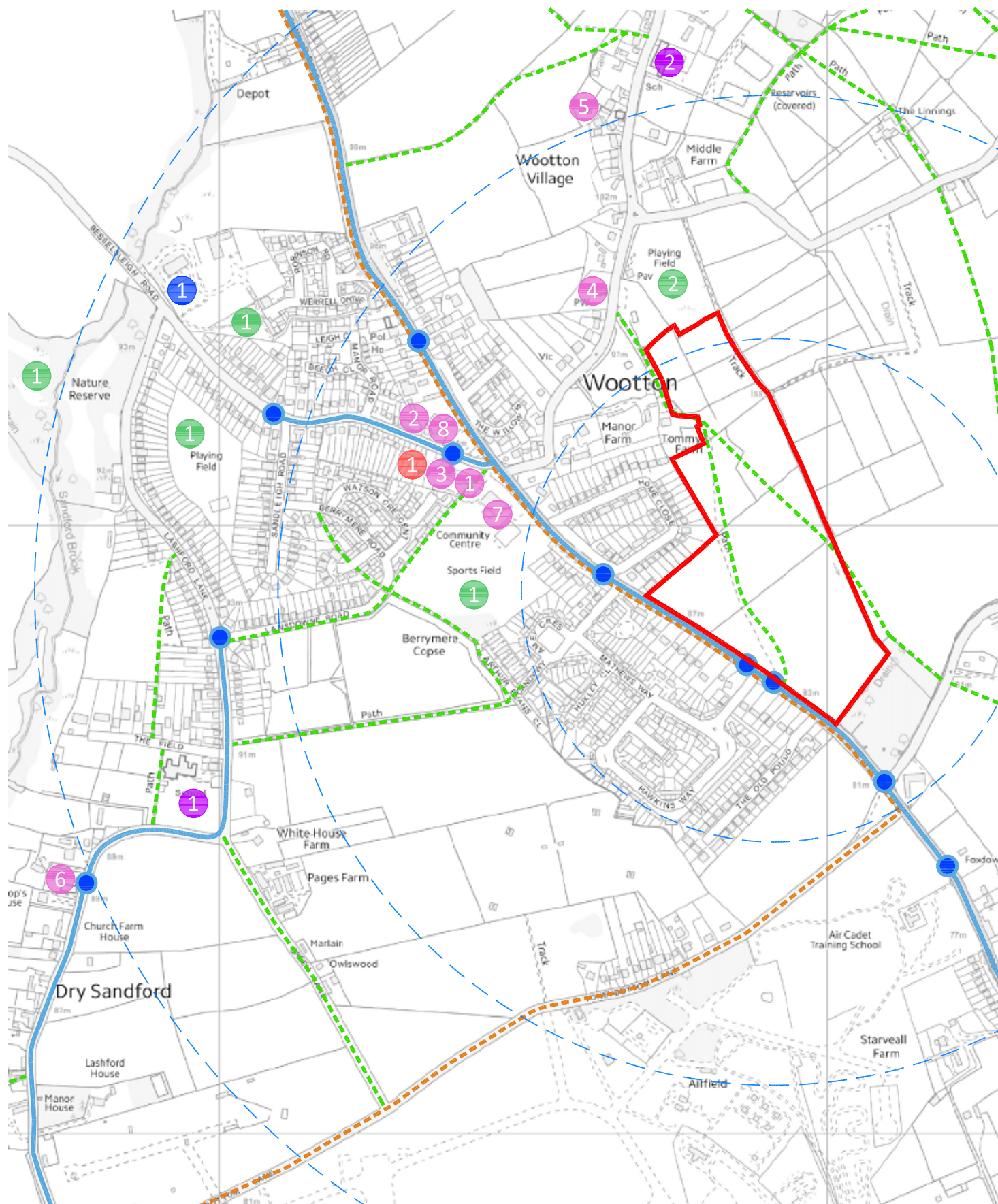
Directly to the north of the Site is located Wootton playing field which incorporates cricket pitch, pavilion and equipped play space.

Within 1200m of the Site two primary schools are found: Wootton St. Peters CofE Primary School to the north in the old village; Dry Sandford Primary School in the neighbouring village. A further primary school is found at Sunningwell. A couple of secondary schools and Abingdon and Witney College are within easy reach approximately 3km southeast of the Site in Abingdon.

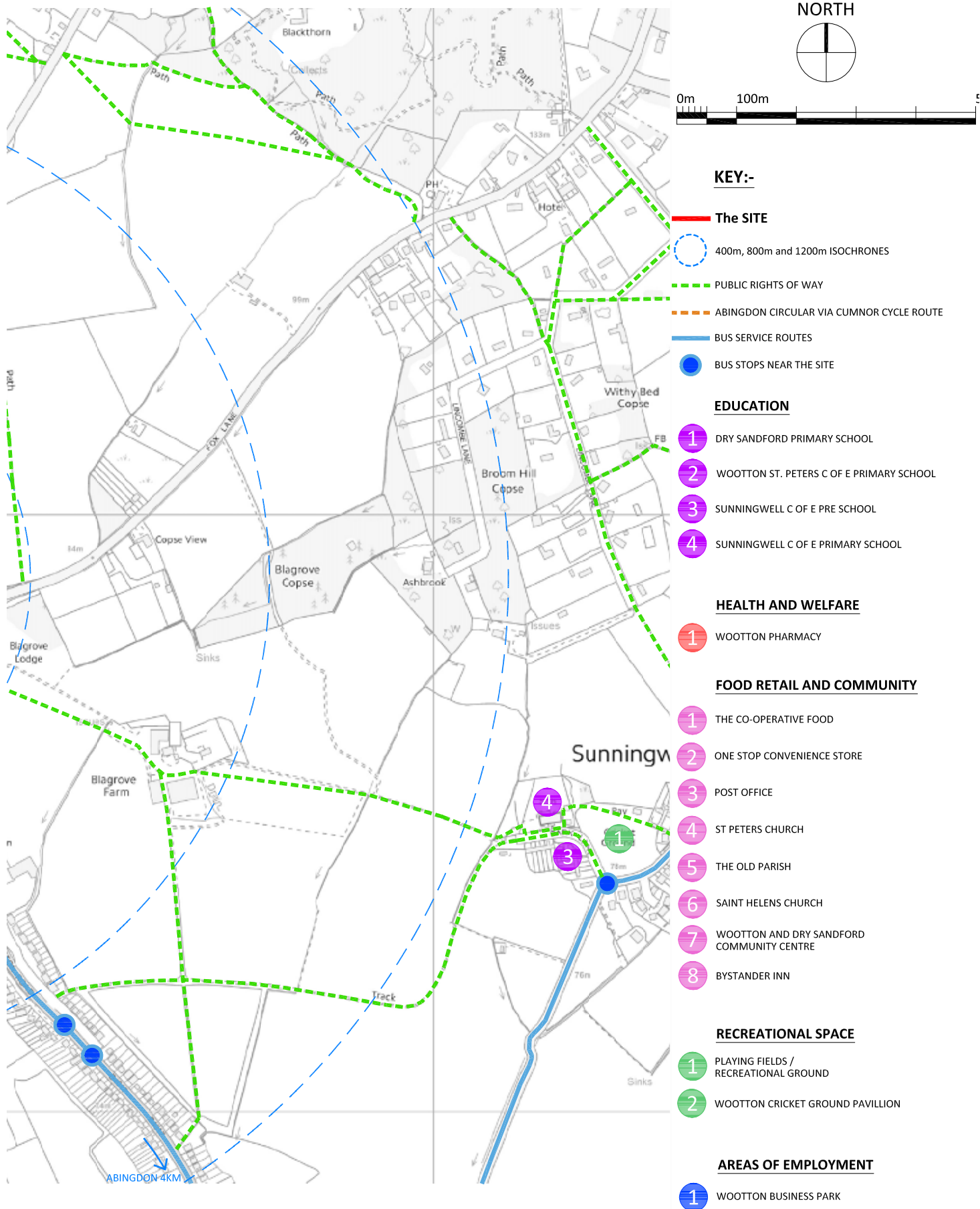
Abingdon is considered to offer the largest range of employment opportunities within the area which is again conveniently located for the Site.



