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Community Engagement

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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.



Legend

	Site boundary
	Arable
	Improved grassland
	Species-poor, semi-improved grassland
	Species-poor, intact hedgerow
	Species-poor, defunct hedgerow
	Species-poor hedgerow with trees
	Species-rich hedgerow with trees
	Individual tree
	Introduced shrub
	Dry ditch
	Fence
	Hard-standing
	Building
	Field number
	Hedgerow number
	Target Note
	1. Spoil/debris heap
	2. Log pile

0m

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.

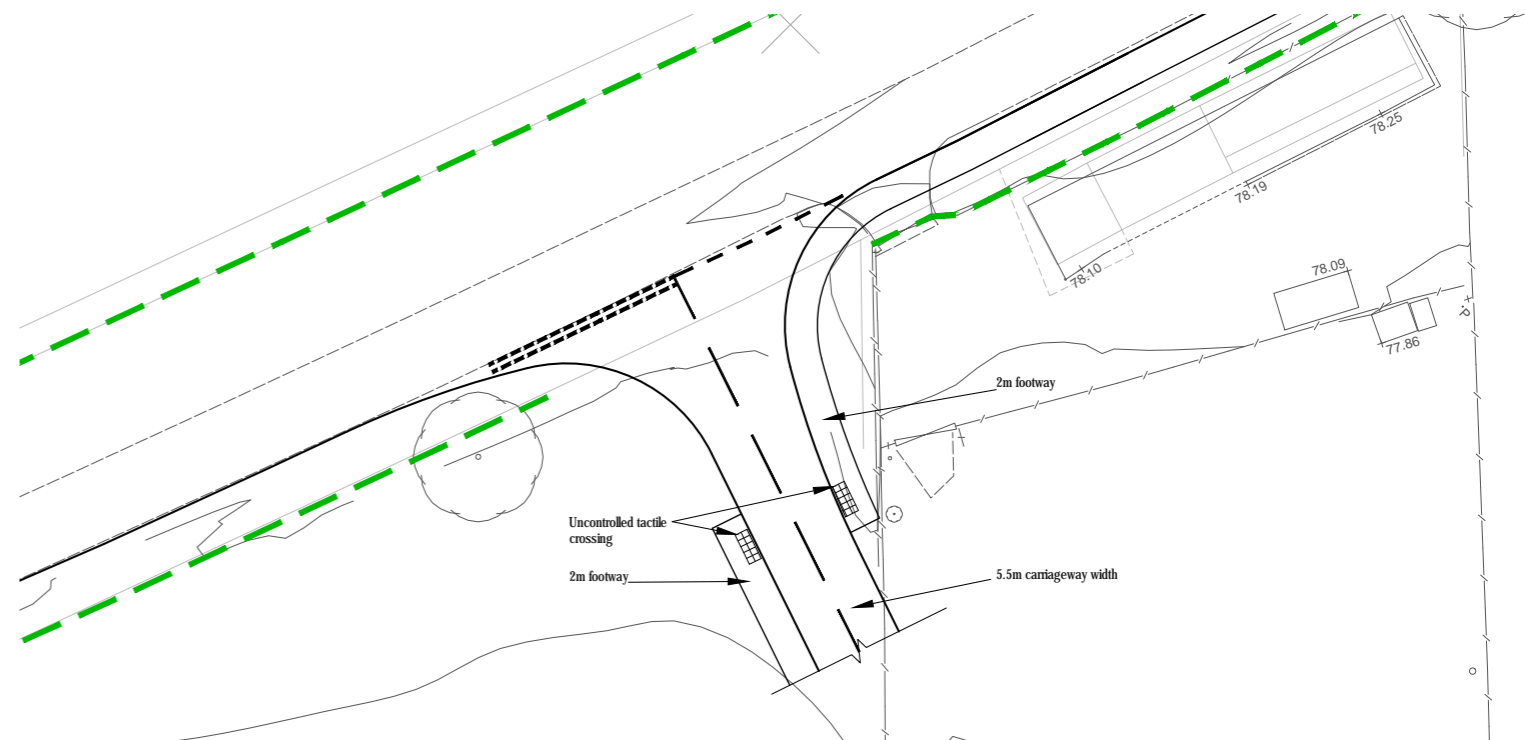
It is not considered beneficial to provide a footway to the south of the development along the unnamed road as amenities cannot be accessed in this direction.

