

# SP BROADWAY

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Building Relationships

## **Statement of Community Involvement** **Land off Water Eaton Lane, Gosford**

**December 2022**

## Contents

<b>1. Introduction.....</b>	<b>1</b>
<b>2. Context to the public consultation.....</b>	<b>2</b>
<b>3. Stage 1: Meetings with local political representatives &amp; residents .....</b>	<b>3</b>
<b>4. Stage 2: Public consultation.....</b>	<b>4</b>
<b>4.1. Notification .....</b>	<b>4</b>
<b>4.2. Preparation.....</b>	<b>5</b>
<b>4.3. Participation &amp; feedback.....</b>	<b>8</b>
<b>5. Response to issues raised .....</b>	<b>17</b>
<b>6. The submitted proposals .....</b>	<b>19</b>
<b>7. Conclusion .....</b>	<b>22</b>
<b>8. Appendices .....</b>	<b>23</b>
<b>8.1. Appendix 1: Notification letter posted to residents, 30 August 2022 .....</b>	<b>23</b>
<b>8.2. Appendix 2: Postponement letter posted to residents, 12 September 2022... </b>	<b>25</b>
<b>8.3. Appendix 3: Public exhibition display boards.....</b>	<b>27</b>
<b>8.4. Appendix 4: Public exhibition feedback form.....</b>	<b>32</b>

## 1. Introduction

This Statement of Community Involvement (SCI) has been prepared by SP Broadway to support Hill Residential's planning application to Cherwell District Council for the development of 96 new homes on land off Water Eaton Lane, Gosford. The key features of the proposals include:

- 96 homes, provided as a mix of houses and apartments
- Public open space in the north-eastern corner, including a Local Area of Play (LAP)
- Land for an extension of Kidlington Cemetery in the south-western corner
- Vehicle access from the Gosford Link Road (Bicester Road)
- A north-south walking and cycling route, linking Water Eaton Lane with the rest of allocated site PR7a to the south

Hill Residential has instructed SP Broadway to assist with community engagement regarding these proposals, to brief local elected representatives and to consult local residents. This engagement has included:

- Meetings with the Cherwell District Council members for Kidlington East ward
- A meeting with a group of residents living in properties adjacent to the site on Beagles Close and Water Eaton Lane
- A meeting with Gosford and Water Eaton Parish Council
- A meeting with Kidlington Parish Council
- A public exhibition held at Kidlington & Gosford Leisure Centre
- An online consultation via a dedicated website, [www.landoffwatereatonlane.co.uk](http://www.landoffwatereatonlane.co.uk)

This document sets out the consultation process to-date and should be read in conjunction with the other documents supporting the planning application.

## **2. Context to the public consultation**

### **National planning policy**

Paragraph 39 of the National Planning Policy Framework (2021) states that:

*'Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.'*

Section 122 of the Localism Act (2011) states that:

*'Where (a) a person proposes to make an application for planning permission for the development of any land in England, and (b) the proposed development is of a description specified in a development order, the person must carry out consultation on the proposed application'*

### **Local planning policy**

Section 5.2 of Cherwell District Council Statement of Community Involvement (2021) states:

*'Government guidance encourages pre-application engagement with the community where it will add value to the process and the outcome. We therefore encourage developers and promoters for large scale development to undertake their own consultation and engagement process with local people.'*

*'In any submission which has included pre-application consultation, the Applicant should set out: what consultation was undertaken; and how any and all comments received have been addressed in the evolution of their design and the detail of their proposals.'*

### **3. Stage 1: Meetings with local political representatives & residents**

As the first step in the consultation process, SP Broadway sought to facilitate meetings for Hill Residential with the area's local political representatives, and a meeting with the residents living immediately adjacent to the site on Beagles Close and Water Eaton Lane.

- An online meeting was held on 3 August 2022 with Cllrs Fiona Mawson and Ian Middleton, Cherwell District Council members for Kidlington East ward, via the meeting app Zoom. Issues discussed included sustainable energy measures for the proposed homes, sustainability measures for car travel such as EV charging points and provision of an on-site car club, and active travel routes through the site.
- An online meeting was held on 22 August 2022 with a group of residents living in homes adjacent to the site on Beagles Close and Water Eaton Lane, via the meeting app Zoom. Issues discussed included the proposed drainage measures for the site, measures to maintain the privacy of the adjacent homes, the likely construction timeframe, and opposition to the provision of any direct pedestrian / cycle link from the site into Beagles Close.
- A meeting was held on 23 August 2022 with Cllr Maurice Billington, Cherwell District Council member for Kidlington East ward. Issues discussed included the proposed drainage measures for the site and landscaping on the site boundary.
- A meeting was held on 6 September 2022 with members of Gosford and Water Eaton Parish Council at West Kidlington Primary & Nursery School. Issues discussed included parking provision, maintenance issues regarding air source heat pumps, concerns about overlooking of existing homes from the proposed apartment building and the management of open space.
- A meeting was held on 8 September 2022 with members of Kidlington Parish Council at Exeter Hall, Kidlington. Issues discussed included the suitability of the land proposed for the cemetery extension, current drainage issues affecting the cemetery, the desire to create a series of interconnected green spaces across the various developments in the area, biodiversity net gain and building design.

#### 4. Stage 2: Public consultation

The second stage of the consultation process was to hold a public consultation on the proposals for the land off Water Lane, comprising:

- A public exhibition of the proposals, held at Kidlington & Gosford Leisure Centre between 3.30pm and 8pm on Wednesday 28 September 2022;
- An online consultation via a dedicated website, [www.landoffwatereatonlane.co.uk](http://www.landoffwatereatonlane.co.uk).

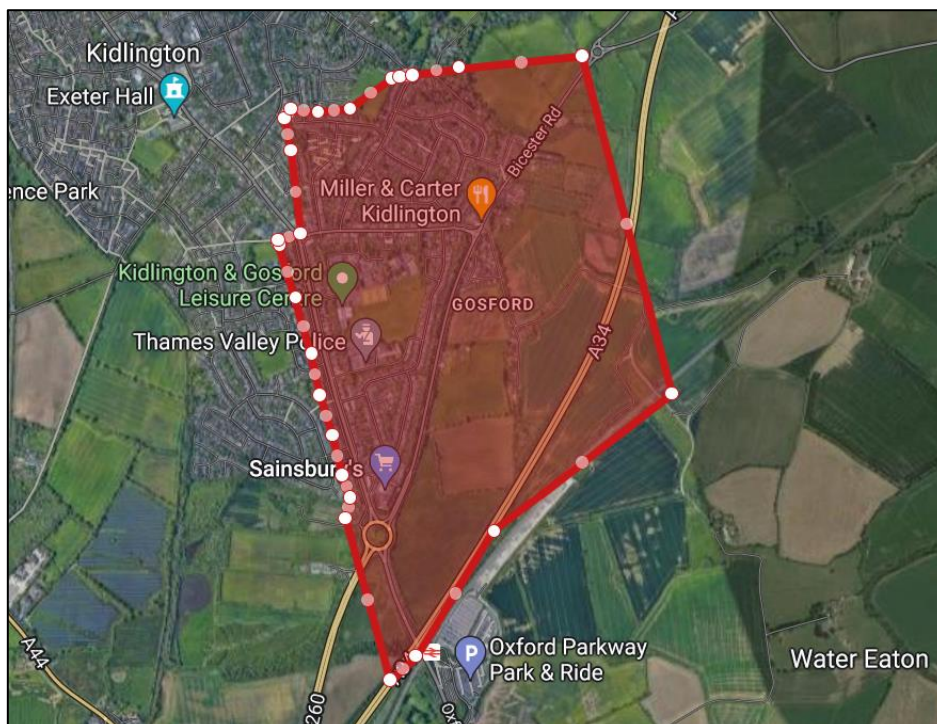
The public exhibition was originally scheduled to take place on Wednesday 14 September 2022, with the consultation website going 'live' the same day. However, following the death of HM The Queen on Thursday 8 September 2022, Hill Residential decided to postpone the exhibition and the launch of the consultation website until Wednesday 28 September, following the period of national mourning.

