

Welcome



Introduction

Manor Oak Homes are working with a team of consultants to submit an outline planning application for up to 44 new homes on land to the South of **Reading Road at Harwell** in Oxfordshire.

Harwell is a village in the Vale of White Horse, situated approximately 2 miles West of Didcot. The village can be accessed from Reading Road via the A34 which lies to the East. Access to the development will be located on the North boundary of the site via Reading Road.

The village has good public transport links with Oxford and Didcot which offer a large variety of facilities. The village itself offers a wide range of services and facilities which are within walking and cycling distance of the site.

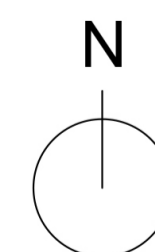
This exhibition shows the initial examination of the site, outlines proposals for its development and seeks your views to inform the forthcoming planning application.

The Team

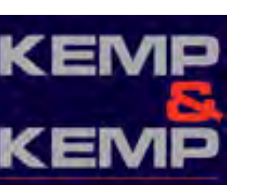
Manor Oak Homes are working with a team who's roles have been outlined in the list below. These exhibition boards have been put together by the team to ensure that the best information is included.

Architects -	RGP
Landscape Architects -	FEC
Planners -	Kemp & Kemp
Flood Risk Assessment and Drainage -	JPP
Transport and Highways -	JPP
Archaeology Assessments -	Mola
Ecological Surveys -	FEC

Thank you for taking the time to visit the exhibition.



Reading Road, Harwell



Planning Policy, Archaeology and Ecology

The Planning Position

The National Planning Policy Framework (NPPF) requires local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide five years' worth of housing against their housing requirements with an additional buffer of 5% or, where there has been a record of persistent under delivery of housing, a 20% buffer. The Vale of White Horse District Council has acknowledged that it has a record of persistent under delivery.

As at August 2013, the Vale's published position was that it had a 4.4 year supply of specific deliverable sites against the wider South East Plan Housing Target. Since this was published however, the results of the Oxfordshire Strategic Housing Market Assessment (SHMA) have been released. Against the revised SHMA target, the supply of housing identified in the August 2013 statement represents only a 2.2 year supply which takes account of making up the past shortfall in delivery in the next five years and a 20% buffer.

The NPPF states also that where a local planning authority cannot demonstrate a five-year supply of deliverable housing sites, there is a presumption in favour of applications for housing, unless:

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole; or
- specific policies in the Framework indicate that development should be restricted.

Harwell is a sustainable settlement in planning terms. This is confirmed by the Vale's decision to earmark the settlement as a "larger village" in the emerging Vale Local Plan. There is a presumption in favour of sustainable development within the existing built area of "Larger Villages" in accordance with Core Policy 1 of the emerging Local Plan.

Manor Oak Homes has assessed its development proposals against the policies in the NPPF and has concluded that there are no adverse impacts that would significantly and demonstrably outweigh the principal benefit of the scheme, which is the contribution it would make to the Vale's supply of required and deliverable housing sites, including the provision of affordable housing for local people.



Archaeology

MOLA was commissioned by Manor Oak Homes to conduct a geophysical survey and a detailed magnetometer survey on land south of Reading Road, Harwell, Oxfordshire. The survey identified anomalies of modern origin, but did not detect anything of certain archaeological significance.

