

Water Eaton

PR6a : Land East of Oxford Road

Planning Statement

Bellway


**STRATEGIC
LAND**



*Christ Church
Oxford*

WE / PS / P01

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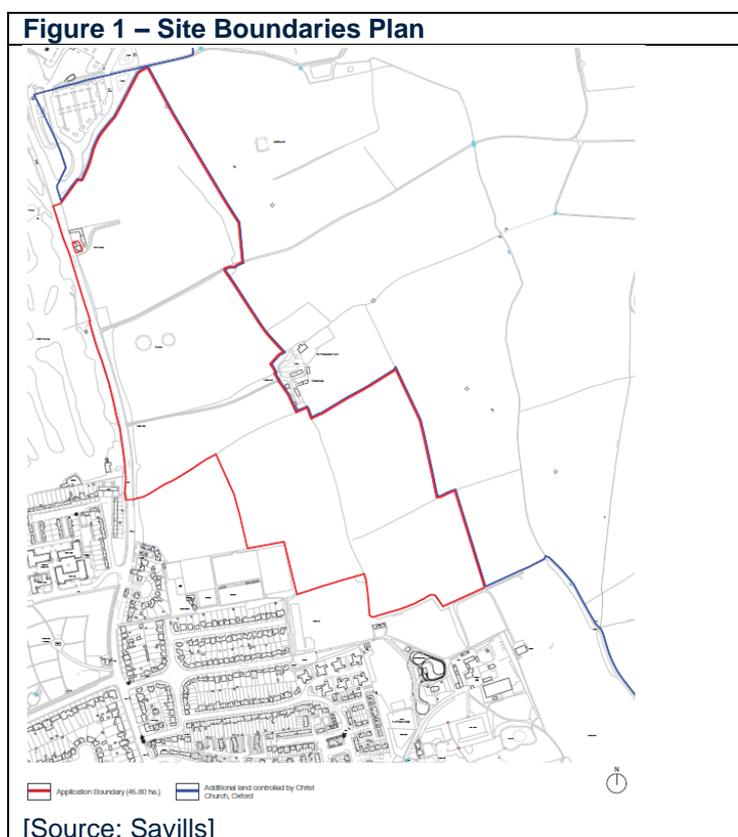
1. Introduction

1.1. This Planning Statement has been prepared on behalf of Bellway Homes Limited and Christ Church, Oxford, hereafter referred to as 'the Applicants'.

1.2. It supports an outline planning application (the 'Application') submitted to Cherwell District Council (CDC) for the following:

“Outline application (with all matters except access reserved for future consideration) for the demolition of existing buildings and the erection of up to 800 dwellings (Class C3); a two form entry primary school; a local centre (comprising: convenience retailing (not less than 350sqm and up to 500sqm (Class E(a))), business uses (Class E(g)(i)) and/or financial and professional uses (Class E(c)) up to 500sqm, café or restaurant use (Class E(b)) up to 200sqm; community building (Class E and F2); car and cycle parking); associated play areas, allotments, public open green space and landscaping; new vehicular, pedestrian and cycle access points; internal roads, paths and communal parking infrastructure; associated works, infrastructure (including Sustainable Urban Drainage, services and utilities) and ancillary development. Works to the Oxford Road in the vicinity of the site to include, pedestrian and cycle infrastructure, drainage, bus stops, landscaping and ancillary development.”

1.3. The overall area which is the subject of this application extends to 45.8 hectares (113.17 acres) at Land East of Oxford Road, Oxford ('the Site'). The red line boundary of the site is shown on the plan included at **Figure 1** (see below). Christ Church owns further land to the east of the site as shown on the location plan outlined in blue.



Site Name

- 1.4. The name of the site in the adopted Cherwell Local Plan 2011-2031 Partial Review (September 2020) is 'Site PR6a, Land East of Oxford Road'.
- 1.5. The Applicants have named the site 'Water Eaton'. This name has been included in community engagement material and in discussions between the Applicants and stakeholders (including CDC, Oxfordshire County Council (OXCC) and Oxford City Council (OCC)).

The Planning Application Submission

- 1.6. This Planning Statement sets out the detail of the scheme and the site in context. It also identifies relevant policies of the Development Plan, considers other material considerations such as the NPPF, and comes to a conclusion as to the suitability of the scheme in the light of Section 38(6) of the Planning and Compulsory Act 2004 (as amended).
- 1.7. The application is supported by an Environmental Impact Assessment in the form of an Environmental Statement (ES) that follows the formal Scoping Opinion received from CDC. The ES and the wider application includes a suite of technical and design reports which assess the suitability of the site for the development proposed and overall environmental impact. These are summarised within this Statement in order to draw conclusions as to the proposal's compliance with relevant policies. However, to fully understand the proposals all reports submitted as part of the planning application and the ES should be read.
- 1.8. The plans and reports which are submitted with this application are listed below:

Doc. Ref.	Outline Planning Application Documents	Consultant
N/A	Application Form	Savills
N/A	Covering Letter	Savills
WE/PS/P01	Planning Statement	Savills
WE/SCI/P01	Statement of Community Involvement	Camargue
WE/DAS/P01	Design and Access Statement	Savills
WE/TA/P01	Transport Assessment	i-Transport
WE/FTP/P01	Framework Travel Plan	i-Transport
WE/FIP/P01	Framework Innovation Plan	i-Transport
WE/GEA/P01	Phase 1 Geo-Environmental Assessment (full report)	Glanville
WE/SI/P01	Phase 2 Site Investigation	ST Consult
WE/AIA/P01	Arboricultural Impact Assessment (Incorporating Tree Protection Measures)	EDP
WE/SES/P01	Sustainability and Energy Statement	Turley
WE/HIA/P01	Health Impact Assessment	Savills
WE/BNG/P01	Biodiversity Net Gain Metric Calculation DEFRA 3.1	EDP
WE/ES/P01	Environmental Statement (Main Report) 1 Introduction (Savills) 2 Site Description (Savills) 3 Description of Development (Savills) 4 Approach to Assessment (Savills) 5 Transport (i-Transport) 6 Air Quality (PEC) 7 Noise and Vibration (Dice Environmental)	Savills

