



LAND at HASELEY ROAD
LITTLE MILTON, OXFORDSHIRE
PROPOSED DEVELOPMENT OF 5 HOMES
DESIGN & ACCESS STATEMENT | MARCH 2021



markdoodesplanning.co.uk | design & access statement | Land at Haseley Road, Little Milton | v6



Design Team

PREPARED BY

LEAD CONSULTANT + PLANNING



DRAINAGE



ARBORICULTURE



SURVEORS



ARCHITECTURE



ECOLOGY



HERITAGE



This Design and Access and Statement supports a Full planning application for; “Erection of 5 dwellings and associated infrastructure” at Land at Haseley Road, Little Milton, OX33 1LB.”

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1 | Introduction

WHO ARE WE?

MDP is a Planning consultancy and development practice that specialises in design-led residential schemes. MDP have 15+ years experience in town planning from annexes to developments of 2-100 units. The practice's design ethos is to select good sites and present robust schemes that are sensitive to their context. Based out of Oxfordshire, the practice has established good working relationships with the Local Authorities in the area. This has been key to a good track record in gaining planning approvals on behalf of clients.

Design & Access Statements are intended to achieve the following goals:

- Demonstrate design alternatives
- Establish key visions
- **Illustrate the proposed scheme and why it's appropriate for the site**

The statement seeks to identify opportunities to enhance the site and draw attention to the relationship to the surroundings.

According to Planning Policy Guidance Paragraph (14-031-20140306) a DAS should serve three purposes:

CONTEXT

A DAS statement must demonstrate the steps taken to appraise the context of the proposed development, since it is important to the eventual design that an applicant should understand the context and use this understanding to design the scheme. To gain a good understanding of context and use it appropriately, applicants should follow a design process which includes assessment, involvement and evaluation, as well as design.

ACCESS

A DAS statement should explain the approach to access, including a description of any Local Highway Authority (LHA) consultation or research undertaken in relation to access issues and how the outcome of this advice has influenced the proposals. Access also refers to accessibility and for this reason an illustrative layout has been included.

DESIGN PRINCIPLES AND CONCEPTS

A DAS should explain the design principles and concepts that have been applied to particular aspects of the proposal. The statement should explain and justify the amount of development proposed for each use, its distribution across the **site, how it relates to the site's surroundings and how accessibility to, and between, all parts of the development have been maximised.**

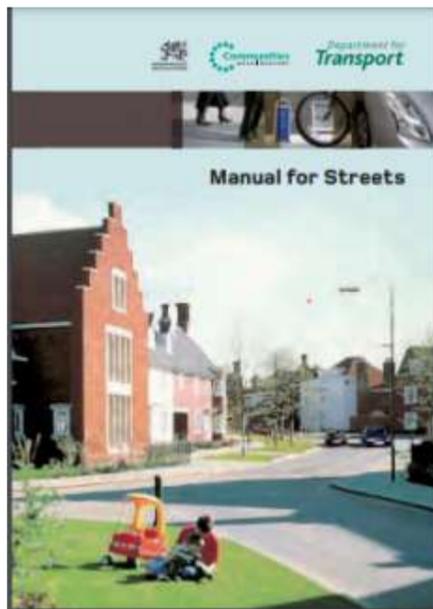


2 | Design Process



Throughout the design process a number of well-established design principles, which have been applied, provide the basis for good design, many of these are echoed in the SODC Design guide.

Good planning goes hand in hand with good urban design. The Urban Design Compendium 2 states: *“Planning, urban design and sustainable development are responses to the same challenge: how to make successful places in a responsible way, making the most of what the market can deliver.”*

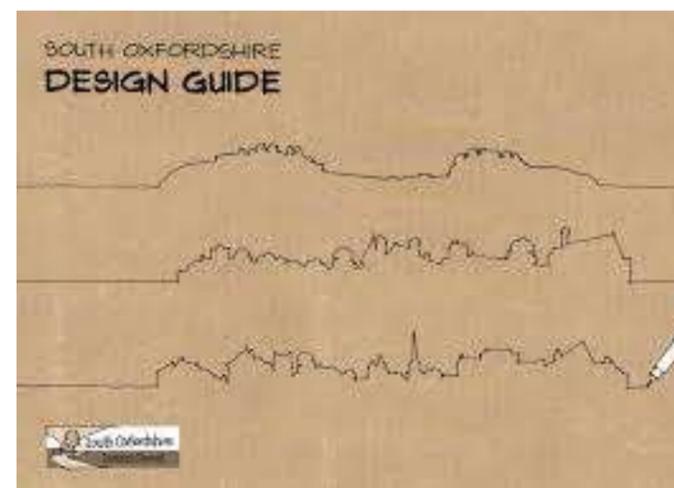


These principles (although not all extant policy) are the basis for successful place making and for this reason, the emerging design proposals have had regard to the principles and design guidance set out in the following documents:

- National Design Guide
- By Design: Urban design in the planning system towards better practice
- Delivering Quality Places: Urban Design Compendium
- Safer Places: The planning system and crime prevention (By Design)
- Manual for Streets (version 1 and 2, 2010)

In particular, the design has been informed by the following general principles, as well as the more detailed guidance from local sources:

- Character: A place should have its own identity.
- Continuity and enclosure: Public and private spaces should be clearly distinguished.
- Quality of the public realm: A place should have attractive and successful outdoor areas.
- Ease of movement: A place should be easy to get to and move through.
- Legibility: A place should have a clear image and be easy to understand.
- Adaptability: A place should be able to change easily.
- Diversity: A place should have variety and choice.



3 | Executive Summary

Full planning permission is sought for a residential development on Land at Haseley Road, Little Milton, OX44 7QF

The proposals include the erection of five one/two bed roomed dwellings and associate infrastructure.

The design of five smaller properties has been undertaken to help address the identified shortage in the Little Milton Neighbourhood Development plan for this size house.

The proposals include:

- Five 2 bed dwellings of a complementary mix of de-

signs

- Allocated parking per dwelling, as well as visitor parking
- The protection of a public footpath through the site
- No infringement on the Little Milton Conservation Area, nearby Listed Buildings or protected views
- Open spaces, including a picnic area, for enjoyment of future residents, and the village
- Bin and cycle storage
- Materials chosen to blend in with the local vernacular
- A new Heritage Information Board and a Nature Board



This Design and Access Statement is to be read in conjunction with the following enclosed documents:

- Planning Statement
- Flood Risk Assessment
- Arboricultural Impact Assessment
- Heritage Statement
- Ecological Appraisal
- Topographical Survey
- Site Location and other plans



4 | Village Context

Little Milton is a predominately residential village in Oxfordshire located 3 miles from the M40. The village has easy access to principle settlements, all of which have train stations connecting to London and the rest of the rail network.