Good design will contribute towards a strong 'sense of place'



Local Facilities Plan





Wootton St Peters Church



Co-Operative Food and Post Office, Besselsleigh Road



St Peters CofE Primary School



Wootton Playing Field



Wootton Community Centre, Lamborough Hill



Wootton Pharmacy, Besselsleigh Road



One Stop Store, Besselsleigh Road

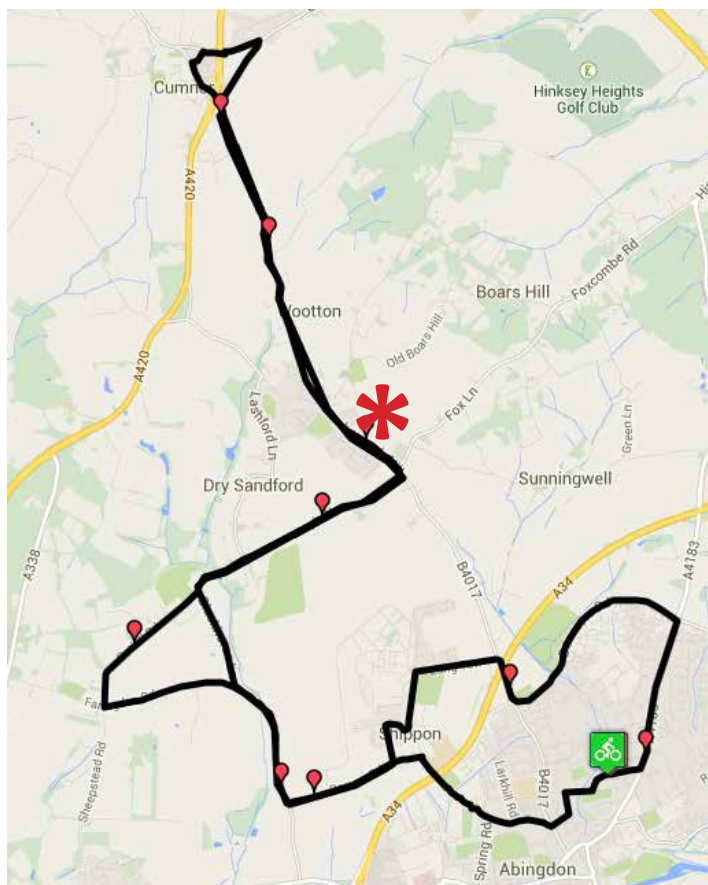


The Bystander P.H.

2.4 Access and Movement

The Facilities Plan shown on the previous spread shows that there are good pedestrian, cycle and bus links from the Site to a range of various local facilities and the town centre services of Abingdon.

Of particular note is the established cycle route which runs immediately south west of the Site along the B4017 Lamborough Hill. This is part of the dedicated Cumnor Cycle Route which links in with the Abingdon Circular cycle route further south (route shown below - the Site has been delineated with a red asterisk).



Cumnor Cycle Route

Two designated Public Rights of Way directly cross the Site offering connection to the locality. Public Right of Way (ref: 415/30) enters the Site from the southern end of the south eastern boundary at Lamborough Hill, and continues north through the Site to the rear of Tommy's Farm where it exits along the farm access. A second Public Right of Way (ref: 415/28) in part runs parallel to the southern end of the eastern boundary, enters the Site and continues in a north westerly direction linking up with the former to the rear of Tommy's Farm. Both cross existing paddock fencing via timber stiles.

A pedestrian footway runs alongside Lamborough Hill on the western side only, none are present on the Site side.

The Site is well located for local bus services with the nearest stops found directly adjacent the Site on Lamborough Hill. Stops are on both sides of the highway with services travelling north towards Cumnor and onto Oxford, and south towards Abingdon. Service no. 4 operated by Oxford Bus runs hourly services Monday-Friday.



Nearest bus stop to the Site on Lamborough Hill

city4 buses towards Abingdon			
Route	West Park	Cumnor	Wootton
Mon - Fri	0653	0753	0853
Sat	0652	0752	0852
Sun	0614	0914	1014

Timetable for Oxford Bus service no. 4

The nearest rail stations are found at Radley (7 km) and Oxford (10km), with direct bus connections from outside the Site to Oxford station.

Heathrow Airport is the closest significant international airport to the Site approximately 90km away travelling east along the M4.



Point where Public Right of Way (ref: 415/30) enters the Site off Lamborough Hill

3.0 PLANNING POLICY CONTEXT

“Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.”

(The Framework, Ministerial forward)

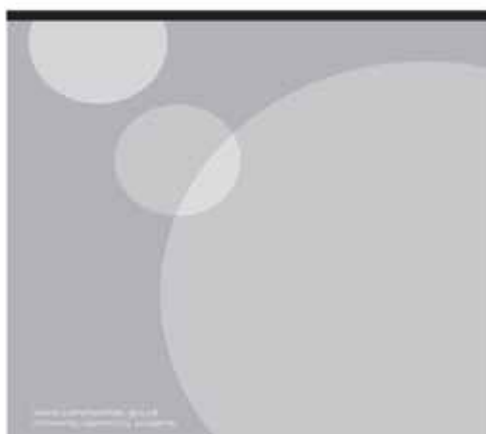
Any development proposals need to be in accordance with the National Planning Policy Framework published on 27th March 2012 ('the Framework') and the Development Plan at the local level.

