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Wates Chesterton, Bicester

Design & Access Statement
Outline Planning Application

November 2022

Our ref:
353-ACG-XX-XX-RP-A-8500-D&A

Revision: P2

LAND SOUTH OF GREEN LANE CHESTERTON



CONTENTS

01 INTRODUCTION	04	LANDSCAPE	33
KEY PROJECT INFORMATION	05	HOME OFFICE	34
EXECUTIVE SUMMARY	06	GROUND LEVEL LIVING	35
VISION	07	MATERIALITY	36
02 SITE & CONTEXT	08	05 DESIGN STRATEGIES	37
SITE LOCATION	09	UNIT MIX	38
AERIAL VIEWS	11	TENURE	39
SITE PHOTOS	12	HEIGHT	40
HISTORICAL CONTEXT	14	LANDSCAPE	41
LOCAL CHARACTER	15	DRAINAGE	42
SITE CONSTRAINTS	18	ACCESS ARRANGEMENTS	43
SITE OPPORTUNITIES	19	PARKING & CYCLE PARKING	45
03 PLANNING POLICY & NET ZERO	21	FIRE & REFUSE ACCESS	46
PLANNING CONTEXT	22	ECOLOGY	47
PUBLIC CONSULTATION	23	ARBORICULTURE	48
CLIMATE EMERGENCY & NET ZERO	24	ARCHAEOLOGY	49
04 DESIGN PROPOSAL	25	06 CONCLUSION	50
PROPOSED SITE STRATEGY	26	CONCLUSION	51
THE LANES	27		
MEADOW WALKS	28		
RECREATION FACILITIES	29		
INDICATIVE AERIAL VIEW	30		
MASTERPLAN	31		
SUSTAINABILITY	32		

REVISION SHEET

REPORT TITLE: DESIGN & ACCESS STATEMENT
REPORT NUMBER: 353-ACG-XX-XX-RP-A-8500-D&A

This report has been prepared for the sole benefit, use and information of **WATES DEVELOPMENTS LTD.**

This report, together with supplementary reports accompanying it, relates to the present design and may be subject to changes as project progresses.

REVISION	DATE	STATUS	PURPOSE	PREPARED BY	CHECKED BY
P1	31/08/22	Final draft	Outline Planning Application	RB / RK / AA	DA
P2	03/11/22	Final Submission	Outline Planning Application	RB / RK / AA	DA

01 INTRODUCTION

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KEY PROJECT INFORMATION

INTRODUCTION

This Design and Access Statement (DAS) has been prepared by Ayre Chamberlain Gaunt (ACG) on behalf of Wates Developments to set out the design process underpinning the Outline Planning application for a new residential development at the land south of Green Lane, Chesterton, Bicester. This DAS has been prepared in accordance with the requirements of the Development Management Procedure Order (DMPO) as amended June 2013, which sets out the purpose and scope of a DAS to describe: “...the design principles and concepts that have been applied to the development; and how issues relating to access to the development have been dealt with” (8(2)).

Accordingly, this DAS describes the context for the application and the way in which the scheme has been resolved through an understanding of setting, scale, massing, access and movement, and through community engagement. In summary, the application seeks permission for:

Outline planning application for up to 147 homes, public open space, flexible recreational playing field area and sports pitches with associated car parking, alongside landscaping, ecological enhancements, SuDs, green / blue and hard infrastructure, with vehicular and pedestrian / cycle accesses, and all associated works (all matters reserved except for means of access).

This DAS should be read alongside consultant documents/reports accompanying this application.

SITE LOCATION

Land south of Green Lane
Chesterton, Bicester, Oxfordshire

APPLICATION AREA

14.9Ha

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ARBORICULTURE

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TRANSPORT

i-Transport
www.i-transport.co.uk



ARCHAEOLOGY

Orion Heritage
www.orionheritage.co.uk



FLOOD RISK / SERVICES

JNP Group
www.jnpgroup.co.uk



LANDSCAPE

Allen Pyke Associates
<https://allenpyke.co.uk>



EXECUTIVE SUMMARY

OVERVIEW

The land to the south of Chesterton provides an opportunity to develop a scheme of high quality additional housing directly adjacent to the existing village. The site's accessible location and inherent landscape appeal presents a unique opportunity to develop a community where people will want to live. The scheme's layout has been conceived with a landscape driven approach, drawing on references taken from its countryside setting. The development is characterised by its spacious feel and openness, with areas of open green space being located upon arrival and at the base of the site.

A proposed mosaic shrub/woodland area to the south and recreation facilities to the east help to structure the development, providing attractive visual and physical amenity space. The aspiration is that these areas will act as a catalyst for social interaction and contain imaginative children's play areas. Walking routes and cycle paths will also provide links to the village centre.

The design draws on the character of the local area to reinforce local distinctiveness, helps to define a sense of place and assist in creating an attractive development. Where possible, all dwellings have been positioned so their primary aspect front onto green space or the public realm, and it has been an aspiration to provide good quality private gardens for all.

WATES

Wates Developments is part of the Wates Group which was founded in 1897. Today the family business, is one of the largest privately owned development and construction companies in the UK. Wates Developments is an expert in delivering residential planning consents throughout Southern England. By engaging with local people, understanding their heritage, their needs and how they see the future of their environment, Wates Developments are able to build a picture that informs how a scheme is put together.



01 Aerial Photo of the site with Chesterton behind and Bicester in the background.

VISION



PROPOSAL



ENVIRONMENT



TRANSPORT

02 SITE & CONTEXT

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SITE LOCATION

LOCATION

Chesterton is a village and civil parish on Gagle Brook, a tributary of the Langford Brook in north Oxfordshire. The village is about 2.4km southwest of the market town of Bicester. The hamlet of Little Chesterton is about 1.2km to the south in the same parish.

The application site is located to the south west corner of Chesterton, between the Bicester Sports Association and the Vespasian Way housing development, and extending east to the south of the Community Centre Green.

AREA

The site covers an area of approximately 14.9Ha and consists of two arable fields.

DESCRIPTION

The site is screened from view along Green Lane with trees and largely exposed along the western and southern boundaries with fields surrounding. The north east boundary is backed onto by the fenced gardens of properties on Vespasian Way, and opens out to the community centre and sports pitches.




01 Site Location Plan - ©Crown Copyright and database rights 2020 OS Licence no. 100051661



SITE LOCATION



01 Site location (image courtesy Google Maps) 

AERIAL VIEWS



01 Aerial view from West
02 Aerial view from East

03 Aerial view from North
04 Aerial view from North-West. Numbers indicate location of photos on pages 12-13.



SITE PHOTOS



01

01 Site - looking north towards woodland and fields.



02

02 Site - looking north towards Vespasian Way.

SITE PHOTOS



03

03 Neighbouring cricket pitch looking towards Chesterton Community Centre.



04

04 Site - looking south towards woodland and fields.

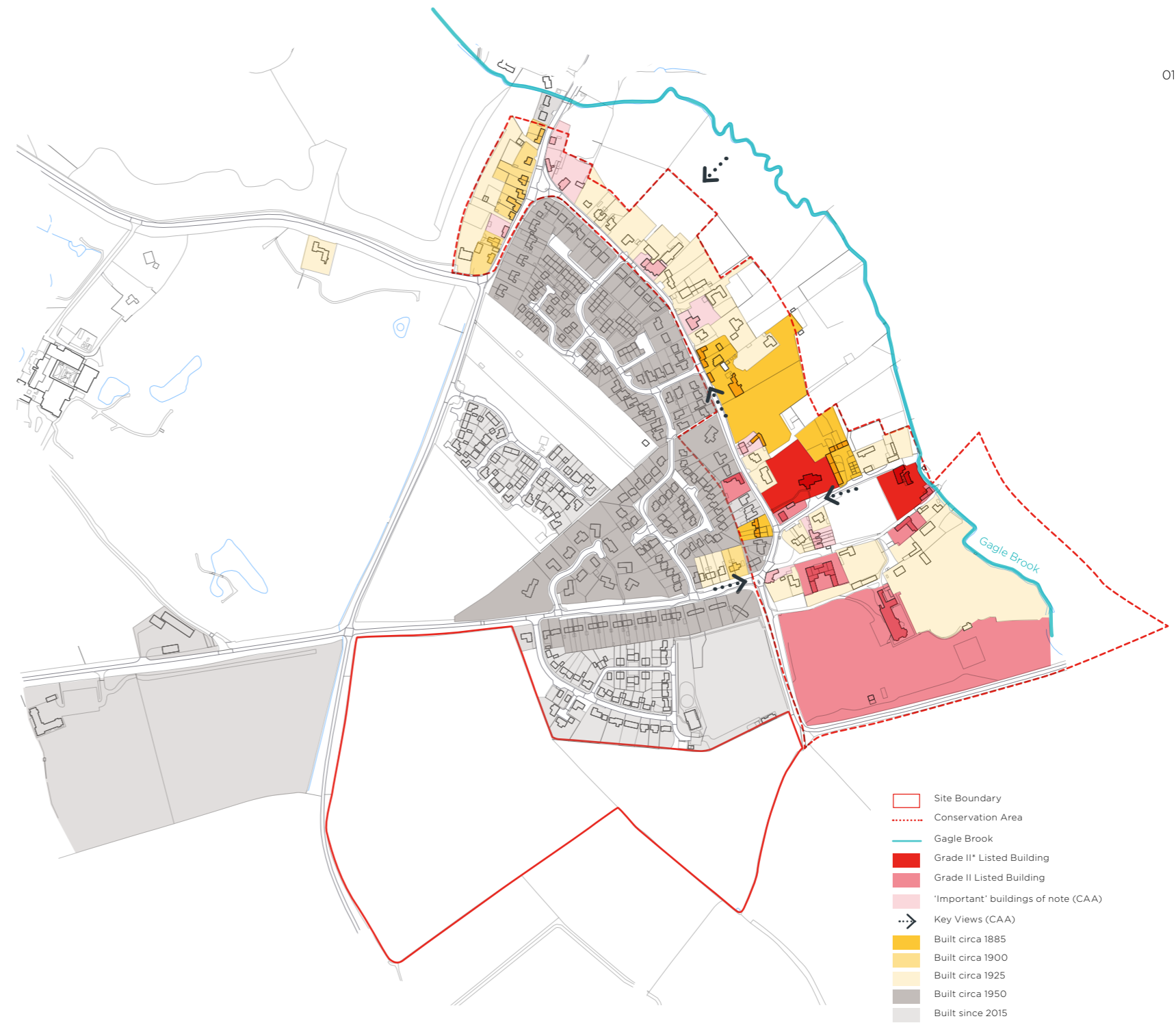
HISTORICAL CONTEXT

CHESTERTON VILLAGE

The village of Chesterton dates back to 1003AD, having developed on the western bank of the Gaggle Brook. A number of historic features remain which date back as far as 12th Century, including the parish church of St Mary.

VILLAGE DEVELOPMENT

Chesterton has a significant number of historical dwellings which date back to the 18-19th century, these are predominantly situated along the eastern side of the village street running N-S, named Alchester Road. A large majority of these lie within the Chesterton Conservation Area. A similar proportion of the village has been developed in the last 70 or so years to the west of Alchester Road.



01

01 Diagram of Chesterton showing the historical context from which the site can take precedents and references.

LOCAL CHARACTER

CHESTERTON

The main road running through the town is Alchester Road (diag. 01). There are a number of period buildings located off this High Street and towards the south of the village. The oldest building within the village is The Church of England parish church of Saint Mary (diag. 04), which is an early 12th Century structure, and is located on the outskirts of the village to the south of the main High Street. It was rebuilt in the 13th century and reconsecrated in 1238. The church is a grade 2-star listed building.

