

# LAND SOUTH OF GREEN LANE, CHESTERTON

## URBAN DESIGN AND TOWNSCAPE MATTERS: PLANS AND APPENDICES

Wates

January 2024

FINAL

tor  
&CO

PLANNING APPLICATION (REF:23/00173/OUT)

APPEAL UNDER SECTION 78 OF THE TOWN AND COUNTRY  
PLANNING ACT 1990 BY WATES DEVELOPMENTS LTD


EVIDENCE OF RICHARD BURTON

AOU BA(HONS) DIPLA CMLI

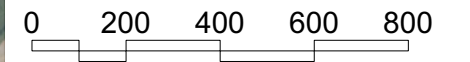


# 01 AERIAL PHOTOGRAPH, WIDER CONTEXT - FIG.1.1



 Site boundary

Notes/Revisions



Land south of Green Lane, Chesterton  
Wates

Aerial photograph - Wider context

Status:	Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:15000	Date: 07/11/2023
Drawing Number: TOR-SK003	Revision:	

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

© tor&co 2024

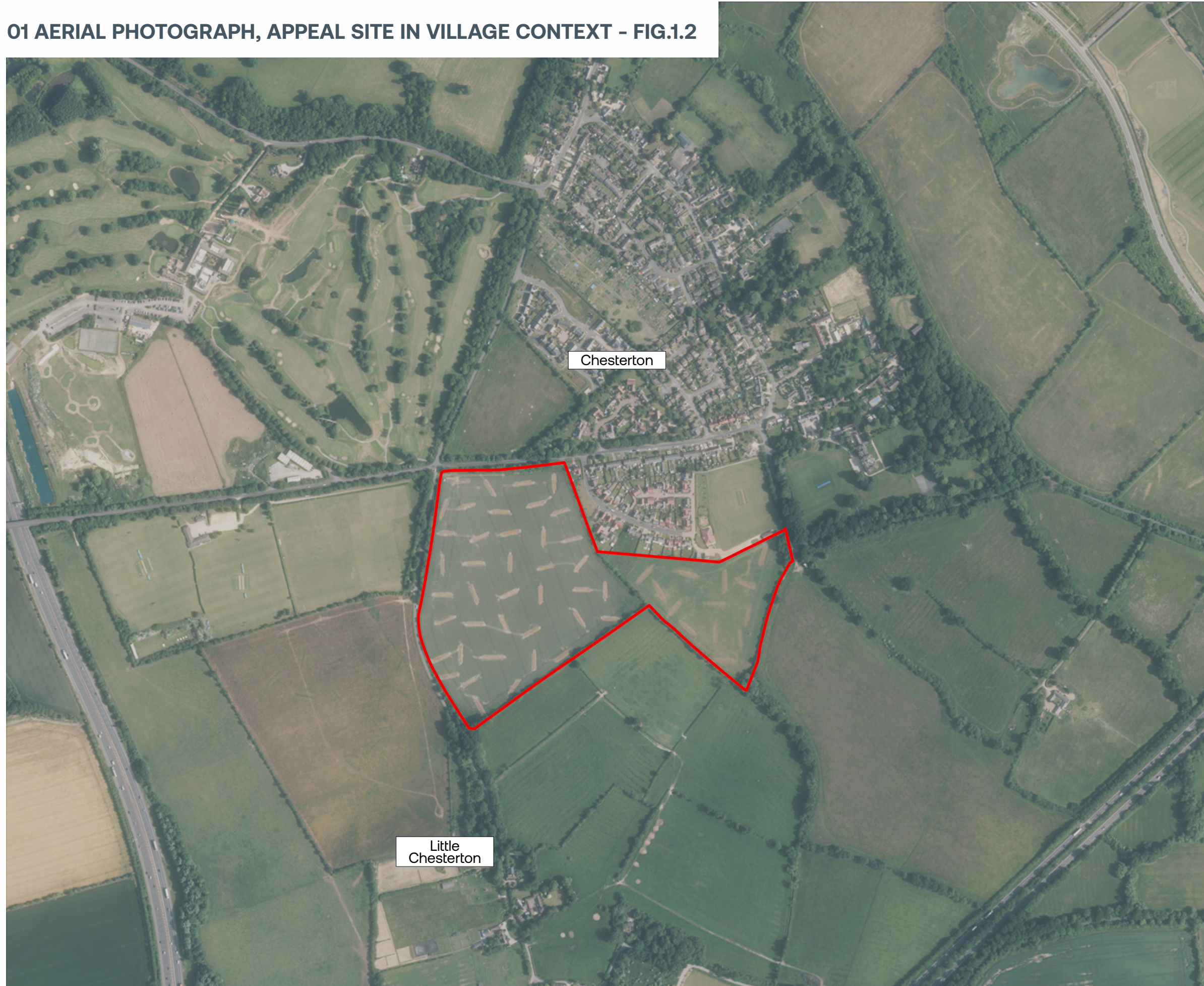
Do not scale from this drawing


**tor  
&co**

Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com



# 01 AERIAL PHOTOGRAPH, APPEAL SITE IN VILLAGE CONTEXT - FIG.1.2



 Site boundary

Notes/Revisions

0 50 150 250 m



Land south of Green Lane, Chesterton  
Wates

Aerial photograph - Appeal Site in village  
context

Status:	Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:6000	Date: 09/11/2023
Drawing Number: TOR-SK004	Revision:	

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

© tor&co 2024

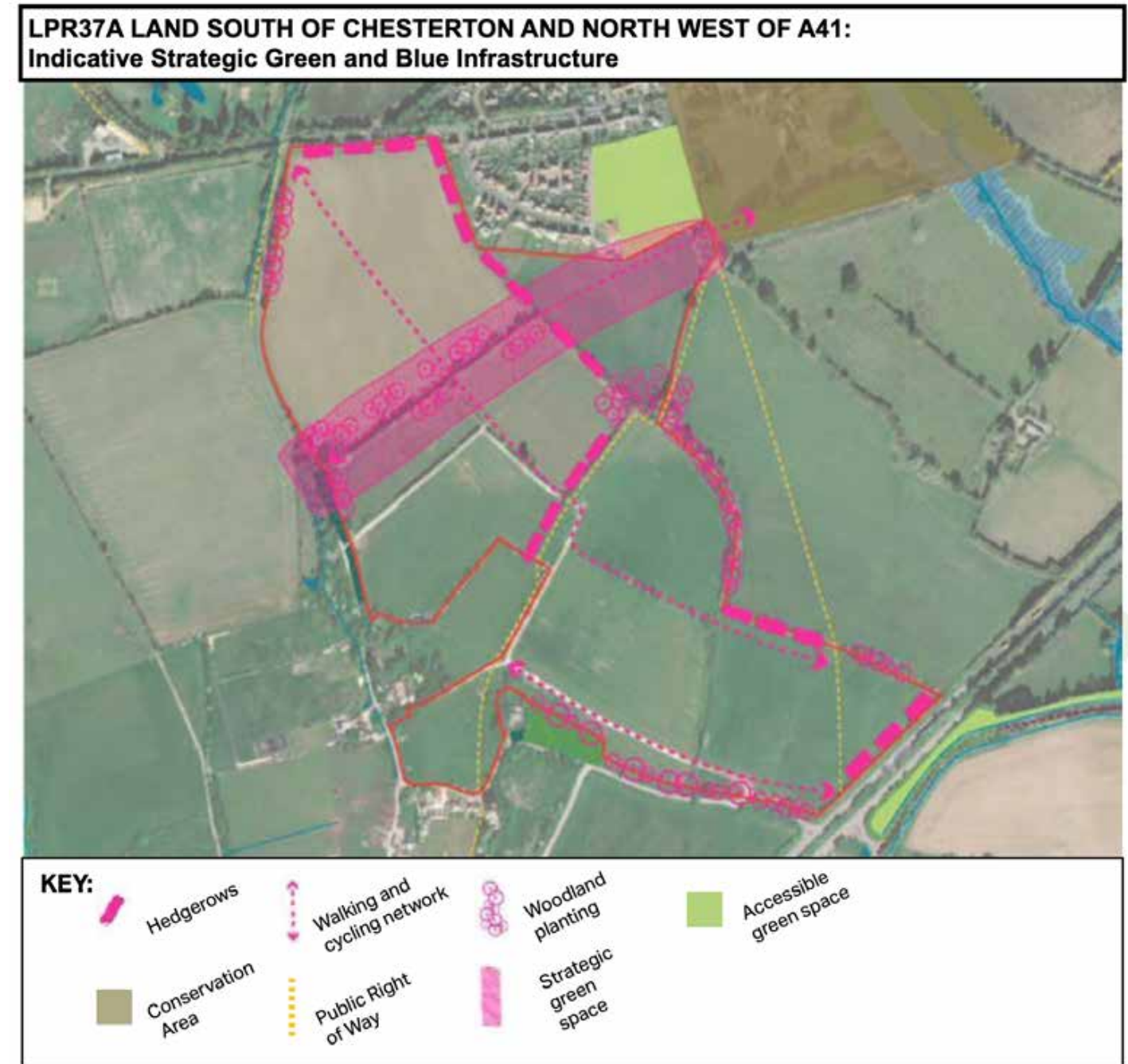
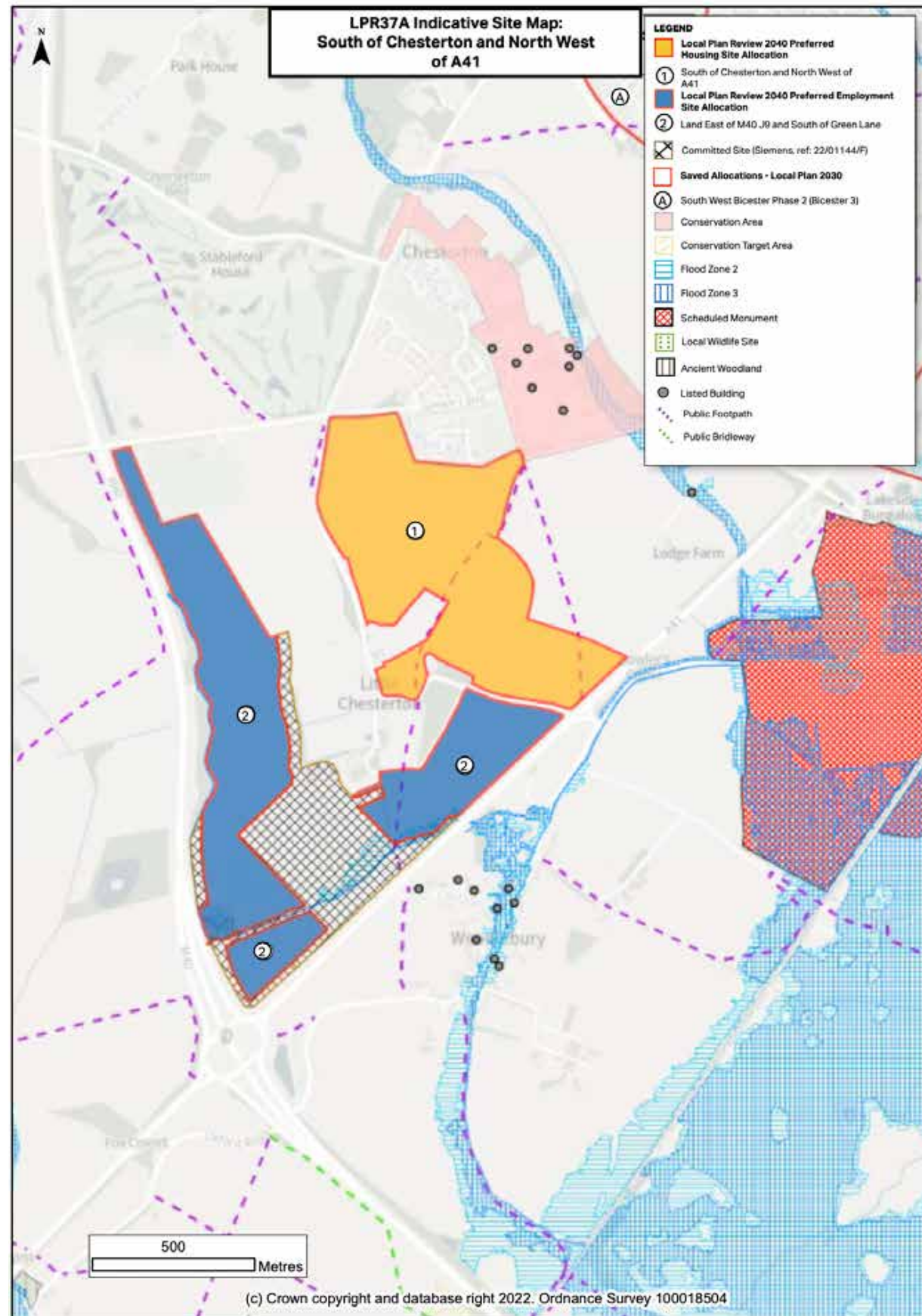
Do not scale from this drawing

**tor  
&co**

Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com



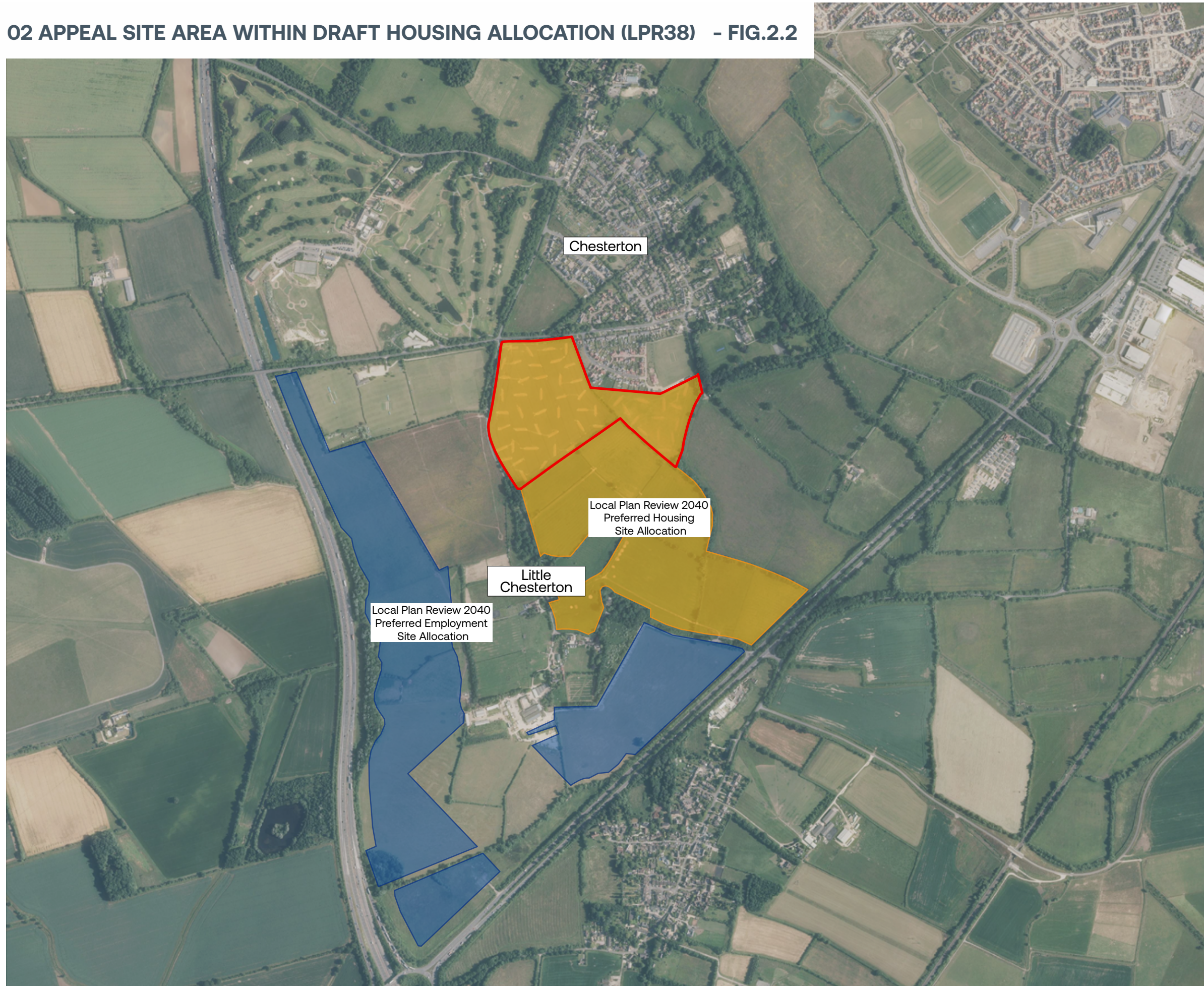
## 02 DRAFT CHERWELL LOCAL PLAN REVIEW – PREFERRED EMPLOYMENT AND HOUSING ALLOCATION - FIG.2.1



LPA37A Housing allocation, p.253

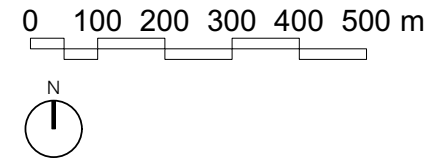


## 02 APPEAL SITE AREA WITHIN DRAFT HOUSING ALLOCATION (LPR38) - FIG.2.2



- Site boundary
- Local Plan Review 2040 Preferred Housing Site Allocation
- Local Plan Review 2040 Preferred Employment Site Allocation