The heart of the Framework seeks to ensure that planning helps to achieve sustainable development and a 'presumption in favour of sustainable development' is therefore the basis for every plan and every decision. Of particular importance to the Framework is the need to deliver a wide choice of high quality homes and to boost significantly the supply of housing. This is informed by a full, objectively assessed need for market and affordable housing in that specific housing market area.

The Site is located in the Oxfordshire Sub-Regional Housing Market Area, which comprises West Oxfordshire District Council, Oxford City Council, South Oxfordshire District Council, Vale of White Horse District Council and Cherwell District Council. A recent Strategic Housing Market Assessment ("SHMA") has identified that the Housing Market Area needs to provide a minimum of around 100,000 new dwellings between 2011 and 2031. Of this figure, a minimum of 20,560 of these dwellings are needed to be delivered in Vale of White Horse.



National Planning Policy Framework



This figure forms an integral part of the emerging Development Plan for the District, the Local Plan 2031 Part 1 - Strategic Sites and Policies (Publication Version, November 2014).

In order to accommodate this requirement, the emerging Plan proposes a number of strategic site allocations, one of which was the land known as East of Wootton. This draft allocation has since been removed from the latest version of the Plan, with the Council suggesting that it "exceeds landscape recommendations, unacceptable harm to landscape character".

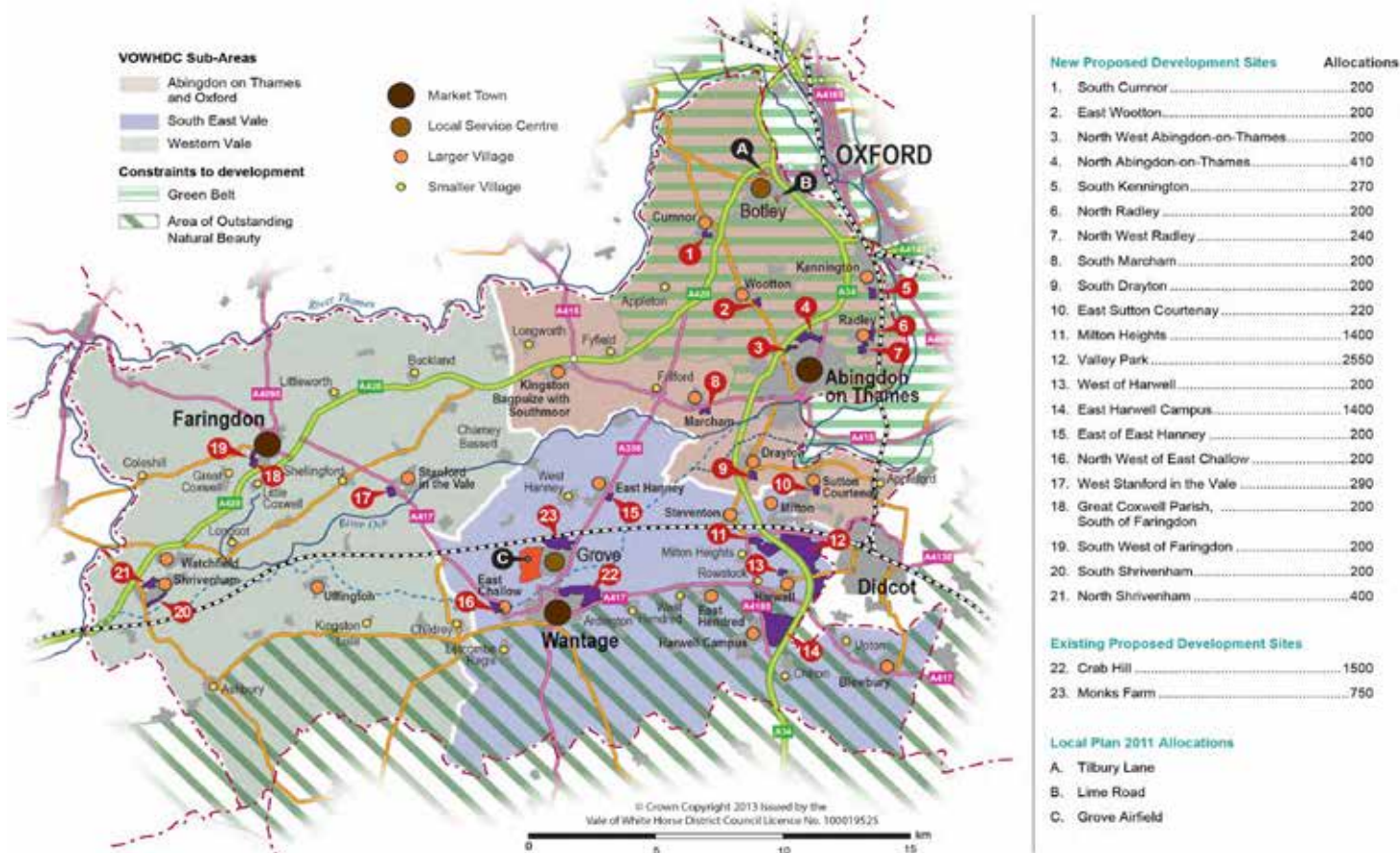
In terms of existing 'saved' planning policy set out in the adopted Vale of White Horse Local Plan 2011, which is now time expired, the Site is located outside of the urban boundary of Wootton and within the Green Belt. The Vale of White Horse Green Belt Review (February 2014) suggested that the Site was suitable for removal from the Green Belt. The site is located within land parcel 4 (Site 10) and the assessment confirms that:

- "Some development east of Lamborough Hill and north of Fox Lane should not have the effect of merging Wootton with Whitecross and Abingdon to the south, provided a substantial open area is retained to allow open views to Boars Hill from Lamborough Hill." and;
- "The southern part is less sensitive and more removed from Boars Hill... Areas which are better contained by the existing settlement, which are less a part of the wider countryside and which do not have the special qualities of the Green Belt are identified on the above plan." [one of which is land East of Wootton]

The land contributes little to the purposes of the Green Belt in this location and is clearly appropriate for removal. Further detail on this matter is provided within The Environmental Dimension Partnership's Landscape Position Note.