In terms of architectural style, the village is predominantly composed of traditional pitched rooves with stone wall and slate roof construction. This is particularly exhibited in the village public house, the Red Cow, which was built around the turn of the 17th and 18th centuries (diag. 03). There are also instances of green pockets which can be found in the allotments, the Church garden and several sports facilities (highlighted in diagram overleaf and diag. 02).

STREET PATTERNS

The prevalent grain is perpendicular to Alchester Road and Green Lane. There are several cul-de-sacs and gardens tend to generally back onto one another. The village is set in a country environment and is medium-low density in terms of housing, which is appropriate for its green setting.

SCALE

The village is mainly residential and contains two storey dwellings and bungalows. A few larger buildings include a third storey roof space. The village centre is spread along Alchester Road, so there is no specific focal point in terms of scale.



01 Alchester Road



02 Woodland surroundings



03 Village Pub - The Red Cow



04 St. Mary's Church

LOCAL CHARACTER

KEY FEATURES

The village is characterised by its linearity with the main historic village street running N-S with a small village green at either end.

Towards the northern end lies a primary school and at the southern end, the Red Cow Public House, and a 19th century manor house which is now occupied by Bruern Abbey Preparatory School.

A 1950's development has established westwards of this street (Alchester Road) and more recently two housing developments of around 45 homes each have been completed.



01 Diagram of Chesterton showing the key features of the village.

LOCAL CHARACTER

THE LANES & DRIVEWAYS

Within the conservation area there is a specific typology of development behind the linear frontage of the village street which has evolved around a layout of 'lanes'.

Several examples of these lanes, which were thought to be once cobbled, reference a rural version of the more urban mews. They provide a private shared access to multiple dwellings, and can be characterised by their gravel surface treatment and informal/organic development of gardens and buildings along the length. The proposals for the site have taken precedent from this local vernacular layout.



01 Tubbs Lane



02 Tubbs Lane



05 Locations of historic lanes in relation to site.



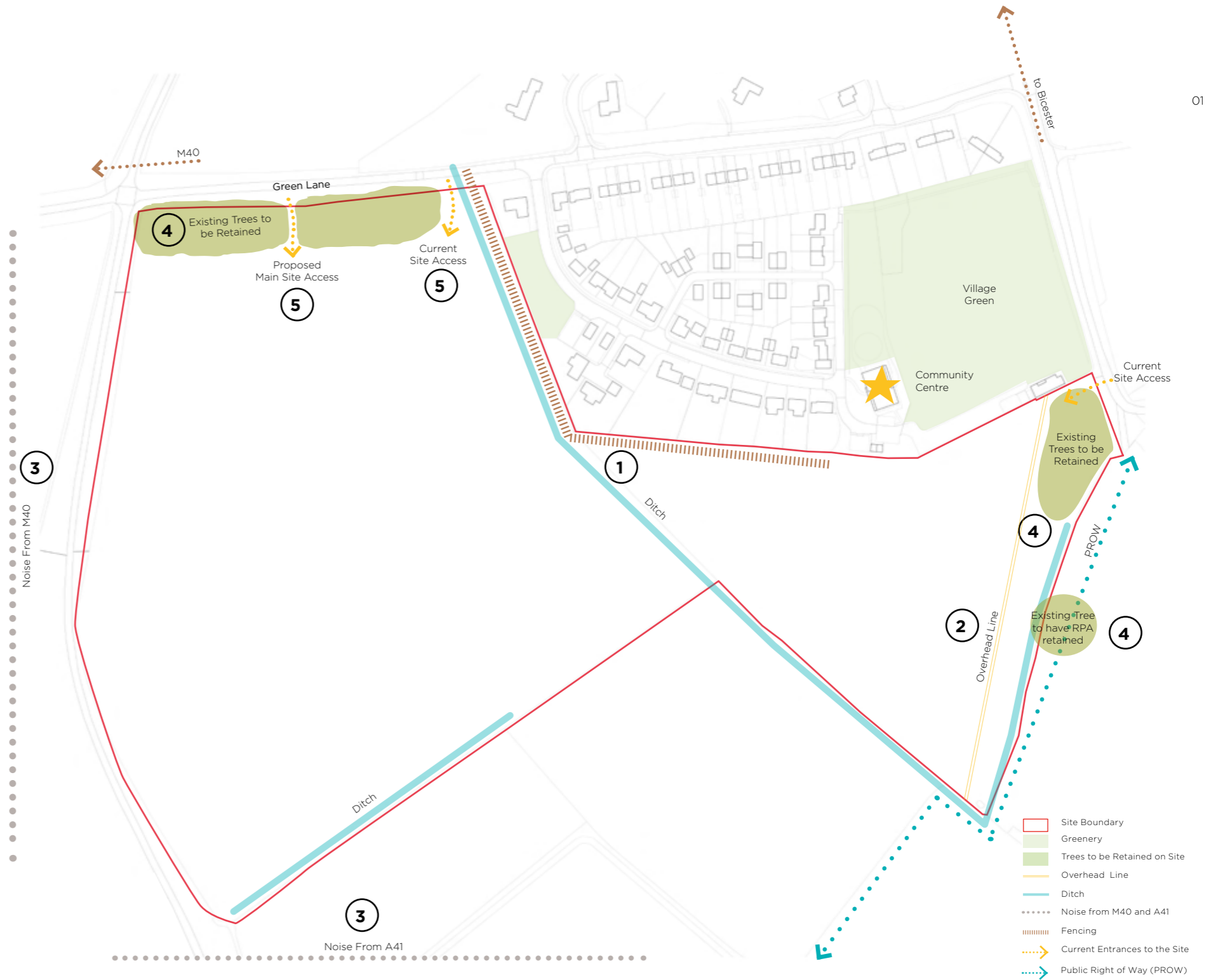
03 Manor Farm Lane



04 Home Farm Close

SITE CONSTRAINTS

- 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 assests and constraints, showing infrastructure which can encourage improvement of the landscape quality.

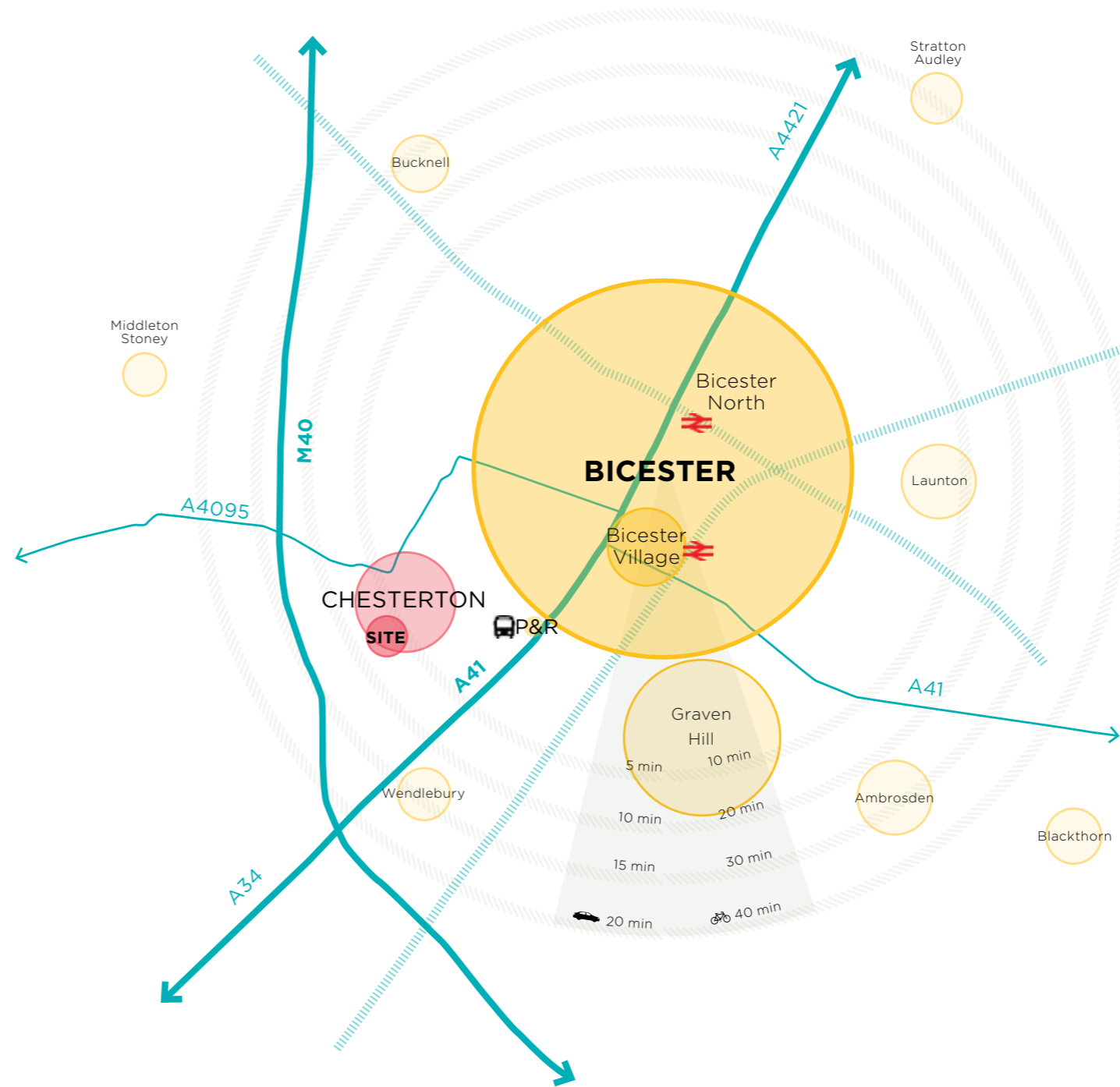
SITE OPPORTUNITIES

CONNECTIVITY & TRANSPORT LINKS

The proposal seeks to make use of the opportunities presented - with ease of access to both public transport links such as the Park and Ride into Bicester and the train stations as well as major through roads to Oxford and London in close proximity.

The proposal seeks to enable key pedestrian connections through the site between the existing village centre adjacent with the pub and church, community centre and green, and to the existing sports facilities on the western extents of the village.

