

# OXENHOPE NEIGHBOURHOOD PLAN

What has been done so far?

## **Meeting 1**

Initial discussion around key themes and issues in Oxenhope

## **Meeting 2**

Issued first briefing note, agreed vision and overall aims and objectives

## **Meeting 3**

Heritage & Conservation (Project group's assessment of Conservation Areas)

## **Meeting 4**

Housing (General discussion and site allocations)

## **Meeting 5**

Local economy - (Brand Oxenhope, local business, prospectus)

## **Meeting 6**

Summer recap - (Housing allocations, movement briefing note)

## **Meeting 7**

Movement, Village Design Statement, Rural economy

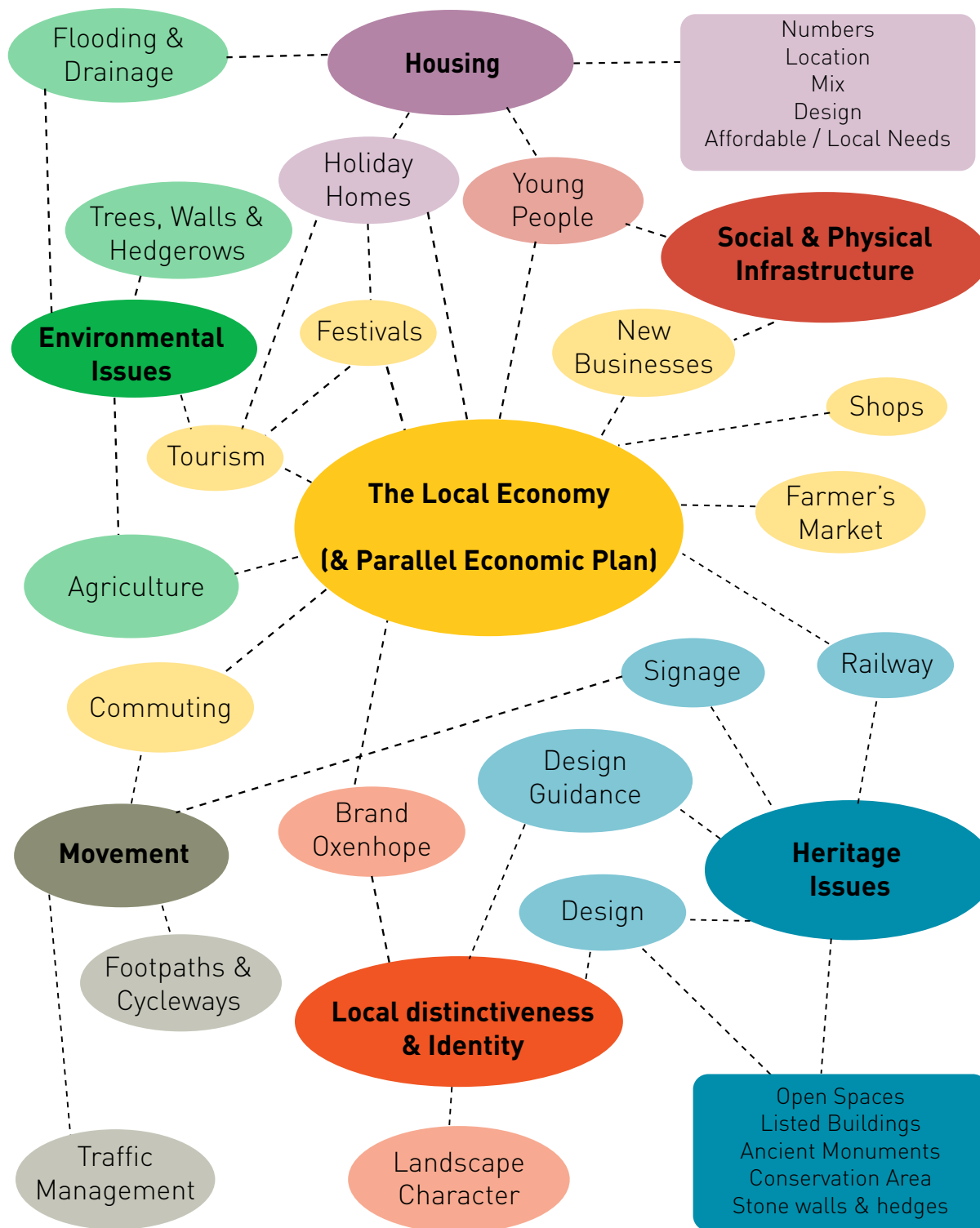


# OXENHOPE NEIGHBOURHOOD PLAN

## BACKGROUND WORK

- Literature review of existing material
  - Village Plan
  - Village Design Statement
  - Conservation Area Assessments
- Meeting and correspondence with CBMDC to check compliance of NP
- Review of local, regional and national Neighbourhood Plans as precedents
- Continued public engagement at events and through survey
- Analysis of data and statistics to help build robust evidence base and to gain deeper understanding of Oxenhope





