



CHICHELE ROAD, OXTED

DESIGN AND ACCESS STATEMENT
OCTOBER 2023

A LANDSCAPE LED DEVELOPMENT,
DELIVERING SUSTAINABLE HOMES, TOGETHER
WITH ENHANCED CONNECTIVITY AND
PUBLICLY ACCESSIBLE OPEN SPACE.



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CLIENT



PLANNING



RESIDENTIAL
DESIGN



LANDSCAPE DESIGN



ENGINEERING



ECOLOGY



NOISE

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I. INTRODUCTION

ABOUT THIS DOCUMENT

1.1 This Design and Access Statement has been written on behalf of Cala Homes to support a detailed planning application for mixed use residential development comprising 116 dwellings, public open space including play areas, foot ways and cycle ways, pumping station and drainage basins.

1.2 This document sets out the site's context of the development, constraints and opportunities and the design proposals in terms of land use, architectural references, access, movement and sustainability.

1.3 The Design and Access Statement structure follows the headings of the National Design Guide, published in October 2023, as well as Surrey Design Guidance, TDC Trees & Soft Landscaping SPD, Surrey Hills AONB Environmental Design Guide and Building for Healthy Life. The document complies with the regulations of the guidance in the DCLG document 'Guidance and Information Requirements and Validation' March (2010) Design and Access Statement (2006).

FIGURE I.1: STRATEGIC LOCATION PLAN

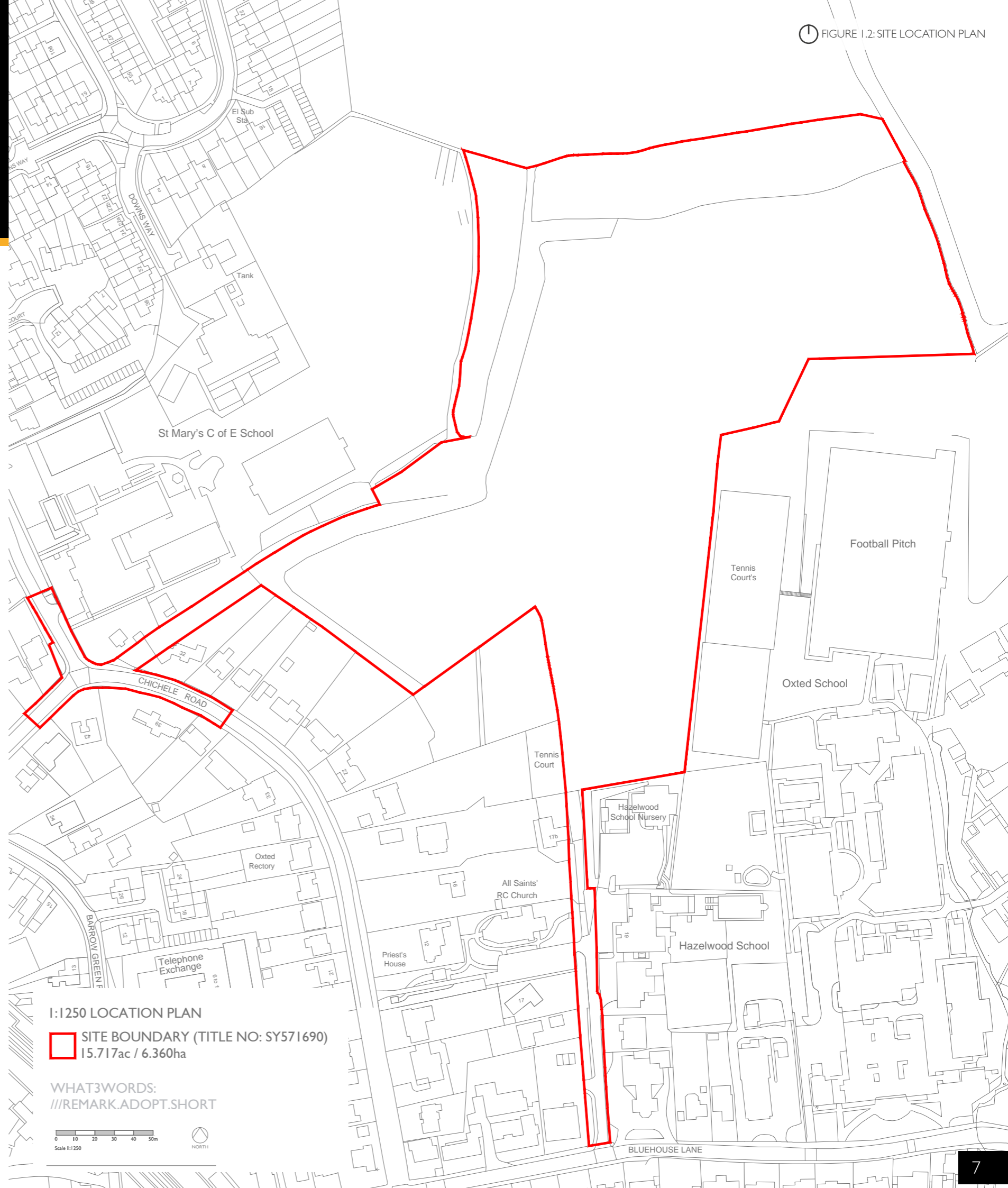


SITE LOCATION

1.4 The site is 15.717 acres/ 6.360 hectares in size and is located in the town of Oxted in the Tandridge district of Surrey.