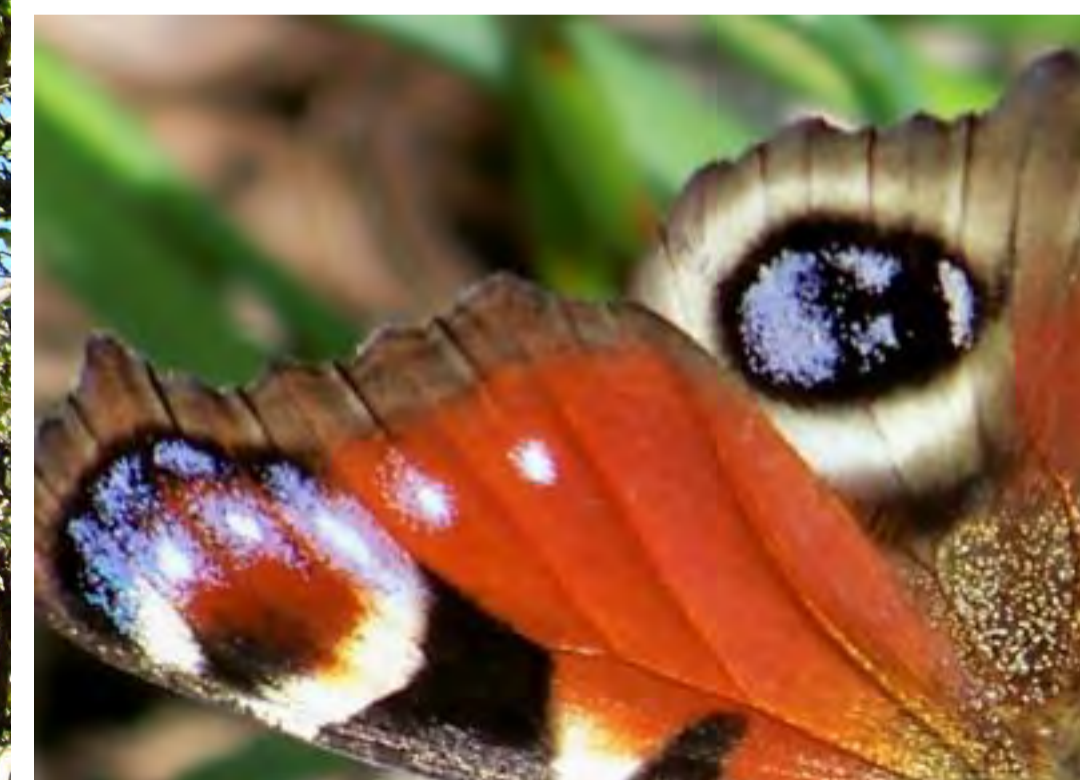
MOLA Northampton undertook a trial trench evaluation on land at Reading Road Harwell, Oxfordshire. The evaluation comprised of six 30m long trial trenches and confirmed the results of the geophysical survey. No other archaeological features were observed and no artefacts were observed or recovered during the evaluation. A strategy has been agreed with Oxford County Council.

Ecology

An Extended Phase 1 Habitat Assessment has been conducted. The site comprised two horse paddocks, riding stables and an associated access track enclosed by sections of young intact hedge. There was no evidence of protected species on the site and no surrounding features were considered to provide appropriate habitats.

The site was concluded to be generally of low wildlife value, being poor semi-improved grassland with only a small number of common and widespread plant species. The hedges provided potential opportunities for nesting and feeding habitat for birds, although they were of low value to foraging and commuting bats and the stable block contained no features suitable for roosting bats.

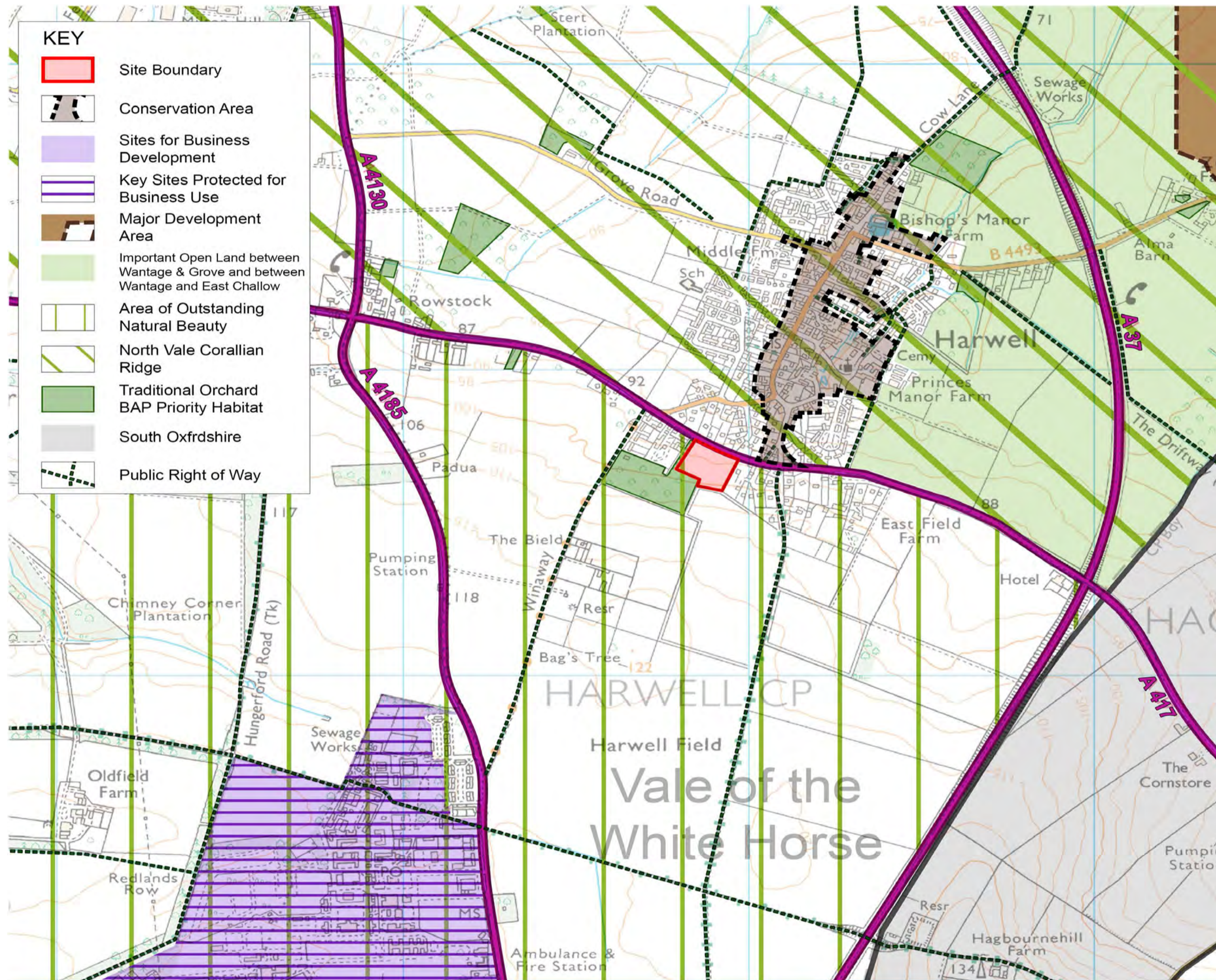
It was concluded that there was low potential for invertebrate assemblages, in particular those species listed as a priority in the UK Biodiversity Action Plan and/or Local Biodiversity Action Plan. The proposed scheme will not have a significant ecological impact. The landscape submission allows for a revised frontage along Reading Road and a Public Open Space which will provide opportunities to increase biodiversity through appropriate species choice.