# SCHEMATIC DIAGRAM FROM MEETING 1

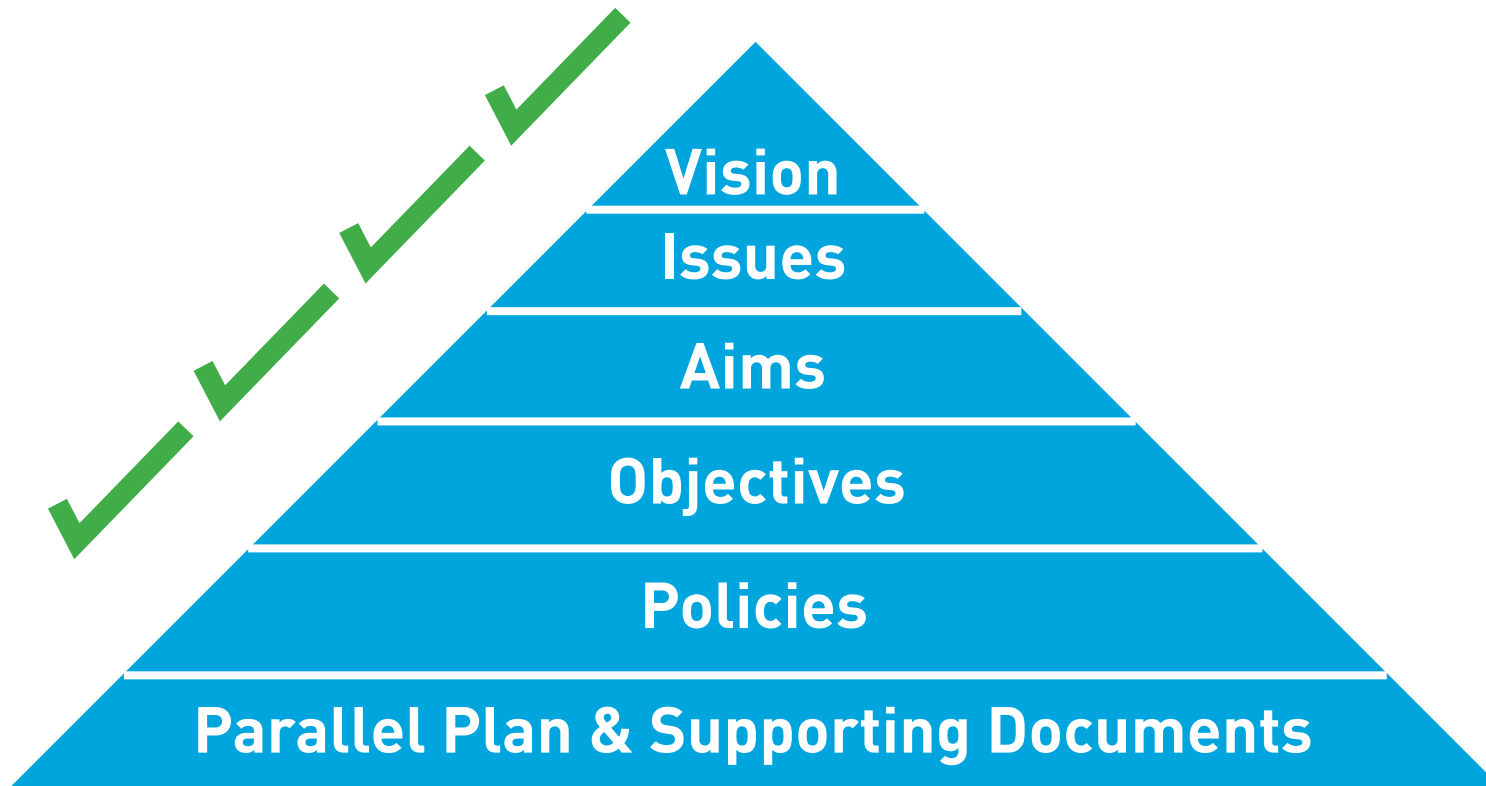
15.11.2016

in **BOLD** are themes/topics  
in light are particular issues

colours indicate where  
issues may fall into a theme

links between issues/topics  
indicate a literal relationship  
between the two





**\*Other issues, aims and objectives may arise as we continue to work on topic areas and from the continued process of wider public engagement**



## **AGREED VISION**

**“Oxenhope will continue to develop and thrive as a community of settlements, each retaining their own rich heritage and identity. These settlements will continue to be separated by open green spaces and wildlife corridors which protect its distinctive rural character and the relationship between settlement edges and the countryside.**

**New developments should remain consistent in character, scale and density with the traditional and existing housing stock and local built environment. The village continues to encourage small-scale commercial enterprise without compromising its unique character or the wellbeing, quality of life and interests of its many residents.**

**Oxenhope will provide new opportunities for living, working and recreation for its many residents and visitors and aims to be a sustainable community for future generations.”**



## AGREED TOPIC AREAS

- a) **Movement** – to include highways.
- b) **Design** – to include and expand on the Village Design Statement.
- c) **Local Economy** – to include tourism, agriculture, collective business approach, the 'Oxenhope' brand.
- d) **Housing** – to include proposed housing sites, housing mix, housing survey results
- e) **Green Issues** – to include green spaces, biodiversity, wildlife corridors and access.
- f) **Infrastructure** – to include schools, health services, broadband.
- g) **Sport & Recreation** – to include cycling, horse-riding.



## **AIMS AND OBJECTIVES**

- **Protect and enhance the natural environment including access and management**
- **Protect and enhance historic, cultural and heritage assets**
- **Protect and enhance local green spaces**
- **Ensure new development is in keeping with local vernacular, scale and density and contributes to retaining distinct village settlements**
- **Encourage small scale commercial development, support new and existing businesses**
- **Encourage and support recreational activities**
- **Deliver the right house types in the right places to meet local needs**
- **Improve movement and wayfinding around the village**
- **Encourage and support key economic sectors such as tourism and agriculture**
- **Positively contribute to wellbeing and quality of life for local people and visitors**



# HERITAGE & CONSERVATION

## ISSUES

- **Unadopted roads**
- **Changes to conservation areas boundaries (CBMDC has authority but OPC can suggest)**
- **UPVC doors & windows in C.As - Removal of Permitted Development Rights?**
- **Excessive signage, street clutter & parking issues**
- **Distinctive local features (Walls, Water troughs, Historic steps)**
- **Desire to update and refresh Design Guidance / Statement**





# HOUSING STRATEGY

**SURVEY** - To establish housing needs, demand, aspirations, preferred sites (Build robust evidence base)

**CENSUS DATA** - Although now 7 years old this information paints a useful portrait of the village in comparison to Bradford and England

## MAKING SURE WE GET THE RIGHT TYPE OF HOUSING IN THE RIGHT PLACES

What house types are needed?

What size of houses are needed?

What tenures do people want?

Where do people want to live?

Where should be protected or is not suitable for new housing?

**SITE ALLOCATIONS** - Commented as a group on CBMDC's site allocations

**OVERALL STRATEGY** - More discussion needed to find the most suitable solution to site allocations

## HOW SHOULD OXENHOPE DEVELOP?

Mixed approach to development

Extensions to existing settlements

Infill development

New settlements (CBMDC disagree)

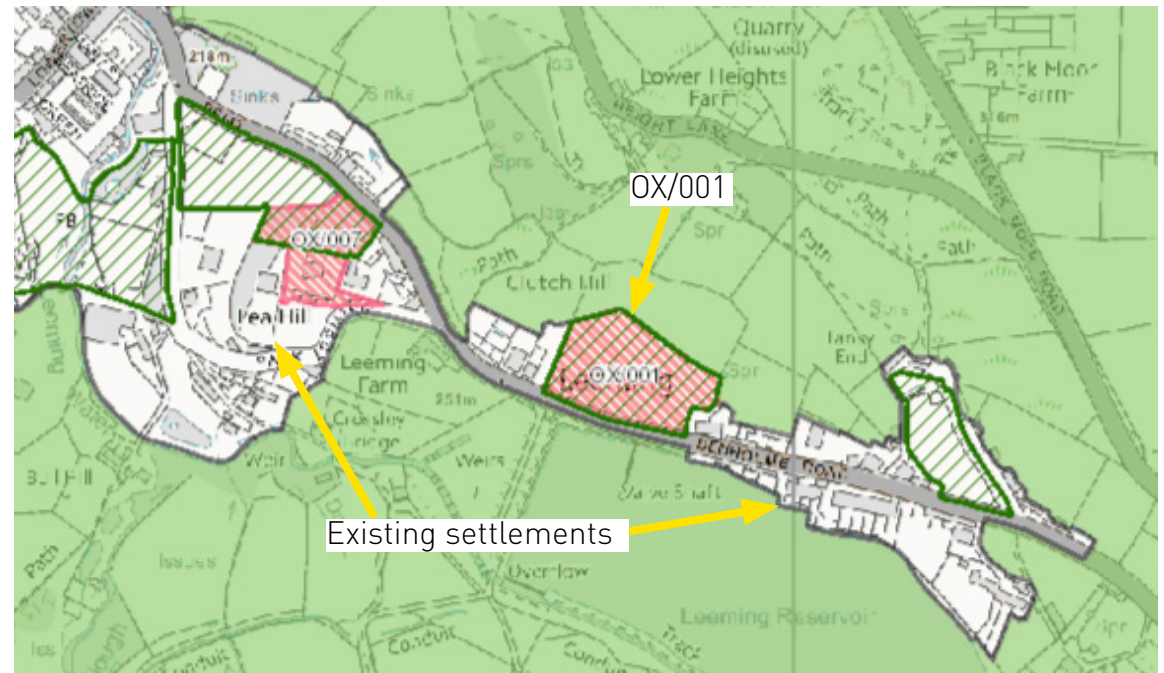


## HOUSING SITE ALLOCATION COMMENTS

### OX/001

It was agreed that this site is **unsuitable** for development for the following reasons:

- It would coalesce two separate hamlets within Oxenhope contrary to the distinctive historical evolution of residential areas in the area. The Steering Group are keen that Oxenhope retains local characteristics and actively encourage the safeguarding of distinct settlement areas separated by green open spaces.
- Site access would be difficult as there are existing traffic issues on Denholme Road.





