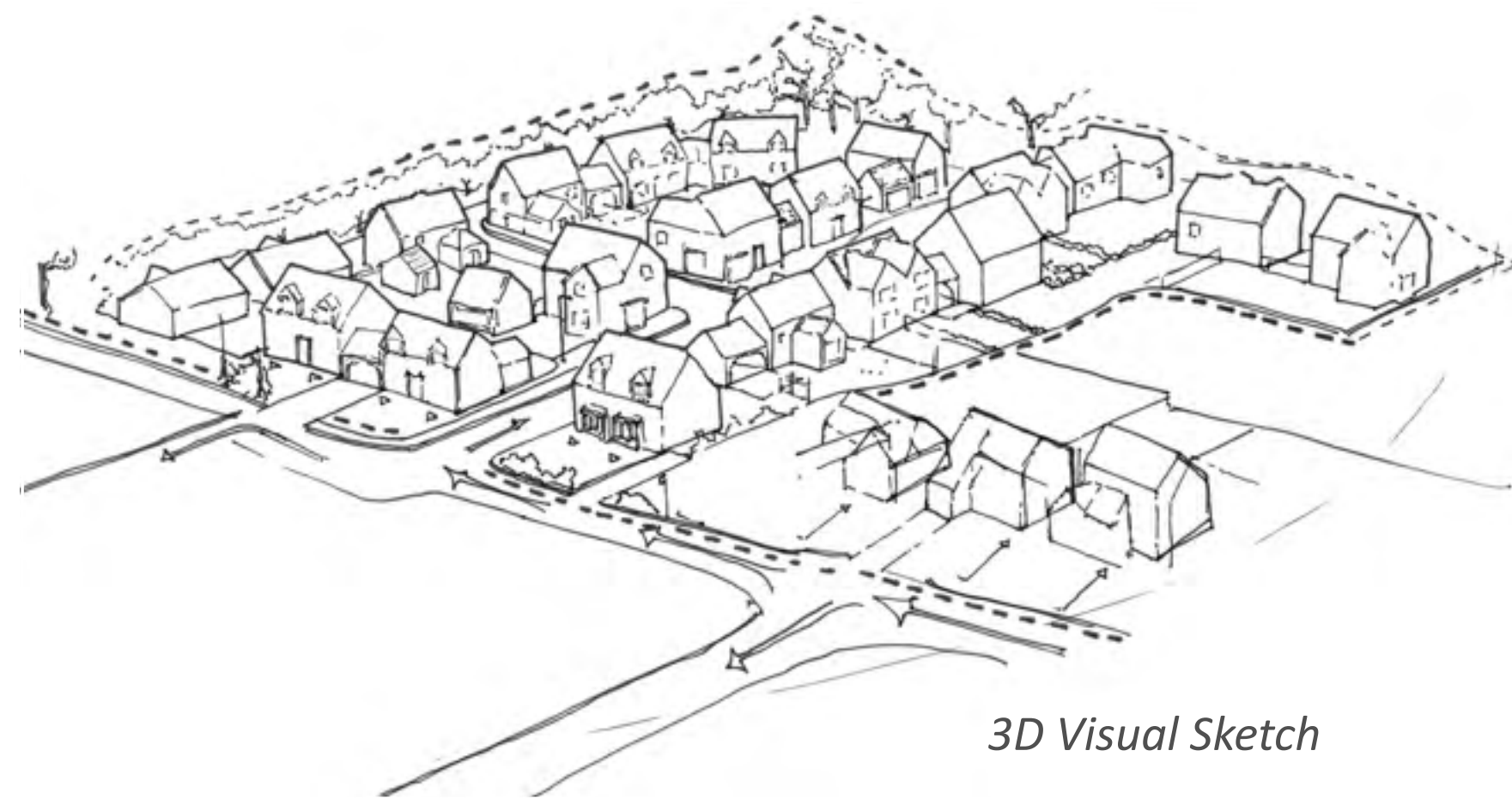


WELCOME

We welcome your thoughts on our scheme, and if there are any local issues or circumstances that you feel the development should reflect.

- We welcome the opportunity to present to you today the proposals for a residential development on land east of Worton Road, Middle Barton. The proposal is for up to 28 new homes, of which 14 will be affordable.
- The site comprises just over 1ha of land that fronts onto Worton Road and is edged red on the adjacent aerial view.
- Our vision is to create a high quality residential scheme. The development will respect the local identity and landscape character of Middle Barton.
- Your feedback on the proposals is welcome, please take the time to speak with a representative of the design team and complete one of our comment forms.
- Barton Home Seekers (part of West Oxfordshire District Council) has identified 33 households that have requested affordable homes in Middle Barton. A range of homes have been requested from one-bedroom homes for single occupancy up to 4-bedroom homes for families. The development will make a significant provision towards meeting this local housing need.
- At the District level, the Council is unable to establish a minimum of 5 years housing land supply from sites within existing urban areas or on housing allocations. New sites have to be identified which necessarily will be greenfield sites on the edge of existing settlements. This site is genuinely available and will contribute to resolving the shortage of housing sites.