There is a need in planning terms to identify sustainable and deliverable sites for residential development in the District to meet emerging needs. The remaining sections of this document demonstrate through a site appraisal that the Site has no constraints to development, and through an indicative masterplan, a realistic number of houses can be delivered.

Local Plan 2031 Part 1 Strategic Sites and Policies



Map reproduced from Vale of White Horse District Council - Strategic Sites and Policies (Consultation Draft February 2014)

4.0 SITE APPRAISAL

4.1 Site Overview

This section provides an overview of the existing characteristics of the Site and summarises any associated environmental and technical issues. It confirms that there are no significant physical or environmental constraints to the development of the Site for residential use.

As previously set out, the area of the Site extends to 12.61 hectares (31.16 acres), is mostly irregular in shape comprising a number of rectangular grassed paddocks, gently slopes from north west to south east and is currently used for equine grazing. To the east of Tommy's Farm, a small section of land is heavily vegetated with various scrub. An existing ditchcourse runs along the southern half of the northeastern boundary which returns along the southern boundary to the north of the parcel of woodland.

The Site wraps around the south eastern edge of the existing settlement.

A Constraints and Opportunities Plan included at the end of this section, illustrates the physical, technical and environmental constraints of the Site.

In addition the plan also illustrates the many opportunities that could be considered in the development of the Site, with the rationale behind their inclusion explained in the ensuing section 5.1 Opportunities.

4.2 Landscape and Masterplanning

The Site is currently used for grazing of horses and is laid out as a series of paddocks bounded by a combination of post and rail, and post and wire fences. As a result the majority of the site reads as one large area. The character of the Site is predominantly 'horticultural'. In addition to previously described boundary conditions, the eastern boundary of the Site is defined by a strong hedgerow which runs along its entire length with only minor gaps for field accesses towards the north end. This hedgerow is generally quite broad and typically has a height of over 3m offering a strong defensible boundary to this edge.

A review of the Local Plan map identifies that the site lies within the Green Belt and within the 'North Corallian Ridge' landscape character area. Taking the Green Belt first, this designation is not a 'landscape' designation and infers no qualitative statement about the character of the Site.

In respect of the 'North Corallian Ridge' landscape character area, this is protected by Policy NE7: *'Development which would harm the prevailing character and appearance of the North Vale Corallian ridge, as shown on the proposals map, will not be permitted unless there is an overriding need for the development and all steps will be taken to minimise the impact on the landscape.'*

Review of the Council's Landscape Capacity Assessment

The Council's capacity assessment for the Site has concluded that it has a 'medium' capacity for development which means:

"The landscape character area could be able to accommodate areas of new development in some parts, providing it has regard to the setting and form of existing settlement and the character and sensitivity of adjacent landscape character areas. There are landscape constraints and therefore the key landscape and visual characteristics must be retained and enhanced."

It is felt that this assessment is largely accurate given the wider setting of the Site, and in particular the availability of longer range views to the east towards Boars Hill. The medium capacity seems to stem largely from these wider views, and the wider rural setting/link, and the assessment acknowledges that the site itself is pretty unremarkable in its quality or features present.

Factors addressed within the assessment of relevance to potential site capacity are covered under 'Visual Sensitivity' where it states the key issues as being:

- *"Open site with views across to Boars Hill; and from the open edge of Boars Hill south across the site to the North Wessex Downs on the horizon;*
- *Views of the edge of Wootton;*
- *Viewpoints well used by local community; and*
- *Potential to mitigate the visual impact but would lose views from the southern edge of Wootton to Boars Hill."*

It is clear from this that the Council are sensitive to the Site more in visual terms than landscape terms, and that it is the views both to and from Wootton, and to and from the Site, that require to be addressed. This is confirmed again within the consideration of 'Wider Landscape Sensitivity' where it states that there is an *'important view over the Site of the wider rural landscape'* and in terms of 'Potential impact on key visual characteristics' where it is considered the development of the Site would lead to a *'Loss of key views across fields to Boars Hill'*.

Fundamentally, the Council would wish to see views to and from Boars Hill and Lamborough Hill to be retained, and for the easterly and southerly limit of the Site to be restricted such that the encroachment into the agricultural landscape to the east is within acceptable limits.

Design Parameters

In terms of considering potential responses in the masterplanning of the Site and the issues raised by the Council in the capacity assessment, the following issues are key in terms of how the eastern and southern limits of the Site can be potentially planned:

- The degree to which the Site can extend southwards and the implications of this in landscape and visual terms;
- The amount of easterly encroachment that can be achieved whilst still retaining a proposal which relates well to the existing settlement and which does not unacceptably encroach into the setting of Boars Hill; and
- Creating a development that does not unacceptably impinge upon general views to and from Lamborough Hill, and to and from Boars Hill.

The parameters can be defined as follows:

Eastern Edge

Development proposals should not extend across the full extent of the Site, although the Council's easterly limit is considered to be overly cautious with respect to issues around encroachment, and also in relation to the existing settlement edge of Wootton. It is felt that there is potential to utilise the area of the Site to the east of properties along Home Close, with this representing a natural extension to the settlement edge that wouldn't appear, from further east, to considerably extend the settlement into the agricultural landscape.

Proposals should take a sensitive approach to properties on Home Close and to Tommy's Farm house, and also along the eastern edge where appropriate treatment should be considered to assimilate the development into the agricultural context, remaining mindful of views from the east at Boars Hill.

Southern Extent

The Council's assessment contends that the Site would only be able to extend a limited way down Lamborough Hill from the residential area at Home Close. It is considered that this is overly cautious on the basis that land further south beyond the Site is perceptually separated by a large block of woodland.

If development upon the Site were to extend as far south as the woodland block, the undeveloped 'gap' between the Site and the next strip of development further southeast some 0.5km away would be sufficient. This woodland block would also function as a future defensive line for Wootton.

Views to and from Lamborough Hill

There will inevitably be some impact of the development on existing views east towards Boars Hill (and back).

Through careful masterplanning, proposed development could extend as far south as the woodland block, and retain some views through 'framed' view corridors towards Boars Hill. With respect to views back from Boars Hill towards Lamborough Hill, it is considered that a sensitive approach to the eastern boundary, combined with a high quality well designed proposal will result in the nature of views not being adversely compared to the existing views. This may actually represent a beneficial change when mitigation has matured and the development has softened in time.

4.3 Arboriculture

Mature hedgerows run around the perimeter of the Site to the east and the north with a number of established trees found within the northern section of the Site, along with a section of scrub land east of Tommy's Farm house. There is a woodland block to the south as previously documented. The boundary to Lamborough Hill is generally open, with occasional scrub/trees.