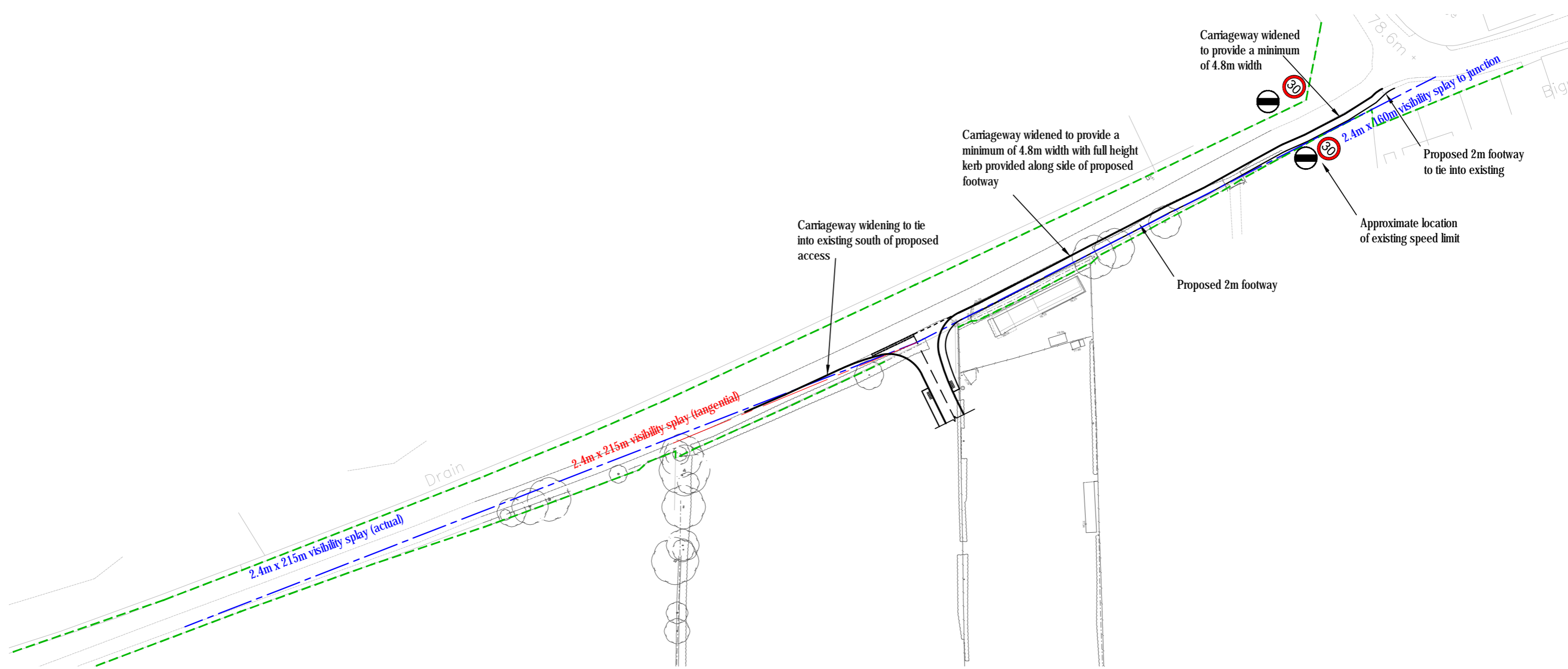
To encourage sustainable travel amongst future residents and to influence their travel choices from the beginning, it is proposed to provide each dwelling with a Residents Welcome Pack which will contain useful travel information.

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.