3D Visual Sketch



Aerial View

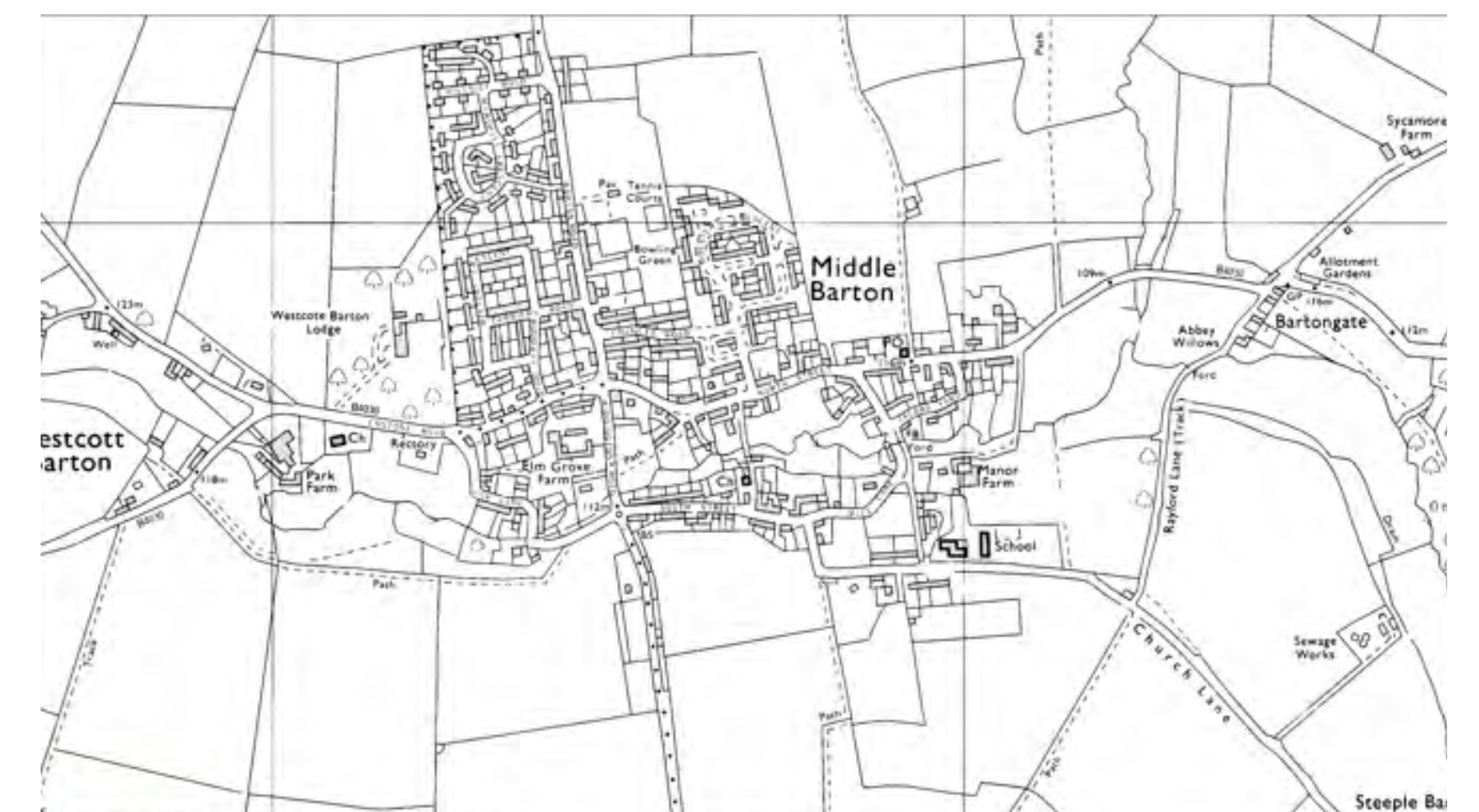
SETTLEMENT PATTERN