The trees on the Site are not subject to any Tree Preservation Order. The trees to the north shall not be affected by development, proposals will not extend to this area. Some scrub and maybe a small number of trees along Lamborough Hill will need to be removed to enable site access with associated visibility sight lines.

4.4 Ecology

The ecological interest at the Site was investigated by The Environmental Dimension Partnership during 2014 through a desk-based records search, Extended Phase 1 survey and detailed bat activity, great crested newt and reptile surveys. The surveys covered additional land to the north of the main site area likely to come forward for development.

The desk study confirmed that there are no statutory or non-statutory designated wildlife sites sufficiently close to the Site as to be at risk of development impacts or pose a constraint to the proposal. The Site primarily comprises closely grazed horse paddocks containing species-poor grassland of very limited ecological interest. Additional habitats present within and around the site include scattered trees and limited hedgerow, rough grass and scrub, all of which are of local value or lower.

Owing the paucity of valuable habitats, opportunities for protected or notable species within the Site are generally very limited. A small population of great crested newt was recorded in a pond to the north of the main site area, and a small population of grass snake was recorded in the rough grass beside this pond. Bat activity surveys recorded low numbers of common and widespread species and some of the mature trees require further investigation regarding bat roosting if their removal is required. In addition the woody vegetation around the Site is likely to support small numbers of nesting birds.

Impacts on protected species could be avoided or mitigated, and enhancements achieved, through sensitive construction measures and new habitat creation as part of sensitive masterplan and green infrastructure strategy.



Existing pond found to the north of the main site area

4.5 Transport

The Site demonstrates a key access point off the A4017 Lamborough Hill, which is regulated by a 30mph camera controlled speed restriction and is approximately 6.5m in width as it passes the Site.

It is envisaged that a single point of access is taken from Lamborough Hill, in the form of a simple t-junction having visibility sight lines of 2.4 x 45m sight lines.

The existing bus-stops directly outside the Site, are located close to the junction of Mathews Way. These stops may need to be re-sited as part of the development proposals.

In a wider context, the Site has good local road links to Abingdon and Oxford, with other major towns such as Bicester, Brackley, Banbury, Swindon, Reading and Newbury well connected.

In terms of impact, a development of approximately 130 dwellings is non-strategic in nature and will not cause severe residual cumulative impacts and therefore with a full Transport Assessment and residential Travel Plan justification at the planning application stage, will be fully justifiable.

4.6 Flood Risk and Drainage

The Site lies within an area classified in Table 1 of national Planning Practice Guidance, as Flood Zone 1, “*low probability*” which comprises land assessed as having a less than 1 in 1000 annual probability of river and sea flooding <0.1%. Flood Zone 1 is the lowest risk category. The proposed surface water outfall will be into the existing ditch course which runs along the southern part of the eastern boundary to the Site. This in turn outfalls into the tributary eventually leading to the River Thames at Abingdon. Treatment trains will be incorporated within the drainage strategy to coincide with the sustainable urban drainage methodology and principles. It is envisaged that a swale/linear attenuation feature will be detailed to comply with the 1:100 + CC event. We plan to offer betterment to the existing flows where and if possible.

4.7 Ground Conditions

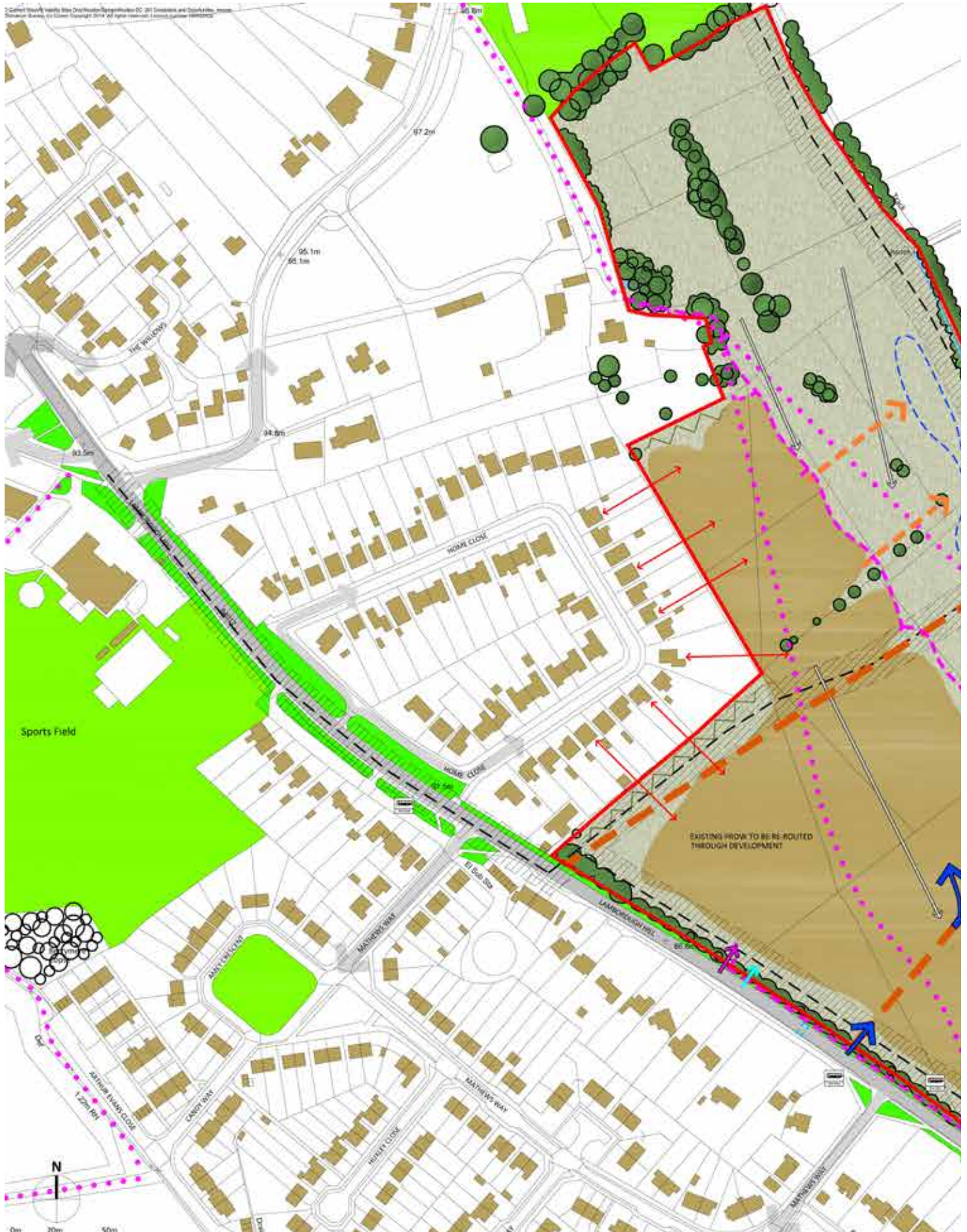
It is understood that the Site does not have any significant ground related constraints, however localised hotspot removal may be required. The site is underlain by Stanford Formation - Limestone. Sedimentary Bedrock formed approximately 156 to 161 million years ago in the Jurassic Period. The local environment was previously dominated by shallow carbonate seas.

