

# Land West of Chesterton

Design and Access Statement

30/09/2014 / Rev B





## Who We Are

We were formed by the merger of George Wimpey and Taylor Woodrow in 2007, and have operations in the UK and Spain. We aim to be the developer of choice for customers, employees, communities and shareholders.

We are one of the largest home builders in the UK, operating from 24 regional offices across England, Scotland and Wales.

We build a wide range of properties, from one- and two-bedroom apartments to five bedroom detached houses, with a broad price range including both private and affordable homes. We are truly national and we cover most regions across the UK. Our regional businesses are run as local home builders and have in depth knowledge and experience of the local market. We understand that development is about more than creating homes and we provide millions of pounds worth of infrastructure, for example roads, sewers, landscaping and community facilities, every year across the UK. We aim to develop vibrant communities with a true sense of place that fit into their surrounding area and meet the needs of local people.

We are a responsible community developer, committed to working with local people, community groups and local authorities and keeping them informed about our work, both before we build and throughout the life of the development. We focus on getting the basics of home building right first time, such as quality, customer service and health and safety, and we aim to continually improve all parts of our business.

## What We Do

We make a positive contribution to the wider communities in which we build by developing infrastructure (everything that is needed to support the homes and their residents, to breathe life into a development and create a thriving community). We either develop this infrastructure ourselves or through planning agreement contributions to the local authority. In 2013 we contributed over £225 million to our local communities under our Section 106 and Section 75 planning obligations.

We include green space within most of our schemes - it can range from children's play areas to sports pitches and less formal green areas. We build estate roads on our developments, and often make improvements outside the boundaries of our sites as well, for example upgrading junctions, adding pedestrian crossings or cycle routes and widening existing roads. This means people will be able to access new developments by car, bicycle and on foot while, wherever possible, the effect on the existing road network and surrounding community is kept to a minimum.

Being a successful house builder means we do so much more than build homes. We provide high-quality places to live with appropriate facilities, an attractive environment, and a sense of place. Somewhere that people want to move to and will enjoy living in, and somewhere we are proud to say we built.

We believe in building aspirational homes and delivering great service. We are dedicated to excellence in the design and construction of homes we build, the quality of the locations we choose and the customer service we provide.

We recognise that buying a home is a significant financial and emotional investment. We aim to make buying, moving into and living in a Taylor Wimpey home as easy as possible for our customers.

Taylor Wimpey Oxfordshire  
Windrush Court, Suite J  
Abingdon Business Park  
Abingdon  
Oxfordshire  
OX14 1SY

E: SaleTWOxfordshire@taylorwimpey.com  
T: 01235 541 900  
W: [www.taylorwimpey.co.uk](http://www.taylorwimpey.co.uk)

# Designing for Sustainable Living

- We build homes that meet the Code for Sustainable Homes' levels. This is an industry specification which aims to improve the sustainability of new homes across the UK.
- We have reduced the use of water and energy in our homes by carefully selecting more efficient fixtures such as dual-flush toilets and low-energy light fittings
- We consider each site location carefully to ensure the relationship to nearby community facilities are well connected via public transport and green corridors
- We design our sites and buildings carefully to keep the amount of waste taken off the site to a minimum
- All sites have an ecological impact assessment to assess the effect on the environment. Final designs include features to reduce any negative effect and aim to improve ecological value.
- In order to reduce the risk of flooding, our developments are designed to keep run-off rainwater to a minimum and to not overburden the public sewage system



## We Aim To:

- Deliver a consistently high standard of customer service
- Continually improve our standards of customer service
- Undertake regular research to identify customer requirements
- Helping customers to navigate the process of selling their existing home and moving into their new home
- Benchmark our performance in industry customer care surveys to identify opportunities for further improvements.

## CONTENTS

	Page			
<b>1.0: Site Context &amp; Local Context</b>		<b>2.0: Community Engagement</b>	<b>3.0: Proposed Development</b>	
1.1: Site Location	4	2.1: Community Engagement	22	3.1: Amount & Use 32
1.2: Site Boundary	4	2.2: Public Consultation		3.2: Access & Layout 33
1.3: Connectivity	5	2.3: Conservation Area & Archaeology		3.3: Services & Drainage 34
1.4: Views to and From	6	2.4: Ecological Appraisal	23	3.4: Building Heights & Parking 35
1.5: Urban Density & Landscape	7	2.5: Highways Agency	24	3.5: Landscape 36
1.6: Flood Risk	8	2.6: Geophysical Survey	26	
1.7: Building Heights	9	2.7: Design Evolution	27	
1.8: Building Use	10			
1.9: Local Transport	11			
1.10: Opportunities & Constraints	12			
1.11: Urban Impact	17			
1.12: Social Impact				
1.13: Effects on Development				
1.14: Planning Policies	18			



## Introduction

This Design and Access Statement has been prepared by Life Space Design Studio Ltd to support an application by Taylor Wimpey for an outline planning application with means of access for consideration (layout, scale, appearance and landscaping reserved for subsequent approval) for the erection of up to 45 dwellings served via a new vehicular and pedestrian access; public open space and associated earthworks to facilitate surface water drainage; and all other ancillary and enabling works. The proposed development is to the land West of Chesterton (and hereafter known as the site).

## Purpose

The purpose of the statement is to comply with the Planning and Compulsory Purchase Act 2004 to:

1. Provide information concerning the design evolution of the development
2. To outline the broad design principles that have led to the form and type of development proposed.
3. To set the application site in context with its surroundings

This document supports the application for the outline planning permission and should be read in conjunction with the following reports and appraisal documents:

- Flood Risk Assessment / Drainage Strategy
- Planning Statement
- Public Consultation Statement
- Highways Consultation statement
- Transport Statement



## Design and Access Statement Methodology

This Design & Access Statement is set out from the guidance produced by the DCLG in March 2010, 'Guidance on Information Requirements and Validation'. This document has been prepared with further reference to the CABE publication 'Design & Access Statements - How to write, read & use them.' and to the publications 'By Design - Urban Design in the Planning System, Towards Better Practice', and 'Better Places to Live by Design - A Companion Guide to PPG3'.

The following basic elements are identified in the Guidance and are fully explained within this document:

An appraisal of the context comprising of an:

- Assessment of the site's immediate and wider context
- Evaluation of the assessment; and
- Design of the scheme

A response to the contextual analysis in terms of a description of the proposed mix of uses in relation to;

- Their distribution across the site
- The appropriateness of the accessibility to and between them; and
- Their inter-relationship to the surrounding area

An explanation of the design principles and concepts in terms of;

- Amount
- Layout
- Scale
- Landscaping
- Appearance
- Accessibility



## Design Vision

"The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, indivisible from good planning, and should contribute positively to making places better" (para56, NPPF, March 2012).

The design vision is to create a new residential development for the Land West of Chesterton with a series of desirable open spaces that respond to the attributes and compliments of the site. The site could incorporate the use of Sustainable Urban Drainage systems comprising primarily of Attenuation Basins which will enhance the existing local habitat and reduce the likelihood of the development flooding.

The design has evolved through this vision by predominantly responding to the Site's context, and conserving valuable features within. In doing so this has enabled the new development to relate to the site and its setting.







## Site Context & Local Context

---

1.1	-	Site Location	Page 4
1.2	-	Site boundary	4
1.3	-	Connectivity	5
1.4	-	Views to & from Site	6
1.5	-	Urban Density & Landscape	7
1.6	-	Flood Risk	8
1.7	-	Building Heights	9
1.8	-	Building Use	10
1.9	-	Local Transport & Access	11
1.10	-	Opportunities and Constraints	12
1.11	-	Urban Impact	17
1.12	-	Social Impact	17
1.13	-	Effects on Development	17
1.14	-	Planning Policies	18

### 1.1: Site Location

The site is located 500 metres from Chesterton village centre and 2.4 kilometres south-west of Bicester town centre.

The land to the east of Bicester Golf and Country Club extends to approx. 2.79 Ha (outlined in red on the adjacent image). It is bordered by allotments to the north-east and by a road to the north-west. Existing houses off Fortescue Drive and the Woodlands can be found to the south-east, while farmland lies to the south-west.

### 1.2: Site Boundary

The north-eastern boundary is adjacent to a series of private allotments and parcel of informal open space that is in use by members of the public. These allotments are separated from the site by boundary that varies in form - from field fence to wire fencing - interspersed with some hedging.

The north-western boundary is adjacent to Bicester Golf and Country Club. The south-western boundary adjoins an arable field separated by a hedge and minor trees.

The south-eastern boundary itself is comprised of established planting of trees and hedges. Beyond are the residential plots off 'The Woodlands' and 'Fortescue Drive'.

At the Northwest tip of the site is a redundant and dilapidated animal shelter with concrete hard-standing.



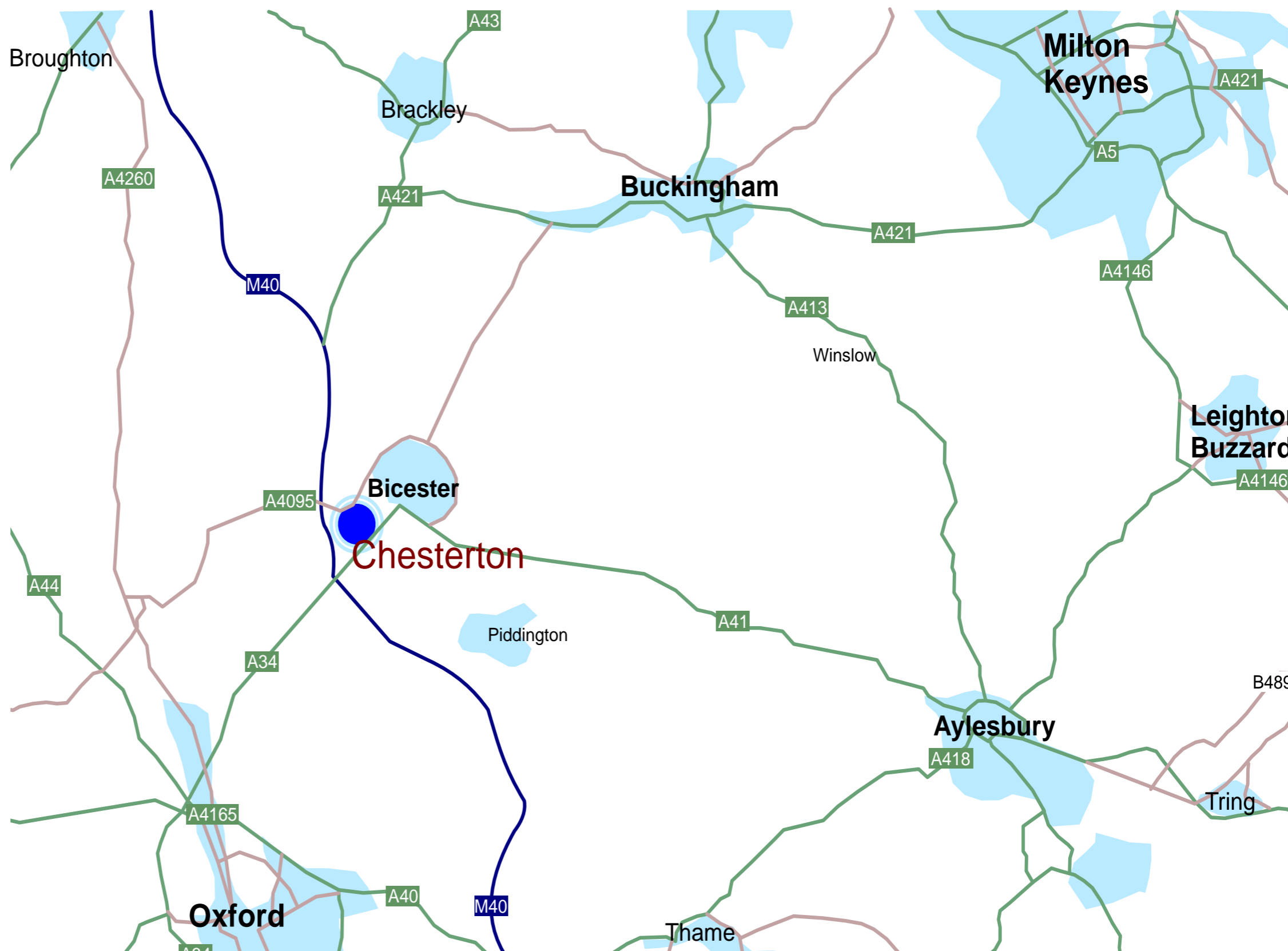


### 1.3: Connectivity

Chesterton is located off the M40, A4095 and A34 North from Oxford and South-west of Bicester. This town is ideally situated with direct routes to Aylesbury, Oxford and Buckingham as well as being within an hours drive of Milton Keynes.

