

2.0 Site and Local Context

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2.1. Local Character Analysis

This local character analysis has the purpose of identifying the essence of local vernacular and provide potential references for the proposed development.

The surrounding architecture has several features that recur throughout the master plan. The wall finishes range from scratch render, brick, reconstituted stone, wood and plastic cladding.

The porch details include flat, mono-pitch, dual-pitch, encased and those with extruding gables or filled porches. The boundary fronting details range from wooden ranch timber style, closed board, boxed hedging and brick. These are constructed out of timber, UPVC, glass, brick and scratch render.

Locally the roof finishes range from slate, concrete, pantile and plain tiles with a few thatched roofs. The roof details include boxed eaves, exposed rafters, clipped eaves, gable boards, corbelled eaves, flush verges, dormers and roof lights. Fenestration is consistent with the rural character of narrow modules but standard casements and sash style can also be found.

Various properties in the local vicinity have attached single garages or on street parking. There are multiple examples of side access gates adjoining the properties next to the garages.

The window details throughout the development vary from standard and tall casements along the ground floor and bay windows. These windows vary in material from UPVC to timber and from two to four casements.



2.2. Links and Transport


The RPS Travel Information Pack highlights several routes of transport and local facilities within a 2 and 5 kilometre buffer. The information presented within this section include extracts from this Information Pack.

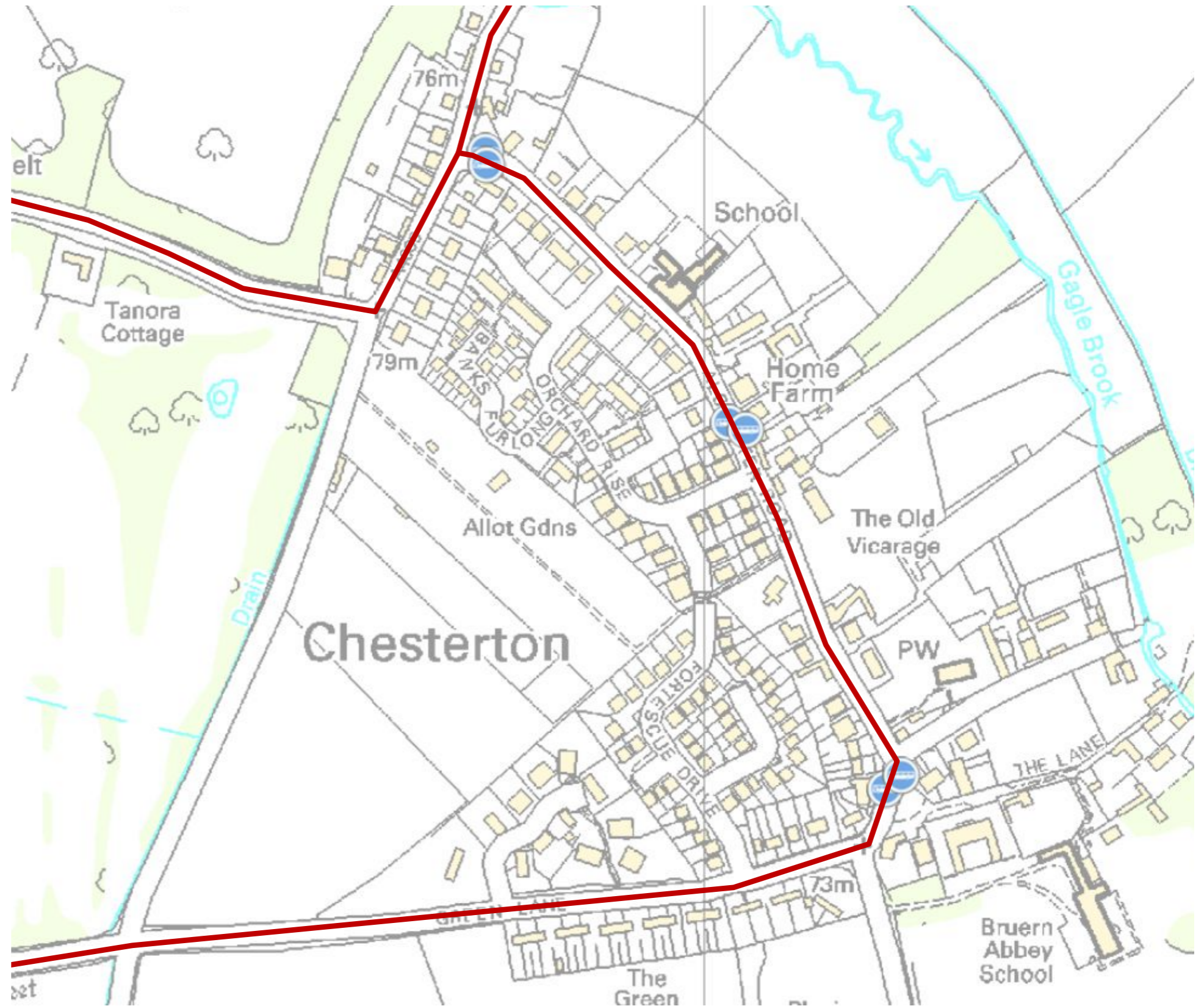
There are 3 bus stop zones in Chesterton along Alchester road between the Site and the A4095. Each of these comprises of 2 bus stop station points, one route heading north into Bicester and one south toward the outlying areas of Oxfordshire.