4.8 Utilities

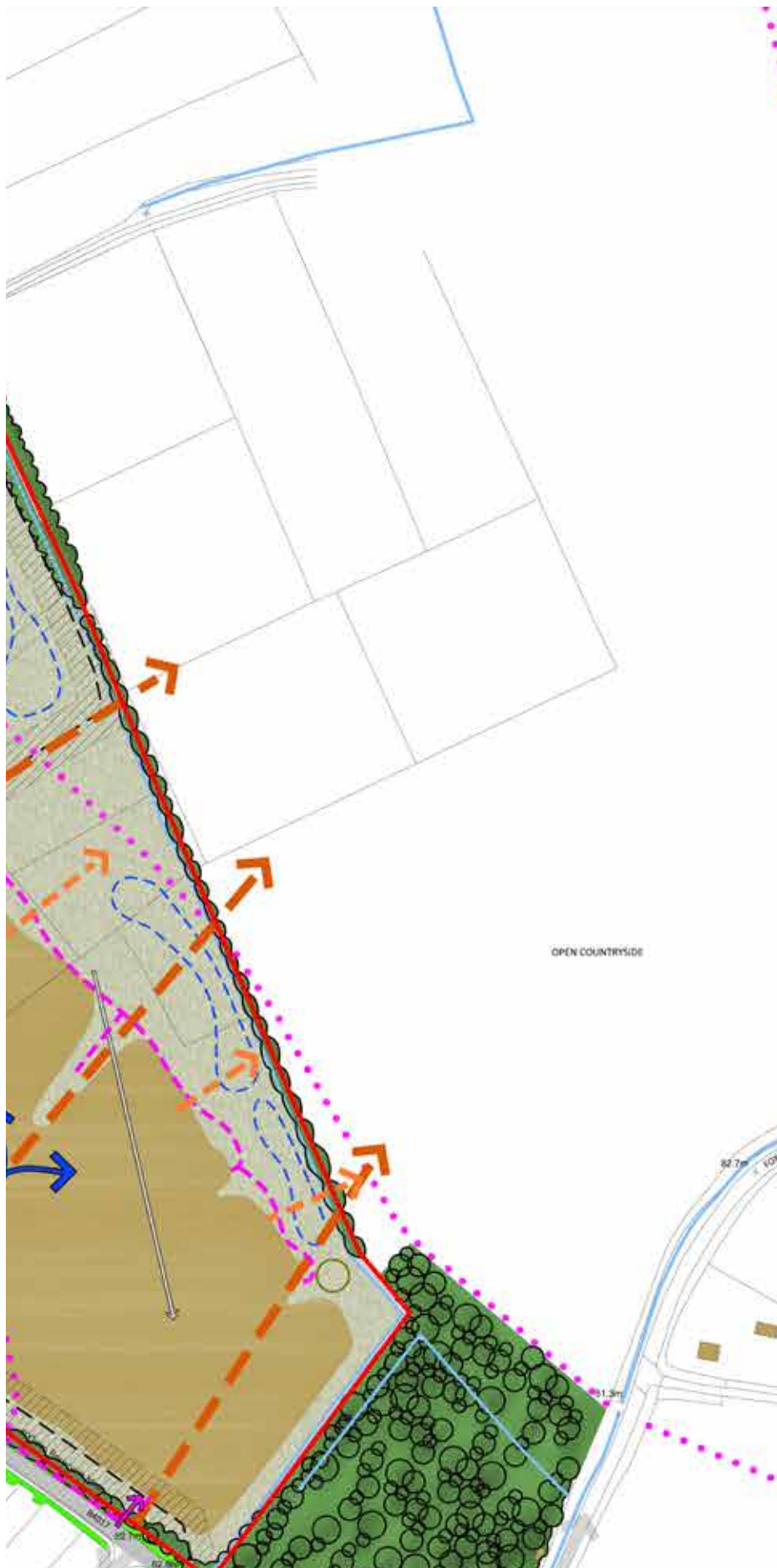
An existing 400mm diameter reservoir trunk mains runs across the periphery of the Site. Having spoken to Thames Water to clarification, it is proposed that a 10m easement be introduced within the Site.


4.9 Constraints and Opportunities

The plan illustrated on the following spread, illustrates the physical, technical and environmental constraints of the Site, along with all opportunities for development which is explained in further detail in the ensuing section.




Constraints and Opportunities



 SITE BOUNDARY
12.61 hectares / 31.16 acres

 EXISTING BUILT FORM

CONSTRAINTS:-


 MAJOR ROAD - B4017 LAMBOROUGH HILL


 LOCAL ROAD NETWORK

 EXISTING BUS STOP / SHELTER

 EXISTING SITE ACCESS


 RECREATIONAL LAND / PUBLIC SPACE

 HIGHWAY VERGE
- OXFORDSHIRE COUNTY COUNCIL


 EXISTING TREES / HEDGEROWS
AND / OR GENERAL SCRUB

 DITCH COURSE

 POND


 400mm DIAMETER RESERVOIR TRUNK
MAIN WITH 10m EASEMENT

 SITE FALLS

 PUBLIC RIGHT OF WAY CROSSING SITE

 CONSIDERATION GIVEN TO SAFEGUARDING AMENITY
TO EXISTING PROPERTIES

OPPORTUNITIES:-

 PROPOSED SITE ACCESS - ALL MODES

 POTENTIAL ACCESS - PEDESTRIAN
AND / OR CYCLE ONLY

 LONGER FRAMED VIEW CORRIDORS TOWARDS
BOIRS HILL

 NEW PLANTING ALONG EASTERN BOUNDARY TO
ENABLE FRAGMENTED VIEW EAST

 NEW HEDGEROW PLANTING ALONG BOUNDARY

 POTENTIAL PEDESTRIAN CROSSING
- SIGNALISED

 NEW EXISTING PEDESTRIAN
FOOTWAY

 POTENTIAL DEVELOPMENT AREA

 POTENTIAL PLAYSACE

 OPPORTUNITY FOR SURFACE WATER
ATTENUATION / SuDS FEATURES

5.0 DEVELOPMENT FRAMEWORK PROPOSALS

5.1 Opportunities

The previous chapter appraised the key features of the Site and all associated constraints, with the plan shown on the previous spread correlating all items. In identifying the constraints of the Site, there are clearly a number of key opportunities as summarised below, which have been identified through the assessment of the Site :