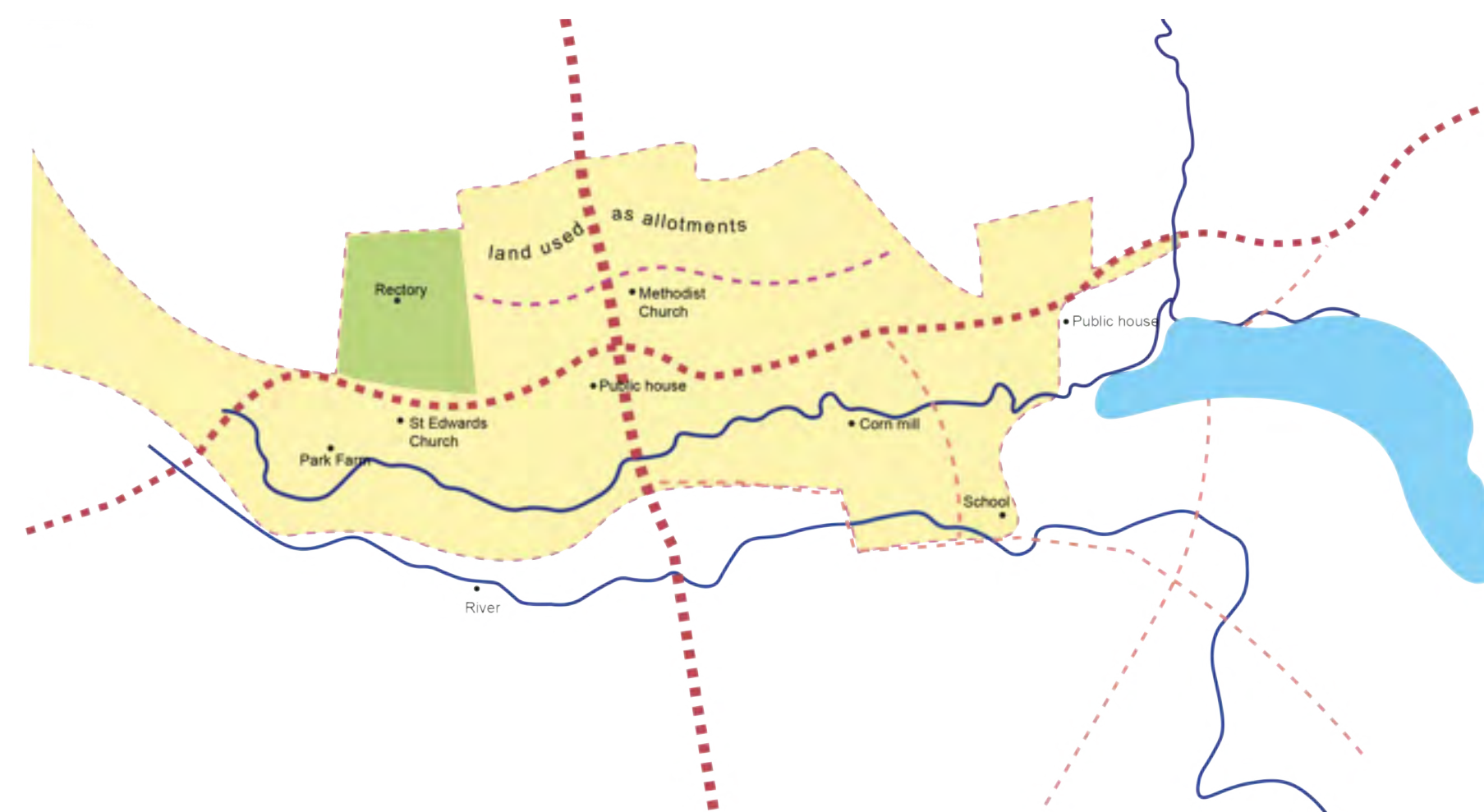
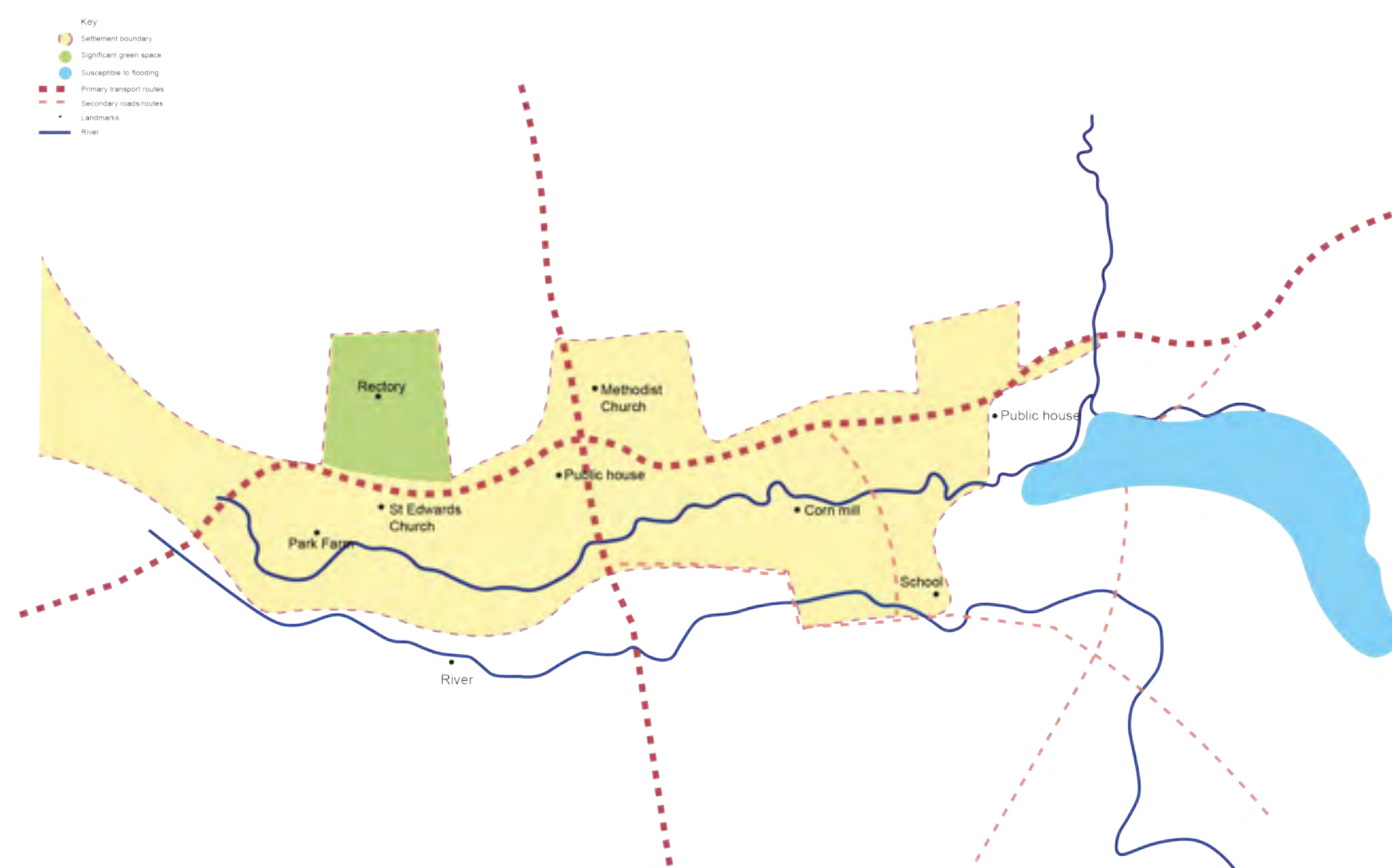
- Historic maps dating back to the 1880s show the early settlement of Middle Barton centred around the local amenities following the main road and the River Dorn.