1.5 The land is bound by greenfields to the north, and existing residential development to the south on Chichele Road, as well as two schools: Oxted School to the east and St Mary's C of E Primary School to the west.

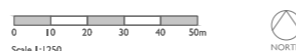
1.6 Vehicular access is to come from Chichele Road.



1:1250 LOCATION PLAN

SITE BOUNDARY (TITLE NO: SY571690)
15.717ac / 6.360ha

WHAT3WORDS:
///REMARK.ADOPT.SHORT



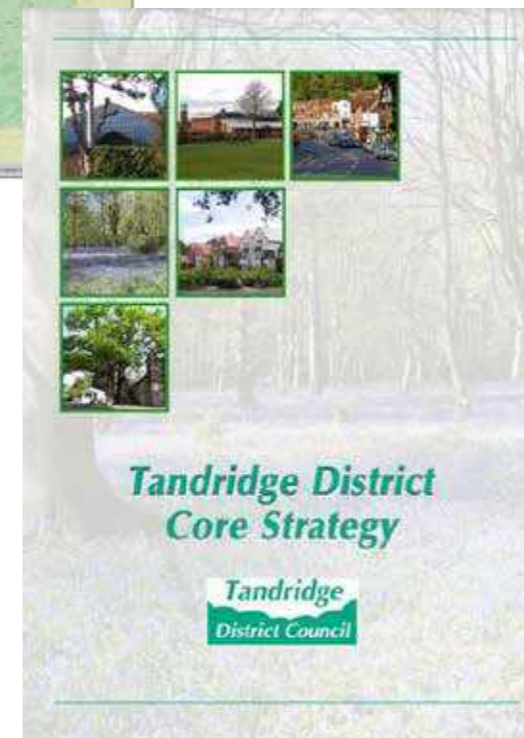
2. SITE CONTEXT

PLANNING CONTEXT

2.1 The planning policy context for the site is set out within the prevailing policy guidance in the National Planning Policy Framework ('NPPF'), the adopted Statutory Development Plan for Tandridge District Council (TDC) and other material considerations. The relevant policies within this document have been taken into consideration for the site analysis and as part of the design development process. Above all, at the heart of the NPPF is a presumption in favour of sustainable development to support the Government's housing and economic growth objectives and meet the needs of the country.

2.2 The Statutory Development Plan for TDC presently consists of the Core Strategy adopted in 2008, the Local Plan part 2 (Detailed Policies) adopted in 2014 and the Surrey Minerals and Waste Development Framework. The proposed development site, as with the majority of land in the district (94%), is currently designated as Green Belt. As such, the proposed scheme constitutes 'inappropriate development' and is required to be justified by 'Very Special Circumstances' (VSC). The application is supported by a VSC case that demonstrates that the scheme will deliver a wide range of planning, housing, economic, social and environmental benefits to the locality, the district and the wider area.

2.3 Other key local planning policy considerations that have informed the design of the scheme include, but are not limited to, those relating to affordable housing provision, on-site open space provision, sustainable construction, design and character, landscape and biodiversity. This is set out in further detail in the accompanying Planning Statement, which provides a full assessment of the proposed development against the adopted Development Plan policies. This is in the context that the emerging Local Plan (2019) is very likely to be withdrawn or found unsound in the near future. Notwithstanding, this continued to identify Oxted as one of the seven urban (Tier 1) settlements that should be a focus for new development.



LANDSCAPE CONTEXT

2.4 The site is located on the edge of Oxted with attractive rural landscapes lying to the north and west. Much of this area is designated as part of either the Surrey Hills Area of Outstanding Natural Beauty (AONB) or Area of Great Landscape Value (AGLV).

2.5 The site comprises an irregularly-shaped, sloping agricultural field with deciduous woodland to the north and is typical of farmland in the area. There is no public access to the site at present. There are four tree preservation orders (TPOs) within the site boundary.

2.6 The site is well enclosed by mature trees and hedges and largely hidden within the wider landscape with partial views from some locations within the AONB.

2.7 The site and its immediate surroundings are undulating, rising to the chalk ridge of the AONB to the north. They are pleasant and rural but with numerous small areas of woodland to draw the eye. Distant views of Surrey Hills AONB and Limpsfield Common are attractive features but visibility is limited by hedgerows and woodland.

2.8 The site lies within and is typical of the Surrey County Council Local Character Area 'GV4 Merstham to Clacket Lane Greensand Valley'. A broad character area running east-west in between the chalk ridge to the north and more wooded Greensand Hills to the south with blocks of woodland and fields well-defined by hedgerows.

2.9 The M25 motorway runs along the length of the northern edge of the character area and is a significant detractor in the local area.

2.10 A primary and a secondary school adjoin the site and are periodic sources of noise during operation. They also result in periodically high levels of traffic on local roads.

2.11 The south of the site is predominantly urban, with Oxted one of the main service towns within the district.



FIGURE 2.1: LOOKING NORTH EAST ACROSS THE SITE

EXISTING FACILITIES

2.12 The site is located within the town of Oxted which benefits from a wide range of amenities and facilities within the surrounding area. An assessment of the existing facilities has been undertaken to help understand the physical, social and economic context within which the proposed development will sit. This overview highlights the current retail, employment, leisure, community and open space provision. Figure 2.7 shows some of the local facilities and their locations in relation to the site area.