- Oxford— 12 miles
- High Wycombe—20 miles
- Aylesbury—16 miles

This provides Little Milton with suitable local and regional connections for employment opportunities, leisure facilities and shopping.

Within the village itself, Little Milton has some key facilities, all within easy walking distance, including the village's convenience store and post office, village hall, primary school, nursery, The Lamb Inn public house, and church. Making this smaller village a sustainable location.



5 | Village Facilities

KEY



Church
3 min walk



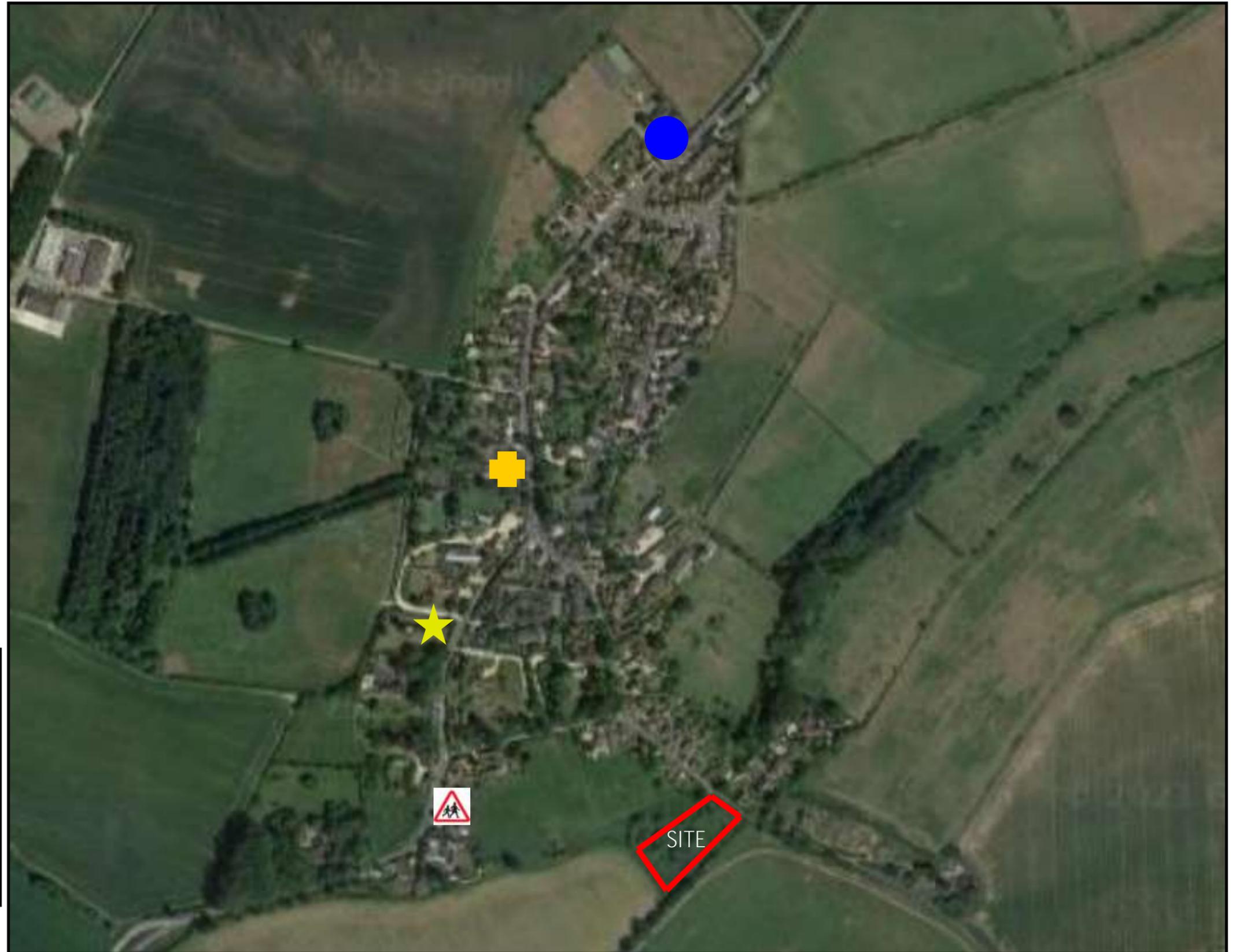
Primary School
5 min walk



Little Milton Post
Office, Shop, Village
Hall and Nursery
10 minute walk



The Lamb Inn
5 min walk



Little Milton Nursery



6 | Character Assessment

Little Milton is predominately a residential village with mainly a linear historic form along the main roads. The village is a good example of this form of development with the proposals continuing this linear form, and mirroring to some degree the housing layout along Blenheim Lane