##### 4.1. Notification

###### Letter to residents

In order to make residents aware of the public exhibition and online consultation, a notification letter (see Appendix 1) was posted to local addresses first-class on 30 August 2022. The letter set out the original date of the public exhibition (14 September 2022) and the address of the venue as well as the website details for the online consultation. Following the death of HM The Queen on 8 September 2022, a second letter (see Appendix 2) was posted first-class to the same addresses on 12 September 2022, confirming the postponement of the public exhibition until 28 September 2022.

The notification letters were posted by the mailing house Lbox Communications to 1,560 addresses within a radius drawn around the land off Water Eaton Lane, shown below:



### Letter to local political representatives

Exhibition invitation letters were also sent to the following local political representatives, inviting them to the public exhibition:

- Cllr Maurice Billington, Kidlington East ward, Cherwell District Council
- Cllr Fiona Mawson, Kidlington East ward, Cherwell District Council
- Cllr Ian Middleton, Kidlington East ward, Cherwell District Council & Kidlington South division, Oxfordshire County Council
- Karen East, Clerk of Gosford and Water Eaton Parish Council (for circulation to all members of the Parish Council)
- Rachel Faulkner, Clerk of Kidlington Parish Council (for circulation to all members of the Parish Council)
- Cllr Barry Wood, Leader of Cherwell District Council
- Cllr Colin Clarke, Portfolio Holder for Planning, Cherwell District Council
- All members & substitute members of Cherwell District Council Planning Committee
- Layla Moran MP, Member of Parliament for Oxford West and Abingdon constituency

## **4.2. Preparation**

### Public exhibition

To illustrate the proposals for the public exhibition on 28 September 2022, a series of ten display boards (see Appendix 3) was prepared by Hill Residential with the following headings:

- Welcome & About Hill
- The Cherwell Local Plan
- Constraints and opportunities / Design Development
- Our Proposals
- New homes
- New homes continued
- Open space & landscaping
- Drainage
- Highways / Access
- Next steps

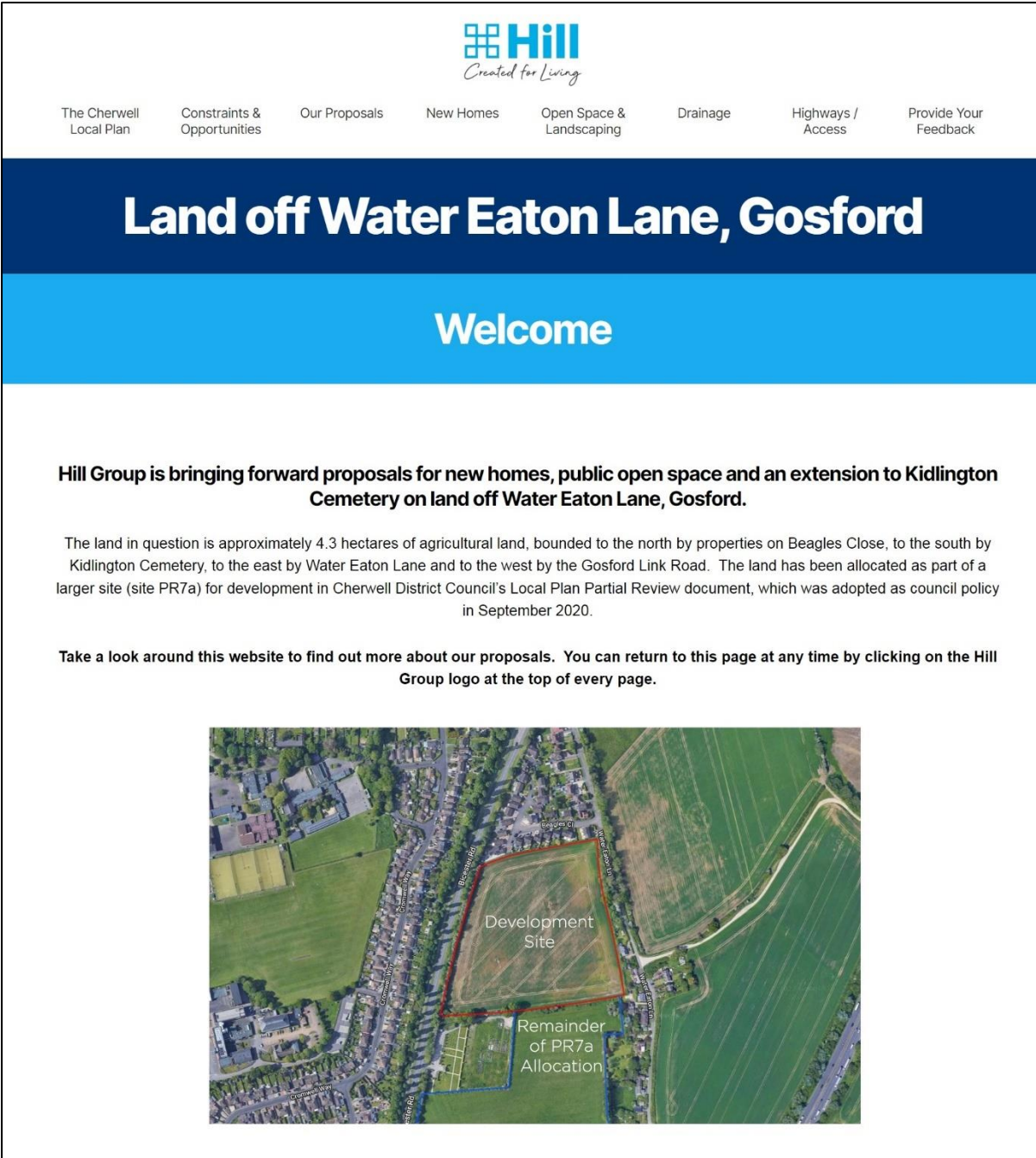
The following members of the project team were also in attendance at the public exhibition on 28 September 2022 to answer questions:

- Adam Robinson (SP Broadway)
- Jack Codling (SP Broadway)
- Glyn Mutton (Hill Residential)
- Laurence Kendrick (Hill Residential)
- Ben Wright (Hill Residential)
- Peter Amies (Phoenix Design Partnership)
- Catherine Xavier (Guarda Landscaping)

Consultation website

To facilitate the online consultation, a website ([www.landoffwatereatonlane.co.uk](http://www.landoffwatereatonlane.co.uk)) was created by SP Broadway and went 'live' at 3.30pm on 28 September 2022. This website showed the same information and images as the exhibition display boards across nine pages:

- Welcome
- The Cherwell Local Plan
- Constraints & Opportunities
- Our Proposals
- New Homes
- Open Space & Landscaping
- Drainage
- Highways / Access
- Provide Your Feedback



**Hill Group is bringing forward proposals for new homes, public open space and an extension to Kidlington Cemetery on land off Water Eaton Lane, Gosford.**

The land in question is approximately 4.3 hectares of agricultural land, bounded to the north by properties on Beagles Close, to the south by Kidlington Cemetery, to the east by Water Eaton Lane and to the west by the Gosford Link Road. The land has been allocated as part of a larger site (site PR7a) for development in Cherwell District Council's Local Plan Partial Review document, which was adopted as council policy in September 2020.

Take a look around this website to find out more about our proposals. You can return to this page at any time by clicking on the Hill Group logo at the top of every page.

The Home page of [www.landoffwatereatonlane.co.uk](http://www.landoffwatereatonlane.co.uk) consultation website

### Feedback form

A feedback form was also prepared (see Appendix 4) for attendees to fill in on paper at the public exhibition and online via the consultation website.

