

ILLUSTRATIVE MASTERPLAN

NOVEMBER 2015

“Our vision is for the sensitive expansion of Cirencester through a complementary, integrated and sustainable new neighbourhood that offers housing and jobs to suit the needs of a wide range of people - in a place that they want to live as part of a vibrant, historic market town.”

Bathurst Development Limited

The Illustrative Masterplan represents an indicative idea of how the development might be laid out. It supports the outline planning application and is an adaptation of the previous masterplans exhibited in response to technical work and suggestions from stakeholders and the local community at engagement events.

1 Reuse and integration of Chesterton Farm
The listed buildings of Chesterton Farm will be retained and integrated to serve a new role at the heart of the development. The farm buildings could provide a hub for community uses such as a GP surgery and potential expansion of the existing farm shop or a pub/restaurant. The sensitive restoration and conversion of the wonderful existing buildings will provide an established focus to the new neighbourhood, whilst also connecting to the wider open spaces to the south and east. Chesterton farm comprises of a number of buildings focussed on a historic core. The two listed buildings will be retained along with the complex of 19th and 20th century buildings centred around a courtyard. Later 20th century agricultural buildings and sheds will be demolished.

4 Historic environment
A green link will be created between key historic assets; the Chesterton Farm complex (including Grade II listed buildings), The southern boundary of land at Cranhams (Grade II listed) and the Scheduled Ancient Monument (SAM). This will retain openness to the listed buildings, respecting their setting and also providing an opportunity to signpost the SAM.

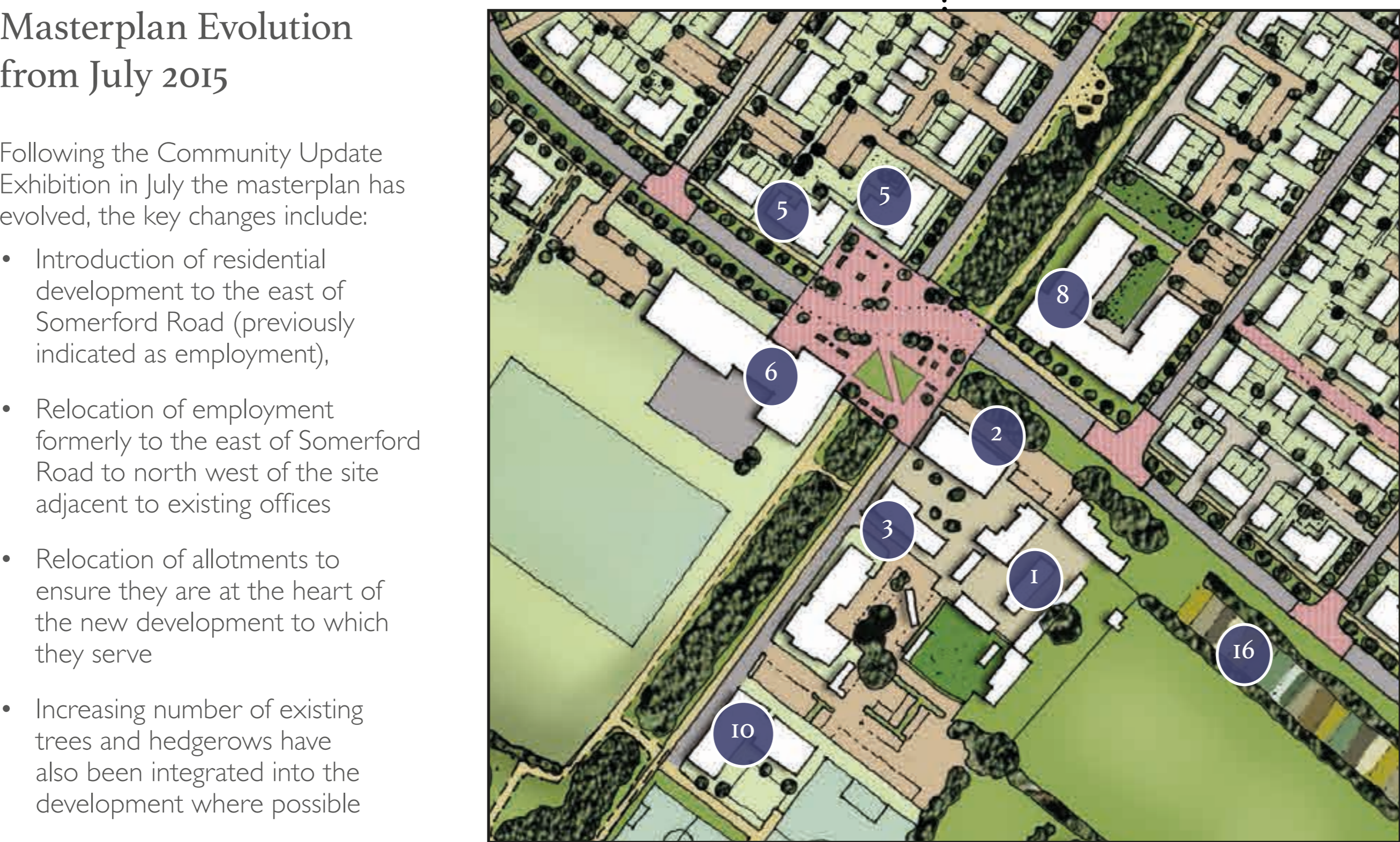
2 Mixed use neighbourhood centre
A mixed use square is located at the heart of the proposed new neighbourhood, incorporating the existing listed buildings and connecting with Chesterton and the wider area. This centre would provide a range of facilities for the new and existing community including a local shops, GP surgery, sports facilities, pub/restaurant and employment. This area would itself adjoin the proposed primary school, further bringing activity and patronage into the centre of the scheme.

