

# Land West of Chesterton

Design and Access Statement - Reserved Matters

16/12/2015 - 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 2012 we contributed over £175million to our local communities under our Section 106 and 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 and 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.

## 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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## CONTENTS

### Site and Local Context

1.1: Vision and Key Benefits	5
1.2: Scope and Content	
1.3: Site Location and Description	6
1.4: Preferred Concept Rationale	

### Community Engagement

2.1: Local Character Analysis	9
2.2: Links and Transport	10
2.3: Flooding / Drainage	11
2.4: Ecological Appraisal	12
2.5: Geophysical Survey	13
2.6: Planning Policy Context	14
2.7: Highways Agency	15
2.8: Consultant Involvement	16
2.9: Design Evolution	18

### Design Parameters

3.1: Land use and Amount	25
3.2: Scale	26
3.3: Landscape and Ecology	
3.4: Drainage Strategy	28
3.5: Layout Principles	29
3.6: Space Typology	30
3.7: Access and Movement	32
3.8: Appearance and Principles	34
3.9: Street Elevations	38

## Introduction

This Design and Access Statement has been prepared by Life Space Design Studio Ltd to support an application by Taylor Wimpey for reserved matters to resolve the appearance, landscaping, layout and scale of the development that received outline consent 14/01737/OUT. The proposed development is to the land West of Chesterton (and hereafter known as the site).

The site comprises of 2.8 Ha and the summary of development proposed within the application site is 45 dwellings of mixed size and tenure at two storey. The proposed design for the scheme strongly relates to the existing settlement of Chesterton by way of layout, scale, amount, massing and appearance.

The description of works for the application is to comprise of the following:

**Reserved Matters Application for layout, scale, appearance and landscaping in accordance with 14/01737/OUT at The Hale, Chesterton.**

## 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 detail 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
4. To demonstrate the suitability of the proposed built forms to the application site

This document supports the application for the Reserved Matters planning permission and should be read in conjunction with the following;

- 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

A thorough assessment of the context of the site and surroundings has shaped the initial thought processes with regards to the impact on physical, social and economic context.

Evaluating these constraints and opportunities instructs the thought processes by highlighting conflicts and ensuring a full understanding of the site. Guided by this information the design has evolved through a number of sketch evolutions to present an attractive, inclusive and well-designed scheme that fully understands the unique nature of the site.





## Outline Planning: Approved Master Plan

The outline planning application (14/01737/OUT) received consent under committee as of when the S106 is agreed for up to 45 dwellings, with an indication of 35% affordable housing, and a new vehicular access onto 'The Hale' road to the west of the site. The division of space was 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 Officer's report commented that the determined site lies outside the built up limits of the village and would extend the development into the countryside. The principal concern of the proposal is to comply and aid to the five year housing land supply as subject of paragraph 14 of the National Planning Policy Framework (NPPF).

The affordable housing provision was to be noted at 35% requirement of 45 dwellings, amounting to 16 units. This tenure would be split into a 70/30 split between rented and shared ownership over two clusters;

- 4x 1b2pM (1 bed 2 person maisonette)
- 9x 2b4pH (2 bed 4 person house)
- 3x 3b5pH (3 bed 5 person house)

The landscape officer commented that the proposal was acceptable as the site is contained and can be experienced by limited viewpoints and vistas.

All boundary hedgerows will be maintained in order to preserve this view. It was commented that in order to retain enclosure and screening from the road, the hedgerow would be maintained to a minimum of 3m above ground level.

To protect the amenity of the residential receptors to the northeast it was favourable to integrate the development into the surroundings with Banks, Furlongs, tree planting and public open space.

A further point of consideration was the south-eastern boundary by the protection of a 10m minimum buffer zone as a visual screen to the development for the benefit of adjacent residences of 'The Woodlands'. This will also help maintain their privacy in respect of noise pollution.