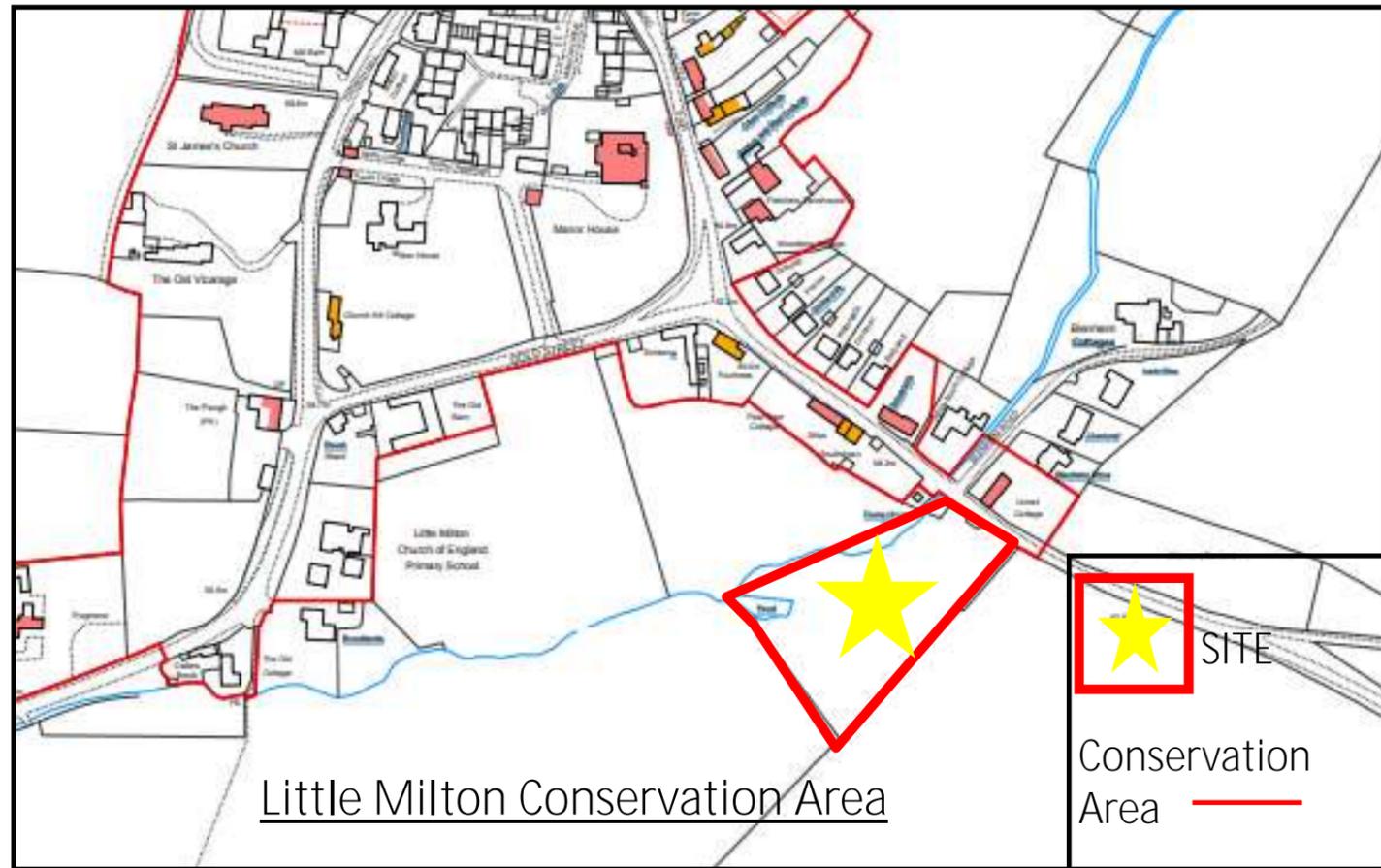
The Site is adjacent to the Little Milton Conservation Area. Grade II Listed, Blenheim Cottage is on the opposite side of Haseley Road to the Site entrance.

The proposals have been developed to minimise impact on the heritage asset and the conservation area with the introduction of a new open space to create a degree of separation / screening between the listed building and the development.

The open space will be for the use of the village and the residents. This open space complements the open feel of the village and ensures that the proposed dwellings **do not feel too “built up”** within the site.

The protection of the public footpath will ensure that the site remains connected as part of the wider village and countryside.

Read as a whole, the range of styles of dwelling stock are entirely typical of the Oxfordshire vernacular.



Little Milton Conservation Area



The Parish Boundary

6 | Character Assessment (continued)

Overall, the village has a varying townscape. Perhaps beneficially, there is no single dominant density or architectural appearance in the area. There are a range of architectural styles prevalent, including period homes, inter- and post-war housing and new builds.



7 | Site description

Covering 0.6 hectares, the site is a single field parcel of an irregular shape.

The site is on the southern side of Haseley Road, towards to south east of Little Milton.

The site isn't within or subject to any special landscape, heritage or ecological designations but is on the border of the Little Milton Conservation Area.

The site hasn't been actively used for agricultural purposes for a significant time. It is predominately undeveloped but it is positioned within close distance of residential development. There is an old dilapidated outbuilding of no value.

Much of the boundary

around the entire site has thick native hedging and mature trees making it well screened from most adjacent residential properties. There is a public footpath running through the site.

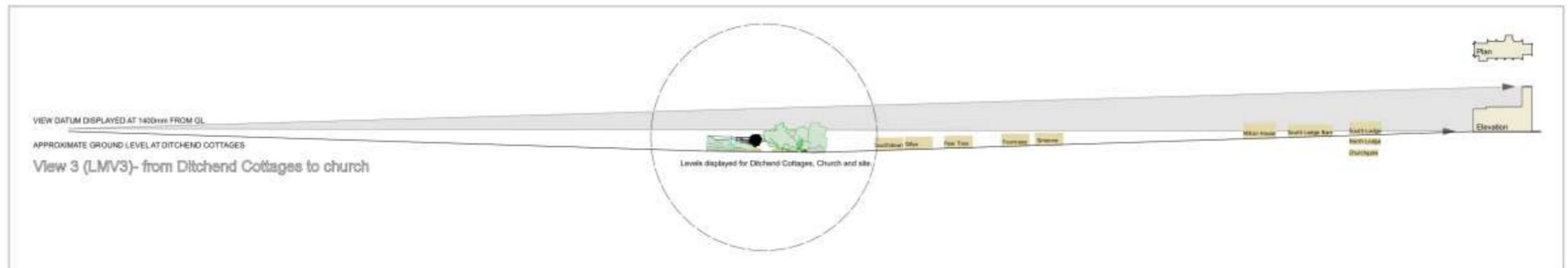
The site is in Flood Zones 1, 2, and 3. Because of this much thought and deliberation has gone into designing the proposed layout of the site. This is further discussed in section 18.

There is a public footpath running through the site as well as a protected view of the Church. The protected view runs from Ditchend Cottages along Rofford Land and Haseley Road. The layout has also been carefully designed to ensure these features are protected.