Notes/Revisions



Land south of Green Lane, Chesterton  
Wates

Appeal Site area within draft housing allocation (LPR38)

Status:		Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:10500	Date: 09/11/2023	
Drawing Number: TOR-SK016		Revision:	

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

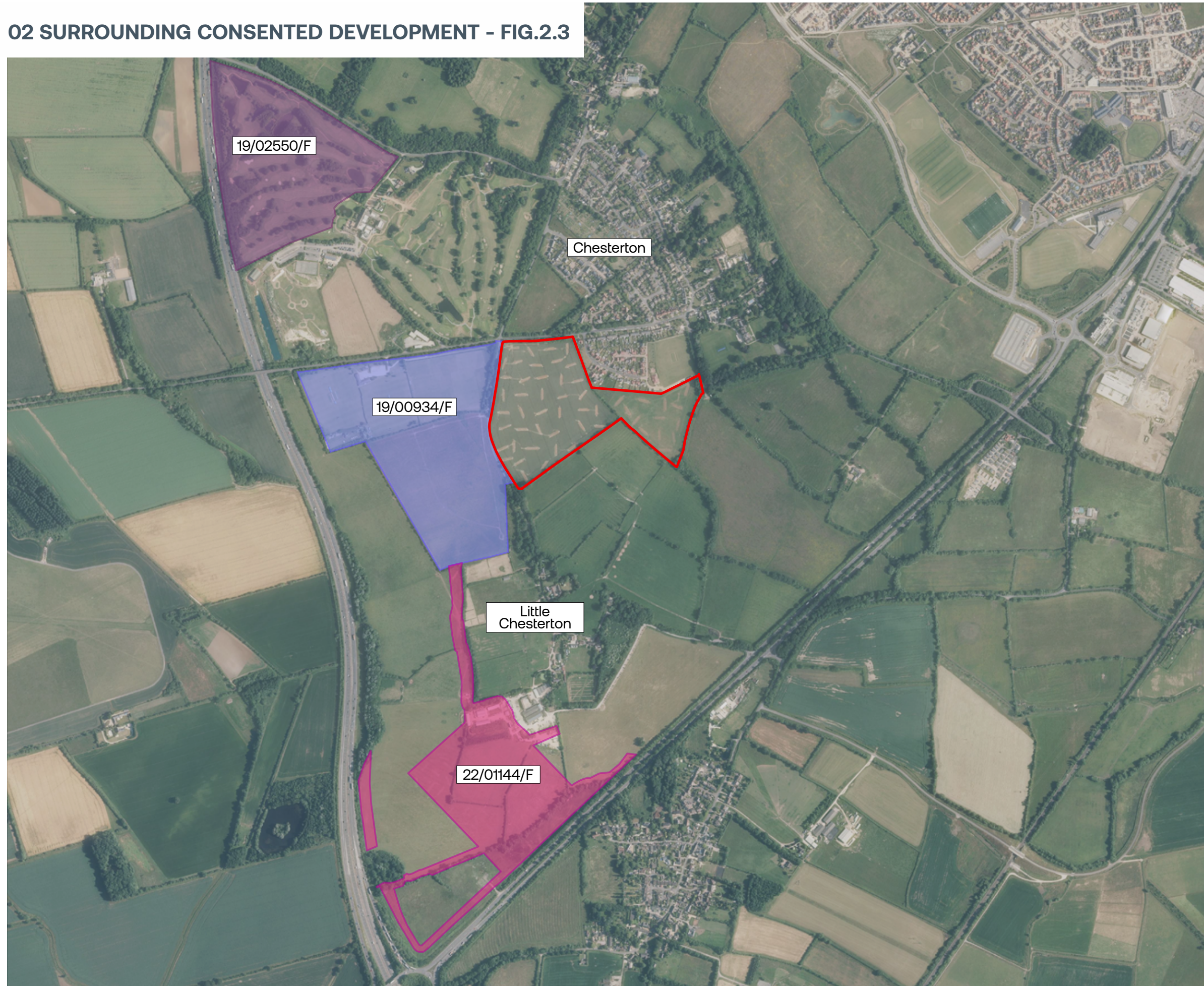
© tor&co 2024 Do not scale from this drawing

**tor & co**

Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com

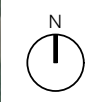
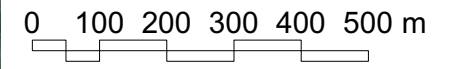


## 02 SURROUNDING CONSENTED DEVELOPMENT - FIG.2.3



- Site boundary
- 19/02550/F
- 19/00934/F
- 22/01144/F

Notes/Revisions



Land south of Green Lane, Chesterton  
Wates

### Surrounding consented development

Status:	Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:10500	Date: 09/11/2023
Drawing Number: TOR-SK020	Revision:	

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

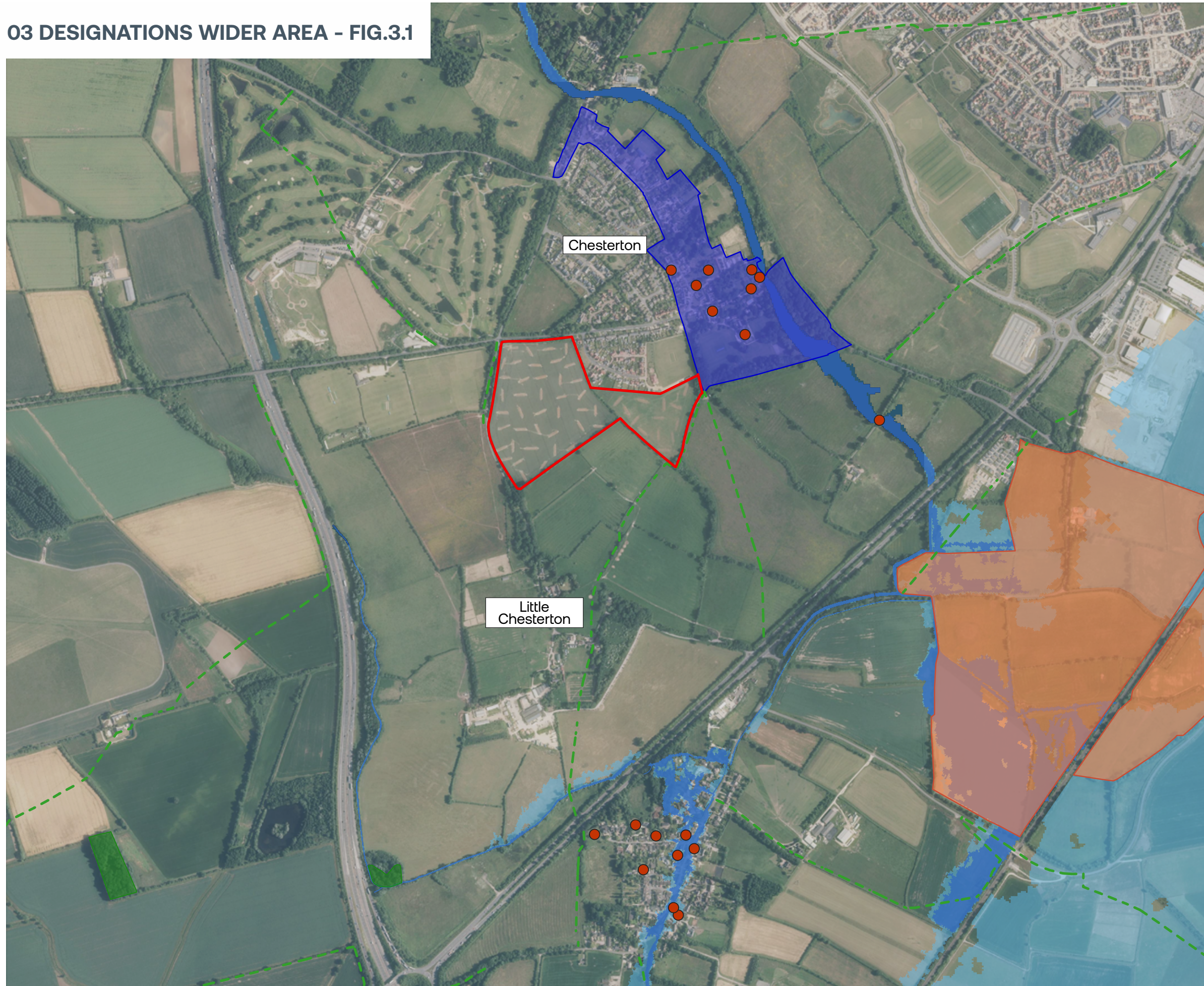
© tor&co 2024 Do not scale from this drawing

**tor  
&co**

Everdene House  
Deanleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com

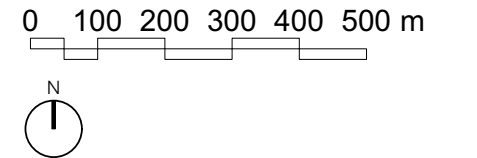


### 03 DESIGNATIONS WIDER AREA - FIG.3.1



- Site boundary
- Cherwell Conservation Area
- Site boundary
- Ancient woodland
- Flood Zone 2
- Flood Zone 3
- Public Footpath
- Listed building

Notes/Revisions



Land south of Green Lane, Chesterton  
Wates

#### Designations wider area

Status:		Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:10500	Date: 09/11/2023	
Drawing Number: TOR-SK021		Revision:	

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

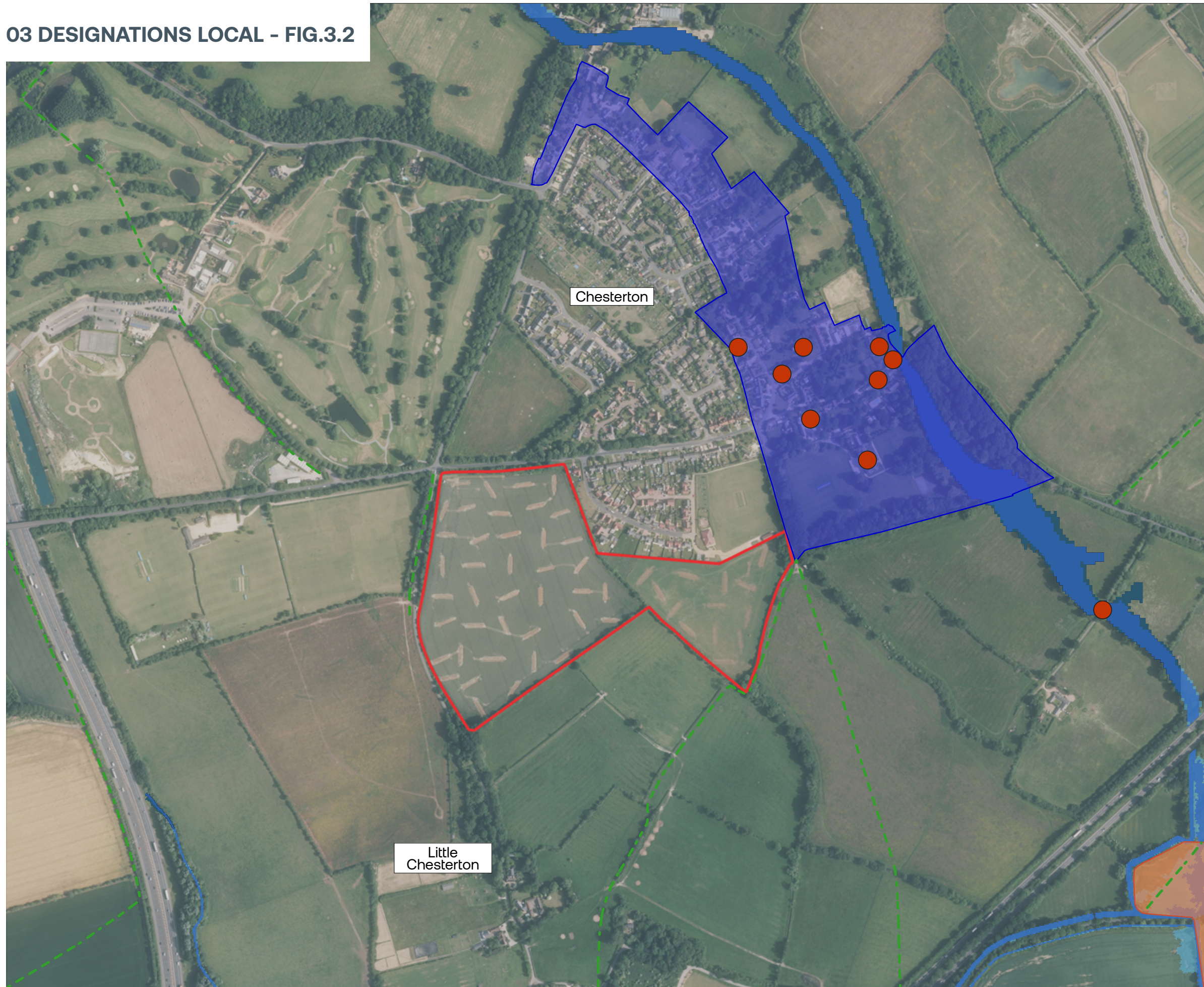
© tor&co 2024 Do not scale from this drawing

**tor & co**

Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com

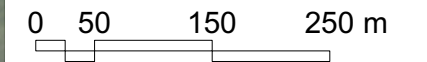


### 03 DESIGNATIONS LOCAL - FIG.3.2



- Site boundary
- Cherwell Conservation Area
- Scheduled ancient monument
- Flood zone 2
- Flood zone 3
- Public Footpath
- Listed building

Notes/Revisions



Land south of Green Lane, Chesterton  
 Wates

#### Designations local

Status:		Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:6000	Date: 09/11/2023	
Drawing Number: TOR-SK008		Revision:	

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

© tor&co 2024

Do not scale from this drawing



Everdene House  
 Deansleigh Road  
 Bournemouth BH7 7DU  
 020 3664 6755  
 enquiries@torandco.com  
 www.torandco.com



### 03 SITE PHOTOGRAPHS - HISTORIC CORE DEFINED BY CONSERVATION AREA - FIG.3.3a



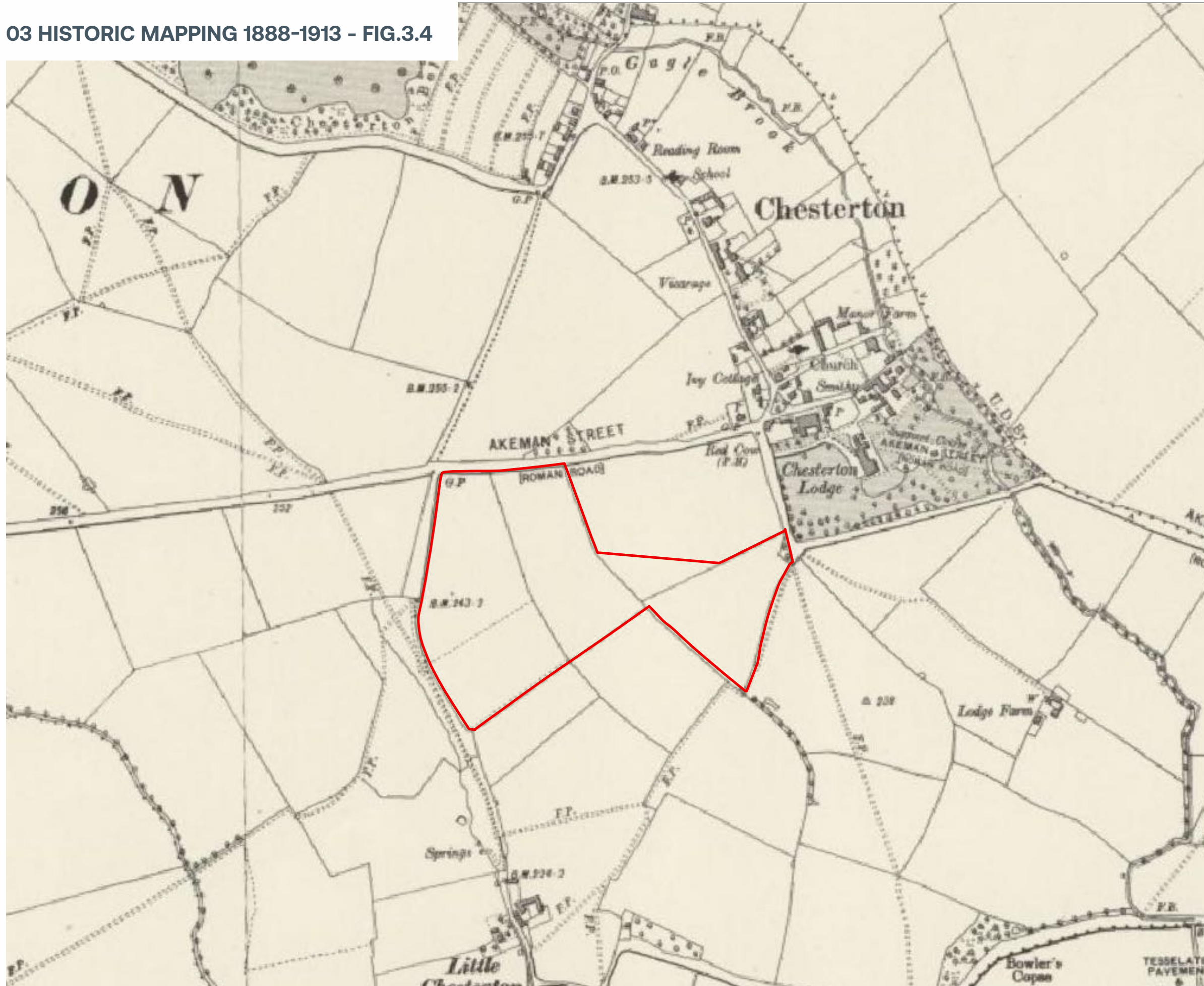


### 03 SITE PHOTOGRAPHS - WIDER VILLAGE - FIG.3.3b



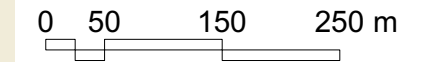


### 03 HISTORIC MAPPING 1888-1913 - FIG.3.4



 Site boundary

Notes/Revisions



Land south of Green Lane, Chesterton  
Wates

Historic mapping 1888-1913

Status:	Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:6000	Date: 09/11/2023
Drawing Number: TOR-HGref1		Revision:

