# 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
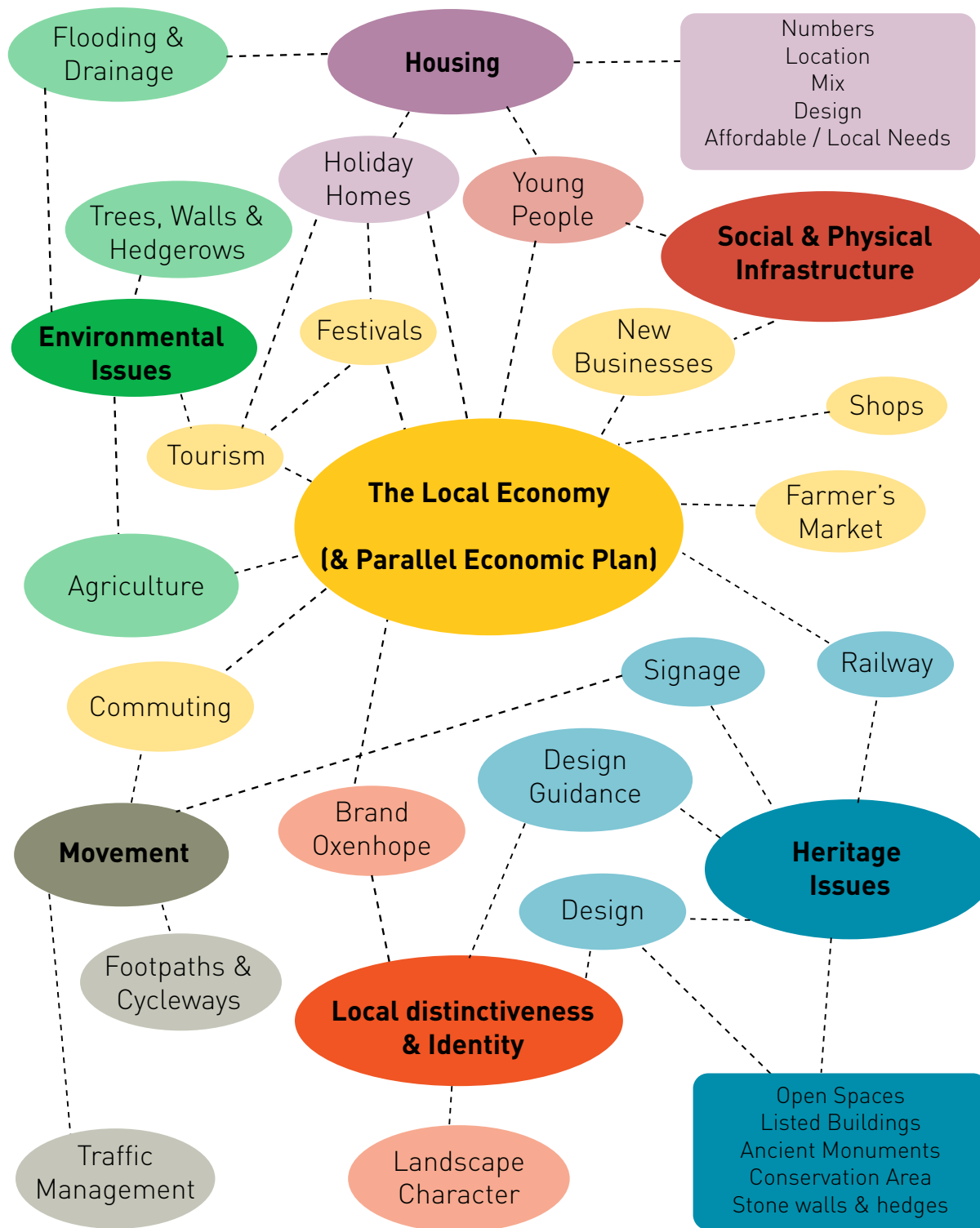
# OXENHOPE NEIGHBOURHOOD PLAN