Doc. Ref.	Outline Planning Application Documents	Consultant
	8 Drainage and Flood Risk (Glanville) 9 Biodiversity (EDP) 10 Landscape and Visual Effects (EDP) 11 Heritage (EDP) 12 Lighting (MMA) 13 Population and Economic Effects (Savills) 14 Climate Change (Turley) 15 Cumulative Effects (Savills) 16 Summary of Mitigation, Residual and Interaction Effects (Savills)	
WE/ESA/P01	Environmental Statement Appendices	Savills
-	List of Environmental Statement Appendices	
WE/AI/P01	1.1 Assessor Information	Savills
WE/SAL/P01	2.1 Soils and Agricultural Land Quality	LRA
WE/GEA/P01	2.2 Phase 1 Geo-Environmental Assessment	Glanville
WE/SMP/P01	3.1 Soil Management Plan	LRA
WE/SCO1/P01	4.1 EIA Scoping Request	Savills
WE/SCO2/P01	4.2 EIA Scoping Opinion	CDC
WE/TRA/P01	5.1 Transport Assessment committed development list	i-Transport
WE/AQ1/P01	6.1 Air Quality Assessment Inputs	PEC
WE/AQ2/P01	6.2 Air Quality Figures	PEC
WE/AQ3/P01	6.3 Construction Phase Assessment Methodology	PEC
WE/AQ4/P01	6.4 Operation Phase Assessment Results	PEC
WE/AQ5/P01	6.5 Sensitivity Analysis Results	PEC
WE/N/P01	7.1 Glossary of Noise Terminology	Dice
WE/FRA/P01	8.1 Flood Risk Assessment	Glanville
WE/FDU/P01	8.2 Foul Drainage and Utilities Assessment	Glanville
WE/ECO/P01	9.1 Ecological Baseline	EDP
WE/HRA/P01	9.2 Shadow Habitats Regulations Assessment	EDP
WE/BIM/P01	9.3 Biodiversity Improvement and Management Plan	EDP
WE/LAN1/P01	10.1 Photoviewpoints	EDP
WE/LAN2/P01	10.2 Wirelines	EDP
WE/LAN3/P01	10.3 Landscape Strategy	EDP
WE/LAN4/P01	10.4 LVIA	EDP
WE/HER1/P01	11.1 Archaeology and Heritage Assessment Report	EDP
WE/HER2/P01	11.2 Archaeological Geophysical Survey	WYAS
WE/HER3/P01	11.3 Trial Trench Evaluation Phase 1	Oxford Archaeology
WE/HER4/P01	11.4 Trial Trench Evaluation Phase 2	Cotswold Archaeology
WE/LIG1/P01	12.1 Lighting Baseline Survey	Hoare Lea
WE/LIG2/P01	12.3 Lighting Parameters	Hoare Lea
WE/LIG3/P01	12.3 Illumination Impact Assessment	Hoare Lea
WE/WCH/P01	13.1 Walking, Cycling, Horse Riding Review	Savills
WE/ESN/P01	Environmental Statement Non-Technical Summary	Savills

Outline Planning Application Drawings	Consultant	Drawing No.
Application Boundary Plan	Savills	477898-01F
Land Use and Access Parameter Plans	Savills	477898-32LM
Building Heights Parameter Plans	Savills	477898-33M
Green Infrastructure Parameter Plan	Savills	477898-58E
Proposed PR6A Access Strategy and Cycle Super Highway - Including Left In Left Out Priority Junction And Partial Cyclops Signal Junction	i-Transport	ITB16565-SK-065G

Outline Planning Application Drawings	Consultant	Drawing No.
Proposed PR6A Access Strategy and Cycle Super Highway - Including Left In Left Out Priority Junction and Partial Cyclops Signal Junction (Northern Extent)	i-Transport	ITB16565-SK-066F
Proposed PR6A Access Strategy and Cycle Super Highway - Including Left In Left Out Priority Junction And Partial Cyclops Signal Junction (Southern Extent)	i-Transport	ITB16565-SK-067D
Topographical Survey	Brunel Surveys	G18027 Topo-Layout3
Topographical Survey – Sheet 1	Brunel Surveys	24172-500-01
Topographical Survey– Sheet 2	Brunel Surveys	24172-500-01
Demolition Plan for Pipal Barns	Savills	477898-55

- 1.9. The following is also sent to the local planning authority for information but does not form part of the application:

Illustrative Drawings (not part of application)	Consultant	Drawing No.
Illustrative Masterplan	Savills	477898-42M
Concept Sketch Drawing Potential Improvements to Pedestrian and Cycle Links Along Oxford Road From Parkway Park & Ride Junction to the Kidlington Roundabout	i-Transport	ITB16565-SK-073
Site Access Arrangements - Staggered Priority Junctions with Cyclops Junction to South Eastern Priority Junction Left In/Out - Western Priority Junction All Movements	i-Transport	ITB16565-SK-044I
Concept Sketch Drawing - Potential Pedestrian and Cyclist Improvements South of Site Access to Cutteslowe Roundabout	i-Transport	ITB16565-SK-074
Cutteslowe Park Potential Cycle Route	i-Transport	ITB16565-GA-003D

- 1.10. Overall, this proposal is considered to represent a sustainable form of development which is consistent with the relevant provisions of the Development Plan and the NPPF and one which will deliver a high quality and inclusive community, including residential development, a primary school, local centre and green infrastructure.

The Planning Application Submission

- 1.11. Bellway intends to adopt a ‘twin-track’ approach to the securing of planning permissions at Water Eaton in order to bring forward – as far as possible – the start date for the construction of new homes and relevant supporting infrastructure and services (including roads).
- 1.12. Bellway’s technical and consultant team is already working on detailed aspects of the proposed development. Following the submission of the outline planning application to the Council, Bellway will work together with the Council, County Council and Oxford City Council to prepare and then submit Reserved Matters Applications (RMAs) relating to the application site.
- 1.13. The content of the RMAs will focus upon the delivery of all individual development parcels (including supporting infrastructure) and take into consideration the principles of development which will be agreed as part of the outline planning application. It is also proposed that the RMAs will be taken to CDC’s planning committee once outline planning permission has been granted (including the completion of negotiations of the S106 Agreement).

