

Chesterton

CIRENCESTER

Outline Planning Application September 2017



Artists impression of view over the eastern area of the proposed neighbourhood, with Chesterton Farm in the foreground and open space over the Scheduled Ancient Monument beyond.

“Our vision is to create a new sustainable, sympathetically designed, and genuinely integrated neighbourhood for Cirencester, with employment, community and leisure facilities at its heart. Set in a unique network of landscaped routes and spaces, it will offer new homes and jobs to suit a wide range of people, and make an important contribution to this historic market town.”

Graeme Phillips
Lead Architect for Bathurst Development Limited

The Proposals

In January 2016, Bathurst Development Limited (BDL) submitted an Outline Planning Application for a high quality residential-led mixed use scheme on land South of Chesterton, Cirencester. This represented the culmination of 5 years of work by a team of experienced consultants, following an array of valuable community engagement events and input from numerous technical consultees.



The Application is in outline and comprises several parameter plans that will establish the principle of development and set the land uses, building height limits and areas of green space. In summary, the proposals are for:

- Up to 2,350 new high-quality homes, ranging in size and tenure, and incorporating upto 705 affordable homes, and homes for the elderly
- Up to 22.5 acres of employment land ranging from start-up offices to larger industrial units
- A 3-form entry primary school with associated nursery provision
- A community hub that includes land for a health centre, a range of shops including possibly a pharmacy, restaurant and cafes.
- A multi-purpose community building, an indoor sports hall and a range of sports facilities including a multi-use games area and equipped play areas
- Approximately 100 acres of open space - available to everybody - including formal and informal play areas, allotments and areas for habitat improvement
- A series of pedestrian routes and cycleways comprising attractive circular routes and integrating the scheme with Chesterton and the town centre
- Landscaping and associated supporting infrastructure to include new vehicle access points from Tetbury Road, Spratsgate Lane and Wilkinson Road



Consultation and Scrutiny

Since early 2014 BDL has hosted numerous consultation events including:

- Community Planning Weekend - 9 & 10 May 2014
- Community Forum - 18 June 2014
- Movement & Transport Day - 26 November 2014
- Community Forum - 22 October 2014
- Learning Journey - 15 August 2014
- Community Update Exhibition - 13 & 14 July 2015
- Masterplan Framework Consultation - 5 - 26 October 2015
- OPA Pre-Submission Exhibition - 20 & 21 November 2015

The feedback from the community throughout these events has been invaluable in informing, shaping and improving the final application. Proper transparent and inclusive engagement is vital in order to produce a masterplan that is truly inclusive and fit for the 21st Century and beyond. That is why, if successful, BDL remains committed to truly effective and ongoing engagement with the local community and all local stakeholders in the future.

Since submission in January 2016, the Application has also been rigorously scrutinised for a further 20 months by Officers at CDC, as well as an array of statutory and non-statutory consultees, including independent bodies such as Highways England, the Environment Agency and Natural England.

The Cotswold District Council Submitted Local Plan allocates the site for new residential-led development, and the submitted planning application is in accordance with this emerging policy. The principle of and framework for the Chesterton development has also been thoroughly assessed through the Local Plan consultation process and approved by Members for Submission to the Secretary of State.



Community Update Exhibition - 13 & 14 July 2015



Community Planning Weekend - 9 & 10 May 2014



Movement and Transport Day - 26 November 2014

Illustrative Masterplan



New housing addresses the proposed public open space on the northern edge of the masterplan

RAU Consented Scheme

Tetbury Road



View across the proposed Neighbourhood Square

Key

- | | | |
|---|--|---|
| 1 New primary access from Tetbury Road | 9 Primary school | 18 On-site Scheduled Ancient Monument ('Heritage Meadow') |
| 2 New secondary access from Tetbury Road | 10 Sports pitches | 19 Housing for the elderly |
| 3 Section of Tetbury Road widened to dual carriageway | 11 Multi-purpose community hall | 20 Bus / Cycle / Pedestrian through route only |
| 4 Entrance boulevard | 12 GP Surgery | 21 Employment |
| 5 Attenuation basins / swales (SuDS) | 13 Converted farm buildings including farm shop and potential pub / restaurant | 22 Proposed footpaths |
| 6 Enhanced cycle / pedestrian routes to town centre | 14 Sports Hall and Health & Fitness | 23 Local Equipped Areas for Play |
| 7 Pedestrian / cycle route to Cranhams Lane | 15 New access from Spratsgate Lane | 24 Landscaped Local Area for Play |
| 8 Mixed-use Neighbourhood Centre including retail | 16 Allotments and/or Orchards | 25 Neighbourhood Equipped Area for Play |
| | 17 Entrance avenue | 26 Access from Spratsgate Lane |