## 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
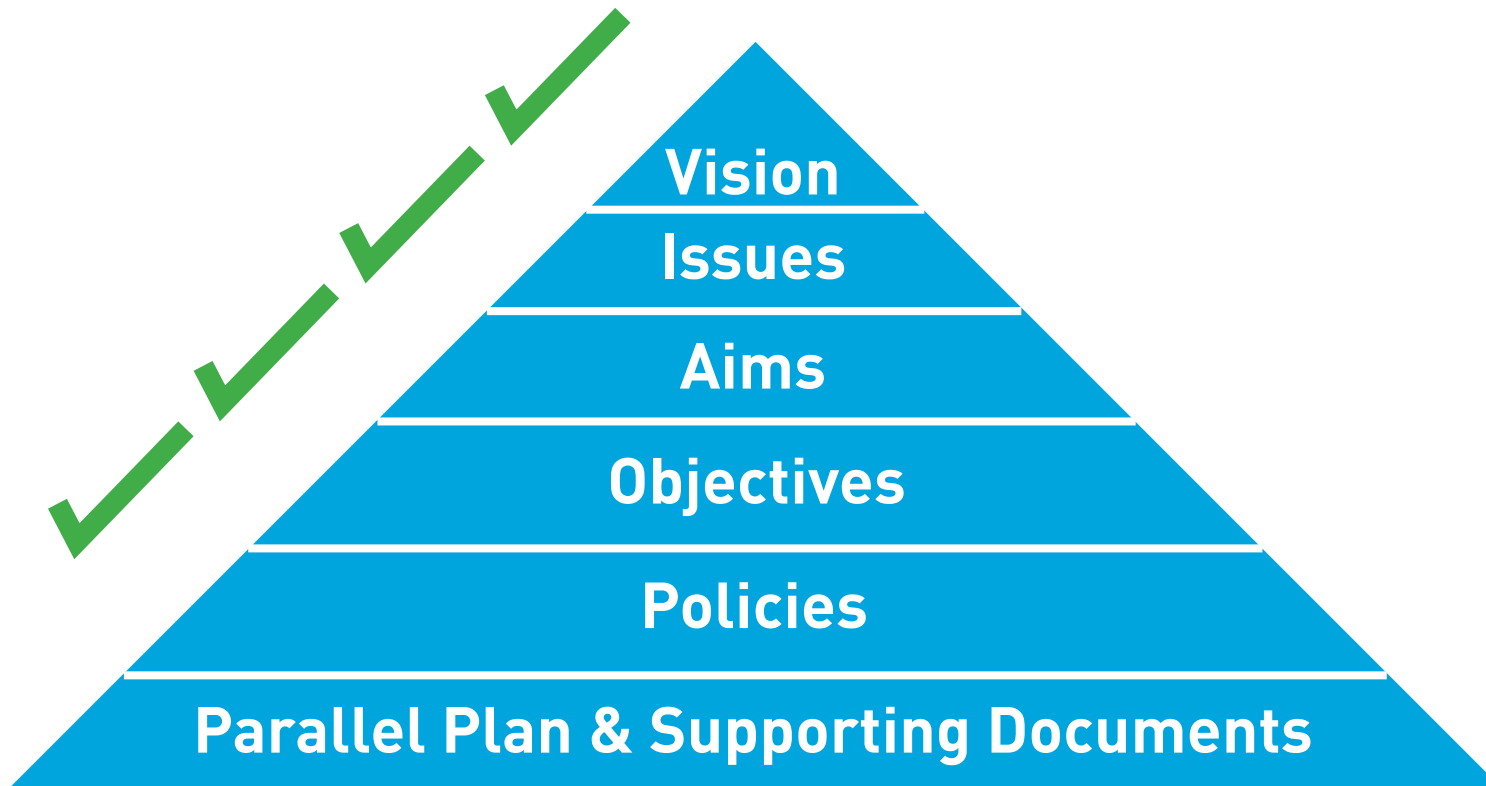
SCHEMATIC DIAGRAM FROM MEETING 1