2.13 The railway station is within a 1km radius of the site. There are various opportunities for employment, retail and facilities, ranging between the local high street with a multitude of educational and sporting facilities. The local area also has a range of recreation and open space too.



FIGURE 2.2: OXTED RAILWAY STATION - 8 MINUTE WALK FROM THE SITE



FIGURE 2.3: OXTED SCHOOL - 5 MINUTE WALK FROM THE SITE



FIGURE 2.4: ST MARY'S C OF E PRIMARY SCHOOL - 2 MINUTE WALK FROM THE SITE



FIGURE 2.5: LOCAL SUPERMARKET - 11 MINUTE WALK FROM THE SITE



FIGURE 2.6: OXTED COMMUNITY HALL - 4 MINUTE WALK FROM THE SITE

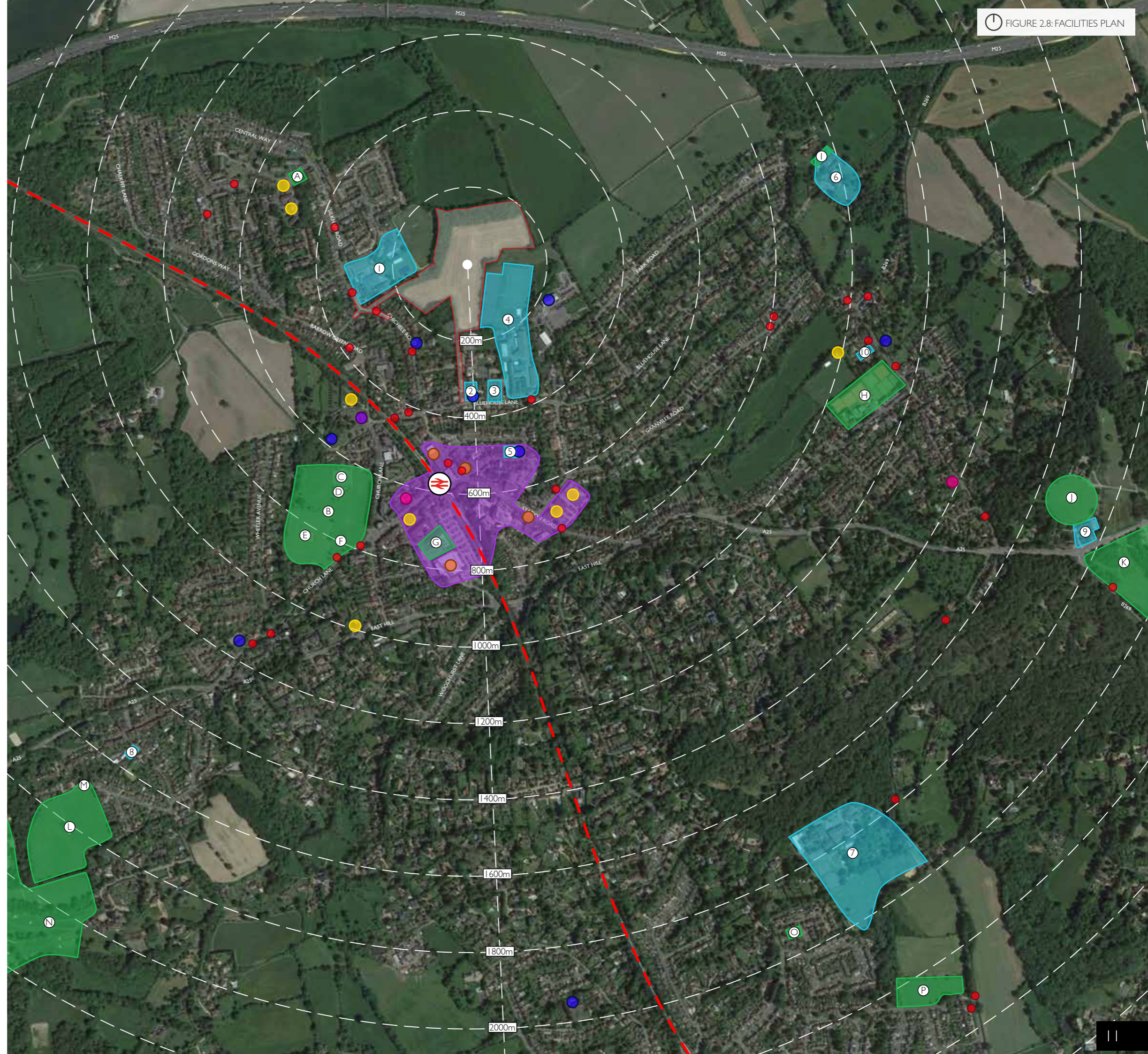


FIGURE 2.7: OXTED UNITED REFORMED CHURCH - 3 MINUTE WALK FROM THE SITE

FIGURE 2.8: FACILITIES PLAN

KEY

- SITE BOUNDARY
- EDUCATION
 - 1. St Mary's Church of England Primary School
 - 2. Oxted Pre-School
 - 3. Little Barn Pre-School
 - 4. Oxted School
 - 5. Fennies Nursery
 - 6. Limsfield Grange School
 - 7. Hazelwood School
 - 8. Hopscotch Nursery School
 - 9. Limsfield Church of England Infant School
 - 10. Panda Nursery
- EMPLOYMENT & MIXED RETAIL
- SPORTS & PARKS
 - A. Barnett's Shaw Play Area
 - B. Master Park
 - C. Oxted Lawn Tennis Club
 - D. Master Park Play Area
 - E. Oxted & Limsfield Cricket Club
 - F. Oxted & District Football Club
 - G. Tandridge Leisure Centre
 - H. The Limsfield Club
 - I. Splash Swimming Club
 - J. Limsfield Cricket Club
 - K. Limsfield Chart Golf Club
 - L. Bushey Croft Playing Field
 - M. Bushey Croft Play Area
 - N. Tandridge Golf Club
 - O. Hazelwood Heights Play Area
 - P. Boulthurst Way Play Area / Open Space
- M OXTED TRAIN STATION
- RAILWAY LINE
- POST OFFICE
- PLACE OF WORSHIP
- HEALTH SERVICES
- LOCAL SUPERMARKETS
- OXTED COMMUNITY HALL
- BUS STOPS



CONSTRAINTS & OPPORTUNITIES

2.14 A series of constraints and opportunities are present on the site, which have been subject to a series of surveys and other technical and non-technical assessments. These include:

- Topography Survey;
- Drainage Assessment;
- Utilities assessment;
- Ecological Surveys;
- Arboricultural Survey;
- Planning Policy Appraisal;
- Assessment of Character;
- Archaeological Assessment;
- Transport.

TOPOGRAPHY

2.15 The site has a varied topography with a ridge line running north to south and low points to the eastern and western boundaries. This will influence the overall design and the proposed drainage strategy. Development and road forms will need to work with the site's topography to achieve a walk-able and legible development.

VEGETATION

2.16 Much of the vegetation is located around the boundary of the site and will be retained and enhanced through additional planting.