Planning Statement Structure

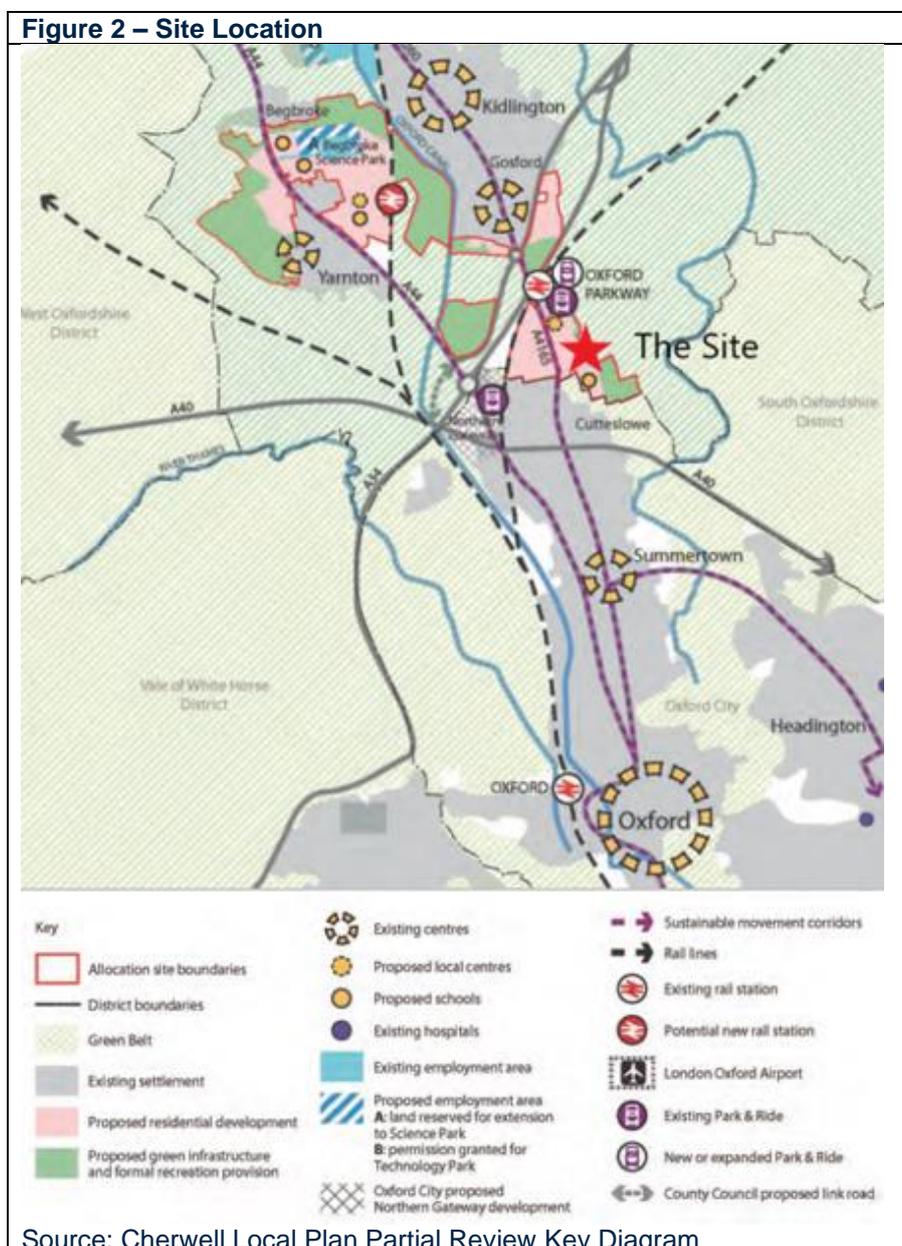
1.14. The remainder of this Statement is set out as follows:

- Section 2 describes the Site and its surroundings;
- Section 3 provides details of the planning history of the site and other relevant sites;
- Section 4 provides details of proposed development;
- Section 5 provides a summary of pre-application consultation and engagement;
- Section 6 refers to the relevant planning policy context for the site and its development;
- Section 7 sets out the planning assessment of the scheme against the Development Plan, having regard to other relevant material considerations;
- Section 8 refers to the draft S106 Agreement Heads of Terms; and
- Section 9 concludes the case for granting planning permission.