The Ecological Officer proposed the following conditions to protect the amenity of several ecological wildlife and values on site and to reduce the impact of the development;

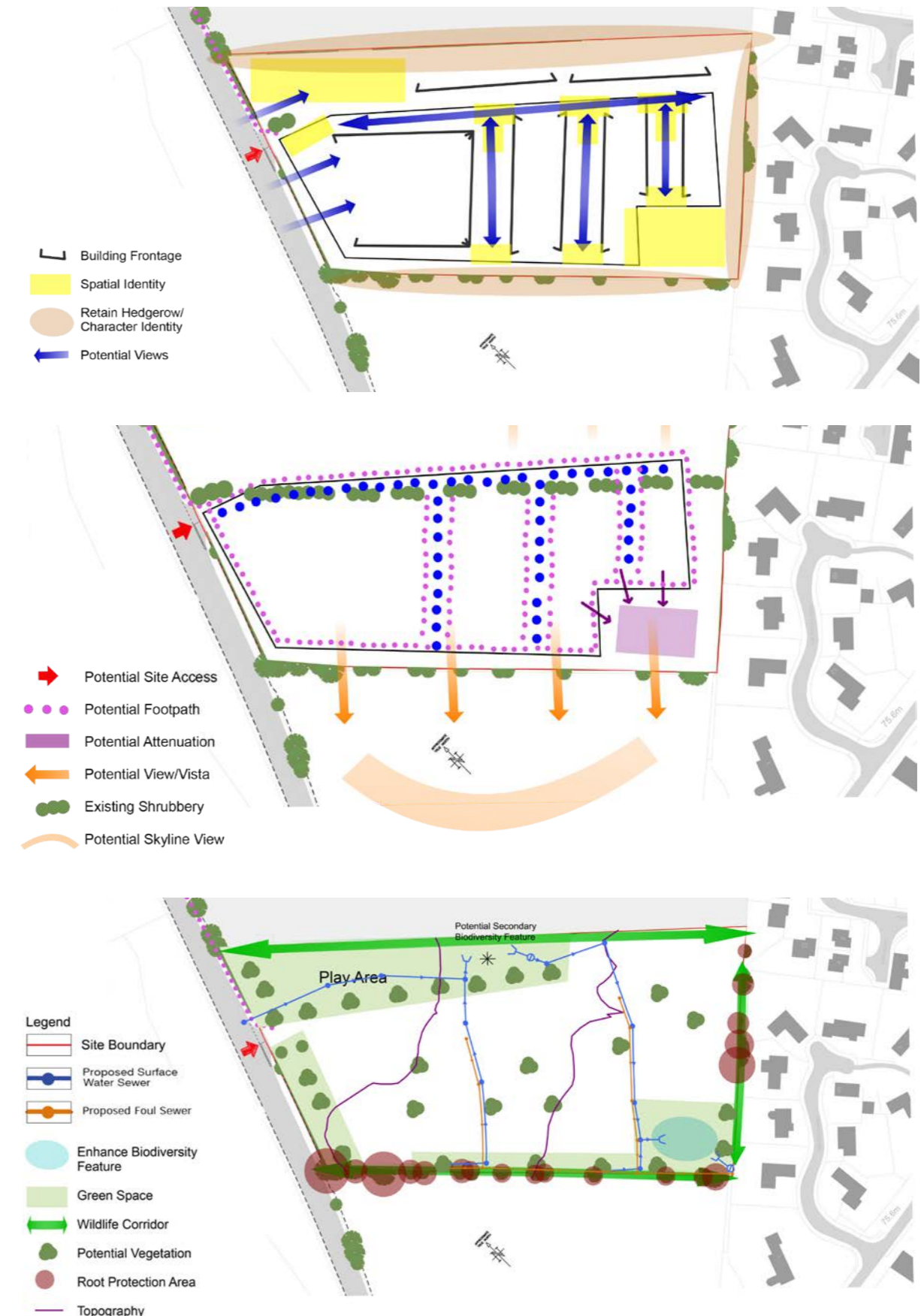
- Mitigation strategy for Great Crested Newts
- Great Crested Newt Licence
- Reptile Translocation Strategy
- Restriction over Lighting
- Bats and Tree Removal
- Nesting Birds: no works between March and August unless agreed
- Refuse and Recycling Manager