- During the early 19th Century, the settlement extends to the north to include land used for allotments. The settlement remains concentrated around the main road and the river.



- Middle Barton experienced its greatest growth between the 1020s and 1070s, with development extending to the east and west of Worton Road.



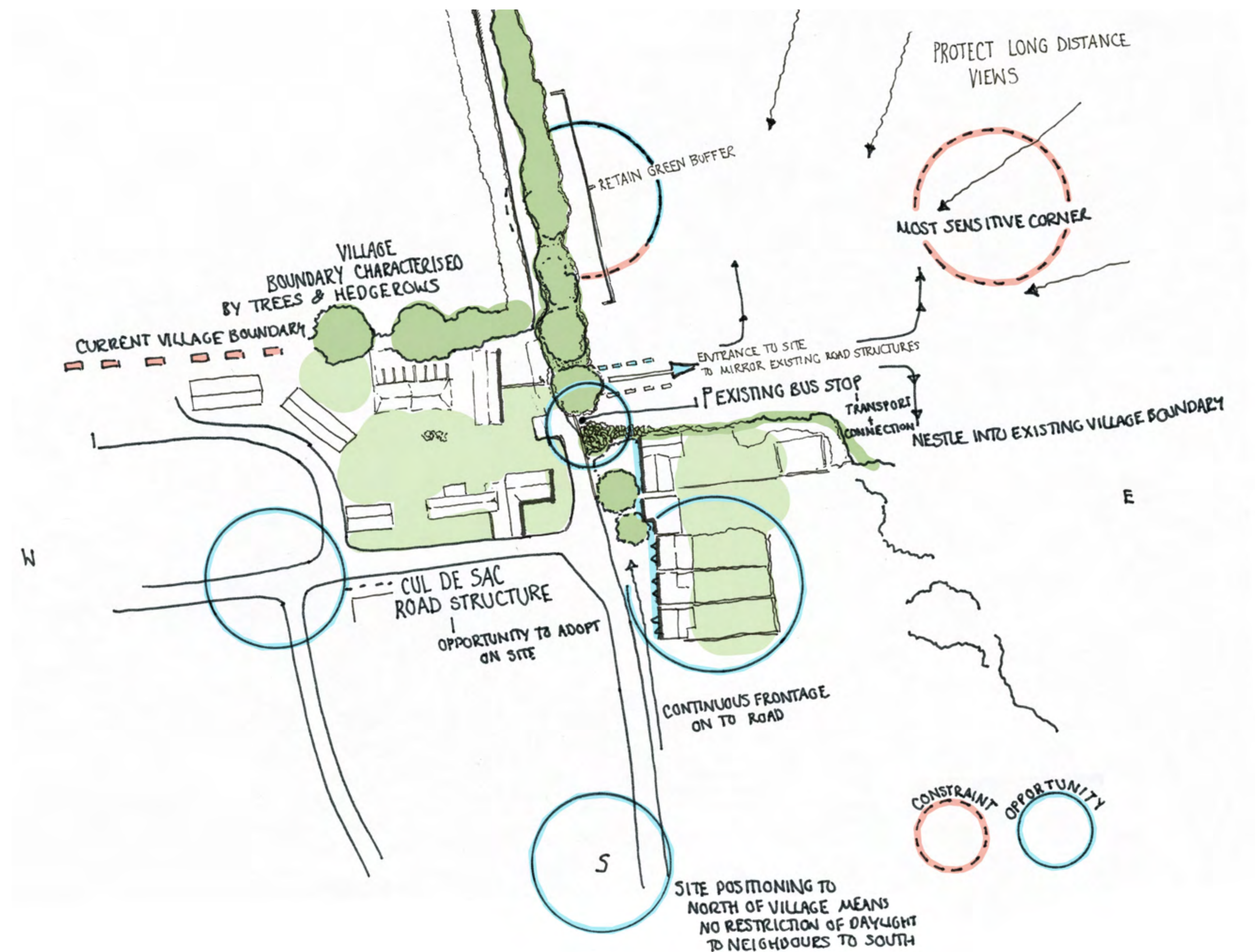
SITE CONSTRAINTS AND OPPORTUNITIES

Opportunities

- Development of the site creates the opportunity to deliver 28 homes, including 14 affordable homes to provide for local housing need.
- Existing hedgerows and trees to the east of Worton Road will assist in screening the development from view from the east and reflect the rural character of Middle Barton.
- Development within walking distance of local facilities and a bus stop to assist in reducing car travel.
- Development of the site creates the opportunity to improve the biodiversity of the site.
- Development located within the site to create large green buffers to protect the rural character of the area.

Constraints

- Site extends beyond existing development the north.
- The northern and eastern boundary of the site are presently open to the countryside beyond.
- Development will have to protect long distance views from the west, east and north.
- Some hedgerow fronting Worton Road will have to be removed to facilitate access.



Site Constraints and Opportunities

ILLUSTRATIVE MASTERPLAN

The layout of the proposed development is based upon good urban design practice to provide a high quality, attractive and sustainable development. In summary:

- The development will deliver up to 28 new homes of which 14 homes will be affordable;
- The new homes will be a mix of single and 2 storey buildings;
- There will be a range of housing types from 1 bedroom to 4 bedrooms;
- Homes will be set back from Worton Road to create a green buffer to reflect the existing homes in the immediate locality;
- The scale of new homes will reduce at the northern and eastern boundary of the site to ensure that the development creates a soft edge and will effectively integrate in to the wider landscape;
- New native trees and hedgerows will be planted on the northern and eastern boundary will create a soft edge and effective transition from the new buildings and countryside;
- An attenuation pond will be located to the east of the site to manage the surface water runoff; and
- A new pedestrian footpath will be created to the north of the site to connect to the footpath on Hillside Road.