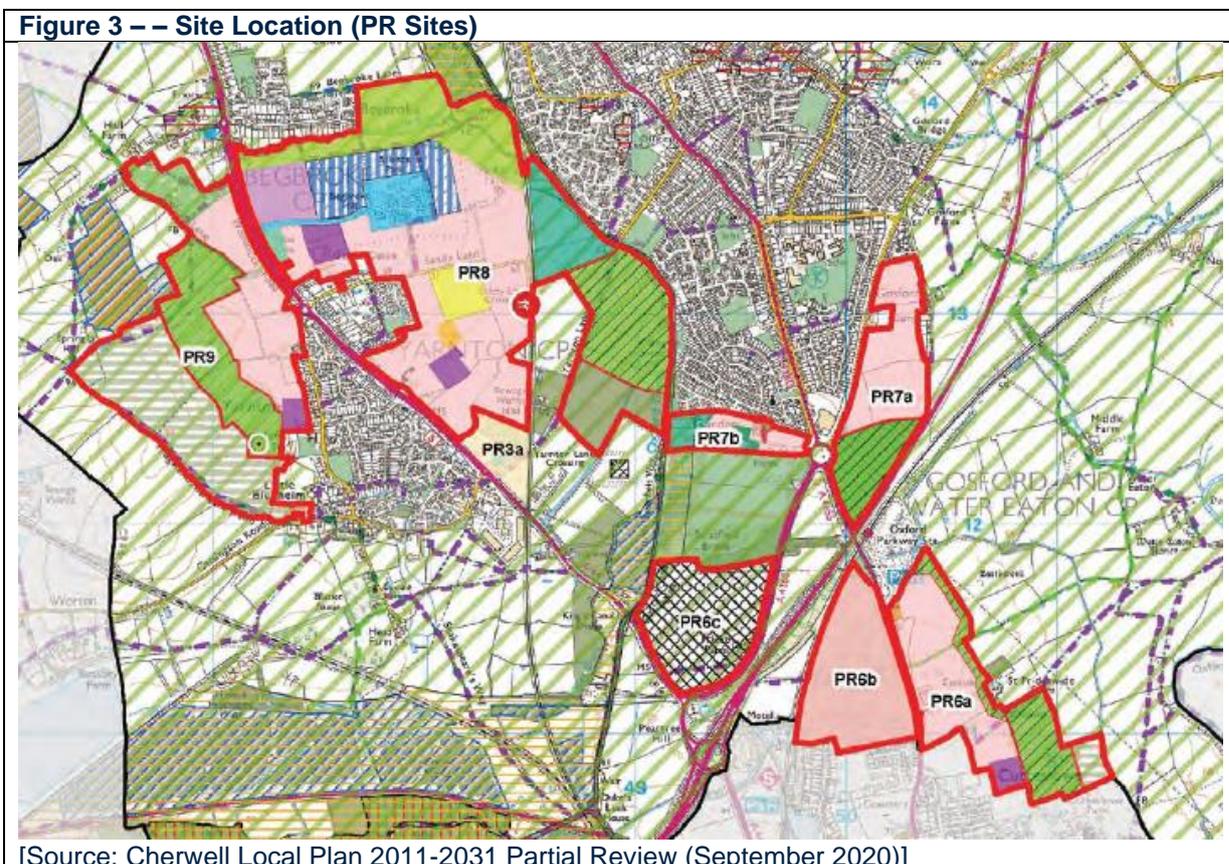
2. The Site and its Surroundings

Site Location

- 2.1. The site is located to the east of the A4165, Oxford Road to the north of Oxford. The northern boundary adjoins Oxford Parkway Park and Ride site. To the east, the site boundary crosses an open field, then follows field boundaries around St. Frideswide’s Farm to the south, where the southern boundary adjoins Cutteslowe Park, Banbury Road North Sports Ground, and an adjacent field. The land to the south of the site boundary is within the administrative area of OCC.
- 2.2. The location of the site within its wider geographical location is identified on **Figure 2**. The Oxford City boundary is located 0.1 miles (0.17km) to the south of the site. Oxford city centre is 3.3 miles (5.4km) to the south and the centre of Kidlington is 2.1 miles (3.4km) to the north-west.



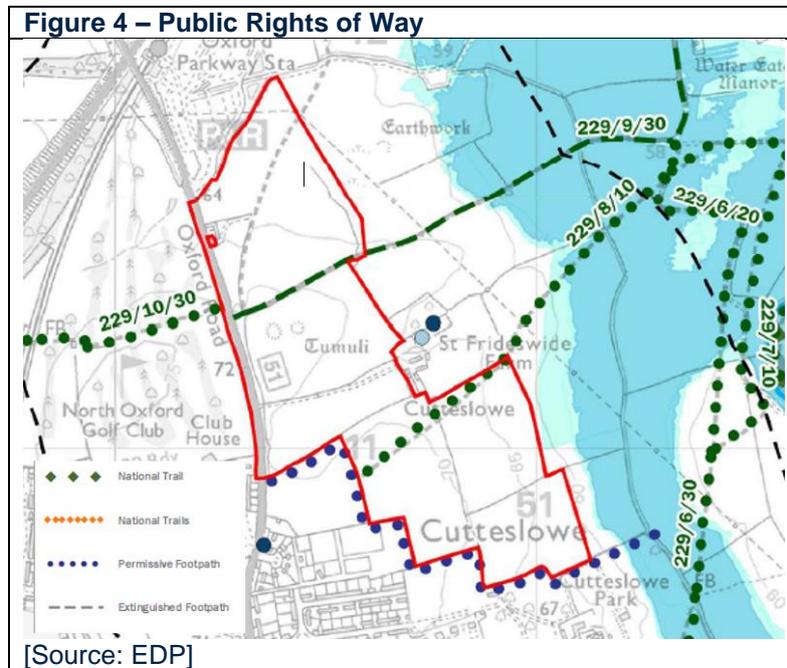
- 2.3. The site is one of six sites which have been allocated in the adopted Cherwell Local Plan 2011-2031 Partial Review (September 2020) for residential development. These sites are shown in **Figure 3** below (i.e. PR6b – Land West of Oxford Road, PR7a – Land South East of Kidlington, PR7b – Land at Stratfield Farm, PR8 – Land East of the A44 and PR9 – Land West of Yarnton).



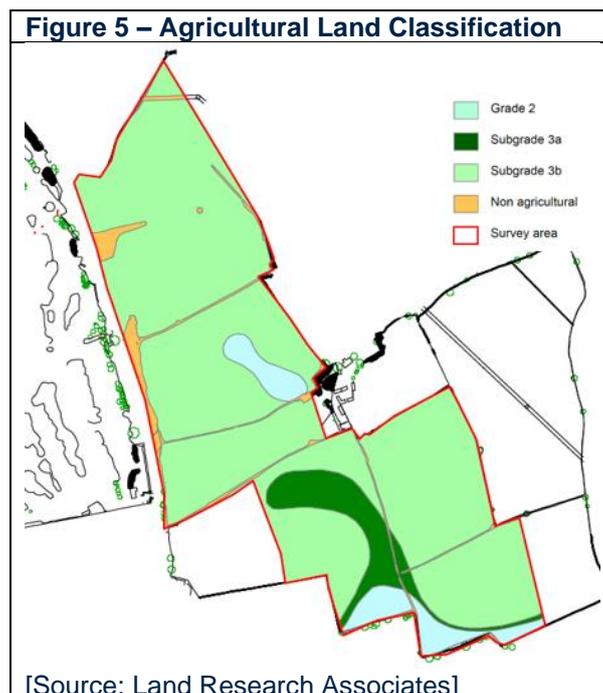
Site Description

- 2.4. The site extends in total to 45.8 hectares (113.17 acres). The field boundaries within the site are delineated by mature, native hedgerows of variable species composition and structure, with some sections of post and wire fencing. The majority of the hedgerows are relatively species rich and regularly managed (c.1.5 m high). A small number of species-poor hedgerows are present, alongside the track leading to the Water Eaton estate, and along the southern and eastern boundaries of the south-western field. Two small areas of broad-leaved woodland are present within the western edge of the site alongside Oxford Road, and there are sparsely scattered hedgerow trees.
- 2.5. The site is irregular in shape and mainly consists of agricultural land, used as arable fields. Pipal Barns are also located within the site and are accessed from, and with a frontage onto, the A4165 in the north-west of the site. Pipal Cottage is located just outside the site boundary adjacent to Pipal Barns and the A4165, and St Frideswide’s Farmhouse and farm buildings are located just outside the eastern site boundary.
- 2.6. Vehicular access to the site is currently available from two points on Oxford Road. The northern point provides access to Water Eaton and the southern point provides access to St. Frideswide’s Farm. The

