

Land north of the B480, Stadhampton

“Site redevelopment with self-build plots and Starter Homes”



Welcome

Our client is considering preparing a planning application to redevelop the land north of the B480 in Stadhampton (as shown above). The project clears the site and proposals include creating both self-build plots and Starter Homes, in addition to a new footpath to the Village Green.

The application is likely to seek outline planning permission and two different designs are presently being considered.

We want to work with the Parish, Council and the local community to obtain feedback on the possibility of submitting proposals to create a welcomed new community on the edge of the village.

We want to hear from you as we feel this is a great opportunity to design and build a scheme that will bring many social and economic benefits.

Questions: Members of the team are here to answer questions you may have.

Comments: Let us know your thoughts by either chatting to one of the team members, completing a comments card, or emailing stadhampton@markdoodlesplanning.co.uk

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Design Concept



This option is formal and intended to appear as several linked courtyard/farmyard forms.

Both design concepts were driven by the idea of allowing people to create their own new housing in a low-density layout suitable for an edge of village location.

The two designs presented to you today take different approaches and are the product of a site assessment and character assessment. However, they aren't finished products; we need your input to shape them further.



This option is informal in layout using curved lines and more traditional street frontage. It is intended to appear as a mini hamlet.

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Reflecting Stadhampton

Stadhampton is a village in South Oxfordshire located close to the River Thame. The village centre features several buildings of historical and architectural interest and has a couple of pubs, a petrol station, church, cafe, village store and playing fields.

Any development that is considered in this location must respect the local village style and character.

There are a wide range of architectural styles across the village, ranging from traditional rural, Victorian, inter-war and modern. Self-builders, generally speaking, are also highly interested in design and architecture.

These proposals seek to deliver needed housing in a sustainable location.

- What attracted you to live in Stadhampton?
- How could this new development add to the village?
- Do you feel the site respects the character of the area?
- What are your views on what the new houses should be built from and how should they look?
- Do you feel Starter Homes will be useful in this location?

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Opportunities & Observations



Overall the village has a varied townscape. There is no single dominant architectural design, but many homes have a high standard of design, like the two pictured above.



Access to public open space is important.

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How the site could benefit all

Creating new homes and an attractive community is at the heart of our vision for the site.