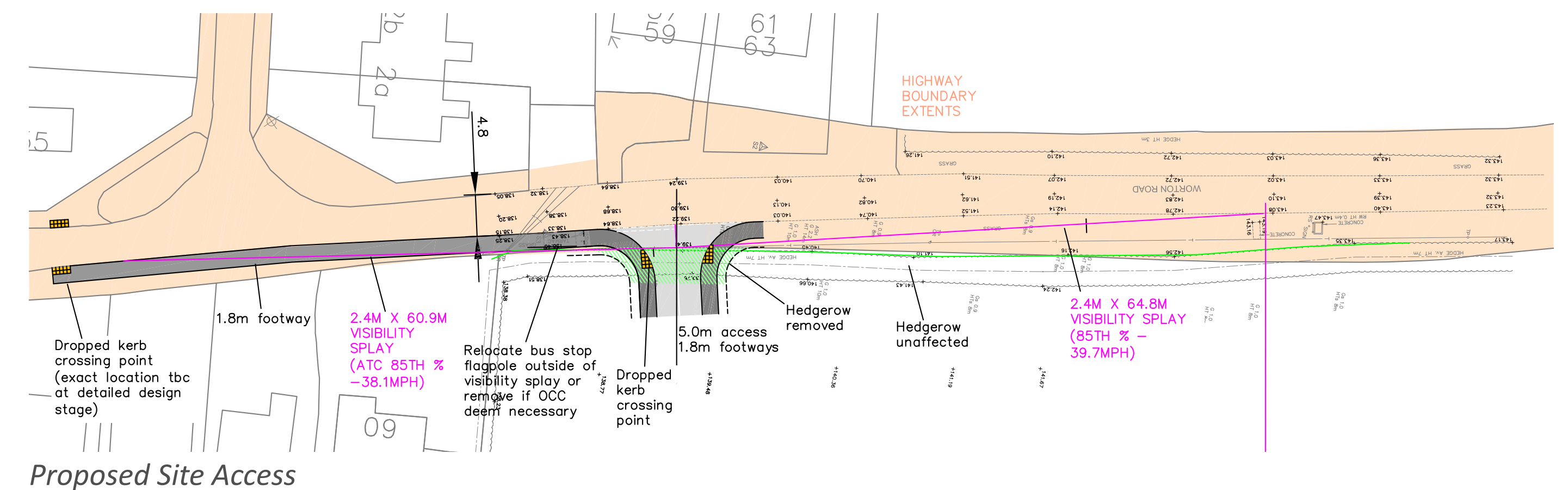
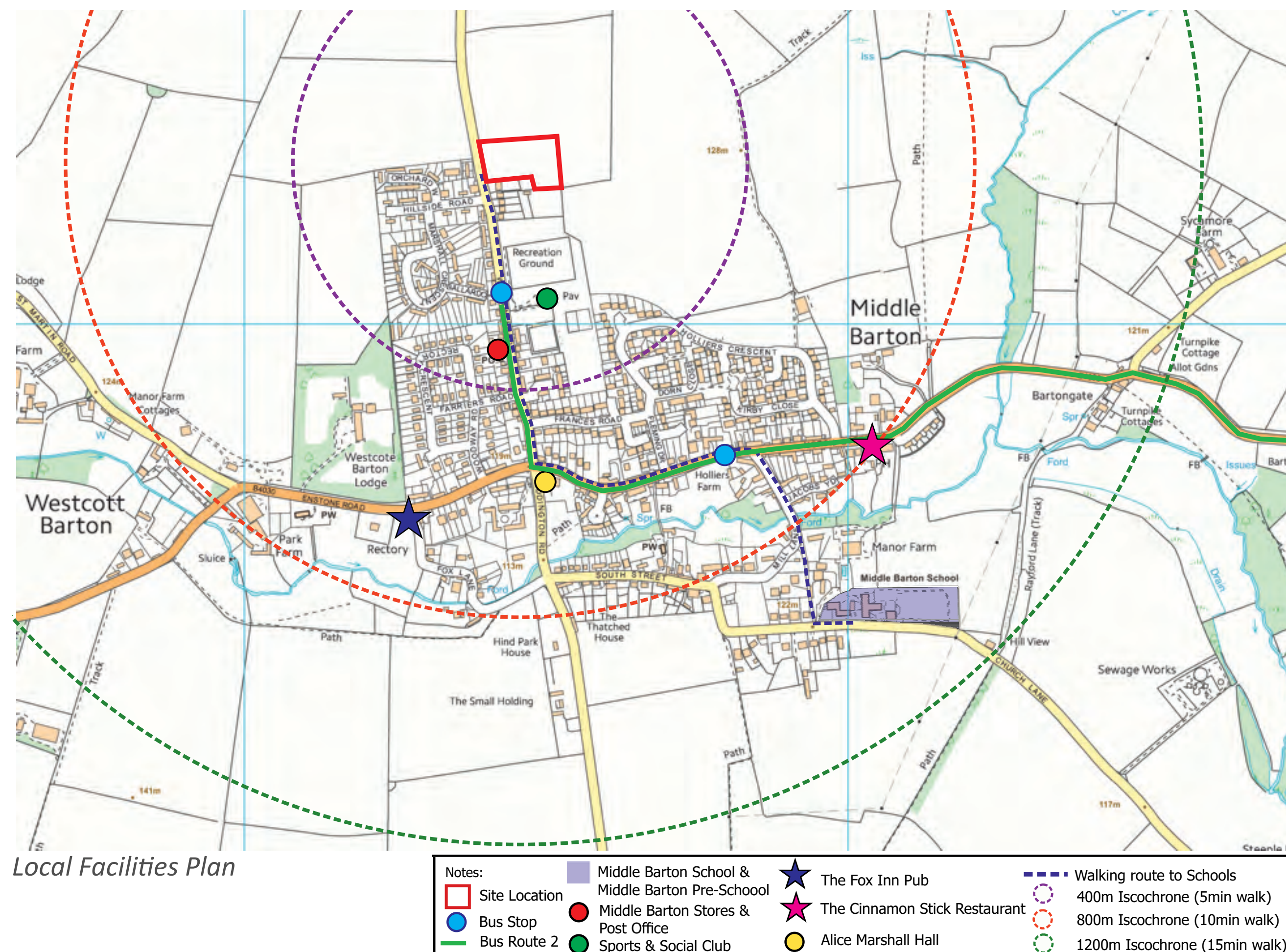