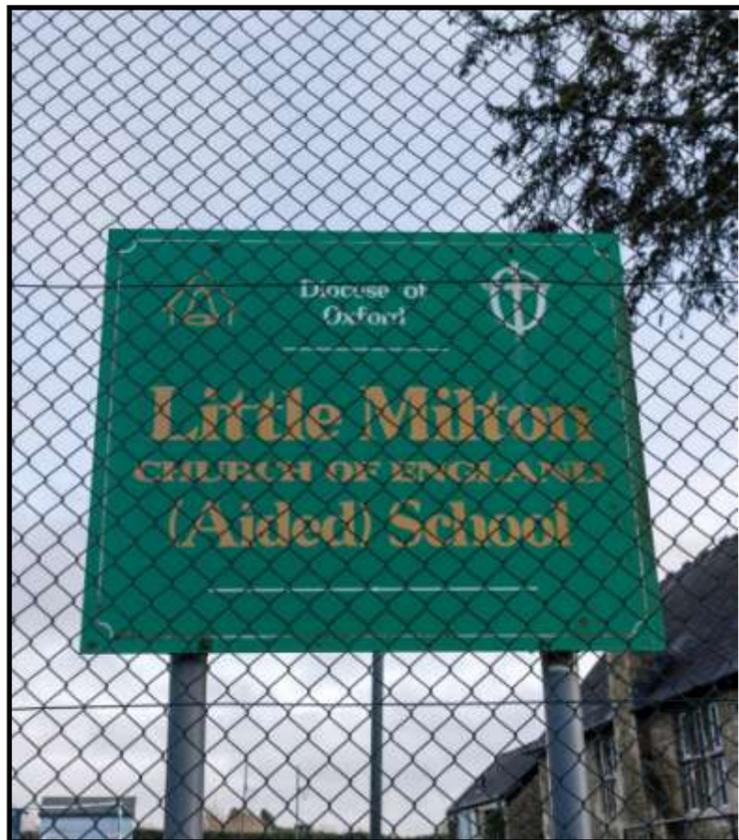


Figure A above - view LMV3 from Little Milton Neighbourhood Development Plan

Figure B below is a cross section of LMV3 demonstrating negligible impact on protected view.



8 | Constraints



Constraint	Comments
Green Belt	No
AONB	No
Flooding	Flood Zone 1,2 & 3
Ecology	Within 5km of SPA. No ecology concerns within site itself.
Heritage	Adjacent to Little Milton Conservation Area and a listed building opposite the site.
Planning History	July 2013 – P13/S1941/FUL: Erection of a new six-bedroom dwelling. Refused and dismissed at appeal (APP/Q3115/A/14/2215007). July 1970 - P70/M0511: One dwelling with garage and access. Refused.
Local Plan Hierarchy	Smaller village
Neighbourhood Plan	Yes
Access	Yes
Trees	Yes, survey undertaken
Utilities	All main utilities close to site
Bus Stops	None
Primary School	Little Milton Church of England Primary School
Train station	Oxford (12 miles)
Church	St James' Church within walking distance
Pub	The Lamb Inn within walking distance

9 | Constraints & Opportunities

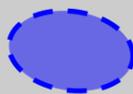
Throughout the design process, there were constraints and opportunities to consider and overcome.

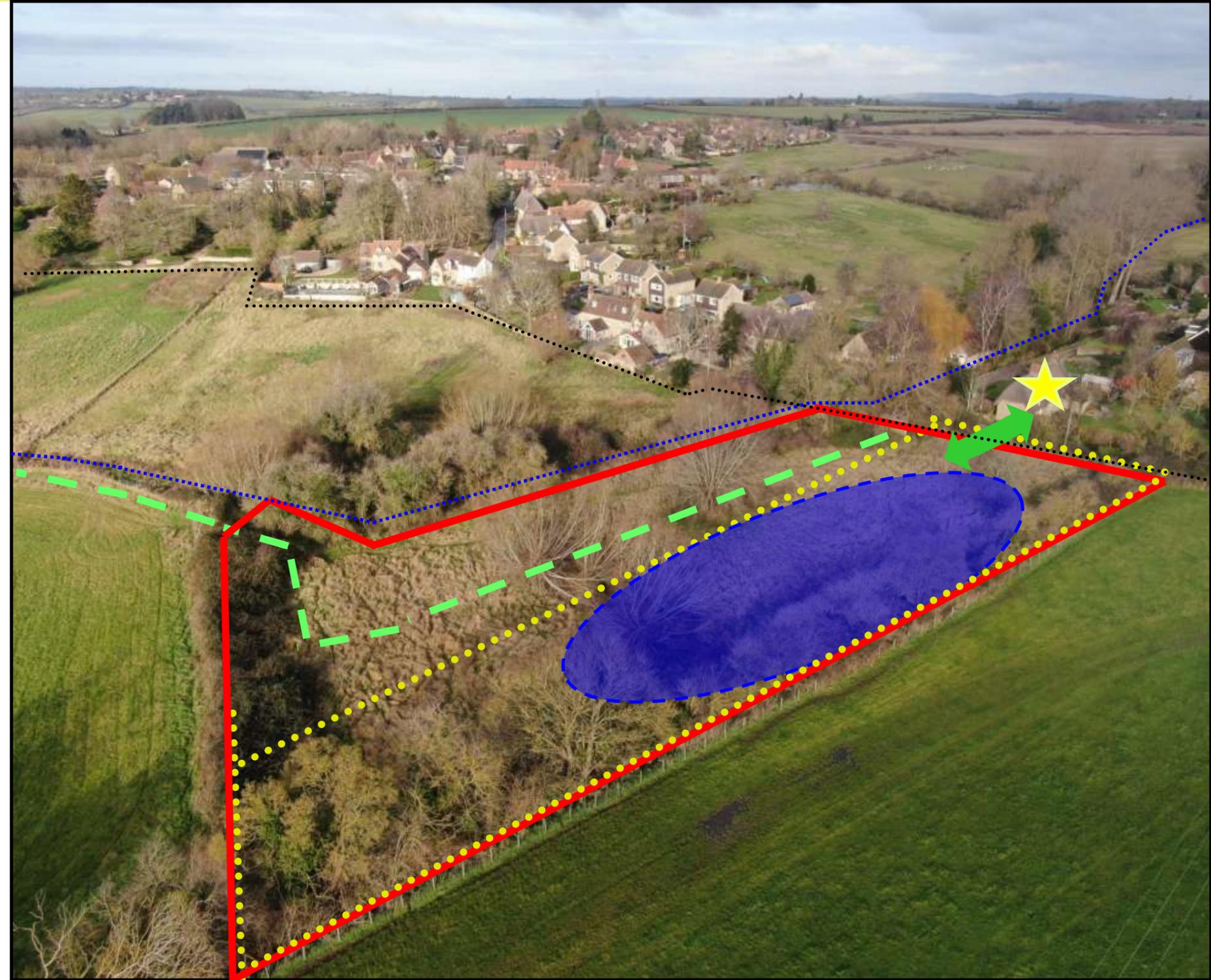
It was important from the outset to ensure that as much of the existing trees and hedges as possible is to be retained where possible, as well as the public footpath.

The site is also bounded on one side by the Little Milton Conservation Area, as well as being opposite a Grade II Listed Building.