7 Residential development
A total of up to 2,350 residential units are proposed, including student accommodation and housing for the elderly. A variety of traditional and modern design approaches will be employed. This will include a broad range of housing types ranging from 1-2-bed apartments to 5-bed houses. Higher density areas of housing will be located at the proposed neighbourhood centre where there will be a greater intensity of use and retail facilities. Medium (e.g. 31-35 dwellings per hectare) and lower density (e.g. 20- 30 dwellings per hectare) areas suited to larger, family housing are located adjoining green open spaces and existing hedgerows and trees.

7 Student accommodation
There is the potential for a 100 units of student accommodation to be accommodated near to the proposed main entrance from Tetbury Road. This would provide an opportunity for a gateway feature along Tetbury Road and reduce pressure on housing in Cirencester.

9 Employment
Employment uses will be located to the north-west of the development, alongside the existing offices on Tetbury Road. Further employment will be located along Somerford Road and Spratsgate Lane integrating with Love Lane Industrial Estate, as well as an element within the mixed use development in the neighbourhood centre.

10 Sports and recreation
On-site sports provision will comprise 2 youth football pitches and 3 tennis courts, a sports hall and health & fitness centre. In addition, the recreation facilities will include a Neighbourhood Equipped Area for Play (NEAP) and 2 Local Equipped Areas for Play (LEAP). Contributions will be made towards enhanced provision of existing and expanding sports facilities within Cirencester.



Zoom in of the proposed neighbourhood centre



Artists impression showing Chesterton Farm reused at the heart of the proposed new neighbourhood

- KEY
- 1

Converted farm buildings including potential farm shop and pub / restaurant

2

Multi-purpose community hall

3

GP Surgery

4

Scheduled Ancient Monument public open space

5

Mixed use Neighbourhood Centre including retail uses

6

Primary school

7

Student accommodation

8

Housing for the elderly

9

Employment

10

Sports Hall and Health & Fitness including sports pitches

11

New primary access from Tetbury Road

12

New secondary access from Tetbury Road

13

Entrance boulevard

14

Attenuation basins (SuDS)

15

New access from Spratsgate Lane / Wilkinson Road

16

Allotments and Orchards

17

Bus / Cycle / Pedestrian through route only

Accommodation Schedule

Total number of dwellings up to 2350
(includes 60 homes for the elderly, 100 units of student accommodation and up to 50% affordable housing)

Indicative housing mix:
13% 1, 2 and 3 bed apartments
76% 2, 3, and 4 bed semi-detached and terraced houses
11% 3, 4 and 5 bed detached houses

3 Form Entry Primary School

Community facilities including a multi-purpose community hall, a GP surgery and the conversion of the Chesterton Farm buildings

Mixed Use Neighbourhood Centre including: local shops; potential for a cafe / restaurant; and financial & professional services such as a bank or building society

Employment (B1 Business - offices / B2 General Industrial and B8 Storage or Distribution Use Class) 9.1 hectares

Indoor sports provision – Sports hall / Health and Fitness Centre to provide for sports such as basketball, table tennis and badminton

Open Space Provision

Accessible Public Open Space (including surface water attenuation features, and provision for young children and young people including play areas)	20.81 hectares / 51.42 acres
Natural and Semi Natural Open Space including public routes, buffer planting and trees and hedgerows	14.03 hectares / 34.67 acres
Allotments and Orchards	0.66 hectares / 1.63 acres
Scheduled Ancient Monument (publically accessible 'heritage meadow')	4.52 hectares / 11.17 acres
Outdoor sports provision – 3 tennis courts, two junior football pitches	0.88 hectares / 2.17 acres

Overall

Total site area	120.33 hectares / 297.34 acres
Total open space	40.90 hectares / 101.06 acres
Developable area (including residential dwellings, employment, roads, primary school, community facilities, incidental open spaces and mixed uses)*	79.43 hectares / 196.27 acres