

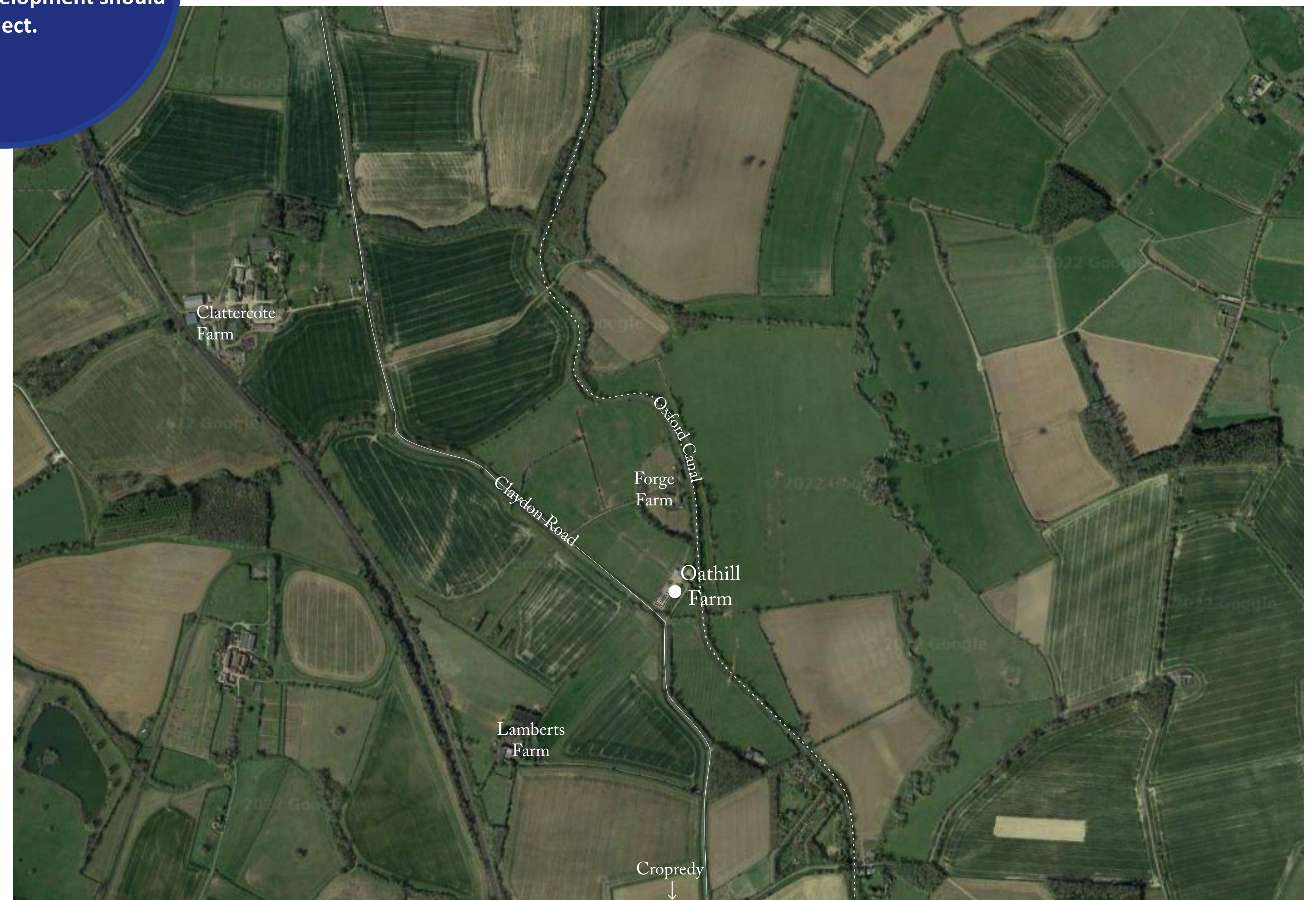
We welcome the opportunity to present to you today the proposals for a new tourism facility and overnight accommodation at Oathill Farm, Cropedy.

Oathill Farm, is situated on the Oxford canal outside of Cropedy. The site totals 16.8ha, comprising of a 5 bedroom farmhouse, 2 bedroom cottage, tack rooms and a large equestrian barn.

Our vision is to create a high quality tourism and overnight accommodation facility in the countryside, providing an opportunity for those visiting and staying to reconnect with nature.

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.

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



Aerial View

The proposals include the conversion of the existing equestrian barn formally used for equestrian purposes, into a tourism and events space. This will be used for events such as weddings, wellness retreats, private parties, corporate events and family gatherings.

Eight new barn style cabins are proposed in order to provide overnight accommodation for tourists and those attending events.