Map of Little Milton Conservation Area

KEY

-  Vehicle Access
-  Area of opportunity
-  Public footpath
-  River
-  Flood zone 1
-  Grade II listed cottage
-  Edge of Conservation Area



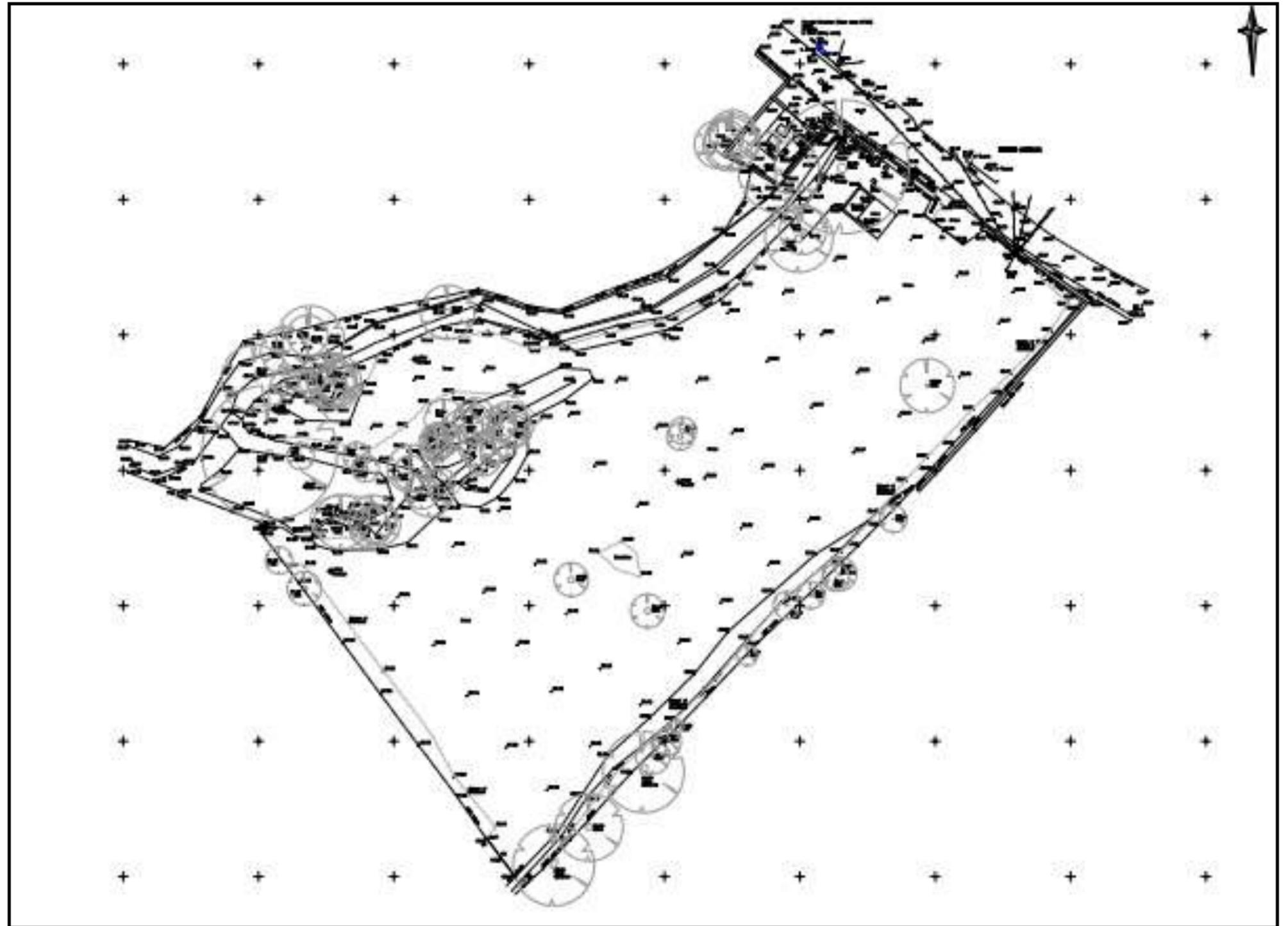
10 | Topographical Survey

The site's gently falling nature towards the watercourse on the north western boundary can be seen in the existing topographical survey to the right. This sloping down towards the stream does preclude part of the site from being used.

The site is reasonably contained within the wider landscape due to its established boundary hedges of trees and a high level of vegetation cover.

The gently falling landscape provides a topography of minor valleys and ridges which further contain the site.

The topographical survey was undertaken in February 2012 by Glanville



11 | Photographic Survey of the site (1 of 2)



11 | Photographic Survey (2 of 2)



12 | Proposed Site Layout

The proposed plans are for 5 detached dwellings with a mix of designs.

It was important from the outset and throughout the design process to understand and consider the constraints and opportunities prevalent on the site, which are discussed further in section 9.

Due to the site being flood zone 1,2 and 3, the development has been located in such a way as to place the new dwellings in flood zone 1.

The new dwellings have been positioned to avoid altering the protected view to the church from Ditchend Cottages.

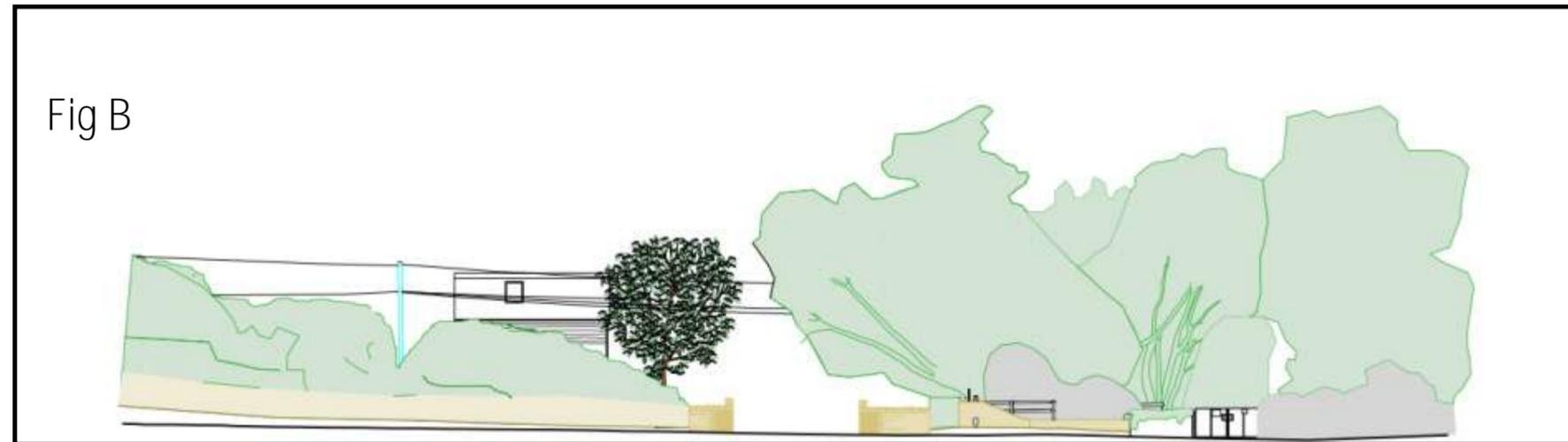
The development has also been positioned so it is set back from Haseley road, as well as the nearest Listed Building (Blenheim Cottage). The addition of a new open area provides a further degree of separation.