15.11.2016

Flooding & Drainage

Housing — Numbers / Location / Mix / Design / Affordable / Local Needs

Trees, Walls & Hedgerows

Holiday Homes

Young People

Social & Physical Infrastructure

Environmental Issues

Festivals

New Businesses

Tourism

Shops

The Local Economy (& Parallel Economic Plan)

Farmer's Market

Agriculture

Commuting

Signage

Railway

Design Guidance

Brand Oxenhope

Movement

Heritage Issues

Design

Footpaths & Cycleways

Local distinctiveness & Identity

Landscape Character

Open Spaces / Listed Buildings / Ancient Monuments / Conservation Area / Stone walls & hedges

Traffic Management

Oxenhope Quality Parish Council

Integreat PLUS

Vision
Issues
Aims
Objectives
Policies
Parallel Plan & Supporting Documents

*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.
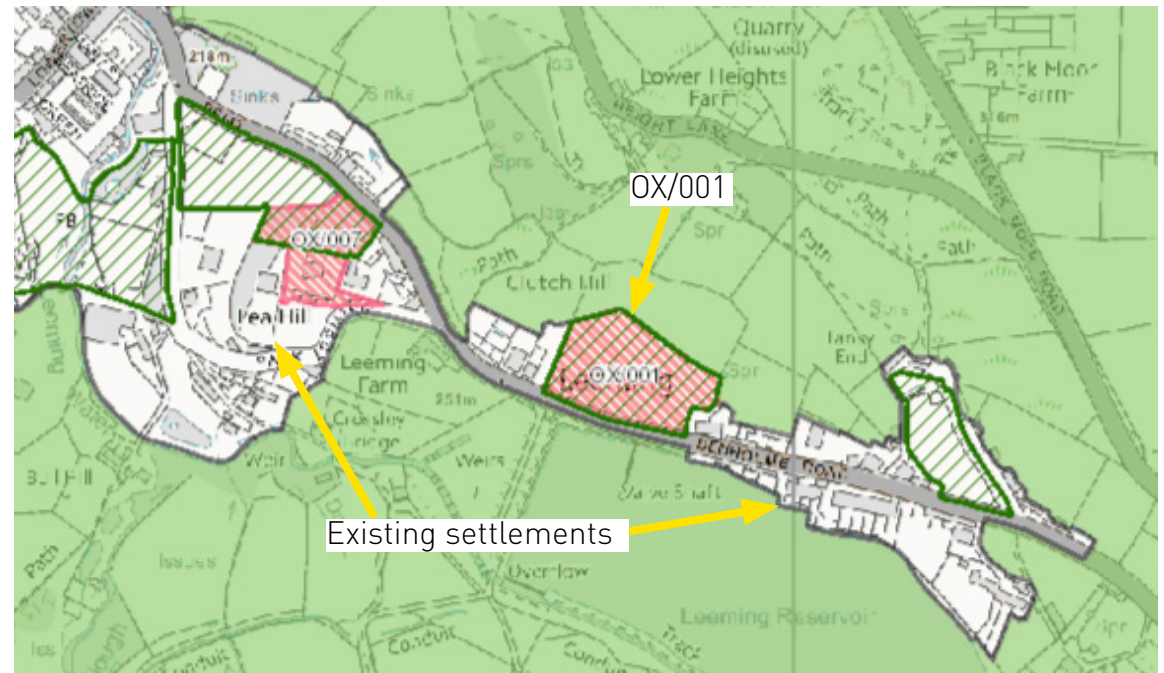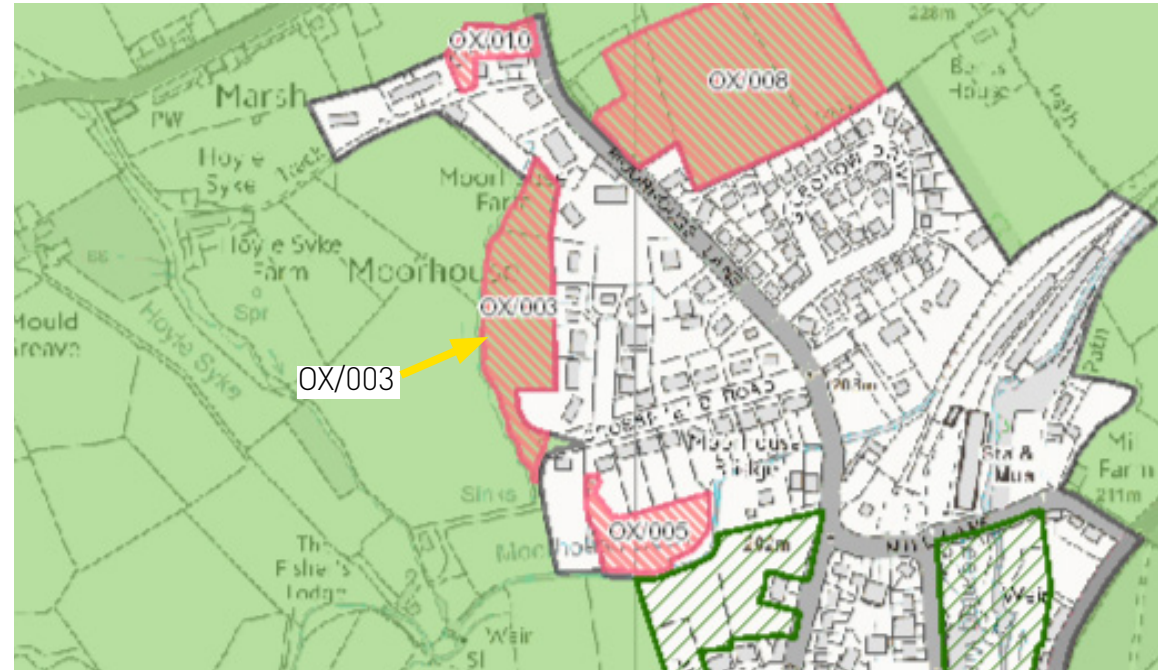
# HOUSING SITE ALLOCATION COMMENTS