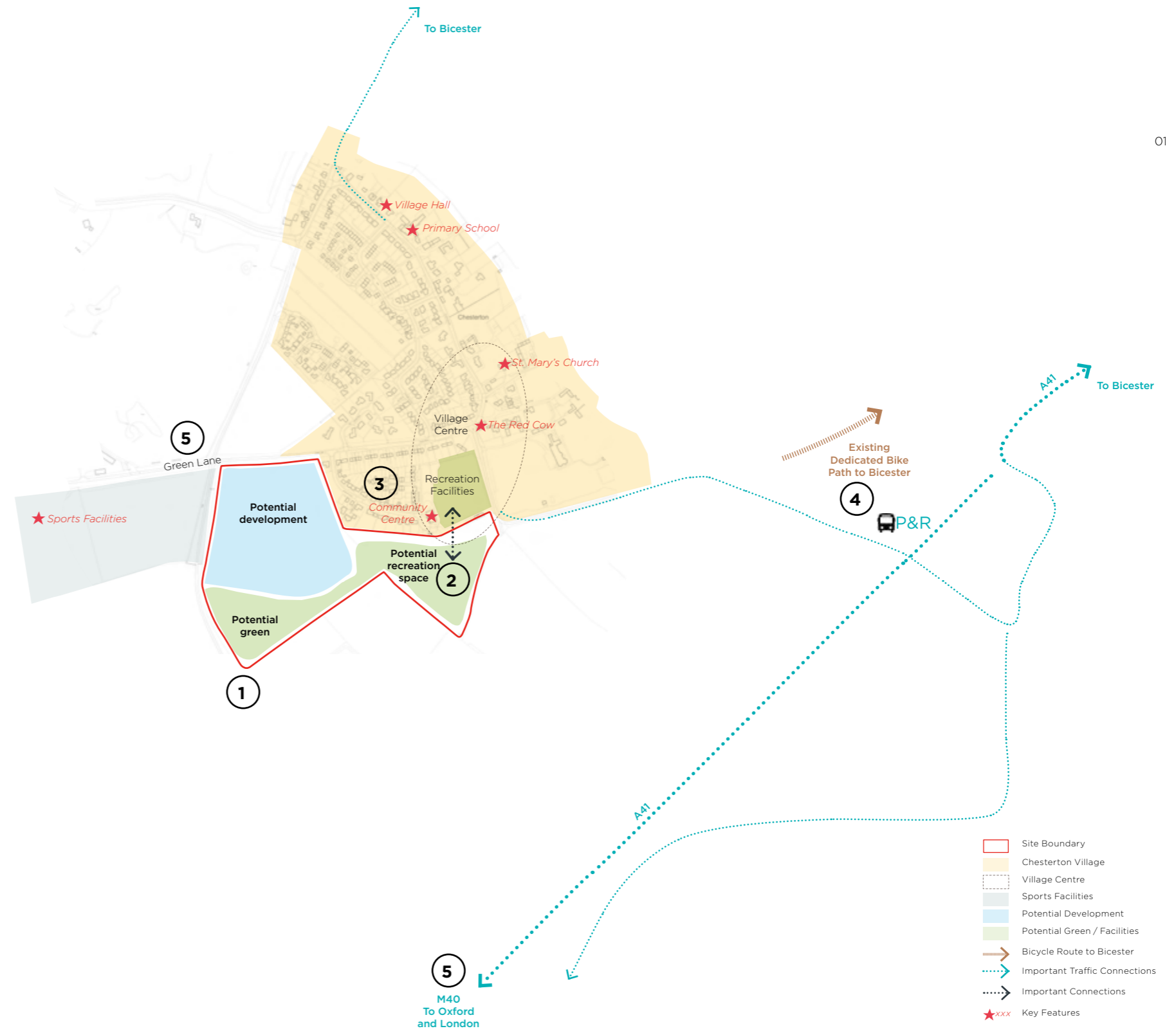
The proposal is sensitive to the rural setting of the village and seeks to improve the visual amenity of the south western village boundary with significant woodland proposed as well as open green corridors and pocket parks interspersed between small lanes of housing.



01 Diagram showing sustainable location of the site in the wider context of Bicester and surrounding connections.

SITE OPPORTUNITIES

- 1 **A SOFTER EDGE TO THE VILLAGE** The Vespasian housing development adjacent to the site has created a 'hard' edge on the village boundary, with fenced back gardens and a lack of tree screening, which would be characteristic of a rural area. The site offers the opportunity to create a 'softer' edge to the village boundary and 'knit' into the existing housing adjacent with mature woodland planting and careful orientation of housing.
- 2 **INTEGRATION OPPORTUNITY** The site offers an opportunity to integrate well with the recreational facilities which it borders.
- 3 **LOCAL COMMUNITY OFFER** The site connects to the existing community centre and offers an opportunity to further establish the community facilities at the heart of the village. The promotion of pleasant open spaces and pedestrian routes can attract greater use of the spaces and subsequently greater activation of the adjacent Community Centre.
- 4 **TOWN CONNECTION** The site is well linked to London, Oxford and Birmingham beyond via the Chiltern railway line. The park and ride is within close proximity to Chesterton, a 5 minute cycle away, providing access into the town centre.
- 5 **HIGHWAYS INFRASTRUCTURE** The site is bound by Green Lane on its northern side, providing a substantial stretch of road on which to design a new vehicle access. Green Lane is well connected, being within a 5 minute drive of the M40/A41 junction.



01 Diagram of Chesterton showing opportunities and connectivity of the community.

03

PLANNING POLICY & NET ZERO CONTEXT

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PLANNING CONTEXT

OVERVIEW

A key objective of the Cherwell Local Plan Review is to meet future housing needs, which will be identified through the Government's Standard Method which identifies the minimum number of homes expected to be planned for. To meet this objective, the new Local Plan will need to direct new housing growth to a wide range of sustainable locations and allocate sites of differing types and scales.

Chesterton is identified as a 'Category A' Service Village in the current Local Plan. Therefore, it benefits from a range of existing services, including a primary school, a community centre, village hall, a public house and sports facilities. Bicester is readily accessible, via a 10 minute bike ride along a dedicated cycle route. Chesterton also lies in the vicinity of Bicester Park & Ride, from which regular bus services to Bicester and Oxford operate. The village is therefore accessible to further services and employment opportunities available at these larger settlements.

In addition, the consultation document indicates that the new Local Plan will address challenges presented by the COVID-19 pandemic. This requires a renewed emphasis on providing good quality housing, with appropriate internal and external space. There is also a newfound necessity to facilitate home-working, and to build-in opportunities for social interaction, community capacity and resilience. The new spatial strategy will need to reflect these changing parameters, including through the allocation of unconstrained greenfield land at settlements such as Chesterton.

LAND SOUTH OF GREEN LANE

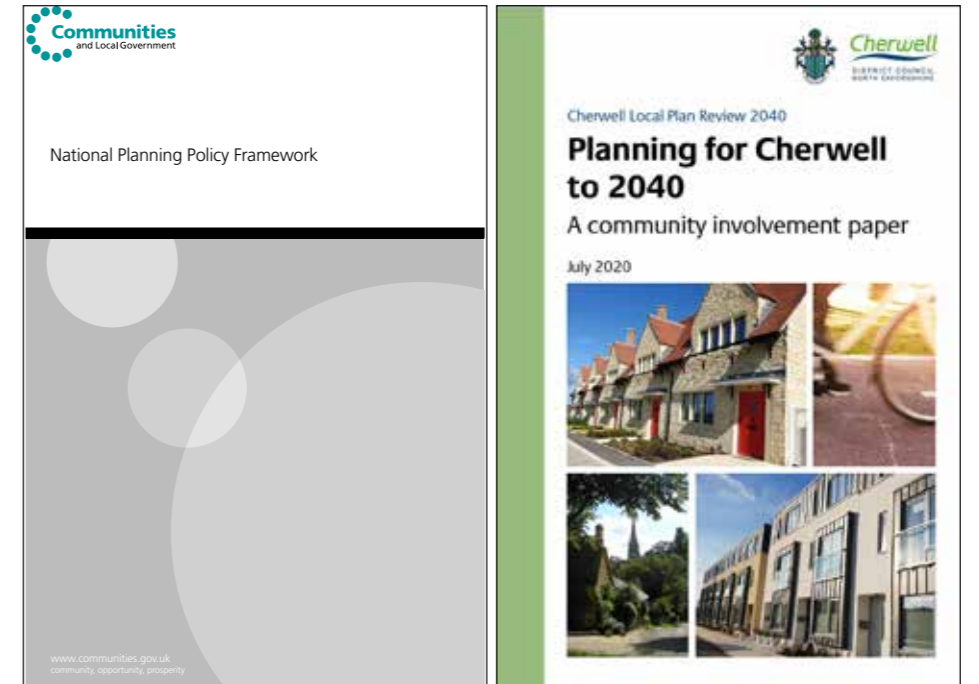
The land to the south of Green Lane is considered suitable for residential-led development. The site relates well to the existing settlement and development to the south west of the village would not diminish the gap towards Bicester. Growth to the west/south-west would also be consistent with the pattern of post-war development, which has extended the settlement away from the sensitive historic core.

The eastern land parcel would provide recreational facilities in proximity to the existing community centre. These would potentially include sports pitches to benefit the community. A key advantage of this site is that it is of a size sufficient to allow for a range of land uses to be accommodated, in order to best meet identified needs.

The site lies outside of the Conservation Area and the envisaged development would not affect the setting of Listed Buildings. The site lies in Flood Zone 1, is generally level, is free from any statutory landscape designations and is not ecologically constrained. There is ample opportunity to achieve a 10% net biodiversity gain through the provision of new Green Infrastructure and structural planting.

Therefore, the site is considered suitable for the development of up to 147 dwellings (of a mixture of types and tenure), together with associated infrastructure and community facilities.

01



01 Planning Guidance

02



02 Cherwell 2030 Vision: Climate Emergency Update Report, Jan 2020.

PUBLIC CONSULTATION

Along with the Neighbourhood Plan team, Wates Developments have met with local residents to ensure that the local community needs are incorporated into the proposed scheme.

On Tuesday 12th April 2022 a public consultation meeting was held at the Chesterton Community Hall. Banners were displayed indicating approaches to masterplanning, drainage, highways and landscape. Consultants were on hand to discuss issues with members of the public. A questionnaire was provided for residents to complete which sought their advice on house sizes, building heights, open space, uses on site etc. This feedback has been taken into account within the proposal.

The image displays 15 public consultation boards arranged in a 3x5 grid. Each board is titled with a specific topic related to the development project 'LAND SOUTH OF GREEN LANE, CHESTERTON'. The topics are: WELCOME, ABOUT WATES, THE PROPOSALS AND MASTERPLAN, DESIGN AND CHARACTER, BIODIVERSITY AND CLIMATE CHANGE, OPEN SPACE AND LANDSCAPING, ACCESS AND TRANSPORT, DRAINAGE, and YOUR VIEWS AND WHAT'S NEXT. Each board contains a mix of text, photographs, and diagrams. For example, the 'DESIGN AND CHARACTER' board features images of modern houses and a diagram of a house with solar panels. The 'ACCESS AND TRANSPORT' board includes a map showing the site's location and access routes. The boards are designed to be informative and engaging for the public, providing details about the project's goals, progress, and opportunities for feedback.

01 Public Consultation Boards, displayed on 12th April 2022 at Chesterton Community Centre.

CLIMATE EMERGENCY & NET ZERO ASPIRATIONS

CLIMATE EMERGENCY DECLARATION

Cherwell District Council declared a Climate Emergency and adopted an action plan which targets major new residential developments to be net zero operational carbon. Their Climate Action Declaration set out a number of commitments covering two connected roles: Transforming their own organisation and fully playing their part in enabling a zero-carbon Cherwell.

CHERWELL DISTRICT COUNCIL ASPIRATIONS

Policy ESD 3: Sustainable Construction expects: 'All new residential development...to incorporate sustainable design and construction technology to achieve zero carbon development through a combination of fabric energy efficiency, carbon compliance and allowable solutions in line with Government policy.'

SUMMARY

The masterplan has been developed to establish first principles of sustainable design, including orientation of buildings to optimise solar gain, efficient form factors and typologies that harness party wall efficiencies, with conceptual strategies to reduce overheating, therefore potentially minimising heating energy demand.

Indicative massing has the potential to have a airtight fabric first approach with a high performance building fabric achieving U-values in line with LETI guidance. Renewable technologies such as air source heat pumps (ASHP) and mechanical ventilation with heat recovery (MVHR) could be allowed for.

