

Milton Heights

Didcot, Oxfordshire



Project Details

- Scope**
 Feasibility study and masterplan for turning open farmland to a housing site for approx. 400 units
- Role**
 Architect/Masterplanner
- Client**
 Confidential
- Dates**
 Mar - Sept 2015

Feasibility and Site Appraisal

A feasibility option study for a strategic masterplan for a Local Authority site allocation discussion for approximately 400 houses on open farmland in South Oxfordshire.

OA's work included a site appraisal, constraints and opportunities evaluation, character study and proposed layout plans as well as attending meetings with the Local Authority to assess the layout and viability of the site.

A key consideration and complication was the ability to extend the site allocation boundary to include additional land that would allow up to 1400 houses to be provided to allow a long term development strategy and to secure the Local Authority's housing requirements in the area.

The site is on a sloping farmland setting overlooking the A34 and Didcot and therefore noise, orientation and views were important factors in the layout.

The design included non-residential elements such as school facilities, retail, leisure and open space areas, transport connections and landscaping and was carried out as part of a development team including Planning Consultants, Highways Engineers, Ecologist and Arboriculturalist.