

Welcome to our public exhibition

This exhibition gives you the chance to view and comment upon our proposals for a new residential development of around 40 homes in Chesterton. We are proposing to submit a planning application to Cherwell District Council in the near future, and you can help to shape our emerging scheme by providing us with your feedback.

All comments will be taken into account as our planning application is finalised.



About the site

The proposed development site (outlined in red on the map above) covers an area of approximately 6.8 acres and is bordered by allotments to the north-east and by a lane to the north-west. Existing houses off Fortescue Drive and The Woodlands can be found to the south-east, while farmland lies to the south-west.

Key facts about the site:

6.8 acres of land

Located to the north of Green Lane

Proposals for around 40 new homes

Bordered by village allotments to the north-east

Our proposed layout masterplan for land off Green Lane, Chesterton

The image below shows an initial layout masterplan for our proposed development. It is intended as a general guide to show you how the properties, open space and internal roads could be arranged. This layout is not final and certain elements could be changed in our planning application, depending on the comments we receive during this public consultation and future discussions with the local authority. We welcome your comments on the suggested layout. Your feedback will be used to help us progress our designs as we finalise our planning application.



Key facts about our proposed scheme:

Around 40 new homes

A mix of detached and semi-detached houses

40% affordable properties

Vehicle access from the lane between Green Lane and the A4095

Public open space

New landscaping

About our scheme



New homes

Our proposed development includes a mixture of two, three, four, and five-bedroom houses, comprising predominantly detached and semi-detached homes. The proposed new homes will be traditional in design and in keeping with neighbouring residential areas, as illustrated in the Taylor Wimpey street scene examples shown here.

Affordable housing

40% of the new homes in our proposed development will be provided as affordable housing. Affordable housing provision is likely to include a mixture of two, three, and four-bedroom homes to be made available for social rent and shared ownership through a local housing association.

Parking provision

Residents' car parking within our proposed development will largely take the form of garages and driveways, with a limited number of on-street parking spaces provided for visitors. Parking provision will be in line with Oxfordshire County Council's adopted parking standards as stated in 'Transport for New Developments: Parking Standards for New Residential Developments'.

Access junction and highways

Vehicle access to the development will be from the lane between Green Lane and the A4095. The junction is likely to take the form of a T-junction, with traffic on Green Lane having priority. A development of this size can be expected to generate approximately 225 vehicle movements a day, with 26 two-way movements (less than one vehicle every two minutes) during the peak hours.



A new pedestrian link will also be provided from the development to the village centre.

A Travel Information Pack will be provided for each new home which will include information on walking, cycling and public transport and where possible vouchers or taster tickets.

Road layout

The internal road layout will comprise one primary road running from the lane between Green Lane and the A4095 and branching off into two secondary roads leading to private driveways and cul-de-sacs.

Landscaping and open space

An area of public open space is proposed for the centre of the development to provide opportunities for informal recreation for the new residents. There will also be new tree planting and landscaping.

Local facilities and infrastructure

Should our planning application be approved, we will provide a number of contributions towards the local community as part of the proposed development. Details of these would be agreed with the relevant authorities as a later stage.

Key facts about our proposed scheme:

Traditional property design in keeping with local area

A mix of detached and semi-detached houses

40% affordable homes

Main entrance road leading to cul-de-sacs and private driveways

Public open space in the centre of the development

Contributions towards local facilities and infrastructure

Information about the site we need to take into account

Before we start designing a new scheme, we complete an assessment of the site and the surrounding area as they are at the moment. We record those features we will need to take into account in our design. All of the relevant considerations, whether they fix the way our scheme will have to be designed or give us a real opportunity to make the most of a particular feature, are shown here.

Constraints plan

Below is a plan indicating the site specific considerations.



This plan identifies constraints to the development of the site and assists in identifying the areas of key consideration.

Things to think about:

Respecting the rural character of the village

Providing appropriate flood prevention measures

Delivering a well-planned residential layout

Ensuring sufficient parking for residents and visitors

Information about the site we need to take into account

Flood risk and drainage

As the site is currently undeveloped, existing rates of surface water run-off will need to be maintained (known as greenfield run-off rates) post development. This is in line with current National Planning Policy Framework, and the proposals will be designed in consultation with the lead local flood authority and the Environment Agency.

Sustainable Drainage Systems (SuDS) will be used where possible, in order to mimic the natural surface water drainage of the site prior to development. This is likely to include the use of an attenuation basin with infiltration (should ground conditions allow) and porous paving. Where infiltration techniques are not sufficient to manage surface water, a connection will be made from the attenuation basin to existing Thames Water systems with flow rates limited to greenfield run-off rates.

Foul water drainage will be connected to the Thames Water system, and consultation is currently ongoing with regard to acceptable flow rates.

Accessibility

Chesterton is located approximately 1.5 miles to the south-west of Bicester, with its range of shops, restaurants and leisure facilities. There is a village primary school in Alchester Road, a short walk from the development.

A local bus service runs from the centre of Chesterton into Bicester, while Bicester North railway station offers direct services to London Marylebone and Birmingham. The A41 is within easy reach of the development for the M40 and A34.

Landscape

A landscape and visual assessment identifies that the site is very well contained in terms of views from the wider area by existing mature vegetation at the majority of the site boundaries.

