



## Site Context & Local Context

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### 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.



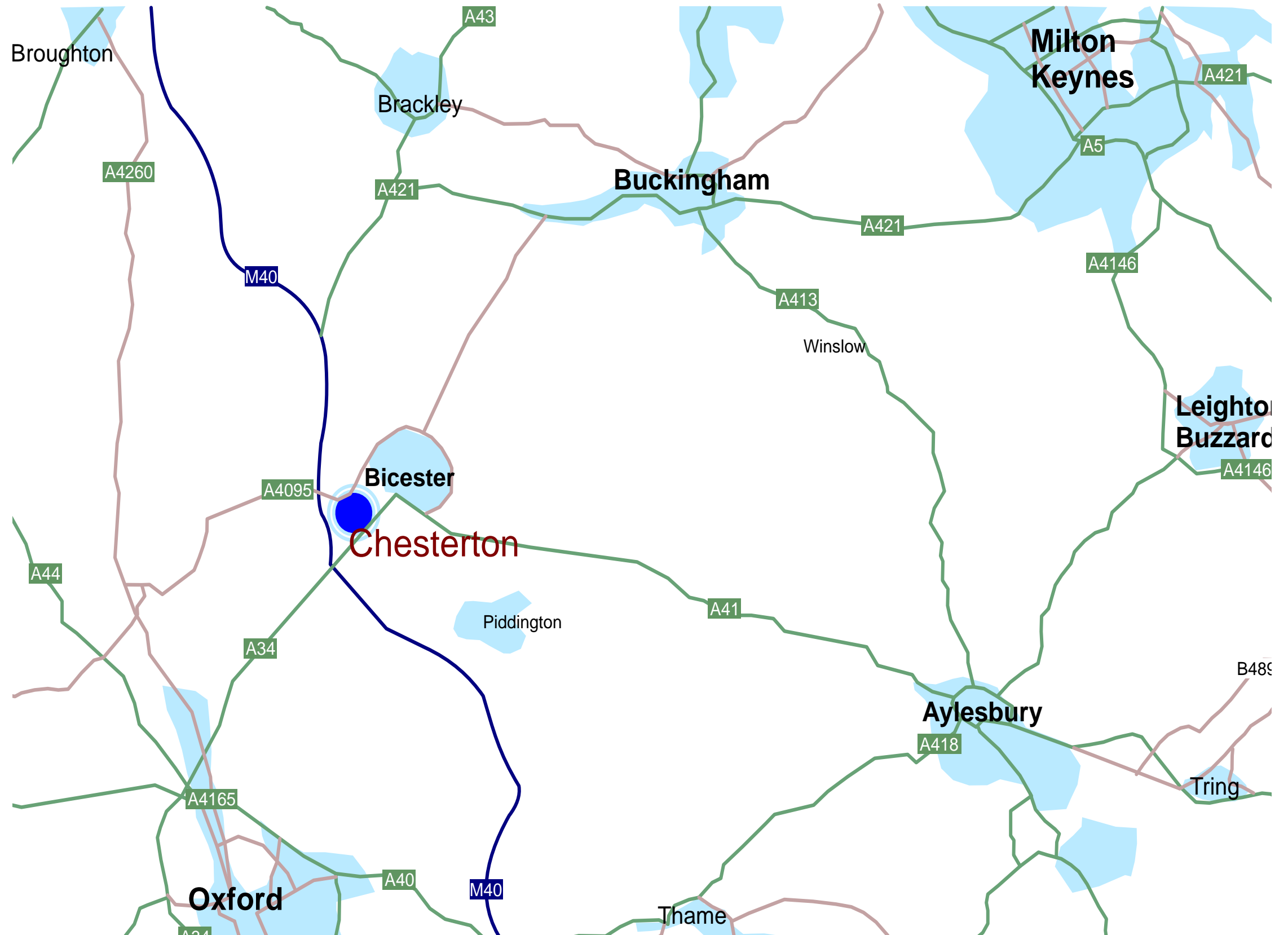


### 1.3: Connectivity

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.