A natural swimming pond is also proposed next to the overnight cabins, providing opportunities for recreational swimming whilst also providing biodiversity benefits.



Alteration to back of existing barn



Proposed barn style cabins



Proposed reception



The existing vehicular access points do not achieve the required visibility splays for safe vehicular access in and out of the site. A new vehicular access point is therefore proposed onto Claydon Road in order to provide safe vehicular access in and out of the site.

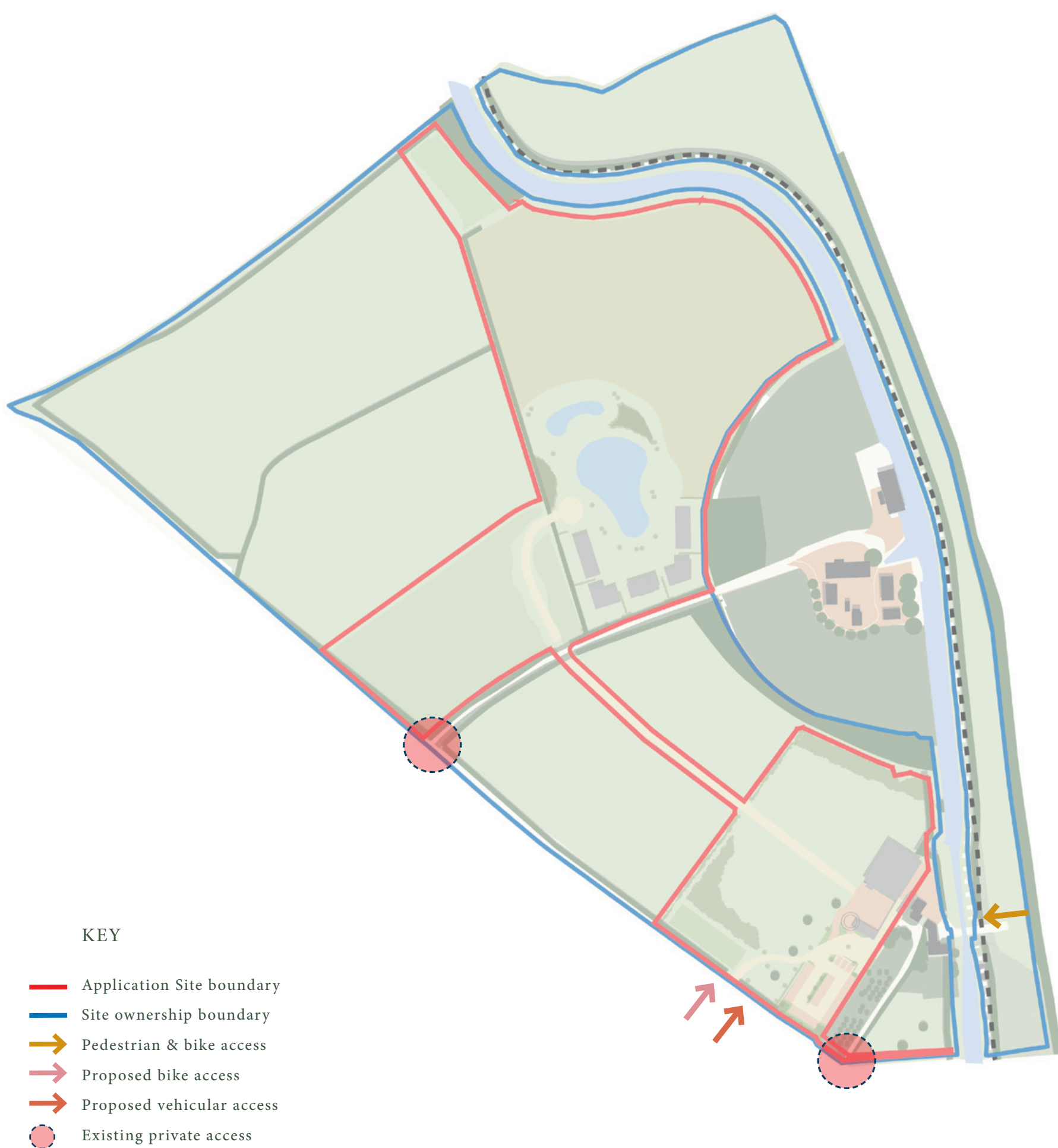
The majority of wedding guests are expected to arrive and depart to the venue by coach, taxi and car sharing with an average occupancy of 2.5- 3 guests per car. Occupancy rates for taxi's are generally around 3 guests with around 10% of guests arriving by taxi.

Car parking for 41 cars is proposed on what currently comprises the ménage. This includes two electric vehicle charging points and three disabled parking bays. Additional car parking will be provided on the grass adjacent to the car park for events such as weddings.