- The potential to create a sustainable high quality residential development with a strong emphasis on good design and 'place-making';
- The potential to integrate the development proposals within the existing village fabric of Wootton. At the same time any the development proposals will pay respect to the views east towards Boars Hill and avoid an over-extension of the settlement into the agricultural landscape;
- Provision of a mix of type, scale, mass, style and size of dwellings, contributing towards a mixed and varied street scene, echoing the character and identity of the village whilst meeting the needs of local people;
- Provision of affordable housing;
- Creation of appropriate and accessible public open space which shall include opportunities for formal play provision at the southern end of the settlement;
- The provision of links to the local pedestrian, cycle and highway infrastructure within the surrounding residential area;
- Potential to preserve and further enhance key ecological, features such as boundary hedgerows and trees, which will help to integrate development into the surroundings;
- The provision of attenuation features on Site which will control the discharge of surface water run-off arising from the development into the existing ditchcourse.

There are no significant technical constraints to the Site and it is available and capable of delivery to help meet the housing requirements set out in within the emerging planning policy context. Furthermore, it would provide the opportunity for a sustainable development wrapping around the south eastern village edge of Wootton and form a logical location expansion, without extensive intrusion into the open countryside further east.

5.2 Development Proposals

The following spread indicates an illustrative proposal for residential development taking into account all of the key features appraised and the associated constraints, whilst suitably accommodating the key opportunities previously identified. The proposal illustrates residential development of between 120-160 dwellings with an indicative net developable area of 5.88 hectares (equal to 14.53 acres). This equates to a net development density of between 20-26 dwellings per hectare, which is considered suitable in the context of the local village form.

The proposals have been underpinned by the following key design principles:

- A well-structured housing layout can be delivered which successfully utilises the natural features of the Site and provides key character areas throughout, resulting in a positive 'sense of place' in an appropriate village scale. This includes a partially screened road frontage on to Lamborough Hill accommodating primary view corridors through the development to permit partially open views towards Boars Hill. These views will be tree lined to the hill beyond;
- The eastern edge of the development would be planted so to integrate into the surrounding agricultural context, rather than provide a hard development edge. Permissive access will be encouraged. Breaks in this planting proposed as lower growing shrub or hedgerow planting would allow partial views from the Site;
- An all-modes access point can be positioned within a convenient location for the Site;
- The existing network of Public Rights of Way crossing the Site will be accommodated within the proposal to ensure that a high level of permeability and connectivity is maintained;
- Tree and hedgerow retention will be maximised where possible, although some numbers will need to be removed to enable access and associated visibility. This loss will be offset through a scheme of replacement hedgerow planting as relevant;
- Provision of public open space to meet the needs and enjoyment of the future occupants of the development and the surrounding community. A large proportion of this provision will be located towards the north of the Site and along the eastern boundary parallel to open countryside. Open space provided to the north will respect the setting of Tommy's Farm house, ensure the retention of the vegetated area of the Site having the greatest ecological value, and offer a logical extension to public amenity currently available within the village;

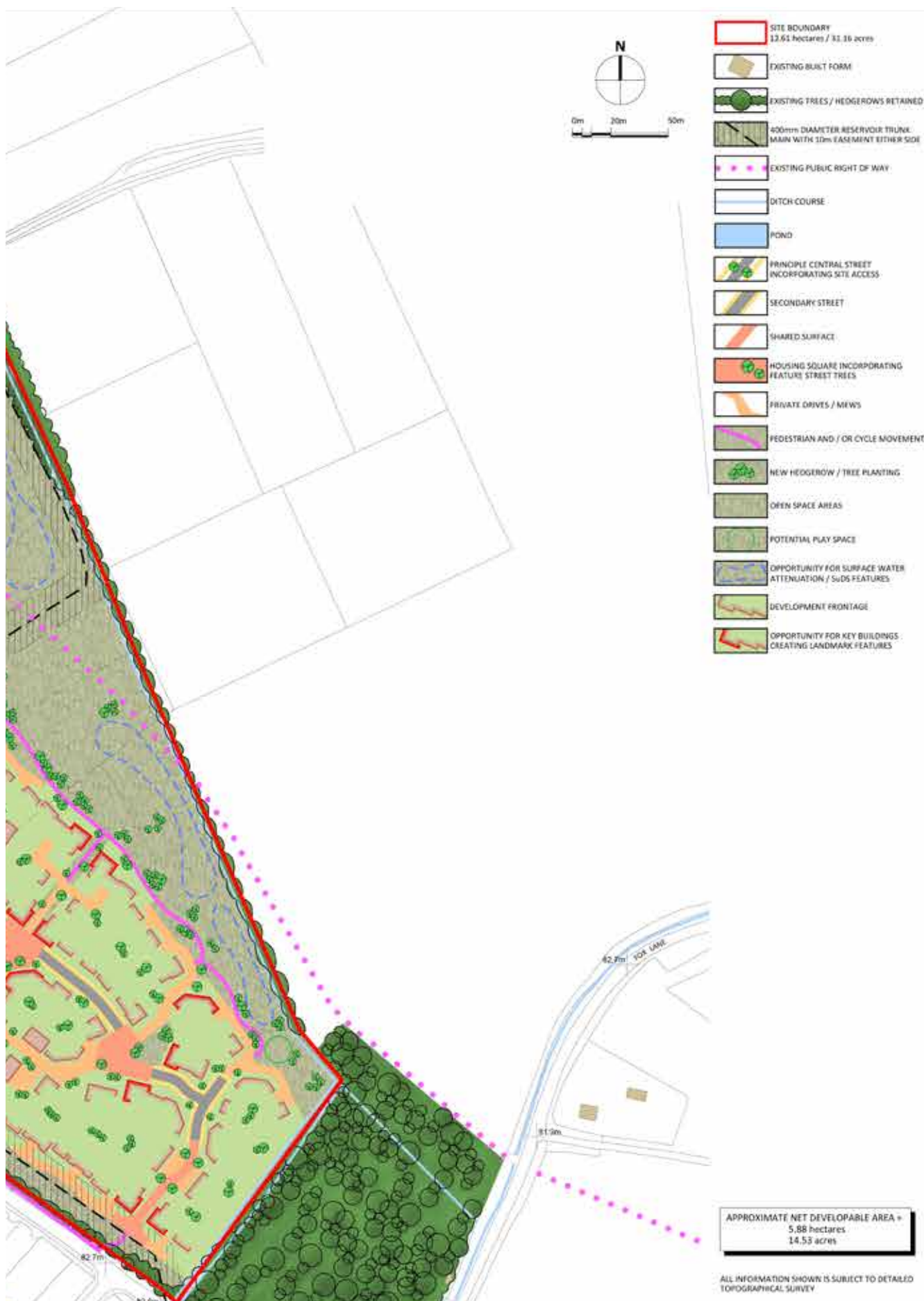
- An easy-to-read hierarchy of primary and secondary movement routes through the Site to maximise connectivity. Routes will be faced by development resulting in a positive street scene.
- Provision of a Sustainable Drainage System (SuDS) to ensure that the Sites' impact upon the local drainage network can provide a betterment to existing greenfield run-off rates;
- Affordable housing will be provided on the Site as part of the overall development scheme. This affordable housing will be negotiated with the Council and provided at an appropriate level in line with the current and emerging policy requirement on a split tenure basis;
- Financial contributions, where justified, will be provided to enhance local infrastructure. Contributions could potentially be made towards:
 - Educational facilities
 - Health facilities
 - Leisure and green infrastructure