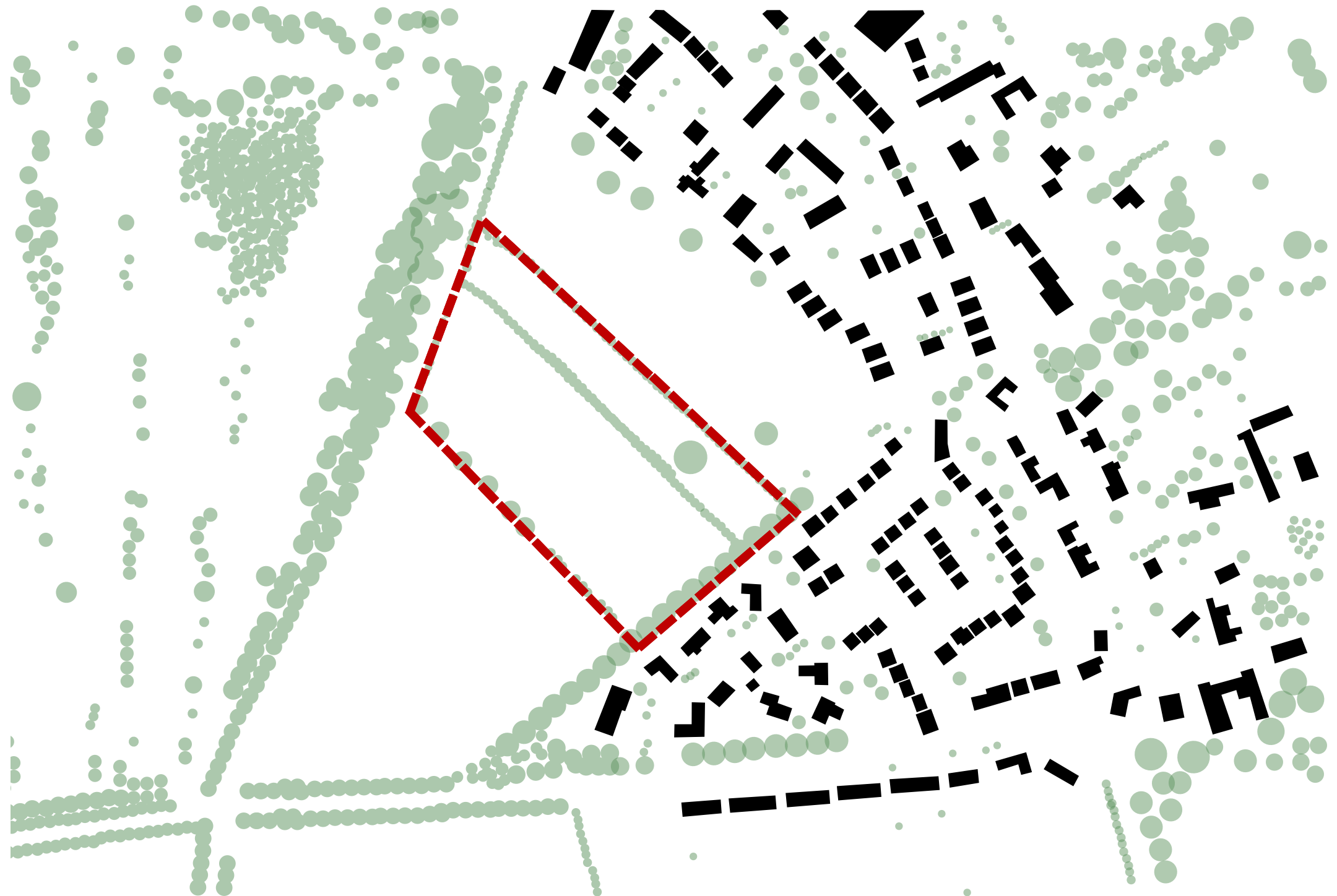
Generally evenly spaced, the pattern of development in the settlement vary dependant on when and why the plots were built.