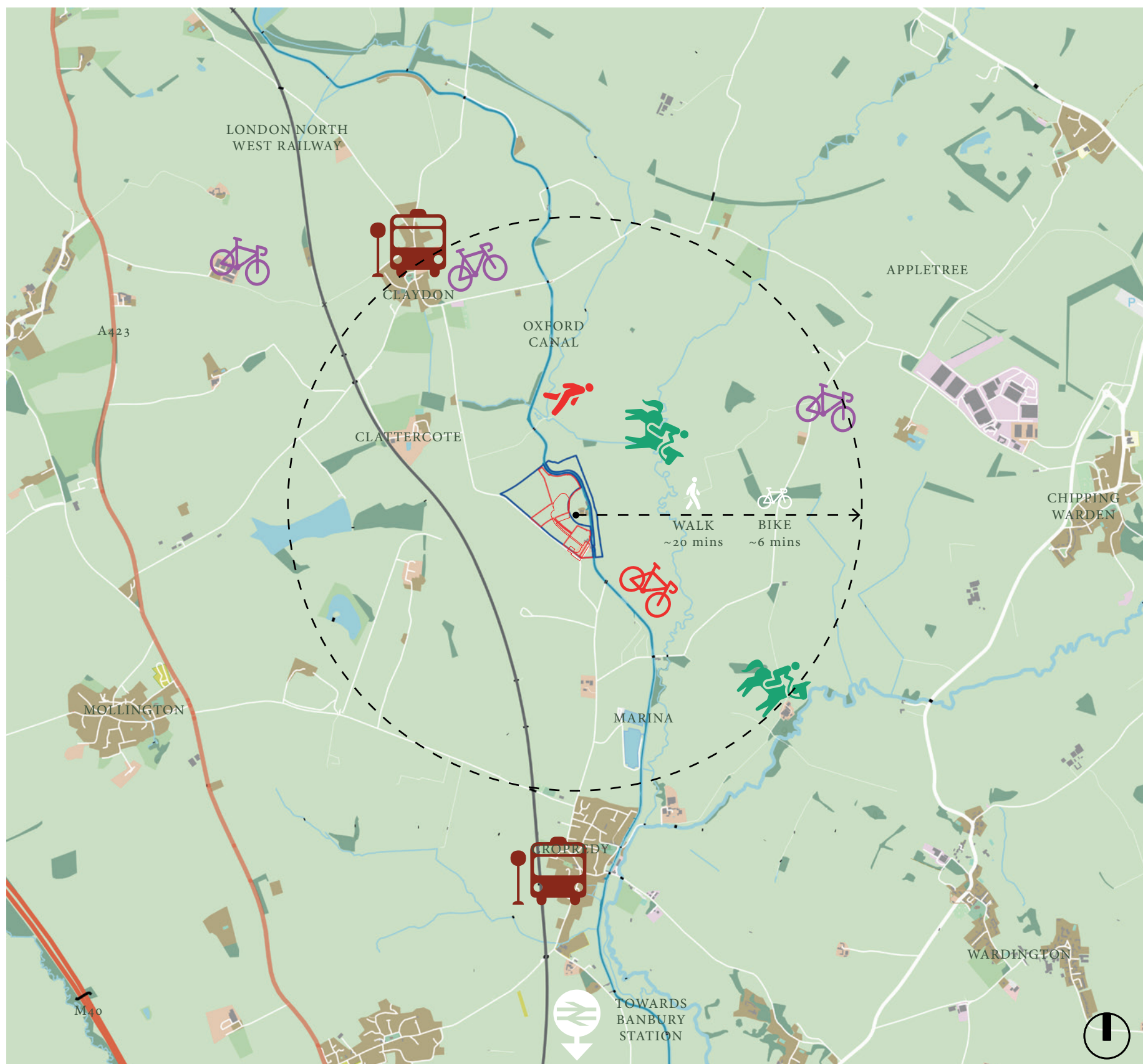
Hardstanding for parking & Servicing



Proposed Entrances



Sustainable access to site



The proposed works to the barn will extend it, to infill an existing gap that currently comprises hard standing. This area will comprise a covered terrace that can be used as part of events taking place or for general storage.

The design will retain the appearance of a barn through use of vertical timber cladding to match the existing cladding that is in place with a lower breeze block base.

New openings are proposed to the barn to provide new doors and windows in order to increase the amount of natural light entering the building.