This location holds the benefit of being relatively within the countryside with all the perks of cultural and retail amenities of the nearby cities. Each of these cities has a train station with excellent access to the neighbouring regions of the midlands and beyond.

The vehicle corridor of the M40 has a direct link into London and the A4165 through Oxford leads to Reading town.



#### 1.4: Views to and from Site

View One shows the boundary hedging to the NW of the site that flanks the public road. Beyond is the established planting of Bicester Golf and Country Club. These contribute to give the entrance area a leafy sylvan character. Similarly View two shows the SE boundary with Fortescue Close which is populated with mature hedging and trees. View three from within the site looks SW and the aspect is a typical village fringe/open countryside edge character with mature hedgerows, occasional trees and rural fencing.

View four looks NE over the allotments and residential area of Orchard Rise. The boundary here is less established with planting and is defined with varying fencing styles. View five, also along the NE boundary shows the meadow type informal open space that is located behind the allotments.

View 6 is the adjacent arable field.



### 1.5: Urban Density

The urban density of Chesterton shows varying footprints scattered in cul-de-sac and linear spatial arrangements typical of changing development patterns over the years.

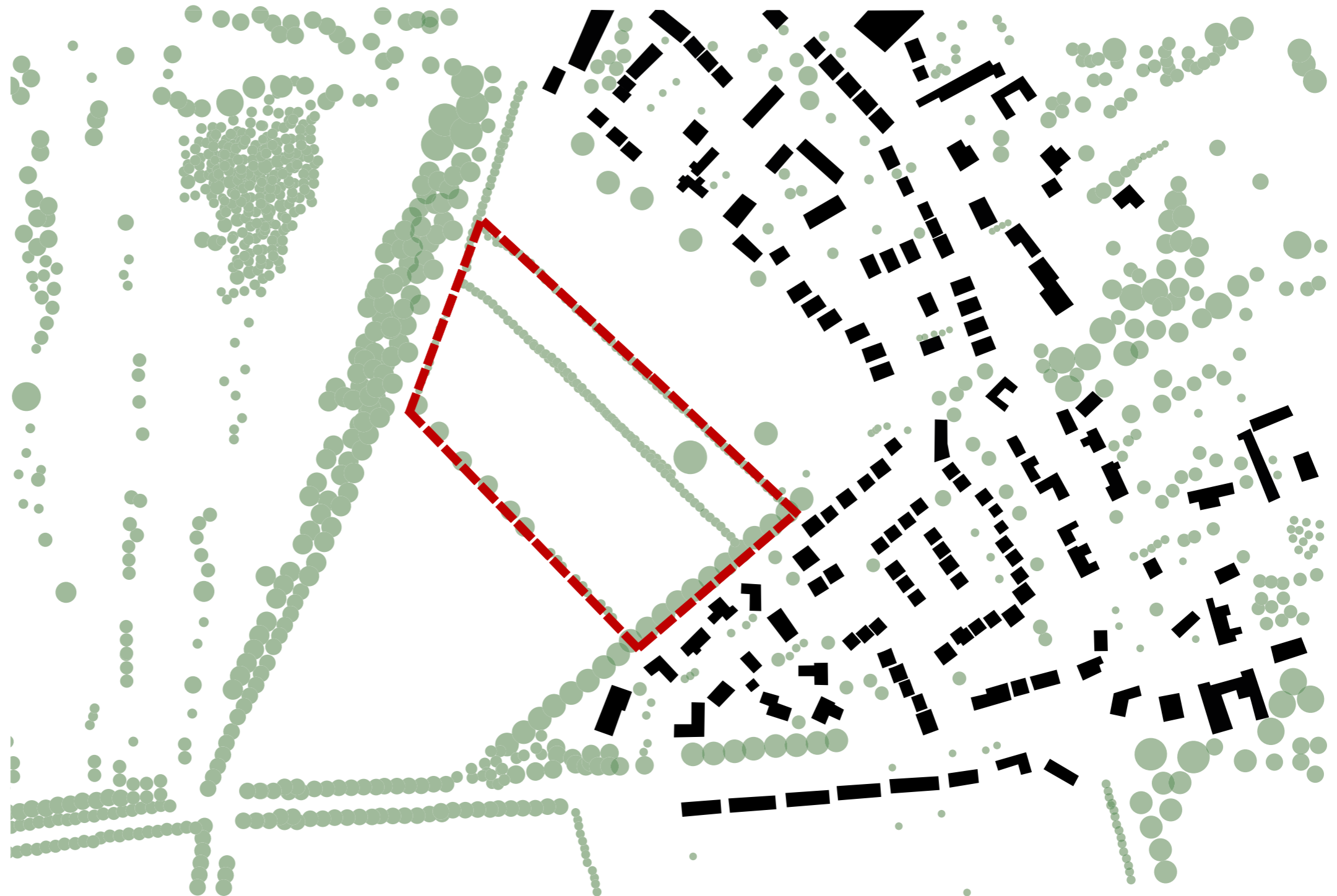
Generally evenly spaced, the pattern of development in the settlement vary dependant on when and why the plots were built.

Consideration should be given to local densities when developing the design. This will aid the developments overall character and assist with ensuring the pattern of development is in keeping.

### Landscape

The landscaping of Chesterton has been carefully considered to provide an ample spread within the residential areas as well as promoting the growth of groves alongside key boundaries and open areas. These groves are accentuated along the boundaries of arable land.

The boundary vegetation should be maintained as it provides privacy to adjoining neighbours and is in keeping with the existing language of a once green corridor. Established hedging and trees to the boundaries are to be maintained and enhanced as much as possible. This will aid to blend into the leafy sylvan character, offer a degree of privacy and also naturally support the local ecology.

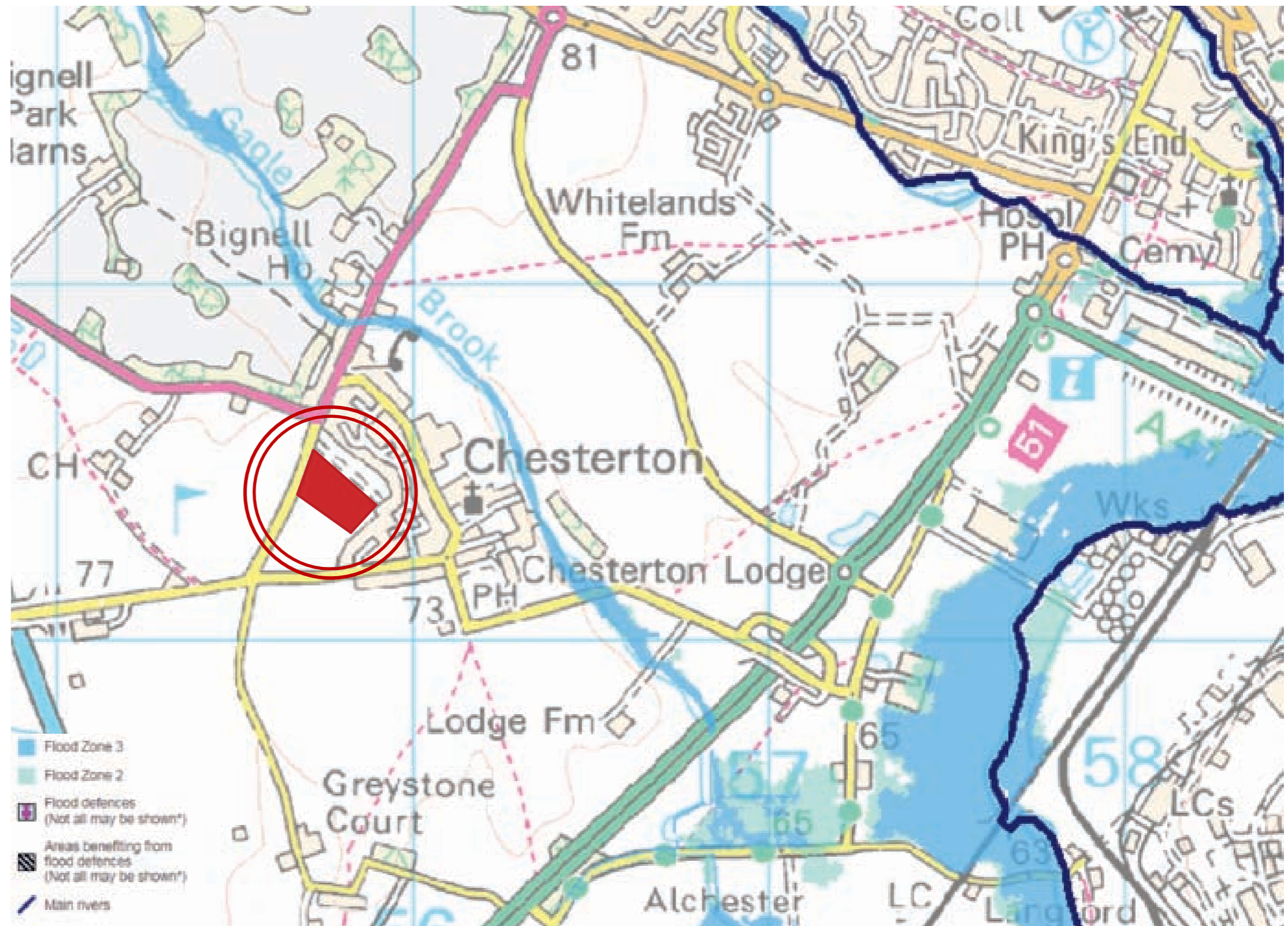


## 1.6: Flood Risk

As the site is currently undeveloped, existing rates of surface water run-off will need to be maintained (known as greenfield run-off rates) post development. This is in line with current National Planning Policy Framework, and the proposals will be designed in consultation with the lead local flood authority and the Environment Agency. The site is not part of any flood zone risk as it is a suitable distance from main rivers and subsidiary water courses.

Sustainable Drainage Systems (SuDS) could be used where possible with soak aways (subject to percolation), in order to mimic the natural surface water drainage of the site prior to development. This may include the use of attenuation basins with infiltration (should ground conditions allow) and porous paving. Where infiltration techniques are not sufficient to manage surface water, a connection will be made from the attenuation basin to existing Thames Water Systems with flow rates limited to green field run-off rates.

It is proposed that the foul water could be connected to the main sewer system subject to Thame Water Approval. Both surface and foul water is discussed further on page 34.

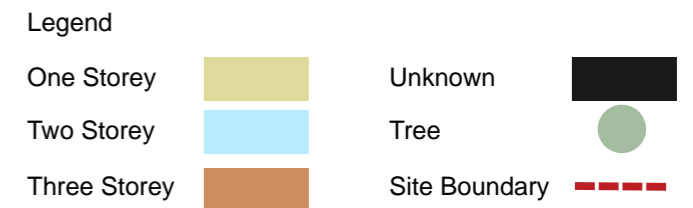
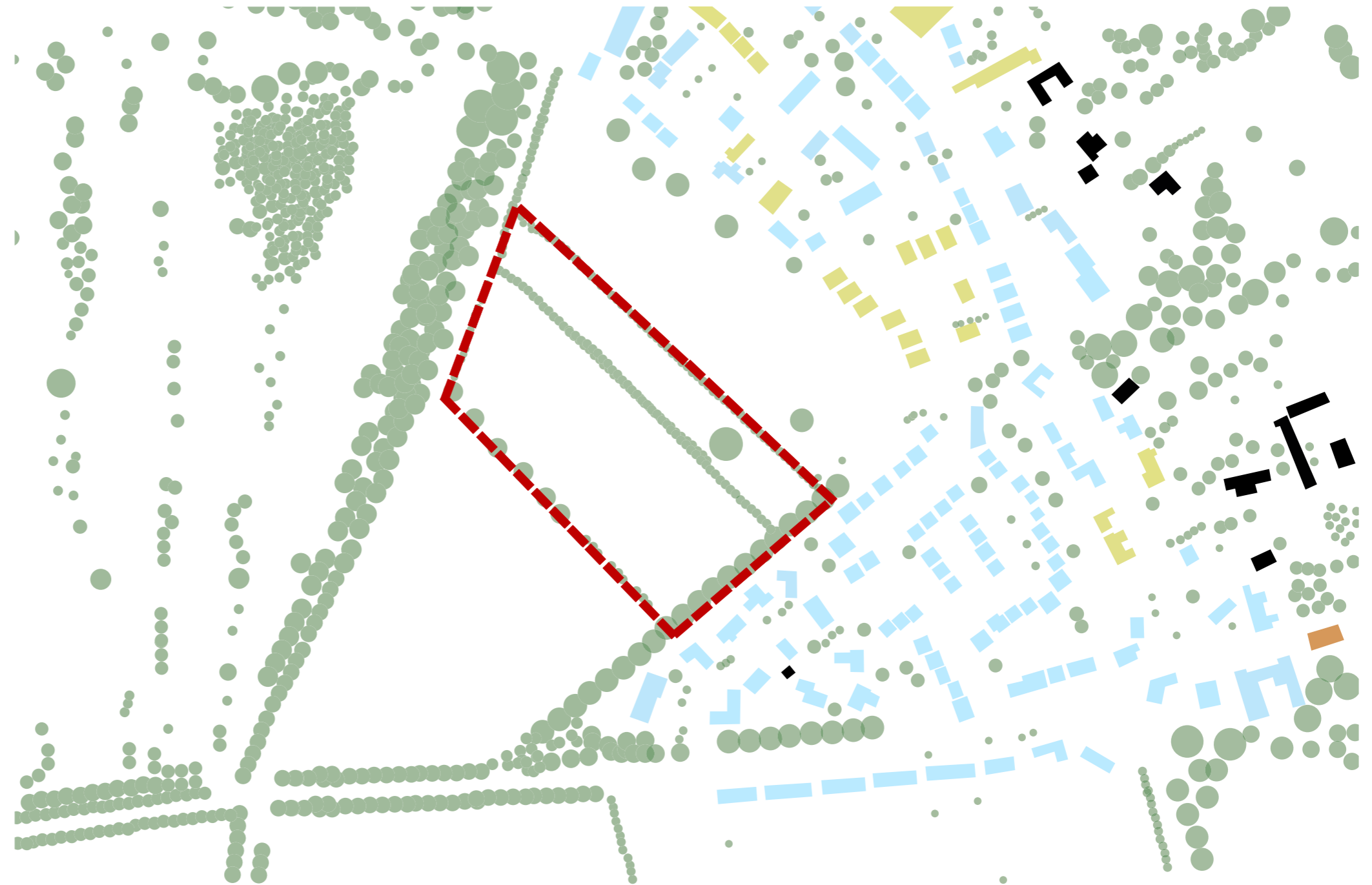


