

Land West of Chesterton

Design and Access Statement

20/10/2014 / Rev C





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.

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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.

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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.