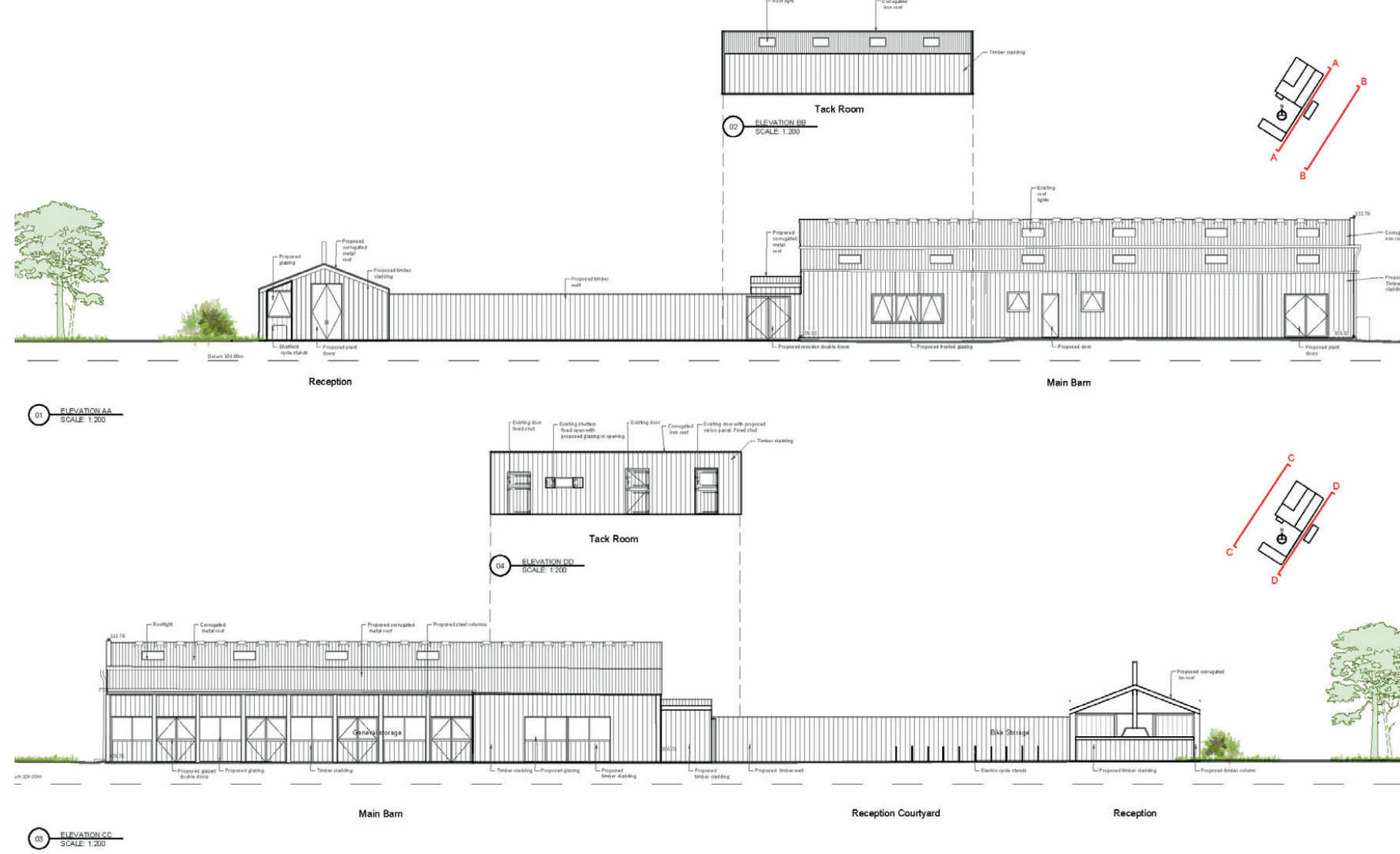
The proposed reception building will have the appearance of an agricultural outbuilding, that are commonly found on farmsteads.

The overnight accommodation comprises 5 buildings in the style of agricultural barns providing 8 cabins. The buildings have been clustered together and located close to the existing buildings at Forge Farm in order to have the appearance of an extended farmstead. The cabins will extend to a maximum of 3.95m in height which is comparable to that of a camping pod that are commonly found across the countryside as part of hospitality businesses and are therefore considered acceptable in height. The cabins will be clad in timber cladding with a corrugated metal roof.