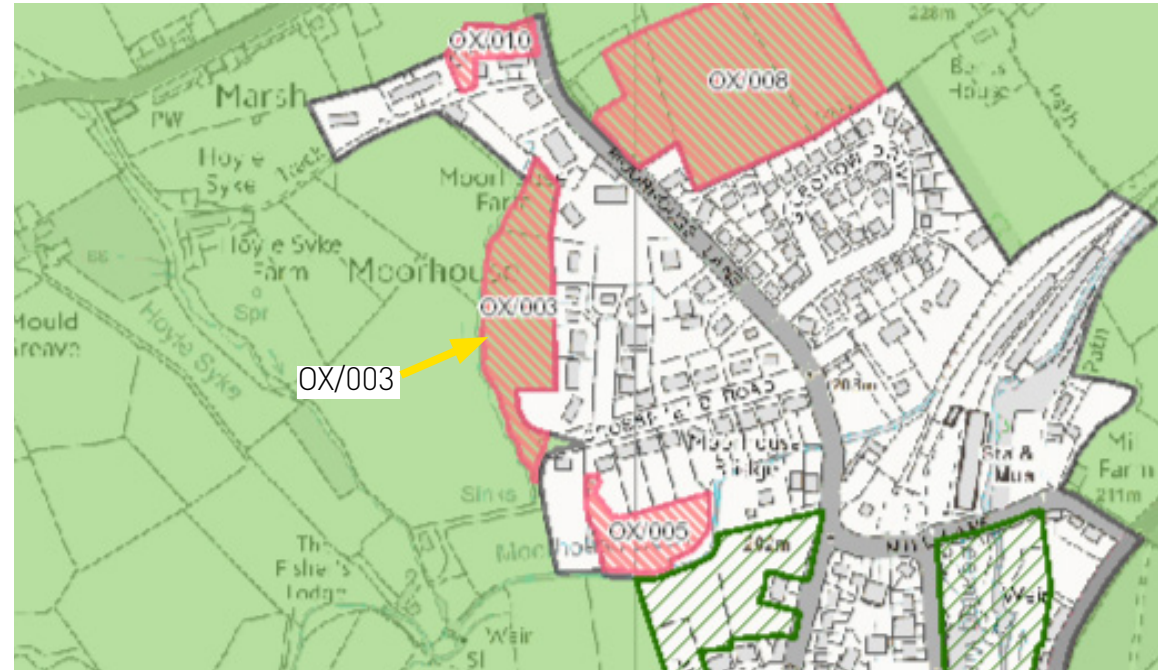
# HOUSING SITE ALLOCATION COMMENTS

## OX/003

The group **agree** in principle to this site being developed for residential housing but with certain **conditions** (TBC).

- A potential condition is that a 6m wildlife corridor be placed on the eastern edge of the site to break up the development and separate it from its neighbouring development. This would also contribute to enhancing and maintaining the ecosystem.
- The site is prone to flooding so SUDS are recommended
- There is an inaccuracy with the site designation as some of the northern part of the land is owned by an individual that is unwilling to sell (Map below).

Sketch showing **OX/003** designation with correction to land owners garden.



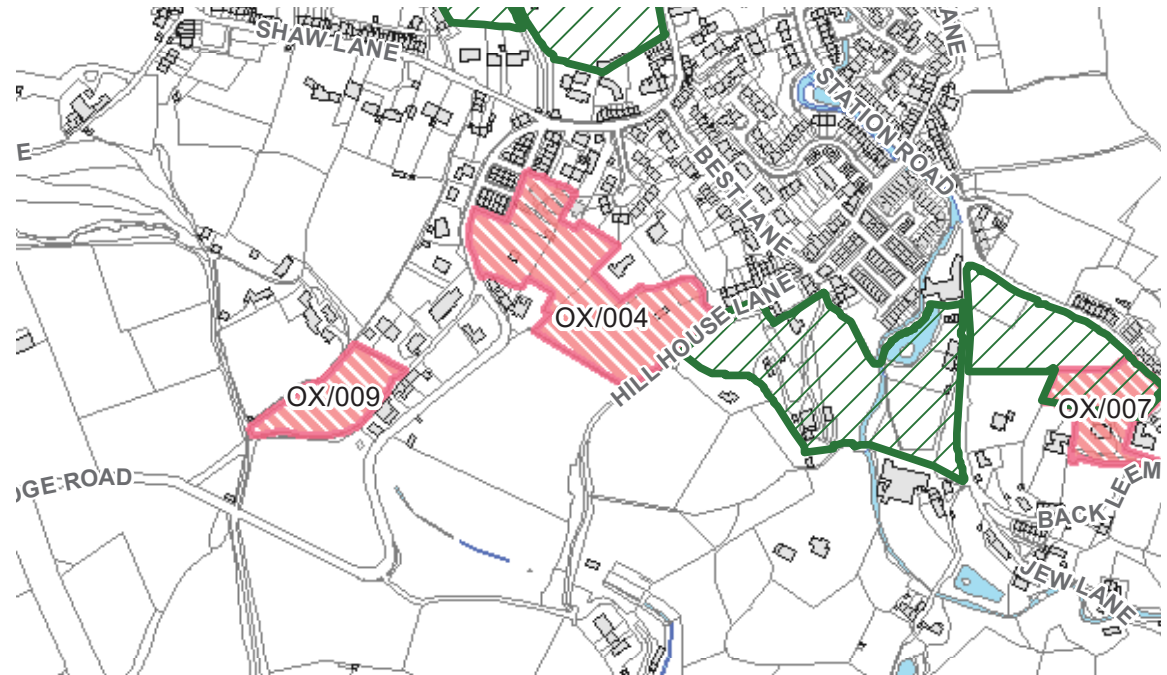
## HOUSING SITE ALLOCATION COMMENTS

### OX/004

It was **agreed** in principle that this site is suitable for residential development but with **conditions** attached.