## 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).



OX/003

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



OX/003



Proposed revised housing designation
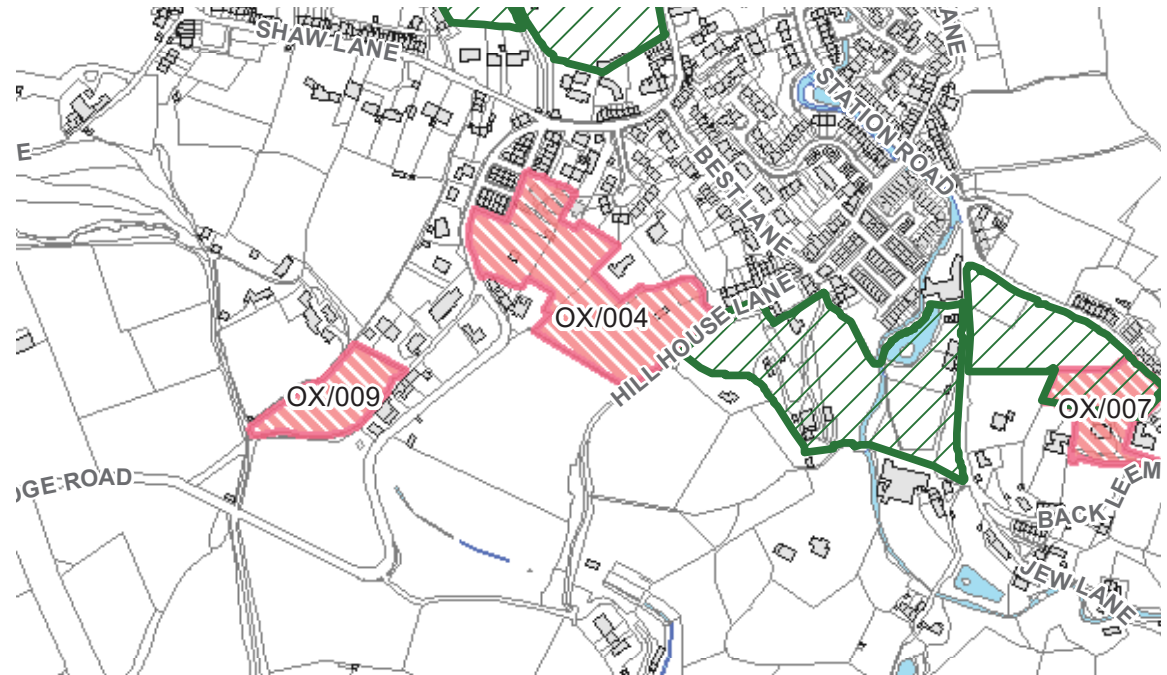
Green buffer / wildlife corridor