Therefore any plot within our proposed development is only a 3.5 minute walk from the local transport network. Although this distance is not so arduous, at present there is no connection to the footway of the A4095 along the Hale. The proposal seeks to improve this by developing a footway to connect the development land to the A4095 footway.

The number 25/25A bus, operated by Thames Travel, services Chesterton and provides a route between Bicester and Oxford via Kirtlington and Kidlington. Bus stops are provided on Alchester Road at Chesterton Green. A summary of the 25/25A bus server is shown below. In addition to this service there is a morning 21 bus service to Bicester. The majority of the buses are wheelchair accessible.

Legend

- Bus Route
-  Bus Stop



25 / 25A Timetable

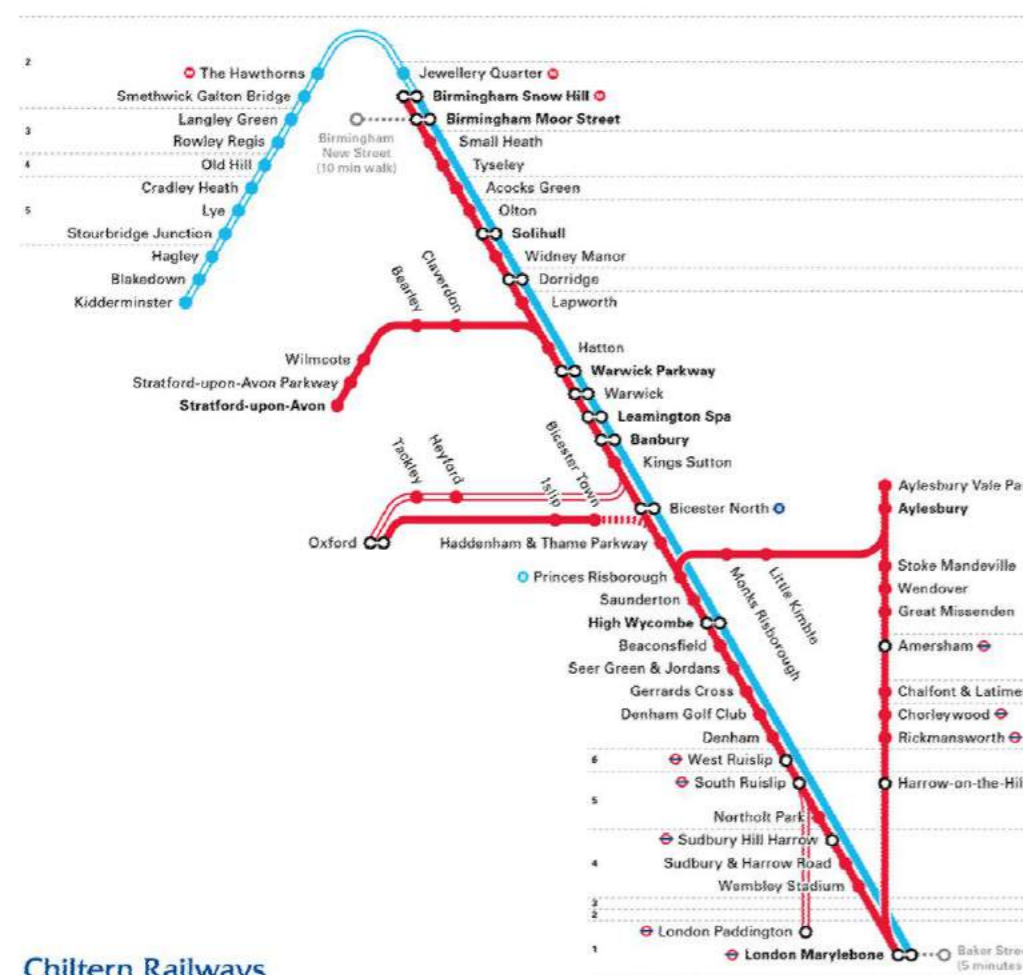
route 25/25A		Bicester - Bletchington - Kidlington - Oxford																	
		Mondays to Saturdays except Public Holidays																	
Notes	M-F	M-F	M-F	S	25	25A	25A	25	25A	25A	25	25A	25A	25	25A	25A	25	25A	
Bicester, Manorsfield Road, stop 4/5	0625	0707	0730	0800	0900	0900	1000	1100	1100	1200	1300	1300	1400	1500	1530	1605	1705	1810	1910
Chesterton Green	0632	0717	0739	↓	0905	↓	↓	1105	↓	↓	1305	↓	↓	1505	↓	↓	R	↓	↓
Wendlebury	↓	↓	↓	0910	↓	↓	1110	↓	↓	1310	↓	↓	1510	↓	↓	↓	↓	↓	↓
Weston-on-the-Green	↓	↓	↓	0918	↓	↓	1118	↓	↓	1318	↓	↓	1518	↓	↓	↓	↓	↓	↓
Middleton Stony	0639	0724	0746	0811	↓	0906	1006	↓	1106	1206	↓	1306	1406	↓	1536	1611	1711	1816	1916