The form asked five questions. Four questions had a multiple-choice element as well as requesting any comments, and one question requested comments only:

1. *Taken as a whole, what is your overall impression of the proposals? Please select as appropriate and provide any additional comments in the box below:*
  - *Very positive*
  - *Generally positive*
  - *Neutral*
  - *Generally negative*
  - *Very negative*
  
2. *What is your opinion of the proposed housing layout and designs? Please select as appropriate and provide any additional comments in the box below:*
  - *Very positive*
  - *Generally positive*
  - *Neutral*
  - *Generally negative*
  - *Very negative*
  
3. *What is your opinion of the proposed landscaping and open space? Please select as appropriate and provide any additional comments in the box below:*
  - *Very positive*
  - *Generally positive*
  - *Neutral*
  - *Generally negative*
  - *Very negative*
  
4. *What is your opinion of how the proposals take adjacent properties into account? Please select as appropriate and provide any additional comments in the box below:*
  - *Very positive*
  - *Generally positive*
  - *Neutral*
  - *Generally negative*
  - *Very negative*
  
5. *Do you have any other comments about the proposals? Please provide in the box below:*

### 4.3. Participation & feedback

Approximately 70 people attended the public exhibition between 3.30pm and 8pm on Wednesday 28 September 2022 at Kidlington & Gosford Leisure Centre, and 198 people accessed the [www.landoffwatereatonlane.co.uk](http://www.landoffwatereatonlane.co.uk) website between 28 September 2022 and 7 November 2022.

A total of 21 written submissions were submitted in response to the proposals for the land off Water Eaton Lane. Ten feedback forms were submitted at the exhibition or posted following the exhibition, and a further 11 emails / online feedback forms were sent via email following the exhibition.

#### Summary of written submissions

- More respondents chose either 'Very positive' or 'Generally positive' than 'Very negative' or 'Generally negative' in response to three of the four multiple-choice questions, namely:
  - *Taken as a whole, what is your overall impression of the proposals?*
  - *What is your opinion of the proposed housing layout and designs?*
  - *What is your opinion of the proposed landscaping and open space?*
- Fewer people chose either 'Very positive' or 'Generally positive' than 'Very negative' or 'Generally negative' in response to one of the multiple-choice questions, namely:
  - *What is your opinion of how the proposals take adjacent properties into account?*

However, none of those who chose 'Very negative' or 'Generally negative' live immediately adjacent to the site. All those who answered the question and who live immediately adjacent to the site chose 'Very positive' or 'Generally positive'.

- The biggest topic of concern was the impact of the proposals on traffic levels, which was raised by over 40% of respondents.
- Other key topics of concern included the impact of the proposals on existing flooding / drainage problems (raised by over a quarter of respondents) and concerns about retaining existing / creating new boundary planting to screen the development (raised by over a quarter of respondents).

#### Multiple choice answers

##### 1. Taken as a whole, what is your overall impression of the proposals?

- **Very positive – 1 (4.76%)**
- **Generally positive - 10 (47.62%)**
- **Neutral – 1 (4.76%)**
- **Generally negative – 3 (14.29%)**
- **Very negative – 4 (19.05%)**
- **No answer – 2 (9.52%)**

Just over half of the respondents (52.38%) chose either 'Very positive' or 'Generally positive', while one-third (33.34%) chose either 'Very negative' or 'Generally negative'.

## 2. What is your opinion of the proposed housing layout and designs?

- **Very positive – 1 (4.76%)**
- **Generally positive – 9 (42.86%)**
- **Neutral – 3 (14.29%)**
- **Generally negative – 3 (14.29%)**
- **Very negative – 2 (9.52%)**
- **No answer – 3 (14.29%)**

Nearly half of respondents (47.62%) chose either 'Very positive' or 'Generally positive' while just under a quarter (23.81%) chose 'Very negative' or 'Generally negative'.

## 3. What is your opinion of the proposed landscaping and open space?

- **Very positive – 0 (0%)**
- **Generally positive – 10 (47.62%)**
- **Neutral – 4 (19.05%)**
- **Generally negative – 2 (9.52%)**
- **Very negative – 3 (14.29%)**
- **No answer – 2 (9.52%)**

Nearly half of respondents (47.62%) chose 'Generally positive' while just under a quarter (23.81%) chose 'Very negative' or 'Generally negative'.

## 4. What is your opinion of how the proposals take adjacent properties into account?

- **Very positive – 1 (4.76%)**
- **Generally positive – 5 (23.81%)**
- **Neutral – 4 (19.05%)**
- **Generally negative – 5 (23.81%)**
- **Very negative – 4 (19.05%)**
- **No answer – 2 (9.52%)**

Over a quarter of respondents (28.57%) chose either 'Very positive' or 'Generally positive' while over 40% (42.86%) chose 'Very negative' or 'Generally negative'.

### 'Generally negative' and 'Very negative' answers to question 4

Question 4 – 'What is your opinion of how the proposals take adjacent properties into account?' – was the only question where the number of 'Generally negative' or 'Very negative' answers outnumbered the number of 'Very positive' or 'Generally positive' answers.

Four of those who answered 'Generally negative' or 'Very negative' live in close proximity to the site (though none of them live immediately adjacent), and of those, two made comments specific to the impact of the development on their property. These comments can be fairly summarised as follows:

- *Resident of Bicester Road: Respondent concerned that their property will be impacted by insufficient parking provision on-site*
- *Resident of Cromwell Way: Respondent concerned that their property will be overlooked by 3-storey buildings*

- *Resident of Water Eaton Lane – Respondent opposed to the principle of development on this site*
- *Resident of Hampden Drive: Respondent opposed to the removal of any mature trees along Bicester Road*

A further four people who answered ‘Generally negative’ or ‘Very negative’ live further away from the site and gave comments not specific to the impact of the development on their property. These comments can be fairly summarised as follows:

- *Resident of Springfield Road: Respondent concerned about the overall impact on traffic*
- *Resident of Blenheim Road: Respondent concerned about the overall impact on traffic*
- *Resident of Kingsway Drive: Respondent considers that the proposal will reduce the value of neighbouring properties*
- *Resident of Oxford Road: Respondent opposed to the principle of development on this site*

One of the respondents who answered ‘Very negative’ did not provide an address.

By contrast, of the three respondents who provided an address confirming that they lived immediately adjacent to the site, all three chose either ‘Very positive’ or ‘Generally positive’ in response to this question.

#### Comments on the proposals

The feedback form invited respondents to provide written comments alongside each of the four multiple-choice questions, and asked a fifth open-ended question where respondents could also provide written comments. For ease the comments have been collated and considered as a whole, regardless of which question they were provided in response to.

The topics most frequently raised in the written comments were:

- **Concerns about the impact of the development on existing traffic problems in the area – 9 (42.86%)**
  - *I have a concern about the increase in construction traffic during the build. My house that fronts onto the Gosford Link Road already shakes with the aggregate lorries that pass on a daily basis.*
  - *I have concerns regarding the peak traffic levels on the Gosford link road (estimated 42 per hour between 8-9 am and 5-6 pm). This number coupled with the car traffic from the other development will amount to approximately 210 cars using the Bicester ( Gosford Link Road) between 8-9 am and 210 can between 5-6 pm ( possibly more depending on the numbers of houses proposed to be built in the adjacent development).*
  - *More traffic will increase the already congested commute to Oxford each morning. It takes 1hr by bus on a busy day.*