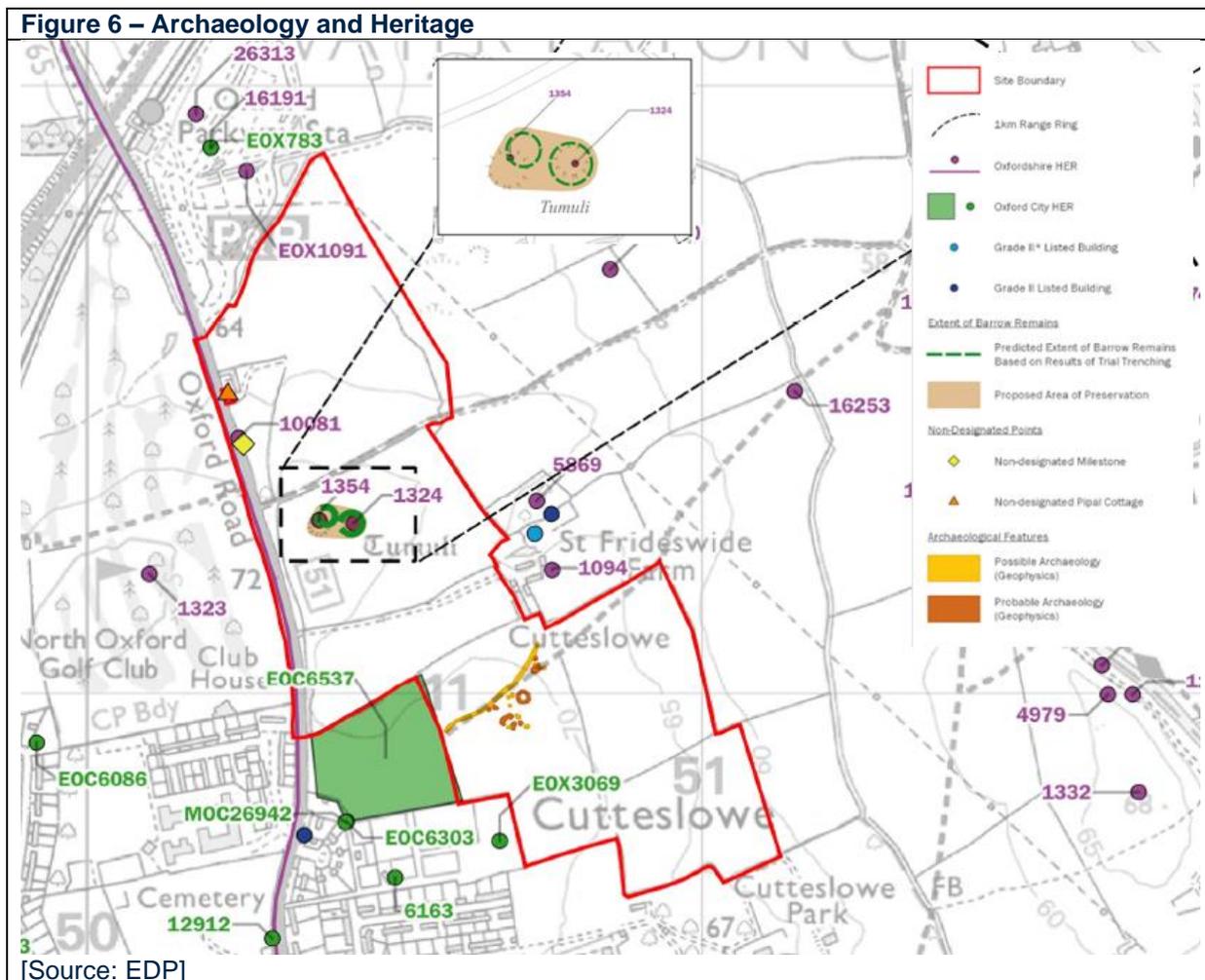
southern point of access also forms part of the public right of way (PRoW) which crosses the site in an east-west direction (Route 229/9/30), continuing eastwards towards the River Cherwell and westwards through Site PR6b. A second PRoW crosses the application sites in a northeast-southwest direction in the southern part of the site, ending at the Oxford City boundary (Route 229/8/10). A permissive footpath also runs along the southern boundary of the application site, located within Cutteslowe Park. A plan showing the routes of the nearest footpaths is included at **Figure 4** (see below).



- 2.7. The site is currently in arable farming use. The majority of the land is of Grade 3b agricultural quality (36.4 hectares). The remaining part of the site is classified as Grade 2 (2.5 hectares), Grade 3a (2.9 hectares) and Non-agricultural (1.6 hectares) (see **Figure 5**).

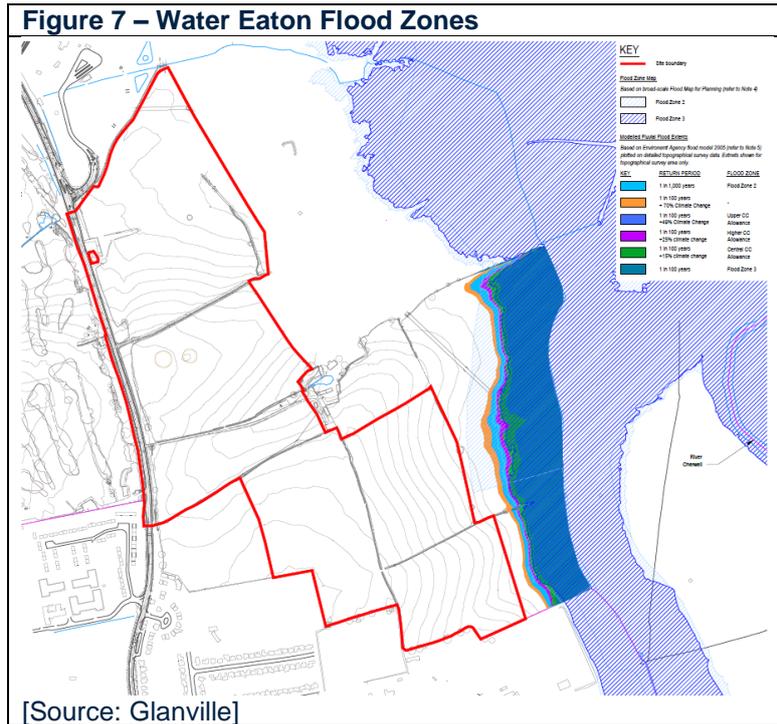


2.8. The nearest designated heritage assets to the Site are the Grade II* listed St Frideswide’s Farmhouse and associated Grade II listed garden wall. The Oxfordshire Historic Environment Records (HER) show four non-designated heritage assets within the site boundary, including the remains of two bronze age barrows, possible Roman ‘ridgeway’, and a milestone. The two bronze age barrows present on site are to be retained in situ. Local archaeology and heritage is shown in **Figure 6**.