Illustrative Masterplan

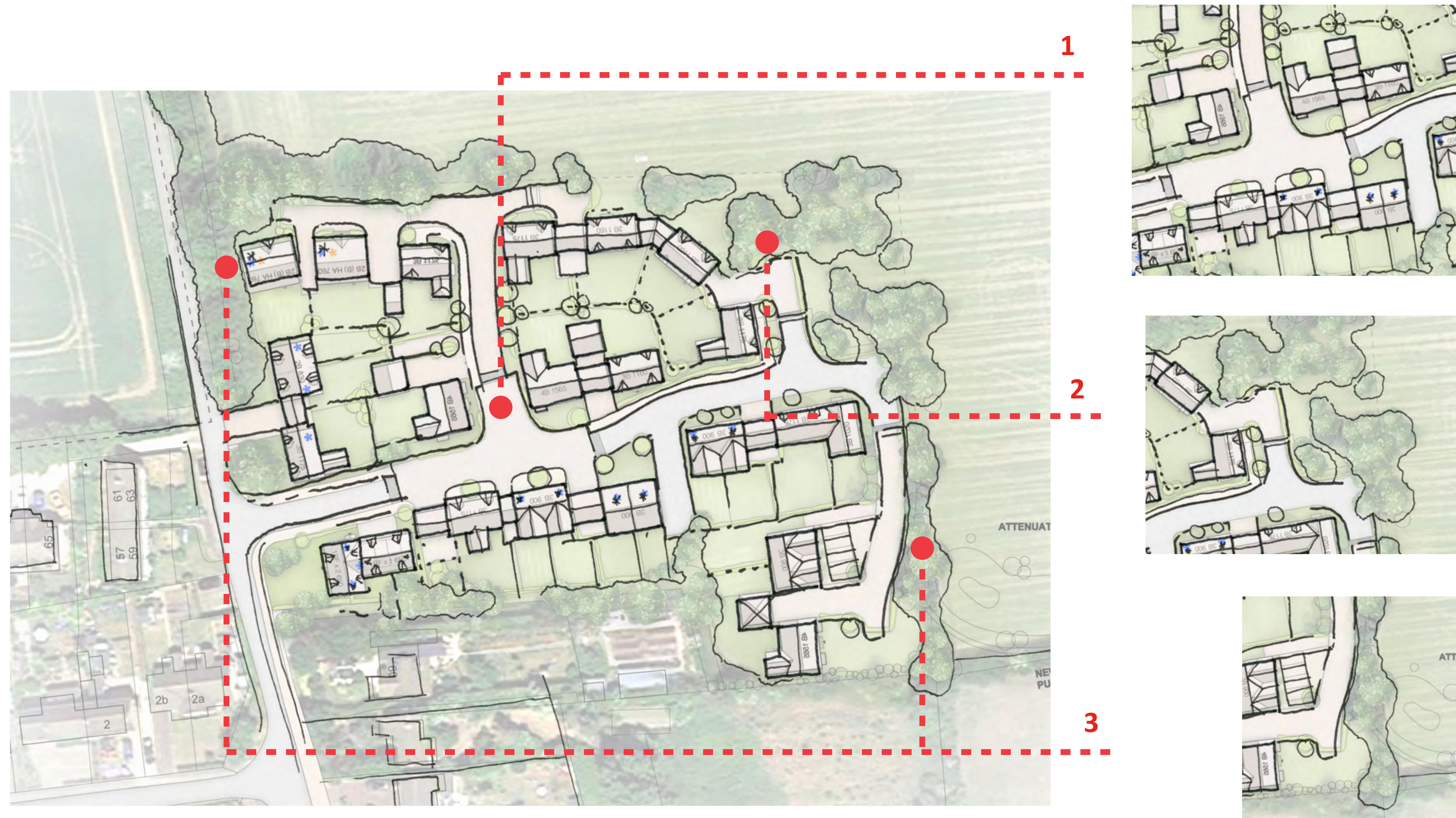
* AFFORDABLE PLOTS
* M4(3) COMPLIANT 2B BUNGALOWS

TRANSPORT AND ACCESS

- A safe access, with acceptable visibility splays can be achieved. The access will be in the form of a simple 'T' junction.
- At the northern end of the site, a pedestrian footpath will be provided connecting to the footpath at Hillside Road.
- A TRICS (Trip Rate Information Computer System - a data base for trip rates for developments) has calculated that the additional vehicle trip generated by the development will not have adversely impact the highway network.