Orientation of roofs provide opportunity for efficient generation of renewable energy with solar panels (PV). Combined with green roofs to enhance biodiversity (and net gain) and increased insulation performance. Over provision of open green space contributes to carbon capture within the landscape and amenity for health and well-being.



01 Indicative Aerial Sketch - illustrating buildings primarily facing east / west to minimise energy consumption.



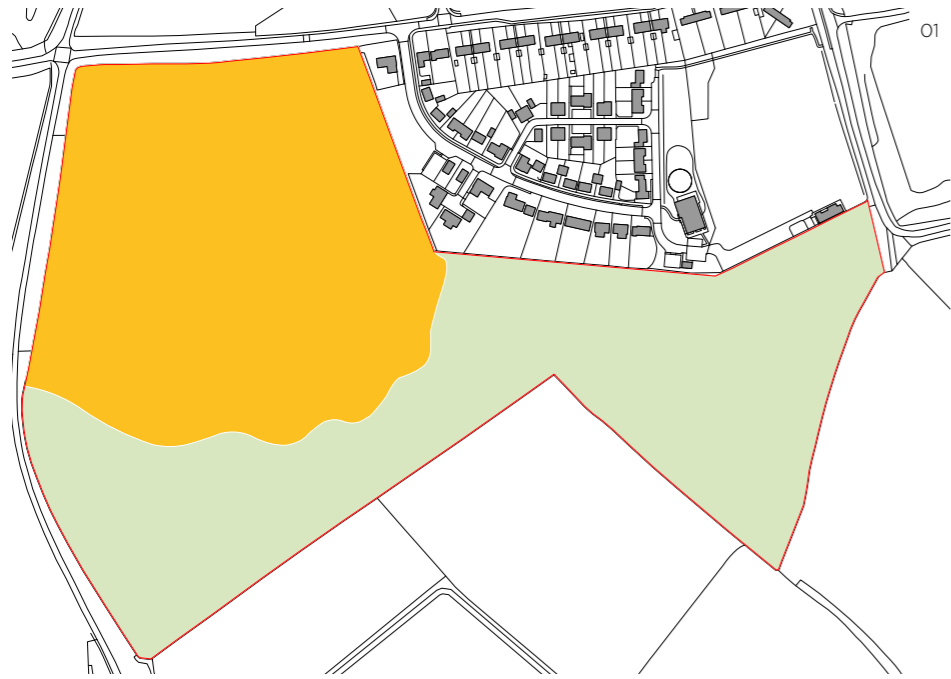
02 Cherwell District Council - Residential Design SPD extract.

03 Cherwell 2030 Vision - Climate Emergency Update Report, Jan 2020.

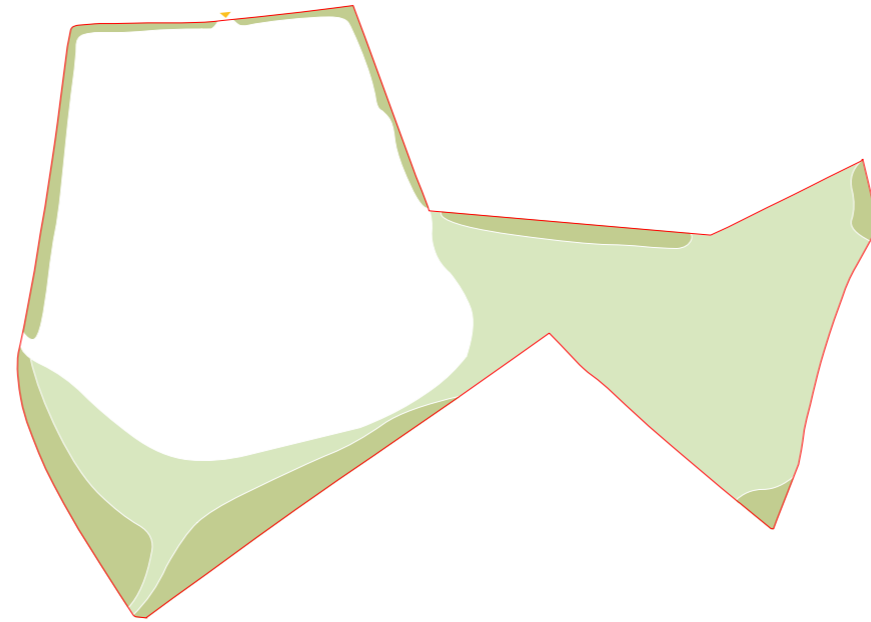
04 DESIGN PROPOSAL

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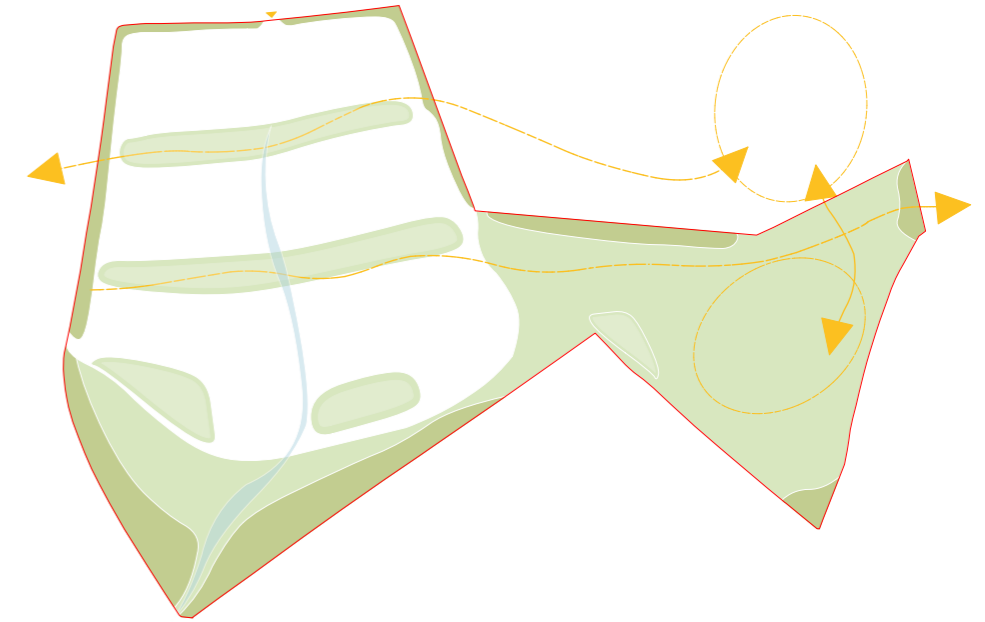
PROPOSED SITE STRATEGY



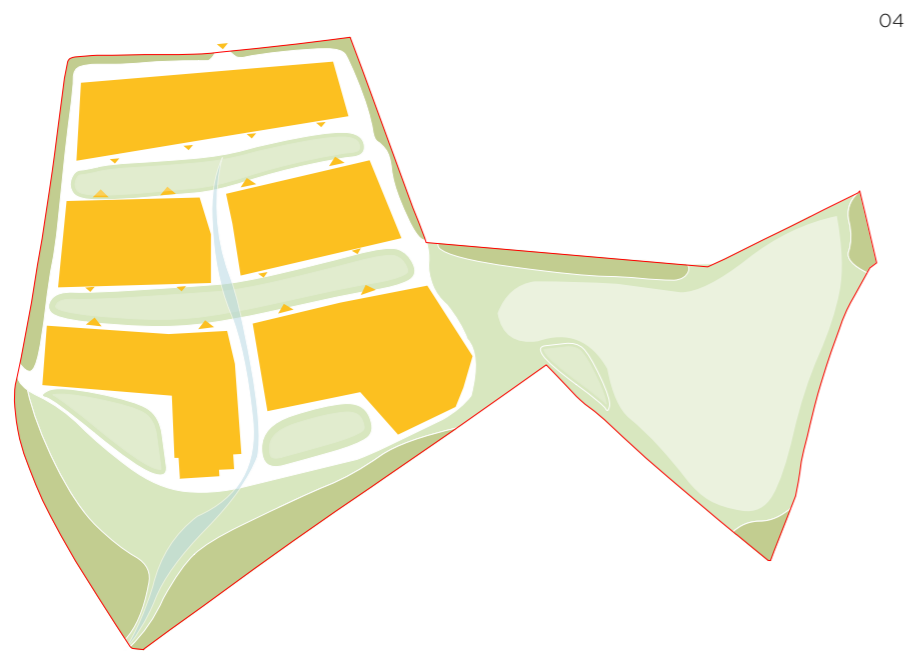
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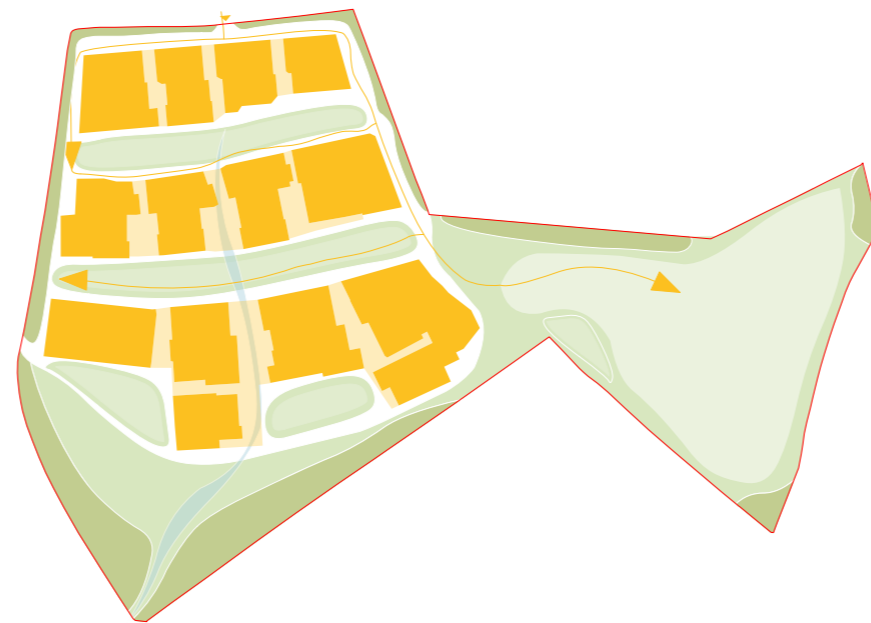
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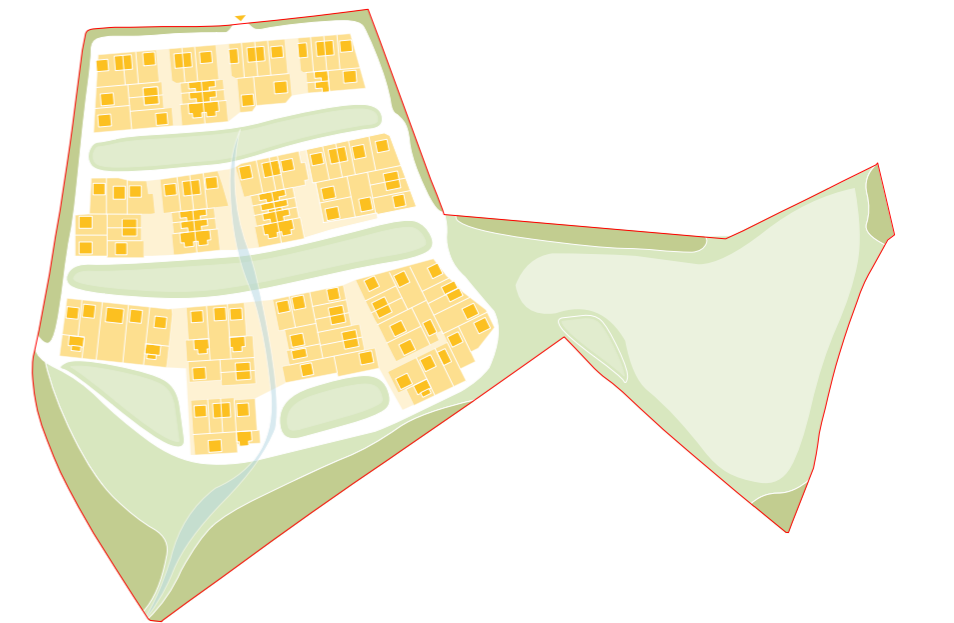
03



04



05



06

- 01** Establishing a new southern extent of existing village development.
- 02** Visual tree screening and woodland acoustic buffer.
- 03** Create and reinforce community connections with meadow walks through site and locating new amenities adjacent to existing hall and green.