### 1.7: Building Heights

The building heights in the Chesterton area are primarily in uniform of 2 storey residential buildings with the exception of 1 storey bungalows and a 3 storey dwelling. Locally there is also use of room in the roof dormer construction.

With regard to the immediate site area to the north-eastern boundary beyond the allotments is a mixture of 1 storey and 2 storey. To the south-eastern boundary all of the residential dwellings are 2 storey in height.

To be in keeping, build form on the site should therefore also replicate the maximum heights of 2 - 2 1/2 storey. Varying roof profiles should be incorporated into the design with portions and pockets of uniform heights to be further in keeping with the local vernacular.



## 1.8: Building Use

The local area is largely residential in use with exception of the communal, religious and educational facilities.

The Red Cow Pub is at the southern aspect of Chesterton and the Primary School is to the north. St Mary's church is located west of the Manor farm and Alchester Road in a quieter area of Chesterton.

In the respect to the immediate site boundary the usage is entirely residential. Therefore it is favourable to develop further residential use on site as it will resemble the local context.




### 1.9: Local Transport & Access

There are 3 bus stop zones in Chesterton along Alchester road between the Site and the A4095. Each of these comprises of 2 bus stop station points, one route heading north into Bicester and one south toward the outlying areas of Oxfordshire.

Therefore any plot within our proposed development is only a 3.5 minute walk from the local transport network.

Legend

- Bus Route
-  Bus Stop



## 1.10: Opportunities and Constraints

### Context Inspection

The site lies near a series of private allotments to the north-east and therefore a retainer of existing hedgerows will be maintained to provide privacy and act as a natural boundary. There is scope for this to be enhanced.

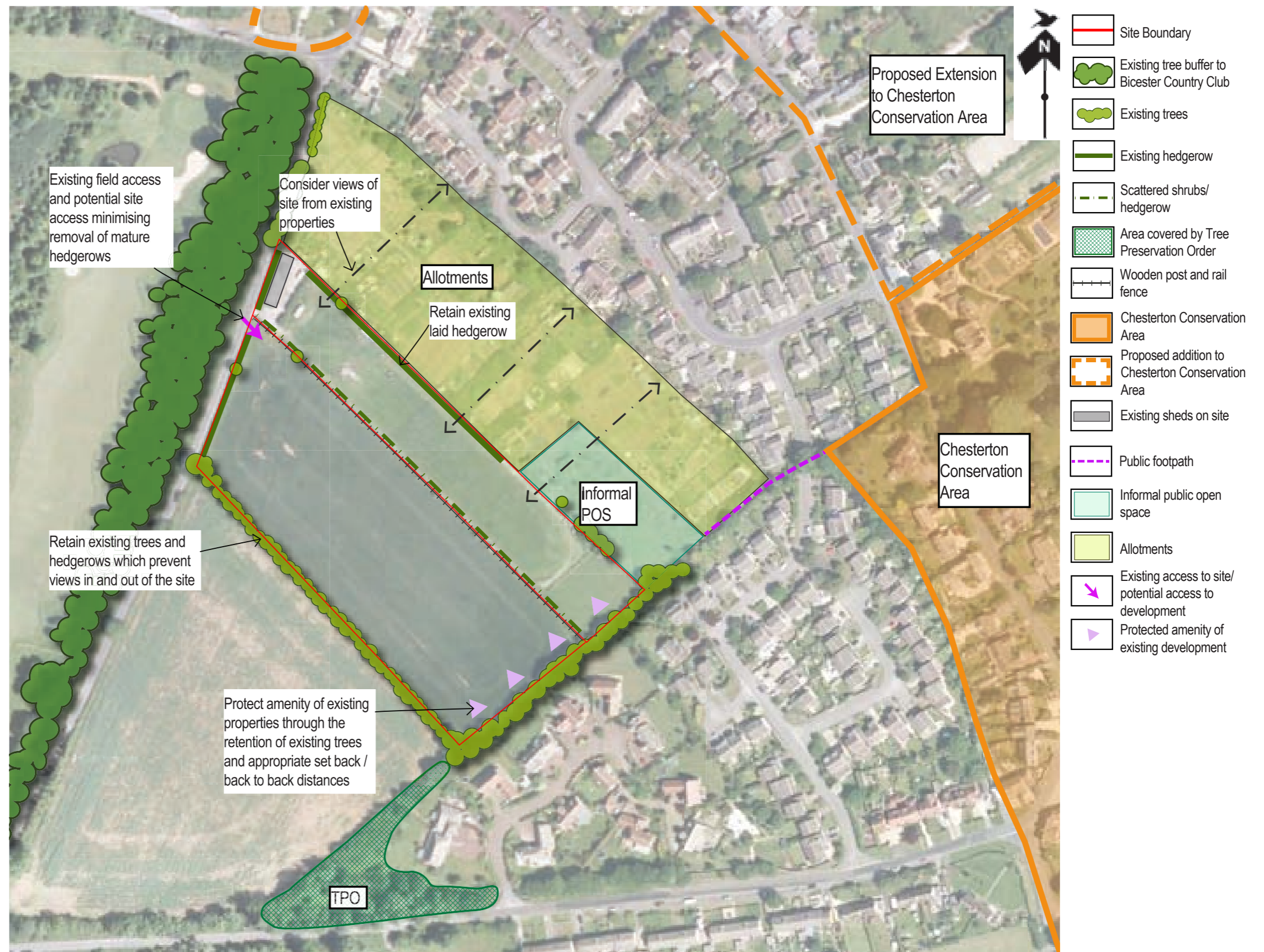
The views of the site from the nearby properties should be considered in order to protect their amenity and to promote a healthy low bearing impact on their skyline view.

Proposed access will require some removal of the existing hedging that flanks the road but this can be offset with new native planting elsewhere on the site and along the boundaries.

The site is in proximity to the Chesterton conservation area and there is a proposal to extend it to the north.

The existing trees and hedgerows to the south-west provide ample opportunity to cloak views into the site and are not so overbearing to reduce views out. Whereas the existing trees to the south-east reduce both view in and out and should be maintained for privacy and setting. Also any properties should be set back an appropriate distance to not have a significant impact in existing dwellings.

The largely deciduous hedging and trees around the site will provide seasonal buffer with the adjacent boundaries, allotments and houses beyond. It will also provide a natural backdrop. An appropriately located POS can be used to further enhance the site.



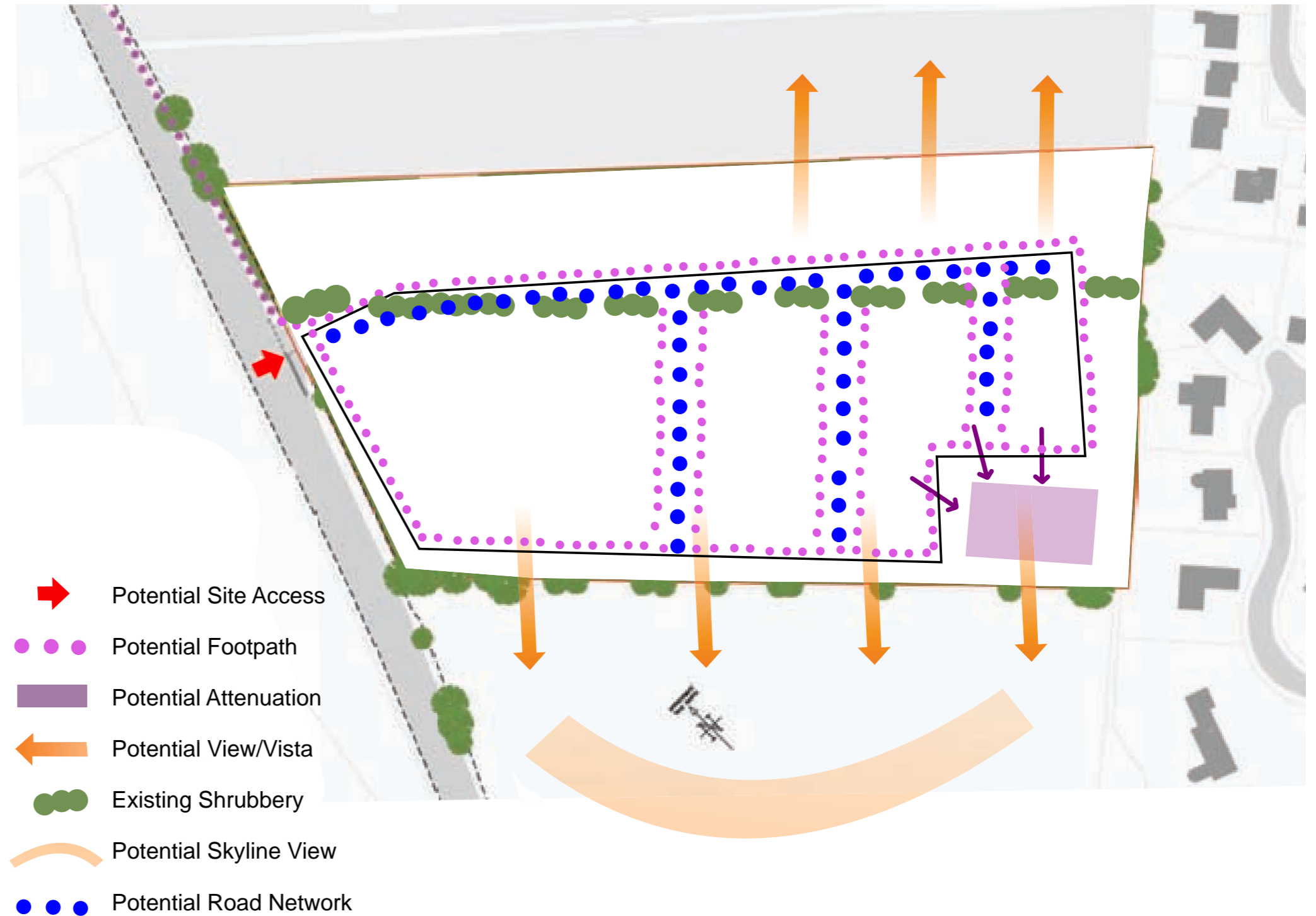


**Potential Opportunities - Infrastructure & Services**

The rationale for the site concept has been developed through a number of stages which responds to various opportunities and constraints. The following pages illustrate how a design could evolve on the site.

The site is enclosed by well established hedgerows and tree planting, which should be retained as much as possible. Access point potential is from the west of the site and the potential road network can be orientated as a grid. The footpath network would be alongside the roads as this would give an optimum access to the settlement and transport network.

There are a series of potential views/vistas that could be created overlooking the countryside and forming a skyline view from a frontage of potential development. Sustainable Drainage as well as considering storm run off could also be used to enhance the appearance and ecological character of the site.