- *Make the estate a low traffic neighbourhood from the start! Cut the intra-estate road to the other development south of you, and use a single exit to Bicester rd only. Add a few speed bumps on the main intra-estate road. In that way you'll prevent the estate having a rat run for cars avoiding congested Bicester rd. in the future.*
- *Whilst the calculation on traffic volumes undoubtedly follows an establish calculation process, it will likely as is normally the case from my experience on these matters prove to be under-estimated. Notwithstanding that, the traffic along that road during normal rush hour times struggles at current levels and the low-estimate figure used will make that worse. Also, the Bicester Road is used as a rat run when issues occur on the A34 requiring traffic to leave at Pear Tree or at the south bound exit for Kidlington. It may be argued that planning should not take into account unusual occurrences, but anyone who uses the A34, as I have done for 25 years plus, will know that accidents, or just slow traffic build up leading to the M40 results in additional traffic diverting onto the Bicester Road, is something that can happen multiple times during a normal week.*
- *Building here will only add to the traffic chaos we already suffer on the Bicester Road, especially when waiting to turn right into the estate when travelling from Oxford, some nights it queues back to Sainsbury's & traffic waiting to turn right will make it worse.*
- *V. concerned re traffic increase / noise levels*
- *There is a real need for an exit from Sainsburys car park onto the Gosford Link Road, made more pressing by the ridiculous changes that they recently made to the car park. Your development, and the one that seems to be expected to the south, as well as the possible development of Stratfield Brake, all make that even more important. There will be too much traffic at the Sainsbury's roundabout, and the current exit from Sainsburys forces call cars to go round the roundabout.*
- *While this development may not generate many more car journeys, this plus all the areas being developed is going to make peak hour traffic in/out of Oxford a total nightmare – without significant changes in Oxford & the ringroad to ease flow of traffic. Kidlington is frequently backed up past Sainsbury's.*
- **Concerns about the impact of the proposed development on existing flooding / drainage problems – 6 (28.57%)**
  - *I have major concerns regarding the drainage and flood risk to the existing and new houses and the adjacent fields, as part of the development is in the flood plain levels 2-3, with the adjacent fields along Water Eaton Lane also in the flood plain 3 area, also the development's proximity to the river Cherwell. Due to climate change, flooding in the new housing development which is also close to the river Cherwell and the flood plain, will flood more frequently than current estimates predict. Also the Cemetery on Bicester Road floods, even after additional drainage was provided. With the land sloping 5m south to north and with the larger development to the south of Broadway's proposal, this will only increase the flood risk to properties to the north of the development even further.*
  - *This area also floods in the winter so will not be good for homes.*
  - *The ground in the proposed area is largely clay and does not drain.*

- *Concerned about water level – the graveyard next to the development suffers from problems which the council can't sort out – headstones can only be put up between April & September, even digging a few inches is impossible due to water level – we have always been told your area wouldn't be developed due to water level.*
- *There is a concern about the potential impact of surface water flowing from the site into Water Eaton Lane. The lane occasionally floods because the existing drainage ditch cannot cope in wet winters. There are three properties at the south of the lane that do not have mains drainage, relying on septic tanks for domestic sewage disposal. In wet winters the ground water table already causes problems leading to the tanks backfilling, and tanks not emptying as designed. Increased flows of water from this development will flow in a southerly direction down the lane potentially increasing the frequency of high watertable levels.*
- *Floodplain.*
- **Concerns about retaining existing / creating new boundary planting – 6 (28.57%)**
  - *It is important that screening on the site boundary is sufficient to minimise the visual impact.*
  - *Keeping the existing hedge along the main road is important.*
  - *The planting alongside Beagles Close properties would help.*
  - *I am concerned that the boundary hedges around the new development must remain.*
  - *Mature trees currently screening road and residents will be uprooted to be replaced by inadequate replacements, which will not do the same job.*
  - *Would be attractive if a evergreen hedge could be planted as this would help with privacy and security.*
- **Concerns about inadequacy of sustainable travel options – 4 (19.05%)**
  - *At a time when developers and the council report they are keen to provide alternative travel methods, and with the developments proximity to Oxford Parkway and presumed increases in bus services, I am very surprised there are so many proposed parking spaces. Will the flats have sufficient cycle racks? As in Oxford City, will residents need parking permits for off street parking for visitors to discourage car use into the development? Has a pool car for hire been considered instead of providing so many additional on road car parking spaces? Pool cars are in place in other new developments*
  - *It would be dangerous not to have a pedestrian crossing by the entrance to the development, or a footpath on the East side of the road to the existing crossing at Sainsburys and up to the Bicester Rd traffic lights. I'm surprised if that's not required in your planning conditions.*
  - *It seems new houses off the main route won't have pavement access. This is a bike / person unfriendly design.*

- *My main concern is cycling infrastructure. I commend the fact that a dedicated cycle path has been proposed on the state. It's good it is segregated. HOWEVER – you have to think about interconnections/ junctions. 1) interconnections with other Infra: I was told at the exhibition it's the role of the Council to take care of a connection with Bicester rd. It's not entirely true. Section 106 and s278 agreements can be used by the council/ Highways/developers to design and build interconnections (cycle path SAFELY joining Bicester road on the West). An intra-estate cycle infrastructure which "goes nowhere" is pointless, stays unused in real life. Its function should be to bring people to places outside the estate, not within it. Junctions with roads must be a priority to make cycling an attractive means of transport. Prioritise the connection to Bicester road E-W (towards 3 local schools, shops) and Bicester road N-S (towards Oxford) (raised surface, clearly marked, traffic light for cyclists). 3) negotiate with the other developer south of you how the cycle path will connect with a segregated (improved) cycle path on Oxford road (south). This is essential to create usable infrastructure. 2) The path must have street lighting for the sake of safety. Women, older people, children will otherwise avoid using it during the dark hours of the day/ in winter.*
- **Concerns about parking provision – 4 (19.05%)**
  - *I do not feel enough parking has been allowed. It has been seen with the building of Bramble close that this has impacted cars left on other roadways due to there not being adequate space. As my parking options are limited to the layby next to the Kings Arms Bus stops, this has already seen an impact that is likely to be further restricted if residents cannot park in the area of the new build.*
  - *The lack of parking is a concern. As families grow, so does the number of cars per household. This needs to be at least 2 spaces per house.*
  - *Allocated parking should be available to everyone. This will be a cause of frustration for people living there.*
  - *Parking for cars may be an issue, especially in the N.W. corner of the site.*
- **Concerns about the proposed apartment blocks – 3 (14.29%)**
  - *Not sure on the apartment blocks as they can sometimes be overwhelming.*
  - *Not happy the taller buildings will be alongside the [main] road, as this is where I overlook the field at the moment – no problem with 1 / 2 storey houses – could the taller buildings be at the back of the development?*
  - *Blocks of flats where there is currently bushes and trees*
- **Concerns about inadequacy of sustainable energy proposals – 3 (14.29%)**
  - *I see no mention of solar panels – which is appalling.*
  - *Air-pump heating is interesting but does it work?*

- *Every effort should be made for the development to be designed to be carbon neutral, or even carbon negative, and to generate more energy than it uses. The air source heat pumps are great, but I don't see any solar panels – obviously much more efficient to install these at the beginning. Will the building materials be recycled and / or bio-based? Have you looked at materials such as Hempcrete? There is so much potential to use recycled materials in construction, and make things durable and repairable.*
- **Concerns about the impact of the proposed development on local services – 2 (9.52%)**
  - *The proposed development complies with the Cherwell Plan. However, the plan fails to take account of the fact that local services such as doctors and dentists are already struggling to cope with the existing population of Gosford and Kidlington. This development is likely to exacerbate the problem.*
  - *Our primary concerns with the project are the additional burden that it will bring on the already overstretched resources of Kidlington. All of the people that move in will require Doctors, Dentists, Schools etc, all of which are already stretched to the limit. Having attended the presentation at Kidlington Leisure Centre I noticed that the 'wider amenities' are being addressed within the Barwood application, which suggests that this part of the development is progressing without any due consideration to the wider resource issues which in my opinion is at best, extremely poor on the Councils behalf. The S106 (CIL) is acknowledged within the presentation but to be frank, these monies will go into a pot and not make any significant difference to the facilities that the (so called) village requires. Whilst this is not a Contractor issue, I see little other opportunity to register with the local council who continues to fail to address these issues.*