2.17 The Ancient Woodland will be provided with a 15m buffer which together provides a natural and notable green buffer to the AONB to the north, via large and tall mature trees, which is explained in greater detail within the LVIA Assessment.

SITE ACCESS, CONNECTION AND PUBLIC TRANSPORT

2.18 A single vehicular access point will be located along Chichele Road, to the west, with potential for additional pedestrian connections, to the Public Right of Way (PRoW) to the north-east and connection to Bluehouse Lane. The closest bus stop is currently located at the proposed site entrance on Chichele Road, but is to be removed to enable the access to be formed. An existing bus stop outside St Mary's C of E School (2 minute walk) is to be retained and enhanced. It serves routes 594 and 595, which provide frequent connections throughout Oxted and to Westerham. Oxted Railway Station is also located within an 8-minute walk from the centre of the site.

DRAINAGE

2.19 The drainage strategy for the site will use SuDS features to attenuate surface water, and will employ restricted off-site discharge to the existing surface water drainage network. A generous amount of storage is being proposed across two SuDS basins and a soakaway, with other intermediate storage tanks provided, which combine to ensure that the overall post-development runoff rates will be less than the pre-developed greenfield site.

EXISTING UTILITIES

2.20 All utilities will need to be accessed from Chichele Road, with a pump station and sub-stations to be provided on-site to meet the needs of the site from a foul drainage and electrical power perspective.

NOISE

2.21 A survey has been undertaken at the site to quantify levels of noise from the M25 to the north, the two nearby schools and local roads near to the site. The noise climate has been assessed, and the proposed layout developed to offer inherent noise mitigation where practicable, through careful layout decisions and building placement.

2.22 Dwellings to the north of the site have been orientated to screen their attached gardens and other properties further to the south from the M25 noise. A similar approach has also been taken when considering noise from the nearby schools where practicable, taking into account the limitations of the topography of the site. This approach maximises the number of rooms that are likely to achieve suitable internal noise conditions with windows open.

2.23 Where façade-based noise mitigation measures are necessary, modest levels of attenuation is required. This is expected to take the form of standard thermal double glazing and non-acoustic trickle vents, used in conjunction with an appropriate system to provide the necessary background ventilation rates. The control of building overheating has also been considered as necessary and in line with the relevant Building Regulations requirements.