The layout has been chosen to avoid linear ribbon development which is considered undesirable by the neighbour hood plan



Image by Swabey Collison Architecture

13 | Proposed Elevations



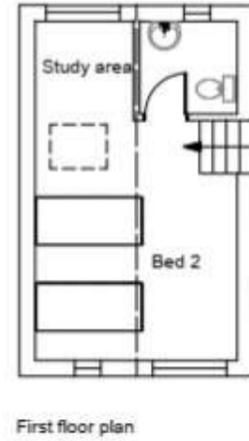
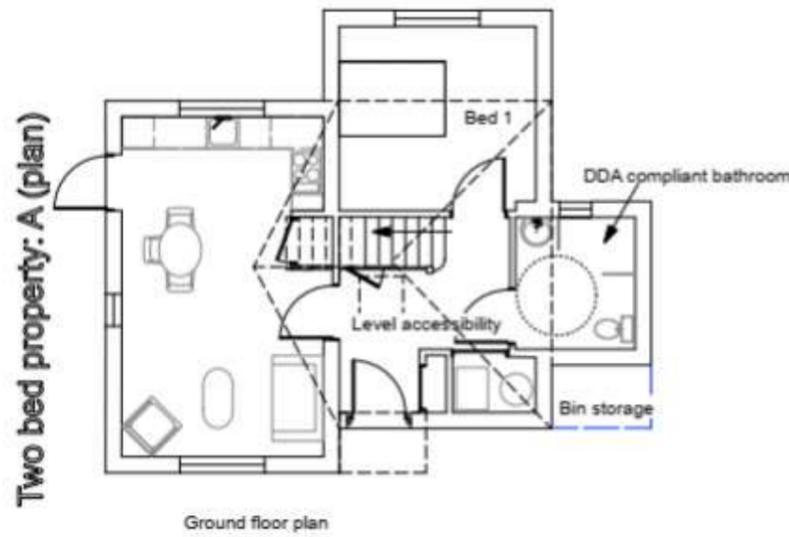
It was important during the design phase to demonstrate how the site could accommodate five new houses within the constraints of the site as well as ensuring the protected view of the church remains unaltered. It was also important to ensure the design and location of the development sat sympathetically within its village location.

Fig A— Street scene from on site looking south

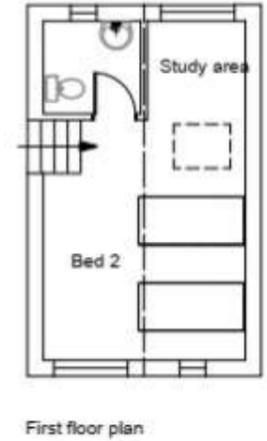
Fig B— Study of proposed elevation from Haseley Road demonstrating minimal impact on outlook.

Fig C— Study of proposed elevations in relation to Linnet Cottage demonstrating minimal impact on Listed Building.

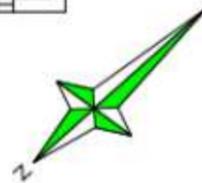
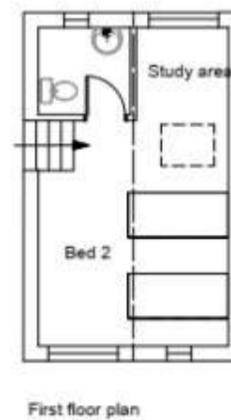
14 | Proposed Floor Plans



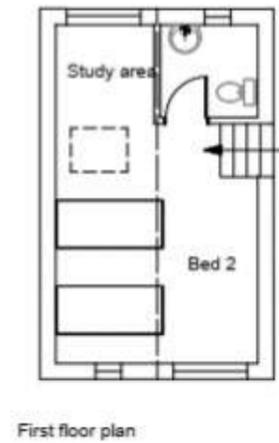
Two bed property: B (plan)



'Starter' homes are appealing to people at each end of the property spectrum, downsizers or first time buyers, and there is a shortage of this type of property in the local area, a factor that was considered throughout the design process. Each of the proposed properties will be around 830 square feet which is the equivalent size to starter homes seen on many estate style developments yet the design standard is far stronger than that of the big six standard homes. Each of the proposed homes is detached, offering good levels of privacy. Furthermore, this size and style of home is highly thermally efficient and therefore economical to heat. The provision of a bedroom on the ground floor alongside a flat ground floor also allows for flexible accommodation, as set out the in Lifetime Homes Standard, enabling access for wheelchairs as well as other items such as children's prams and buggies.



Two bed property: D (plan)



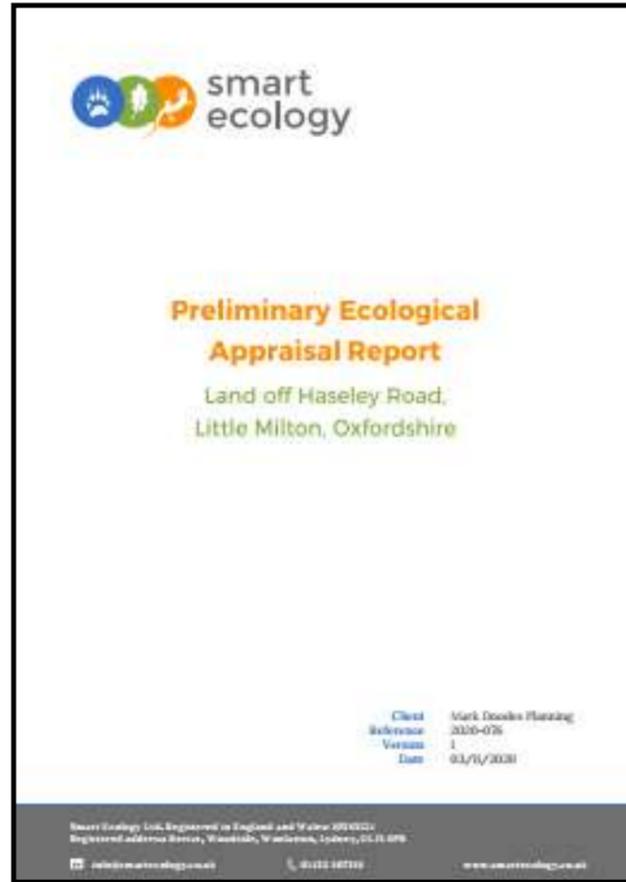
15 | Access

There was a planning appeal on this site in 2013, ref: P13/S1941/FUL

One of the reasons laid out by South Oxfordshire District Council for refusal was that there was insufficient information provided to demonstrate that the new access would not result in a detriment to the safety and convenience of users of Haseley Road.