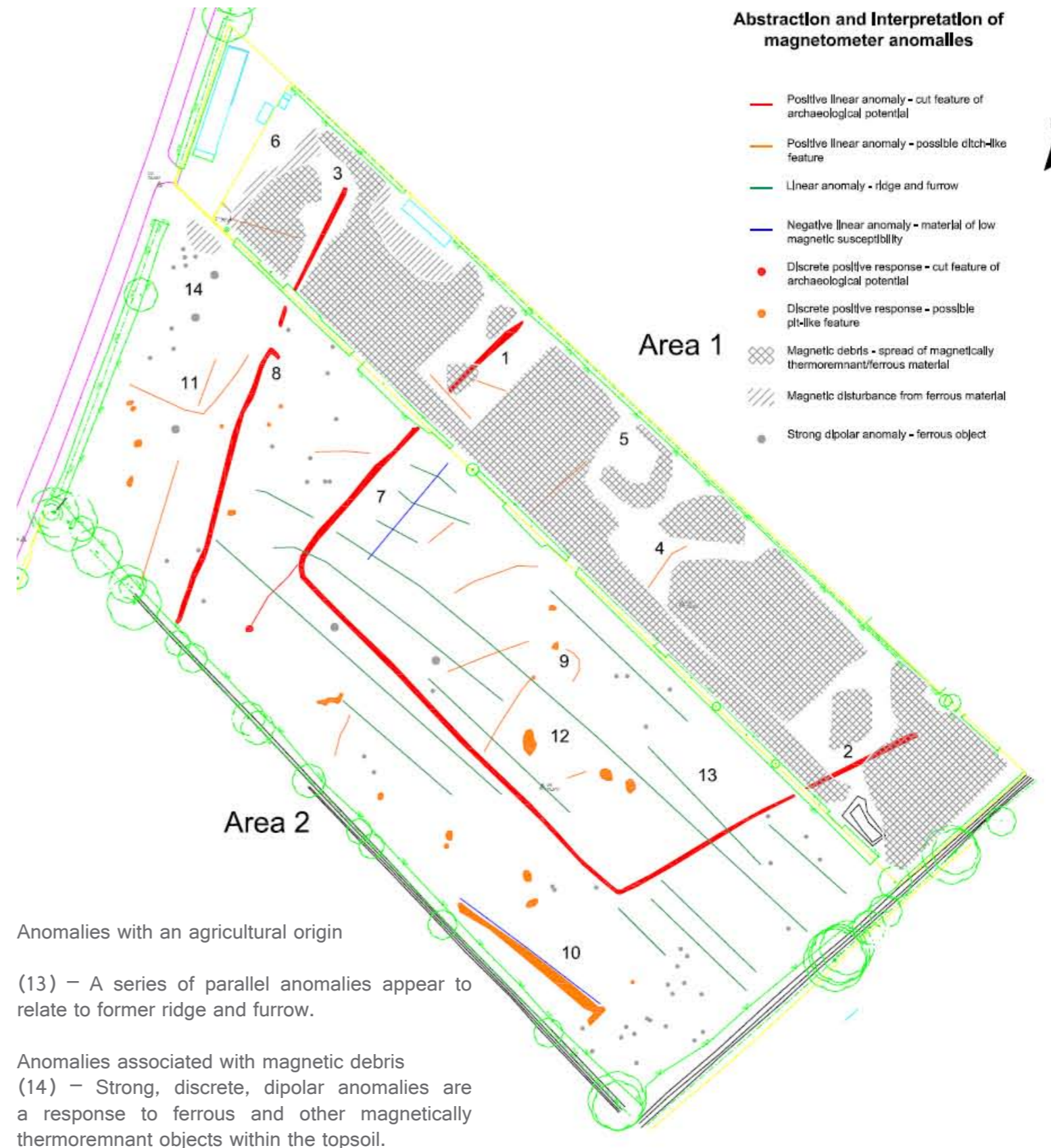
Anomalies with an uncertain origin

(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.