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.



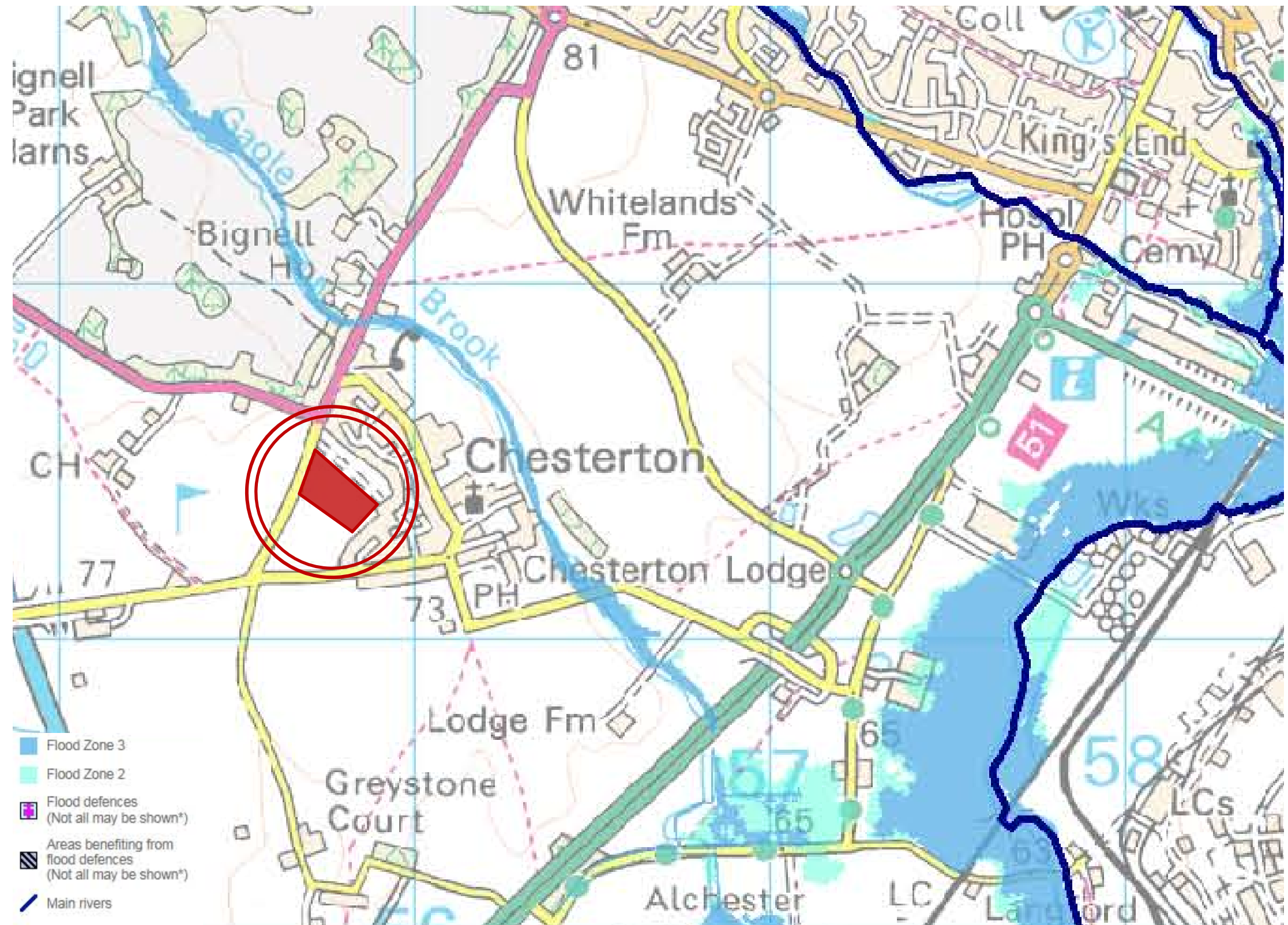


## 1.6: Flood Risk

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.