- 04** Principal areas of development looking onto meadow walks inbetween.
- 05** Arranging housing around a lane typology of access.
- 06** Figure Ground Plan showing density.

THE LANES

CHARACTER

The development takes precedent from the lanes off Alchester Road in the Village. The lanes are defined from the access road by changing to a shared stone surface and with a less formal sense of boundary. Ownership between a handful of homes which share the lane as an access. The Lanes will form the central hub of community life, providing break out space for children's play and socialising as well as connectivity.

In line with the Green Living character, boundary treatments to define private frontages will be provided. Espalier trained fruit trees on a timber framework, fruit/nut bearing trees/shrubs and culinary herbs will be used as defensible planting. In addition, the lanes will further encourage community interaction through incorporating seating opportunities within the street scape. Please refer to Landscape Strategy Document for further details.



01 Abode, Cambridge - a precedent for the lane typology
02 View looking into one of the proposed lanes

MEADOW WALKS

CHARACTER

The meadow walks take opportunity from the natural pedestrian desire lines which connect the site to the village context. Two green corridors dissect the site into three distinct residential parcels and allow the surrounding landscape to permeate the development and incorporate existing site features. The residential parcels are bookended to the south by a third open parkland Meadow Walk and a small, roughly triangular mosaic shrub/woodland at its southern tip.

Retained drainage ditches, scrub and trees set the framework for the green spaces, enhanced through meandering paths, groves of trees as well as tall meadow grass swards next to cut verges. Linear landscape elements and open grassland reflect the typical local landscape with its large parklands and geometric field patterns thus integrating the development into its context. Please refer to Landscape Strategy Document for further details.



01 View looking across a linear park between areas of housing, - a precedent for the meadow walks
02 View looking along a meadow walk in the proposed development

RECREATION FACILITIES

CHARACTER

The development proposals incorporates a new area of parkland, within the eastern field. This will include potential sports pitches, alongside new walking routes, kick-about area and open spaces for people to enjoy.

The area directly south of Chesterton Community Centre will provide opportunity to extend the current sports and play provision provided there. There is opportunity to provide a NEAP play area between the playing fields and northern meadow, with the proposed community car park to the west and existing, enhanced boundary vegetation beyond. Please refer to Landscape Strategy Document for further details.

The opposite diagrams show different ideas explored through the public consultation. The options have been discussed with the Parish and the local community in terms of what would be best suited and most used by the Village. This conversation is ongoing, however the illustrative masterplan (please refer to page 31) shows the intention for some tennis courts, basketball, netball & football pitch facilities on the eastern parcel of land.



01



02

01 Football pitch at the Bicester Sports Association Ground - a precedent for the community offer.

02 Different options explored for recreation sports facilities.

INDICATIVE AERIAL VIEW



ILLUSTRATIVE MASTERPLAN



KEY

- ① Primary vehicle access from Green Lane
- ② Primary road
- ③ Secondary Lanes - shared surface Home Zones
- ④ Planted dry basin within public realm
- ⑤ Meadow Walks - footpaths through parkland across the site
- ⑥ New tree screening to existing development
- ⑦ Pump station
- ⑧ Substation
- ⑨ 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

SUSTAINABILITY

WALKABLE COMMUNITIES

The site is well placed in Chesterton to connect via the nearby Park and Ride, to Bicester, where there are an extensive range of amenities, employment opportunities and commuter links. The masterplan promotes pedestrian activity through the layout of green corridors which enable access to these community connections.

VILLAGE AMENITIES

Chesterton is categorised as a Category A Service Village by the Local Plan Policy Villages 1 which identifies those villages best able to accommodate limited growth through development. The village has a number of existing amenities ie a pub, nursery and primary school, church, community centre and sports grounds which can be further supported through both population growth from development, and also in the cumulative addition of complimentary community facilities that this site can offer.

RECREATION

The provision of recreation facilities and walkable paths for residents brings health and well being and social benefits to the community. The potential sports pitch/playing fields offers opportunity to provide space for teams to gather and play.

DESIGN PRINCIPLES

A fabric first approach to construction is essential, with efficient form factors and orientation to capture solar potential. Energy standards such as Net Zero could be incorporated. Developments could be energy positive and carbon neutral providing more energy than they consume.

FUNCTIONAL LANDSCAPE

Naturally shaped and landscaped detention basins within the green corridors, combined with rainwater harvesting and permeable paving on parking areas, collect, attenuate and clean rainwater runoff. The basins provide opportunity for an active, functional and resilient public realm for residents and the wider community to enjoy.



- 01 Design Principles - south facing gardens and orientation.
- 02 Potential Village Amenity - provision of car parking spaces for recreational offer.
- 03 Recreation facilities - potential sports pitches/playing fields and neighbourhood equipped area of play (NEAP).
- 04 Basins within green corridors - paths around them promote a walkable/cycle friendly community.

LANDSCAPE



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.

Street trees will be chosen for their benefit to a sustainable community as well as habitat connection and ecological benefits. Large trees will be situated near benches to provide sheltered seating opportunities.



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 the nearby M40 and A41.



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.

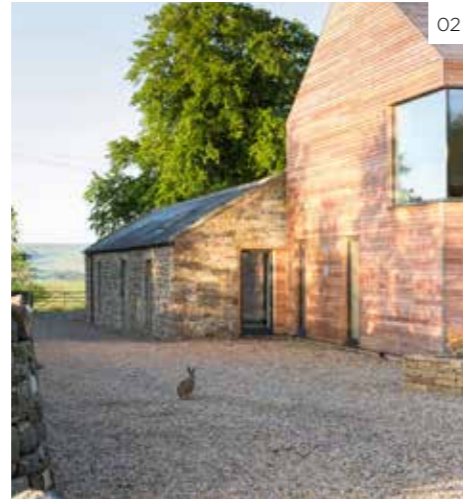
HOME OFFICE

The home office / garden studio, includes a detached multipurpose space in the garden. This space is intended as a permanent but flexible building which reads as part of the original built fabric - built into the garden walls, and with continuous materiality, it is a home away from home into which the family can expand and contract. It can be used as an office for home working away from busy family life or a granny annex for a visiting relative.

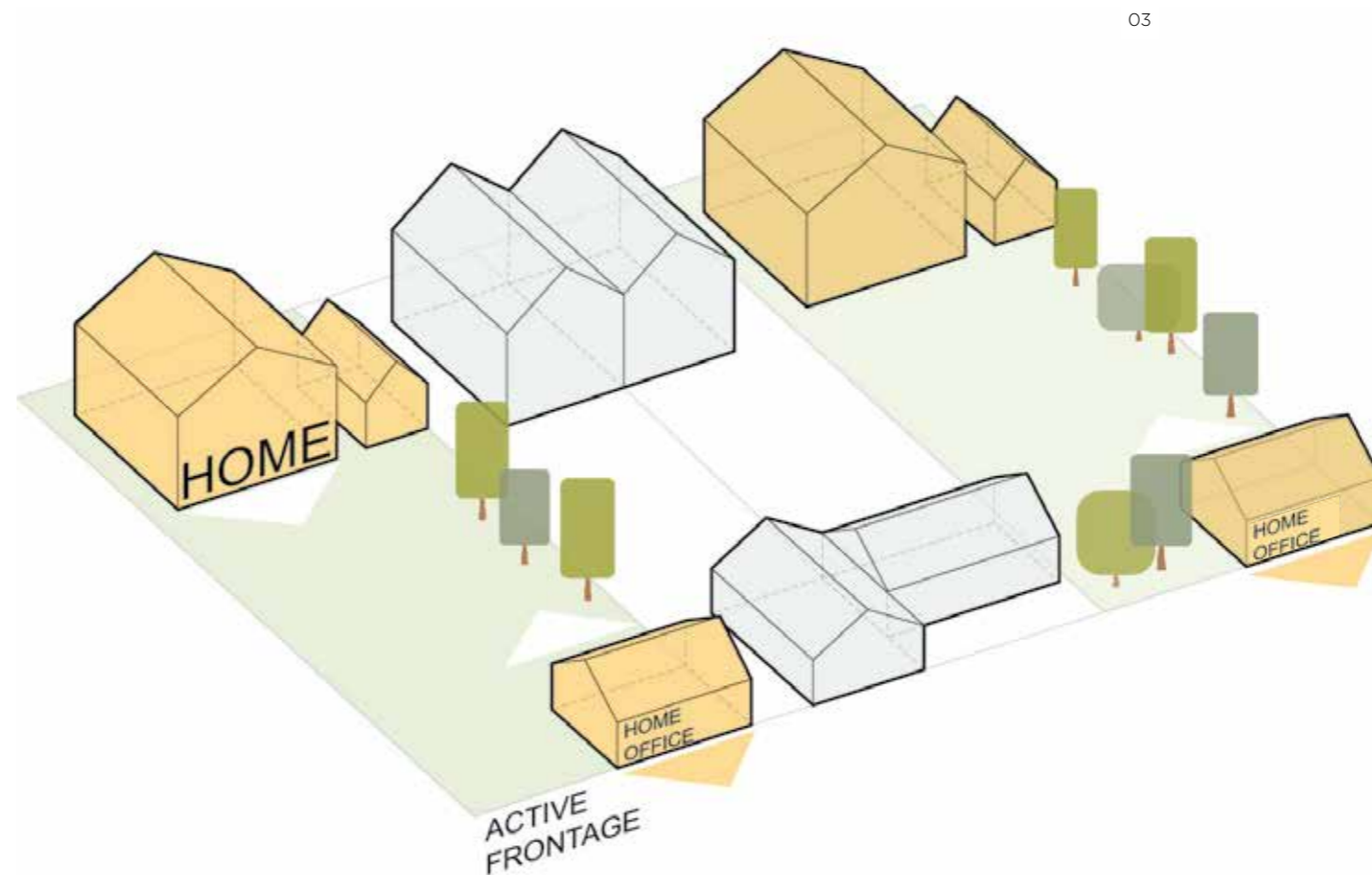
The studio offers the opportunity to overlook some of the generous green spaces surrounding, including the meadow walks and the woodland, with dual aspect into the home garden and to the public realm beyond. This also benefits the quality of the public realm, providing active frontages onto these spaces.



01



02



03

A DAY IN THE LIFE



The Miles Family, 35/36 & 4/5/7 - Gen Y

The Miles Family are currently renting a 3 bed house in Bicester. Becky works as a primary school teacher in Bicester, and Chris manages an interior design practice based in London. They need more space and want to buy a long-term family home with a larger garden for the children and to set roots within a strong community.