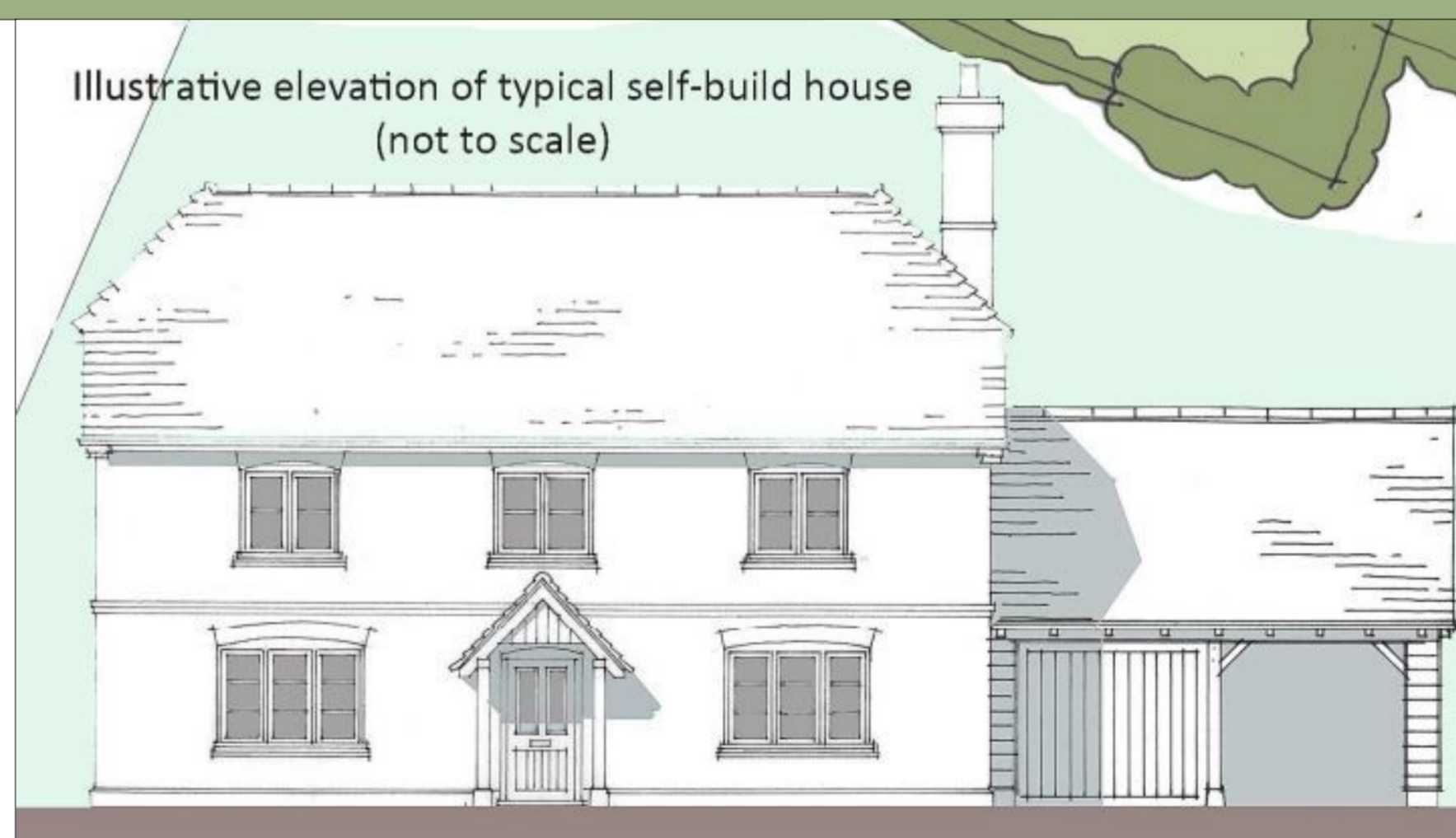
We are aware that any new housing can bring concerns too, for instance the potential impacts on existing infrastructure, traffic and appearance.

Housing developments can also bring economic and social benefits including additional domestic spend towards retail and leisure expenditures, services, facilities and local projects through CIL payments.

This project is looking to deliver new smaller homes to the area, meeting an identified need in a sustainable location.

The site could also deliver ecology and some visual amenity improvements over the existing use.

- What are the main areas of concern for Stadhampton if new houses were to be delivered?
- What services need investment locally and why?
- What benefits could new homes bring?
- What facilities do you feel are needed to support new housing?
- What are your views on local car parking, pedestrian and cycle links?



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Our current thoughts

Making sure that any scheme has the right layout with local stakeholder support is key to creating a sustainable development that becomes part of the community.

With much thought and deliberation, we are considering preparing a planning application for a set of self-build houses and Starter Homes. It's important that the layout choices respect the site and surroundings. The site could offer practical solutions for everyday living, such as visitor parking and better pedestrian and cycle access to the village.

Your comments and ideas would be much appreciated on our outputs so far.

- What are your views on the layout?
- Is there anything else you think we should be considering?
- What suggestions do you have to enhance the scheme?



Illustrative elevation of example Starter Homes



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The Next Steps

We want to create a scheme that is right for the site, village and the local community.

Your views are important to us; after this consultation your comments and ideas will be considered and this will be fed back to the Parish, Council and client to assist in making decisions.

Your comments will allow us to reflect on our scheme and make further design changes if required.

Later in the year, if an application is submitted, it may be discussed at a Planning Committee, which you also will be welcome to attend.

Have your say



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Complete a comments card



Chat to one of our team here today

Thank you

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