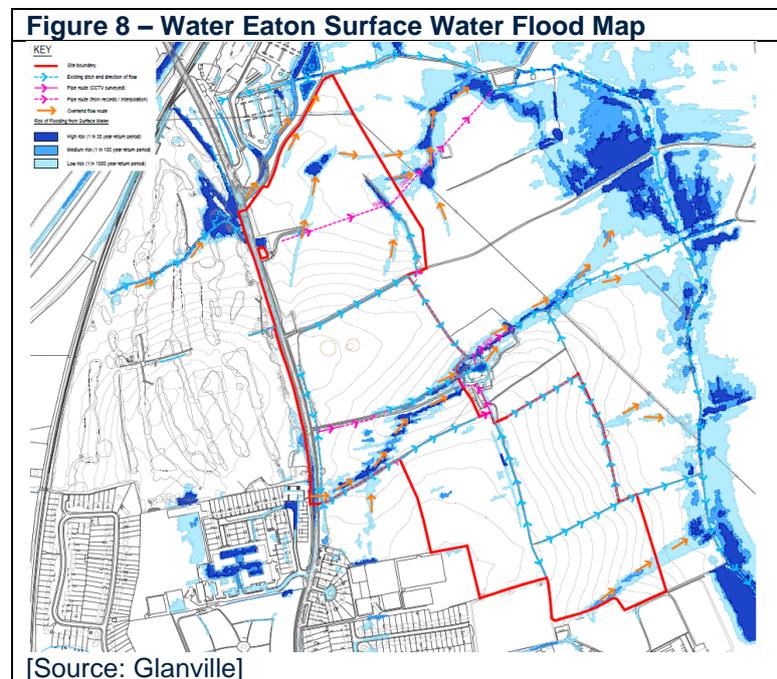


2.9. The site generally falls away from two main high points. The first is located in the centre of the site along the western boundary with the A4165, with land falling to the north, and to the east towards St Frideswide’s Farm. The second high point is located along the southern boundary, with land falling from this point to the east towards the River Cherwell, and to the north towards St Frideswide’s Farm.

2.10. Across the site, field ditches and the topography allow surface water to drain in an easterly direction. These connect with a network of drainage ditches that ultimately discharge into the River Cherwell. The Cherwell River flows in a southerly direction to join the River Thames south of Oxford City. The EA Flood Map for Planning indicates that the entire site is located within Flood Zone 1, land at the lowest risk of flooding (<1 in 1,000 year return period), with an area of land adjacent to the south-east site boundary within a mixture of Flood Zone 2 (between 1 in 100 year and 1 in 1,000 year return period) and Flood Zone 3 (> 1 in 100 year return period). The flood zones which are related to the application site are identified in **Figure 7**.