As a result of the covid-19 pandemic, Chris has needed to work from home and requires a dedicated home office. As Chris no longer has to contend with a regular daily train commute, they are looking to move somewhere more rural, ideally with public transport connections into Bicester.

- 01 Home Office Precedent - views into the garden.
- 02 Home Office Precedent - views onto the landscape beyond the home.
- 03 Diagram of Proposed Home/Office relationship on site.

GROUND LEVEL LIVING

A second typology focuses on single level living, which simply involves a 2-storey building consisting of an apartment on each floor, each with a private south facing outdoor area. These homes are often situated in pairs and located adjacent to communal green areas to give further opportunity for what may be single occupiers to meet one another.

The ground floor apartment benefits from accessibility throughout and has the opportunity to have a direct connection between a number of living spaces and the garden surrounding.

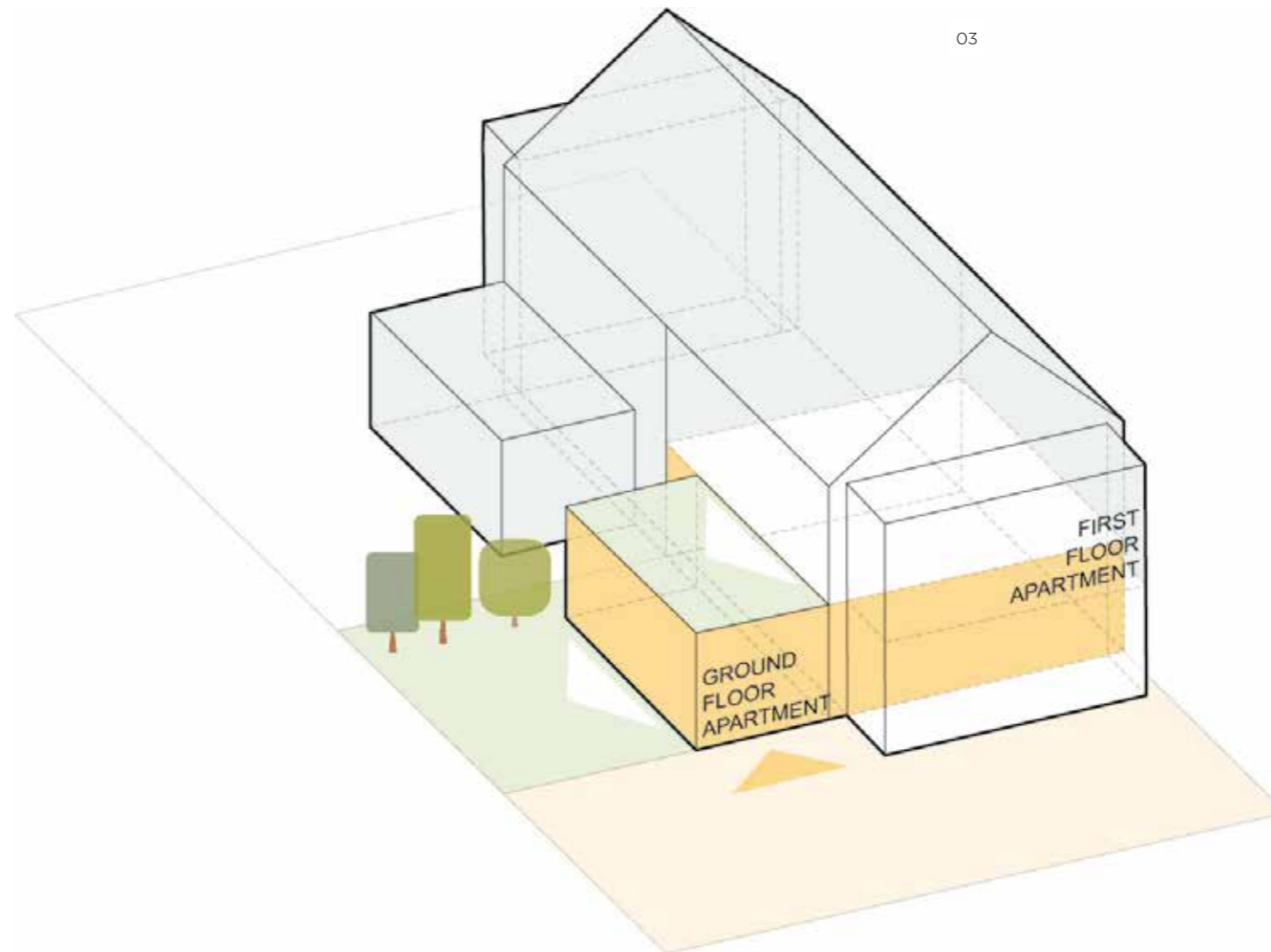
The first floor apartment has opportunity for great aspect with views out onto the meadow walks and woodland to the south, as well as a private roof terrace garden. There is also opportunity to given extra ceiling height to the first floor living spaces using the loft space.



01



02



03

A DAY IN THE LIFE



Joyce, 79, widowed, Silent Generation

Joyce is active, and young at heart but currently lives alone since the passing of her husband Bob, a couple of years ago. She is a retired head teacher and currently lives in Chesterton in the family home which is too large for her now and could be freed up for a younger, larger family to buy.

Joyce's mobility is starting to decline and at times she can feel isolated, and therefore wants to move to an area with community support, where she can socially interact, be close to families, whilst maintaining her independence and dignity. She is a keen gardener and would like a small, manageable garden to look out onto. She would be keen to be involved in volunteering 1 day a week to help run the local community greenhouses and store.

- 01 Ground Level Living Precedent - direct and accessible private gardens
- 02 Ground Level Living Precedent - two storey housing with gardens and balconies
- 03 Diagram of Proposed Flats showing relationship to one another on site

MATERIALITY



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.

05 DESIGN STRATEGIES

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UNIT MIX

UNIT NUMBERS

The proposal has aimed to incorporate a range of housing types to cater to varying demographics. The mix shown is indicative and to be discussed with council.

Total 147 units

- 1 bed - 15 units
- 2 bed - 45 units
- 3 bed - 53 units
- 4 bed - 34 units



TENURE

AFFORDABLE PROVISION

Across the district as a whole the Council requirements for Market and Affordable have been set out in the table below. The proposal has aimed to get as close to this as possible, however the tenures shown are indicative and to be discussed with council.

	1-bed	2-bed	3-bed	4-bed
Market	5%	25%	45%	25%
Affordable	25-30%	30-35%	30-35%	5-10%
All Dwellings	15%	30%	40%	15%

The Affordable dwellings have been distributed in small clusters and pepper-potted around the site. Moreover, the scheme has been designed as tenure-blind and seeks to provide a target of 35% Affordable housing across the site. The final ratios are to be developed further with council.

Total % mix

Affordable Units 35%

Market Units 65%

Type	No.	Affordable % mix
1 bed	15 units	100%
2 bed	16 units	35%
3 bed	16 units	30%
4 bed	4 units	11%



01 Tenure mix

HEIGHT

HEIGHTS

All proposed dwellings are two storey with a typical pitch roof, approximately 8m in height to the ridge, respecting the height and scale of local built form.

Garages & Home Offices are single storey and pitch roofed, either lean-to or free-standing.



01

01 Heights of dwellings

LANDSCAPE

The overarching principles of the proposals are:

- To integrate development sensitively into the landscape.
- Respect the rural edge setting and create a new distinct but soft edge to the village of Chesterton.
- Protect the wildlife and natural elements in the landscape.
- Provide attractive streetscapes, edges and open spaces.
- Improve the wildlife and amenity benefits of the site to the wider community.
- Improve permeability and connectivity.
- Create a high quality development that will enhance the lives of existing and future residents.

The outline application comprises proposals for up to 147 homes, including the access and associated open spaces. The proposed scheme will provide a variety of amenity landscape areas:

- Meadow Walks permeating the residential parcels and providing car-free green corridors.
- Southern Fields retaining visual separation from the wider countryside; providing community assets including woodland, playing fields and growing space.

Please refer to Landscape Strategy Document for further details.



01

DRAINAGE

The site is located within Flood Zone 1 and not considered to be at risk of flooding from watercourses. Risk from groundwater flooding is considered to be low to moderate. A small area of low to high risk surface water flooding is noted in the south west of the site. However, this is located away from the proposed development and will be mitigated through provision of the proposed surface water drainage system, which by positively draining the new development will reduce runoff to this location.

Ground investigation carried out at the site found shallow groundwater, typically within 1m of the surface, indicating that the site is not suitable for discharging surface water to ground via infiltration. As such, a drainage strategy has been prepared based on managing surface water runoff by discharging to the existing ditches bounding the site.

A total of 7no. attenuation basins are proposed to serve the development by providing storage for rainfall events up to and including the 1 in 100 year event, including a 40% allowance for climate change. Basins, swales and other shallow SuDS features such as permeable paving are utilised as part of the drainage strategy.

An existing public foul water sewer is located in Vespasian Way to the east of the site. Due to the low lying ground levels relative to this sewer, foul water flows from the development will require pumping to achieve a connection. Thames Water have confirmed capacity for this connection.



01 Site drainage strategy

ACCESS ARRANGEMENTS

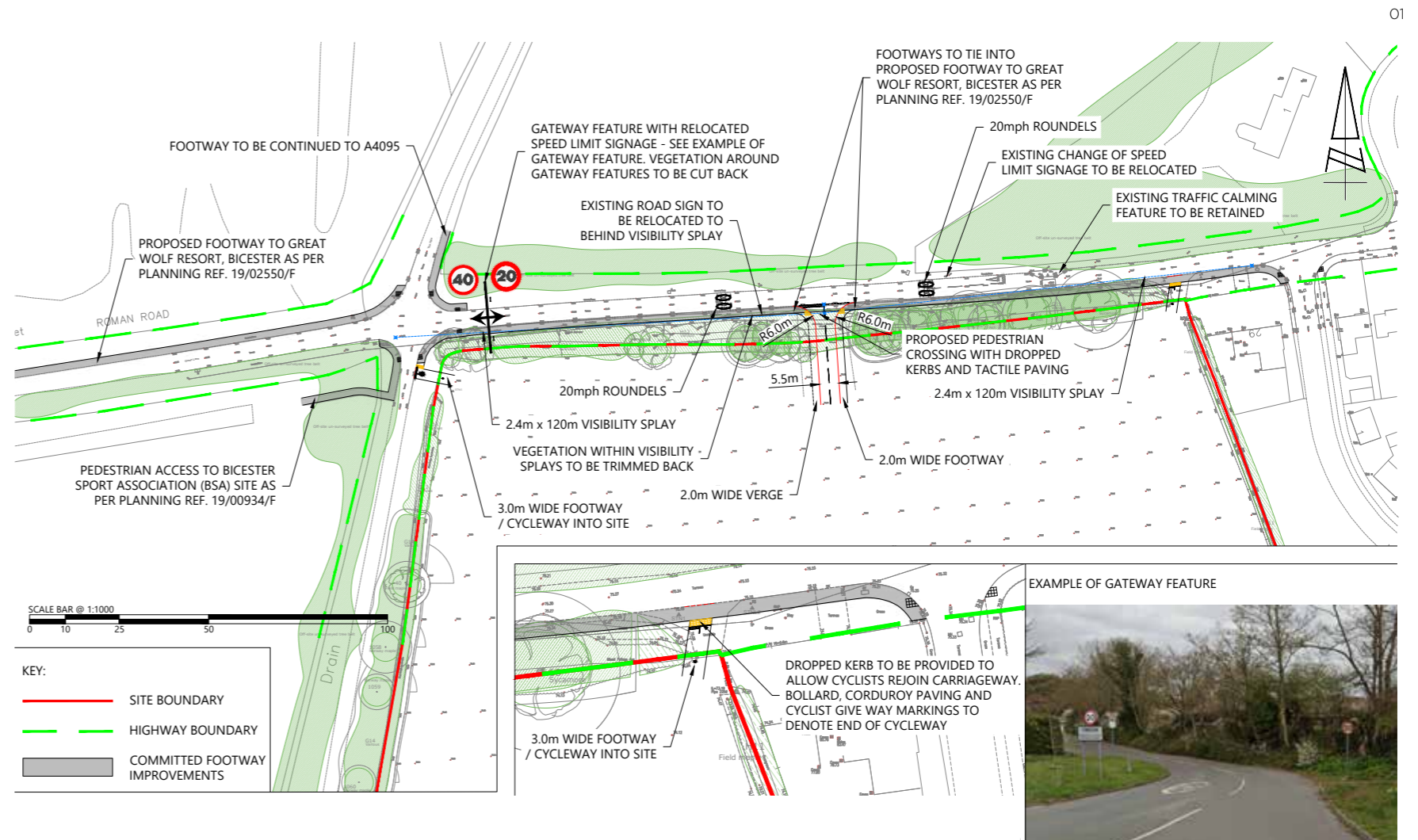
It is proposed that there will be a single vehicular point of access to the site from Green Lane, located approximately central along the site frontage and will take the form of a simple priority junction. The access road will measure 5.5m in width, with 6.0m radii. It is proposed that there will be 2.0m wide footway on the eastern side of the carriageway to connect to the proposed footway (as part of the Great Wolf Scheme) and a 2.0m grassed service margins on the western side.