- The site has poor vehicular access due to low visibility / sight lines
- A lower density of dwellings is recommended due to concerns over access
- The site is on a slope making it visible from many areas in the village. Scale and density are therefore integral to the development to maintain the character of the village
- The site is prone to flooding so SUDS are recommended to help mitigate run-off

Note Outline P.P is granted for a detached dwelling on this site ref/ **16/03306/OUT**



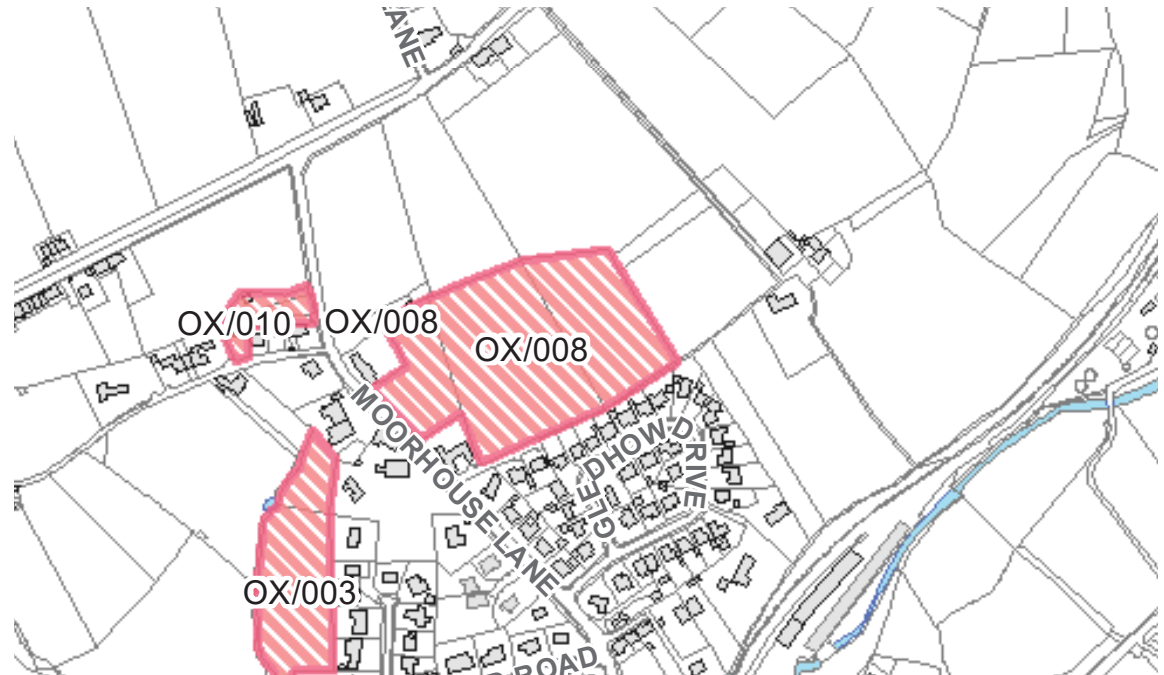


## HOUSING SITE ALLOCATION COMMENTS

### OX/008

The Steering Group **agree** in principle to this site being developed with residential housing but with **conditions** attached.

- Density
- Design
- Wildlife corridor
- SUDS
- Green space in adjoining field

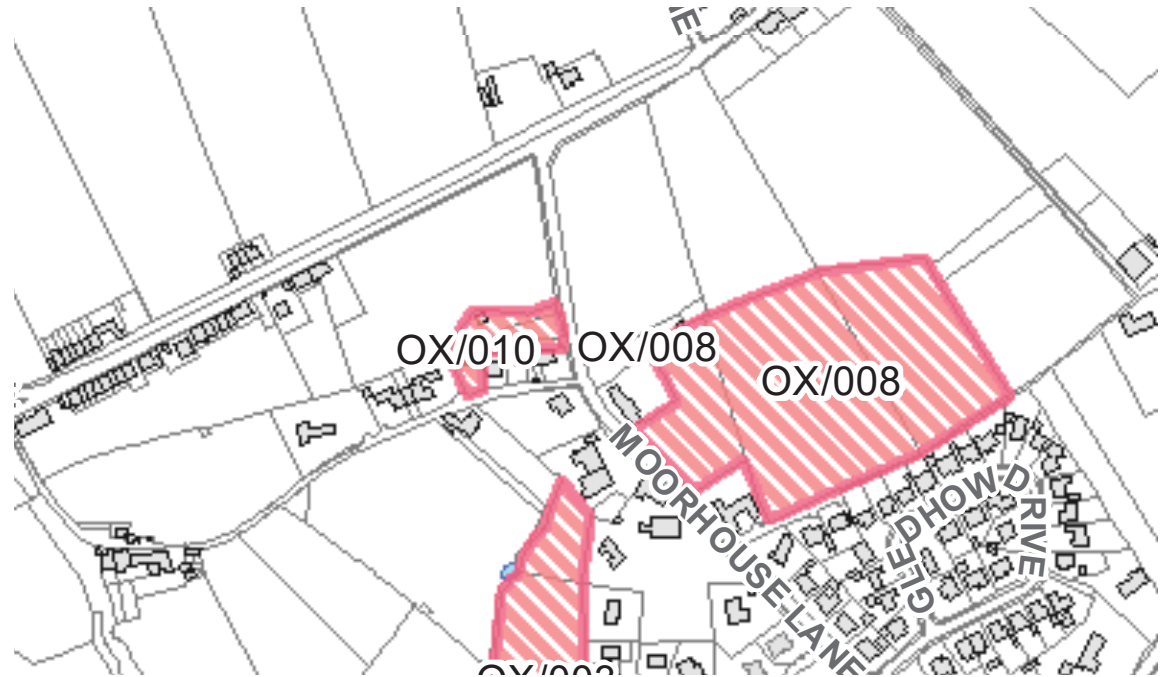


## HOUSING SITE ALLOCATION COMMENTS

### OX/010

Planning permission granted for 5 dwellings

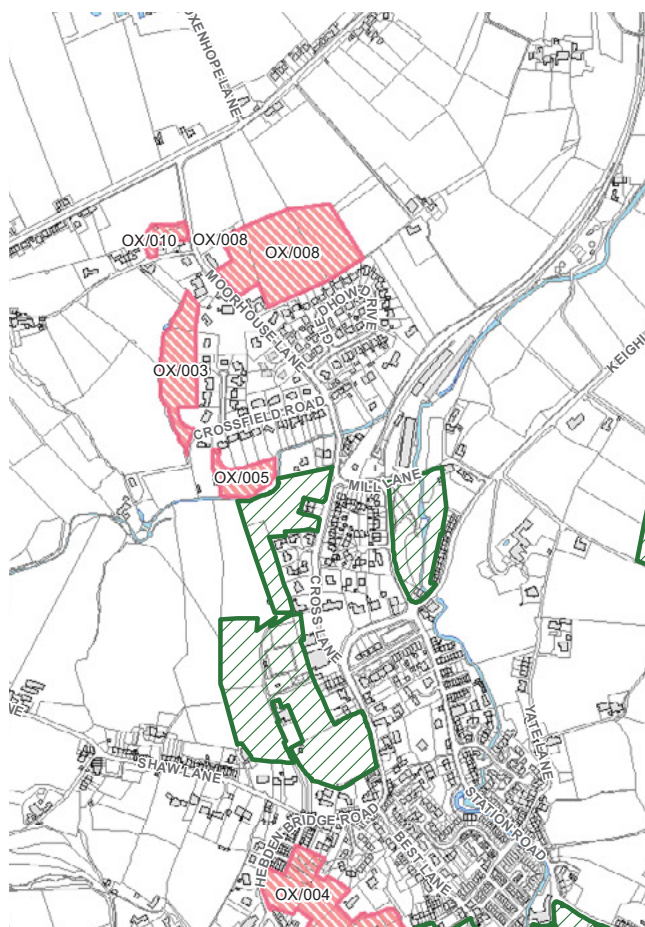
REF: **14/04252/FUL**





## Map of OX/008 & OX/010 with proposed green space designations

The proposed green space designation of the two fields north of OX/008 & OX/010 on Marsh Lane would effectively stop the extension/sprawl of residential development from the designated sites.