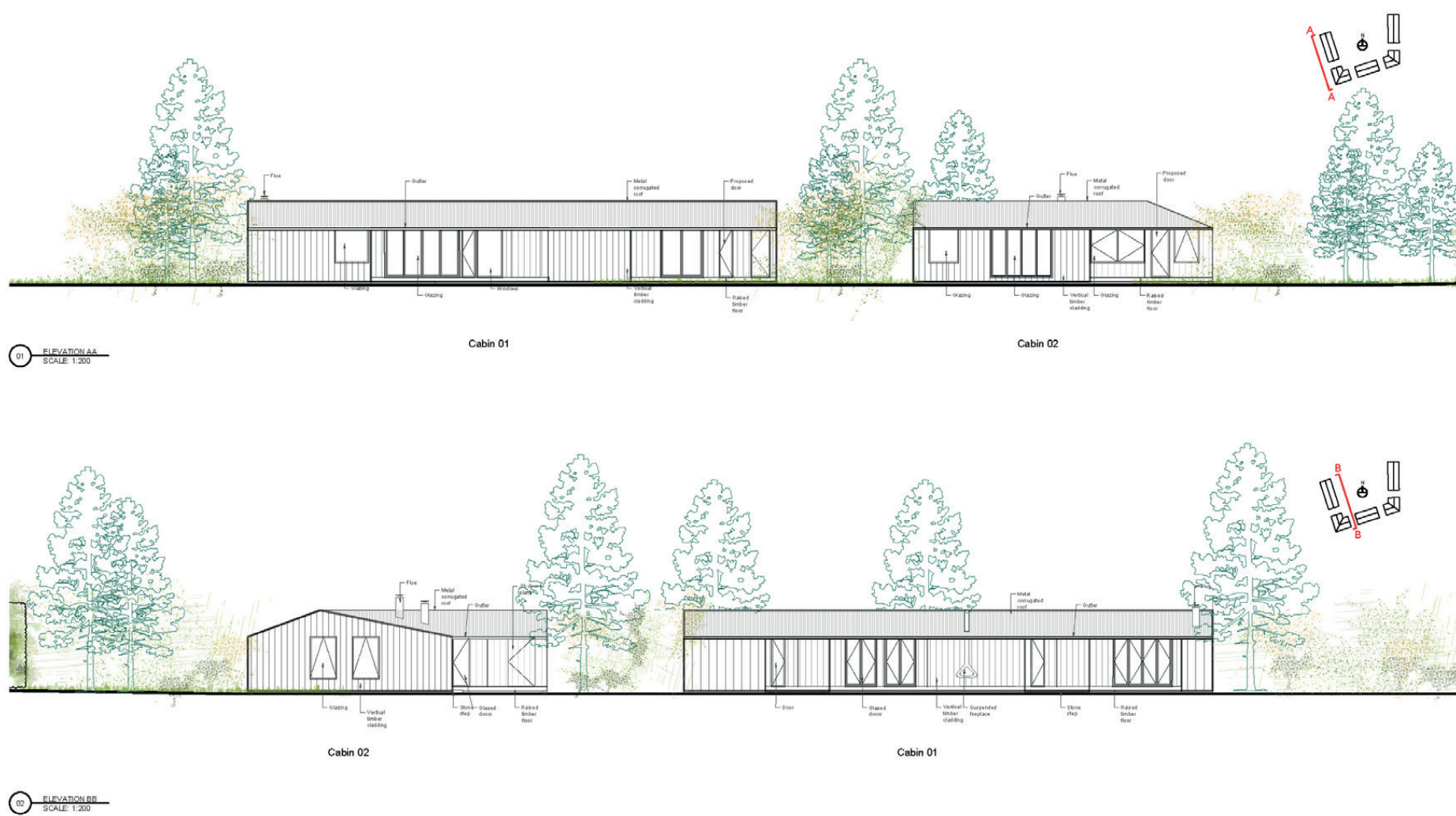
Surface Treatment



The Barn & Reception Elevations



Proposed Accomodation Elevations



Materials

Reception & Barn



Reclaimed/existing timber cladding (silver tones)



Corrugated metal (silver/grey tones)

