

## 2<sup>nd</sup> PUBLIC CONSULTATION AT THE BALDON FEAST AUGUST 2016

### Summary of Survey Results

Since we started work on the Baldons Neighbourhood Plan in January we have consulted the residents through two surveys: a general one in February and March asking residents views of a wide range of subjects and a Housing survey to provide data on the perceived need for more housing. This latter survey was carried out by Community First Oxfordshire, specialists in this field, with funds provided by SODC. Detailed analyses of both these surveys are available, but a succinct summary is as follows:

### Questionnaire

<i>Topic</i>	<i>Response</i>
Population	80% respondents either accept or welcome some growth in the Baldons population over the next 10 years
Housing Development	Most people would accept between 5 and 15 new houses in the Baldons
Siting of new developments	A large majority of respondents favour infilling, either as single houses or small clusters of houses, over green field development.
Social Housing	90% of 135 responses were in favour of some social housing, with many supporting a local preference
Design Guidelines	There was a significant majority in favour of having enhanced design guidelines specifically for the Baldons.
Green Belt	A very large majority of responses were strongly in favour of the Green Belt which they saw as a protection against urban encroachment

### Housing Needs Survey

- 24% of respondents would like to downsize within the Baldons
- 23% of respondents either intend to move or would like to move within the Baldons during the next 5 years but are inhibited by the lack of suitable housing
- 74% of respondents would like future housing development to comprise
  - Semi detached houses
  - Terraced houses
  - Affordable houses

## Objectives and Strategies

Based on the consultations summarised above as well as on our own assessment of the Baldons landscape and character we have come up with the following objectives and strategies:

<b>Objective</b>	<b>Strategy</b>
<p>To meet SODC Local Plan new housing target</p> <p>To retain and develop the sense of community and vitality characteristic of the Baldons</p>	<p>Provide up to around 15 new houses</p> <p>Provide smaller houses for young families and so to rebalance the present housing mix</p> <p>Provide smaller houses suitable for older residents wishing to downsize, so releasing bigger houses for growing families</p> <p>Provide affordable home for people with strong local connection</p>
<p>To retain, maintain and enhance the physical character of the Baldons</p>	<p>Ensure that new housing is sited and designed in such a way that it becomes integrated with the existing houses</p> <p>Preserve and maintain important village assets such as green spaces and views</p>
<p>To minimise the adverse impact of new housing on the natural environment and landscape</p>	<p>Limit all new development to within the existing curtilage of Marsh, Toot and Little Baldons</p>
<p>To promote sustainable development</p>	<p>Ensure new developments adhere to the highest sustainability standards</p>
<p>To address the infrastructure issues associated with wastewater disposal, car parking and road safety</p>	<p>Ensure development does not exacerbate existing problems related to wastewater disposal</p> <p>Ensure development does not exacerbate existing problems related to carparking and road safety.</p>

## Policies

The Baldons Neighbourhood Plan will contain a range of policies which will aim to implement the strategies outlined above. We have so far developed the following draft policies: any comments you may have on these, or suggestions for additional policies, would be welcome.

### POLICY 1: NEW HOUSES

Between around 9 and 15 new houses should be constructed in the Baldons during the currency of the Neighbourhood Plan – up to 2027

### POLICY 2 – GENERAL PRINCIPLES

New residential development must conform to the following general principles:

- The number of new houses constructed over the next 10 years within the Plan area should be around 15
- The location of the development should conform to Policy 3
- The scale of the housing should conform to Policy 4
- The development should preserve or enhance the character and appearance of the Baldons and its landscape setting, as described in the Landscape Assessment
- The development should have no detrimental impact on important views from inside or outside the villages
- The development should complement, enhance and reinforce the character of the local architecture and vernacular as described in The Baldons Villages Character Assessment
- The development should not adversely affect the amenities of adjoining properties and land whether by reason of loss of light, privacy or intrusive visual impact

### POLICY 3 – LOCATION OF RESIDENTIAL DEVELOPMENT

Residential development may be permitted as single houses or clusters of not more than 5 houses within the built up area of Toot, Marsh and Little Baldon

### POLICY 4 – HOUSING MIX

Residential development should comprise terraced cottages or groups of small detached or semi detached houses, with a maximum of 3 bedrooms only and subject to the maximum floor area specified in the Baldons Building Design Guide. The internal space of new houses must, however meet the requirements of the Nationally Described Space Standard.

### POLICY 5 – MARSH BALDON GREEN

No development will be allowed on Marsh Baldon Green.

#### **POLICY 6 - BUILDING DESIGN**

New housing development must comply with The Baldon Design Guide and be generally in accordance with the South Oxfordshire District Council Design Guide

#### **POLICY 7– AMENITY**

New development work, both during construction and when completed should avoid any significant adverse impact on the amenities of neighbours by reason of noise, dust, odour, floodlighting or other nuisance. The completed development should avoid any light pollution (needs some definition).