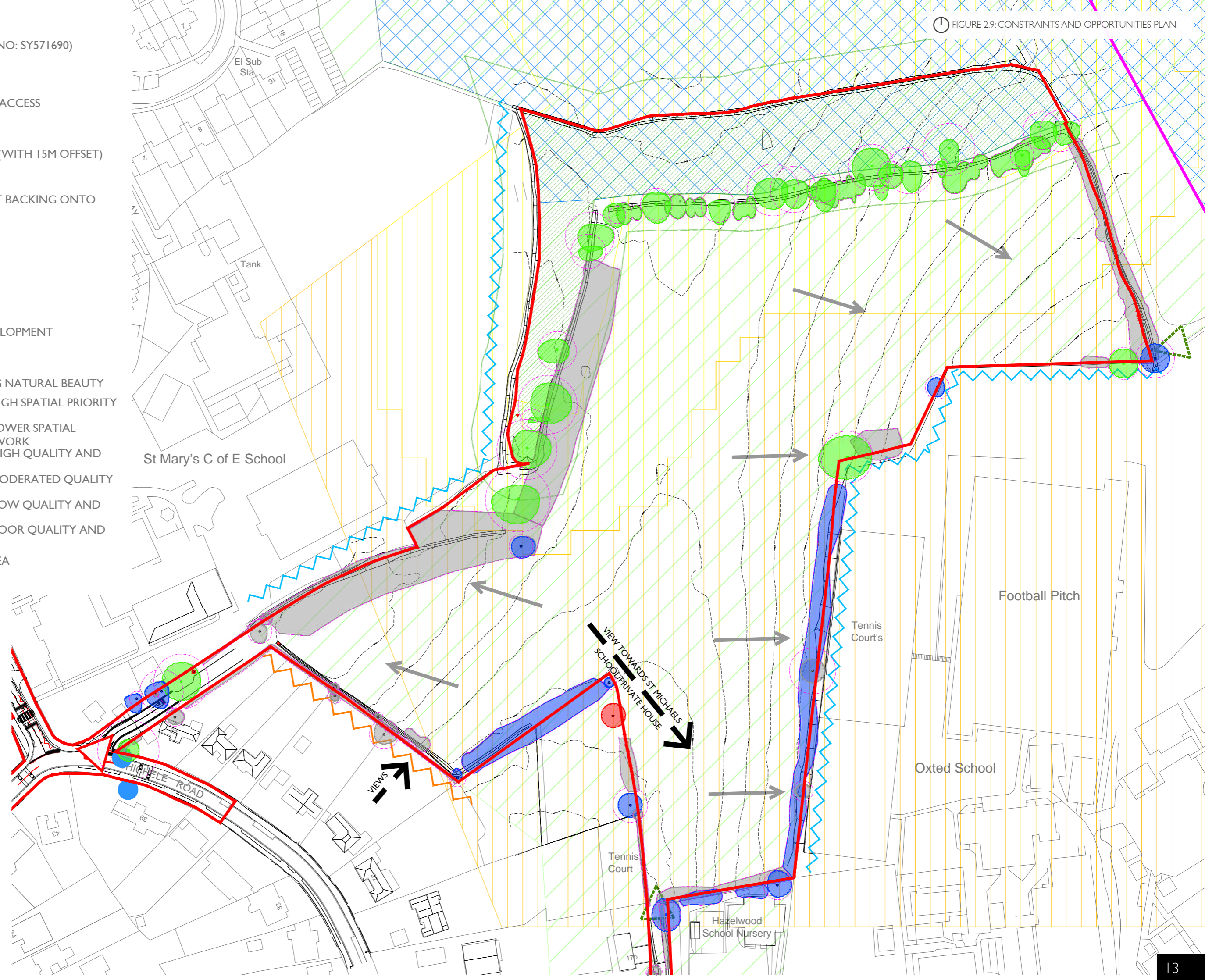
OVERLOOKING

2.24 Existing residents of Chichele Road back onto the site. These will need to be considered as part of the design of the development. Overlooking of the schools and playgrounds will also need to be considered too.

ECOLOGY

2.25 The site includes a parcel of Ancient Woodland, an irreplaceable habitat that requires buffering from development. The site also includes a woodland parcel and several hedgerows that are habitats of principal importance that require buffers from development. Surveys determined absence of hazel dormice and presence of common species of bat commuting along the site and common and widespread birds nesting on site. Constraints include boundary buffers, sensitive lighting and timing of works to avoid nesting birds.

- KEY**
- SITE BOUNDARY (TITLE NO: SY571690)
15.717ac / 6.360ha
 - ▷ SITE ACCESS
 - ▷ PROPOSED PEDESTRIAN ACCESS
 - EXISTING BUS STOPS
 - ANCIENT WOODLAND (WITH 15M OFFSET)
 - GREEN BELT
 - ↘ EXISTING DEVELOPMENT BACKING ONTO THE SITE
 - PROW (NO.UK008/75/20)
 - CONTOURS
 - EXISTING VEGETATION
 - ➔ DIRECTION OF FALL
 - ⚡ EXISTING SCHOOL DEVELOPMENT
 - ✱ LISTED BUILDING
 - AREA OF OUTSTANDING NATURAL BEAUTY
 - EWCO BIODIVERSITY - HIGH SPATIAL PRIORITY HABITAT NETWORK
 - EWCO BIODIVERSITY - LOWER SPATIAL PRIORITY HABITAT NETWORK
 - CATEGORY A TREE OF HIGH QUALITY AND VALUE
 - CATEGORY B TREE OF MODERATED QUALITY AND VALUE
 - CATEGORY C TREE OF LOW QUALITY AND VALUE
 - CATEGORY U TREE OF POOR QUALITY AND VALUE
 - ROOT PROTECTION AREA





CHARACTER ASSESSMENT

2.26 A character assessment has been undertaken, assessing the architectural, urban form and character in close proximity to the site within the surrounding area. The areas within the study are:

- A - GREEN ACRES
- B - CHICHELE ROAD
- C - PARK ROAD
- D - BLUEHOUSE LANE
- E - CENTRAL WAY

A - GREEN ACRES



2.27 Green Acres is located north-west of the site and has a consistent character throughout. This road consists of predominantly 2 storey terraced houses. Front-to-back roof forms are a key feature in this area, as well as plain white casement windows. Materials consist mainly of red and buff brick, with a mix of white cladding and different tones of tile hanging. All plots are set back from the road with either a drive-way or grass verges.