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

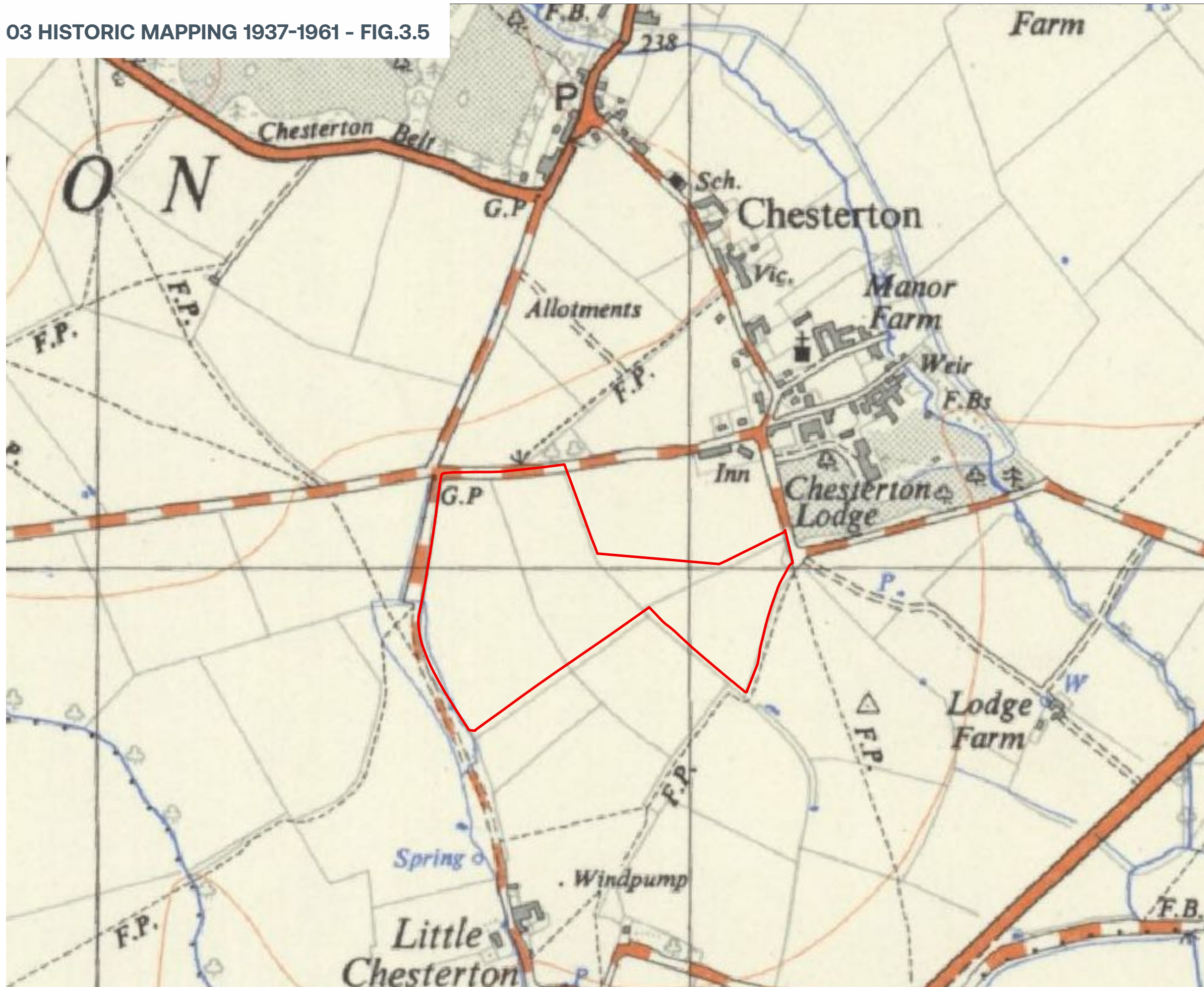
© tor&co 2024 Do not scale from this drawing

**tor  
&co**

Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com

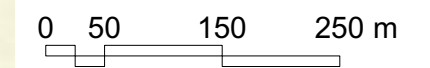


03 HISTORIC MAPPING 1937-1961 - FIG.3.5



 Site boundary

Notes/Revisions



Land south of Green Lane, Chesterton  
Wates

Historic mapping 1937-1961

Status:	Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:6000	Date: 09/11/2023
Drawing Number: TOR-HGref2		Revision:

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

© tor&co 2024 Do not scale from this drawing

**tor  
&co**

Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com



### 03 HISTORIC MAPPING 1966-1969 - FIG.3.6



Site boundary

Notes/Revisions

Reproduced with the permission of  
the National Library of Scotland

0 50 150 250 m



Land south of Green Lane, Chesterton  
Wales

#### Historic mapping 1966-1969

Status:	Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:6000	Date: 09/11/2023
Drawing Number: TOR-HGref3	Revision:	

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

© tor&co 2024

Do not scale from this drawing

# tor &co

Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com

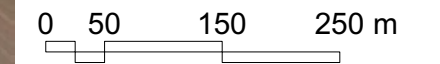


### 03 HISTORIC MAPPING 2004-2007 - FIG.3.7



 Site boundary

Notes/Revisions



Land south of Green Lane, Chesterton  
Wates

Historic mapping 2004-2007

Status:	Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:6000	Date: 09/11/2023
Drawing Number: TOR-HGref4		Revision:

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

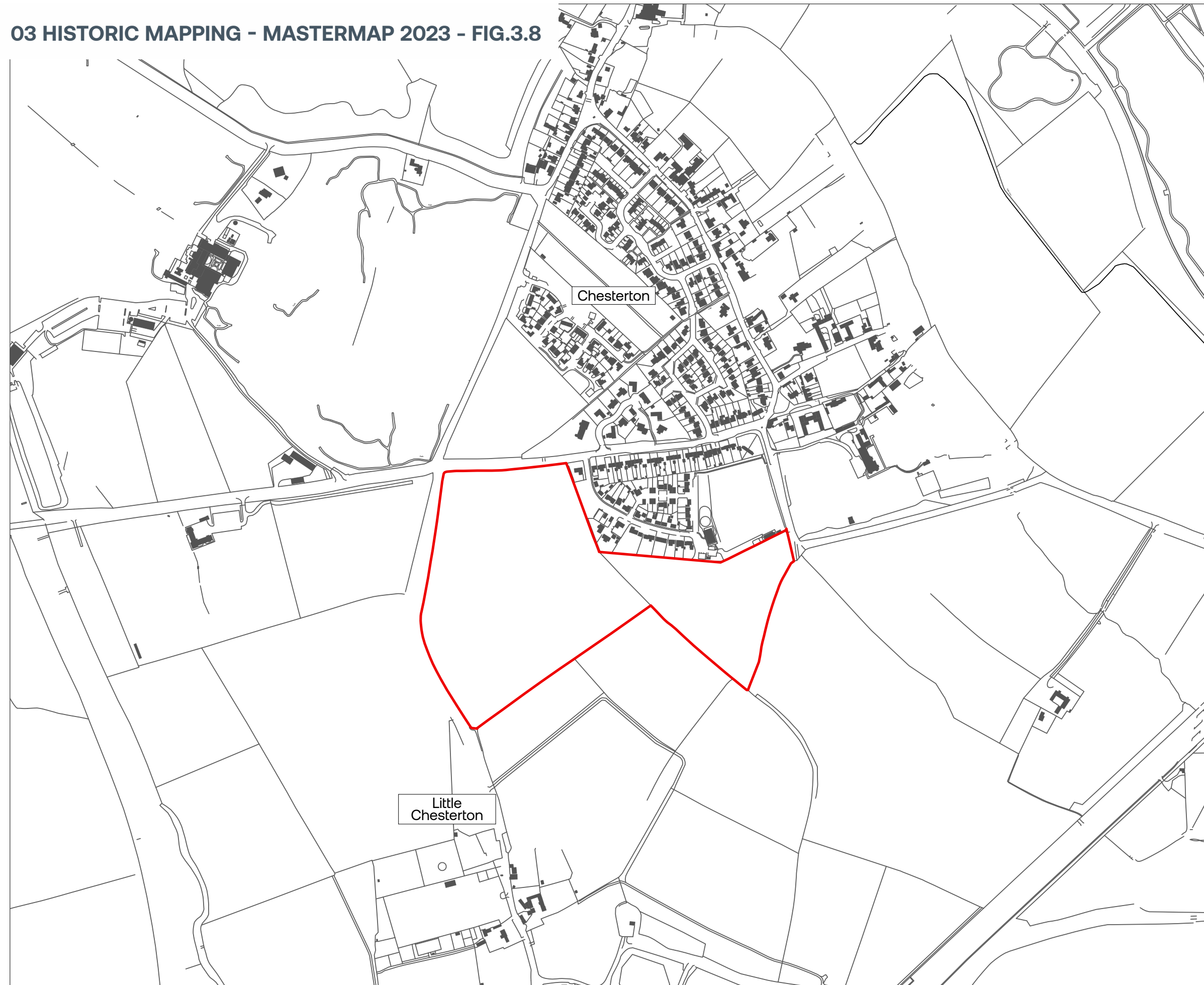
© tor&co 2024 Do not scale from this drawing

**tor  
&co**

Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com



### 03 HISTORIC MAPPING - MASTERMAP 2023 - FIG.3.8



 Site boundary

Notes/Revisions

0 50 150 250 m



Land south of Green Lane, Chesterton  
Wates

Historic mapping - Mastermap 2023

Status:	Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:6000	Date: 09/11/2023
Drawing Number: TOR-HGref5	Revision:	

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

© tor&co 2024

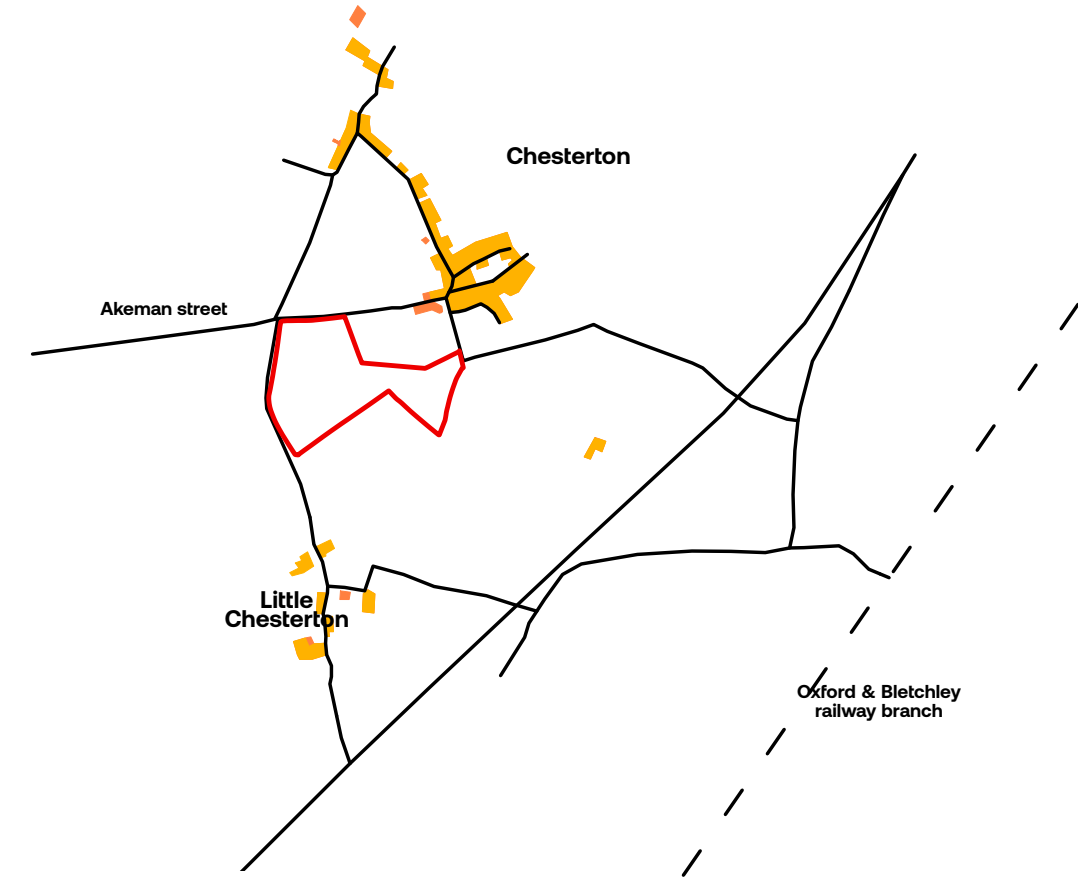
Do not scale from this drawing

**tor  
&co**

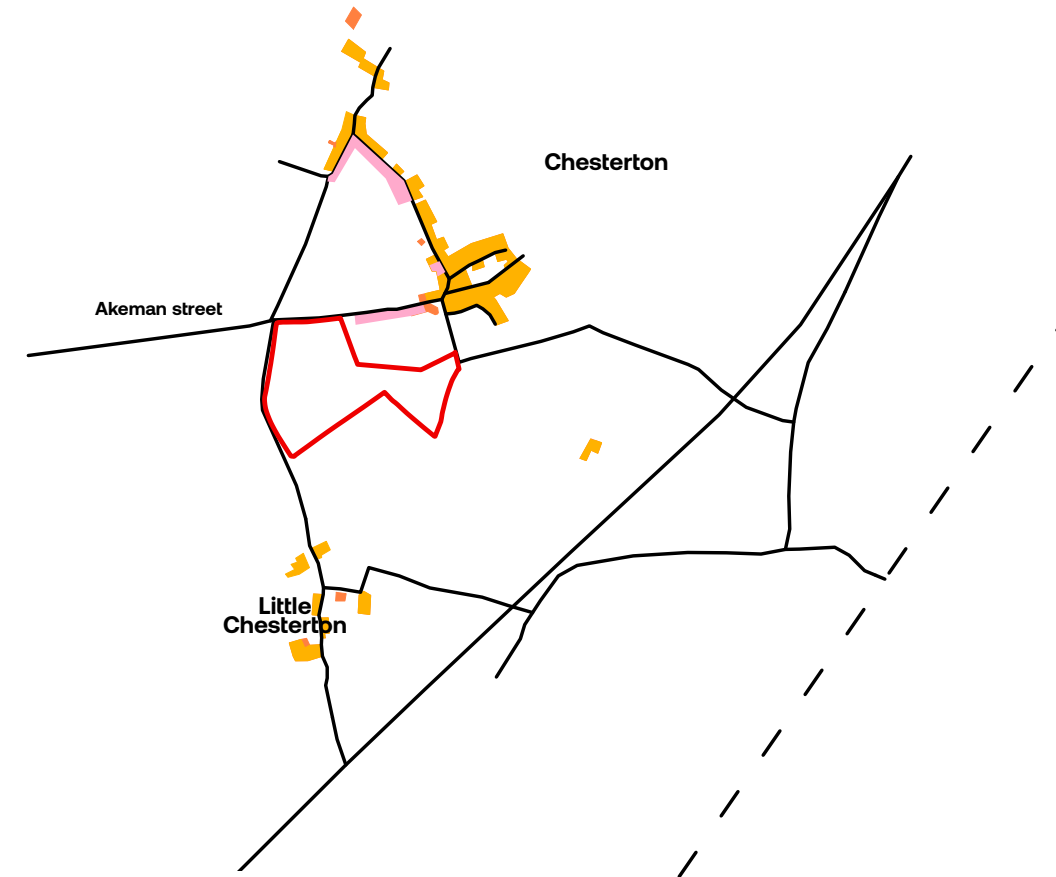
Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com



### 03 HISTORIC GROWTH SEQUENCE - FIG.3.9



Settlement pattern and growth 1888-1961



Settlement pattern and growth 1966-1969



Settlement pattern and growth 2004-2007



Settlement pattern and growth 2023

- Site boundary
- 1888 to 1913
- 1937 to 1961
- 1966 to 1969
- 2004 to 2007
- 2023 to current

Notes/Revisions



Land south of Green Lane, Chesterton  
Wates

#### Historic growth sequence

Status:	Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:22000	Date: 09/11/2023
Drawing Number: TOR-HG	Revision:	

