



Proposed Development

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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.

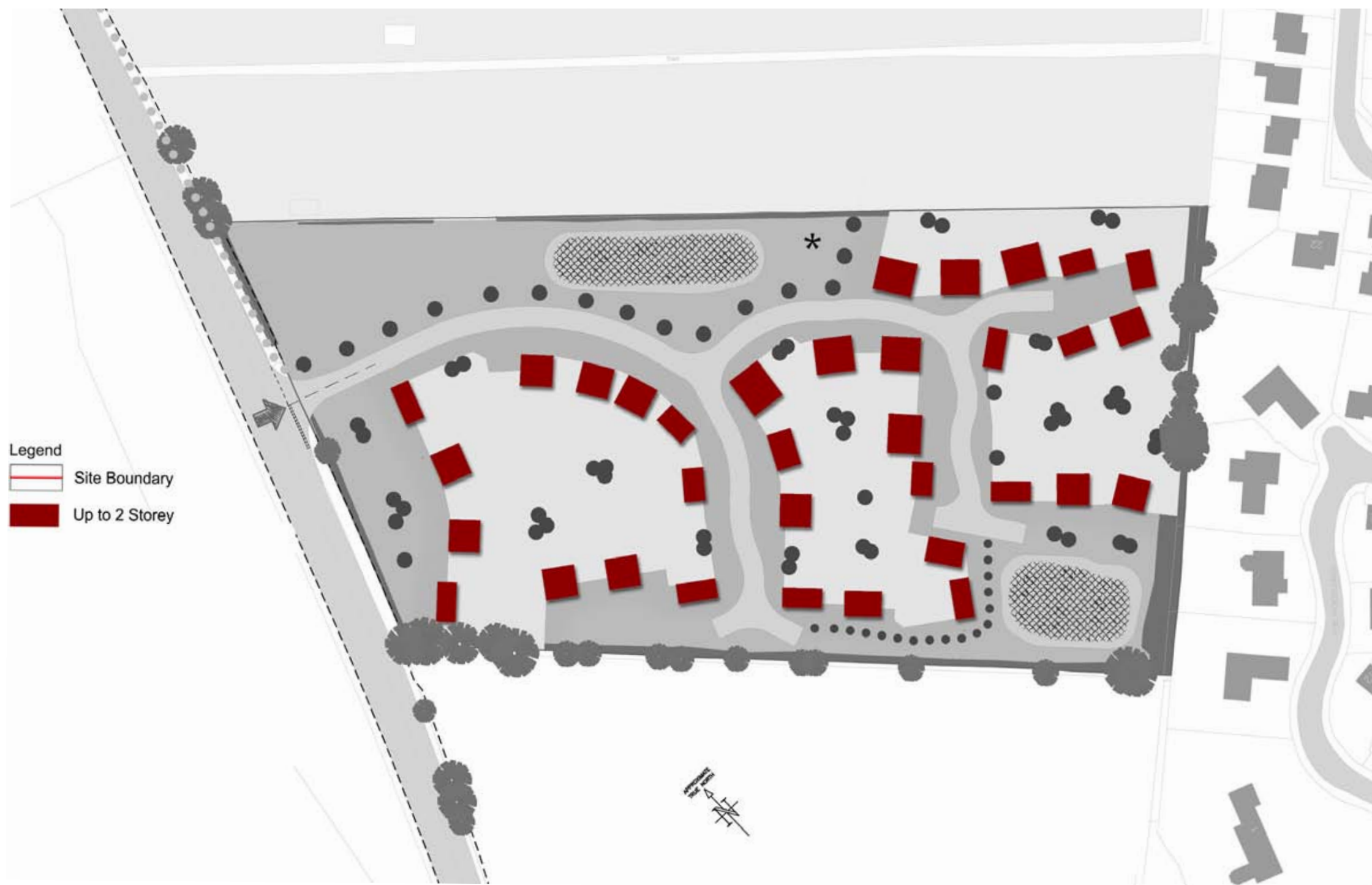


3.4: Building Heights & Parking

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

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