B - CHICHELE ROAD



2.28 Directly north of the site lies Chichele Road, and is a significant area with the site access proposed from this road. Chichele Road features mainly detached dwellings with houses set back from the road within large plots and a mix of grassed and hard landscaped driveways. 1.5 - 2.5 storey dwellings are evident, with predominantly hipped roofs and gable features. Brick, render and tile hanging can be found along the road, providing variation. Mock Tudor beams are also a consistent feature in this area. Low brick walls and hedgerows are used to define these dwellings from the road.



C - PARK ROAD

2.29 Park Road predominantly consists of fairly large 2 storey dwellings, with predominantly hipped roof styles, along with occasional gable features. Materials range from a traditional vernacular of red and brown brick, light coloured render and tile hanging. Window styles are generally white casement and chimneys are a common element in this area. Houses are set back from the road with generous landscaped front gardens with occasional hedgerows and low brick walls used to define these dwellings from the road. All parking is found on plot.



D - BLUEHOUSE LANE

2.30 Bluehouse Lane is located south east of the site and has a diverse design throughout. 2 storey dwellings are most common, with 1.5 and 2.5 storey houses featuring along this road. With a varied character the materials range from red brick, light coloured render and tile hanging. Roof styles consist of hipped, front-to-back, with gable features, providing an eclectic look to the street. All plots have different details and features to them creating more character along this road, for example, the use of Mock Tudor beams, white eternit cladding, brick detailing and a variety of different colours on fascias and eaves, create interest to the area. Most plots are set back from the road and bound by a generous amount of landscaping, with occasional low brick walls and fencing defining each dwelling.



E - CENTRAL WAY

2.31 Central Way and its surrounding streets are made up of 2 storey dwellings in detached, semi-detached and terraced form. This area has a more simplistic use of materials. Facing materials are brick with tile hanging. Window styles are generally white casement. Gable and front-to-back roof styles are both common along with the occasional use of hipped roofs. Picket fencing, low hedgerows, low brick walls and grassed areas are used to define the dwelling's curtilage.



SUMMARY OF EXISTING CHARACTER

BUILDING TYPES & BUILDING HEIGHTS

- A range of housing forms exist locally with an emphasis on detached dwellings, with occasional semi-detached and terraced housing. The majority of dwellings are 2 storey.



ROOF LINE

- There is a mixture of roof forms, predominantly gable fronted, hipped and front-to-back style.



MATERIALS

- An eclectic mix of typical local vernacular materials are found including red and brown brick, tile hanging, light shades of render and occasionally weatherboarding. Roof tiles are a mix of red tile and hues of brown.



FENESTRATION

- Window forms are predominantly simple casement styles and, in the majority, white uPVC, with the occasional use of brown casement.



DETAILING

- Mock Tudor beams and cladding are found dotted throughout the area. Detailing is generally simplistic. Chimneys are also common in some areas, used to provide character to dwellings.



BOUNDARY TREATMENTS

- Front gardens are grassed areas with hard standing to cater for on-plot parking. Hedge and grass verges provide more natural boundary definition and are the most common feature across the area along with low brick walls.



TONES & COLOURS

- A wide range of tonal variations exist across the locality and stem from a range of colours across a few consistent materials.



WALLS

ROOFS

DETAILING & FEATURES

PRINCIPLES TO TAKE FORWARD

The site will need to respond to the local setting, as well as a range of market and policy needs.

All buildings are to be mostly 2 storey. A mix of roof forms should be part of any proposal relating to its context and legibility.

Using the local materials palette will help integrate the scheme into the village setting and its immediate context.

Fenestration can assist with the reinforcement of the proposed character and will need to be considered in a wider context.

The use of detailing and feature detail is a common theme in the area and will be carried through in the overall design of the buildings.

Grass verges and hedges could create a softer boundary to the dwellings facing onto open space.

A simple palette of colours is appropriate for the site that will be largely determined in relation to the use of local materials within the construction of buildings.

3. DESIGN EVOLUTION

CONCEPT LAYOUT

3.1 An initial concept for the development was carried out by another designer to establish the capacity for the site, which did not cater for the now-known constraints of the development such as the Ancient Woodland, drainage requirements of the site, or the potential connection points.



🕒 FIGURE 3.1: INITIAL FRAMEWORK



🕒 FIGURE 3.2: REVISED CONCEPT

THE PRE-APPLICATION LAYOUT

3.2 Cooper Baillie have, more recently, been brought into the design team and have developed this initial layout that seeks to respond to the constraints of the site set out in Figure 3.3.

3.3 Key features include:

- 1 Site access and connections to the local bus services;
- 2 A series of focal spaces are proposed through the development to give it pockets of character and interest, as well as integration of SuDS features;
- 3 Frontage is proposed to streets and spaces to provide enclosure and natural surveillance;
- 4 Play areas are incorporated within the 'heart' of the development and along the key pedestrian route that connects Chichele Road with the PRow to the north-east;
- 5 Pedestrian/ cycle link is provided to the south of the site onto Bluehouse Lane;
- 6 Development respects the existing landscape setting and arboricultural assets;
- 7 A pump station is to be provided on site at its lowest point;
- 8 The primary access route has been designed to be respectful of the neighbours and the existing on-site vegetation.



PUBLIC CONSULTATION

3.4 The consultation strategy for the development of Chichele Road, Oxted sought to engage with the local community with a public exhibition that took place on 12th July 2023. The consultation event took place at Oxted United Reformed Church Hall.