Ecology

An ecological appraisal has found that boundary hedgerows are of ecological interest and these would be sympathetically retained as part of our development. The hedgerow that runs through the centre of the site would be removed to facilitate development, though there are opportunities to compensate for the loss of hedgerow through improvements to the northern boundary hedge to create an enhanced wildlife corridor.

A range of further ecological surveys have been undertaken including surveys for birds, bats, reptiles and amphibians. The results of these surveys will be used to inform mitigation and enhancement measures to ensure that the development would not harm local biodiversity.

Trees

An assessment of all trees at the site has been undertaken by a qualified arboriculturist. The best quality trees occur along the southern and eastern boundaries and these will be sensitively retained as part of our development



Archaeology

An archaeological assessment of the site has been carried out and further investigation of the potential for the site to contain buried archaeology is now underway.

The results of this archaeological work will allow an informed decision to be made as to whether buried archaeology is present and if archaeological mitigation works will be required.

Things to think about:

Respecting the rural character of the village

Delivering a well-planned residential layout

Providing appropriate flood prevention measures

Ensuring sufficient parking for residents and visitors

Information about our company, who we are and what we do

Taylor Wimpey was formed by the merger of George Wimpey and Taylor Woodrow in 2007. We are able to draw upon experience and best practice gathered over a history dating back to the 19th Century. Today we are one of the largest homebuilders in the UK, completing over 11,000 homes each year.

Planning sustainable communities

We want our developments to be environmentally, socially and economically sustainable. We understand the importance of stimulating strong, vibrant and healthy communities while protecting and improving the natural, built and historic environment.

More than building homes

We build roads and junctions, sewers and utilities that link our developments with the surrounding areas. Where needed we provide community facilities such as schools, doctor's surgeries, shops and offices, bus stops and even railway stations, as well as much needed affordable homes. Such provision can help meet the day-to-day needs of the people living on, or near, our developments.

Green spaces

We design landscaping and open space to provide an attractive and safe setting for homes, recreational space for residents, and habitats for plants and wildlife. Green spaces could include tree or hedgerow planting, playgrounds or sports pitches.

Energy efficient homes

We look to reduce the energy demand of our homes by improving wall and roof insulation. In some cases we may also fit more complex technologies. This means that residents benefit from energy bill savings while their long term maintenance burden and costs are kept to a minimum.



Engaging with local people

We are committed to working with local people, community groups and local authorities during the planning phase and aim to keep them up to date with our activities and progress during construction. We aim to plan and design developments that balance the demands of our business with providing for the needs of our residents and their communities.

“Our aim is to be the nation’s leading residential developer for creating value and delivering quality. We are passionate about working with local people, businesses, local authorities and our customers to build aspirational homes”

For more information, visit:
about.taylorwimpey.co.uk

Taylor Wimpey lays the foundations for thriving communities

We completed 11,696 homes in 2013, of which 2,124 (about 18%) were affordable homes.

In 2013, through planning obligations, we invested over £225m in the areas in which we built.

We provide public transport, road improvements and education facilities on many developments.

Landscaping and open space, including play areas and sports pitches, provide the structure to many of our developments.



What we would like from you, and what you can expect from us

Once you have had an opportunity to look at our scheme proposals, please do talk to us and ask any questions you may have, and feel free to fill in one of the feedback forms provided.

Your views are important to help us develop our scheme and are very much appreciated. We will review all comments received as we finalise our proposals before submitting a formal planning application in the near future.

Contact us

Please leave completed feedback forms with a member of the project team today, or post to the following address:

Chesterton Consultation,
Webb Associates Public Relations,
22 The Point, Market Harborough,
Leicestershire, LE16 7QU

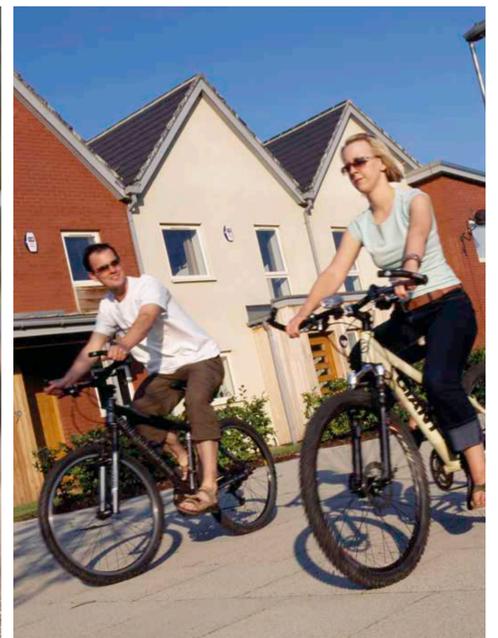
Alternatively, you can email your comments to:

chestertonconsultation@webbpr.net

You can also submit your comments online

taylorwimpey.co.uk/chesterton

All feedback should be returned by Thursday 31st July 2014



Thank you for attending today, your views make a real difference



Taylor Wimpey in your area

Taylor Wimpey has a successful track record of building high-quality new homes across Oxfordshire. The following developments are now open across the county:

- Kingsmere, Bicester
- Arberry Hill, Banbury
- Longford Park, Bodicote
- New Berry Vale, Aylesbury

Further information is available at taylorwimpey.co.uk.