#### **POLICY 8 – NATURAL ENVIRONMENT**

- Before construction applicants for development must agree an appropriate landscaping scheme with SODC which will conserve and enhance biodiversity both during construction and for the longer term
- The boundaries of all developments should comprise native or wildlife enhancing hedgerow species. The use of fencing and walls, where required, must reflect the traditional rural context of the village and be of a design construction and height that preserves open views within the villages.

#### **POLICY 9 – SUSTAINABLE DEVELOPMENT**

- Materials used in construction should be locally sourced wherever possible with a low embedded energy
- Recycled materials should be used where available.
- The design and construct should be such as to maximise the insulation of the new houses so as to minimise the consumption of heating energy

## Next steps

### Site Selection

Before we start drafting the Neighbourhood Plan we would value your views on the siting of future housing developments. Our proposed way forward is to

1. Establish a long list of potential development sites within the built up area of Toot, Marsh and Little Baldon.
2. Assess the suitability of each longlisted site against agreed social, environmental and infrastructural criteria
3. Present a shortlist of the most suitable sites in the draft Neighbourhood Plan

On the last panel of this exhibition is a map of the Baldons showing the limits of the built up area

- Do you agree that the limits shown are broadly acceptable or would you like to see any modifications?
- Would you please place a yellow sticker on potential development sites that you feel might be suitable

**WE NEED YOUR HELP IN ESTABLISHING THE LONG LIST**

### Criteria by which building sites would be selected

We have developed the following draft assessment criteria: do you think these are sensible? Would you like to propose other criteria?

#### General

1. Landowner agreement

#### Social criteria

1. Impact of the development on immediate neighbours
2. The potential of the development to benefit the village community

#### Environmental criteria

3. Present use of the proposed site: greenfield or brownfield
4. Visual impact of the development on views and on the landscape
5. Impact of the development on biodiversity, flora and fauna

#### Infrastructural criteria

6. Ability of existing drainage infrastructure to cope with additional demands
7. Impact on traffic and road safety

**WE NEED YOUR HELP IN ESTABLISHING THE CRITERIA**

## DESIGN GUIDELINES

In the preliminary questionnaire results there was a significant majority in favour of having enhanced design guidelines specifically for the Baldons. Preparation work for these guidelines would include:

- Photographic survey of existing building types
- Background historical research
- Review of existing listed buildings and conservation areas
- Identification of typical building types and common vernacular construction & materials
- Pattern of development and landscape character assessment
- Listing and illustration of key factors informing the design guide

### Identified typical *existing building types* might include:

- Historic timber-frame with stone, brick or render walls & thatched roofs (16<sup>th</sup> & 17<sup>th</sup> century)
- Historic stone houses & cottages, tiled & thatched roofs (16<sup>th</sup>, 17<sup>th</sup> & 18<sup>th</sup> century)
- Historic brick cottages with tiled roofs (17<sup>th</sup> & 18<sup>th</sup> century)
- Pairs of 'Estate' cottages: stone & brick or contrasting brickwork (19<sup>th</sup> & early 20<sup>th</sup> century)
- Individual houses & cottages of varied form and materials (early 20<sup>th</sup> century to present)
- A few one-off 'mock-Georgian' houses (eg: Little Baldon Farmhouse, 1930's)
- Converted farm buildings often with timber boarding and/or brick claddings

### Key design factors for new development in the Baldons

- a) Size & scale, massing & shape: guidelines for size, shape etc
- b) Height and roof profile: guide dimensions & setting-out for roof profiles
- c) Roof form - materials and design: design & preferred material guidance for roofs
- d) Roof details – chimneys & dormers etc: preferred typical details – sketches & photos
- e) External walling - materials and types: preferred typical details – sketches & photos
- f) Fenestration materials and design – windows, glazing & external doors: preferred typical details – sketches & photos
- g) External decorations – materials and colours: preferred typical details – sketches & photos
- h) Types of enclosure – walls, fences, railings, gates, etc: preferred typical details – sketches & photos
- i) Landscaping issues: preferred typical details – notes & photos
- j) Details to be avoided: typical details – sketches & photos

### Other factors likely to be considered:

- Sustainability – low energy construction, alternative energy solutions, etc

- Self-build opportunities
- Requirements for amenities and mains services
- Procurement, recycling of materials - and removal of spoil etc
- On-site parking and waste collection factors
- The grouping of any multiple units – clusters, courtyards, terraces, etc
- The scope or limitation for new development to expand in the future
- Siting and impact within context and overall character of the Baldons