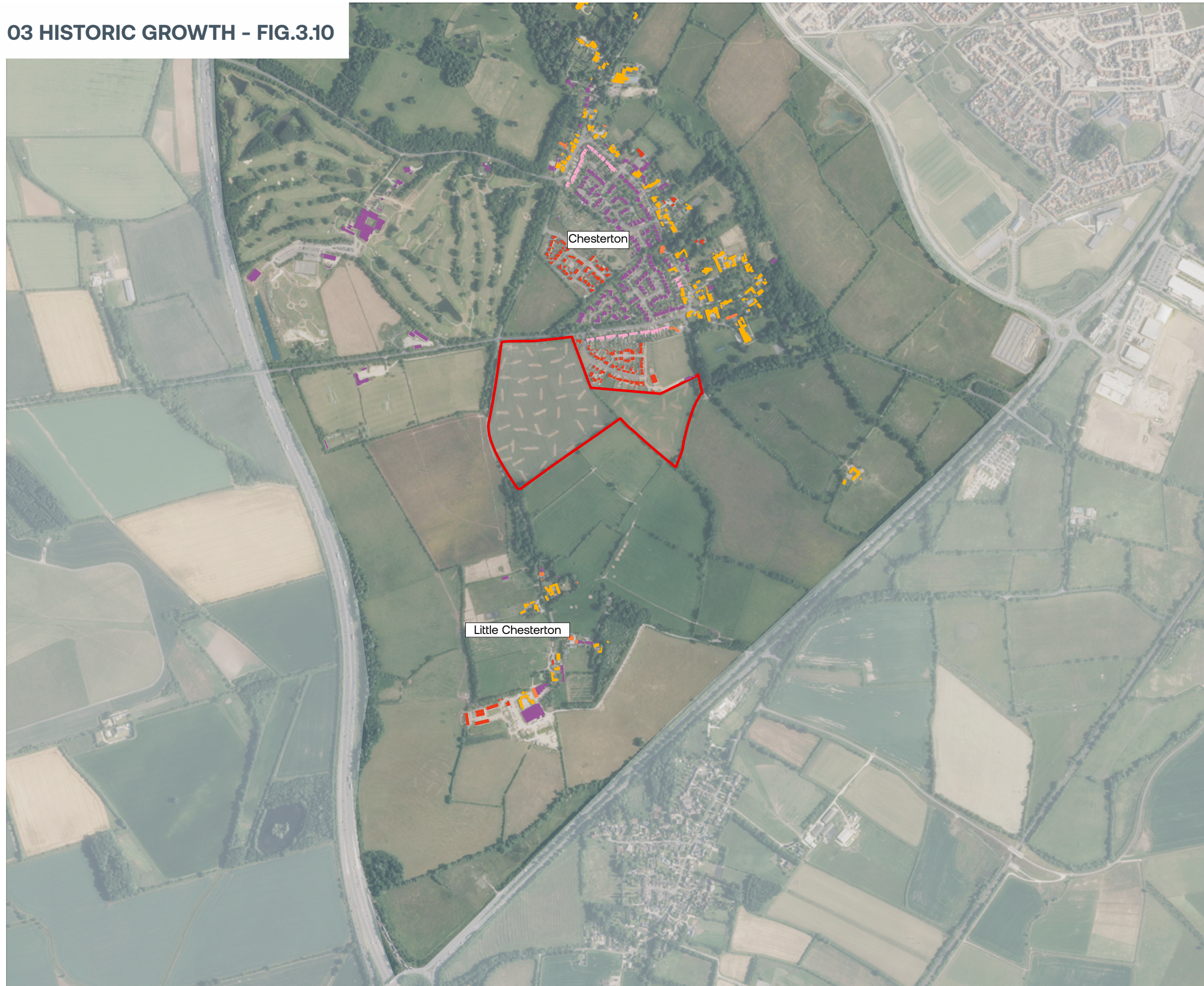
© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

© tor&co 2024 Do not scale from this drawing

**tor  
&co**  
Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com

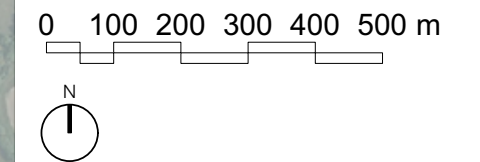


### 03 HISTORIC GROWTH - FIG.3.10



- Site boundary
- 1888 to 1913
- 1937 to 1961
- 1966 to 1969
- 2004 to 2007
- 2023 to current

Notes/Revisions



Land south of Green Lane, Chesterton  
Wates

#### Historic growth

Status:		Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:10500	Date: 09/11/2023	
Drawing Number: TOR-HG2		Revision:	

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

© tor&co 2024

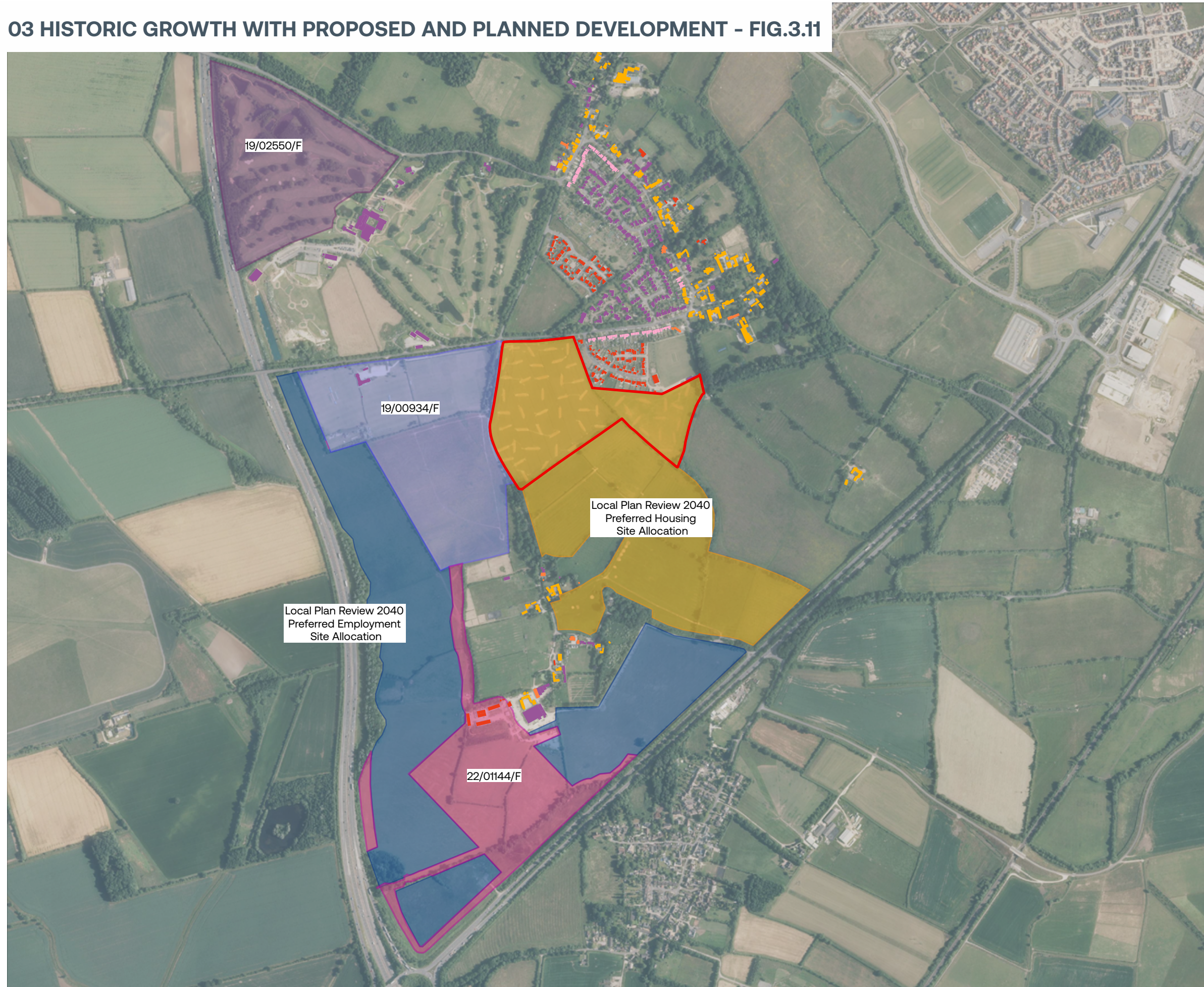
Do not scale from this drawing

**tor  
&co**

Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com

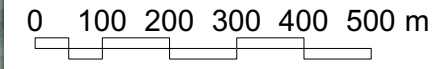


### 03 HISTORIC GROWTH WITH PROPOSED AND PLANNED DEVELOPMENT - FIG.3.11



- Site boundary
- 19/02550/F
- 19/00934/F
- 22/01144/F
- Local Plan Review 2040 Preferred Employment Site Allocation
- Local Plan Review 2040 Preferred Housing Site Allocation
- 1888 to 1913
- 1937 to 1961
- 1966 to 1969
- 2004 to 2007
- 2023 to current

Notes/Revisions



Land south of Green Lane, Chesterton  
Wates

Historic growth with proposed and planned development

Status:		Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:10500	Date: 09/11/2023	
Drawing Number: TOR-HG3		Revision:	

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

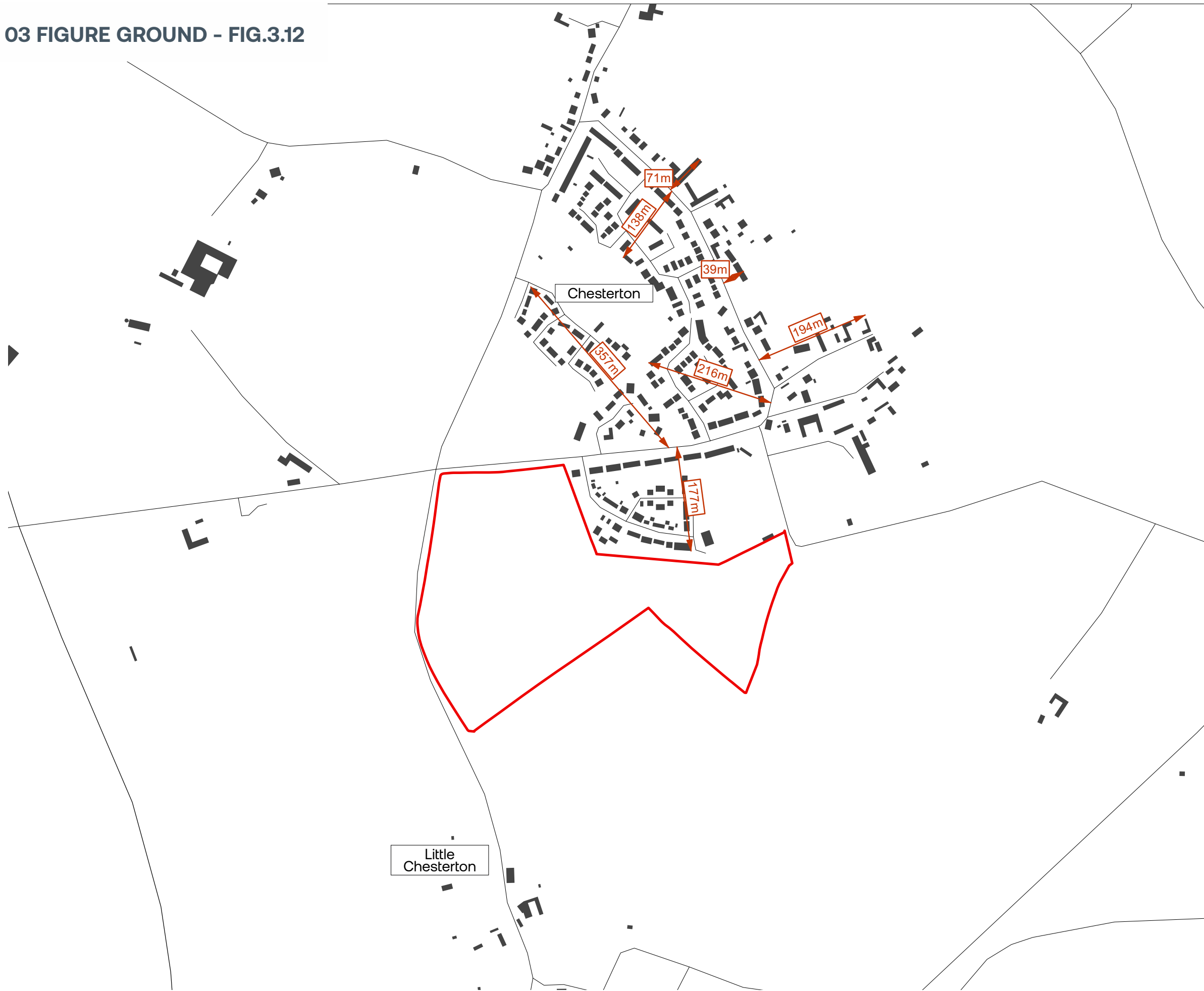
© tor&co 2024 Do not scale from this drawing

**tor & co**

Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com

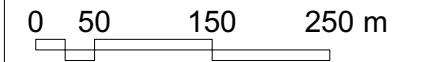


### 03 FIGURE GROUND - FIG.3.12



 Site boundary

Notes/Revisions



Land south of Green Lane, Chesterton  
Wates

#### Figure ground

Status:	Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:6000	Date: 09/11/2023
Drawing Number: TOR-SK010	Revision:	

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

© tor&co 2024

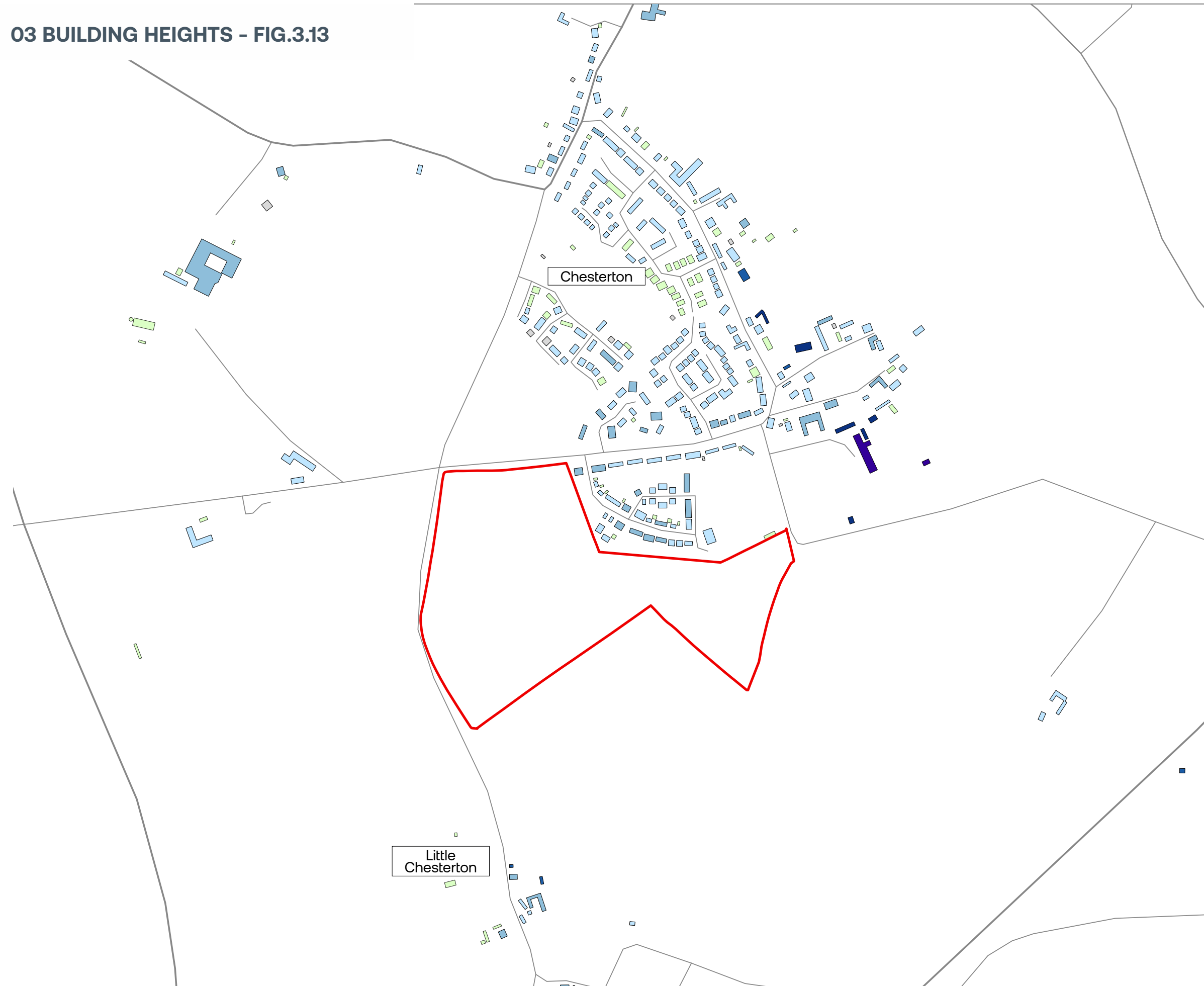
Do not scale from this drawing

**tor  
&co**

Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com

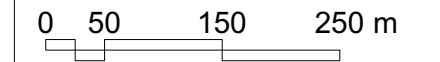


### 03 BUILDING HEIGHTS - FIG.3.13



- Site boundary
- 0m-3m
- 3m-6m
- 6m-9m
- 9m-12m
- 12m-15m
- 15m-18m
- 18m-21m

Notes/Revisions



Land south of Green Lane, Chesterton  
Wates

#### Building heights

Status:		Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:6000	Date: 09/11/2023	
Drawing Number: TOR-SK013		Revision:	