# 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**
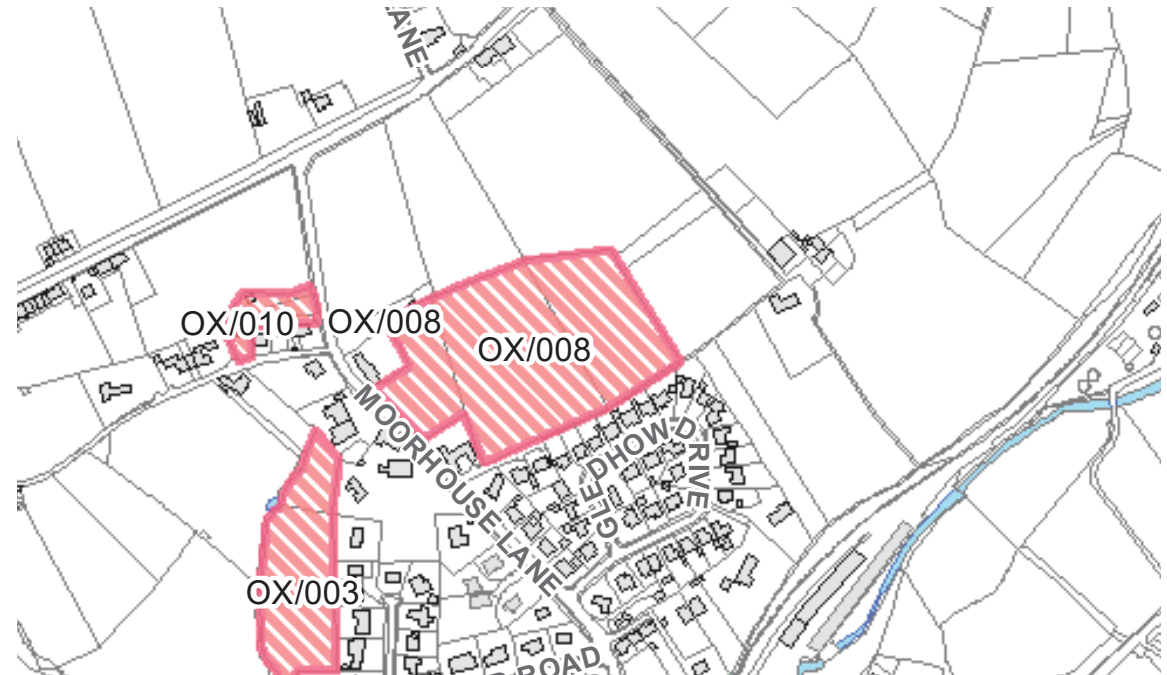
# HOUSING SITE ALLOCATION COMMENTS