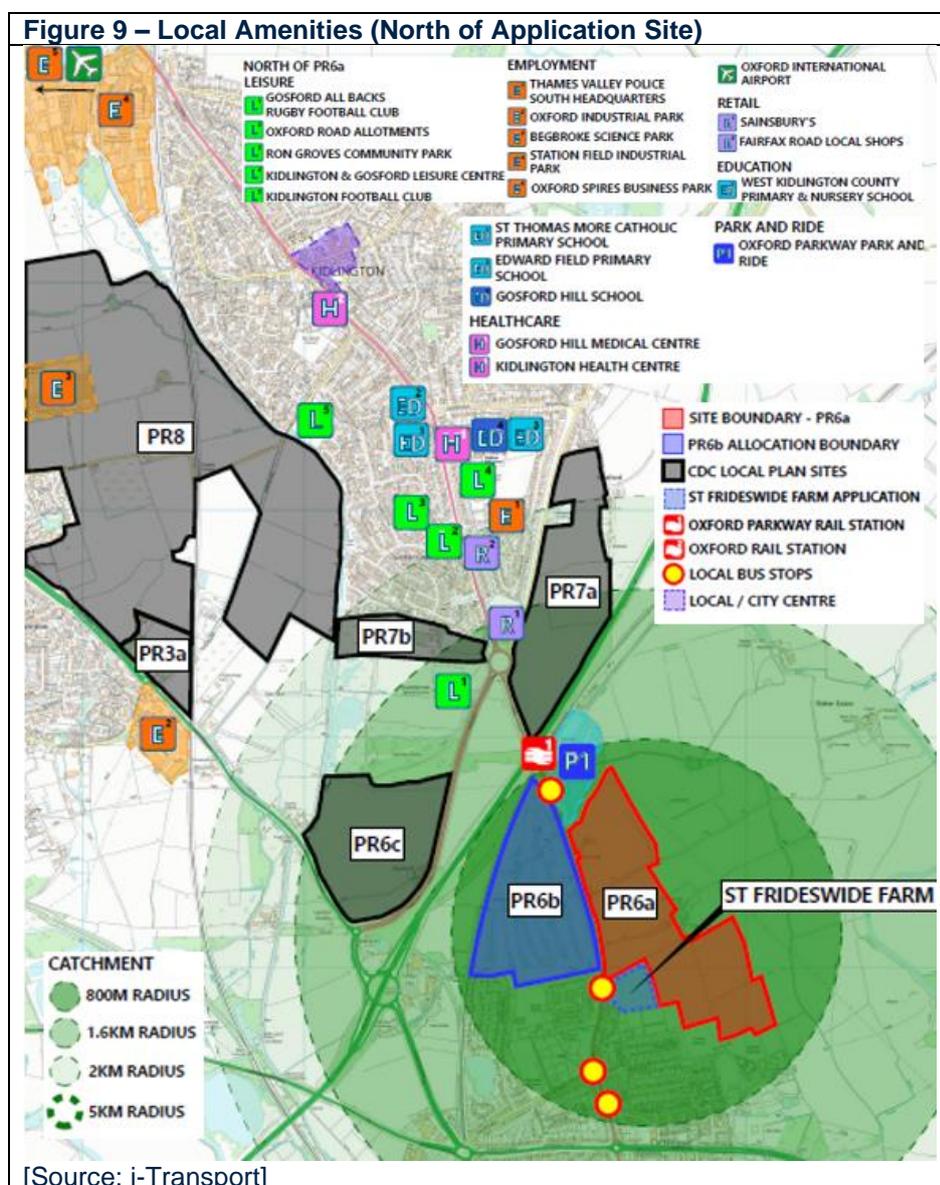


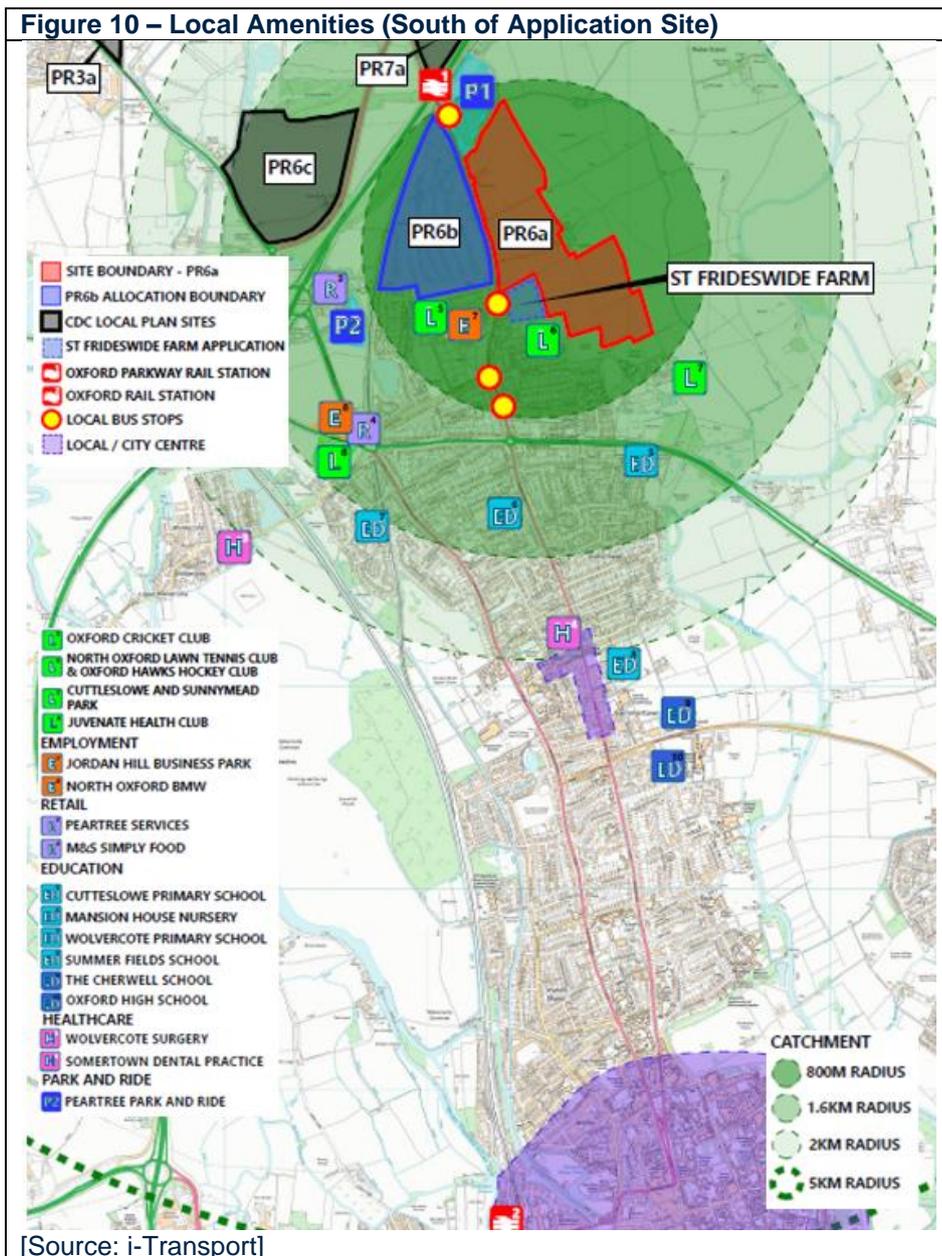
2.11. **Figure 8** includes a plan which indicates that the majority of the site is at very low risk of surface water flooding, with some areas at low (1 in 1,000 year return period), medium (1 in 100 year) and high (1 in 30 year) risk within the site.



The Surrounding Area / Site Context

- 2.12. The area surrounding the site includes the Oxford Parkway Park & Ride site (including the Oxford Parkway railway station) to the north. Immediately to the south is a parcel of land within Oxford City which is the subject of full planning permission for 134 dwellings (OCC Ref. 21/01449/FUL) and also land which is in sports and recreation use (including land at Oxford Hawks Hockey Club and land at Cuttleslowe Park). To the west of the site is land currently occupied by North Oxford Golf Club and which is allocated for residential development in the adopted Local Plan (Site PR6b). To the east is open countryside and which is in agricultural use and is owned by Christ Church (see blue line area on the site location plan).
- 2.13. The site is located within a wider area which includes a wide range of facilities and services which could be of use to future residents and occupiers of the proposed development. Some of these existing local amenities are shown on **Figure 9** and **Figure 10** (see below).





2.14. More specifically, the distance between the site and key amenities are listed in **Table 1** below:

Destination	Name	Km	Miles
Primary school	Wolvercote Primary School	2.1	1.3
	Cutteslowe Primary School	2.2	1.4
Secondary School	Gosford Hill School	2.7	1.7
	St Edward's School	2.7	1.7
Local Shops	M&S	1.8	1.1
	Sainsburys	2.0	1.2
	Fairfax Road Local Shops	2.3	1.4
Community Facilities	Cutteslowe Community Centre	2.1	1.3
	St John the Baptist Hall	2.1	1.3
	Marco Pierre White Restaurant	2.0	1.2
	Oxford Cricket Club	1.0	0.6

Destination	Name	Km	Miles
Recreational Facilities	North Oxford Tennis & Hockey Club	1.0	0.6
	Cotteslowe and Sunnymead Park	2.1	1.3
Employment Opportunities	Jordan Hill Business Park	1.0	0.6
	Thames Valley Police Headquarters	2.4	1.5
	Oxford Industrial Park	4.6	2.8
Healthcare Facilities	Summertown Dental Practice	2.3	1.4
	Gosford Hill Medical Centre	2.7	1.7
	Kidlington Health Centre	3.6	2.2
Note: Unless otherwise specified, distances identified are taken from the centre of the site in the vicinity of St Frideswide's Farm and likely route through the site.			