Since this appeal the access has been altered and improved to accommodate superior visibility splays of 60m - as can be seen in the diagram opposite.





An Ecology Survey was undertaken by Smart Ecology in November 2020. The report concluded that:

- As development is restricted to outside of the floodzone, it would only require the removal of approximately 0.35 ha of poor semi-improved grassland and small areas of dense and scattered scrub and tall ruderals;
- The proposed development will not impact upon any statutory or non-statutory designated sites or valuable or protected habitats; and
- If impacts on habitat features (hedgerows, the stream and the pond) can be avoided then no significant impacts on protected or notable species are likely if the mitigation measures provided in this report are implemented.

The report also set out a number of enhancements that could be included on the site, such as hedgerow management and the provision of bird and bat boxes.

This application is therefore not considered to cause any conflict of policy with the NPPF paragraph 175 and paragraph 8.9 of the Little Milton Neighbourhood Development Plan.

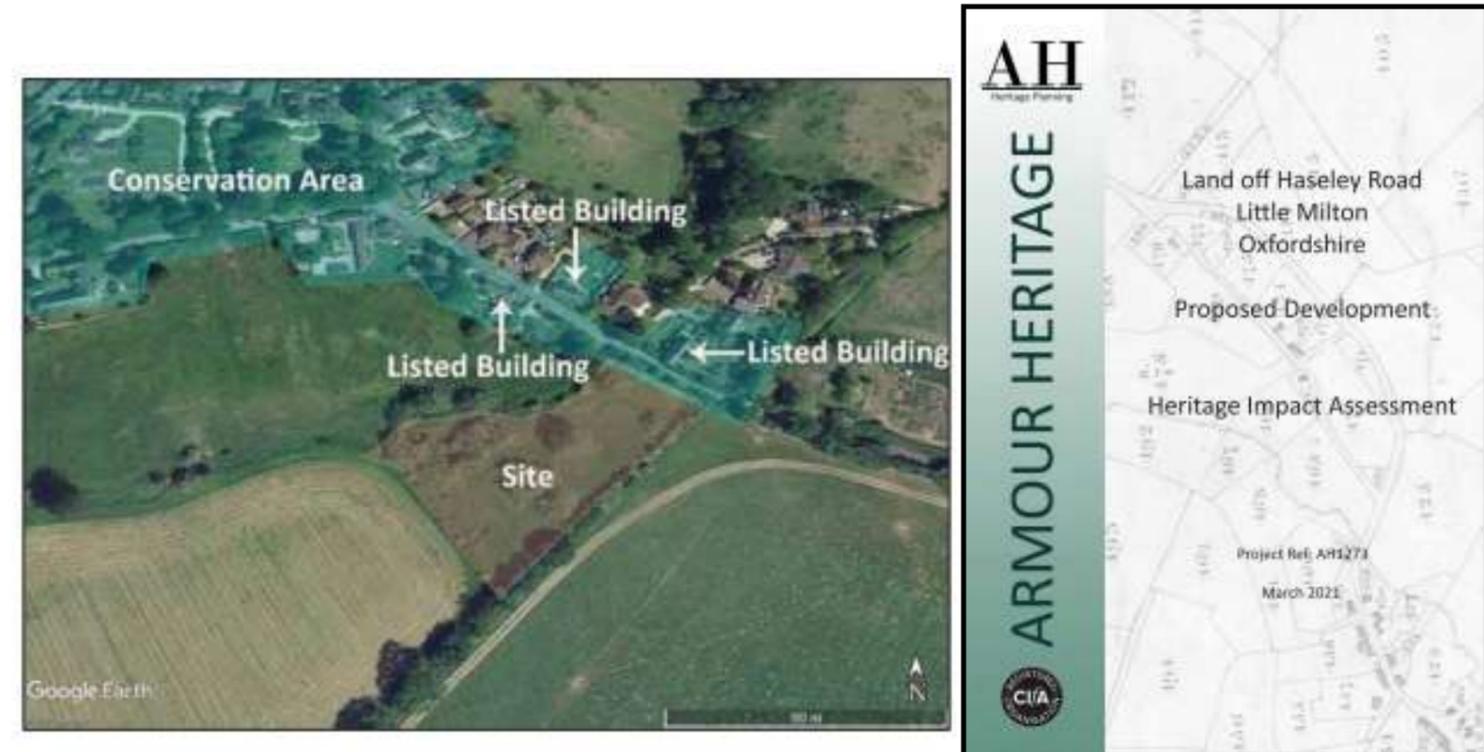


17 | Heritage

A Heritage Impact Assessment was undertaken by Armour Heritage in March 2021.

The report concludes that:

- The assessment of this plot of land indicates that it is of a low value in respect of both its historical and archaeological components;
- No harm has been assessed in respect of the setting of the Listed Building (Blenheim Cottage) opposite the site;
- No harm has been identified in relation to the setting of Blenheim Cottage and the proposed development is considered to be appropriately mitigated through enhanced boundary treatments in combination with the set-back nature of the closest of the proposed new buildings;
- The Site offers at best a minor contribution to the Conservation Area's landscape setting and is only fleetingly visible in its current condition on the approach along Haseley Road;
- The Site is assessed to represent a beneficial effect in terms of the provision of much need rural housing stock;
- In light of the various mitigation measure and beneficial effects identified, no harm is assessed on the setting of Little Milton Conservation Area; and
- The survival of buried archaeological deposits at the Site has been assessed as generally low.