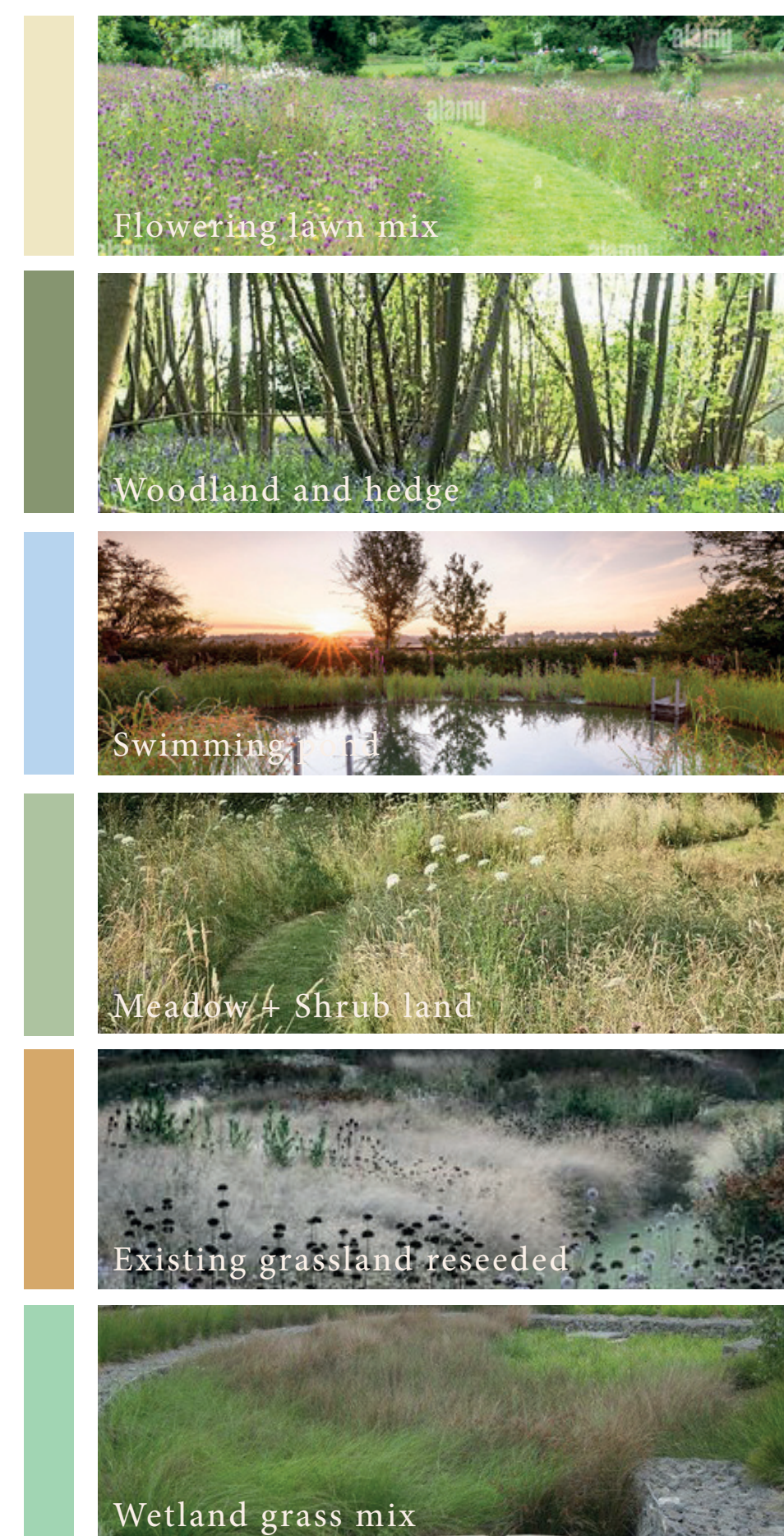
A Landscape Visual Impact Assessment has been prepared which has concluded that the majority of the surrounding landscape would be completely unaffected visually and there were no significant concerns regarding the anticipated landscape and visual effects arising from the proposals.

New landscaping is proposed, including new hedgerows, native-scrub and structural planting. No trees are proposed to be removed as part of the proposals.