3.5 During the consultation, respondents were given the opportunity to answer a number of questions to help collect feedback about the proposals.

3.6 Feedback from this process has been extremely helpful in evolving the design of the scheme and following comments raised a number of changes that have been made to the layout. These amendments are further discussed in this section.



FIGURE 3.4: THE PUBLIC EXHIBITION



FIGURE 3.6: THE PUBLIC EXHIBITION FLYER

1. CHICHELE ROAD, OXTED INTRODUCTION

WELCOME

This exhibition is intended to give you the opportunity to view and comment on our proposals for 116 high-quality homes, 40% of which will be affordable housing, with a range of new landscaped and public open space, on the site known as Chichele Road, Oxted.

The draft layout shown on the Boards today demonstrates the emerging detailed design and landscaping of our scheme.

The following Boards explain the technical work that has been undertaken and the issues that have been considered in formulating the plans for the site.

This public exhibition is your opportunity to have your say on our draft development proposals.

We welcome your comments and feedback which will be considered by the design team.

SITE LOCATION

The site is 15,784 acres / 6,388 hectares in size and is located on Chichele Rd, Oxted. The land is bound by existing grassland to the North, Oxted secondary school to the South East and St Mary's C of E primary school to the West.

2. CHICHELE ROAD, OXTED DESIGN

Key features include:

- 116 High-Quality 1-5 Bedroom Homes
- 40% Affordable Housing
- Green Focal Spaces
- Retained Ancient Woodland
- New SuDS Basin Features
- Potential New Footpath Link
- Areas For Children to Play

Guided by the constraints and opportunities CALA and the team have formulated a proposed layout. The annotated plan below highlights the key features that we believe will create a successful development in terms of its integration with the unique setting and character of the site.

The scheme will include a range of property types and sizes, from one to five bedroom homes, in order to create a balanced community.

40% Affordable housing will be provided, delivering 46 dwellings of a mix of sizes and tenures.

Existing trees are to be retained and managed. Proposed open space to the east including SuDS features giving opportunity for ecological and biodiversity enhancement.

EMERGING HOUSING MIX

| | | |
|----------------|------|-------|
| 1 Bedroom Flat | x 18 | - 15% |
| 2 Bedroom Flat | x 12 | - 10% |
| 2 Bedroom | x 25 | - 22% |
| 3 Bedroom | x 38 | - 33% |
| 4 Bedroom | x 13 | - 11% |
| 5 Bedroom | x 10 | - 9% |

3. CHICHELE ROAD, OXTED ARCHITECTURE, LANDSCAPE & DRAINAGE

LANDSCAPE

The local and strategic landscape setting has been considered throughout the design process to provide a development that respects and integrates with its context.

Key features include:

- An existing green space in the West part of the site incorporating established trees, which provides for biodiversity with sustainable drainage.
- Additional planting along the eastern boundary to minimise views into the site.
- Tree planting will provide a natural vertical element to the streetscape softening the built form.
- A landscape buffer around the perimeter of the residential areas to encourage biodiversity.
- A green focal play area.
- Attractive Balancing Pond as a permanent water feature.
- Healthy trees to be retained wherever possible.

FLOOD RISK

- Environment Agency flood maps confirm that the site lies wholly within Flood Zone 1, which is considered to have a low risk of flooding from rivers or sea.
- A review of other sources of potential flooding from pluvial, groundwater and sewers have been carried out and the risk has been assessed as low.

FIGURE 3.5: A SAMPLE OF THE CONSULTATION BOARDS

THE APPLICATION LAYOUT

3.7 A series of changes were made to the layout following the responses from the Pre-Application meeting and public consultation.

3.8 Key features include:

- 1 Central focal space has been redesigned in line with the consultation comments to provide a more organic footpath through the central open space. A SuDS tank has replaced an open swale to maximise the area of play;
- 2 SuDS features throughout the development have been enlarged following further technical review;
- 3 Development blocks and shapes to the southern and eastern boundary have been amended to mitigate the levels impact on existing vegetation;
- 4 Development relocated away from the existing trees, ditch and school so as not to affect the existing drainage ditch network;
- 5 Solar panels have been added throughout the development;
- 6 Traffic calming measures have been added;
- 7 Extent of development has changed; and
- 8 Access point to parking changed to work better with levels.



4. DEVELOPMENT CHARACTER

DEVELOPMENT FRAMEWORK

4.1 The following section sets out some of the key design principles that will define the proposed development. Figure 4.1 sets out the overall framework principles which respond to the constraints and opportunities of the site.

ROAD ALIGNMENT

4.2 The proposed road alignment will deliver a range of routes through the development creating a sequence of linked streets and spaces, that ultimately connect to the key uses of the site, following desire lines. These utilise the existing landscape assets to provide a sense of verdancy and maturity, as well as newly proposed planting of street trees.

FRONTAGE

4.3 Frontage is proposed across the development and will provide natural surveillance and activity to the streets, focal spaces, footpath routes and open space.

FOCAL BUILDINGS

4.4 Strategically placed focal buildings are located throughout the development to terminate and frame vistas within the site to support legibility and give localised distinctiveness throughout the development, in terms of height and/ or design and materials.

LEGIBILITY

4.5 Legibility within the layout is an important consideration. How residents and visitors interpret and understand the development adds to the success of a place. The overall sequence of spaces and streets will assist with understanding the area and provide ease of movement.