## LOCAL ECONOMY, BUSINESSES, BRAND OXENHOPE

### ISSUES

- Business and asset mapping to give portrait of local economy
- Social asset mapping - how can social businesses work in Oxenhope?
- Parish Prospectus - promoting the village as a destination
- Thinkpieces for digital economy, agriculture & tourism
- Wider data collection from residents and businesses
- Broadband connectivity and other infrastructure
- Supporting people to work from home
- Co-working / hot desk options





# MOVEMENT

- **MAPPING** - Project team members, led by Peter, will produce detailed information about local traffic issues, including pinch points, parking issues, difficult junctions, blind spots etc. These will be mapped by Jamie.
- **POLICIES** - Policy inspiration from other NPs (Woodcote) has prompted the project team to consider site specific policies to address traffic and movement issues. Examples below:

**Policy T5: Junction of Beech and Wood Lane**

Developer contributions will be sought to improve safety, road markings and visibility at the junction of Beech Lane and Wood Lane from any proposed developments accessing onto these roads

This is a junction with severely limited visibility and any extra traffic will require an improvement to this junction.

**Policy T6: Traffic Calming along Goring Road**

Proposals for development which will directly access onto the Goring Road will be required to make provision for, and contribute to, appropriate traffic calming measures at either end of the Goring Road or in the near vicinity of the development.

Residents have continuously expressed a strong view in all consultations since 1984 that measures are needed to control the speed of traffic travelling through the village along the Goring Road. The traffic calming provided on the B4009 Watlington Road on the edge of Benson, by contribution from new development on the edge of the village has proved to be effective. The Parish Council is actively working to address the issue of speeding traffic along the Goring Road.



# OXENHOPE NP TRAVEL SURVEY

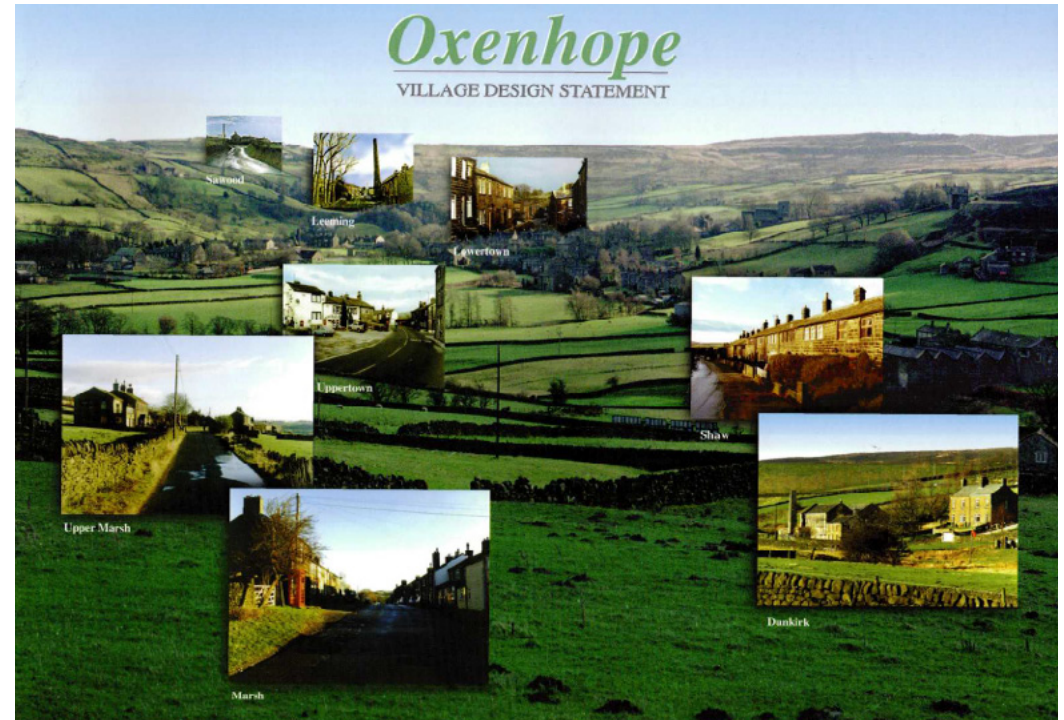
## Parking & car ownership

- What is the total number of cars owned by your household?
- Where are these parked? (Garage, driveway, off street car park/bays, on street)
- 
- 
- What is the main reason for your journey? (work, school, shopping, leisure)
- How often, if at all, do you use public transport?
- What are the main barriers to using public transport?
- How far would you say your average car journey is?
- 
- 
- How could traffic and congestion be eased in Oxenhope?
- Thinking about new housing developments, how could these make a positive contribution to traffic and transport issues in Oxenhope? i.e: garages and drives for 2 cars, parking courts, visitor parking courts etc
- Are there any roads in particular that cause concern? (think access, congestion, parking issues, accidents)



# VILLAGE DESIGN STATEMENT

- Given the age of the document (1999) and its lack of statutory weight it has been unable to positively influence development in the way it was hoped
- Despite this, it was the result of extensive consultation and is highly regarded by residents as it describes and captures the village well
- The NP will update and refresh the VDS and include it as part of the NP. Many of the policies it refers to have been replaced and some of the land designations have changed
- Examples of how this may work are below - taken from another Integreat Plus NP



# VILLAGE DESIGN STATEMENT

- **Example of policy which uses concept statement and design guide for new development sites** (Taken from Cottingham NP by Integreat Plus)

## GENERAL POLICIES

### GP1 LOCAL PLAN SITES (COMPLIANCE WITH CONCEPT STATEMENTS)

“Development proposals for sites allocated in the East Riding of Yorkshire Council Local Plan should have regard to the principles set out in the Concept Statements and other policies contained within the Neighbourhood Plan. Proposals that accord with these principles and policies will be supported”

#### Policy 1: Aims and Justification (and implementation)

This policy draws upon the following strategic policies in the East Riding Local Plan (ERLP): S1, S2, S3, S5, H1, H2, H4, EC3, ENV1, ENV2, ENV3, ENV4, ENV5, ENV6, C1, C2, C3, and A1.

It seeks to ensure that the community aspirations embodied in the Concept Statements and accompanying policies contained within the Neighbourhood Plan are taken into consideration when detailed proposals for allocated sites are drawn up and when views are expressed and decisions are made on planning applications relating to them.

The policy will be implemented by those seeking planning permission to develop the allocated sites (either as a whole or in parts); by persons and organisations commenting upon planning applications; and by those responsible for determining planning applications and appeals.

The policy is necessary to ensure that the requirements of the Concept Statements are linked to the allocated sites in the East Riding Local Plan through a formal policy requirement in the development plan.