#### Requests in relation to specific properties

A number of respondents provided feedback that included specific requests in relation to their properties. These requests are reproduced below but the addresses of the properties in question have been omitted, to protect the privacy of the residents concerned:

- *Would be attractive if an evergreen hedge could be planted as this would help with privacy and security. It would be helpful if a 'maintenance gap' could be left to allow existing householders to maintain their existing fences.*
  - a) *Could the hedge be of a height to ensure privacy? Taking into account we are 1.5mtrs higher than the field.*
  - b) *We would appreciate the proposed trees to be 'standard' size and non deciduous – we currently have too many leaves falling from existing trees into our garden and these have a detrimental effect when the wheelchair manoeuvres around the garden as they get stuck in the wheels.*
  - c) *Would it be possible to have a short metal fence placed around both turning points in order to avoid the green space being used as a car park for additional cars?*
  - d) *Street lighting – where will they be sited? Could they not be placed outside out property.*

e) *How close is the footpath from our boundary onto the Bicester Road?*

f) *I have seen plans for the installation of new bus stops on the Bicester Road, could I request (and on behalf of residents whose back gardens back onto the Bicester Road) that the stops NOT be sited opposite any back gardens.*

- *We hope these spaces will be sensitively landscaped with some trees, but not large ones. Some input from residents would be welcome, especially since many of us are gardeners!*
- *I would be very happy with a tree behind me and brambles.*
- *Closeness to 'play areas' raises questions of noise and anti-social behaviour. The planting alongside Beagles Close properties would help.*

*Have reservations on the proximity of cycle / walkway entrance. Would like to access to cycle path off Water Eaton Lane to be positioned, say, 10 metres away from our boundary (mainly from a safety viewpoint).*

- *I would prefer to overlook 2 storey buildings.*
- *I have a concern about the increase in construction traffic during the build. My house that fronts onto the Gosford Link Road already shakes with the aggregate lorries that pass on a daily basis. The increase in construction and residents may cause damage to my property. Is there any way to monitor this?*

#### Suggestions for the open space / cycle path

- *The path must have street lighting for the sake of safety. Women, older people, children will otherwise avoid using it during the dark hours of the day / in winter.*
- *Would be good to see the play area / space designed to include some more trees / wildlife (suitable to be flooded of course), so it's not just a big patch of grass. Also use swift / bird box bricks in some properties would be a nice, low cost, touch – as would hedgehog holes in fencing.*
- *Provision of "dog waste" / litter bins on the cycle path / walkway*
- *It seems a shame that there is no footpath going around the pond at the north of the site. That would be a good idea for dog-walkers etc.*

#### Examples of positive comments about the proposals

- *This looks like quite a good development*
- *Well thought out. Dwellings nicely spaced apart and lots of green areas*
- *In general the housing layout appears to be sensitive to the area.*
- *The proposals look acceptable. Please make sure you stick to them.*
- *Generally positive, looks sensible spacing and design wise.*

### Examples of negative comments about the proposals

- *The only thing I like about it is the proposal to have the houses heated with air source heat pumps.*
- *This development will devalue the present homes, unless of course there is a compensation scheme in place.*
- *Withdraw the proposal*
- *Wanted land to remain as farmland and greenbelt.*
- *This IS valuable farming land. This part of the UK does not need more homes, but more food.*

### Comments about the consultation

- *I am happy that our concerns raised in the Zoom meeting were taken into account and adopted.*
- *Appreciate the details given in the display.*
- *The more detailed information provided by the exhibition has allayed many of our fears.*
- *Appreciate being asked to comment, not all proposals go to such effort.*

## 5. Response to issues raised

The responses to the public consultation raised a number of issues of concern that Hill Residential has sought to address in more detail. The project team's detailed response to some of these issues can be found in the suite of technical documents supporting the planning application, but a summary is provided below:

- **Concerns about the impact of the development on existing traffic problems in the area**

Access to the site will be created through a new junction onto the Gosford Link Road (Bicester Road). As part of works to the Gosford Link Road (Bicester Road), a new pedestrian crossing will be provided connecting the development with the existing footpath on the western side of the Gosford Link Road (Bicester Road).

The proposed development will result in less than a 5% increase in traffic on all roads during AM peak hours. Therefore, the development will have minimal impact on either the traffic lights to the north or queuing at the roundabout to the south.

Furthermore, the development has been designed to promote sustainable travel and thus reduce dependency on cars among future residents. This is done by introducing high levels of cycle parking provision, and a car club space within the scheme. In line with policy and the council's Development Brief, a new strategic cycle link is also proposed, which will provide a dedicated cycle and pedestrian route through the development and continue south through the neighbouring development towards Oxford Parkway station.

- **Concerns about the impact of the proposed development on existing flooding / drainage problems**

Part of the site area is within Flood Zones 2 and 3a, associated with the River Cherwell. No development is proposed within either of these flood zones, and the affected area will form part of the public open space.

A drainage strategy has been developed, which incorporates a Sustainable Drainage System (SuDS). The purpose of the SuDS is to manage drainage on-site and to restrict any impact on existing properties. The attenuation basins on-site will be restricted to mimic a natural run-off rate from the existing field. In order to respond directly to climate change, a 40% allowance has also been incorporated into the design of the attenuation basins, to take account of predicted increases in rainfall in the coming years.

- **Concerns about retaining existing / creating new boundary planting**

The design takes account of sensitive views into the site, which currently have no or minimal obstruction. In order to protect these views and minimise the impact that the development will have on them, the design has incorporated larger areas of planted SuDS areas in-between the existing and the proposed dwellings; this means that new planting is proposed on the boundary in addition to what is already there.

Throughout the consultation period, Hill Residential has been open to feedback from neighbouring residents about specific boundary treatments alongside existing properties, and adjusting these to reflect residents' preferences.

- **Concerns about inadequacy of sustainable travel options**

The site is considered to be in a very sustainable location, given that it is within walking distance of several key local services. In particular, the site is within close proximity of Oxford Parkway station, which provides train services into Oxford and to London. The proposed development includes a strategic cycle and pedestrian route linking the site directly to Oxford Parkway station.

Within the scheme, 313 cycle parking spaces are being provided – including a number of visitor spaces – to promote cycling. Similarly, within the car parking provision, the scheme is looking to deliver a car club space, which will help to reduce the need for residents to travel by their own private car.

- **Concerns about parking provision**

In total, 160 parking spaces are proposed on-site. This is considered to be in-line with local and county planning policy and includes a number of unallocated spaces, while balancing the need to promote travel to and from the site by sustainable travel modes.

- **Concerns about inadequacy of sustainable energy proposals**

The energy measures proposed as part of this development will result in a 60% improvement over current building regulations. This is because the scheme has promoted the use of Air Source Heat Pumps (ASHPs) across the site, which are a more efficient and eco-friendly way of heating homes and water.

Another priority of this scheme has been to improve the thermal performance of the buildings to ensure that they reduce the need for expensive and extensive heating systems, reducing the need for carbon but also reducing the future cost for residents.

- **Concerns about the impact of the proposed development on local services**

Hill Residential and Cherwell District Council will enter into a S106 agreement following determination of the planning application. A S106 agreement is a legally binding agreement made between the developer and the local planning authority setting out the improvements required to local services in the area to mitigate the impact of the development, and the associated payments required of Hill Residential for the delivery of these improvements.