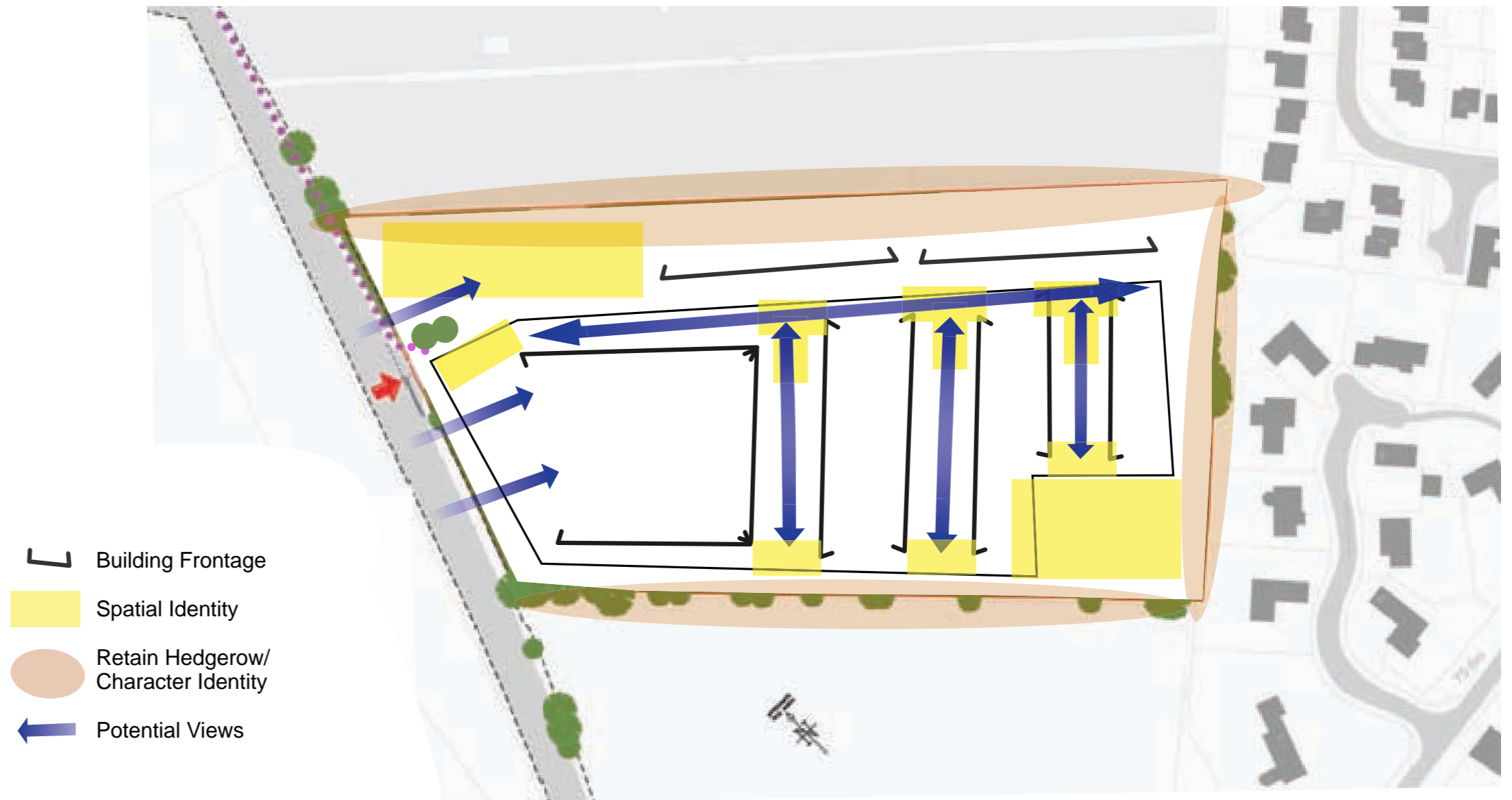
### Potential Opportunities - Urban Form

The structure of the development has a linear north-south orientation, the access will be provided from the west and this can frame potential views. The views to the south-west can also accommodate views out of the development. There is also potential for street frontage along the North-western boundary, this frontage can have a reduced hedgerow or improved landscaping.

The series of junctions or divisions of adjoining movement space can create a spatial identity with a series of landmark features, open spaces or community amenities to aid legibility and creation of a built environment character.

The urban form will take precedent from characteristics of the village, such as the irregular set backs in the building line and the creation of spaces and views. The building lines should be orientated to promote vistas or key landscape features.

The illustration to the right demonstrates how opportunities can be achieved in design. Making one of the constraints to positively influence development design.



### Potential Opportunities - Landscape

The landscape strategy should retain a majority of the existing wildlife corridors. The boundary wildlife corridors should be maintained where best possible. A series of trees in colonnade would align with the primary access road and serve to increase biodiversity and act as a key feature within the site.

The southern green space could be used to accommodate an attenuation basin as it the lowest point of topography on the site. This could also increase wetland habitat and improve the ecological diversity of local wildlife.

The site topography has a low level slope to the south which can help in the formulation of a rainwater / services strategy. The root protection area is highlighted to protect the tree root from damage as well as providing a suitable buffer for the built development line when in proximity to the boundary.

The illustration to the right indicates how green space could be appropriately located used to address constraints and create opportunities. For example the Green Space to the NE could aid ecology, create a buffer with the adjacent allotments, provide an attractive leafy character to the site whilst also potentially containing attenuation needs and play space.



### Potential Constraints - Heritage Assets

As the site is within proximity to heritage assets consideration should be given to a possibility of discovering archaeological remains on site, most notably Roman as the site is close to the Roman town of Alchester. An archaeological study should be undertaken to ascertain the archaeological value of the site, it is arguable that the generations of arable activity may have degraded any surviving archaeological remains, although not discounted.

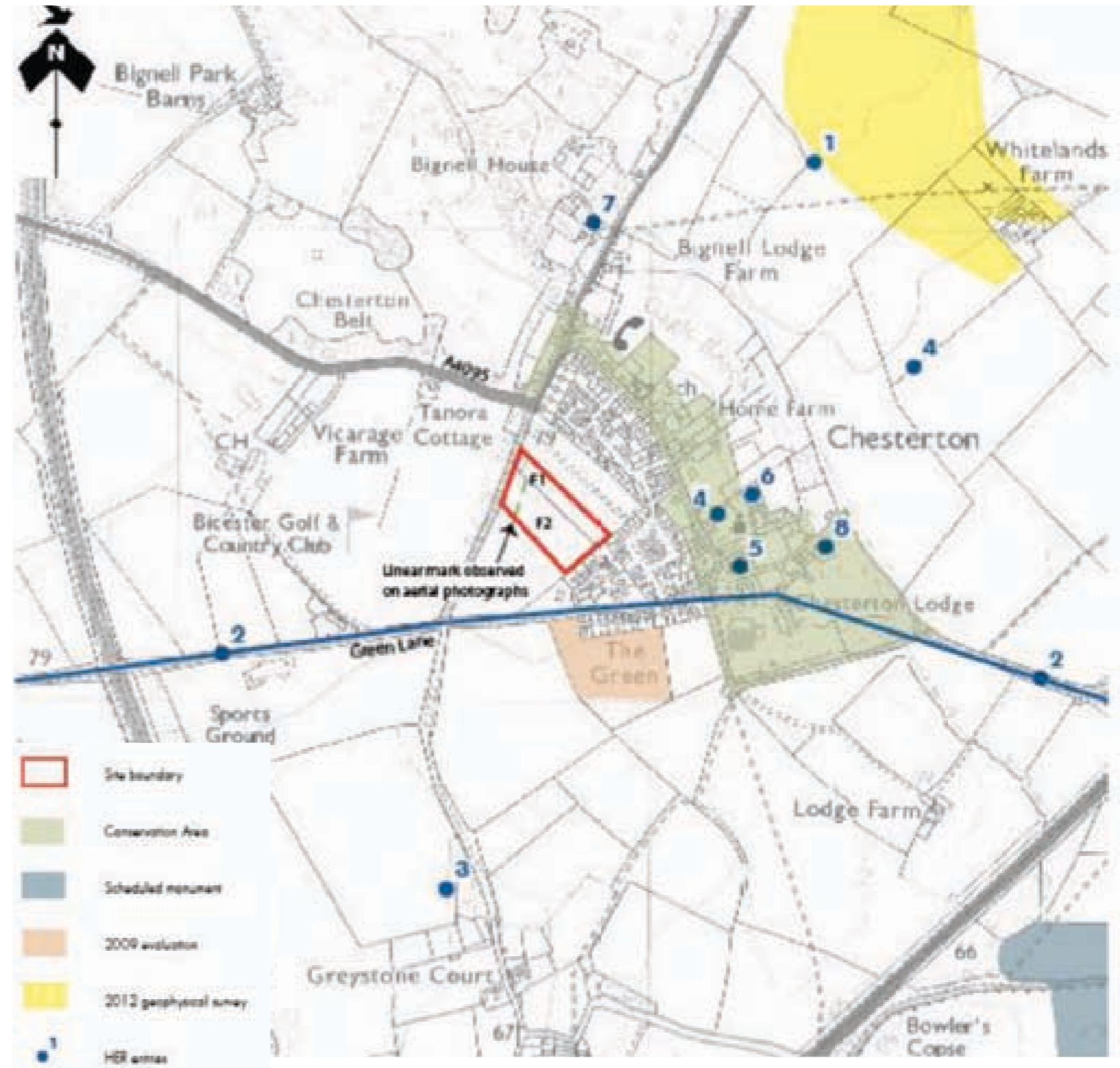
Because of the potential for the site to contain buried archaeology of Roman date a geophysical survey has been carried out.

The reports conclusion is as follows:

The detailed magneto meter survey located a positive rectilinear anomaly that appears to relate to an enclosure feature that is present within both survey areas. A Further linear ditch, with an apparent deliberate 5.5m gap, is located to the west of the enclosure. Several other linear and discrete anomalies have been located within the site, but these are generally very weak and indistinct and although they may relate to cut, ditch-like and pit-like features, their origin is uncertain.

Widespread magnetic debris with the north eastern part of the site is likely to have originated from its use as allotment gardens. The south western part of the site contains evidence of medieval cultivation in the form of ridge and furrow.

- HER 1 - Bronze Age Barrows
- HER 2 - Line of Akeman Street
- HER 3 - Roman Coin findspot of 25 coins
- HER 4 - Earthwork remains of 13th century building
- HER 5 - 12th and 13th Century Ditch
- HER 6 - Medieval Ditch
- HER 7 - Deserted Medieval Village
- HER 8 - Post Medieval Manor Farm Mill



Extract from Archaeological Assessment CSa/2325/03

### 1.11: Urban Impact

As shown from the positive figure plans regarding building height, usage and density there is a need for more smaller building footprints to infill the urban sprawl toward the Site.

The typology best suited to this infill would be residential development. To reduce the impact upon the allotments and to prevent turning it into a tight enclosure it would be advisable to have a medium density with a mixture of housing types in size and scale.

A mixture of density is present in the local area. As such it is arguable to have a medium density site to relate to both urban design principles and to mediate the language.

The impact on the Golf Course would be minimal due to the heavy vegetation barrier to the west of the site. Also as the Golf Course space does not comprise of a residential built identity there is minimal relationship to cite precedent from.

The impact on the road infrastructure would be minor and make positive contributions to pedestrian / vehicle access and potentially encourage vehicles to slow along the straight road adjacent to the Site.

### 1.12: Social Impact

The local area is primarily used as a place of residence for varying ages in the local community from infants through to the elderly. The site is situated close to the allotments and main road and as such will have a tie to the inner communal sociologies and identities.

A residential development would enhance this identity provided the development takes precedence from the local architecture and urban design. A mixture or even an addition can be proposed provided it is a reflection of the site and in-line with best design principles.

The social link between the proposed development and the rest of the village could be added to by the inclusion of an access route for pedestrians. This could promote social relations as it joins identities together as well as increase permeability in the urban area.

An aspect that appears lacking in the immediate local area is the option for open space for recreation. The inclusion of such a space into the development could help improve social development and provide an amenity for the village.

### 1.13: Effects on Development

The two aspects of urban and social impact allow for a development to consider the way in which it will absorb and reflect the language of its surrounding environment so as to compliment and reinforce the existing community.

From the aspects described it is clear that a residential development would enhance this locality and result in a positive social and urban improvement to the village.

This could allow for occupiers to consider the space more positively and bring further footfall to the development, adding to the general social cohesion of Chesterton.

The planting boundaries should ideally be maintained and kept where possible in an attempt to upkeep and promote biodiversity so as to aid the ecology of the area.

An attractive green space amenity for recreation could act as a focal point of the master plan for the houses and routes within the site and potentially the rest of the village.