The Highways Liaison Officer proposed the following conditions to reduce the impact upon the traffic and access arrangements;

- Access
- New Estate Roads
- Estate Accesses, Driveways and Turning areas
- Parking and Manoeuvring Areas
- Final Drainage design plan with full drainage calculation
- Travel Information Pack





Archaeological Officer proposed conditions in line with the Geophysical survey undertaken;

Prior to any demolition on the site, the commencement of the development and any archaeological investigation, a professional archaeological organization acceptable to the Local Planning Authority shall prepare a first stage archaeological Written Scheme of Investigation, relating to the application area, which shall be submitted to and approved in writing by the Local Planning Authority.














**KEY TO LAYOUT**

-  Application Site Boundary
-  Indicative Road Layout
-  Green Infrastructure
-  Residential Development Area  
Approximately 65 dwellings @ circa 24dph  
- 2.71ha
- 1** Proposed vehicular access
- 2** Landscape Buffer
- 3** Proposed gateway feature
- 4** Proposed Footpath Link
- 5** Proposed Attenuation Basin
- 6** Proposed Play Area
- 7** Proposed Public Access Land & Biodiversity Enhancements



-  Proposed New Access
-  Proposed Footpath
-  Illustrative Paths
-  Existing Vegetation
-  Proposed Planting
-  Infrastructure
-  Development
-  Front Gardens / Footpaths
-  Buildings
-  Potential Location for Play Area
-  Water Balancing Facility

# 1.0 Site and Local Context

1.1: Vision and Key Benefits

1.2: Scope and Content

1.3: Site Location and Description

P.  
4  
4  
6





## 1.1. Vision and Key Benefits

Our vision is to create a new integrated residential development for the Land West of Chesterton.

“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 development will create 45 new homes of high design quality that respond to the local character and principles of the Chesterton Plan. The development will comprise of 1, 2, 3, 4 and 5 bedroom properties to cater for couples and families.

The design has evolved through this vision by predominantly responding to the Site’s context. In doing so this has enabled the new development to relate to the site and its setting.

## 1.2. Scope and Content

This document has been produced by Life Space Design Studio Ltd on behalf of Taylor Wimpey. It sets out the design and development aspirations for the site and puts forward a development framework and urban design principles to guide the future development.

Consideration has been given to the importance of demonstrating the mechanisms for the delivery of design quality within the built environment. The document also has the following functions and purpose;

- To provide a concise description of the key issues and the evaluation that informed the design decisions of which led to the current form of development
- To provide comprehensive information on the development in terms of composition, urban design, access and circulation, open space, landscape, and phasing
- To set out design standards that will establish a framework for the development which promotes a high quality of design,
- To set clear standards and criteria to evaluate and assess detailed applications, supporting the development control process, and ensuring high quality and coordinated design
- A clear brief for designers and others involved in the development process which will guarantee the achievement of high standards.
- To clearly respond to the requirement of the Secure by Design document.



### 1.3. Site Location and Description

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

#### View and Vistas

Views are uninterrupted due to the nature of the development surrounding the site and the clear street scenes. The clear grassland across the site, with exception of the poplar trees, provide unrestricted opportunities for development to capitalise on the views across to the open countryside to the south.

Longer distance views from the elevated aspects on site can be obtained but these are limited once any residential development takes place. The loss of this view is minimal as the views from the northern aspect of the site are maintained. Views toward the existing built environment are perceived from the site to the south and east, there are no buildings of note to capitalise views on in these localities.

A key view of the proposed development would be when approached from the proposed access. This approach should offer a strong street-scape with key buildings.