## 6. The submitted proposals

The image below shows the updated masterplan for the land off Water Eaton Lane, which will be submitted to Cherwell District Council with the planning application:



*Hill Residential's updated masterplan, submitted to Cherwell District Council*

Compared to the version of the masterplan that was on display at the public exhibition in September 2022, there has been some reorientation of the main access road through the site, which now has a more pronounced curve than previously, and the orientation of some of the homes has been adjusted, but the main principles of the masterplan remain:

- 96 homes provided as a mixture of houses and apartments
- Two 3-storey buildings at the site entrance off the Gosford Link Road (Bicester Road)
- Some 2.5 storey buildings along the main access road through the site
- 2-storey buildings on the northern and eastern edge of the site
- Vehicle access from the Gosford Link Road (Bicester Road)
- Pedestrian access from the Gosford Link Road (Bicester Road) and Water Eaton Lane
- No direct access from Beagles Close
- A north-south pedestrian and cycle route through the middle of the site
- Landscaped attenuation basins on the northern and eastern boundaries
- An area of public open space in the north-eastern part of the site
- Land for an extension of Kidlington Cemetery in the south-western corner

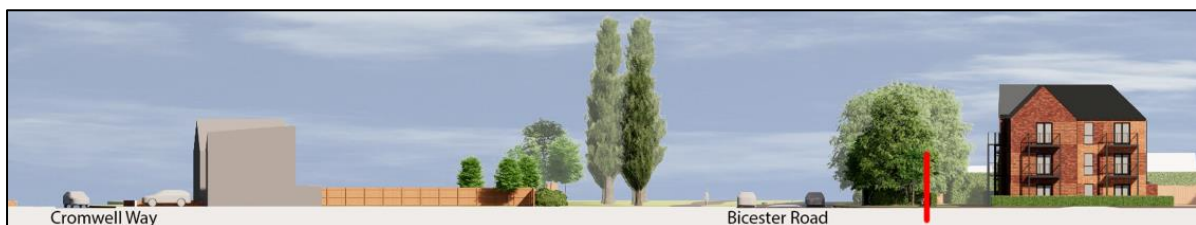
Distances between new and existing properties

A key consideration throughout has been to create significant gaps between the new dwellings and the existing homes on Beagles Close and Water Eaton Lane, and Hill Residential has produced the following plan, confirming the lengths of the gaps between these homes:



*Distances plan*

Hill Residential has also prepared the following cross-section drawings, to provide some reassurance to residents of Cromwell Way that their homes will not be overlooked by the proposed three-storey buildings adjacent to the the Gosford Link Road (Bicester Road).



*East-west cross-section*



*North-south cross-section*

*Treatment of the northern boundary*

The following is an extract from the submitted Illustrative Landscape Plan, setting out the proposed boundary treatment along the northern boundary. Blue lines denote existing planting that is to be retained, supplemented by new tree, hedgrow and shrub planting:



The proposed attenuation basin (marked '1' in the plan above) would be fenced off by a 1.8-metre green paladin fence. Adjacent to the basin would be a 100 sqm Local Area for Play (LAP, marked '2' in the plan above), including a minimum of three individual items of play equipment. Also adjacent to the basin would be a small one-storey electricity sub-station (marked '3' in the plan above).

*Treatment of the eastern boundary*



The following images are an extract from the submitted Illustrative Landscape Plan and an accompanying computer-generated image setting out the proposed boundary treatment along the eastern boundary, including the retention of all the existing boundary planting:



## 7. Conclusion

SP Broadway has overseen an appropriate programme of community consultation on behalf of Hill Residential for the proposed development of 96 new homes on the land off Water Eaton Lane, Gosford. Meetings have been held with local political representatives and residents neighbouring the site to brief them directly about the proposals, and a public exhibition has been held in a local venue, supplemented by a consultation website. Consultation will continue as required once the application has been submitted to Cherwell District Council, and during the construction process if the application is consented.

It is notable that of those who answered the multiple-choice questions on the consultation feedback form, more respondents chose either 'Very positive' or 'Generally positive' than 'Very negative' or 'Generally negative' in response to three of the four questions, including, '*Taken as a whole, what is your overall impression of the proposals?*'. This is a more positive response than would normally be expected in relation to new housing proposals.

However, the consultation process has also flagged up a number of issues that Hill Residential has subsequently sought to address within the submitted application documents, including clarification of the distances between the proposed homes and existing properties on Beagles Close, Water Eaton Lane and Cromwell Way, and additional detail on the proposed landscaping along the northern and eastern boundaries. Hill Residential has also noted the concerns of residents about the impact of the proposals on local services – particularly the local road system – and will seek to discuss these matters further with Cherwell District Council and Oxfordshire County Council after the application is submitted.

The project team would like to place on record its thanks to all those who have taken part in the consultation process to date.

## 8. Appendices

### 8.1. Appendix 1: Notification letter posted to residents, 30 August 2022

30 August 2022

Dear Sir / Madam,

**SP  
BROADWAY**  
Building Relationships

**Invitation to a public exhibition  
of proposals for new homes and public open space  
on land off Water Eaton Lane, Gosford**

I am writing to you on behalf of Hill Group, who are bringing forward proposals for new homes and public open space on land off Water Eaton Lane in Gosford. This land has been allocated for development by Cherwell District Council in its Local Plan Partial Review, adopted as council policy in 2020 to assist in addressing the demand for much-needed new homes in Oxfordshire. I enclose a map with this letter showing the location of the site.

SP Broadway are assisting Hill Group with communications regarding the land off Water Eaton Lane, and I am writing to invite you to a public exhibition to view their proposals for the site, which will be taking place on:


**Wednesday 14 September 2022 from 3.30pm to 8pm  
at  
The Activity Hall, Kidlington & Gosford Leisure Centre,  
Oxford Road, Kidlington OX5 2NU**

If you are unable to attend, the plans on display at the exhibition will also be available to view on our dedicated consultation website, [www.landoffwatereatonlane.co.uk](http://www.landoffwatereatonlane.co.uk), from 3.30pm on Wednesday 14 September. If you do not have access to a computer, please give me a ring on 07591 022 461 and I will arrange for a paper copy of the exhibition material to be posted to you on 14 September.

If you would like to provide written feedback on the exhibition material, there are four ways you can do this: 1) by filling in a feedback form at the exhibition; 2) by filling in the feedback form on our consultation website, [www.landoffwatereatonlane.co.uk](http://www.landoffwatereatonlane.co.uk); 3) by emailing your feedback to me at [jack@spbroadway.com](mailto:jack@spbroadway.com); or 4) by posting your feedback in an envelope marked 'Freepost SP BROADWAY' (you do not need to provide a stamp or an address). I would be grateful to receive your feedback by Wednesday 28 September at the latest.

I very much hope you will attend the exhibition or take a look at the proposals on our website from 14 September and let me know your views. If you have any queries in the meantime, please do not hesitate to contact me.

Yours faithfully,



Jack Codling  
07591 022 461  
[jack@spbroadway.com](mailto:jack@spbroadway.com)

Thomas House | 84 Eccleston Square | London SW1V 1PX

Map showing the location of the land off Water Eaton Lane (outlined in red):



## 8.2. Appendix 2: Postponement letter posted to residents, 12 September 2022

12 September 2022

SP  
BROADWAY  
Building Relationships

Dear Sir / Madam,

**Postponement of public exhibition  
regarding proposals for new homes and public open space  
on land off Water Eaton Lane, Gosford**

I wrote to you on 30 August to invite you to a public exhibition of Hill Group's proposals for new homes and public open space on land off Water Eaton Lane in Gosford. This was due to take place on Wednesday 14 September from 3.30pm to 8pm at Kidlington & Gosford Leisure Centre.

Following the passing of HM The Queen on Thursday 8 September, we feel that it would not be appropriate for the exhibition to go ahead during the period of national mourning, and have decided as a mark of respect to postpone the exhibition to a later date. I can therefore confirm that the exhibition will now be taking place on:

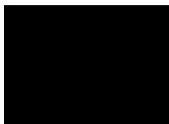
**Wednesday 28 September 2022 from 3.30pm to 8pm  
at  
The Activity Hall, Kidlington & Gosford Leisure Centre,  
Oxford Road, Kidlington OX5 2NU**

If you are unable to attend the exhibition on the new date, the plans on display will also be available to view on our dedicated consultation website, [www.landoffwatereatonlane.co.uk](http://www.landoffwatereatonlane.co.uk), from 3.30pm on Wednesday 28 September. If you do not have access to a computer, please do not hesitate to call me on 07591 022 461 and I will arrange for a paper copy of the exhibition material to be posted to you on 28 September.