Streets are formed by terraced and semi detached homes facing across a shared surface where pedestrians take priority over vehicles

Love Lane Industrial Estate

Spratsgate Lane

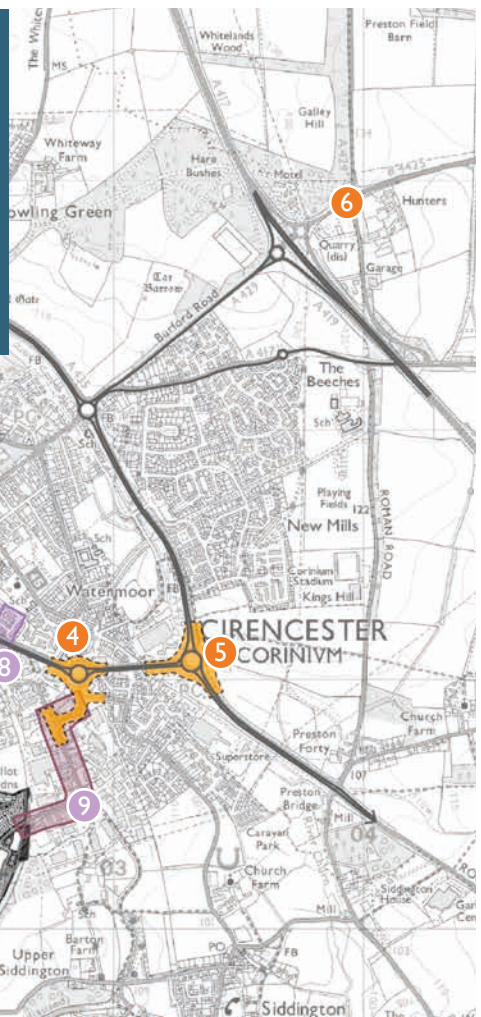


Movement

A dedicated traffic model has been built specifically for Cirencester - the first time such a model has ever existed.

Using the model, a coordinated set of improvements to 6 key junctions throughout the town were designed and form part of the proposals.

Additionally existing footpath and bridleway links will be enhanced to provide connections between the countryside to the South West, the Chesterton site and the town centre. Localised narrowing on Cranhams Lane will assist with the provision of pedestrian safe crossing points over the road.



OFFSITE HIGHWAYS

1. A419 Stroud Road / A429 Tetbury Road junction including Chesterton Lane junction on the ring road;
2. A419 / A429 ring road / Hammond Way / Hospital Junction including the Waitrose / Hammond Way mini roundabout;
3. Somerford Road / Chesterton Lane junction;
4. A419 / A429 ring road / Midland Road / Watermoor Way junction (Fire Station roundabout); and
5. A419 / A429 ring road / Cricklade Road / Middlemead junction (Kingsmeadow roundabout);
6. A429/Cherry Tree Crossroads.

These measures will be paid for by the development, along with £1.8 million towards new and enhanced bus services, including a new route through the site; new pedestrian and cycle routes and £0.5 million towards both bike and car parking facilities in the town centre.



WALKING & CYCLING LINKS

1. Stroud Road (between Tetbury Road and RAU)
2. Tetbury Road (between site boundary and town centre)
3. Cranhams Lane (Existing Farm Access) to Tetbury Road via Chesterton Lane
4. Cranhams Lane (Existing Farm Access) to Town Centre (via Existing Bridleway No. 24, Chesterton Lane, Cotswold Close, Cotswold Avenue / Mount Street and Somerford Road)
5. Cranhams Lane (Existing Bridleway No. 30) to town centre (via Brooke Road, Bathurst Road, Cotswold Avenue / Mount Street and Somerford Road)
6. Cranhams Lane (between The Maples and Somerford Road)
7. Somerford Road (between site boundary and town centre)
8. Oaklands to Sperrigate (between Somerford Road and Trinity Road/School Lane)
9. Wilkinson Road / Love Lane / Midland Road



Aerial view of the proposed dualling of Tetbury Road

Benefits: Cirencester and Beyond

The development will bring significant benefits to the area and the Section 106 agreement is extensive. Financial contributions of this size and the infrastructure they will fund can only be delivered by a project of this scale and nature. Key benefits include:



JOBS

- The development is estimated to generate circa 1,800 new permanent jobs onsite via the employment area, local centre and school.
- An additional 352 full time jobs will be created during the construction phase, with an additional 350 indirect jobs created in the supply chain and apprenticeships.