# VILLAGE DESIGN STATEMENT

- **Example of policy which uses concept statement and design guide for new development sites** (Taken from Cottingham NP by Integreat Plus)

## GP2 DESIGN QUALITY

**“All new development proposals should have regard to the Design Guide contained within the Neighbourhood Plan, taking full account of the historic character of the Cottingham Conservation Area and other heritage assets within the Neighbourhood Plan area”**

### Policy 2: Aims and Justification (and implementation)

This policy draws upon the following strategic policies in the East Riding Local Plan (ERLP): S1, S2, H1, H4, EC3, ENV1, ENV2, ENV3, ENV5, ENV6, C1, C2, C3, and A1.

It seeks to ensure that the community aspirations embodied in the Design Guide are applied to proposals for new development in the Parish to ensure that the design principles set out are taken into consideration when proposals for new development are drawn up and when views are expressed and decisions are made on planning applications relating to them.

Applicants for planning permission will be expected to include reference to the Design Guidance in any Design and Access, Heritage, or Planning Statements submitted with their applications.

The Design Guide is a response to community concerns that new development within the Parish, particularly within the Cottingham Conservation Area, pays due respect to cultural, historic and architectural influences in the local community.

The policy will be implemented by those seeking to carry out development (and should be referenced in Design and Access Statements and / or other material submitted in support of planning applications) by persons and organisations commenting upon planning applications; and by those responsible for determining planning applications and appeals.

The policy is necessary to ensure that the requirements of the Design Guide are linked to new development through a formal policy requirement in the development plan.

GENERAL POLICIES



# VILLAGE DESIGN STATEMENT

## • Example of design guidance - (Taken from Cottingham NP by Integreat Plus)

### RENDER & COLOUR WASH

Cottingham has a high incidence of colour washed buildings, the colour applied either directly to the brickwork, or to a render/pebbledash.

Below are examples of cooler, neutral and warmer colours. The choice of colour will depend on site location and surroundings.



### RED, GREEN & BLUE

Red, forest green and royal blue have naturally emerged in Cottingham due to their appropriation by local residents.

Consider painting doors, window frames and other timber details in red, green or blue.



### BUILDING MATERIALS

Deep orange, red and brown brickwork is prevalent in Cottingham. While it is not possible to buy bricks with the same 'handmade' and rich appearance (at reasonable costs) special attention also should be given to mortar colour in order to enhance proposed brickwork.

Consider using a variety of co-ordinating bricks within large developments to help recreate the colours found in traditional and heritage brickwork.

Test bricks and mortar colours by making panels that trial various colours and textures.

The palette of materials are complimentary in nature and should be used in conjunction and in proximity to enliven streetscapes and promote visual interest.



### REFERENCING THE PAST

In the past, local materials and small local builders created housing - building just a few houses at a time, and many builders would have their trademark details, colours, shapes, finishes, applied textures, etc. which repeat, having been passed down from father to son, master builder to apprentice. Materials would be those available locally: bricks using local clay, locally sourced timber and stone. The overall character therefore reflects the local environment in which it is set.

*In order to protect the value of the vernacular for the future of Cottingham, and to ensure that any new development has a visual and contextual relationship with what has gone before, it is important to identify and understand the design choices that were made.*

MATERIALS AND COLOURS

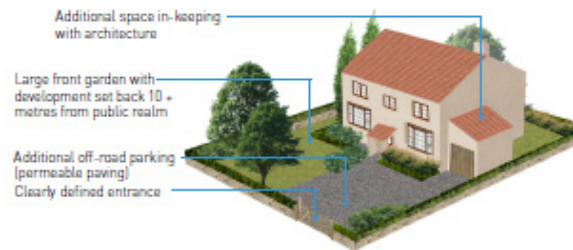


# VILLAGE DESIGN STATEMENT

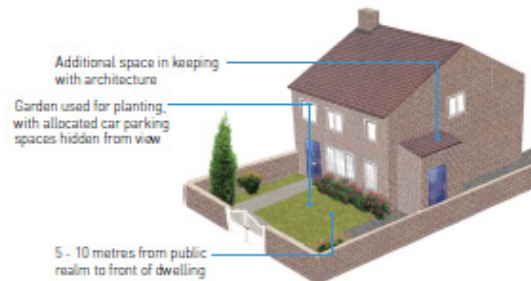
- **Example of design guidance** - (Taken from Cottingham NP by Integreat Plus)



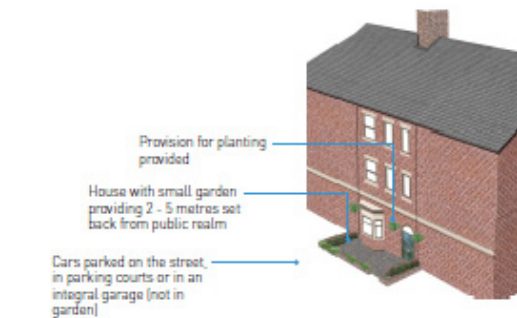
Cottingham Rural Frontage



Cottingham Sub-rural Frontage



Cottingham Urban Frontage



## EXTERNAL SERVICES

The fronts of buildings need particular attention and therefore services should be integrated or hidden to reduce their visual intrusion.

**Vents and Flues:** The location of services should be away from the front of the building.

Consider locating stack pipes within the chimney enclosure.

**Service Cowl:** Mechanical extract vent cowl and flues are to be of a colour that complements the external wall and integrated with the building design.

## EXTERNAL BIN STORES

The storage and collection of refuse and materials recycling must be carefully considered in the design of the street. The following considerations should be taken into account when designing these facilities:

**Flexibility:** There may be a need to accommodate changes to the technology or extent of recycling in the future.

**Placement:** Bin storage facilities should be out of public view but accessible by refuse collectors from the street.

**Design:** Any external stores should be designed to coordinate with the architectural treatment of the dwelling.

## TV AERIAL AND SATELLITE

Developers should provide comprehensive and integrated systems for telephones, radios and television.

Care must be taken to locate satellite dishes away from frontages.

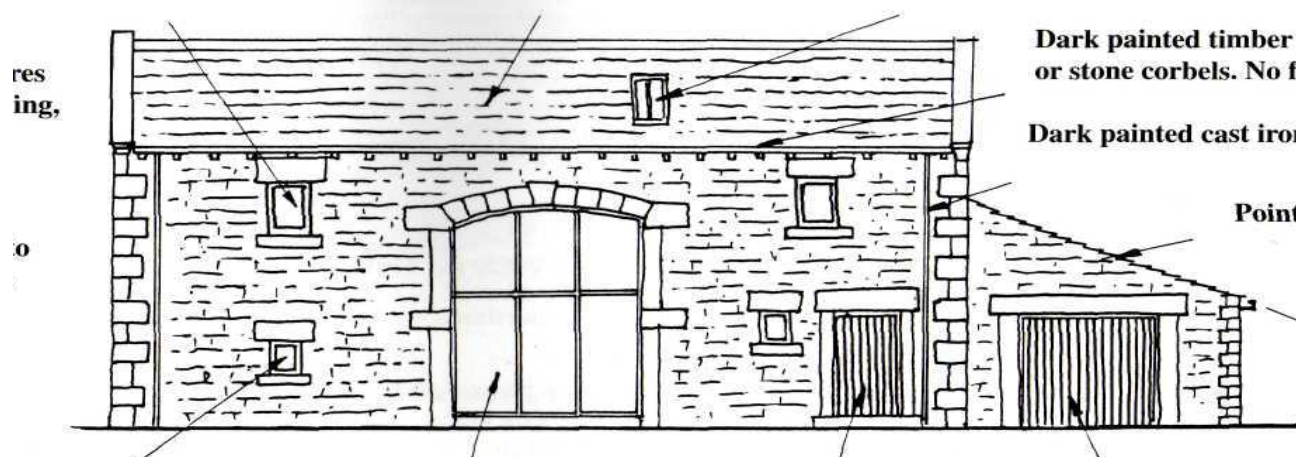
Telephone and radio antenna, aeri satellite dishes should not be located on roofs, where they detract from the realm.