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

© tor&co 2024

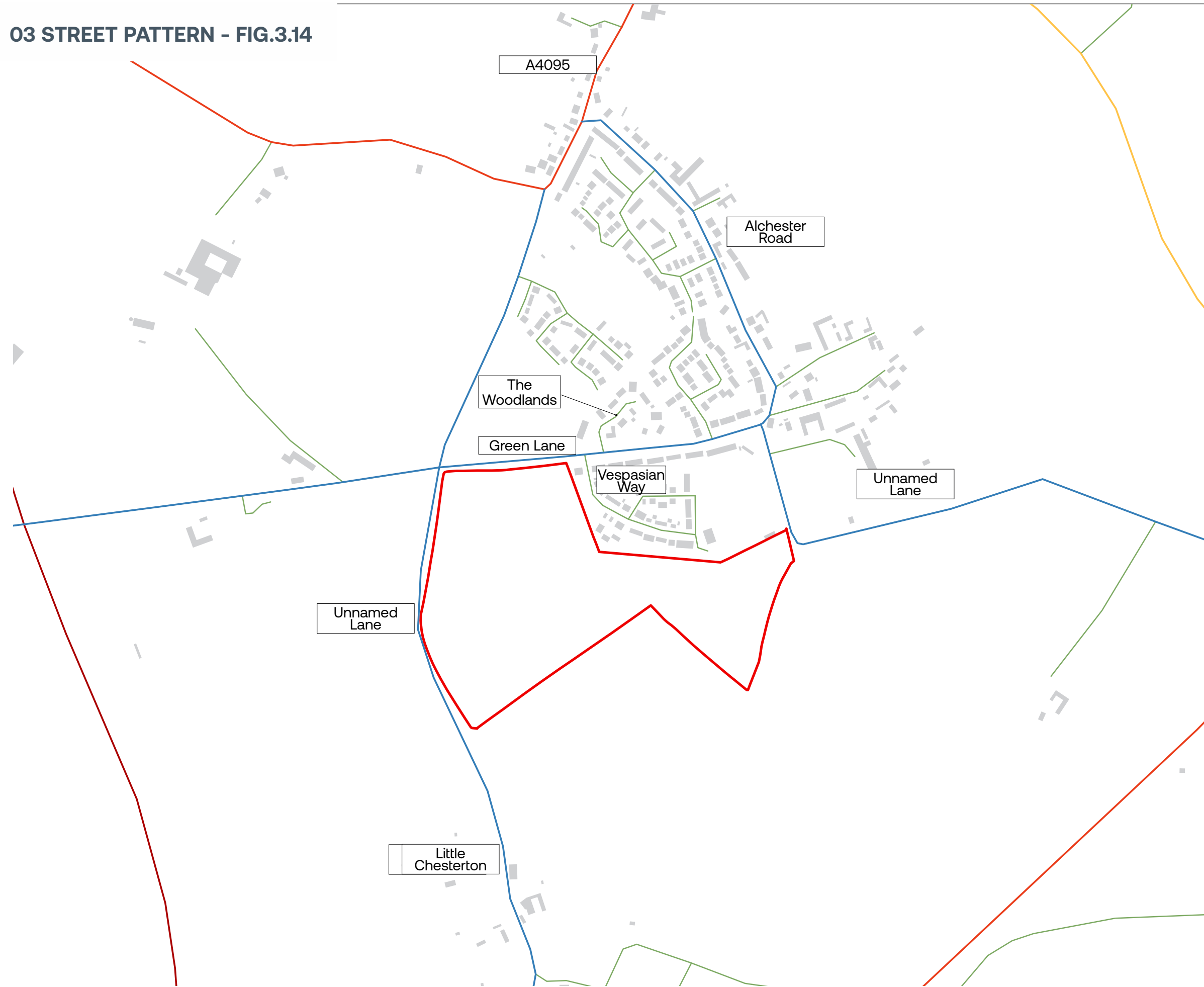
Do not scale from this drawing



Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com

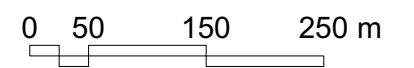


### 03 STREET PATTERN - FIG.3.14



- Site boundary
- Motorway
- A roads
- B roads
- Principal streets/lanes
- Lower order streets

Notes/Revisions



Land south of Green Lane, Chesterton  
Wates

#### Street pattern

Status:		Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:6000	Date: 09/11/2023	
Drawing Number: TOR-SK011		Revision:	

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

© tor&co 2024 Do not scale from this drawing

**tor & co**

Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com



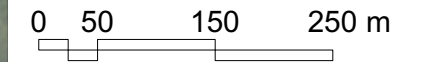
03 LANDSCAPE - FIG.3.15



- Site boundary
- Woodland
- Greenspace

Notes/Revisions

© Ordnance Survey data 2023



Land south of Green Lane, Chesterton  
Wates

Landscape

Status:		Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:6000	Date: 09/11/2023	
Drawing Number: TOR-SK022		Revision:	

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

© tor&co 2024

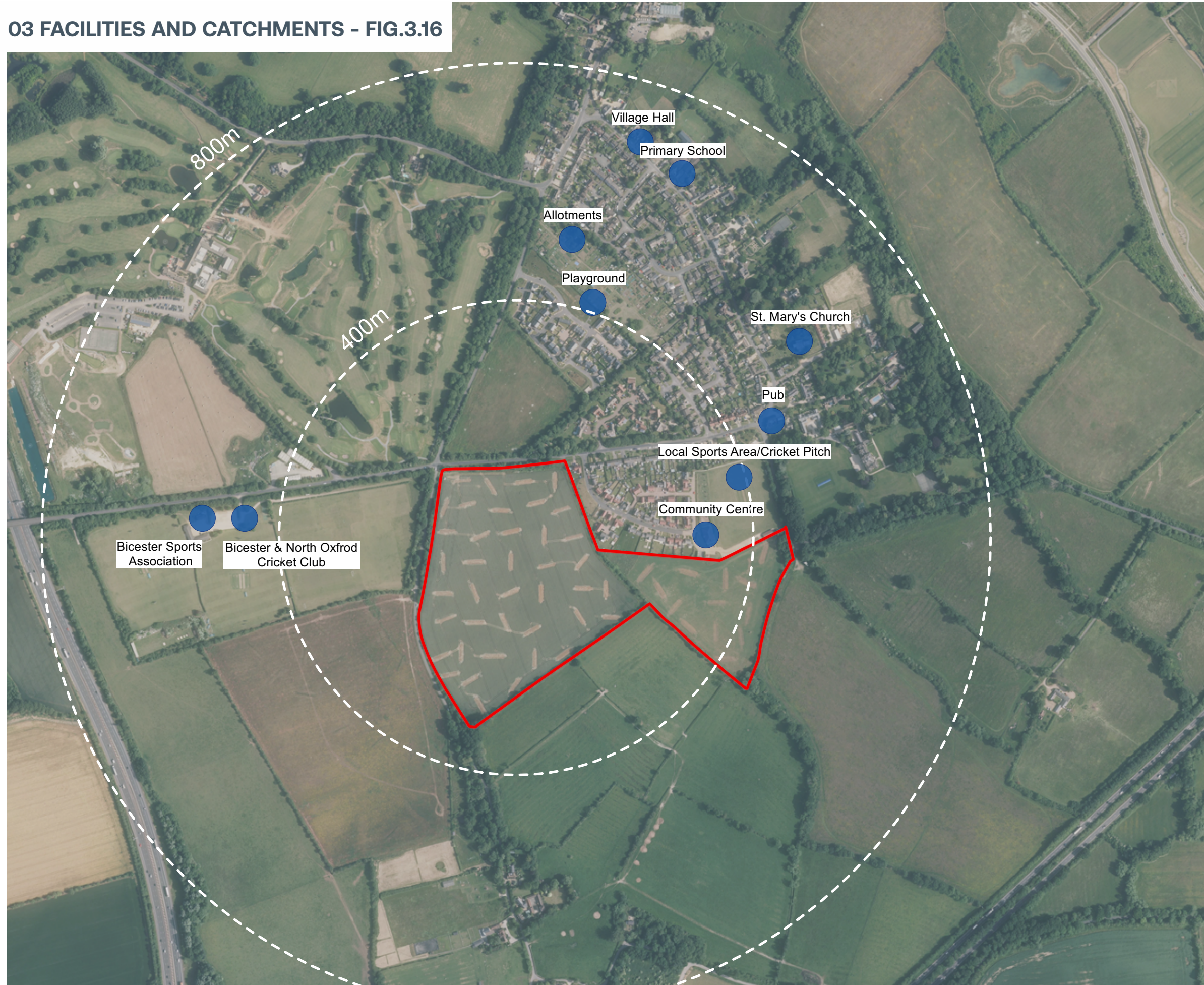
Do not scale from this drawing

**tor  
&co**

Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com



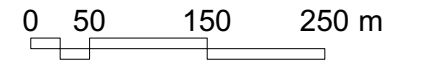
### 03 FACILITIES AND CATCHMENTS - FIG.3.16



Site boundary

Notes/Revisions

National Design Guide, Walkable:  
Local facilities are within walking distance, generally considered to be no more than a 10 minute walk (800m radius).



Land south of Green Lane, Chesterton  
Wates

#### Facilities and catchments

Status:	Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:6000	Date: 09/11/2023
Drawing Number: TOR-SK005	Revision:	

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

© tor&co 2024

Do not scale from this drawing

**tor  
&co**

Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com

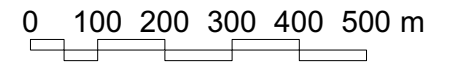


### 03 VILLAGE APPROACHES, LOCATION PLAN - FIG.3.17a



 Site boundary

Notes/Revisions



Land south of Green Lane, Chesterton  
Wates

#### Village approaches – location plan

Status:	Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:10500	Date: 09/11/2023
Drawing Number: TOR-SK026	Revision:	

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

© tor&co 2024 Do not scale from this drawing

**tor  
&co**

Everdene House  
Deansleigh Road  
Bournemouth BH17 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com



### 03 VILLAGE APPROACHES, PHOTOGRAPHS - FIG.3.17b



North west approach



North east approach



South east approach



South east approach



South west approach



South west approach



South west approach

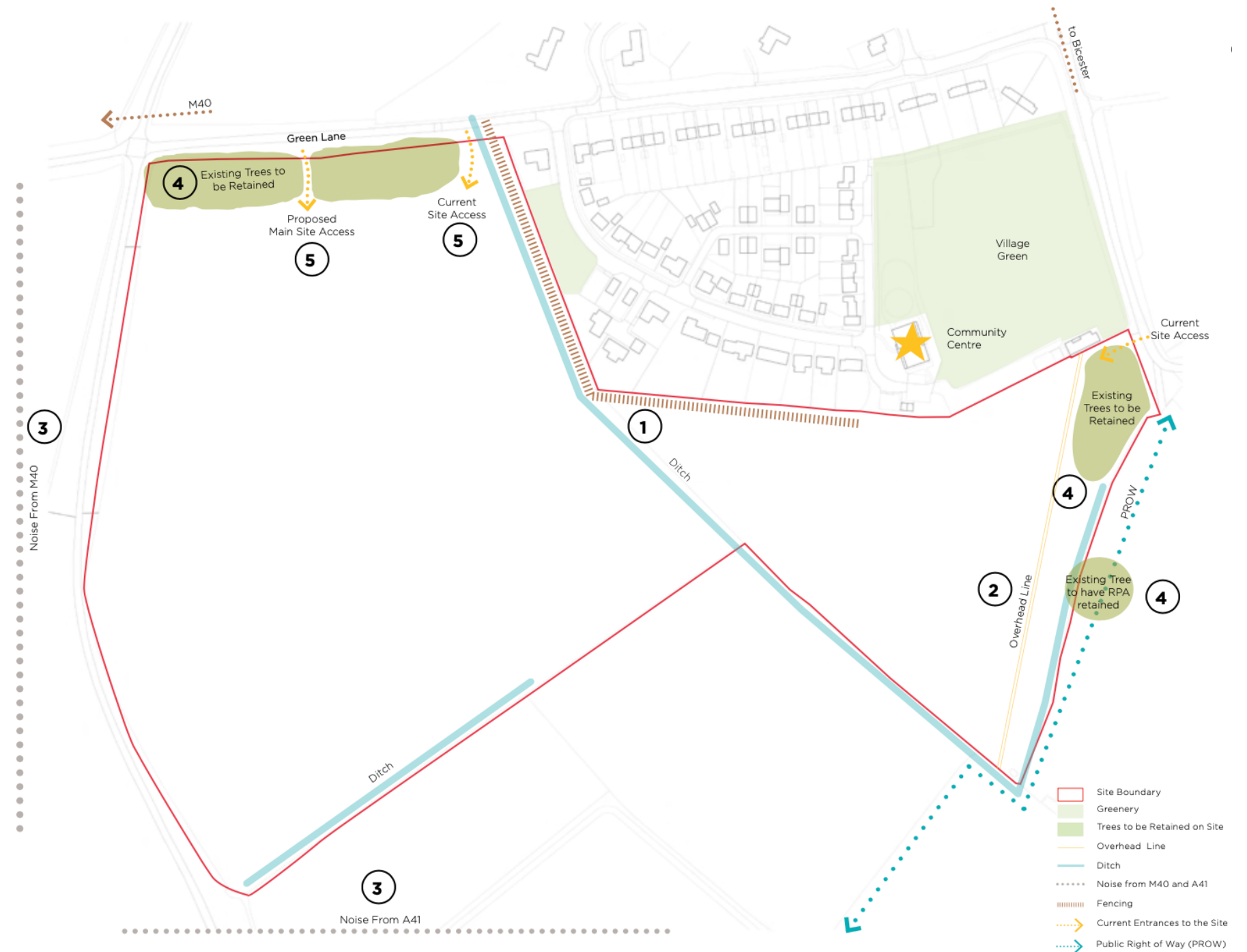


South west approach



## 04 SITE CONSTRAINTS - FIG.4.1

- 1 **DRAINAGE DITCH** An existing drainage ditch which bisects the midway pinch point of the site, and follows the eastern boundary with the dwellings on Vespasian Road, must be retained, and be given ample space either side within the public realm. This does mean that a portion of back garden fencing from homes on Vespasian road will be otherwise exposed on the site, so this area will require a soft landscaping strategy.
- 2 **OVERHEAD LINE** An existing high level utilities line cuts across the eastern end of the site. This must also be accommodated in the proposals with development not directly underneath. This presents an opportunity for more public open space.
- 3 **NOISE POLLUTION** The M40 lies half a mile to the west of the site, and the A41 half a mile to the south. As such the noise pollution from these two major routes needs to be taken into consideration with substantial tree screening which can also benefit the rest of the village.
- 4 **EXISTING TREES** Existing trees along the northern and eastern boundary are to be retained, including an important cluster of boundary trees adjacent to the conservation area. There are a handful of trees to the southern extents of the site, including a category A Oak along the PROW which will have a root protection area overlapping the site.
- 5 **ACCESS** There is an existing opening towards the centre of the northern boundary on Green Lane that is proposed for access, that will not require the removal of any trees. The road which bounds the west of the site is a narrow single lane access road into Little Chesterton and would be unsuitable to introduce a new access onto the site. The road which briefly edges the eastern corner of the site is unsuitable for a new access due to traffic and the visibility on the steep bend.



01 Diagram of the site's assets and constraints, showing infrastructure which can encourage improvement of the landscape quality.



## 04 ILLUSTRATIVE MASTERPLAN - FIG.4.2

### KEY

- 01 Primary vehicle access from Green Lane
- 02 Primary road
- 03 Secondary Lanes - shared surface Home Zones
- 04 Planted dry basin within public realm
- 05 Meadow Walks - footpaths through parkland across the site
- 06 New tree screening to existing development
- 07 Pump station
- 08 Substation
- 09 Recreational Sports/Playing Fields
- 10 NEAP area
- 11 Footpath to village
- 12 Potential locations for play areas
- 13 Parking for sport pitches
- 14 Kickabout area





### 04 INDICATIVE AERIAL VIEW - FIG.4.3





## 04 CHARACTER VIEWS - FIG.4.4



**View looking into one of the proposed lanes**



**View looking along a meadow walk in the proposed development**



## 04 MATERIALITY - FIG.4.5



### **BUFF STONE FACADES AND WALLING**

Local Cotswold limestone is proposed as the primary facade material for the housing to reflect the dominant buff hues of the village.

Stone is also proposed for key features in the public realm, including low level garden walls along lanes, and potential integration into home office and rear garden boundaries onto tree screening and woodland. This is intended to reflect the charm of the stone walling typical of the Chesterton Conservation Area.



### **RED BRICK FEATURES**

Red brick is proposed for features and variation in the housing. Brick is commonly found in Chesterton in 20th century housing and later housing additions to older buildings in combination with the stonework aforementioned.