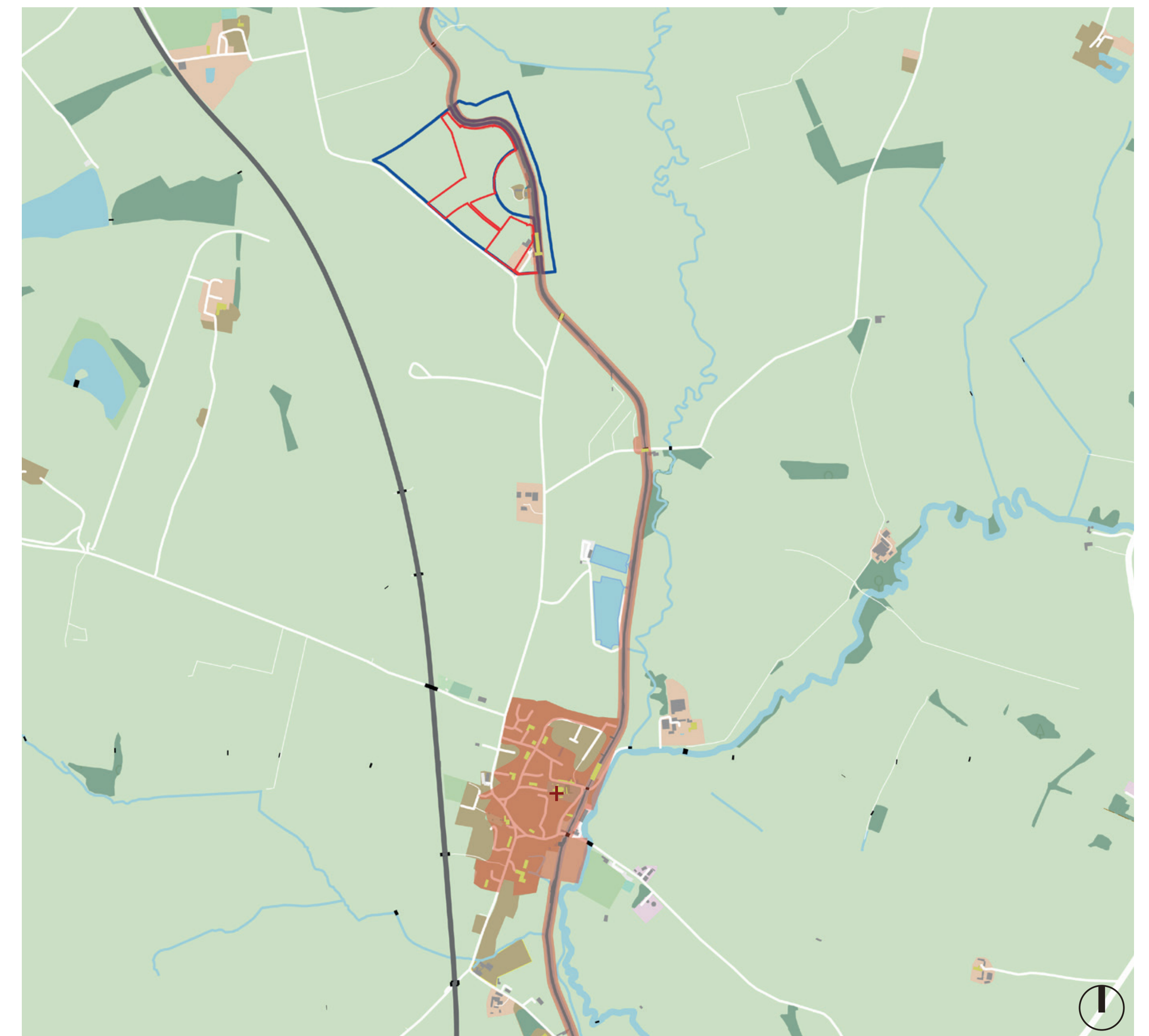
A Heritage Impact Assessment accompanies the application and concludes that there will be no harm to the significance of the Oxford Canal Conservation Area as a result of the proposals.



Proposed Landscaping | Habitat creation



Map showing areas of significance around Cropredy



KEY

- Application Site boundary
- Site ownership boundary
- Oxford Canal
- London north west railway
- + Grade I listed building
- Grade II Listed building
- Conservation area
- Farmsteads
- Built development
- Woodland
- Water bodies
- Industrial site

The site in question falls within flood risk zone 1 and is therefore considered at low risk of flooding.

Surface water runoff from the site will be managed by Sustainable Urban Drainage (SuDS) in the form of permeable paving and an infiltration basin/pond located to the south east of the site.

The infiltration basin/pond will be dual purpose managing surface water whilst also providing ecological benefits.

The Flood Risk Assessment (FRA) has confirmed that the proposals will not result in an increase in flood risk elsewhere through the introduction of SuDS attenuation ponds which will store surface water arising from the development plus 40% climate change and release it at greenfield run off rates.