Constraints and Opportunities

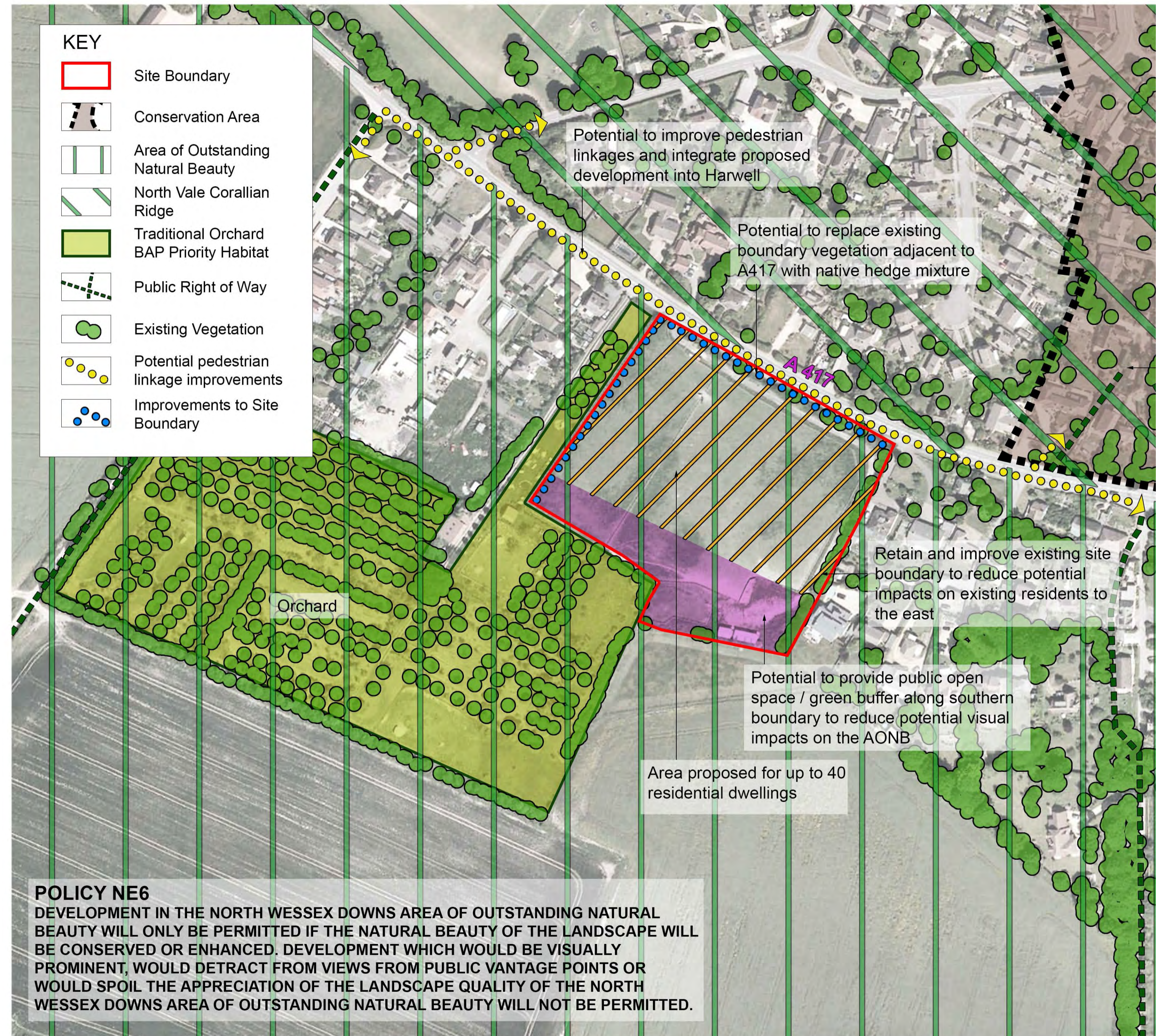
Constraints

As with all sites, the constraints and opportunities inform the proposed layout. The main constraint for this site is the existing orchard to the south-west of the site due to its ecological sensitivity. Another constraint is the impact that Reading Road could have on any proposed dwellings and how to arrange car access. Existing properties surrounding the site need to be taken into consideration when designing a layout to ensure their privacy is not impeded on.



Opportunities

The opportunities on a site vary depending on its location and surroundings. This site creates an opportunity for connecting with the open countryside south of Harwell. In addition to this, the orchard can be used as an opportunity for creating public open space and enhance wildlife in that area. Existing trees and hedges can be optimised and incorporated into the development. Not only can the natural side of the site be enhanced but Reading Road can be improved through the creation of a formal street frontage.