## 1.14: Planning Policies

The development follows Government Policy as set out in the National Planning Policy Framework as well as the Planning Statement accompanying the application.

In addition to the National and Local Planning Policies the following relevant guidance has also been considered in the development of the Illustrative Master Plan and will be considered further at the detailed design stage:

- By Design: Urban Design in the Planning System (DETR, CABE 2000)

- By Design: Better Places to Live (DTLR, CABE 2001)
- Code for Sustainable Homes (CLG December 2006)
- Planning and Access for Disabled People: A Good Practice Guide (ODPM 2005)
- Safer Places – The Planning System and Crime Prevention (ODPM 2004)
- Secure By Design Principles (ACPO June 2004)
- Manual for Street 2 – Wider Application of the Principles (CLG September 2010)
- Urban Design Compendium 1 (English Partnerships 2000)
- Urban Design Compendium 2: Delivering Quality Places (English Partnerships 2007)

### Regional Planning Policy

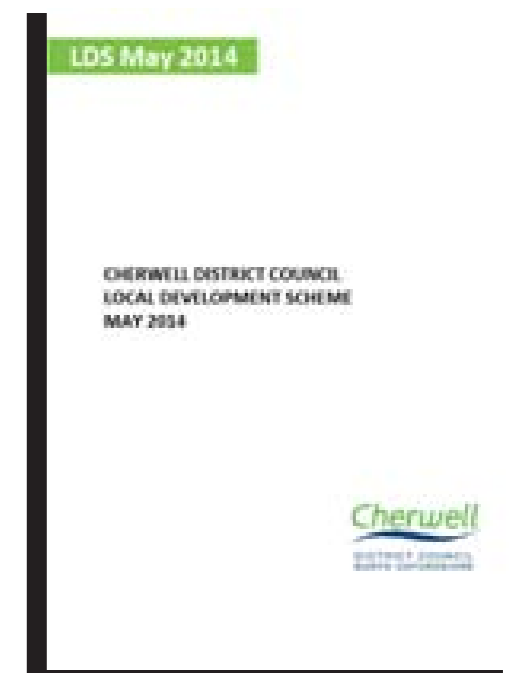
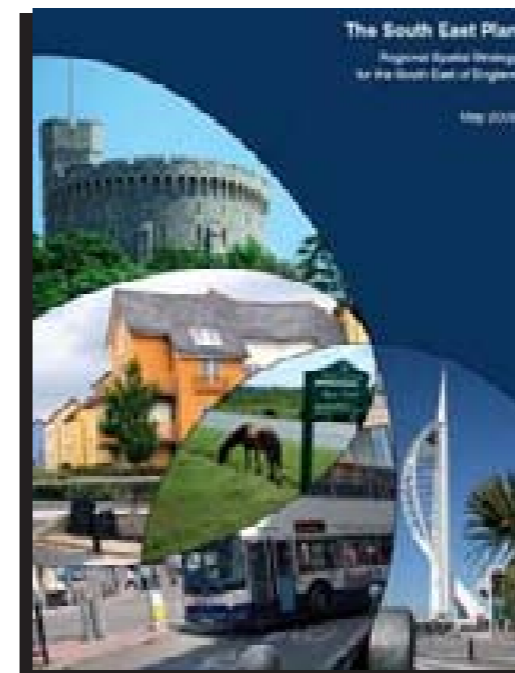
The policies in the South East Plan relevant to the proposed development include the following:

- Policy CC1 – Sustainable Development
- Policy CC3 – Resource Use
- Policy CC4 – Sustainable Design and Construction
- Policy CC5 – Supporting an Aging Population
- Policy CC6 – Sustainable Communities and Character of the Environment
- Policy CC8 – Green Infrastructure
- Policy H4 – Type and Size of New Housing
- Policy H5 – Housing Design and Density
- Policy T1 – Manage an Invest
- Policy T2 – Mobility Management
- Policy T4 – Parking
- Policy C4 – Landscape and Countryside Management
- Policy C6 – Countryside Access and Rights of Way Management

### Cherwell Local Policy

The following Non Statutory Local Plan policies are limited weight to the proposed development:

- H3 – Making Efficient Use of Land
- H4 – Types of Housing
- H7 – Affordable Housing
- TR1 – Transport and Development
- TR3 – Transport Assessments and Travel Plan
- TR4 – Mitigation Measures
- TR5 – Road Safety
- TR9 – Cycle Parking
- TR11 – Parking
- TR19 – Roads in Residential Areas
- R8 – Public Outdoor Recreation Play Space
- R9 – Amenity Areas
- D1 – Urban Design Objectives
- D2 – Planning Application Design Statements
- D3 – Local Distinctiveness
- D4 – Quality of Architecture
- D5 – Design of Public Realm
- D9 – Energy Efficient Design



## Cherwell Local Policy II

### Policy C30

New housing development should be compatible with the appearance, character, layout and density of existing dwellings in the vicinity.

### Policy BSC3 Affordable Mix

Relates to affordable housing that include three or more dwellings will be expected to provide at least 30% of new housing as affordable homes on site.

### Policy BSC 4 Housing Mix

New residential development will be expected to provide a mix of homes to meet current and expected future requirements in the interests of meeting housing need and creating socially mixed and inclusive communities. The mix of housing will be negotiated having regard to the Council's most up-to-date evidence on housing need and available evidence from developers on local market conditions.

### Policy ESD 6 Sustainable Flood Risk Management

The Council will manage and reduce flood risk in the district through using a sequential approach to development, locating vulnerable developments in the areas at lower risk of flooding. Development will only be permitted in areas of flood risk when there are no reasonably available sites in areas of lower flood risk and the benefits of the development outweigh the risks from flooding.

### Policy ESD 7 Sustainable Drainage Systems

All development will be required to use sustainable drainage systems for the management of surface water run-off.

### Policy ESD16

Relates to the character of the built and historic environment, and states that new development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design.

### Recommendations

Applying the 30% housing density sought under policy BSC3 to the site at Green Lane (2.8ha) would result in 84 dwellings on the site. The 30% housing target is considerably higher than the housing density immediately adjacent to the site.

This ranges from approximately 8.3 dpa at the Woodlands to the south, to 16 dph at Chestnut Close, Fortescue Drive and Ash Grove, and to 20. dph at Orchard Rise and Banks Furlong to the north east.

Applying these densities to the site results in a range of dwellings from 23 dwellings at 8.3 dph to 59 at 21.0 dph. A midpoint would be 41 at 14.6 dph.

## Cherwell District Policy - Landscape Assessment

The Cherwell District published a Landscape Assessment wherein the site is zoned in the Otmoor Lowlands which is associated with the River Ray and flat, wet, low lying landscape meadows and pastures. This zone stretches northwards to include Bicester's urban fringes, and to the southern edge of the Oxford Heights.

The site area is not of high landscape value although the Otmoor lowlands includes areas of ecological interest and enhancing wildlife habitat is preferable to the strategy. It is also near parklands and not near an ancient semi-natural woodland or site of special scientific interest. Although the Otmoor lowlands

## Cherwell Local Plan - Landscape Strategy

The following policies from the Landscape Strategy within the local plan are relevant to the site.

EN36 - The council will seek opportunities to secure the enhancement of the character and appearance of the landscape, particularly in urban fringe locations, through the restoration, management or enhancement of existing landscapes, features or habitats and where appropriate the creation of new ones, including the planting of woodlands, trees and hedgerows.

EN37 - In exercising its development control functions the council will welcome opportunities for countryside management projects where (i) all important trees, woodland and hedgerows are retained (ii) The ecological value of the site will be enhanced; and (iii) New tree and hedgerow planting using species native to the area and of local provenance is encouraged and subsequently managed.







# B

## Community Engagement

2.1	-	Community Engagement	Page 22
2.2	-	Public Consultation	
2.3	-	Conservation Area & Archaeology	
2.4	-	Ecological Appraisal	23
2.5	-	Highways Agency	24
2.6	-	Design Evolution	25

## 2.1: Community Engagement

Taylor Wimpey are committed to engaging with the local community in detailed consultation in order to propose a balanced scheme to accommodate the majority, if not all, the queries and concerns made known. A statement of community engagement has been undertaken and will be submitted as a supporting document for this application.

As the submission is an outline planning application with all matters reserved (except access) this will enable the application to engage with members of the public further, taking all views into detailed design consideration.

We have undertaken public consultation with the local community and taken the comments into the consideration of the design. Further consultation will be made during the statutory 21 days of application consultation once the application has been submitted and registered.

Following an approval of the outline planning application is a further opportunity to liaise with the members of the public and key stakeholders regarding the details of the design for the reserved matters application.

## 2.2: Public Consultation

Community Engagement was carried out on the 17th July 2014 at Chesterton Village Hall, Alchester Road, a feedback summary supporting document has been provided alongside this application.

A total of 60 feedback forms were received throughout the consultation period, which represents 65% of the number who attended the consultation event.

The following key findings from the event are listed as under;

- 40% of consultees support the provision of new homes in Chesterton and 55% do not
- 47% believe starter homes are needed, 43% affordable housing and 35% family homes and smaller homes for downsizers. Only 22% say no new homes are needed.
- 62% think it is important for the proposed development to have a local or distinctive identity compared to just 8% who regard this as unimportant
- 68% identify a requirement for pedestrian/cycle routes into and through the development, with 18% suggesting that existing roadside paths should be improved
- 33% believe open spaces are located in the right places within the development, while 25% do not
- 42% of consultees are concerned about the impact of the scheme on roads/traffic
- 35% are opposed to the principle of development on the site

## 2.3: Conservation Area & Archaeological

Extract from Archaeological Assessment prepared by CSa Environmental Planning.

The top of the tower of the grade II\* listed Church of St. Mary, approximately 250m to the east, is visible from the western part of the site through an existing tree/hedge line. However, views from the Chesterton Conservation Area and other listed buildings into the site are otherwise screened by built development and, in the case of the western tip of the conservation area designation along the A4095 by Hedgerows. It is therefore highly unlikely that low-rise residential development within the site will result in any change to the significance of the conservation area or any listed buildings.

### Archaeological Background

The site lies approximately 100m to the north of a Roman road known as Akeman Street, which led to the Roman town of Alchester approximately 1.2km to the south-east. The site therefore lay within the hinterland of this Roman town. However, an archaeological evaluation carried out in 2009 approximately 100m to the south on the southern frontage of Akeman Street did not identify any significant archaeology.

The site was probably part of an open field system known as Hale Field throughout the medieval period and continued to be so prior to field enclosure in 1768. The site was part of a single field on Ordnance Survey maps of 1875 and 1899 but by 1922 the northern field was part of a larger allotment garden, becoming grassland by 1989.

### Archaeological Potential

No significant archaeology was identified in the 2009 archaeological evaluation approximately 100m to the south. However, given the proximity of Akeman Street and the location of the site within the hinterland of the Roman town of Alchester, the possibility of associated Roman remains being present within the site cannot be discounted. The site was almost certainly under arable cultivation as part of an open field system throughout the medieval period, and remained so until enclosure in 1768. Field 1 has also been part of a wider system of allotments and field 2 is currently under arable cultivation. The centuries of arable activity and also the allotment digging may have had a scattering effect on any possible fragments of archaeology.

We will continue to liaise with the local community throughout the planning process to bring forward a development which aspires to the needs of the local community.

## 2.4: Ecological Appraisal

A residential development of up to 45 dwellings is proposed on land west of Chesterton in Oxfordshire. This Ecological Appraisal has been undertaken to present the findings of a desk study, an extended Phase 1 habitat survey and hedgerow assessments completed by CSa Environmental Planning in April and May 2014. The ecological features have been valued from the findings. The majority of the site comprises arable land and improved grassland, which are low grade widespread habitats considered to be of low ecological value.