2.7: | Design Evolution

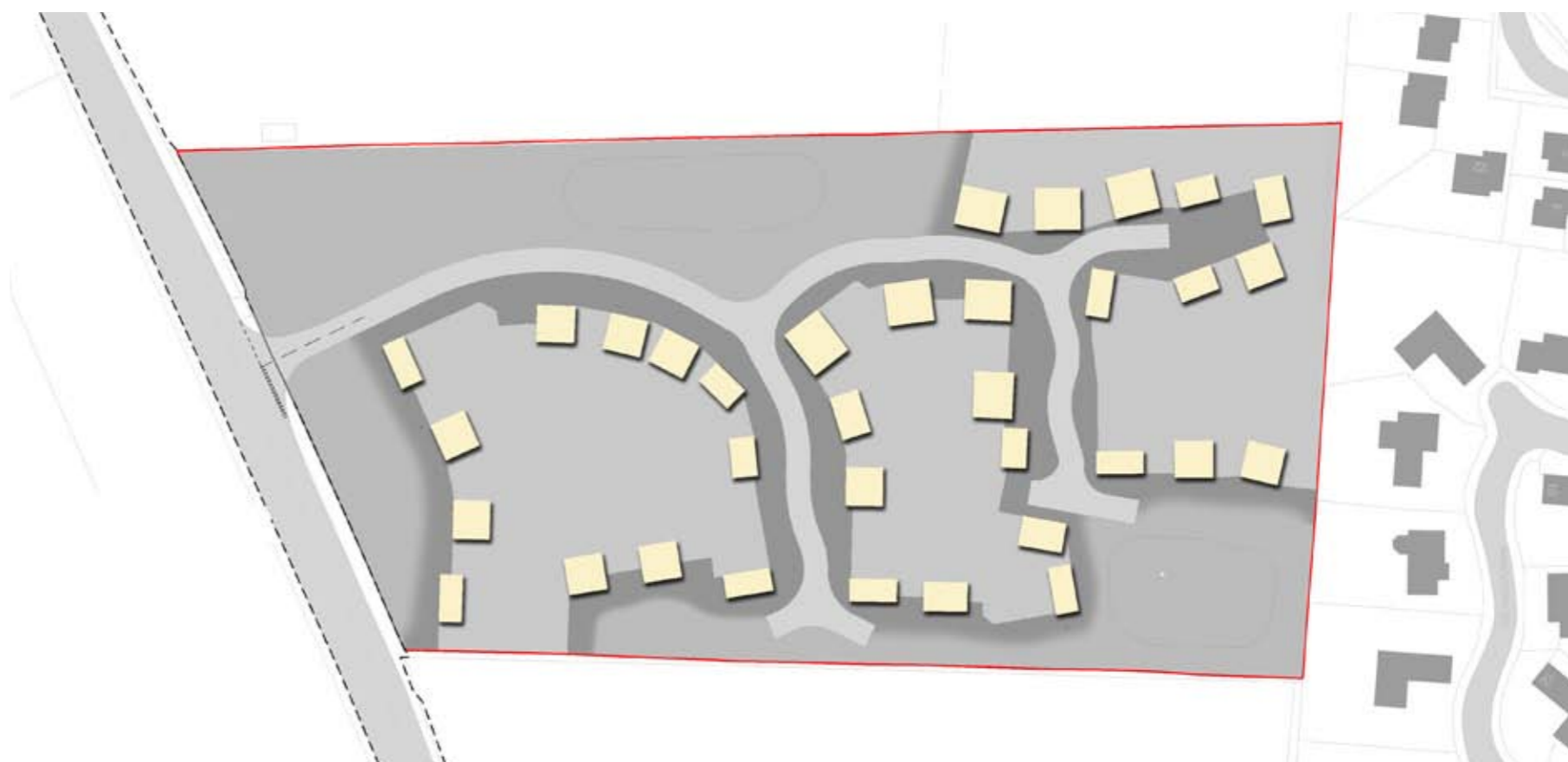
Concept & Block Plan

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.