Masterplan



House Type Variety



Public Open Space



Road Surfaces



Public Footpaths



Landscaping



Site Entrance



Private Drive



Shared surface



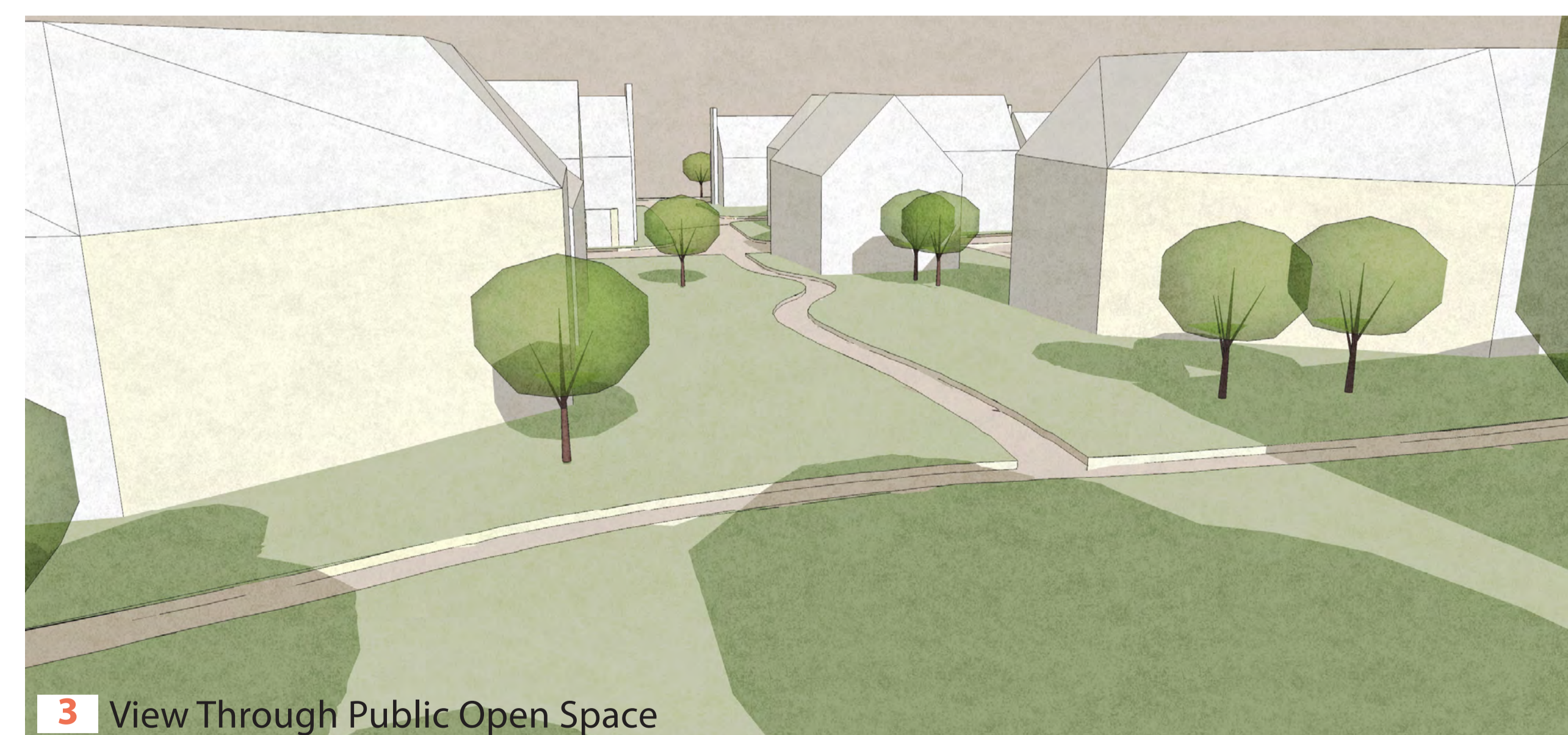
Public Open Space



Existing Boundary

Street Scene

The image below shows the proposed development from an ariel perspective, demonstrating the overall form of the site and its relationship with Reading Road. The images to the right are perspective views from within the site. The first view shows how the arrangement of the dwellings offer views through the development, out into the open countryside. The aim of this was to open up the site and maximise existing views.