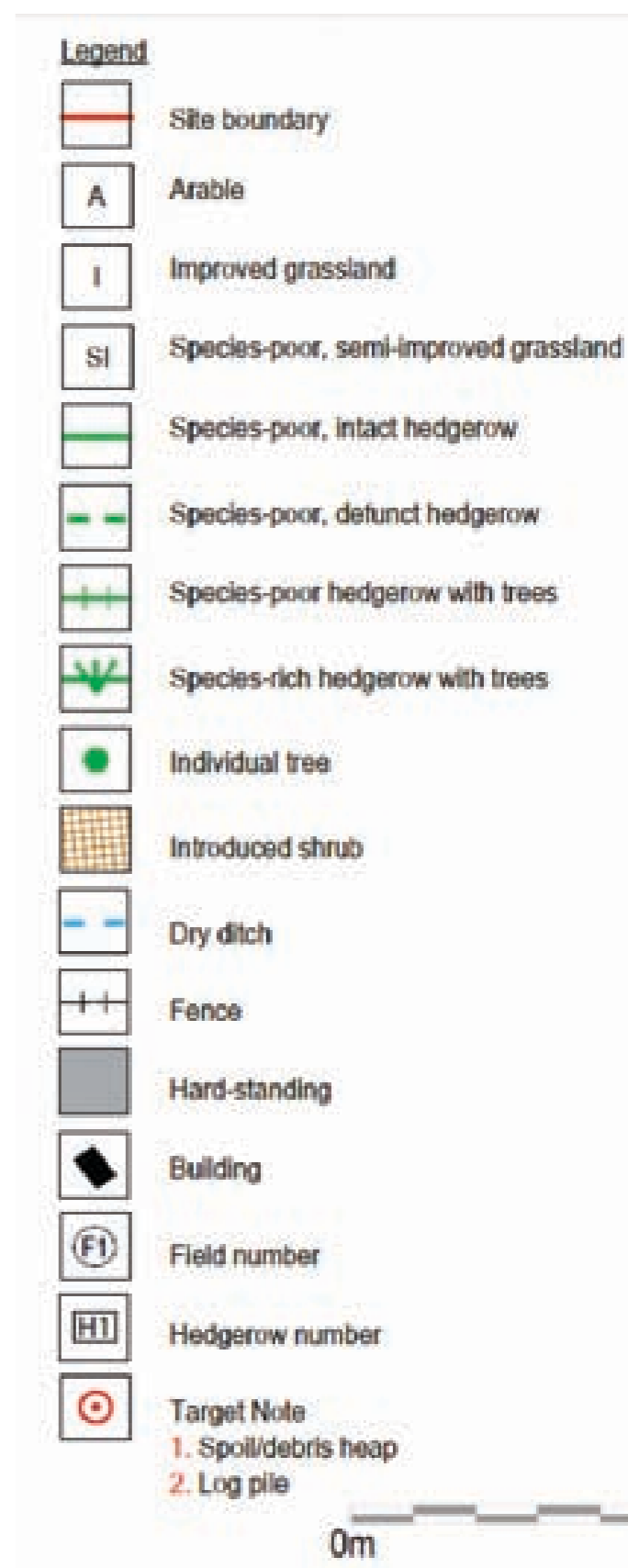
Habitats of ecological value at the Local and Site level comprise native hedgerows with associated trees, long grassland margins and dry ditch. The retention, protection and enhancement of such habitats is recommended wherever possible, particularly the more ecologically valuable hedges, considered to be H1, H2, H3 and H7 (see Habitats Plan in Appendix C). The loss of sections of the central hedgerow that divides the fields (H4) is anticipated to facilitate development. This hedgerow is of relatively low value and it is considered that its loss could be adequately mitigated through improvements to the northern boundary hedge (H6).

Further surveys for the following protected/notable species are recommended:

- Bat roosting- Ground-based tree assessment (any time of year);
- Bat commuting and foraging- Three transect and static detector surveys (May to September);
- Birds – Four breeding bird surveys (mid-March to mid-July);
- Reptiles – Seven visit presence/absence survey (April to September)
- Great Crested Newt - Pond assessment (HS1) and subsequent four visit presence/absence surveys and (mid-March to mid-June, with at least half of surveys undertaken between

mid-April and mid-May). If present, two additional visits within the same period to gain an understanding of population size.

The site design development should carefully consider the findings of the supplemental surveys.



## 2.5: Highways Agency

### Accessibility

The site is located 500 metres from Chesterton village centre and 2.4 kilometres south-west of Bicester town centre. Local facilities available in Chesterton include a primary school, a church and vicarage, a village hall, recreation ground and a public house, all of which are located on the main road through the village, Alchester Road.

Two kilometres is generally considered acceptable walking distance while five kilometres is regarded as acceptable cycling distance. The facilities located within the village and bus stops on Alchester Road are located within walking distance while Bicester is within cycling distance of the site. The village benefits from a bus service to Bicester, Kidlington and Oxford. The bus stops on Manorsfield Road, in Bicester are located within cycling distance and are served by various bus services to surrounding areas. Bicester Town and North rail stations are also located within cycling distance of the site.

### Parking

Any detailed scheme could provide a garage and a general space per 3 beds and a double garage and two general spaces for 4 and 5 beds. In addition to this eight visitor spaces could be implemented on the street throughout the development. Although this level of parking is slightly over the adopted standards, it is considered that this could avoid any overspill parking on surrounding streets.

### Access

It is proposed to close the existing access to the unnamed road and create a new access south of the existing access. The access will take the form of a priority junction. The level of visibility achievable from the site access is in accordance with guidance and is appropriate for speeds recorded.

The access road is likely to be 5.5 metres in width with a 2 metre footway on the southern side of the access road for approximately 100 metres. Following which, the access road can take the form of shared surface at 5.5 metres in width. Private drives off the access road will serve no more than four dwellings.

### Sustainable Transport Initiatives

An optional footway along the unnamed road could provide a connection between the development and the footway on the A4095, thus providing a safe walking route to the village centre and bus stops.

The footway works may allow the carriageway of the unnamed road to be widened to 4.8 metres, where required, from the site access to the A4095. A carriageway width of 4.8 metres allows two vehicles.

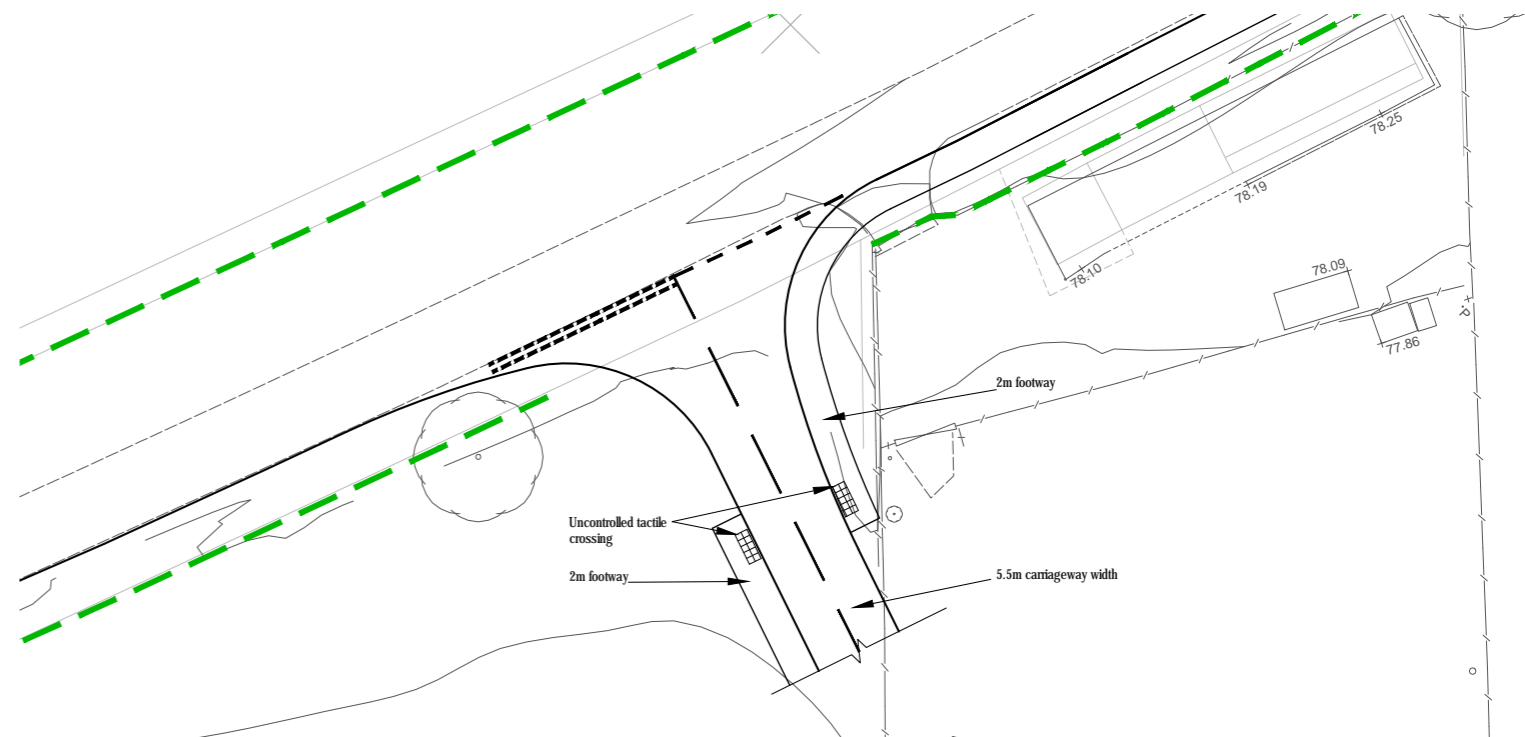
It is not considered beneficial to provide a footway to the south of the development along the unnamed road as amenities cannot be accessed in this direction.

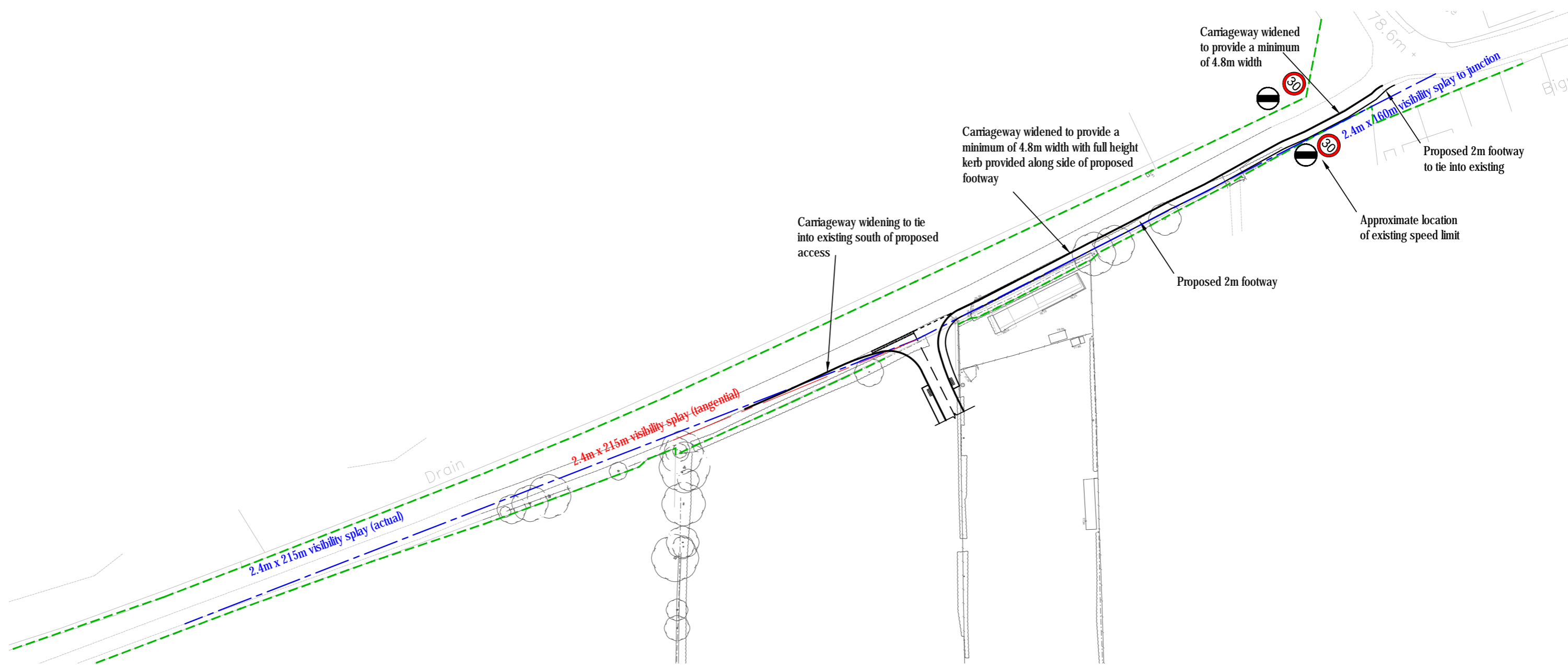
To encourage sustainable travel amongst future residents and to influence their travel choices from the beginning, it is proposed to provide each dwelling with a Residents Welcome Pack which will contain useful travel information.

### Traffic Generation

It is expected that the proposed development of up to 45 dwellings will result in 29 two-way vehicular trips in the morning peak hour, 28 two-way vehicular trips in the evening peak hour and 247 two-way vehicular trips daily.

The development will improve the unnamed road with local widening of the carriageway to 4.8 metres and provision of a footway of 2.0 metres in width which will make it suitable to accommodate these additional trips as well as improving the pedestrian environment for existing and future users.