BUILDING FRONTAGE





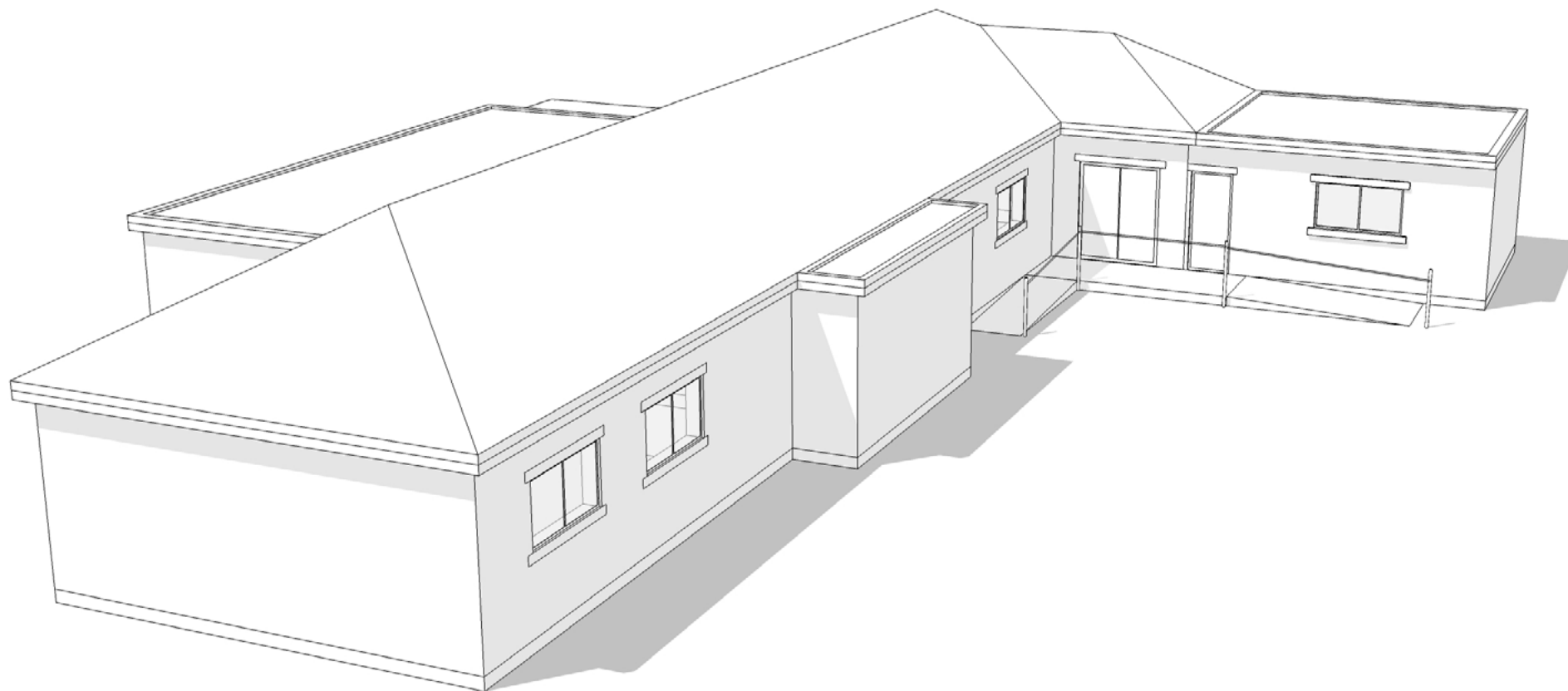
## Example of how refreshed Village Design Statement might look





## Proposed Oxenhope Social Club

Working 3D Model View 01



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**Proposed Oxenhope Social Club**

Working 3D Model View 02

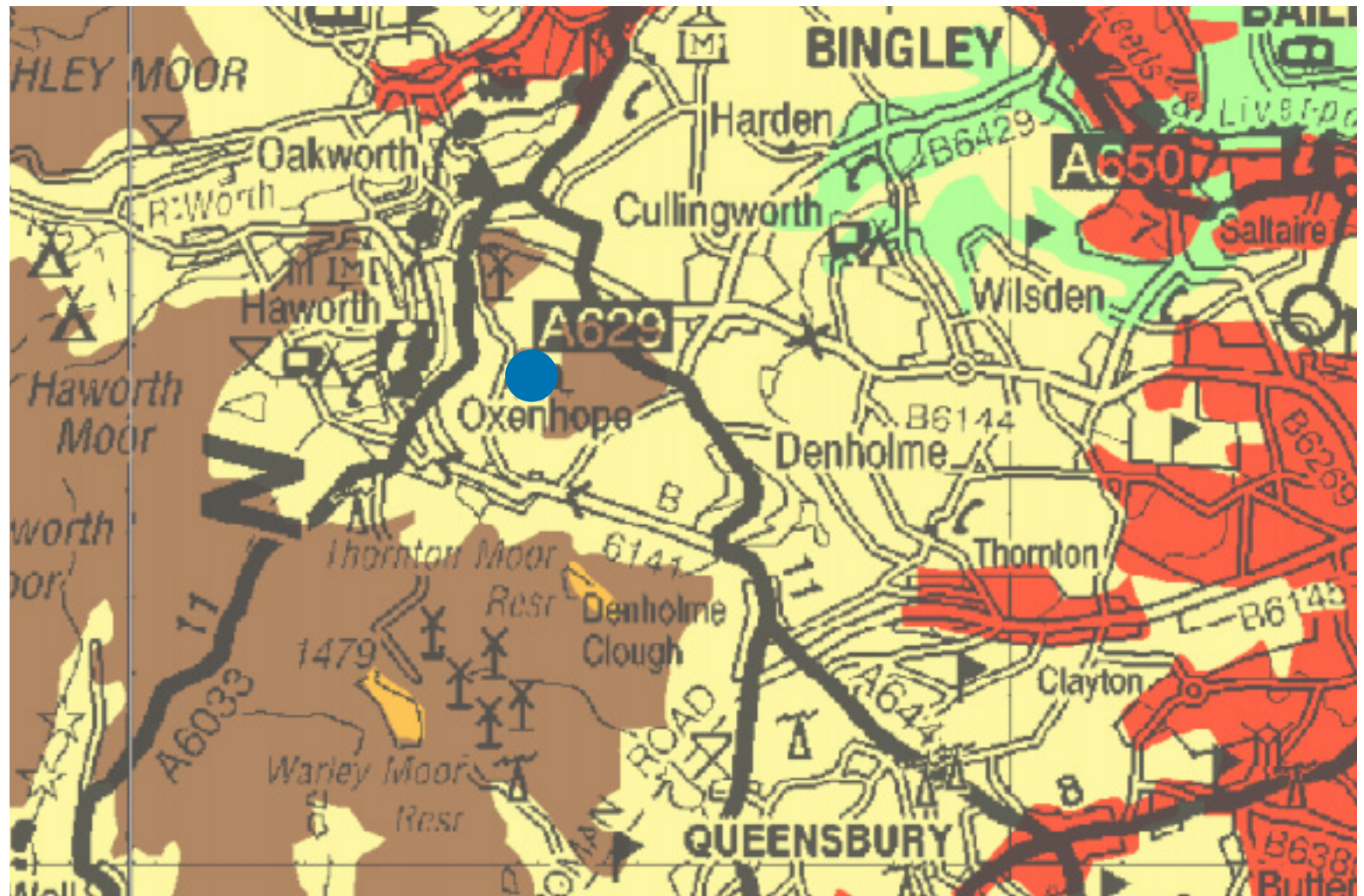


Land  
designated  
as poor / very  
poor in Natural  
England  
Agricultural  
Land  
Classification