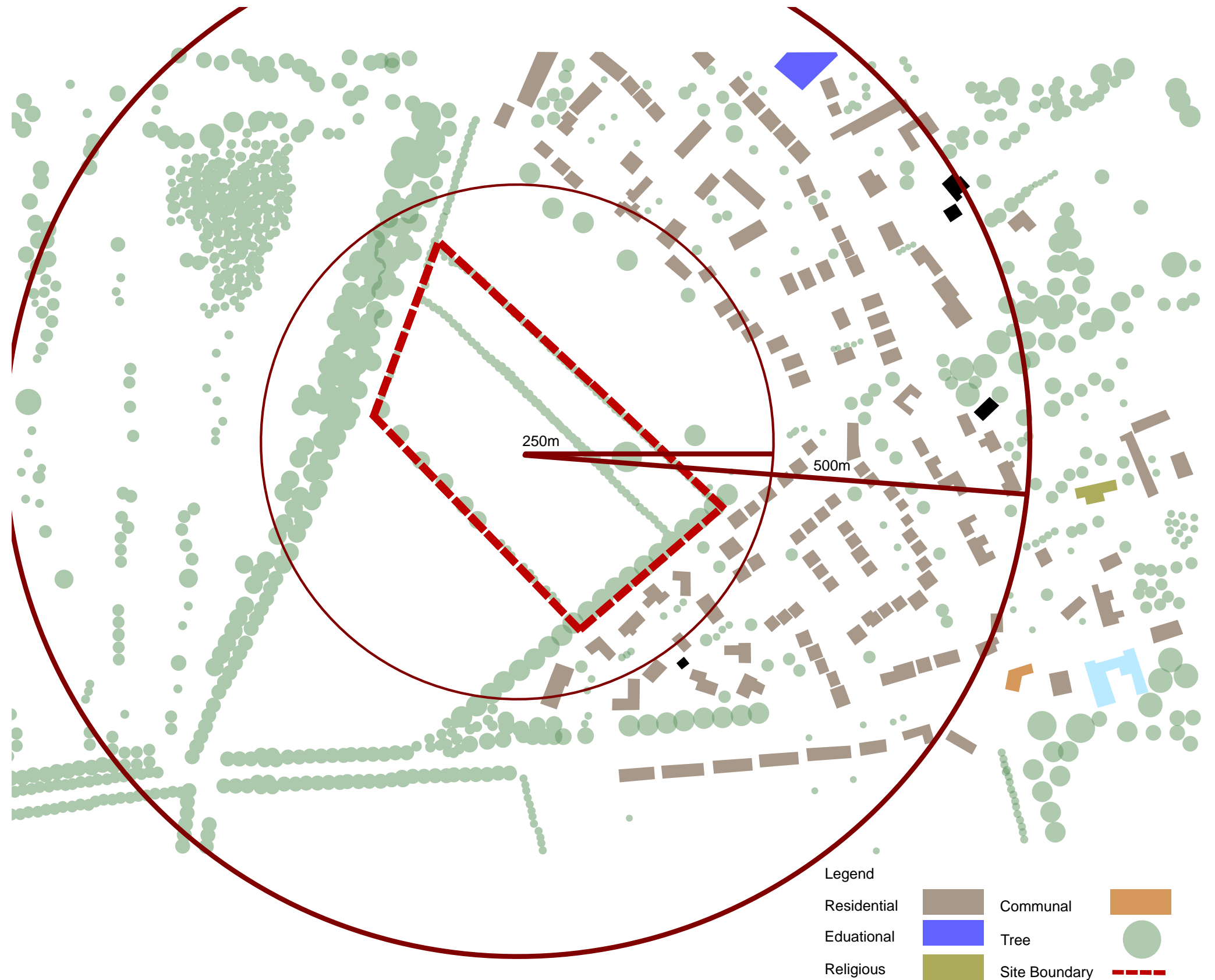


## 1.8: Building Use

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