The second view depicts how the arrangement of dwellings fronts the public open space near the entrance of the site. The third view captures the more formal public open space, showing how the proposal creates a pedestrian and cycle only zone. These two views also demonstrate how a public footpath could link through the site connecting all of these areas together.

Transport and Drainage

Transport

The proposed development of the site will result in a number of new vehicle trips on the highway network. These new trips will access the highway network via Reading Road. The predicted number of trips generated by the proposed development is shown in the table to the right.

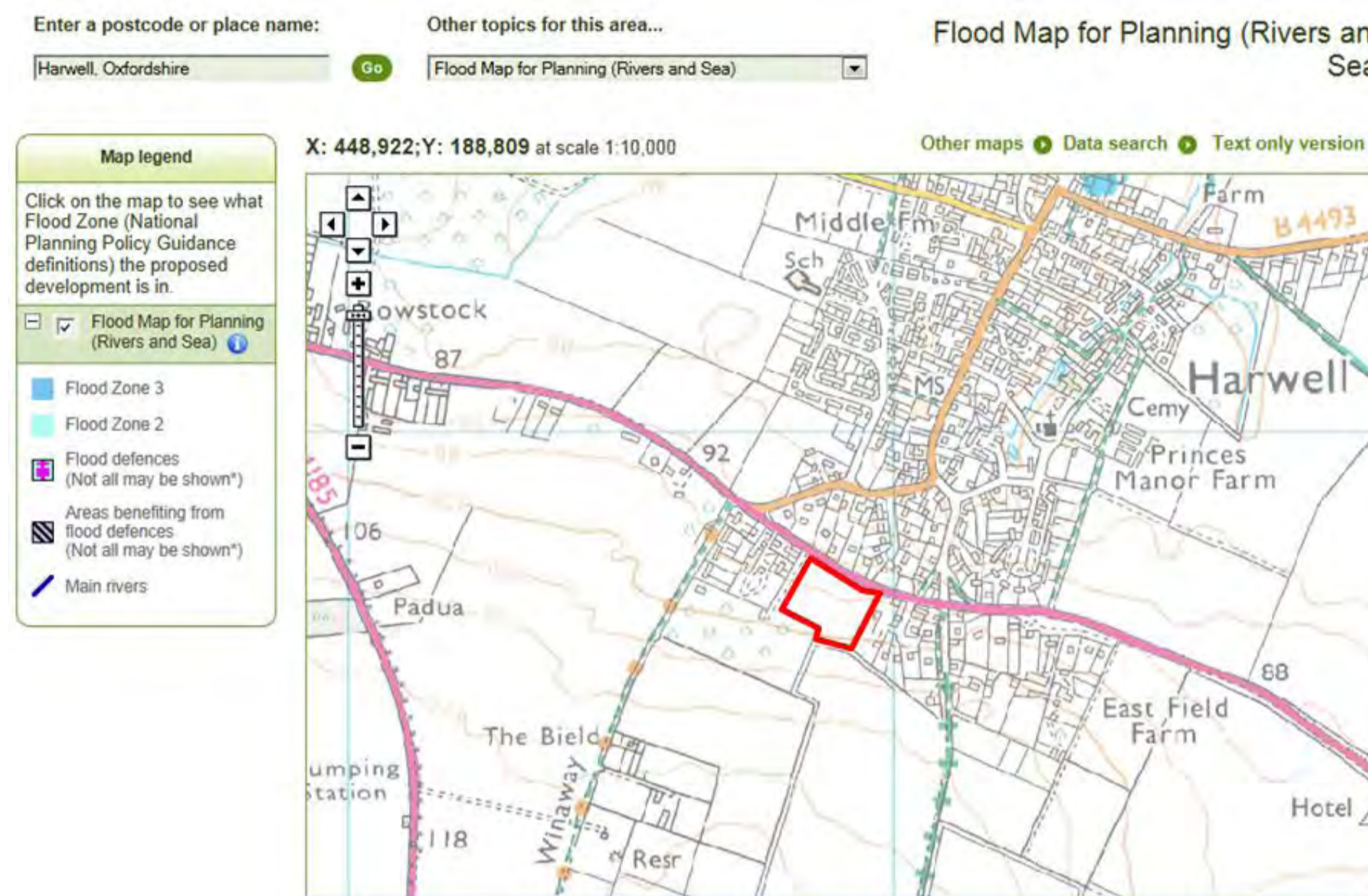
Proposed Vehicle Trip Numbers						
Mode	AM Peak (0800-0900)			PM Peak (1700-1800)		
	Arrivals	Departures	Total	Arrivals	Departures	Total
Car	10	31	41	22	12	34