The proposed access arrangement demonstrates that visibility splays of 2.4m x 120m can be achieved in both directions, which is in excess of the visibility splay requirements based on observed speeds and commensurate with the DMRB requirements for roads with a posted speed limit of 40mph, which is the case for this section of Green Lane.

It is also proposed to relocate the existing 20mph speed limit (currently located towards the eastern extent of the site) circa 115m to the west and provide a new gateway feature to encourage slower speeds on approach to the village (although the scheme is not reliant on the speed limit change).

Two additional pedestrian and cycle connections to the local highway network are proposed, which will provide a permeable and well linked development for future residents, these will be situated in the following locations:

- A 3.0m wide footway / cycleway link in the north-eastern corner of the site, providing a connection to the existing footway network and to Green Lane with a cycle transition; and
- A 3.0m wide footway / cycleway link in the north-western corner of the site, providing connection to Little Chesterton Road. This would provide a direct link to the consented Bicester Sports Association access and the committed footway improvements on The Hale.



ACCESS ARRANGEMENTS

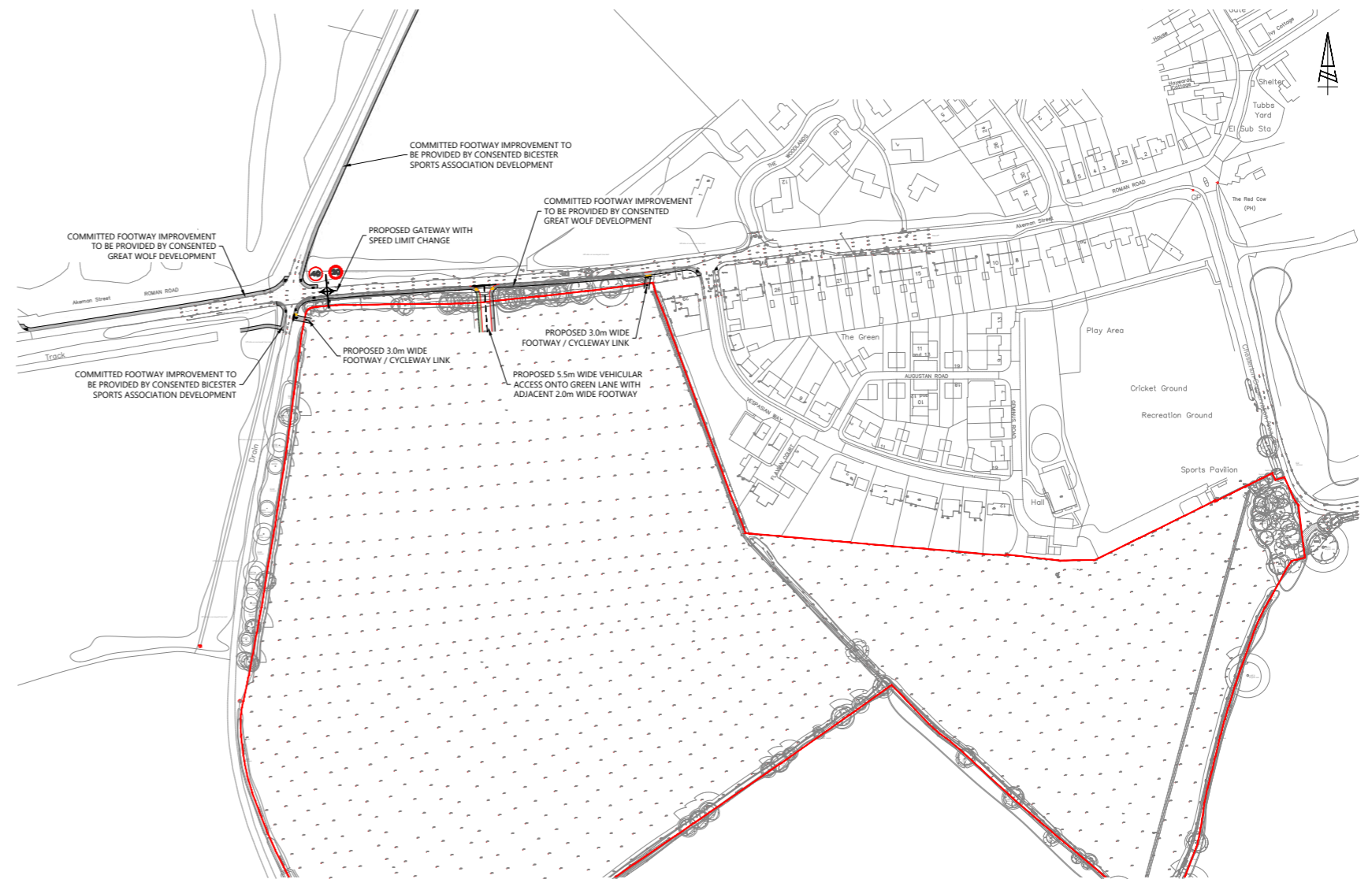
The proposed development would therefore connect with the existing and committed footway network in Chesterton, enabling journeys within the village to be undertaken safely on foot.

A development of up to 147 dwellings is likely to generate circa 80 vehicle movements in the peak morning and evening periods on a weekday, with substantially fewer trips across other periods of the day.

Based on the existing travel patterns of residents in Chesterton, it is anticipated that circa 49% of trips from the development will be to the east of the proposed access and 51% of trips will be to the west of the access on Green Lane.

Consequently, the maximum traffic impact on any road will be circa 40 vehicles during the peak periods, which equates to less than one vehicle movement per minute during the busiest periods of the day. Further from the development site, the traffic impact will reduce.

A Transport Assessment has been undertaken which provides a detailed assessment of the impact on the local highway network and junction performance within the vicinity of the site.



01

PARKING & CYCLE PARKING

The internal layout will be subject to a reserved matters application, therefore issues relating to car parking will be considered in detail at that time. However, it is intended that car parking will be provided in line with Oxfordshire County Council's Parking Standards for New Residential Development guidance, both in terms of quantum and design, as shown on the illustrative masterplan. Every dwelling will be provided with an electric vehicle parking facility to encourage sustainable modes of transport.

Each dwelling will also be provided with cycle parking in accordance with Oxfordshire County Councils standards. The cycle parking will be secure and covered and provided within the curtilage of each dwelling either in the form of a garage or garden shed.

Parking for the sports facilities will also be considered in detail at the reserved matters stage. Nevertheless, to demonstrate that suitable facilities can be provided, a first principles assessment has been undertaken (see Transport Assessment for further details), which demonstrates a demand for 24 parking spaces.

As such, to ensure the proposed development would provide sufficient on-site parking to accommodate the demand and not overspill onto the local highway network, the illustrative layout shows how 24 parking spaces for the sports pitches can be accommodated on the proposed site.



01 Parking for the sports facilities.

EMERGENCY ACCESS, FIRE AND REFUSE

The internal layout will be subject to a reserved matters application; however, the illustrative masterplan has been designed to accommodate a super large refuse collection vehicle in accordance with OCC's standards.

Swept path analysis has been undertaken to demonstrate that a refuse vehicle is able to manoeuvre into and out of the proposed site access and that the turning heads provided within the site are sufficient to allow the refuse vehicle to turn and exit in a forward gear.

Swept path analysis has also been undertaken with a fire tender, which also demonstrates that such a vehicle can enter and egress the proposed development in forward gear and manoeuvre effectively within the development to reach each property, as required by the Building Regulations.



- 01 Refuse collection
- 02 Fire tender

ECOLOGY

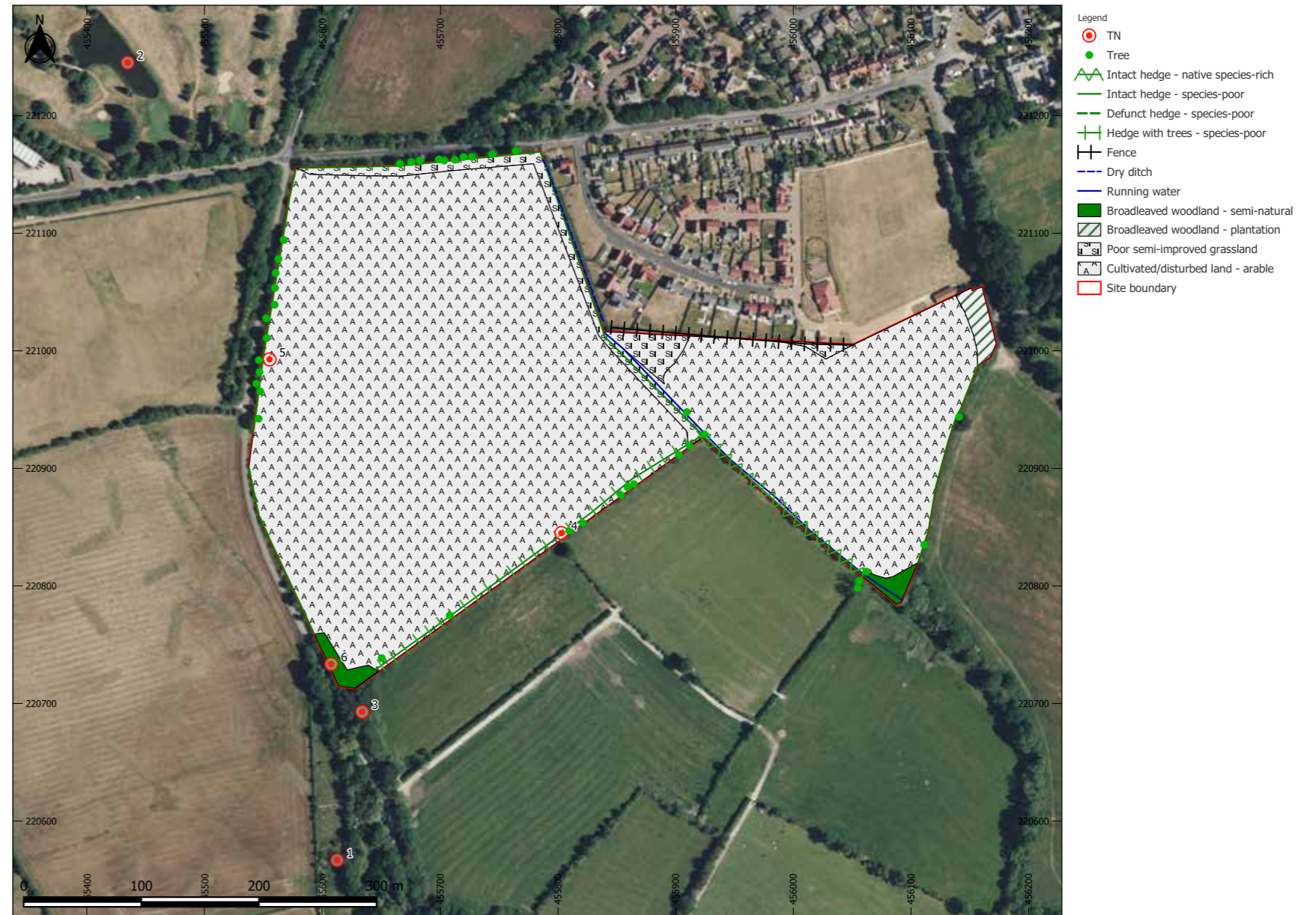
The site is dominated by two large arable fields which are heavily managed and under intensive agricultural use. The fields are of low intrinsic ecological value and are not Habitats of Principal Importance (HPIs). The two fields are separated by a native hedgerow with a dry ditch.