## OX/008

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

- Density

- Design

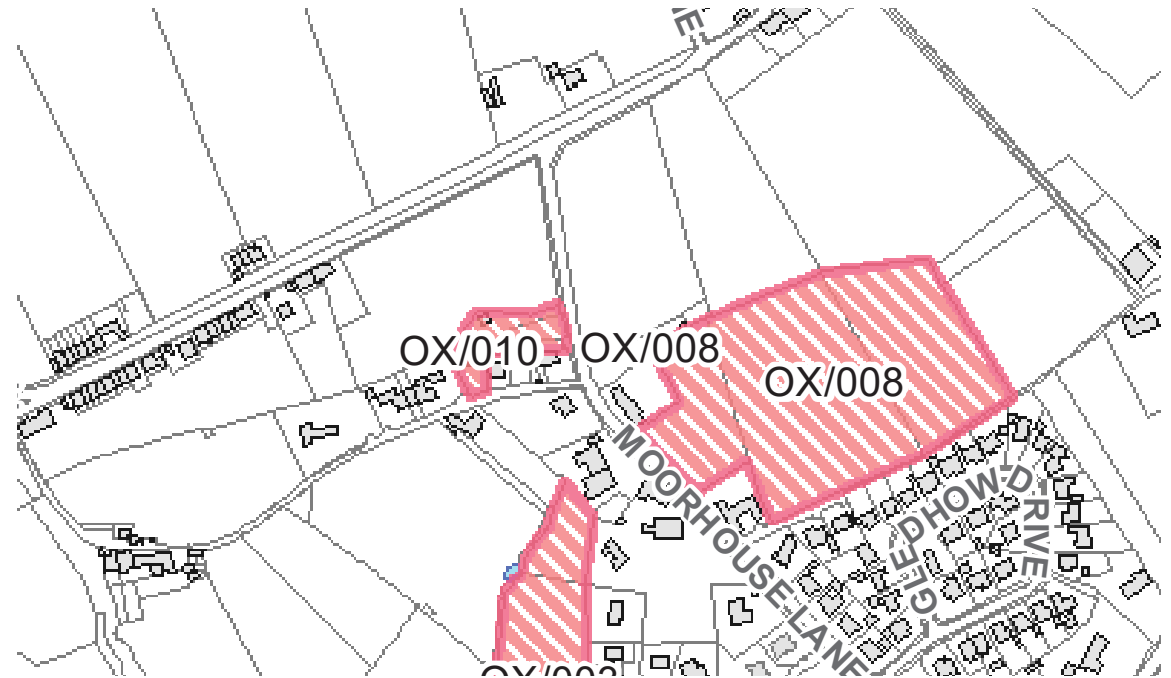- Wildlife corridor

- SUDS

- Green space in adjoining field





Proposed designated green space to limit sprawl in future

OX/008

Green buffer / wildlife corridor

# HOUSING SITE ALLOCATION COMMENTS

## OX/010

Planning permission granted for 5 dwellings

REF: **14/04252/FUL**





Proposed designated green space to limit sprawl in future

# Map of OX/OO8 & 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.
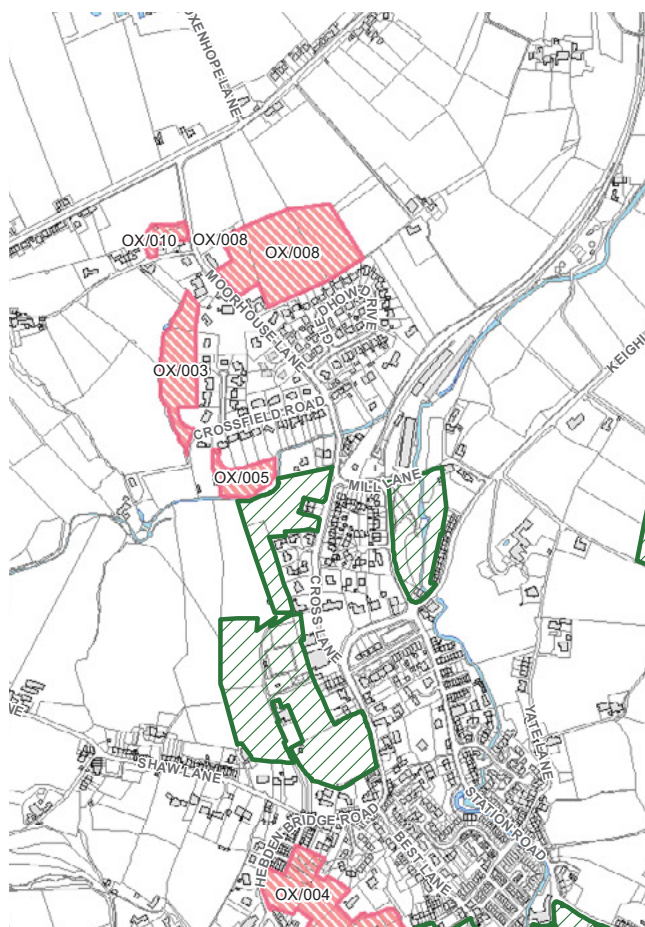
# LOCAL ECONOMY, BUSINESSES, BRAND OXENHOPE