Upper Heyford, Camp Road	0644	0729	0751	0816	↓	0911	1011	↓	1111	1211	↓	1311	1411	↓	1541	1616	1716	1821	1921
Lower Heyford, Corner	0648	0733	0755	0820	↓	0915	1015	↓	1115	1215	↓	1315	1415	↓	1545	1620	1720	1825	1925
Kirtlington, Oxford Arms PH	0652	0737	0759	0824	0924	0924	1024	1124	1124	1224	1324	1324	1424	1524	1549	1624	1724	1829	1929
Kirtlington, Gossway Fields	0654	0739	0801	0826	0926	0926	1026	1126	1126	1226	1326	1326	1426	1526	1551	1626	1726	1831	1931
Bletchington, Blacks Head PH	0657	0743	0805	0830	↓	0930	1030	↓	1130	1230	↓	1330	1430	1530	1556	1630	1730	1836	1936
Bletchington, Sands Close	↓	↓	↓	0930	↓	↓	1130	↓	↓	1330	↓	↓	1530	↓	↓	↓	↓	↓	↓
Enslow, Rock of Gibraltar PH	↓	↓	↓	0935	↓	↓	1135	↓	↓	1335	↓	↓	1535	↓	↓	↓	↓	↓	↓
Kidlington, Tesco	↓	↓	↓	0950	↓	↓	1150	↓	↓	1350	↓	↓	1550	↓	↓	↓	↓	↓	↓
Hampton Poyle	0700	0746	0808	0833	↓	0933	1033	↓	1133	1233	↓	1333	1433	1533	1559	1633	1733	1839	1939
Gosford, Kings Arms PH	0703	0749	0811	0836	↓	0936	1036	↓	1136	1236	↓	1336	1436	1536	1602	1636	1736	1842	1942
Kidlington, Bicester Road	0704	0750	0812	0837	↓	0937	1037	↓	1137	1237	↓	1337	1437	1537	1603	1637	1737	1843	1943
Oxford, Magdalen Street East	0720	0810	0840	0852	↓	0952	1052	↓	1152	1252	↓	1352	1452	1552	1618	1652	1752	1858	1958

Notes: M-F Mondays to Fridays only; S Saturdays only; R serves this point on request; ↓ Connect here for 25A services to Kidlington & Oxford City Centre.