Red brick provides a subtle but attractive contrast with the lighter hues of the stone walling and cobbled paving proposed.



### **SLATE ROOFING**

Slate tiles are proposed for the roofing material, to reflect the welsh slate roofing of the conservation area.

Slate can compliment the other materials proposed, due to its natural finish, variation in colour and more subtle saturation than its clay counterpart.



### **COBBLE SETTS PAVING**

Cobble setts paving such as granite as shown is proposed for the shared surface of the lanes to provide a distinction from the road adjoining. They are also a nod to the historic character of the lanes in Chesterton Village which, now gravel lined, were thought to be originally cobbled as noted in the Conservation Area Appraisal.

They will be interspersed with areas of gravel and resin bound gravel paving to tie in with the current lanes in Chesterton.



## 04 LANDSCAPE SPACES - FIG.4.6



### LANDSCAPED LANES

The lanes are defined from the access road by a change to a shared stone surface and with a less formal sense of boundary and ownership between a handful of homes which share the lane as an access.

The lanes are intended to have a more rural and intimate character; interrupted with low level planting, and stone garden walls, the lanes meander around the clusters of homes, terminating with a south facing view onto the meadow walks or woodland beyond. The shared surface lanes will be paved in resin bound surface with trims and accentuating bands in small unit concrete or granite paving setts in silver grey. Parking bays will be demarcated with darker toned pavers in charcoal.



### MEADOW WALKS

The meadow walks are linear green parks between the lanes of housing which provide communal amenity space, as well as biodiversity opportunities, and basin for sustainable drainage. They also provide a generous visual break between smaller areas of housing to reflect the more rural village setting.

The linear green spaces provide open access for the development across a variety of grassland types with meandering, low key material footpaths. Benches in strategic locations, where access from the surrounding residential streets is most likely, will provide incidental meeting spaces.



### PERIMETER TREE SCREENING

The existing line of trees to Green Lane and the western corner of the site are to be reinforced with further mature trees to provide a natural screen to the development on approach to the village from the west. Tree screening is also proposed to the northern edge shared with the new estate.

### NEW WOODLAND

A substantial new area of mosaic shrub/woodland is proposed to the southern extents of the site is intended to provide a soft boundary to the development and village beyond. This also provides a definitive limit to any development of the village southwards. The woodland will also provide a positive noise pollution buffer for the village from



### RECREATIONAL FACILITIES

The social infrastructure is well placed to connect to the village centre. With the suggested community recreation offer located on the eastern corner, it provides a more sensitive edge close to the conservation area and village extents. The communal facilities are to be free to use for the village and surrounding areas.

There is opportunity to provide a NEAP type play area between the playing fields and northern meadow, with the community car park to the west and existing, enhanced boundary vegetation beyond. Please refer to Landscape Strategy Document for further details.



## 04 AMENITY SPACE - FIG.4.7





## 04 LANDSCAPE PROPOSALS - FIG.4.8



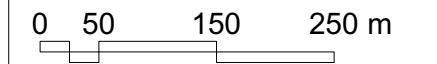


# 05 FIGURE GROUND, PROPOSED - FIG.5.1



Site boundary

Notes/Revisions



Land south of Green Lane, Chesterton  
Wates

## Figure ground, proposed

Status:	Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:6000	Date: 09/11/2023
Drawing Number: TOR-SK018	Revision:	

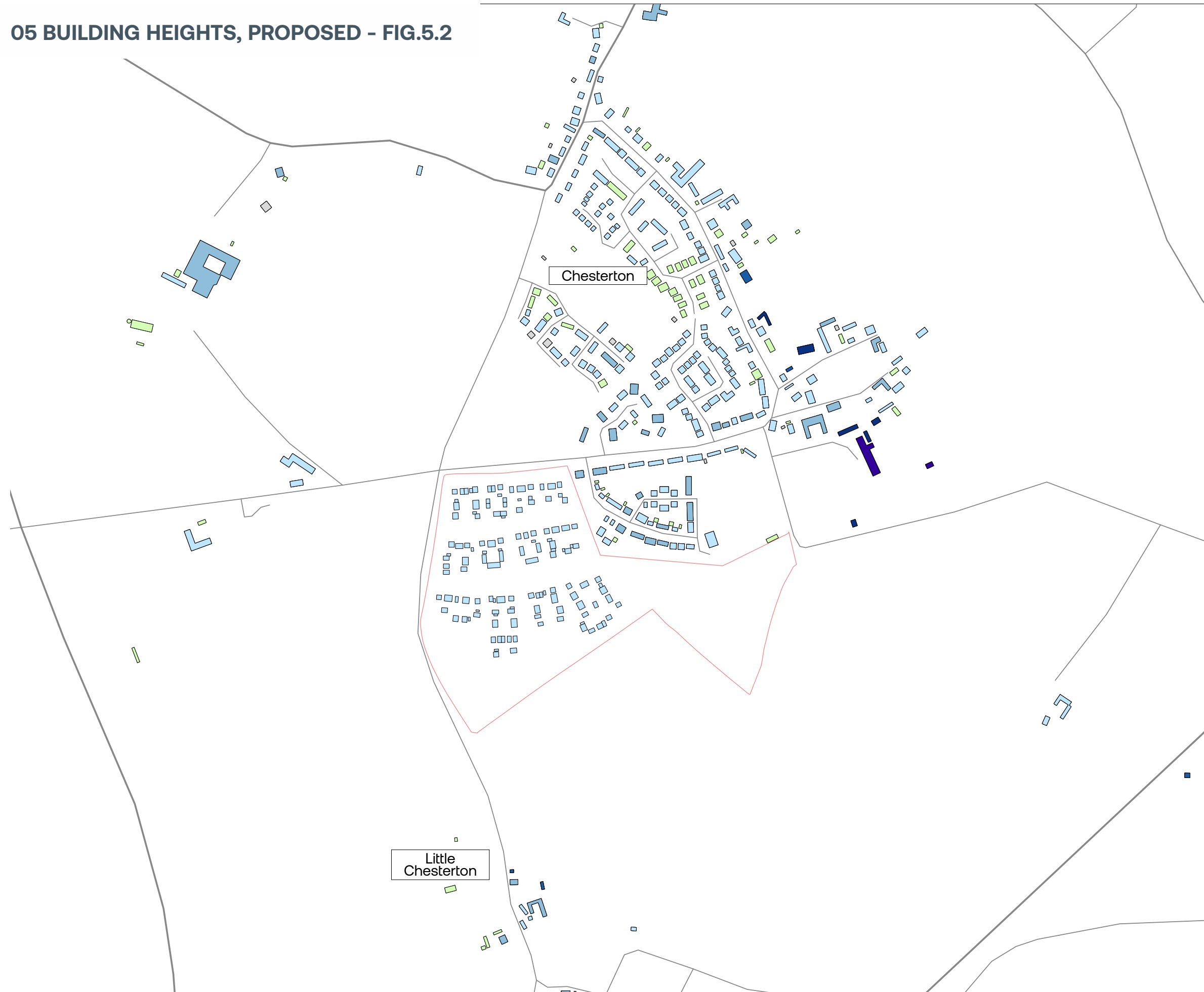
© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

© tor&co 2024 Do not scale from this drawing

**tor  
&co**  
Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com



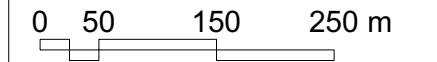
# 05 BUILDING HEIGHTS, PROPOSED - FIG.5.2



- Site boundary
- 0m-3m
- 3m-6m
- 6m-9m
- 9m-12m
- 12m-15m
- 15m-18m
- 18m-21m

Within the appeal site building heights are indicated as up to 9m. This does not preclude single storey units.

Notes/Revisions



Land south of Green Lane, Chesterton  
Wates

### Building heights, proposed

Status:	Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:6000	Date: 09/11/2023
Drawing Number: TOR-SK023		Revision:

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

© tor&co 2024

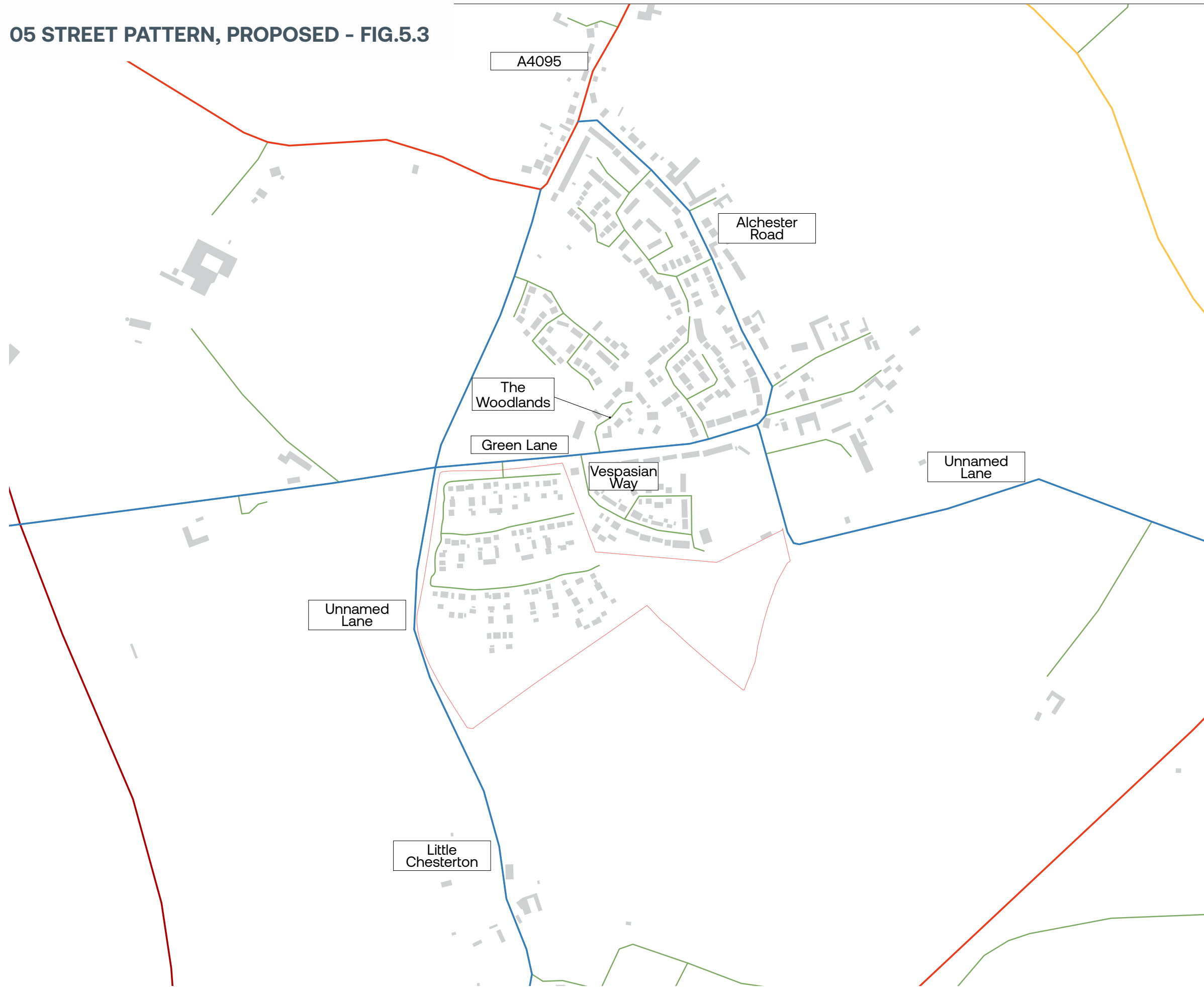
Do not scale from this drawing



Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com

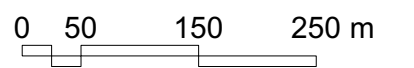


### 05 STREET PATTERN, PROPOSED - FIG.5.3



- Site boundary
- Motorway
- A roads
- B roads
- Principal streets/lanes
- Lower order streets

Notes/Revisions



Land south of Green Lane, Chesterton  
Wates

#### Street pattern, proposed

Status:		Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:6000	Date: 09/11/2023	
Drawing Number: TOR-SK024		Revision:	

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

© tor&co 2024 Do not scale from this drawing

**tor & co**

Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com

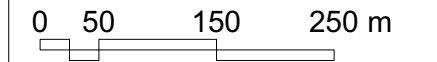


# 05 LANDSCAPE, PROPOSED - FIG.5.4



- Site boundary
- Woodland
- Greenspace
- Proposed strategic scrub and woodland planting

Notes/Revisions



Land south of Green Lane, Chesterton  
Wates

## Landscape, proposed

Status:	Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:6000	Date: 09/11/2023
Drawing Number: TOR-SK025	Revision:	

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

© tor&co 2024

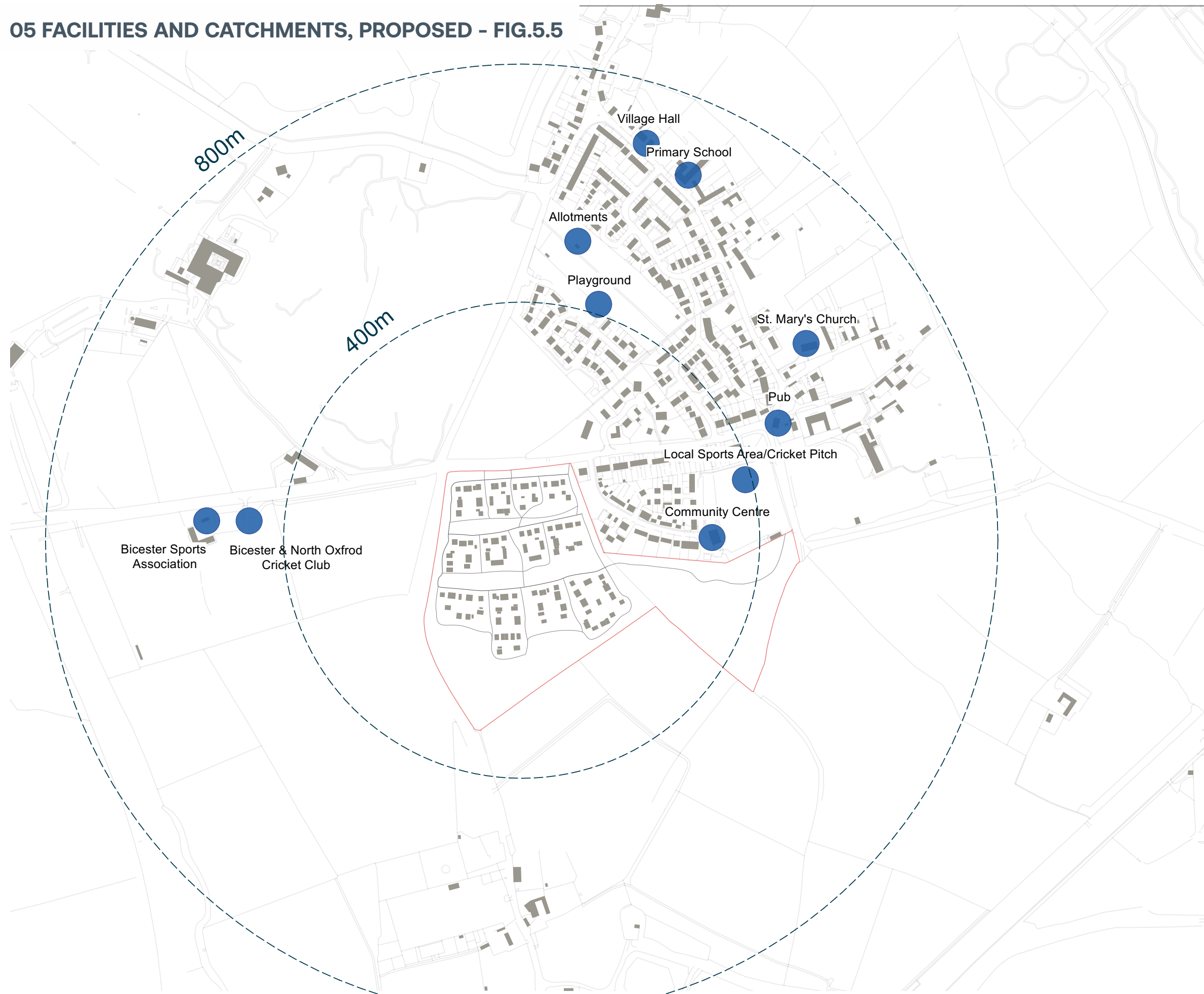
Do not scale from this drawing

**tor  
&co**

Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com



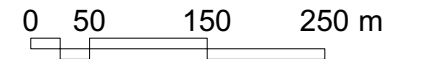
## 05 FACILITIES AND CATCHMENTS, PROPOSED - FIG.5.5



Site boundary

Notes/Revisions

National Design Guide, Walkable:  
Local facilities are within walking distance, generally considered to be no more than a 10 minute walk (800m radius).