The Site presents an excellent opportunity for new residential development which has a strong emphasis towards good design and 'place-making'





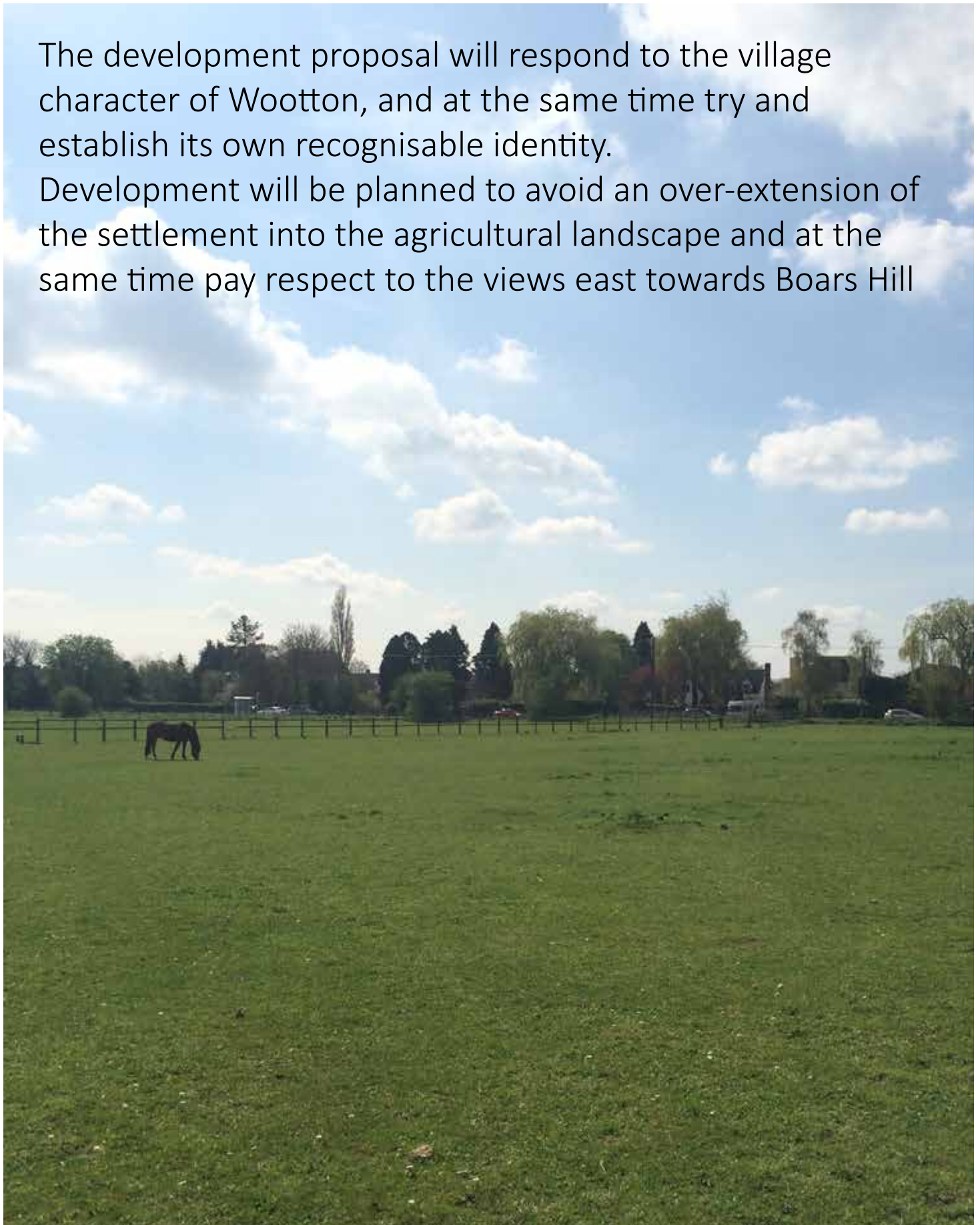
Illustrative Development Proposal



6.0 CONCLUSIONS

The development proposal will respond to the village character of Wootton, and at the same time try and establish its own recognisable identity.

Development will be planned to avoid an over-extension of the settlement into the agricultural landscape and at the same time pay respect to the views east towards Boars Hill



Land to the east of Lamborough Hill, has been robustly assessed in terms of both planning and physical context and it has been demonstrated that the Site is suitable to accommodate future housing development to meet the identified needs of the District.

The analysis of the Site and the subsequent illustrative development proposal demonstrates how a well designed, high quality development can be achieved to respond to the unique context of the Site to accommodate between 120-160 dwellings. This document demonstrates the following points:

- In respect of the Site and surroundings, the Site should be regarded as suitable for future housing development without having a detrimental visual impact on the neighbouring village environment, the open countryside and to Boars Hill to the east.

- The Site has good accessibility to a range of local services and facilities, the vast majority of which are located within a 10m walk of the site (maximum 1200m distance).
- The Site benefits from good local and strategic road connections and has good access to public transport.
- There is an identified need to deliver housing to meet the needs of the Vale of White Horse. The Site forms an appropriate and deliverable site to the northwest of the town without extending into local countryside.

The Site is available and suitable for development, a residential scheme for between 120-160 dwellings can be achieved. The Site is therefore deliverable and would make a sustainable and appropriate allocation for new housing to meet the identified needs of the District.



Glimpsed views of the Site from Lamborough Hill

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