Parking

Car parking will be provided on site for all dwellings in line with Supplementary Planning Guidance published by the Vale of White Horse District Council.

Accessibility

The proposed development is located within a sustainable location which is within an acceptable walking and cycling distance of local facilities including the Primary School.



Drainage

The drainage for the site will be designed in line with current legislation:

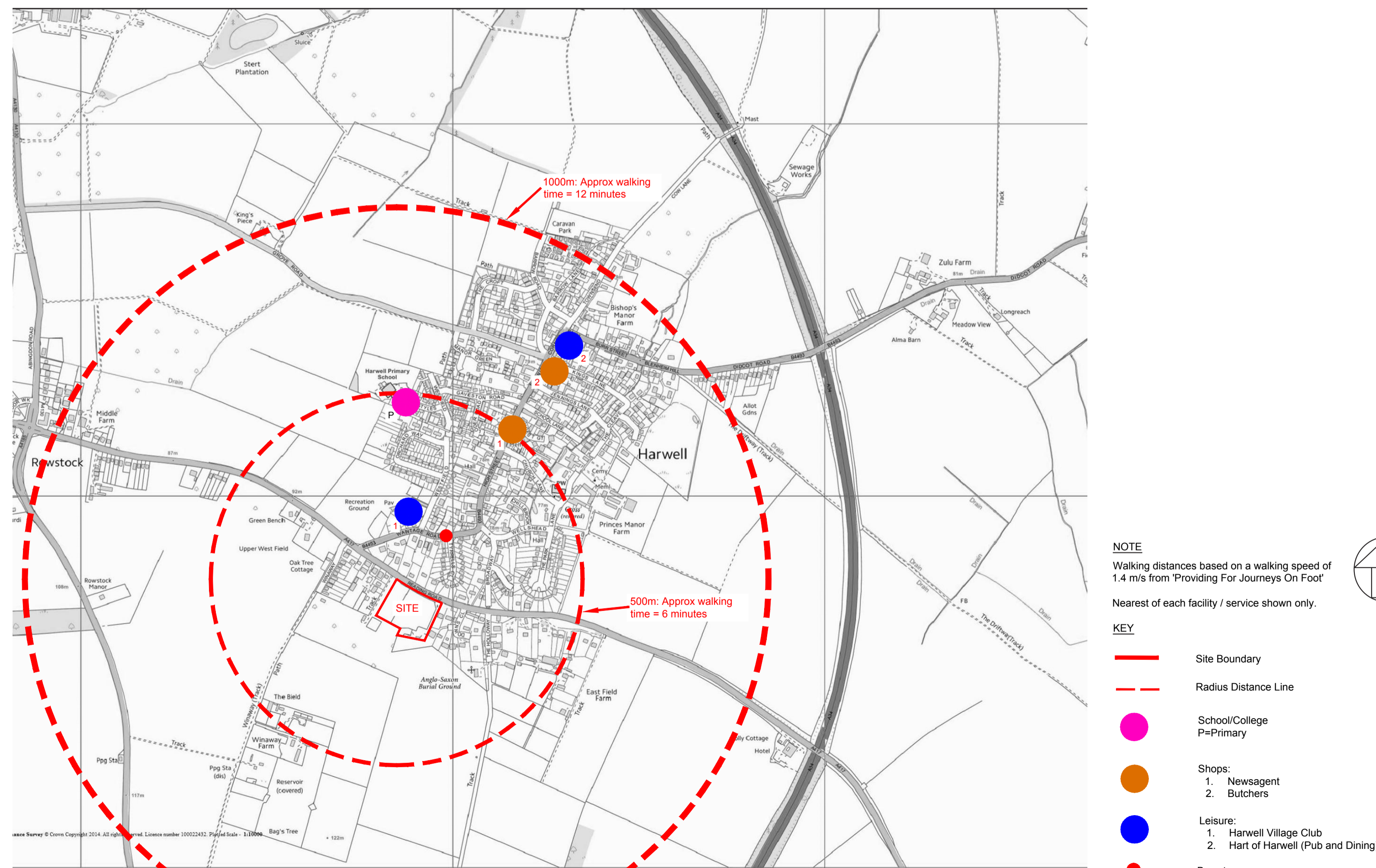
- Building Regulations
- Sewers for Adoption 7th Addition
- Code for Sustainable Homes
- National Planning Policy Framework