Land south of Green Lane, Chesterton  
Wates

Facilities, proposed

Status:	Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:6000	Date: 09/11/2023
Drawing Number: TOR-SK007	Revision:	

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

© tor&co 2024

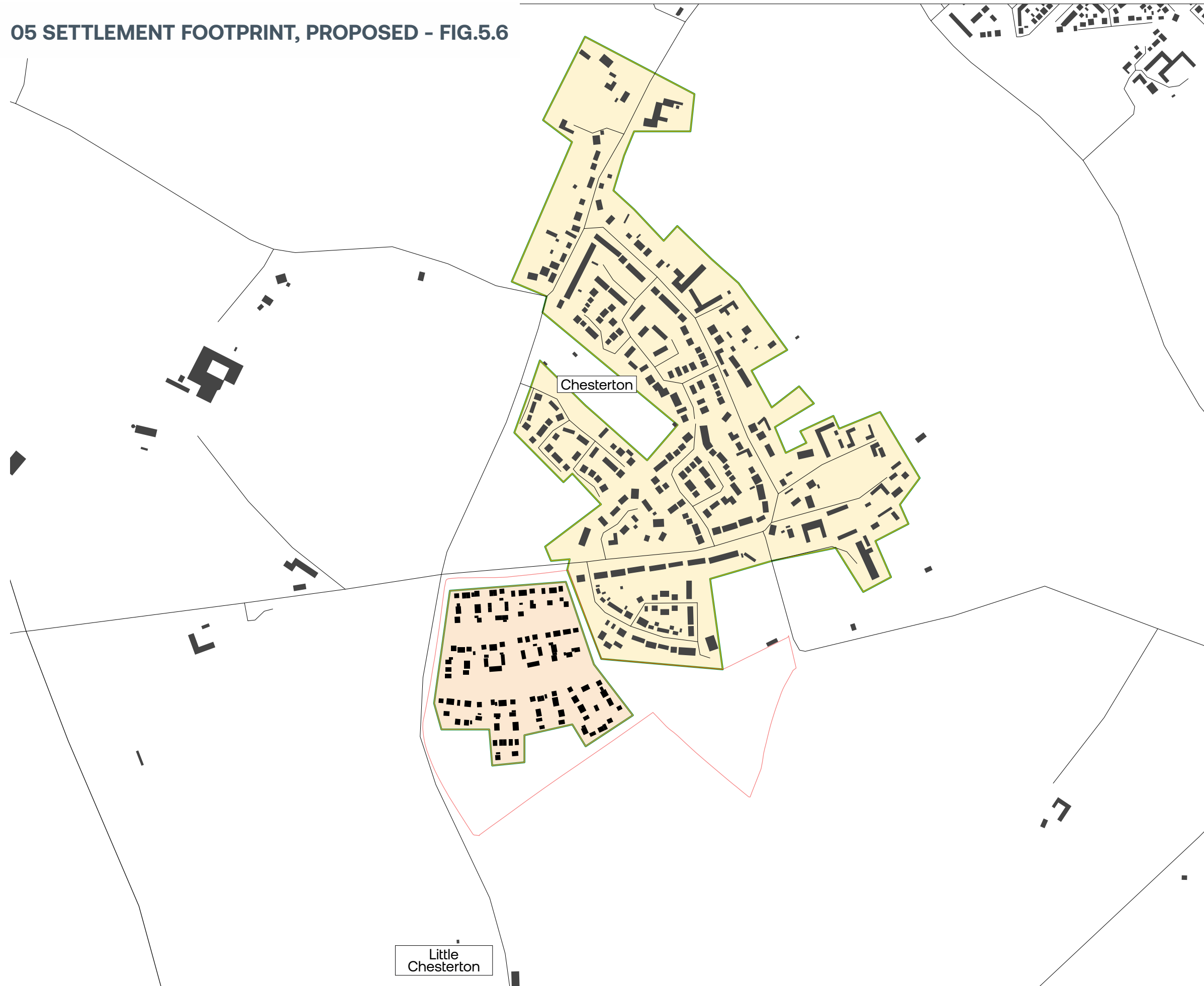
Do not scale from this drawing

**tor  
&co**

Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com

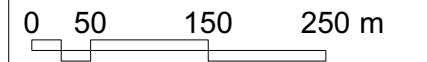


### 05 SETTLEMENT FOOTPRINT, PROPOSED - FIG.5.6



- Site boundary
- Existing settlement extent 32.4 ha
- Proposed development extent, 6.8 ha
- Total including proposed extension 39.2 ha

Notes/Revisions



Land south of Green Lane, Chesterton  
Wates

#### Settlement footprint, proposed

Status:		Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:6000	Date: 09/11/2023	
Drawing Number: TOR-SK019		Revision:	

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

© tor&co 2024

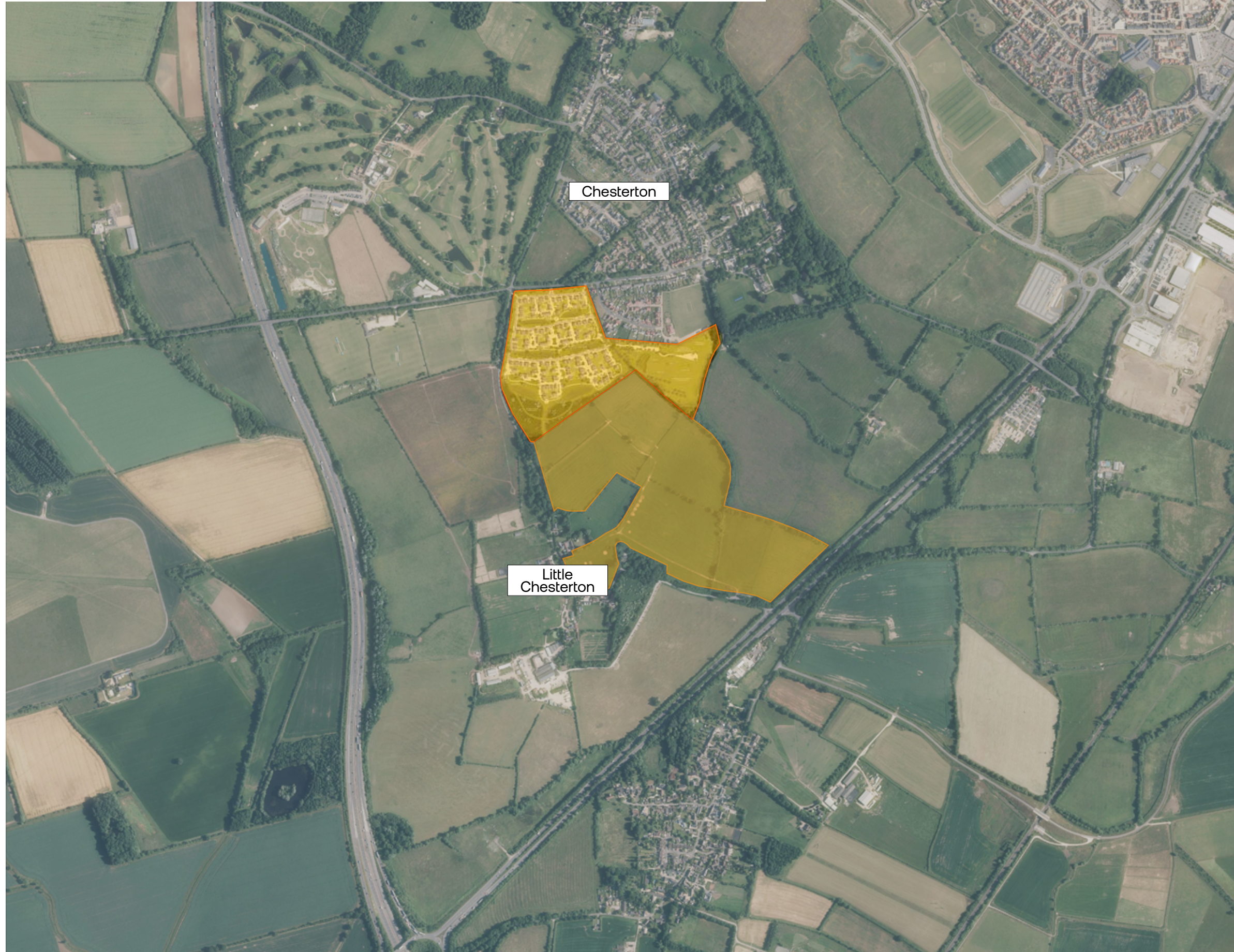
Do not scale from this drawing

**tor  
&co**

Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com

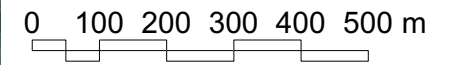


# 05 PROPOSALS IN CONTEXT OF DRAFT HOUSING ALLOCATION - FIG.5.7



- Site boundary
- Local Plan Review 2040 Preferred Housing Site Allocation

Notes/Revisions



Land south of Green Lane, Chesterton  
Wates

Proposals in context of draft housing allocation

Status:		Drawn by: JA	Checked by: RB
Project Number: 276507	Scale @ A3: 1:10500	Date: 09/11/2023	
Drawing Number: TOR-SK017		Revision:	

© Crown Copyright and database rights 2023 OS Licence no. AC0000849896

© tor&co 2024 Do not scale from this drawing

**tor  
&co**

Everdene House  
Deansleigh Road  
Bournemouth BH7 7DU  
020 3664 6755  
enquiries@torandco.com  
www.torandco.com



# Appendices



## APPENDIX A

### Policy ESD15

#### Section B - Policies for Development in Cherwell

##### Policy ESD 15: The Character of the Built and Historic Environment

Successful design is founded upon an understanding and respect for an area's unique built, natural and cultural context. New development will be expected to complement and enhance the character of its context through sensitive siting, layout and high quality design. All new development will be required to meet high design standards. Where development is in the vicinity of any of the District's distinctive natural or historic assets, delivering high quality design that complements the asset will be essential.

##### New development proposals should:

- Be designed to deliver high quality safe, attractive, durable and healthy places to live and work in. Development of all scales should be designed to improve the quality and appearance of an area and the way it functions
- Deliver buildings, places and spaces that can adapt to changing social, technological, economic and environmental conditions
- Support the efficient use of land and infrastructure, through appropriate land uses, mix and density/development intensity
- Contribute positively to an area's character and identity by creating or reinforcing local distinctiveness and respecting local topography and landscape features, including skylines, valley floors, significant trees, historic boundaries, landmarks, features or views, in particular within designated landscapes, within the Cherwell Valley and within conservation areas and their setting
- Conserve, sustain and enhance designated and non designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings, and ensure new development is sensitively sited and integrated in accordance with advice in the NPPF and NPPG. Proposals for development that affect non-designated heritage assets will be considered taking account of the scale of any harm or loss and the significance of the heritage asset as set out in the NPPF and NPPG. Regeneration proposals that make sensitive use of heritage assets, particularly where these bring redundant or under used buildings or areas, especially any on English Heritage's At Risk Register, into appropriate use will be encouraged
- Include information on heritage assets sufficient to assess the potential impact of the proposal on their significance. Where archaeological potential is identified this should include an appropriate desk based assessment and, where necessary, a field evaluation.
- Respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should be designed to integrate with existing streets and public spaces, and buildings configured to create clearly defined active public frontages

#### Section B - Policies for Development in Cherwell

- Reflect or, in a contemporary design response, re-interpret local distinctiveness, including elements of construction, elevational detailing, windows and doors, building and surfacing materials, mass, scale and colour palette
- Promote permeable, accessible and easily understandable places by creating spaces that connect with each other, are easy to move through and have recognisable landmark features
- Demonstrate a holistic approach to the design of the public realm to create high quality and multi-functional streets and places that promotes pedestrian movement and integrates different modes of transport, parking and servicing. The principles set out in The Manual for Streets should be followed
- Consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space
- Limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation
- Be compatible with up to date urban design principles, including Building for Life, and achieve Secured by Design accreditation
- Consider sustainable design and layout at the masterplanning stage of design, where building orientation and the impact of microclimate can be considered within the layout
- Incorporate energy efficient design and sustainable construction techniques, whilst ensuring that the aesthetic implications of green technology are appropriate to the context (also see Policies ESD 1 - 5 on climate change and renewable energy)
- Integrate and enhance green infrastructure and incorporate biodiversity enhancement features where possible (see Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment and Policy ESD 17 Green Infrastructure). Well designed landscape schemes should be an integral part of development proposals to support improvements to biodiversity, the micro climate, and air pollution and provide attractive places that improve people's health and sense of vitality
- Use locally sourced sustainable materials where possible.

The Council will provide more detailed design and historic environment policies in the Local Plan Part 2.

The design of all new development will need to be informed by an analysis of the context, together with an explanation and justification of the principles that have informed the design rationale. This should be demonstrated in the Design and Access Statement that accompanies the planning application. The Council expects all the issues within this policy to be positively addressed through the explanation and justification in the Design & Access Statement. Further guidance can be found on the Council's website.



## APPENDIX B SAVED POLICIES C28 AND C30

**C27 DEVELOPMENT PROPOSALS IN VILLAGES WILL BE EXPECTED TO RESPECT THEIR HISTORIC SETTLEMENT PATTERN.**

9.64 The settlement pattern of a village can be as important to its character as the buildings. Proposals which would result in the obliteration of part of an historic plan form or fail to respect the traditional settlement pattern will be considered contrary to policy and will be resisted.

9.65 Particular attention will be paid to policy C27 within the existing and proposed conservation areas where the character of the settlement is particularly sensitive to change.

**C28 CONTROL WILL BE EXERCISED OVER ALL NEW DEVELOPMENT, INCLUDING CONVERSIONS AND EXTENSIONS, TO ENSURE THAT THE STANDARDS OF LAYOUT, DESIGN AND EXTERNAL APPEARANCE, INCLUDING THE CHOICE OF EXTERNAL-FINISH MATERIALS, ARE SYMPATHETIC TO THE CHARACTER OF THE URBAN OR RURAL CONTEXT OF THAT DEVELOPMENT. IN SENSITIVE AREAS SUCH AS CONSERVATION AREAS, THE AREA OF OUTSTANDING NATURAL BEAUTY AND AREAS OF HIGH LANDSCAPE VALUE, DEVELOPMENT WILL BE REQUIRED TO BE OF A HIGH STANDARD AND THE USE OF TRADITIONAL LOCAL BUILDING MATERIALS WILL NORMALLY BE REQUIRED.**

**C29 THE COUNCIL WILL SEEK TO ENSURE THAT ALL NEW BUILDINGS, EXTENSIONS AND ALTERATIONS TO EXISTING BUILDINGS ADJACENT TO THE OXFORD CANAL, ARE DESIGNED TO A HIGH STANDARD WHICH COMPLEMENTS THE TRADITIONAL CHARACTERISTICS OF THE WATERSIDE SETTING IN TERMS OF THEIR DESIGN, MATERIALS AND LANDSCAPING.**

9.66 The standard of design acceptable to the District Council will be influenced by the environmental context of the site and its surroundings, and the nature, size and prominence of the development proposed. Design considerations will, when appropriate, include the siting, layout, size, scale, architectural style, building materials, means of enclosure and landscaping of new buildings and associated land uses. The Council will seek to avoid discordant or badly designed development that would harm the appearance and character of the existing built environment, the Green Belt or the countryside.

9.67 In appropriate circumstances a landscaping scheme incorporating the retention of existing trees and hedgerows of amenity value will be required to be included as part of development proposals. Trees are a valuable feature of both the rural and the urban landscape. Their amenity value and screening effect can enhance the appearance of new development. Thus wherever new tree or hedge planting is considered desirable for aesthetic reasons, and can be justified by the nature or scale of the development proposed, the Council will attach appropriate conditions to a planning approval. Landscaping schemes should normally include tree and shrub planting but should also include landscape modelling and hard-surface detailing whenever necessary. General guidance for developers is given in BS. 5837:1991 - "A Guide to Trees in Relation to Construction" although developers are advised to contact the Council's Leisure Services Department for more detailed advice.

9.68 It is not the object of policy C28 to suppress innovation and creativity of design. In order to promote the creation of an interesting and attractive built environment the Council will encourage variety in design, provided that the appearance of a proposed new development is sensitive to the particular site and is in harmony with the general character of its surroundings.

**C30 DESIGN CONTROL WILL BE EXERCISED TO ENSURE:**

**C30 DESIGN CONTROL WILL BE EXERCISED TO ENSURE:**

**(i) THAT NEW HOUSING DEVELOPMENT IS COMPATIBLE WITH THE APPEARANCE, CHARACTER, LAYOUT, SCALE AND DENSITY OF EXISTING DWELLINGS IN THE VICINITY;**

**(ii) THAT ANY PROPOSAL TO EXTEND AN EXISTING DWELLING (IN CASES WHERE PLANNING PERMISSION IS REQUIRED) IS COMPATIBLE WITH THE SCALE OF THE EXISTING DWELLING, ITS CURTILAGE AND THE CHARACTER OF THE STREET SCENE;**

**(iii) THAT NEW HOUSING DEVELOPMENT OR ANY PROPOSAL FOR THE EXTENSION (IN CASES WHERE PLANNING PERMISSION IS REQUIRED) OR CONVERSION OF AN EXISTING DWELLING PROVIDES STANDARDS OF AMENITY AND PRIVACY ACCEPTABLE TO THE LOCAL PLANNING AUTHORITY.**

9.69 The Council wishes to secure environmental enhancement through new development. Proposals that would detract from the character of an area owing to obviously poor design will be resisted. Similarly proposals that would change the established character of an area, by, for example, introducing high-density housing development where low densities predominate, will normally be unacceptable. The design and layout of new development can also assist with crime prevention and the Council will have regard to the advice in Circular 5/94 'Planning Out Crime' and 'Secured by Design' initiative. The assistance of the Thames Valley Policy Architectural Liaison Officer will be sought in this context.