EDUCATION

- Provision of a new 3 form entry (630 places) primary school and £0.8 million to deliver a temporary school either onsite or offsite, subject to ongoing discussions with the County Council, until the new school is operational – anticipated to be by 2022.
- £3.2 million contribution towards additional secondary school provision at Deer Park School and Kingshill School, plus an additional £400,000 contribution towards apprenticeships at Cirencester and Stroud College.
- The site will deliver a new 78 place nursery plus a circa £867,000 contribution to an existing facility.
- There is currently some capacity at Chesterton Primary School and it is likely that the first primary school age children from the development could be accommodated there.



DRAINAGE & WASTE WATER

- The proposals include a sustainable urban drainage system designed to minimise flood risk and maximise landscape and ecological benefits resulting in no change to off-site drainage conditions.
- Thames Water has been commissioned to design a new sewer connecting directly from the development to the sewage treatment works, bypassing the network in the town.
- The new sewer may also serve existing development, thus reducing the impact on the current system.
- The new sewer will need to be in place prior to the first occupation of the new dwellings.



OPEN SPACE

- Approximately 100 acres of open space will be provided.
- This will include public open space, new planting, woodlands, water attenuation areas, informal landscaping, sports pitches and play areas.
- The Scheduled Ancient Monument in the centre of the site will be retained and opened up as public open space.
- Provision of: 1 x Neighbourhood equipped area for play (NEAP), 5 x Design for Play areas within the green infrastructure network, 5 x Local equipped areas for play (LEAPs), 16 x Local areas for play (LAPs).



NEW & AFFORDABLE HOMES

- Up to 2,350 new homes are proposed and will range from 1 and 2 bedroom homes to 4 and 5 bedroom houses, with the potential for some self build plots.
- 705 (30%) new affordable homes will be included as part of the development and will include a mix of social rented accommodation and shared ownership aimed to meet local needs first.
- 60 units of housing for the elderly are also proposed.
- Other units of specialist housing include:
 - Self build
 - Custom build



HEALTH

- Land for a healthcare facility will be provided.
- A new, publicly accessible network of landscaped routes and spaces encouraging exercise through formal and informal recreation, and wellbeing through increased access to the natural environment.
- Walkable neighbourhoods with facilities for Chesterton residents within easy reach – reducing reliance on car use for short journeys.



COMMUNITY & LEISURE FACILITIES

- As part of the public open space onsite, 2.4 acres is identified for formal sports use.
- This area will include 3 tennis courts, 2 junior football pitches and a multipurpose sports facility including a health and fitness centre.
- £0.9 million contribution to improve off site sports facilities will also be made.
- Provision of a multi-functional community building.
- Establish and initially fund a Community Management Organisation (CMO) for initial management and maintenance costs for the open spaces prior to service charges revenue.
- This will include a £200,000 financial contribution to CDC, to be transferred to the CMO to finance initial community development initiatives, including public art and cultural initiatives.
- £100,000 financial contribution to CDC to help improve town centre public realm and implementation of Cirencester Town Council's priority town centre projects.



HIGHWAYS IMPROVEMENTS AND WALKING & CYCLING LINKS

- Extensive offsite highways and junction improvements along with £1.8 million towards new and extended bus services.
- £0.5 million to improve parking in the town centre and £2,400 to create cycle parking in Cirencester Town centre.
- Existing footpath and bridleway links will be enhanced to provide connections between the countryside to the South West, the Chesterton site and the town centre.
- Localised narrowing on Cranhams Lane will assist with the provision of safe crossing points across the road.

Next steps

The Outline planning application seeks to establish the principles for a comprehensively planned and sustainable new community at Chesterton. If the Council resolves to grant planning permission, then it will establish the range of uses that are appropriate on the site and define the parameters with which all future Reserved Matters applications will need to comply.

In their proposed role as Master Developer, Bathurst Development Limited will create an additional level of quality control between the Outline and Reserved Matters stages. This will take the form of a site-wide design code and subsequent, more detailed design code for each phase.

Work has started on the site-wide design code, and Bathurst Development Ltd will seek the input of the public through a workshop to which all local residents and stakeholders will be invited to participate.

Feedback received will help to shape the code, which will then be shown in draft form at a public exhibition by the end of 2017. Through this process we want to find out how people think the codes - at site-wide and detailed levels - can best set principles and rules to assist in making the new neighbourhood a high quality and sensitively-designed new neighbourhood for Cirencester.

Development proposals will have to comply with these codes so as to ensure that the neighbourhood grows in a coherent manner and creates a high-quality environment. The detailed design of buildings, spaces and streets will be governed by these design codes, in conjunction with local authority requirements and guidance (including the Cotswold Design Code).

As Master Developer Bathurst Development Limited will use the design codes.

This comprehensive approach will ensure that a high-quality of design is locked-in to the planning process ensuring the proposals lead to the creation of an exemplary new neighbourhood for Cirencester as it is built-out over the period of the Local Plan.

Artists impression of view looking West towards Tetbury Road