If you would like to provide written feedback on the exhibition material, there are four ways you can do this: 1) by filling in a feedback form at the exhibition; 2) by filling in the feedback form on our consultation website, [www.landoffwatereatonlane.co.uk](http://www.landoffwatereatonlane.co.uk); 3) by emailing your feedback to me at [jack@spbroadway.com](mailto:jack@spbroadway.com); or 4) by posting your feedback in an envelope marked 'Freepost SP BROADWAY' (you do not need to provide a stamp or an address). I would be grateful to receive your feedback by Wednesday 12 October at the latest.

I very much hope you will attend the exhibition on the new date or take a look at the proposals on our website on 28 September and let me know your views. If you have any queries in the meantime, please do not hesitate to contact me.

Yours faithfully,



Jack Codling  
07591 022 461  
[jack@spbroadway.com](mailto:jack@spbroadway.com)

Thomas House | 84 Eccleston Square | London SW1V 1PX

Map showing the location of the land off Water Eaton Lane (outlined in red):



### 8.3. Appendix 3: Public exhibition display boards

## Welcome & About Hill

Welcome to our public exhibition of proposals for new homes, public open space and an extension to Kidlington Cemetery on land off Water Eaton Lane, Gosford.

The land in question is approximately 4.3 hectares of agricultural land, bounded to the north by properties on Beagles Close, to the south by Kidlington Cemetery, to the east by Water Eaton Lane and to the west by Gosford Link Road.

The land has been allocated as part of a larger site (site PR7a) for development in Cherwell District Council's Local Plan Partial Review document, which was adopted as council policy in September 2020.





Founded in 1999, Hill Group is a family-owned and run housebuilder, designing and building homes across the South of England.

Our vision is to be the UK's leading, most trusted housebuilder, creating exceptional homes and sustainable communities, and we're proud to hold a 5-star rating for customer satisfaction from the Home Builders Federation.

We are not strangers to the area. Over the last five years we have built housing in Oxford, Bicester and Chesterton, and closer to Gosford, we are the appointed housebuilder for the forthcoming Oxford North development.

As a leading privately-owned housebuilder, we recognise that we have a part to play in helping the UK meet its sustainability commitments by building low carbon quality homes, constructed sustainably and designed to create cohesive communities.

We have made a commitment to achieving net-zero operational carbon in the homes we build by 2030, and achieving a Biodiversity Net Gain on all our future land-led developments.

More broadly, initiatives like our 'Foundation 200' project, a £15 million initiative to provide 200 modular homes for people suffering from homelessness, are one of the ways we aim to make a positive impact on the areas we operate within.

*Land off Water Eaton Lane, Gosford*



## The Cherwell Local Plan

The land off Water Eaton Lane is allocated as the northernmost part of a larger allocated site, referred to in the Local Plan Partial Review Document as Site PR7a - Land South East of Kidlington.


In June 2022, Cherwell District Council approved a Development Brief document to guide the development of Site PR7a as a whole. The Development Brief stipulates a number of requirements for the land off Water Eaton Lane, which we will deliver as part of our proposals:

- Development to be split into three 'character areas';
- 0.7 hectares of land to be set aside for an extension of Kidlington Cemetery, including pedestrian access from the east;
- Creation of a vehicle access from the Gosford Link Road;
- Creation of a dedicated north-south walking and cycling route, connecting to Water Eaton Lane;
- Provision of a Local Area for Play (LAP);
- Provision of water drainage attenuation features.


The rest of the allocated site to the south is controlled by Barwood Land, who submitted an outline planning application to Cherwell District Council earlier this year and will be responsible for bringing forward houses and wider amenities.

As part of any approval a section 106 agreement will be entered into, committing financial contributions to support wider infrastructure improvements such as schools and the NHS.

The plan below is taken from the Development Brief prepared by Cherwell District Council to show how site PR7a could be developed:



*Land off Water Eaton Lane, Gosford*



## Constraints and opportunities

### Topographical Survey:

The topographical survey is undertaken to assess the lay of the land. The site gently falls from the south west to north east by around 5 metres. Drainage features have been designed to accommodate this.

### Infiltration test:

Infiltration tests are an intrusive survey undertaken to assess the porosity of the soil. The site sits on low porosity ground which has influenced the design of SUDs features to ensure that the correct capacity is allowed for.

### Undergrounding overhead cables:

Currently the scheme is dissected by overhead cables travelling diagonally southwest to north east. These cables will be moved underground to reduce the risk associated with these cables.

### Tree Survey:

A detailed review of the trees within and to the periphery of the site has been undertaken to categorise these against national standards. There are 5 Category B trees with the remainder being either category C or U.

### Ecology:

Several ecological surveys have been undertaken to ascertain what ecology is present on site. These surveys will feed into a biodiversity net gain calculation (BNG) where we will target a gain of 10% improvement from existing conditions.

### Noise & Air Quality:

Air and noise surveys have been undertaken as part of this application. Existing air quality and noise pollution levels are monitored and where required acoustic and ventilation strategies will be installed on the scheme.



## Design Development

Having reviewed both the opportunities and constraints of the site, the design team produced a number of early concept plans, which have been reviewed and refined to produce our emerging masterplan.

As part of this process we looked at several design elements of the scheme to establish suitable arrangements.

- The shape of the Cemetery extension. The size is set at 0.7ha but the shape of this extension could vary
- Vehicular access is only proposed from the Gosford Link Road but the exact position of the access on the Link Road could be adjusted
- The location, size and shape of the attenuation features which help to create a Sustainable Urban Drainage system
- The location of built form, considering existing views and vistas both into and out of the site in order to mitigate the impact on existing properties
- The varying heights of buildings across this scheme have been reviewed to address the requirements set out in the council's Development Brief
- The massing of the scheme has been reviewed, with the buildings facing the Link Road and along the primary street through the development promoting a continuous, active frontage



*Land off Water Eaton Lane, Gosford*

**Hill**  
Created for Living

## Our Proposals

The image on the right shows our emerging masterplan for the land off Water Eaton Lane.

The key features of our proposals are:

- 96 homes, provided as a mix of houses and apartments
- Vehicle access from the Gosford Link Road
- Public open space in the north-eastern corner, including a LAP
- Land for an extension of Kidlington Cemetery in the south-western corner
- A north-south walking and cycling route, linking Water Eaton Lane with the rest of site PR7a to the south
- Water attenuation basins along the northern and eastern boundaries and SUDs alongside the cycle route
- A vehicle connection to the rest of site PR7a to the south
- 50% affordable homes, of which 25% will be 'First Homes'
- 10% Biodiversity Net Gain across the scheme
- 3 storey apartment buildings at the entrance
- 2 to 2.5 storey homes



*Land off Water Eaton Lane, Gosford*

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## New homes

We are proposing 96 new homes on the land off Water Eaton Lane. 48 of the homes (50%) would be provided as affordable housing.

The proposed mix of the homes is as follows:

	Number		Percentage	
	Private	Affordable	Private	Affordable
1Bed	0	13	0.00%	29.20%
2Bed	12	16	25.00%	39.60%
3Bed	25	15	52.10%	22.90%
4+Bed	11	4	22.90%	8.30%
	48	48	100.00%	100.00%

We are proposing two 3-storey apartment buildings at the entrance to the scheme off the Gosford Link Road. The rest of the homes will be 2 to 2.5 storey buildings.

The homes will be designed to meet the latest sustainability standards. A 'fabric first' approach will be taken, with building materials chosen to improve energy efficiency and reduce consumption, and all the buildings will be heated by air source heat pumps instead of connection to the local gas supply.

All homes / parking spaces will be provided with the ability to connect EV charging points.