<u>Grade</u>	<u>Description</u>
1	Excellent
2	Very Good
3	Good to Moderate
4	Poor
5	Very Poor

**Non-Agricultural Land**

- Other land primarily in non-agricultural use
- Land predominantly in urban use



# Examples of Economic Policies in NPs

Notes on local economic development

## **AGRICULTURE .....diversification of agricultural businesses (NPPF Para. 28)**

Land designated as poor / very poor in Natural England Agricultural Land Classification

NP wants to encourage agriculture, however this is a broad term. Would we support proposals for a big intensive chicken shed?

Need to think about different types of agriculture, what is likely and viable to happen in Oxenhope given land quality etc

Perhaps have a policy mentioning size and impact of agricultural development - anything over so many sq/m has to be sensitively designed and integrated to the landscape to reduce visual impact

Also think about impact of hgvs in the village

Would large agricultural development be accepted if it was not visible and in a prominent location?

Are there areas that are too sensitive to accommodate big sheds etc?

Proposals for development essential to agricultural or farm diversification will be supported providing they:

- can demonstrate it will not have great negative impact from hgvs
- it does not have a negative visual impact and/ or is in an appropriate location
- it can be screened by land form, trees or planting
- is well designed



# Emerging Local Economic Development Policies

## HOMeworkING

\*\*Want to encourage home working - policies to support this - perhaps in design of new housing etc

## PROTECT RETAIL (CO-OP)

\*\*Would like to protect Co-op - policy about change of use and/or viability

## INFRASTRUCTURE & CONNECTIVITY

\*\*Infrastructure and connectivity are very important - still want to make a statement despite progress (BT Openreach & Progressive Network)

\*\*Policy about developments having good internet connections etc

## PAWSON'S MILL (RETENTION FOR NON-RESIDENTIAL USE)

\*\*Pawsons mill - policy supporting non-residential development of site to encourage economic uses

## SUSTAINABLE TOURISM

\*\* Policy supporting sustainable tourism, in appropriate locations where it does not negatively impact the countryside visually

## K.W.V.R EXPANSION/DEVELOPMENT

\*\*Policy about supporting the railway - tourism opportunities, links with other railways etc (york museum)

## SOCIAL CLUB / CO-WORKING SPACE

\*\*Policy supporting expansion of social club to include managed workspace or as separate policies?

## AGRICULTURAL EXPANSION / DIVERSIFICATION

\*\*Policy supporting expansion and/or diversification of agriculture providing it does not negatively impact:

- Visual amenity / landscape harm
- Traffic (hgv's)
- Below certain size / height





## PAWSON'S MILL (RETENTION FOR NON-RESIDENTIAL USE)

\*\*Pawsons mill - policy supporting non-residential development of site to encourage economic uses



## PROTECT RETAIL (CO-OP)

\*\*Would like to protect Co-op - policy about change of use and/or viability



# HOUSING SURVEY RESPONSES

## INITIAL OBSERVATIONS

- **Parts of the survey are useful and will contribute to a robust evidence base to help justify policies**
- **Still resentment towards new housing development - skewed some data**
- **Developed a clearer understanding about housing priorities and concerns**
- **Other data may need to be sourced to help inform and justify policies**



# HOUSING SURVEY RESPONSES

## HOUSING NEED

**61% of people feel Oxenhope needs more affordable housing for local people**

**59% of people would like to see smaller retirement homes developed**

**58% of people think Oxenhope needs eco-friendly housing**

**The most popular response to demand for 3-4 bed houses was 'desirable' (37%)**





# **HOUSING SURVEY RESPONSES**

## **ISSUES WITH CURRENT HOUSING STOCK - TOP 5 ANSWERS (EXCLUDING NO OR N/A)**

- 1. Inadequate parking provision**
- 2. Lack of affordable housing (in both senses)**
- 3. Not much medium sized / priced housing**
- 4. Development which is unsympathetic to the village**
- 5. Old stock needs improving (insulation, renewable energy)**



# **HOUSING SURVEY RESPONSES**

## **WHAT SIZE DEVELOPMENT IS APPROPRIATE FOR OXENHOPE?**

**65% of people think INDIVIDUAL and INFILL development is APPROPRIATE**

**56% of people think development of 1-5 houses is APPROPRIATE scale for Oxenhope**

**Whilst**

**62% of people think schemes of 10-20 is INAPPROPRIATE for Oxenhope**

**76% of people think schemes of 20+ is INAPPROPRIATE for Oxenhope**



# HOUSING SURVEY RESPONSES

## HOW IMPORTANT IS THE FOLLOWING CRITERIA IN NEW DEVELOPMENTS?

SCORED 0-10

8.6	-	Design in keeping with / reflects / respects Oxenhope
8.4	-	Parking provision
8.3	-	Location of the new development
8.2	-	Design in general
8	-	Flood mitigation
7.6	-	Energy efficiency
7.3	-	Environmental sustainability
7.2	-	Garden and green space
6.5	-	Affordability
6.1	-	Room sizes



Despite room sizes been a low priority in the survey - Yorkshire has the smallest average house size in England for new builds.

This is at times to the extent people can't fit furniture in rooms

## Research Results

	2015			2011
	Size of average 3 bed new home (sqm)	Difference against recommended size (93 sqm)	% of recommended minimum	Size of average 3 bed new home (sqm)
North West	87.3	-5.7	94%	84
East Midlands	86.9	-6.1	93%	87
South East	93.9	0.9	101%	96
Yorkshire and Humber	84	-9	90%	83
West Midlands	85.7	-7.3	92%	94
London	108.5	15.5	117%	119
East of England	93.5	0.5	101%	88
North East	85.4	-7.6	92%	89
South West	88.7	-4.3	95%	87
<b>Total</b>	<b>91</b>	<b>-2</b>	<b>98%</b>	<b>88</b>
<b>Total excluding London</b>	<b>88.9</b>	<b>-4.1</b>		

# HOUSING SURVEY RESPONSES

## CONCERNS ABOUT NEW DEVELOPMENT - SCORED 0 - 10

8.8	-	Congestion / parking issues
8.4	-	Loss of green space
8.4	-	Negative impact on landscape
8.1	-	Design not in keeping with village
7.8	-	Right type of housing needed
7.6	-	Flooding
7.5	-	Impact / strain on local services / amenities
6.6	-	Affordability