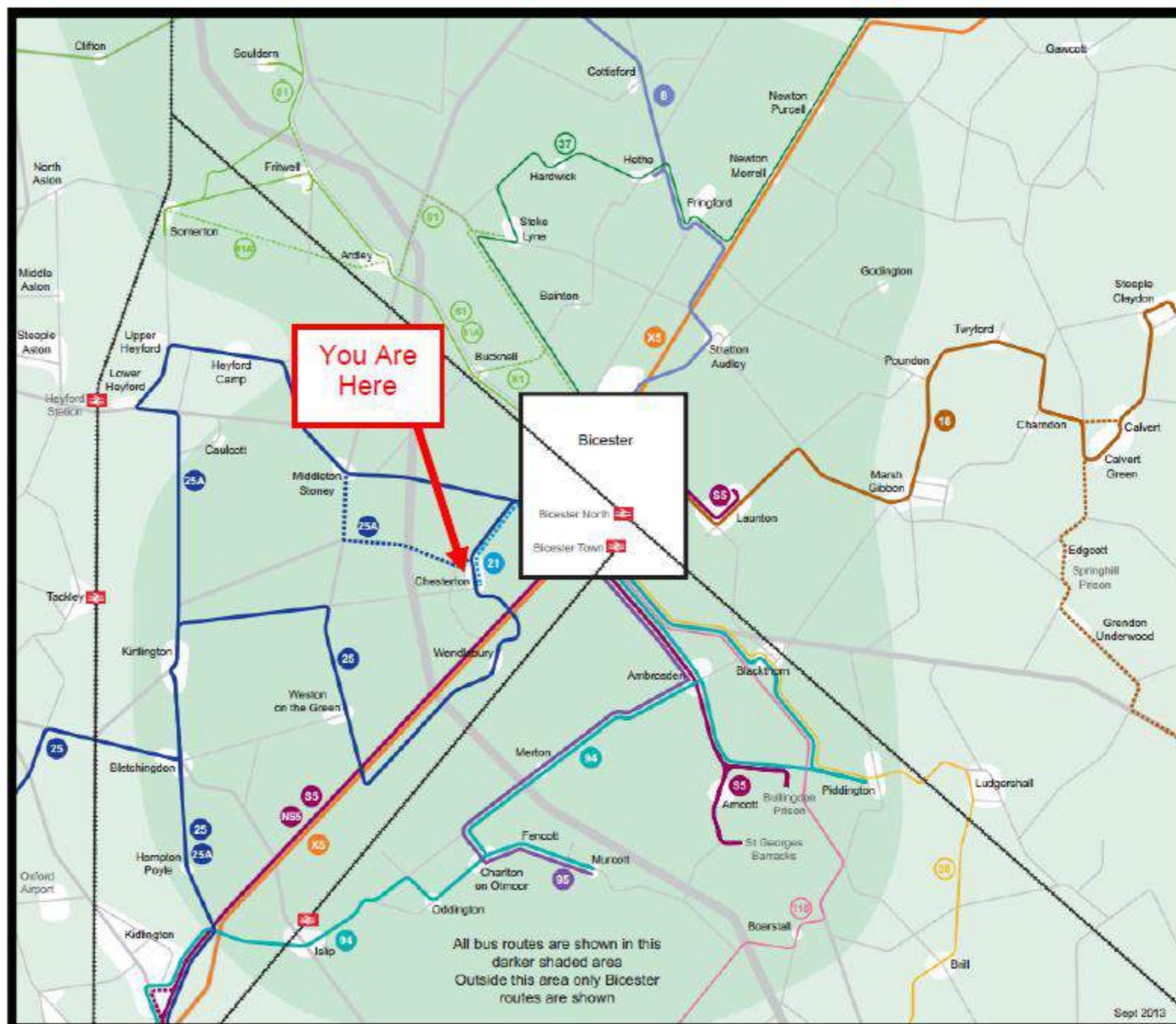
In terms of rail services, Bicester Village Railway Station is approximately 4 kilometres east of Green Lane, Chesterton and Bicester North station is 4.3 kilometres north-east. Both of these are operated by Chiltern Railways.

Both stations are accessible within a 12 minute walk of bus stops served by the 25/25A bus service. Both stations are 15-20 minute cycle from Chesterton.

These stations provide regular services between Bicester and London Marylebone, High Wycombe, Banbury, Birmingham Snow Hill and Warwick.