There are three pockets of woodland on the site boundaries, to the north east, south east and south west, of which the latter two qualify as Lowland Mixed Deciduous Woodland HPI, but all the woodland will be retained and protected in the proposed development, along with the trees on the northeast boundary and the hedgerows. These areas are those that have the highest ecological value within the site and are the areas most likely to support protected and notable species.

In terms of protected or notable species, due to the nature of the existing habitats, very little has been recorded or is likely to be present, though a range of species of bats forage within the Site and a breeding bird community typical of farmland habitats is present.

The site proposals include the enhancement of the undeveloped areas through the creation of dense native scrub mix, wildflower grassland and attenuation basins seeded with appropriate wildflower mixes, including species more typical of marshy conditions. These habitat creation measures will deliver a biodiversity gain for the site and benefit a range of species, including small mammals, breeding birds, amphibians and reptiles and invertebrates.

There will also be provisions made in the form of nest boxes for birds and bat roosting boxes, within the fabric of the buildings and in retained trees, as appropriate.



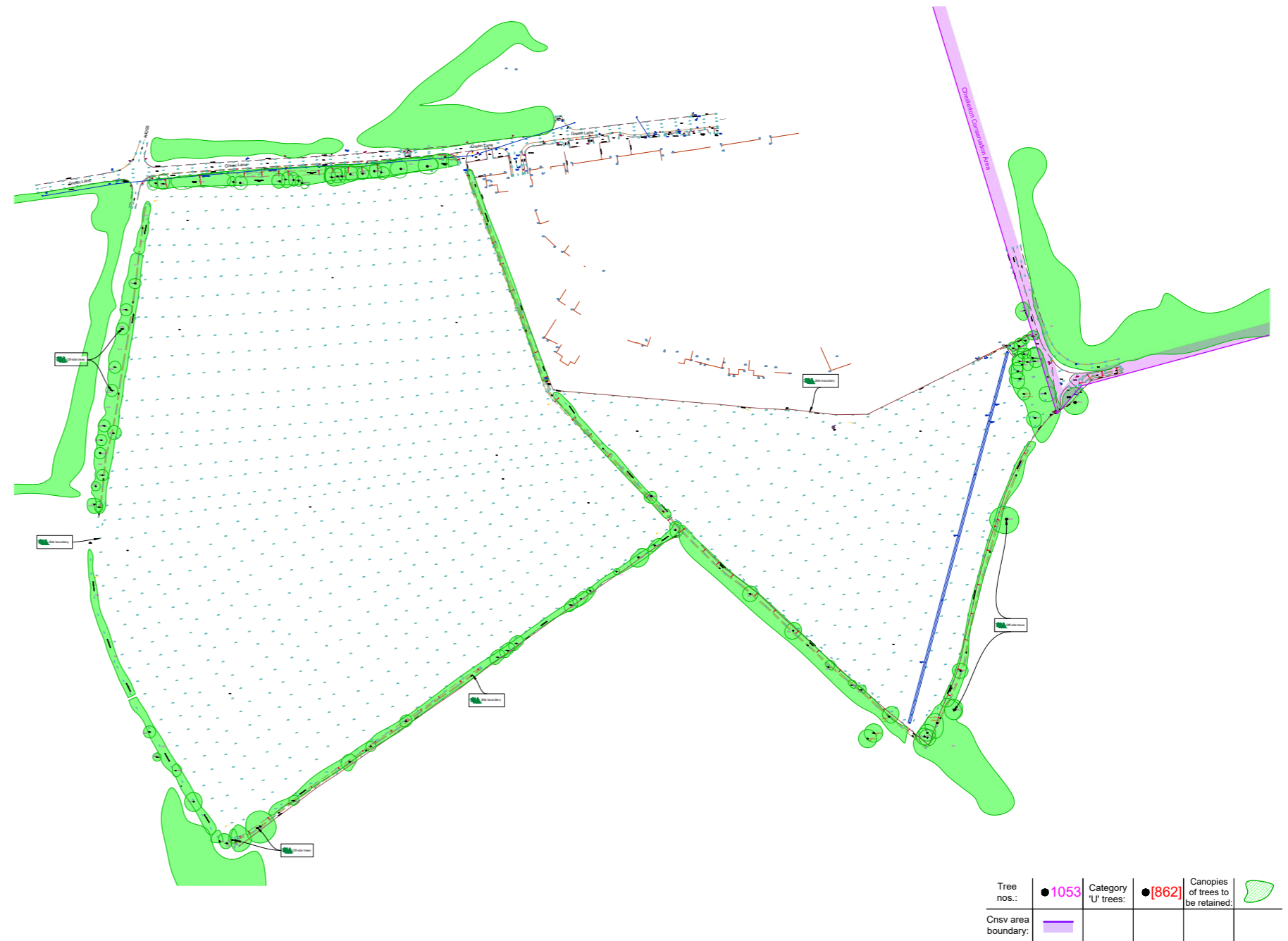
01 Survey Map

ARBORICULTURE

The arboricultural character of the site is defined by the field boundary hedgerows and groups of trees growing within them. The trees are predominantly native or naturalised broadleaved specimens, and most are only semi-mature with only 12 mature trees out of the 96 surveyed. The trees and hedgerows are consistent with the surrounding arboricultural character of the area.

SJA Trees arboricultural planning consultants have been involved in the evolution of the layout of the proposal and have undertaken an assessment of the proposed site layout plan and the current site access arrangements. Any initially identified minor issues with the layout have been designed out and all significant arboricultural impacts avoided.

Therefore, the proposal allows for the retention and protection of all the main arboricultural features of the site, all individual trees of high or moderate quality, all trees that positively contribute to the character of the local area, and the group of trees that contributes to the character of the Chesterton Conservation Area.



01 Tree Locations Plan

ARCHAEOLOGY

The site contains no designated or non-designated built heritage assets. Based on the result of a site survey, the eastern part of the site is considered most sensitive to change as it lies immediately adjacent to the Chesterton Lodge Character Area which forms part of the Chesterton Conservation Area. The proposed masterplan retains open space and low scale development in this part of the Application Site to ensure that views towards or from the Conservation Area are not harmed. Significant effects to Chesterton Conservation Area are not anticipated.

The assessment has identified no designated or non-designated archaeological assets within the study site. The study site lies immediately south of the course of a Roman road; it is thought that Green Lane follows Akeman Street, from near the Roman town of Alchester to Cirencester. The site forms part of the agricultural hinterland of known settlements and is considered to have low potential for all historic periods.

The potential for previously unrecorded prehistoric to Romano-British remains has been considered using the results of intrusive archaeological investigations, lidar and aerial photographic evidence and proximity to known occupation sites recorded on the Oxfordshire Historic Environment Record. Based on an appraisal of these sources the potential for significant remains is considered low. Further archaeological investigation is anticipated to confirm the conclusions of the desk based assessment.



06 CONCLUSION

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CONCLUSION

The masterplan has evolved through working closely with Chesterton Parish and key stakeholders. From engagement with stakeholders at the public consultation in April 2022, the illustrative masterplan has taken into consideration a wide range of views and issues that will ensure the new development becomes a successful place.

The DAS demonstrates that the proposal has followed a thorough, iterative and investigative design process, to ensure that this site will deliver a robust development that follows the principles of good design. The scheme, while mainly outline at this stage, has been assessed against the objectives set out in the National Planning Policy Framework (NPPF). The review supports the design team's objectives to deliver a high quality sustainable development.

The Government attaches great importance to the design of the built environment, explaining that good design is a key aspect of sustainable development (NPPF paragraph 56). The masterplan demonstrates that the expectations of the NPPF can be achieved (paragraph 58): the Government sets out six criteria that are all satisfied by this project. Each point is briefly reviewed as follows:

1. “Function well and add to the overall quality of the area over the lifetime of the development”.

The location of the site to the immediate south of Chesterton is a logical and sustainable addition to the village. The development will have good access to existing village services as well as being well connected to the existing transport network. This scheme will add to the quality of the wider area.

2. “Establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit”.

Our aspiration has been to create a high quality residential development which will complement the existing qualities of Chesterton. A significant thrust of our design process has been about place making, drawing upon references of the village and open countryside, as well as best practice in urban design.

3. “Optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and supporting local facilities and transport networks”.

The proposed illustrative masterplan has placed significant emphasis on the provision of high quality useable open space which will become areas of social interaction. The scheme provides up to 147 dwellings within a carefully considered grain which respects the wider patterns of the village.

4. “Respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation”.

Throughout the design process the team have sought to understand the local context and draw upon appropriate references. The illustrative masterplan is a landscape led approach reflecting the site's edge of village characteristic. The aspiration has been to avoid a 'highways driven' solution and instead create a benchmark in suburban residential design. The provision of a variety of open spaces has been at the forefront of the design process, with the ultimate aim of producing a location which is an attractive and desirable place to live. The layout has also acknowledged the site's responsibility to become a high quality addition to the village.

5. “Create safe and accessible environments where crime and disorder, and the fear of crime, will not undermine quality of life or community cohesion”.

The layout has sought to set the parameters necessary to achieve a 'safe' environment by placing houses where streets and open spaces are overlooked - i.e. achieving natural surveillance. There is a clear definition between public and private spaces, with the illustrative masterplan showing how this can be achieved.

6. “Visually attractive as a result of good architecture and appropriate landscaping”.

The masterplan establishes the framework for developing the detailed design needed to deliver an attractive overall development. The quality of the architecture and landscaping treatments will be a key aspect of the reserved matters stage. The landscaping will be rich, varied and result in attractive open spaces, significantly contributing to the appearance of the new community.



01 Indicative aerial view of development

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