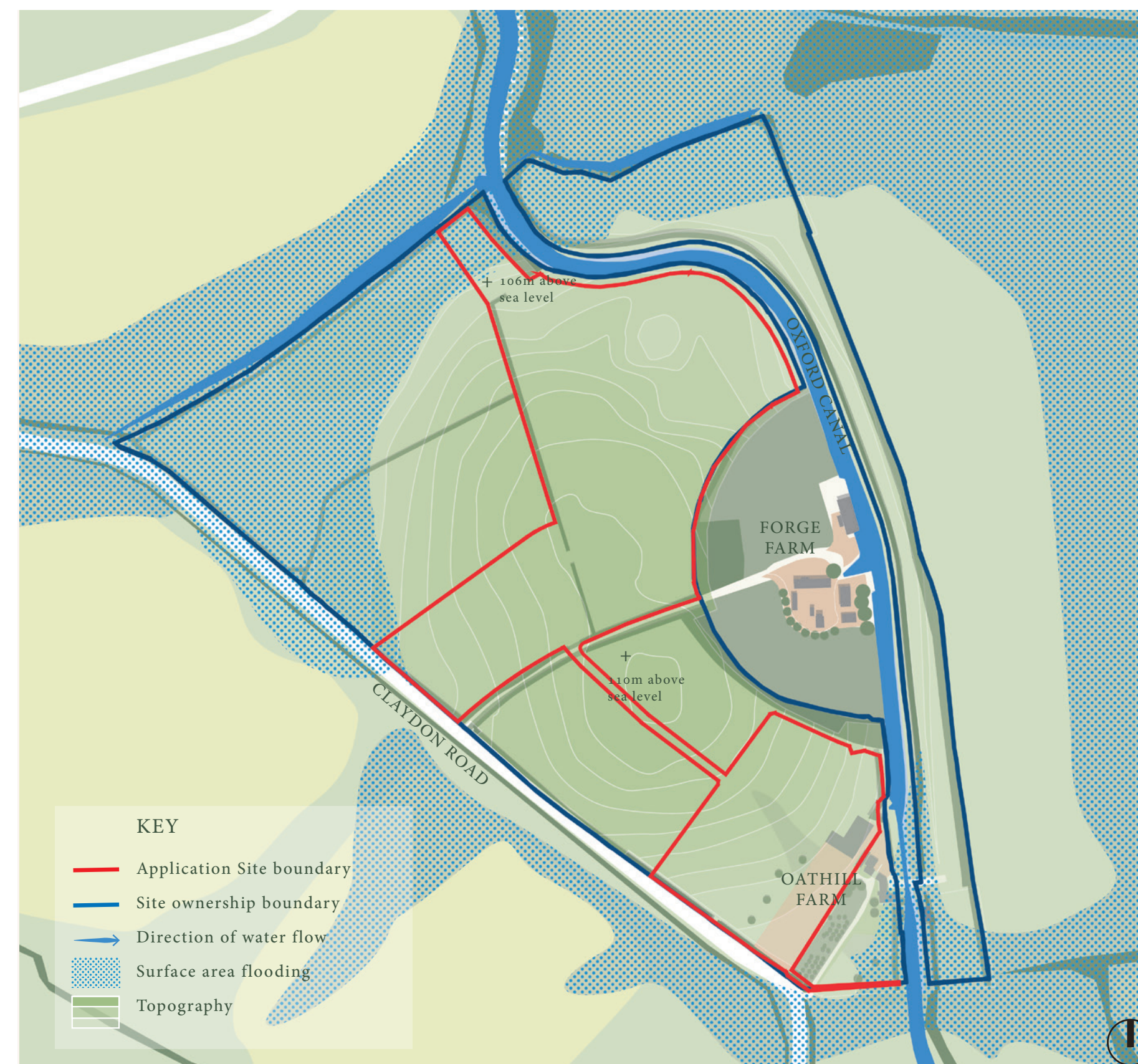
The SuDS will be designed to accommodate storm events with an intensity of up to 1 in 100 years with an additional 40% allowance for climatic change.

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 water arising from the proposals will be dealt with through a package treatment plant which once treated will be discharged to a drainage field.

There are no statutory designated sites of nature conservation interest within or immediately adjacent to the site.

The scheme creates the opportunity to deliver biodiversity enhancements across the site. The proposed biodiversity enhancements include broadleaf woodland, reed beds, grassland and new pond. These improvements will help achieve a habitat net gain of 116% and a net gain of 9.24% in hedgerow.



Topography and Flood Plan



Example of an attenuation pond



Example of swales



Flowering lawn mix



Woodland and hedge



Swimming



Meadow + Shrub land



Existing grassland reseeded



Wetland grass mix

Visitors will be encouraged to travel to the site using sustainable modes of transport. A shuttle bus service will be provided to collect and take visitors to the nearest train station

Electric bikes will be provided on site in order to encourage those staying to cycle into Cropedy and other nearby villages to use the services that are available such as the pub, shop and post office. Access into the village of Cropedy will be either via the canal path or via Claydon Road.



Basic provisions will be provided to guests staying including tea, coffee, milk and sugar.

Visitors to the overnight accommodation will be able to pre-order supermarket deliveries to be delivered in advance of them staying on site. The deliveries will be stored at Oathill Farm prior to the visitors arriving.

Measures to reduce water consumption including rainwater harvesting will be incorporated within the proposals.

High performance thermal insulation is also proposed along with underfloor heating, air source/ground source heat pumps and low energy consumption fittings.



Examples of electric bikes, charging units and sustainable modes of transport



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 pre-paid envelope provided.

The exhibition material is available at:

www.framptons-planning.com

You can submit comments online via our webpage.

The planning application has been submitted to Cherwell District Council and is currently undergoing a period of public consultation, during which, comments can be made on the application.

The deadline for comments is the 2 February 2023. The determination deadline for the application is the 22 March 2023.

For further information, please contact:

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