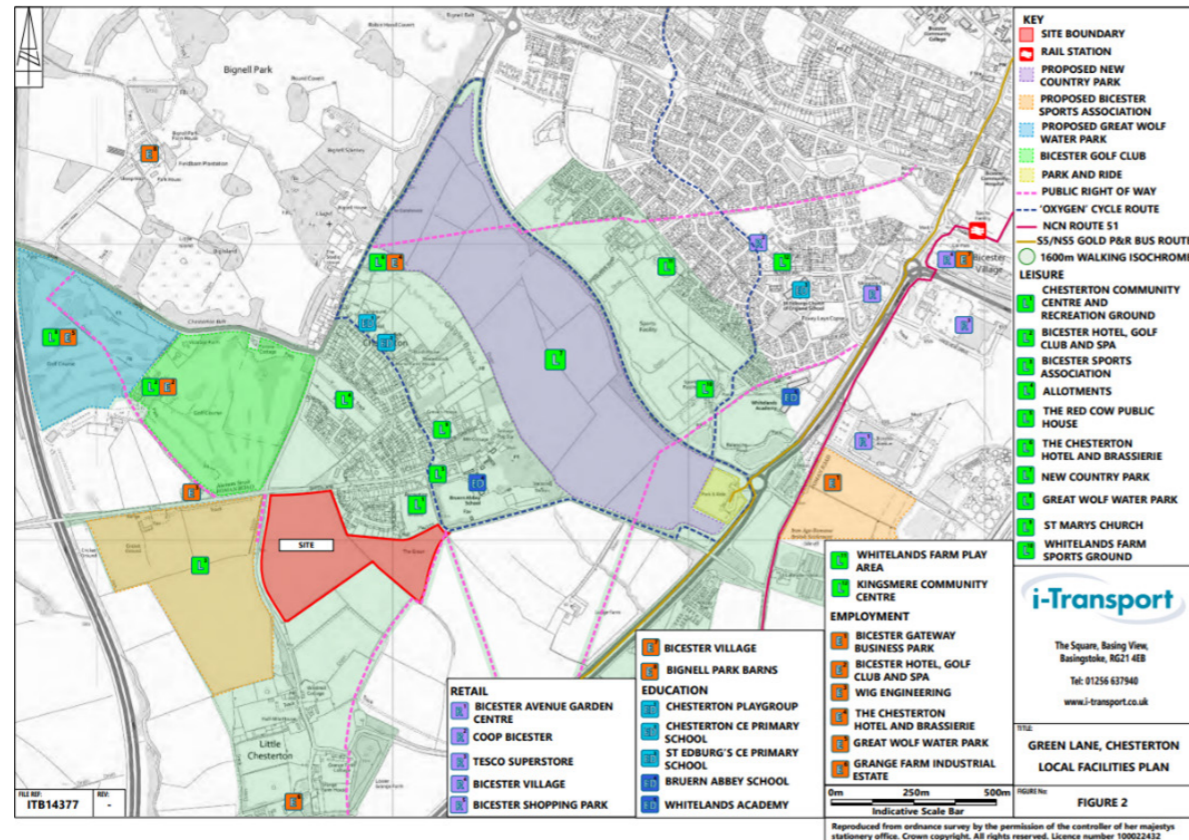


Wates Developments application seeks outline permission for up to 147 homes, with 35% affordable housing, public open space, flexible recreational playing field area and sports pitches. The detailed design of the layout can be controlled by CDC through reserved matters and conditions.

An Outline planning application was submitted in January 2023. This followed pre-application engagement with the Council which started in October 2021. Over this 15-month period, the plans have evolved, incorporating feedback from the Parish Council and Chesterton football club following a number of meetings as well as comments from the local community and statutory consultees. The proposed development will deliver a significant number of benefits to both the residents of Chesterton and the surrounding residents. These planning benefits are summarised below.

Figure 1: Local Facilities Plan



The above map shows the location of the site in relation to Chesterton and Bicester and how the areas are interlinked. Land South of Green Lane is situated immediately adjacent to the built-up area and in particular to community facilities and relates well to the existing village as well as proposed development.



Figure 2: Illustrative Masterplan

Easy Access to Wide Range of Local Facilities

- Adjacent to Chesterton Community Centre with meeting rooms
- Adjacent to Village Sports Pitches and children's play area
- Village hall with play group
- Village Pub
- Chesterton Primary School, Pre-school and Bruern Abbey School
- Church
- Tesco and Co-op within 2.6km (10-minute cycle)
- Bus stop within 500m (with increased bus services to be introduced by Great Wolf - development is underway)
- Bicester Park and Ride within 1.9km (5 minute cycle)
- 10 minute bike ride to Bicester
- Next to Bicester Sports Association (football, rugby and cricket)
- Close to Great Wolf development underway with highway works taking place
- No Oxfordshire Highway Authority objection. Support for the public transport strategy and accessibility.



Market Housing

95 new market homes. The council acknowledge the importance of meeting Local Plan housing numbers.



True Net Zero Carbon

Designed to generate a total reduction in CO2 emissions of 101% Fabric First Approach



Air Source Heat Pumps
Solar and PV Panels
100% EV Charging

5 Year Housing Land Supply

The allocation counts towards the Council's 5-year housing land supply for the Cherwell District.



S106 Works Package

Up to 8 x Tennis Courts, 1 or 2 Football pitches, MUGA (hard court for netball/basketball/ tennis), NEAP, LEAP, LAPs, recreational routes and associated car parking.

Landscape – Illustrative Proposals

Limited views including from PROW Western Edge average 15m buffer to the Lane (up to 20m)
Internal access illustratively shown set away from Vespasian Way
30 dwellings per hectare low density reflective of local character "Lane's"
Potential for linkages to the south

Affordable Housing

35% or 52 new homes will be affordable.



The affordable housing would be tenure blind and provide homes to address local need including 37 social rent and 15 low-cost home ownership. as rented and 15 as Low Owners

Biodiversity Net Gain

Hedgerow Units 54.84% gain
Habitat Units 20.68% gain
New habitat creation



Flood Zone 1

No Heritage harm



Emerging Local Plan

Recognised by the Council as a sustainable location for growth, the site has been identified in the emerging Local Plan, albeit yet to be subject to consultation.

S106 Financial Contributions Package

£3,759,490 (circa £40k per unit)
Community Centre – to extend, upgrade kitchen and changing
Primary/Nursery/Secondary/SEN
Police
Public Transport / PROW
Bus Service Contribution
Bus Stop facilities
Travel Plan Monitoring
Outdoor & Indoor Sports Provision
Community Developer Worker and Fund
Household Waste and Recycling
Community Infrastructure Levy
Highways Improvements



Open Space Requirement	Local Plan	Application Proposal
Green Space	0.97ha	3.6 ha to East for flexible recreational playing facilities with associated parking. For Parish to determine final use. Will include: - Multi Use Game Area (MUGA) (hard court for netball/basketball/ tennis) - NEAP - up to 8 Tennis Courts - 1 or 2 senior sized football pitches - Picnic / Play Area
Play Space	0.28ha	
Outdoor Sports	0.4ha	
Allotments	0.13ha	
Total	1.78ha	3.9ha on western parcel including LAPs and LEAPs, recreational loop etc. 7.5ha <u>5.72ha Over Policy Requirement</u> Only deliverable due to the size of development

The Parish Council to determine which sports and play facilities can be delivered. A number of options are set out below:



Football/4xTennis/MUGA

2xFootball/4xTennis/MUGA

Football/8xTennis/MUGA