**C31 IN EXISTING AND PROPOSED RESIDENTIAL AREAS ANY DEVELOPMENT WHICH IS NOT COMPATIBLE WITH THE RESIDENTIAL CHARACTER OF THE AREA, OR WOULD CAUSE AN UNACCEPTABLE LEVEL OF NUISANCE OR VISUAL INTRUSION WILL NOT NORMALLY BE PERMITTED.**

9.70 The Council wishes to ensure that new development, including changes of use, does not prejudice the environment of the areas concerned. The above policy seeks to prevent the introduction of incompatible non-residential uses in residential areas.

**C32 IN CONSIDERING PROPOSALS FOR DEVELOPMENT THE COUNCIL WILL SUPPORT MEASURES THAT PROVIDE, IMPROVE OR EXTEND ACCESS FACILITIES FOR DISABLED PEOPLE.**

9.71 A large number of people in the District have difficulty in terms of mobility and access. Disabilities often confine people to wheelchairs but there are many others who are not so confined but who still have a mobility impairment. Examples include those with heart conditions or breathing difficulties, those with hearing or sight impairments, parents with infants in pushchairs or prams, and the elderly generally. There are also those with temporary impairments including those with broken limbs and pregnant women.

9.72 The Council is committed to creating an environment with fewer potential hazards for the disabled and where equal opportunities for access exist for all sections of the population. The main statutory means of control is through Part M of the Building Regulations which applies to most new buildings and major extensions, both to the inside of those buildings and the approaches to them, and to staff as well as visitors. Housing is not yet included but the government is reviewing this (see Housing Chapter). The Council will also use its powers under other legislation, including the planning acts, to seek to provide for the needs of the disabled outside buildings, including pedestrianisation schemes (see the Chapter on Town Centres and Local Shopping). The plan contains many other references in particular chapters where the needs of the disabled are considered in more detail.



## APPENDIX C

### The ten characteristics of well-designed places

#### Introducing the ten characteristics

<sup>36</sup> Well-designed places have individual characteristics which work together to create its physical **Character**. The ten characteristics help to nurture and sustain a sense of **Community**. They work to positively address environmental issues affecting **Climate**. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework.

<sup>37</sup> The ten characteristics set out in Part 2 are:

- **Context** – enhances the surroundings.
- **Identity** – attractive and distinctive.
- **Built form** – a coherent pattern of development.
- **Movement** – accessible and easy to move around.
- **Nature** – enhanced and optimised.
- **Public spaces** – safe, social and inclusive.
- **Uses** – mixed and integrated.
- **Homes and buildings** – functional, healthy and sustainable.
- **Resources** – efficient and resilient.
- **Lifespan** – made to last.



*The ten characteristics of well-designed places*







## APPENDIX E

### New edge and wider Views – Cherwell Residential Design SPD

#### ESTABLISHING THE STRUCTURING PRINCIPLES

4

#### Creating a new edge

The masterplan should establish a positive built edge to the development, using built form and planting to frame views into the development rather than to screen it.

Development should not be hidden behind hedges, especially on key routes. It is appreciated that in some sensitive locations a strongly planted edge will be appropriate in response to local character.

The masterplan character areas should consider the appropriate scale and form of the edge, whether it is to be open and low density, merging with the landscape or a crisp urban edge for example. This should be reflected in assumptions about density and urban form. Figure 4.9 illustrates how the image of the settlement can be positively managed.

#### Wider views

The layout of the masterplan should consider how the settlement will be viewed from the wider landscape. Significant views into the existing settlement, such as to a church steeple, should be preserved and enhanced by the new development and new views to gateways and landmarks established.

Figure 4.9 Creating a positive edge  
(source: Essex Design Guide, Essex County Council)



External Image

1. Clear entrance
2. Key buildings
3. Block of trees
4. Well defined urban edge

Figure 4.10 Integrating important views



The view to a church becomes framed by built frontage



## APPENDIX F

### Cherwell District Council 'Category A' Village Analysis, March 2016 by WYG (Chesterton extracts)

#### 'Category A' Village Analysis



infill development within the Conservation Area which detracts from the overall cohesion of the historic core however it does remain highly sensitive. The western extent of the village in the historic core and land beyond the village boundary is considered highly sensitive in providing the setting for the village. The open nature of the south and west boundaries of the village should be preserved to maintain the characteristics of the landscape setting.

#### 3.8 Chesterton

Refer to Figures 8-1 to 8-6

##### Landscape

- 3.8.1 The village lies approximately 0.5km to the south west of Bicester and is located within NCA 108: Upper Thames Clay Valley in the south and NCA 107: Cotswolds in the north. At a regional level the village lies within the Cotswolds landscape character area, with the Upper Thames Vale situated to the south east of the village outskirts.
- 3.8.2 The village lies within the Wooded Estatelands landscape character type; other landscape types within the surrounding area include Clay Vale to the south east, and Alluvial lowlands beyond.
- 3.8.3 At a district level, the CDC LCA identifies the village as being within the Otmoor Lowlands. This is 'essentially a flat, low lying landscape' with much of the grassland now divided into fields with hedge and ditch boundaries with a substantial part now in arable cultivation. 'The countryside is crossed with water filled drainage ditches' and 'overgrown hawthorn hedges and lines of willow divide the fields and limit the views'. The spread of development from the adjacent urban edge of Bicester is dominant to the north east.
- 3.8.4 Within 2 km of the village there are some small areas of ancient and semi-natural woodland situated to the south west, but in general there are no other landscape designations. Just outside 2km to the north west lies Middleton Park, a Registered Park and Garden.
- 3.8.5 Situated just outside the edge of Bicester, this historic linear village is centred on the Alchester Road, with a large portion of the more recent residential part of the village located to the west of this main thoroughfare. With the central spine of the village being designated as a Conservation Area, the historic elements of the village, including St Mary's Church (dating from the 12th Century), the Old Vicarage, Bruern Abbey School (dating from early 19th Century) and its

#### 'Category A' Village Analysis



associated buildings and grounds, provide a historic context to the village setting. Thatched properties can be seen interspersed with newer properties along this main spine road and Bignell View (the A4095) to the north of the village. The residential housing within the village comprises a variety of housing styles and types from that within the Conservation Area including post war housing (70s and 80s bungalows), semi and detached houses in cul-de-sacs, to more recent constructions towards the south west of the village where a large area of housing is currently under construction. This new area of housing is a relatively large but compact housing estate, with little internal green space, atypical of the rest of the village, and situated behind the properties along The Green. The housing will expand the size of the village and dominate the views from the properties along The Green and is also visible from northern aspects of the village. Other properties within the village are generally set back from the road with front and rear gardens, and some with large areas of open space associated with them. Old and new properties are juxtaposed within the village centre although the busy road network through the village detracts from its setting as does the sound of traffic on the M40, heard in the background.

- 3.8.6 Woodland and farmland is prominent within the surrounding countryside view, except where views over the woodland, particularly from the north and central western edge of the village, are available towards new housing construction on the outskirts of Bicester to the north east. The remaining open countryside to the south west of Vendee Drive between Chesterton and Bicester creates an important buffer between the village and Bicester. To the north of the village the planting associated with the golf course and Bignell House and Park restricts views north and provides a wooded setting to the northern aspect of the village.

##### Ecology

- 3.8.7 No designated sites occur within or immediately adjacent to the village boundary. The closest designated site to the village is Promised Land Farm Meadows DWS (remnant lowland meadows) which lies 800 m south-east of the village, beyond Oxford Road. Bignell Park adjoins the north-west boundary of the village. Within the 2 km buffer, significant areas of potential or confirmed NERC Act S41 HPI's are present. These include floodplain grazing marsh, priority grassland and hedgerows, with lowland wood pasture/parkland and woodland occurring predominantly within Bignell Park. Parcels of woodland occur within the village boundary to the south east near the Old Vicarage and within the grounds of Bruern Abbey School. Beyond the village boundary, woodland and possible





## 'Category A' Village Analysis

priority grassland occur to the east of Gagle Brook on/near the eastern village boundary and on the western boundary on the golf course.

### Heritage

3.8.8 The village of Chesterton has a Conservation Area which contains eight listed buildings. Two of these buildings, the 13th century Church of St Mary and Manor Farmhouse are Grade II\* listed, whilst the remainder are Grade II listed. The Conservation Area also includes numerous unlisted buildings which are identified within the Conservation Area Appraisal as making a positive contribution to the historic character of the Conservation Area. The historic core of the village is focussed around an area to the east of Alchester Road and reflects a village which grew from largely agricultural origins. Both Grade II\* listed buildings are located in this area of the village. The village green at Bignell at the north end of the village forms a second focal point; Chesterton Lodge, now Bruern Abbey School, with its associated parkland, forms the third and final character area within the Conservation Area. The coherence and character of the Conservation Area is being gradually eroded by infill development, barn conversions and the use of inappropriate materials. The modern residential development to the west of Alchester Road and around The Green is excluded from the Conservation Area and is not considered to have built heritage interest. The surrounding rural landscape, including the fields to the east of the village toward Gagle Brook, forms the setting to the village and makes a contribution to its character. Bignell Park to the north of the village has a parkland, rather than agricultural character. The village has heritage sensitivity arising from the listed buildings and the Conservation Area. The statutory designations of the Conservation Area and listed buildings form an important element of the historic character and context of the settlement and contribute to its historic sensitivity. Appropriate weight should be given to the protection of these assets and their settings.

3.8.9 Chesterton is located within an area which has a high density of archaeological remains and there is potential for buried archaeological remains within the village and the surrounding area. Within the village there are two Archaeological Constraint Priority Areas associated with the historic core of the village and the deserted medieval village of Bignell to the north, although it should be noted archaeological remains could extend beyond this boundary. In the wider study area a number of Archaeological Constraint Priority Areas and archaeological assets are identified. These are primarily associated with prehistoric and Roman period archaeological remains. A number of the sites have been identified from cropmarks and represent a range of features including settlements, ring ditches and enclosures, but others have been identified from archaeological evaluations and



## 'Category A' Village Analysis

excavations. The Roman town of Alchester, a Scheduled Monument, is located to the south-east of the village and Akeman Street Roman Road between Alchester and Cirencester passes through the parkland associated with Chesterton Lodge. There is considered to be high potential to identify archaeological remains within all areas of undeveloped land surrounding and within the village. Although the potential for buried archaeological remains to be preserved within developed areas is lower, it cannot be discounted.

### Village Summary

3.8.10 The linear settlement of Chesterton is centred upon Alchester Road passing north to south forming the spine of the village. The core of the village along Alchester Road is characterised by a mixture of historic and newer infill development although the thatched roofs of older properties are a key feature. To the south west of the village is an area of new build housing which was under construction at the time of survey; this area of new build housing varies in comparison to the older properties set back from the road within a mature landscape. The landscape surrounding the village is primarily woodland and farmland with views in most directions possible in particular towards the southern edge of Bicester with the remaining agricultural land to the south of Vendee Drive forming an important landscape buffer between the two settlements. The village is located on a valley side and the valley bottom in which Gagle Brook is located forms a natural boundary and setting for the Conservation Area into which development should not extend. There are no designated ecological sites within the village or on the boundary of the village. Bignell Park Ecologically Important Landscape and NERC Act S41 habitat does however border the village to the north west with further possible NERC Act S41 Grassland habitat to the north east of the village. The Chesterton Conservation Area follows the alignment of Alchester Road and includes the area of Bruern Abbey School in the south of the village. There are eight listed buildings within the Conservation Area including the 13<sup>th</sup> century Church of St Mary and Manor Farmhouse which are both Grade II\* listed.

### 3.9 Cropredy

Refer to Figures 9-1 to 9-6

### Landscape

3.9.1 The village lies approximately 4.11 km north of Banbury and is located within NCA 95: Northamptonshire Uplands. At a regional level OWLS identifies the village as being within the Northamptonshire Uplands character area. OWLS also identifies two landscape types covering the



**Cherwell DC**

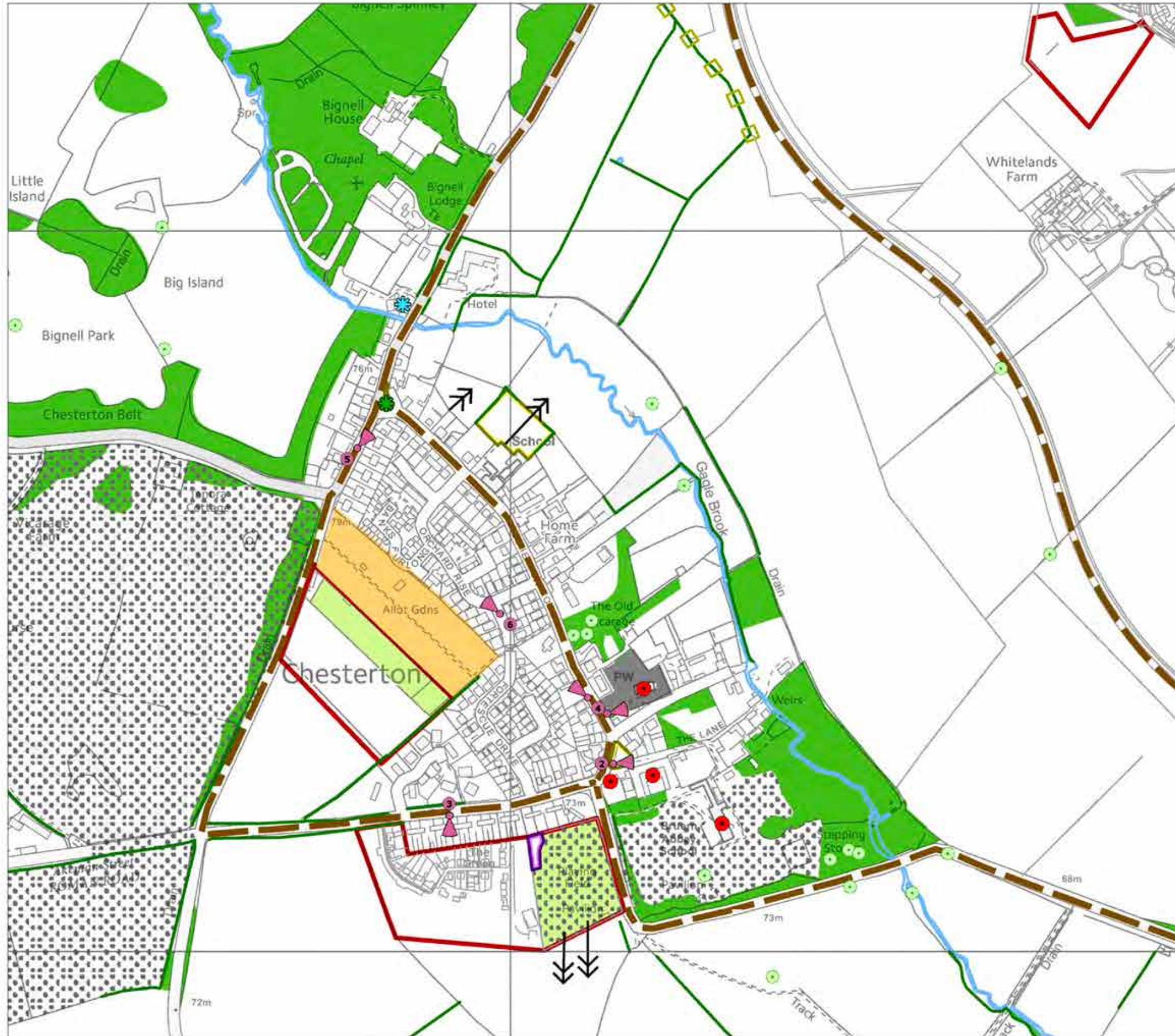
CDC Local Plan

**Chesterton**

**- Village Analysis**



**8-1C**



**Key**

**Village elements :**

- Photograph locations
- Focal Building
- Landscape Features
- Negative Features
- Middle distance views
- Visual Horizon
- Primary vehicle routes
- Watercourses
- Green space provision
- Notable individual trees
- Notable linear woodland features / hedgerows
- Woodland parcels
- CDC Major Sites (10 plus) with Planning Permission

**Open Space Update 2011 :**

- Allotments
- Amenity Green Space
- Cemeteries and Churchyards
- Outdoor Sports Facilities
- Provision for Children and Young People

0 50 100 200 m

Scale @ A3 - 1:5,000

A088250-2 Figure 1C  
Village Analysis.mxd



29 June 2017

5th Floor, Longcross Court, 47 Newport Road, Cardiff CF24 0AD  
☎ +44 (0)29 2082 9200 ✉ cardiff@wyg.com 🌐 www.wyg.com

© Crown copyright and database rights 2017 Ordnance Survey 2100031673.  
© WYG Environment Planning Transport Limited 2017. Registered in England Number: 2052297



London  
Birmingham  
Bournemouth

0203 664 6755  
enquiries@torandco.com  
torandco.com

All rights reserved.

No part of this document may be reproduced  
in any form or stored in a retrieval system  
without the prior written consent of the  
copyright holder.

©tor&co 2023

All figures (unless otherwise stated) tor&co.

©Crown Copyright and database rights 2022  
OS Licence no. AC0000849896  
Contains OS data © Crown copyright and  
database right 2022. Licensed under the  
Open Government Licence v3.0.x

tor  
&CO