LANDSCAPE STRATEGY



1. Road Structure

- The widening of the internal road creates the opportunity to create a focal point for the development. This will be achieved by the design of the homes and landscaping in this location.

2. Open Green Space

- Open green spaces have been inspired by features within the village. Along the edge of built space, green space is allocated to lessen any visual impact of the new homes.

3. Landscape Buffer

- New planting to the southern and eastern boundaries will reduce the visual impact of the development.
- Homes set back from Worton Road will allow the existing trees and shrubs to be retained and enhanced by additional planting.

APPEARANCE AND MATERIALS

Detailing

- The architectural details of the new homes will be agreed at the Reserved Matters stage (a future planning application). The architectural detailing of elements, such as porches, windows and chimneys take their cue from the existing homes and buildings in Middle Barton.



Materials

- The new homes will have a range of finishes; render, different colour facing bricks and stone to ensure a high quality and distinctive development is delivered;



Street View 1



Street View 2

Street scenes

- The street scenes above gives a flavour of how the new homes could be designed.



Limestone



Red Brick/Buff Brick



White Render



Slate

PROTECTING OUR ENVIRONMENT

Sustainable Urban Drainage

- Surface water runoff from the site will be managed by Sustainable Urban Drainage (SuDS) in the form of permeable paving to private shared driveways and an infiltration basin/pond located to the south east of the Site. The infiltration basin/pond will be dual purpose creating habitats for reptiles and amphibians.
- The SuDS will be designed to accommodate storm events with an intensity of up to 1 in 100 years with an additional 40% allowance for climatic change. The SuDS will be constructed in accordance with Thames Water requirements.
- Surface water run-off from the development will reflect the pre-development Greenfield run-off rate from the site, thus that there will be no increase to flow to the downstream watercourse network.

Foul Drainage

- It is proposed to connect the foul drainage from the new development to the existing 150mm diameter public combined sewer located within Hillside Road. As a result of the topography of the site, a new foul pump station will be located to the south east of the site to drain flows from the site to the existing sewer network. The pump station will be constructed in accordance with Thames Water and Building Regulation requirements.
- Connection to the public sewer will be in accordance with a section 106 agreement with Thames Water, which confirms there is sufficient capacity within the existing local public sewer network to accommodate the additional dwellings.



Example of an attenuation pond



Example of swales



Flood Risk

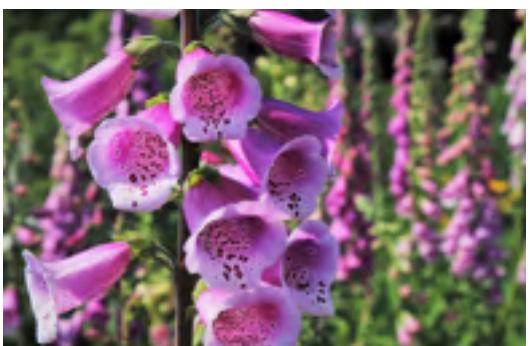
- The Site lies within Flood Zone 1, an area at least risk of flooding. The site can be brought forward without increasing the risk of flooding in the immediate or wider location.

Environmental Flood Map



Ecology

- There are no statutory designated sites of nature conservation interest within or immediately adjacent to the site.
- The Ecological Appraisal identified the existing hedgerows as important in providing habitat opportunities for a range of wildlife, as well as creating connections to off-site habitats.
- The scheme creates the opportunity to deliver biodiversity enhancements across the site which will contribute towards meeting the environmental requirements of the West Oxfordshire Local Plan. The proposed biodiversity enhancements are set out below:
- Landscape strategy to include planting of native species of local origin and ornamental species with a known benefit to wildlife;
- Planting of native hedgerows, trees and shrubs on the northern and eastern boundaries;
- Wild flower mix sown into areas of retained grassland; and,
- Creation of a wildlife friendly attenuation pond that will enhancement habitats for species including amphibians, invertebrates and bats.



WHAT HAPPENS NEXT?

- We welcome your views on the proposals and would ask you to fill in the Comments Form and place it in the collection box provided.
- If you take a form away with you and wish to post it to us, please send the completed form to Framptons in the envelope provided.
- The exhibition material is available at www.framptons-planning.com. You may make your comments online using this weblink.
- An outline planning application will be submitted shortly. Once the application is submitted the Council will undertake its own consultation when you will have the opportunity to submit further comments if you so wish.
- Thank you for attending this exhibition, we hope it has been of interest to you.
- For further information, please contact:-
E: debbie.jones@framptons-planning.com
Tel: 01295 672310