## 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.

# 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
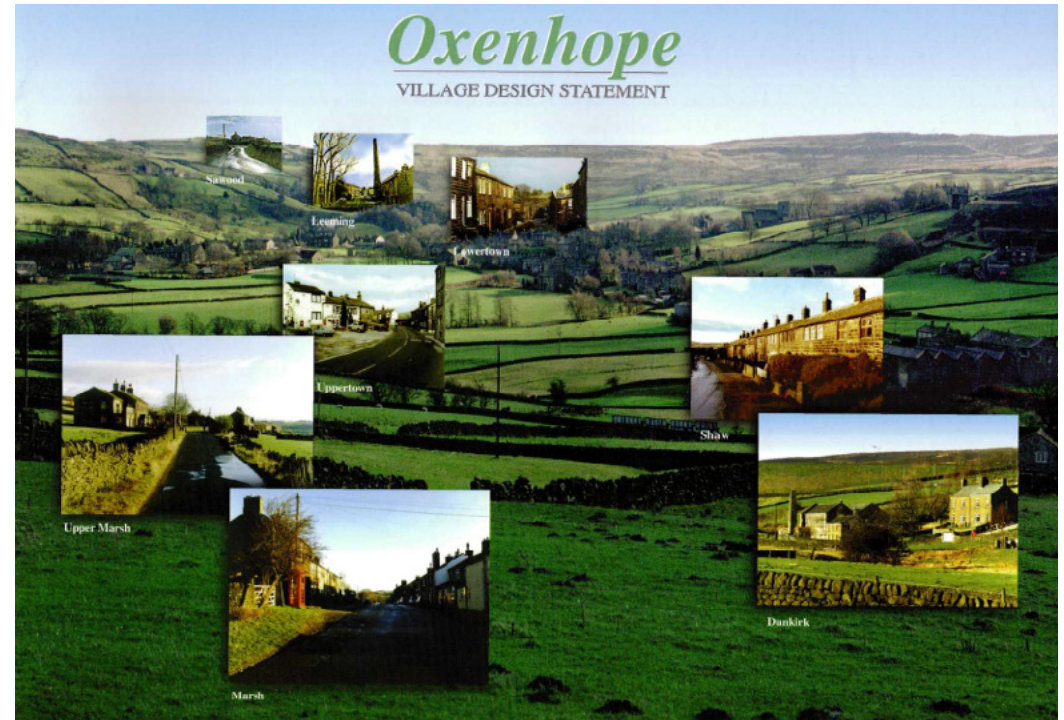
# VILLAGE DESIGN STATEMENT

- **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.
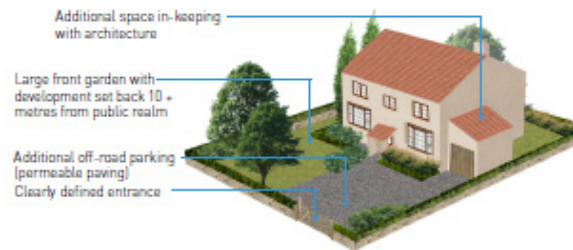
MATERIALS AND COLOURS
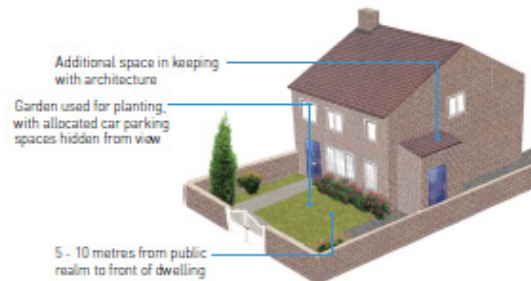
# VILLAGE DESIGN STATEMENT