Sustainable Urban Drainage Systems (SUDS) will be utilised. Infiltration testing is currently taking place to determine if the underlying geology is suitable for use with infiltration techniques. If infiltration is not viable on the site surface water discharge will be restricted to greenfield equivalent rates and will be attenuated on the site.

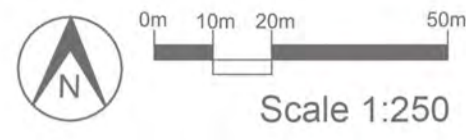
We understand from Thames Water that there are known foul water capacity issues within Harwell. We are currently discussing sewer capacity with Thames Water and understand that there will a solution for the development. The proposed development will not be permitted to connect to the foul water network until a nil detriment solution has been devised by Thames Water.

Flooding

The application will be supported by a Flood Risk Assessment, which considers the site to be located within Flood Zone 1, as defined by the Environment Agency's Flood Map. Flood Zone 1 is defined as being a low flood risk zone with the likelihood of flooding being less than 1 in 1000 years or 0.1%. We are not aware of any other sources of flooding which may affect the site.



Public Open Space



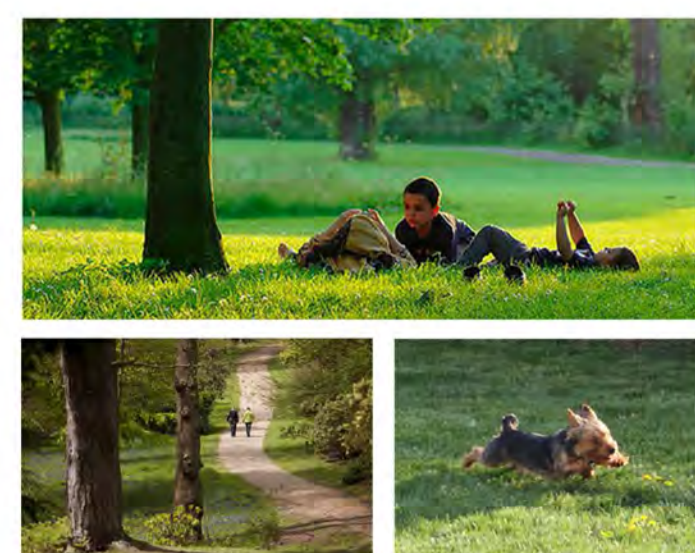
Proposed Wildflower Meadow will provide visual interest, attract wildlife and improve onsite biodiversity.



Proposed orchard trees will reflect the site context to the west and provide additional colour and attraction to the Public Open Space.

Existing hedge to be retained along north-west boundary to reduce visual impact.

Proposed hedge to provide degree of separation between the Public Open Space and residential development.



Public Open Space will provide a degree of separation to the open countryside to the south of site.



A selection of native and ornamental trees will provide screening, visual interest and important biodiversity.



Proposed native hedge to provide instant screen along Reading Rd.



Native understorey shrubs will provide additional diversification and screen along Reading Rd.



Ornamental feature shrubs will provide colour and interest through the Public Open Space and will attract bees and butterflies.