LANDSCAPE

4.6 The landscape elements are predominantly to the edges of the development and integrate footpaths, planting, SuDS and play areas to soften the housing areas and integrate within its wider setting. The landscape strategy sets out the design principles in more detail.

URBAN FORM

4.7 The proposed urban form responds to the grain of existing development and is in line with the overall context of Oxted to ensure integration of the fabric of the village and the new infrastructure elements that will provide greater connectivity to the area and beyond.



FIGURE 4.1: URBAN FRAMEWORK PLAN

4. DEVELOPMENT CHARACTER

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4.4 Strategically placed focal buildings are located throughout the development to terminate and frame vistas within the site to support legibility and give localised distinctiveness throughout the development, in terms of height and/ or design and materials.

LEGIBILITY

4.5 Legibility within the layout is an important consideration. How residents and visitors interpret and understand the development adds to the success of a place. The overall sequence of spaces and streets will assist with understanding the area and provide ease of movement.

LANDSCAPE

4.6 The landscape elements are predominantly to the edges of the development and integrate footpaths, planting, SuDS and play areas to soften the housing areas and integrate within its wider setting. The landscape strategy sets out the design principles in more detail.

URBAN FORM

4.7 The proposed urban form responds to the grain of existing development and is in line with the overall context of Oxted to ensure integration of the fabric of the village and the new infrastructure elements that will provide greater connectivity to the area and beyond.



FIGURE 4.1: URBAN FRAMEWORK PLAN

BLOCK STRUCTURE

4.9 The design and form of the block structure responds to the topography of the site. The layout comprises of well-defined perimeter blocks, which are reinforced by streets, building forms and the landscape design.



FIGURE 4.2: BLOCK STRUCTURE PLAN

SCALE & MASSING

4.8 All residential dwellings are predominantly 2 storey housing, with intermittent single storey garages throughout the development, and the occasional use of 2.5 storey dwellings to terminate views and provide strong frontages. 2.5 storey apartment blocks have been located at the lowest points of the site to ensure no affect on the wider landscape setting.



FIGURE 4.3: BUILDING HOUSE PLAN

LAND USE

4.10 The proposed development will comprise a mix of dwellings to meet local housing need and respond to the character of the area. A development of 116 residential dwellings is proposed, supported by a high quality landscape strategy.

LANDSCAPE & OPEN SPACE

4.11 Open space equates to: 4.230ac / 1.712ha which will provide an attractive visual amenity for the development and will be publicly accessible.

4.12 Within this open space there are a range of equipped play spaces in the form of LAPs for younger children and a play area for primary school age children, providing a total of 0.130ac / 0.053ha.

| LAND USE PLAN CHICHELE ROAD, OXTED | | | |
|---------------------------------------|--------|------------|---------------|
| KEY | | | |
| REF | COLOUR | ACRES (AC) | HECTARES (HA) |
| SITE BOUNDARY | | 15.717 | 6.360 |
| RESIDENTIAL | | 8.323 | 3.368 |
| INFRASTRUCTURE | | 0.613 | 0.248 |
| SuDS | | 0.140 | 0.057 |
| OPEN SPACE (INC EXISTING VEGETATION) | | 4.230 | 1.712 |
| ANCIENT WOODLAND | | 2.250 | 0.910 |
| PLAY AREAS | | 0.130 | 0.053 |
| PUMP STATION | | 0.031 | 0.012 |
| GRAND TOTAL | | 15.717 | 6.360 |



FIGURE 4.4: LAND USE PLAN

FIGURE 4.5: AFFORDABLE HOUSING PLAN



AFFORDABLE HOUSING

4.13 The mix will also include provision for 40% affordable housing units of mixed type and tenure, which have been integrated and located across the site as highlighted in Figure 4.5.

4.14 In line with policy, part of the housing mix will also include Custom build plots (plots 109 & 110) as identified in Figure 4.5, which provide future residents with options for their home, such as window colour fixtures and fittings externally as well as internal design elements.

4.15 A range of housing is proposed on-site that is set out in the breakdown below, which is compliant with local housing need:

| | | | | |
|-----------------|---|----|---|-----|
| 1 Bedroom Flat | x | 18 | - | 16% |
| 2 Bedroom Flat | x | 12 | - | 10% |
| 2 Bedroom House | x | 27 | - | 23% |
| 3 Bedroom House | x | 36 | - | 31% |
| 4 Bedroom House | x | 13 | - | 11% |
| 5 Bedroom House | x | 10 | - | 9% |

RESIDENTIAL

4.16 The development is to provide 116 dwellings of mixed type and tenure. Figure 4.6 shows a range of 1-5 bedroom dwellings that will help deliver a sustainable community with the units located throughout the site to support and define the development character.

FIGURE 4.6: HOUSING MIX PLAN



5. ARCHITECTURAL DESIGN

PROPOSED CHARACTER AREAS

5.1 The overall design of the site is sub-divided into 3 character areas listed below, defined by building materials, design, urban form, landscape treatment and planting. The designs do not seek to create stark variation, but subtle changes that make the development feel cohesive yet varied, and responding to the neighbouring context to integrate the development with its immediate context.

- Woodlands Edge
- Principal Route
- Bluehouse Lane



FIGURE 5.1: CHARACTER AREAS PLAN