Chiltern Railways

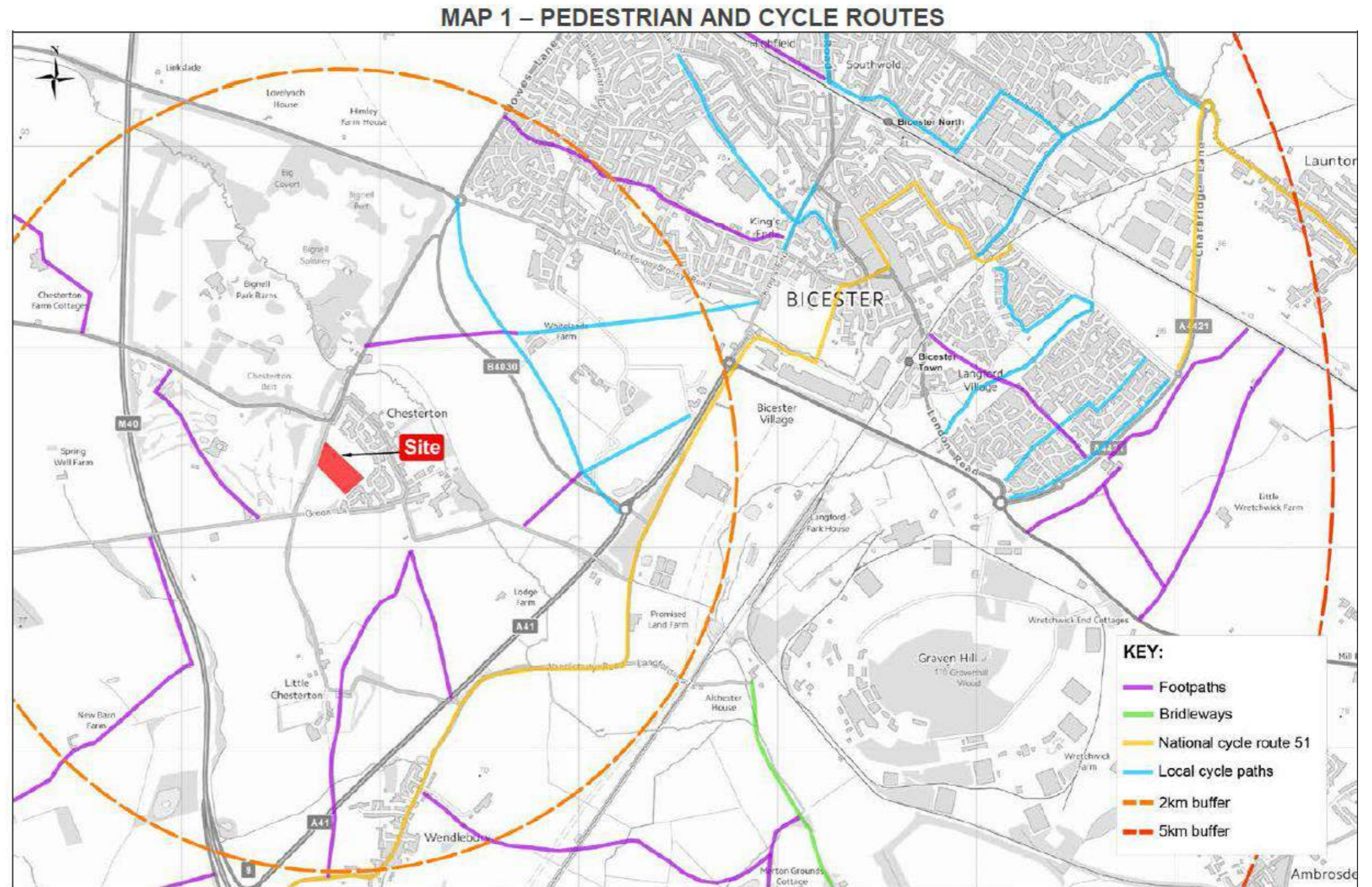


Transport Routes and Facilities

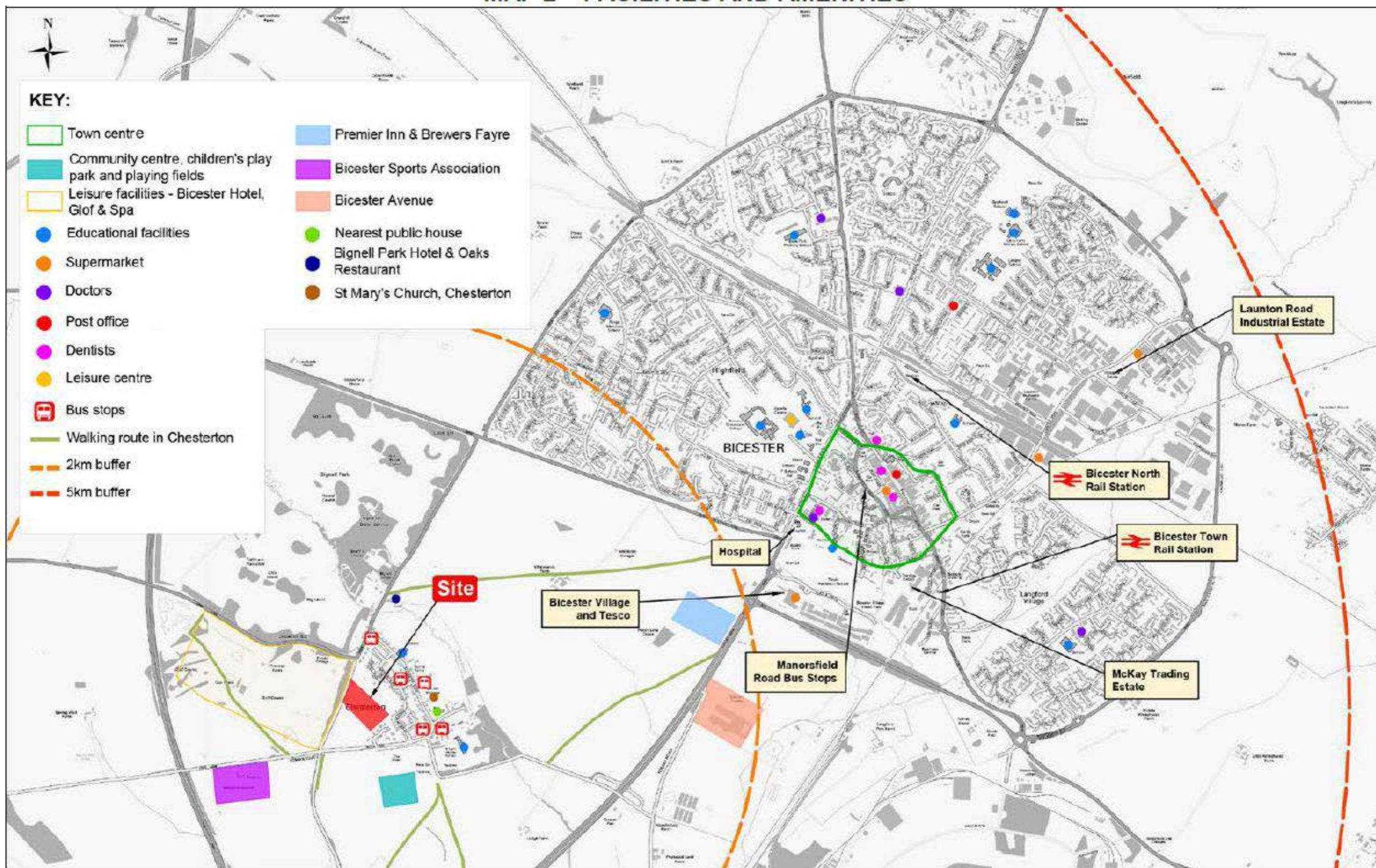
A new pedestrian connection in to Chesterton village centre will connect the site to public transport stops on Alchester Road as well as the Red Cow Public House, St Mary's Church and Chesterton C of E Primary School. Bicester Hotel, Golf and Spa is almost opposite the development offering leisure facilities. A new community centre is also located just a short walk away adjacent to Chesterton playing field and other play areas.

There are ample routes for both pedestrian and cyclists into Bicester and the surrounding areas, including the National cycle route number 51. This National route connects Colchester and the port of Harwich to Oxford via Ipswich, Bury St Edmunds, Cambridge, Bedford, Milton Keynes, Bicester and Kidlington.

There are nearby leisure, educational, and retail facilities within a Chesterton and Bicester, all within 5km. There are two sources of schooling in the vicinity of the site, and there are ample bus routes to Bicester to access further educational facilities.



MAP 2 – FACILITIES AND AMENITIES



2.3. Flooding/Drainage

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 part of flood zone 1 which details minimal risk as it is a suitable distance from main rivers and subsidiary water courses. The chance of flooding is 1 in 1000 years.

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.