18 | Flood Risk Assessment

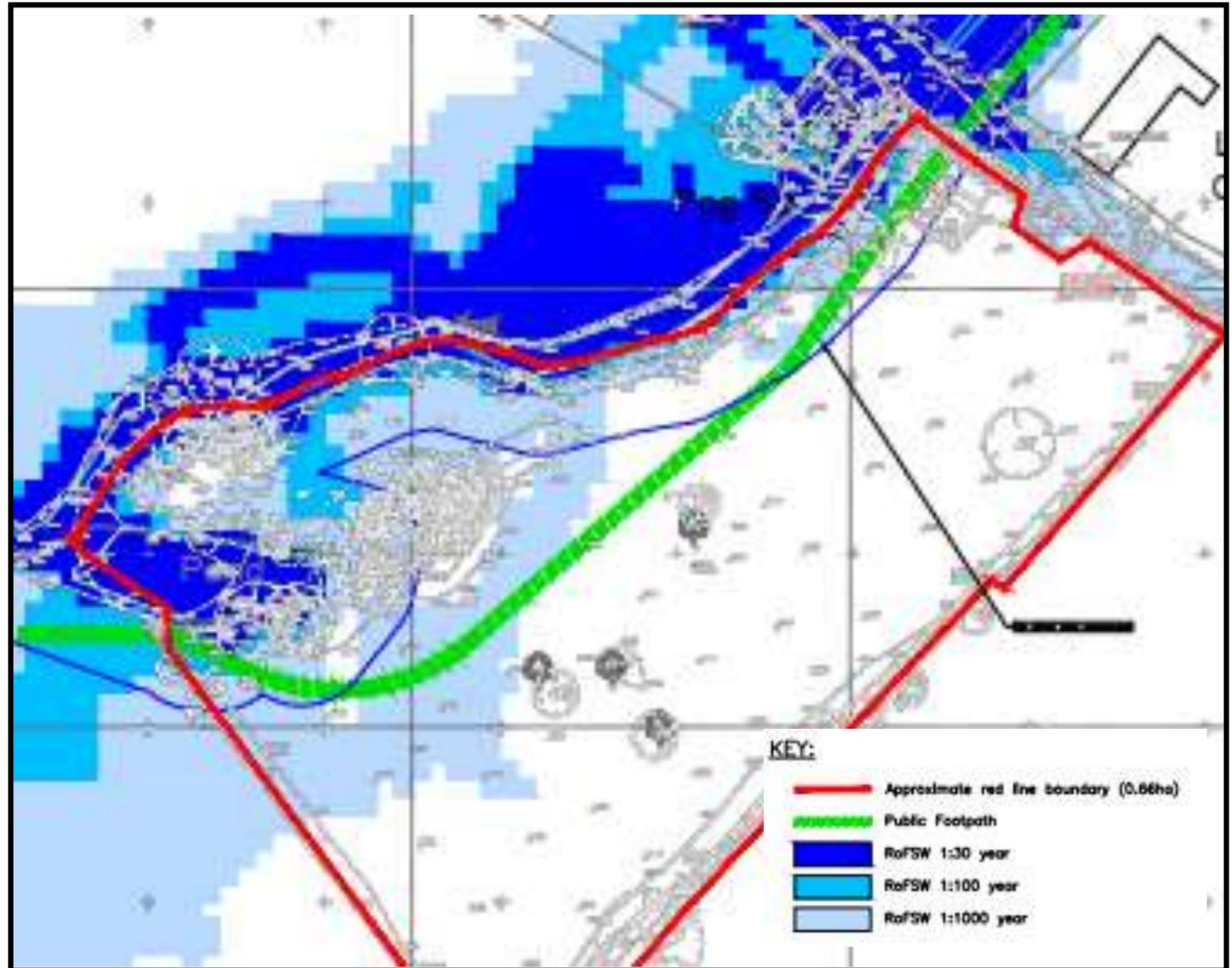
A flood risk survey was undertaken by SDS Consulting in October 2020. Although elements of the site are within Flood Zones 2 and 3, all new development would be located in Flood Zone 1 (the lowest risk) and is therefore classified to be unlikely to be the subject of flooding.

An initial surface water drainage strategy (including SUDS features) would gather, store, use and slowly release waters that would otherwise have soaked slowly into the soil on the site. The aim of any SUDS design is to attenuate precipitation arising from a 1 in 100 year storm event plus 30% (additional) rainfall expected to arise from climate change.

All surface water arising from the proposals is to be discharged, ultimately, by way of soil infiltration or into a suitable water course.

As a result of the SUDS measures included in this proposals, there is likely to offer some betterment over the circumstances of the existing site which lacks any means of storing excess surface water.

It is concluded that the proposed development is compliant with national and local policy related to flood risk. The implementation of a foul and surface water drainage strategy ensures that there is no increased risk to the site or the surrounding area



19 | Sustainability

The overall objective of the master plan was to create a sustainable development where people want to live and contribute to the local community.

Throughout the creation of these designs, the master plan has also assessed and considered the historic and natural environment. This has informed the proposals, which include measures to retain and enhance the site's landscape features.

The proposals include sustainable drainage measures as well as bin and recycling storage, bike racks, picnic tables and benches, a Heritage Information Board about Little Milton, and a Nature Board.

The public footpath will be cleared and maintained.

The materials palette has also been carefully selected to compliment and blend with the local vehicular.



20 | Conclusion

Project Summary

The Design & Access Statement defines the context and principles that informed the proposals of the Proposed Plans for Land at Haseley Road, Little Milton.

The proposals detail a sustainable development, providing 5 residential dwellings and supporting landscape.

A team of professionals have fully informed the making of these proposals to ensure all relevant planning, design and environment aspects relevant to the site have been taken into consideration.

Technical surveys and reports have been prepared and submitted with the application. The proposals provide a sustainable and high quality addition to Little Milton with appropriate landscaping, access and design.

The proposals show that the addition of dwellings to this predominately residential village can be done so in a visually appealing and sustainable way.

Conclusion:

- A small development contributing much needed housing stock
- Suitable for downsizers and first time buyers
- A sensitive proposal that works well within the opportunities and constraints of the site
- The inclusion of a new open space, providing a new area for residents and villagers to enjoy, as well as a good degree of screening.
- Ecology enhancements
- Betterment of flooding and drainage
- Moderate economic benefits arising from the construction and occupation phases into the local



economy.



Street Scene- 4 two bedroom properties, and 1 one/two bedroom property.

“A sensitive development of much needed smaller homes”



Chartered Planning Consultants

Planning Applications

Local Plan Representations

Site Appraisals

Appeals



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