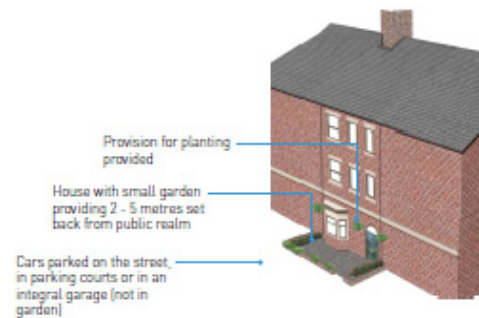- **Example of design guidance –** (Taken from Cottingham NP by Integreat Plus)



Cottingham Rural Frontage

Cottingham Sub-rural Frontage

Cottingham Urban Frontage

Additional space in-keeping with architecture

Large front garden with development set back 10 + metres from public realm

Additional off-road parking (permeable paving)

Clearly defined entrance

Additional space in keeping with architecture

Garden used for planting, with allocated car parking spaces hidden from view

5 - 10 metres from public realm to front of dwelling

Provision for planting provided

House with small garden providing 2 - 5 metres set back from public realm

Cars parked on the street, in parking courts or in an integral garage (not in garden)

**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 Cowls:** Mechanical extract vent cowls 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 loca roofs, where they detract from the realm.

BUILDING FRONTAGE

# LOCAL ECONOMY

- **Examples of NP policies in rural areas**

**Policy E1 Support for Agriculture and Tourism Development**

*Development related to agriculture, tourism and other business activity will be supported where they comply with other policies in this plan and the benefits to the local economy and any other benefits to the local environment or the well-being of the parish outweigh any environmental harm.*

*8.4 Justification of Policy E1. Agriculture and tourism are the core activities of the parish that contribute to the way of life and the attractiveness of the area. Provided that attractiveness is not impaired, initiatives are encouraged.*

# LOCAL ECONOMY

- **Examples of NP policies in rural areas**

*P&D 1 –* *The Neighbourhood Plan will encourage and support development proposals for farming businesses, arboricultural enterprise, small holdings, fruit growing, light industry, artisan workshops, providing they can be shown to be sustainable and benefit the local economy and the wellbeing of the parish.*

*They should be sensitive to the local setting and not have a detrimental impact on the surrounding landscape, the openness of the Green Belt or historical buildings.*

*P&D 2 –* *The Neighbourhood Plan will seek to support development proposals where they make use of existing buildings and those that are under-used or derelict in accordance with other policies within this Plan and national Green Belt policy.*

**Examples of NP policies in rural areas**

## POLICY EC1 - DEVELOPMENT OF THE RURAL ECONOMY

*The development of the rural economy will be supported through:*
*1. the retention or expansion of existing agricultural and other businesses;*
*2. the re-use or replacement of suitable land/buildings for employment generating uses in villages and the countryside;*
*3. the provision of live-work units and small scale business units;*
*4. the construction of well designed new buildings in association with existing buildings to assist in the diversification of the agricultural holding to sustain its viability, or to assist in the expansion of an existing business;*
*5. appropriate tourism related initiatives;*
*6. recreation uses appropriate to a countryside location.*
*New livery businesses will be supported subject to the provision and maintenance of equestrian routes/bridleways in and around the business. New specialist retail businesses, including farm shops, garden centres and similar outlets selling goods grown or manufactured in the locality, will be supported where such developments would provide support for the rural economy, and could not reasonably be expected to locate within the village envelope or Hartlepool urban area by reason of the products sold, or their links to other uses on the site.*

# NEXT TOPIC AREAS

- **DESIGN (IN DETAIL) - Design guidance, update of Village Design Statement, Concept Statements**

- **GREEN ISSUES - Open Spaces, Wildlife and Biodiversity, Green Corridors, Boundaries**

- **MOVEMENT (REVISTED)- Transport and Parking, Signage and Wayfinding, Highways**

- **INFRASTRUCTURE - Broadband connectivity, Public Services,**

- **SPORT AND RECREATION - Green and Open Spaces, Community Facilities, Tourism**