## 2.6: | Geophysical Survey

A detailed magneto meter survey was undertaken within two land parcels at Chesterton, near Bicester in Oxfordshire. The results indicate the presence of cut features of archaeological potential in the form of a rectilinear enclosure and linear ditch. These extend across both survey areas, although the north eastern area contains widespread magnetic debris which may have obscured further weaker features. Several other linear and discrete anomalies have been located, and while these may relate to cut, ditch-like and pit-like features they are weak, fragmented and indistinct.

Area centred on OS NGR 455818 221418,  
Anomalies of archaeological potential

(1) – A positive linear anomaly extends across the width of the survey area and is a response to a cut feature which continues to the south west as anomaly (7).

(2) – A positive linear anomaly extends across the south eastern part of the survey area and links to the north eastern part of anomaly (7) seen in Area 2 to the south west.

(3) – A positive linear anomaly is located in the north western part of the survey area and appears to be a continuation of anomaly (8) within Area 2. Anomalies with an uncertain origin

(4) – The survey area contains a number of weak and short positive linear anomalies. It is not clear if they relate to cut features, or if they have some association with the use of the site as allotment gardens. Anomalies associated with magnetic debris (5) – The survey area contains widespread magnetic debris. This obscures weak anomalies and is likely to be associated magnetically thermoremnant material incorporated into the topsoil during the use of the site as allotments and possibly to more recent burnt material. Anomalies with a modern origin

(6) – Magnetic disturbance is a response to steel buildings and ferrous fencing. Area centred on OS

NGR 455775 221375,  
Anomalies of archaeological potential

(7) – Three sides of a positive rectilinear anomaly appear to form an enclosure that extends north eastwards as anomalies (1) and (2) in Area 1. The response is generally 2nT and there appears to be a partial extension at the western corner.

(8) – A discontinuous positive linear anomaly extends along the western part of the survey area. There appears to be a gap of 5.5m and then it continues north eastwards as anomaly (3) in Area 1. The response is generally 3-4nT and it 7 Archaeological Surveys Ltd Land north of Green Lane, Chesterton, Oxfordshire Magneto meter Survey Report indicates a cut, linear feature, such as a boundary ditch.

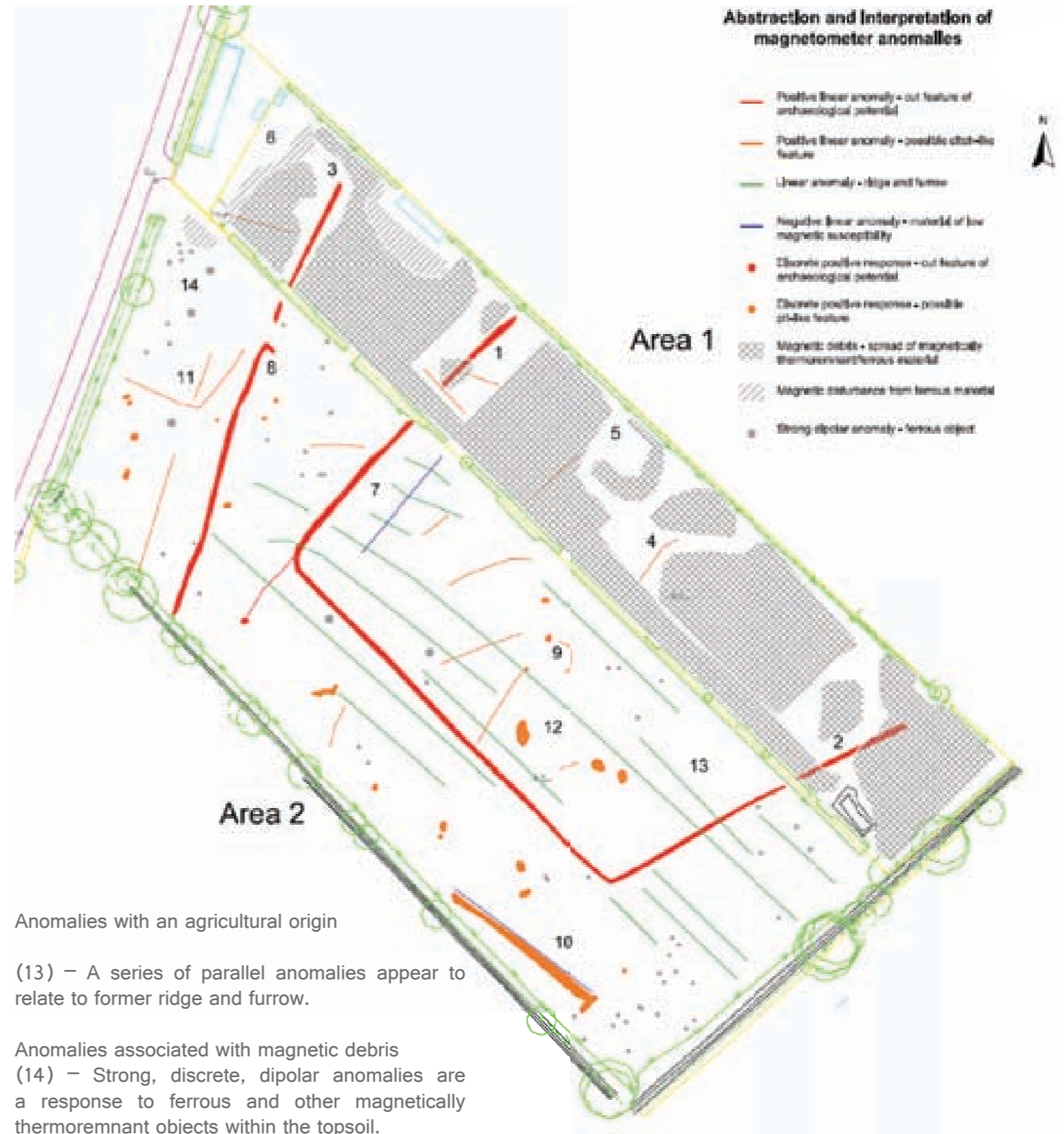
Anomalies with an uncertain origin

(9) – Within the confines of anomaly (7) are a number of positive and negative linear anomalies and a possible positive curvilinear anomaly. Although these may relate to cut features, they are short and weak (<1nT) and lack a coherent morphology preventing confident interpretation.

(10) – Located close to the south eastern corner of the survey area is a broad positive linear anomaly with some associated negative response. As it is located close to the field boundary it is not clear if it relates to a cut feature, but this is possible.

(11) – A number of positive linear and rectilinear anomalies are located to the west of anomaly (8). They have a similar response to anomalies (9) and it is not possible to determine their origin.

(12) – A number of discrete positive responses have been located within the survey area. Although some lie within the confines of anomaly (7) it is not possible to determine if they relate to pit-like features with an anthropogenic or natural origin, but archaeology should be considered.



Anomalies with an agricultural origin

(13) – A series of parallel anomalies appear to relate to former ridge and furrow.

Anomalies associated with magnetic debris (14) – Strong, discrete, dipolar anomalies are a response to ferrous and other magnetically thermoremnant objects within the topsoil.

## 2.7: | Design Evolution

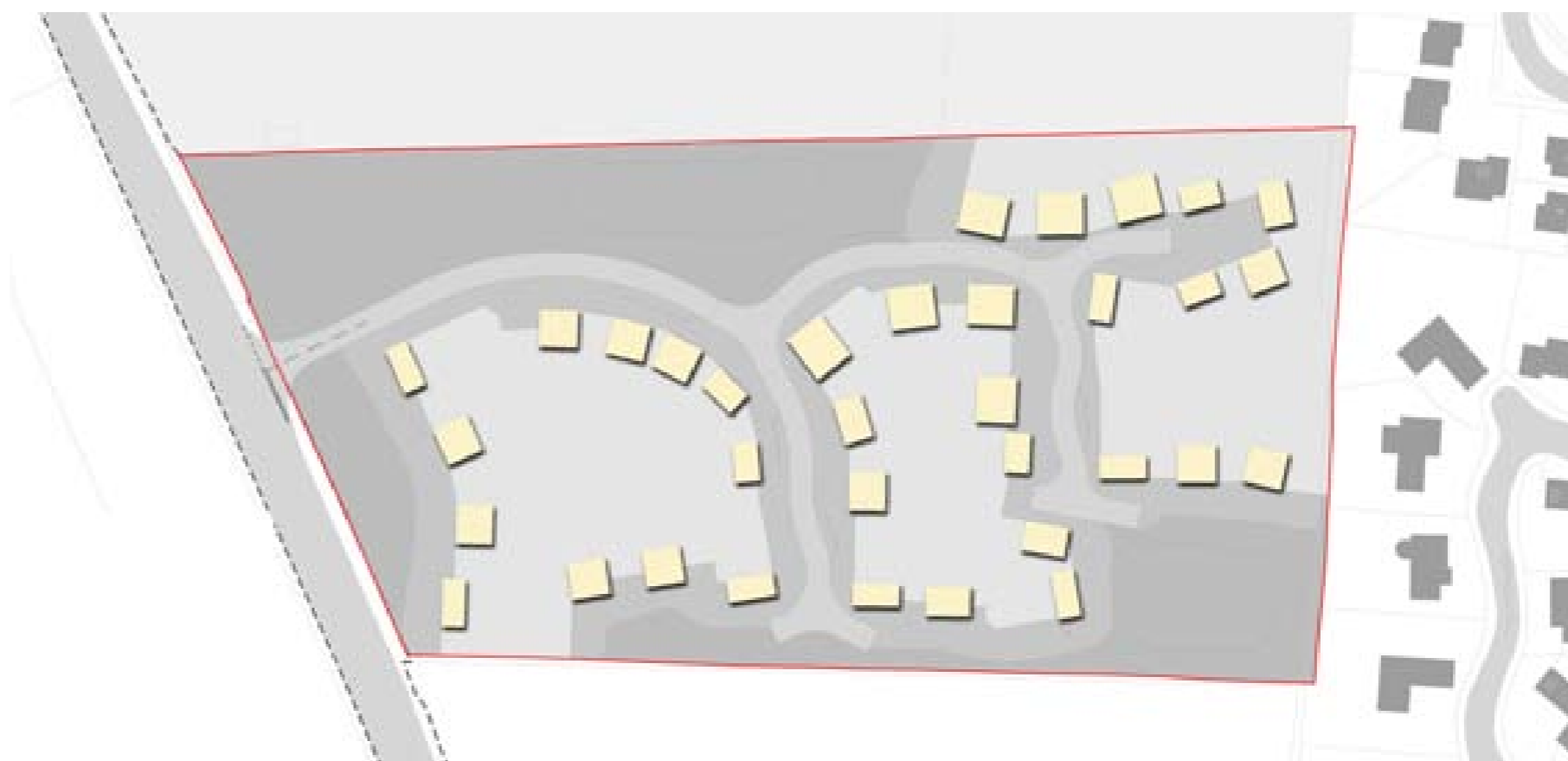
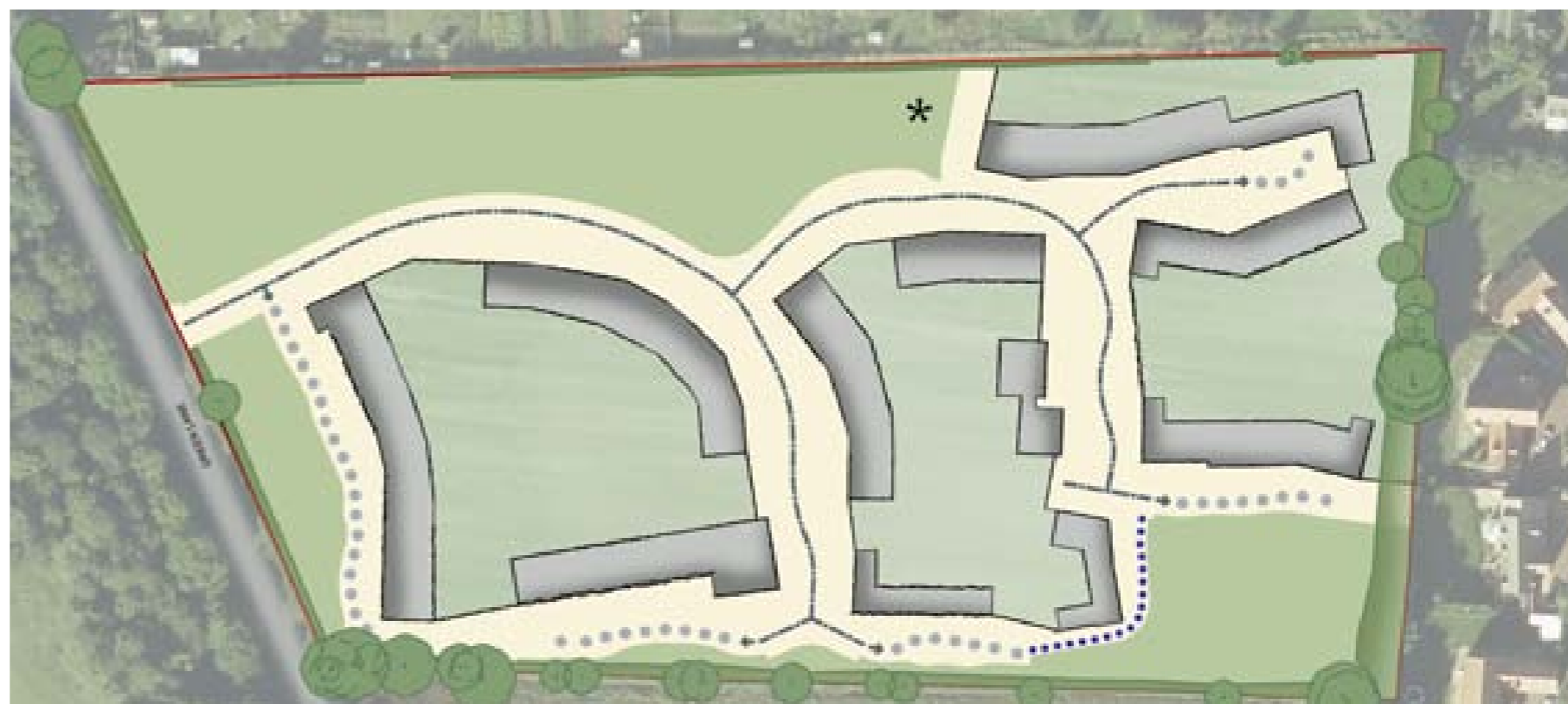
### Concept & Block Plan