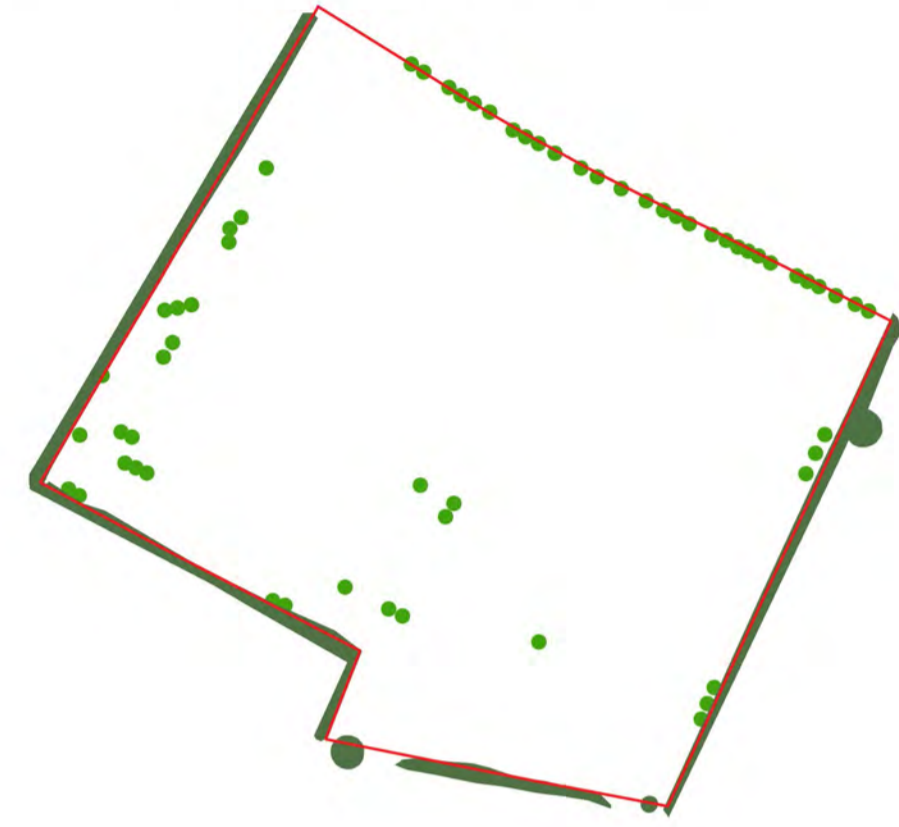


Sketch view of the proposed Reading Rd. treatment.

Landscape Masterplan

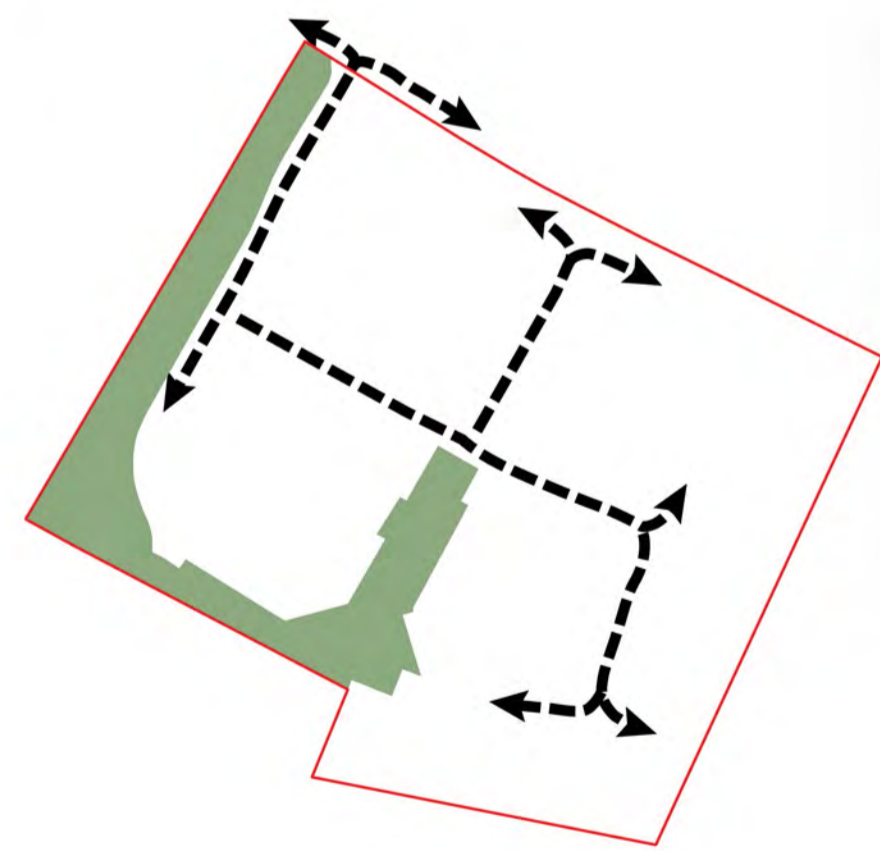


Retained and Proposed Tree Cover



The existing boundary vegetation will be largely retained. This will reduce the visual impact on the existing residential units surrounding the site. The proposed trees will help to break up the proposed development and provide additional biodiversity.

Vehicular Access and Public



The site will be accessed from the north-west corner. The proposed Public Open Space will provide a degree of separation from the existing orchard and open country site to the south.



Key

- Site Boundary
- Existing Vegetation
- Proposed Tree
- Proposed Hedge
- Proposed Shrub
- Feature Shrub
- Wildflower Meadow
- Grass

Existing Orchard

Open Countryside

Reading Rd