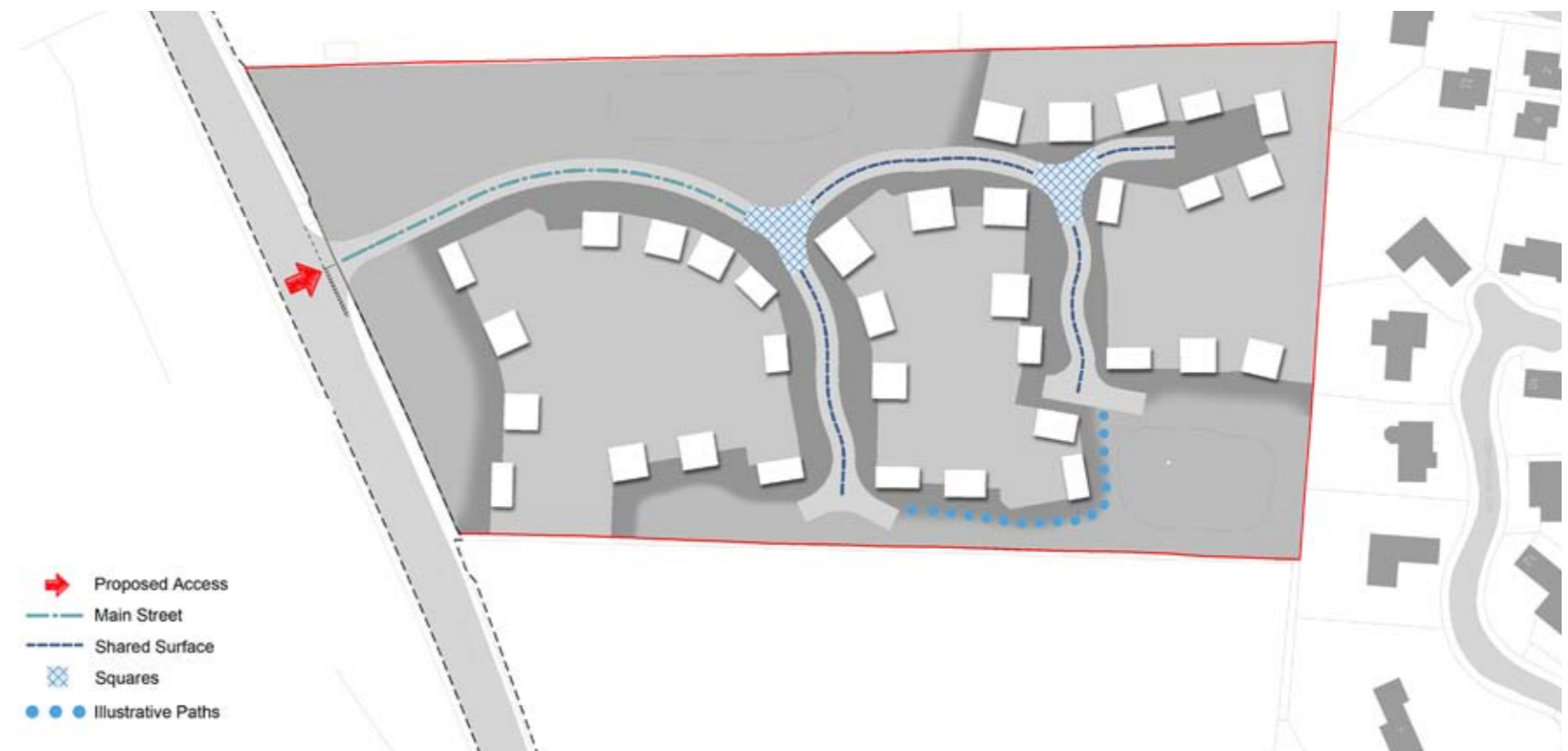
The inclusion of the landscape buffers to the north-east and south provide ample provision for recreation and increase the privacy to the adjoining land. A play area has been included in the design to comply with the Oxfordshire County Council Planning Obligations Draft Supplementary Planning Document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