This design variant allows for the unit total to not be compromised, include further spatial identities as well as attenuation basin provisions within the green open spaces which can double up as recreation space. An area for play has been incorporated into the design on the north-eastern boundary.

The site access has been improved and more inviting with the presentation of adjoining green space and residential development in harmony and balance. The road infrastructure has been improved with the inclusion of enhanced vista lines that can only improve the street scene and legibility.

The privacy is also maintained for the allotment land to the north with the inclusion of the green space buffer as is the amenity of the residents to the south-east. The hard vegetation is present along the south-east boundary in between the residential units of the development and the residents of 'The Woodlands'.

The footprint massing plan emphasizes the relationship between the adjacent plots of 'The Woodlands' development more clearly. Overlooking the green buffer zones has been implemented for safety and security. This has also provided a series of complimenting street scenes that have a reduced hard visual impact through the incorporation of green amenity.



## Design Evolution - Landscape & Access

The landscape development plan highlights key areas of the site that can be used to improve ecology and soften the impact of the development along key vistas and street scenes.

The inclusion of the landscape buffers to the north-east and south provide ample provision for recreation and increase the privacy to the adjoining land. A play area has been included in the design to comply with the Oxfordshire County Council Planning Obligations Draft Supplementary Planning Document of July 2011.

To include green infrastructure to the rear of the plots would continue to promote the coexistence of hard development and ecological value. As such trees could be planted in residents' gardens and along the street scene.

Tree planting could be utilised as a colonnade from the site entrance to emphasize the curvature of the road and delineate the dominant road. This can be used as a green landmark feature in the site to bolster legibility as well as act as a suitable boundary to the green space.

This movement plan aids the appreciation of how the site will be accessed and utilised by vehicle and on foot. The divisions of movement lines also allow for the comprehension of where suitable squares can be placed which will inform the layout of the design in terms of landmark features.

The movement plan follows the distorted grid layout and complements the simplicity of the design with the need for as little hard standing areas as possible to achieve access and reduce the impact on water run off.





### Design Evolution - Master-Plan

The illustrative master-plan provides an indication of densities across the site and the situations where landmark buildings may be used in relation to scale, landscaping, appearance and layout. This sets out the key urban design principles that the development will seek to instate and could be a template for the detailed design of the reserved matters applications.







## Proposed Development

3.1	-	Amount & Use	Page 30
3.2	-	Access & Layout	31
3.3	-	Parking	32
3.4	-	Housing Mix & Density	33
3.5	-	Services & Drainage	34
3.6	-	Building Heights	35
3.7	-	Landscape	36

### 3.1: Amount & Use

The site comprises of 2.79 Ha and the summary of development proposed within the application site is up to 45 dwellings of mixed size and tenure. The development will also contribute to the affordable housing need within the area, providing approximately 30% of affordable dwellings.

The Green Infrastructure could include informal footpaths along with areas of recreational potential. These have been designed in mind to promote local ecology, enhance focal points, improve vistas along the street scene and soften the impact of the development. The existing peripheral hedgerows, shrubbery and bounds will be retained within the framework so as to maintain healthy site boundaries and to lessen the impact on the local environment and ecology.

To offer a high quality range of living accommodation the development will comprise of a mix of dwelling types. This will provide a range of living from single occupancy to family accommodation which will add a wide demographic and mixed community. The housing mix for the development range from four, three and two beds with the inclusion of 30% affordable housing.

The division of space can be approximately;

Residential Development:	1.64 Ha
Green Infrastructure:	0.86 Ha
SuDS:	0.17 Ha
Road Infrastructure:	0.11 Ha
Play Space:	0.01 Ha

The arrangement has been designed with a variety of block densities with detached and semi-detached compositions. This helps soften the development onto the overlooked public space and allows for an easier transition between the site and Chesterton.



### 3.2: Access & Layout

Access could be provided off of the highway to the west. This will form the main street into the development and provide the principle access route. The site access could have an option to incorporate a footpath from the north as a pavement/sidewalk.

Emergency access will be a detailed consideration in developing proposals at the reserved matters stage. The development is 300m from the nearest bus stop which is within the maximum distance of 400m in urban areas.

Green spaces could act as buffer spaces within the development as well as potential attenuation basins. These green spaces have been designed in mind as areas for recreation and the nearby residential units have been situated to overlook these areas.

The hierarchy of the streets, development blocks and open spaces are sketched to improve permeability throughout the site and relate to the local morphology of Chesterton. This is also evident where the building lines are set back from the street scene in the illustrative master-plan to mimic respective distances in the local area.

It is vital that the development is easy to navigate and legible for both vehicular and pedestrian users. With this in mind a distorted grid layout has been adopted to incorporate the street hierarchy, landmark features, open spaces and core spatial identities. In utilising these urban design principles with the association of varying plot depths the development can be naturally flowing and evolved.

Privacy is an important factor of any development. This will be included in the future detailed design through the use of private and public identity cores. This can be provisionally seen in the three primary garden cores of the sketch layout. This sketch layout upholds the visual need to overlook onto streets and public spaces with a degree of private space.



### 3.3: Services & Drainage

#### SuDS Features

The site could include two attenuation basins potentially located to the north and south of the site. The inclusion of these would provide natural attenuation of surface water runoff which may also enhance on-site biodiversity.

Therefore the drainage strategy of the development should be carefully considered to utilise topography and existing systems where applicable.

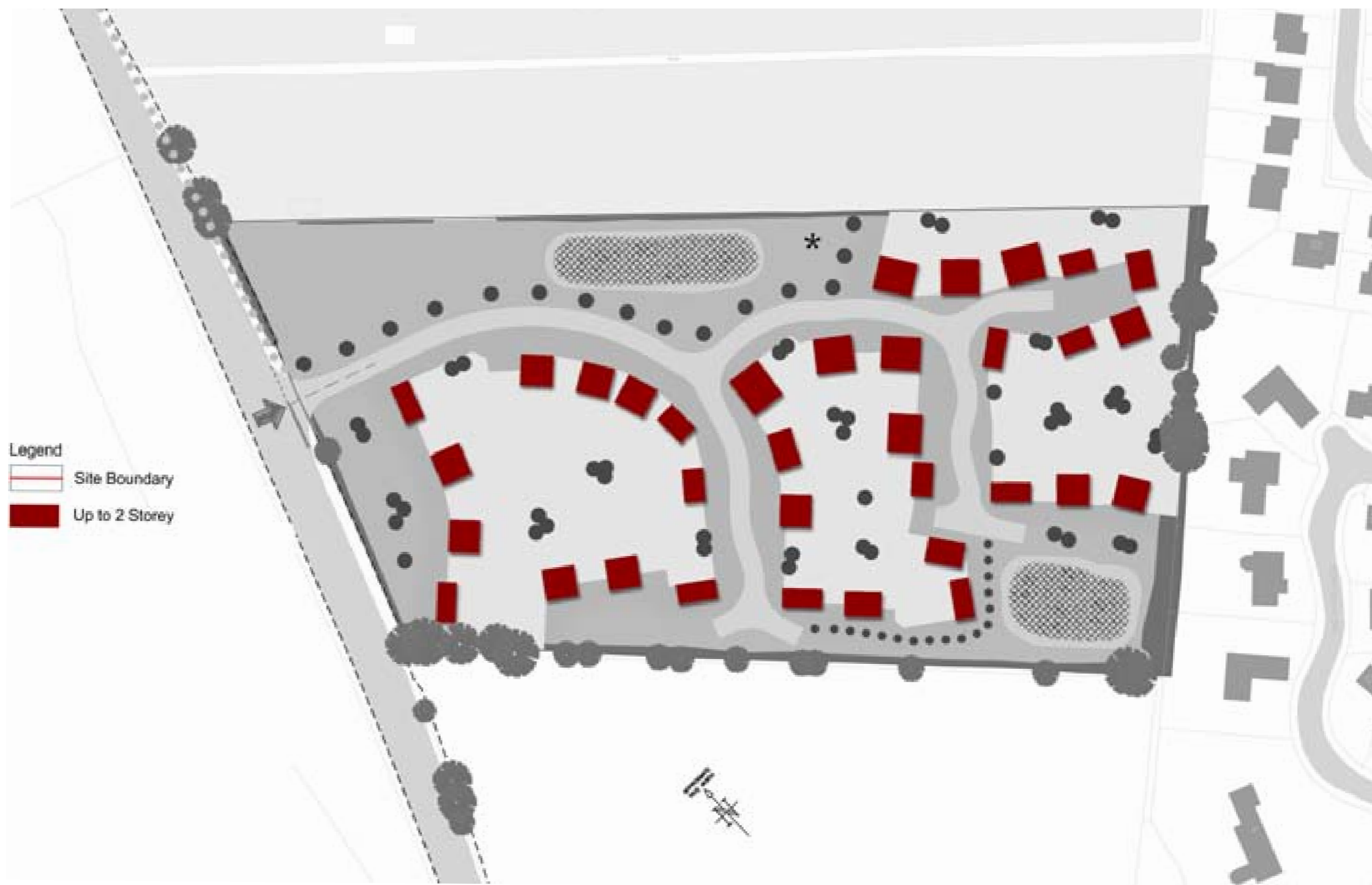


### 3.4: Building Heights & Parking

The site will comprise of up two storey dwellings to reduce any potential obstruction of views from the properties or invasive views into neighbouring properties.

Up to two storey heights will be representative of dwellings within the local character and to maintain that representation will help connect the site to the village.

The Oxfordshire County Council Parking Standards for new Residential Developments set out the principles of allocated and non-allocated spaces including space dimensions, parking layout and general street design issues. The design will adhere to local standards.



### 3.5: Landscape

This section sets out the landscape and ecology strategy for the site where the vision is to create an environment that complements the character of the area and increases the potential for biodiversity. The scheme may incorporate attenuation basin's or balancing ponds to reduce water run-off as well as boost on-site ecology for aquatic and insect life.

The north-eastern boundary adjoining the allotment space could be improved upon with a substantial native hedgerow to enhance the wildlife corridor of the green space and increase privacy for the allotment space. The areas of open grassland can be created as buffer strips alongside the development to provide enhanced opportunity for small mammals, reptiles, amphibians and invertebrates.

There could also be new planting of native trees throughout the development particularly in the rear gardens of plots and alongside the primary access road into the site as a colonnade. This could improve the mix of foraging resources for wildlife and diversify habitat potential.

The development footprint has been set back from the boundary so as to not inflict unwanted harm on potential habitat. The potential play area can include landform and equipment for imaginative play whereas the grassland area can be used for recreational field pursuits.

The application has established the open space provision through the Oxfordshire County Council Planning Obligations Draft Supplementary Planning Document of July 2011. The development is on the threshold to make provisions for an area of Play-space at 100sq m. A buffer zone of 5 metres from the area to the nearest dwelling has been maintained. The details will be developed at the reserved matters stage.







- Legend
- Green Buffer
  - Tree
  - Vista