**Typology Plan**

- Apartment mixture of 1 and 2 beds
- 2 beds
- 3 beds
- 4 beds
- 5 beds



*Land off Water Eaton Lane, Gosford*



## New homes continued...



*Land off Water Eaton Lane, Gosford*



## Open space & landscaping

Approximately one-third of the land off Water Eaton Lane is proposed for open space and landscaping.

The primary area of open space – approximately 0.48ha – is proposed in the northeastern corner, adjacent to Water Eaton Lane. This would include a small, formal play area with timber play equipment, but the majority of the space would be left as open green space for informal play and recreation.

To protect the visual amenity of existing properties to the north on Beagles Close and to the east on Water Eaton Lane, the proposed homes are set back from the existing properties between 22 and 40 metres at their closest point. The spaces in-between will be used to provide attenuation basins, which will be landscaped with new planting to provide an attractive outlook for the existing homes and to enhance biodiversity as well as providing screening for those homes.

The western boundary of the site along the Gosford Link Road benefits from extensive tree and hedgerow planting. This would be retained except for removal of planting necessary to create the proposed vehicle and pedestrian access points, and the new homes would be set back at least 15 metres from the main road and to protect tree roots.

Significant amounts of new tree planting are also proposed within the development to enhance biodiversity. In particular, the main spine road through the development is proposed as a tree-lined street, with additional trees and other planting on the secondary streets and lanes.



Ninewells, Cambridge



Alchester Park, Bicester



Mosaics, Oxford

### LVIA

The first stage of a Landscape and Visual Impact Assessment (LVIA) has been undertaken. The assessment consists of a site survey to establish the landscape character and its key qualities, and to visit viewpoints surrounding the site to identify any potential impacts on views. Landscape planning policy, existing landscape character assessments and heritage/ecological information is also reviewed to ensure that an accurate and complete 'picture' of the landscape on and surrounding the site is determined. Once this is established landscape mitigation and enhancement can be recommended, and close liaison with the architects has been undertaken to ensure that landscaping is integral to the scheme.

*Land off Water Eaton Lane, Gosford*

**Hill**  
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## Drainage

The majority of the land off Water Eaton Lane is in Flood Zone 1 (low risk); however, a small area in the north-eastern corner is in Flood Zones 2 and 3. This land will be used as open space.

The land slopes approximately five metres from the south-west to the north-east, and to control surface water run-off, two attenuation basins are proposed, one along the eastern boundary adjacent to the existing properties on Water Eaton Lane and the other along the northern boundary adjacent to the existing properties on Beagles Close. These basins would collect the surface water run-off and discharge it into the ground at a controlled rate to prevent flooding. The basins have been designed to factor in the effects of climate change, so that they continue to work effectively even in the event of a change in climate in the coming years.

All of the proposed homes will be in Flood Zone 1 (low risk), with additional sustainable drainage features provided throughout the scheme such as roadside swales, permeable paving / surfacing and rain gardens / bio-retention areas to mitigate any impact on the wider hydrology.

Consideration has been undertaken to introduce linear features within the scheme to promote a clear hierarchy of sustainable drainage features across the scheme.



Ninewells, Cambridge



Marleigh, Cambridge



Mosaics, Oxford

*Land off Water Eaton Lane, Gosford*

**Hill**  
Created for Living

## Highways / Access

Vehicle, pedestrian and cycle access to the development will be provided from the Gosford Link Road, and additional pedestrian and cycle access provided from Water Eaton Lane.

The proposed vehicle access from the Gosford Link Road will take the form of a Ghost Right turn. We anticipate that 41 car journeys would be created to and from the site during the AM peak hour (8am to 9am), and 42 car journeys would be created to and from the site during the PM peak hour (5pm to 6pm).

Car parking would be provided as a mixture of on-plot and shared parking spaces, and electric vehicle charging points will also be provided. The scheme will deliver parking in keeping with the policy requirement for parking spaces.

Overall the scheme will look to deliver c. 160 parking spaces, of which around 65 will be unallocated and 95 will be allocated, equal to 1.6 spaces per home. Generally, properties with 3 or more bedrooms will have allocated spaces, with a more informal approach taken with 1 and 2 bedroom homes to align with sustainability targets.

Although this development will of course generate additional car journeys, we are keen to promote alternative travel methods to reduce car use, given the proximity to Oxford Parkway railway station and to bus / cycle routes into Kidlington and Oxford. To facilitate safe and convenient links, we will be providing a dedicated north-south pedestrian and cycle route through the site from Water Eaton Lane in the north to the southern boundary, which will then continue down through the rest of Site PR7a towards Oxford Parkway station.

We also propose to provide a new pedestrian and cycle crossing across Gosford Link Road, to connect the scheme with the existing foot and cycle path along the western side.



- Existing Roads / Lanes
- Smaller less formal Pedestrian Routes
- Pedestrian Cycle way required by development brief
- Primary Route Through development

*Land off Water Eaton Lane, Gosford*

**Hill**  
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## Next steps

We would like to know what you think about our proposals for the land off Water Eaton Lane, and would be grateful if you would please provide us with some written feedback.

There are four ways you can do this:

- 1) By filling in one of the feedback forms provided at this exhibition;
- 2) By filling in the in-built feedback form on our consultation website, [www.landoffwatereatonlane.co.uk](http://www.landoffwatereatonlane.co.uk)
- 3) By emailing your feedback directly to [jack@spbroadway.com](mailto:jack@spbroadway.com)
- 4) By posting your feedback in an envelope marked Freepost SP BROADWAY (you do not need to provide a stamp or an address).

We would be grateful to receive your written feedback on the proposals by Wednesday 12 October at the latest. We will go through all of the feedback received and consider whether changes should be made before we submit a detailed planning application to Cherwell District Council.

Once our application has been submitted, you will be notified by Cherwell District Council and invited to provide your comments to the council directly. In the meantime, if you have any queries about the proposals, please do not hesitate to contact Jack Coding of SP Broadway on 07591 022 461 or at [jack@spbroadway.com](mailto:jack@spbroadway.com).



The plans on display at this exhibition are also available to view on our consultation website

[www.landoffwatereatonlane.co.uk](http://www.landoffwatereatonlane.co.uk)

*Land off Water Eaton Lane, Gosford - Thank you for visiting the exhibition.*

**Hill**  
Created for Living

## 8.4. Appendix 4: Public exhibition feedback form



Thank you for taking the time to attend the public exhibition today. We would be grateful if you would please fill in this form to provide us with written comments on the proposals for the land off Water Eaton Lane, Gosford.

*You can choose whether to give feedback anonymously or to share your name and contact details with us. We will only use your contact information to: 1) follow-up on any queries you raise on the form; 2) follow-up on specific points you make, which we may wish to explore further with you; or 3) understand where you live in relation to the proposed development. We will never use your information for marketing purposes.*

**Name:**

**Address:**

**Email:**

**Phone:**

**Taken as a whole, what is your overall impression of the proposals? Please circle as appropriate and provide any additional comments in the box below:**

Very Positive

Generally positive

Neutral

Generally negative

Very negative

**What is your opinion of the proposed housing layout and designs? Please circle as appropriate and provide any additional comments in the box below:**

Very Positive

Generally positive

Neutral

Generally negative

Very negative

**PLEASE TURN OVER**

**What is your opinion of the proposed landscaping and open space? Please circle as appropriate and provide any additional comments in the box below.**

Very Positive

Generally positive

Neutral

Generally negative

Very negative

**What is your opinion of how the proposals take adjacent properties into account? Please circle as appropriate and provide any additional comments in the box below.**

Very Positive

Generally positive

Neutral

Generally negative

Very negative

**Do you have any other comments about the proposals? Please provide in the box below.**

**Once you have filled in this form, please place the form in the box provided, or post the form to us in an envelope marked 'Freepost SP BROADWAY' – you do not need to provide a stamp.**