2.15. In terms of accessibility to key locations in the surrounding area, the nearest bus stops to the site are located approximately 200m northwest of the site boundary at Oxford Parkway and in the immediate vicinity of the southwestern boundary of the site at the junction of Jordan Hill on Oxford Road. Further bus stops are also located further south on Oxford Road / Banbury Road. Bus services which are operated from these bus stops are, currently, as follows:

- Stagecoach 2/2a - Oxford City Centre to Kidlington Via Oxford Road / Banbury Road, Summertown: Service 2 has a 20 minute frequency, while 2A is a 15 minute frequency
- Stagecoach 700 - Kidlington - Churchill Hospital: Every 20-30 minutes
- Stagecoach S5 - Oxford – Bicester: Every 15 minutes

2.16. The nearest railway station to the site is Oxford Parkway situated immediately to the north of the site. Oxford Parkway Station provides access to rail services to Oxford (2 peak / 2 off peak), London Marylebone (2-3 peak / 2 off peak), Bicester (2-3 peak / 2 off peak) and Haddenham & Thame Parkway (2 peak / 1 off peak).

3. Planning History

The Site

- 3.1. Based on a review of the planning history information held by the Council, no planning applications for development have been submitted or determined in relation to land within the application site.
- 3.2. There is one record held online relating to the application site which concerns a request by the Applicants for an Environmental Impact Assessment (EIA) Scoping Opinion (CDC Ref. 21/01635/SCOP). On 9th June 2021 the Council issued a Scoping Opinion setting out the required scope of the Environmental Statement, which now accompanies this planning application.

Surrounding Area

- 3.3. Details of relevant planning applications in the immediate surrounding area are summarised in **Table 2**.

Site	Reference	Description of development	Status (at time of writing)
Land South East Of Grain Silo Site, Gosford, Kidlington	00/01527/OCC	Construction of a park and ride car park including 800 car parking spaces, staff office, toilets, bus shelter, information point, cycle shelter cameras, landscaping and balancing pond.	Permitted in January 2001.
Hanson Aggregates Workshop, The Grain Silos, Oxford Road.	21/02817/F	Section 73 Application to Vary Condition 24 of Planning Permission TWA/10/APP01. An application to change the operating hours of the rail depot.	Under consultation.
Land South West Of St Frideswide's Farm, Banbury Road	21/01449/FUL	Full planning permission for 134 dwellings (use class C3), informal open space including community pavilion, seating and children's play areas, hard and soft landscape and sustainable drainage areas, access, associated roads and infrastructure, car and cycle parking, bin storage, pumping station, substation and associated engineering works.	Permitted in August 2022.

- 3.4. By way of comparison to the application site, details of the planning applications that have been submitted for the other Partial Review allocations are summarised in **Table 3**. Applications for PR6b, PR6c and PR8 have not been submitted at the time of writing.

Site	Reference	Description of development	Status (at time of writing)
PR7a	22/00747/OUT	Outline planning application for the development of up to 370 homes, public open space (including play areas and woodland planting), sports pitches and pavilion, drainage and engineering works, with all matters reserved except for vehicular and emergency accesses to Bicester Road.	Under consultation.
PR7b	22/01611/OUT	Outline planning application with all matters reserved, except for access, for a scheme of 118no. new dwellings.	Under consultation.
PR9	21/03522/OUT	The erection of up to 540 dwellings (Class C3), up to 9,000sqm GEA of elderly/extra care residential floorspace (Class C2), a Community Home Work Hub (up to 200sqm) (Class E), alongside the creation of two locally equipped areas for play, one NEAP, up to 1.8 hectares of playing pitches and amenity space for the William Fletcher Primary School, two vehicular access points, green infrastructure, areas of public open space, two community woodland areas, a local nature reserve, footpaths, tree planting, restoration of historic hedgerow, and associated works. All matters are reserved, save for the principle access points.	Under consultation.

4. The Proposed Development

Outline Planning Application

4.1. The planning application proposes the construction of up to 800 dwellings and mixed use development on land which is the subject of an allocation under policy PR6a in the adopted Cherwell Local Plan Partial Review.

4.2. The description of development proposed is as follows:

“Outline application (with all matters except access reserved for future consideration) for the demolition of existing buildings and the erection of up to 800 dwellings (Class C3); a two form entry primary school; a local centre comprising: convenience retailing (not less than 350sqm and up to 500sqm (Class E(a))), business uses (Class E(g)(i)) and/or financial and professional uses (Class E(c)) up to 500sqm, café or restaurant use (Class E(b)) up to 200sqm; community building (Class E and F2); car and cycle parking; associated play areas, allotments, public open green space and landscaping; new vehicular, pedestrian and cycle access points; internal roads, paths and communal parking infrastructure; associated works, infrastructure (including Sustainable Urban Drainage, services and utilities) and ancillary development. Works to the Oxford Road in the vicinity of the site to include, pedestrian and cycle infrastructure, drainage, bus stops, landscaping and ancillary development.”

4.3. The following information in **Table 4** provides an indication of the quantum of development which could be delivered in accordance with the above description of development and as identified on the Illustrative Masterplan (see **Figure 11**). These indicative levels of floorspace will be defined through the submission of Reserved Matters Applications.

Use	Indicative Number	Indicative Floorspace (sqm)
Houses (C3)	534	49,670
Apartments (C3)	266	15,940
Retail (E(a))		500
Business (E(g))		500
Services (E(c))		500
Café/ restaurant (E(b))		200
Community (F.2(b))		400
Primary school		2,230

4.4. A draft Delivery Plan setting out the proposed construction programme is provided at **Appendix 1**.

4.5. The Illustrative Masterplan has been informed by the technical assessments conducted and the feedback that has been received from the pre-application consultation and community engagement. Character and placemaking for Water Eaton have been considered throughout the design process and has informed block sizes and street layouts. The Design and Access Statement that accompanies the outline application identifies the overarching strategy that informed the Illustrative Masterplan included with this planning application.

Figure 11 – Illustrative Masterplan

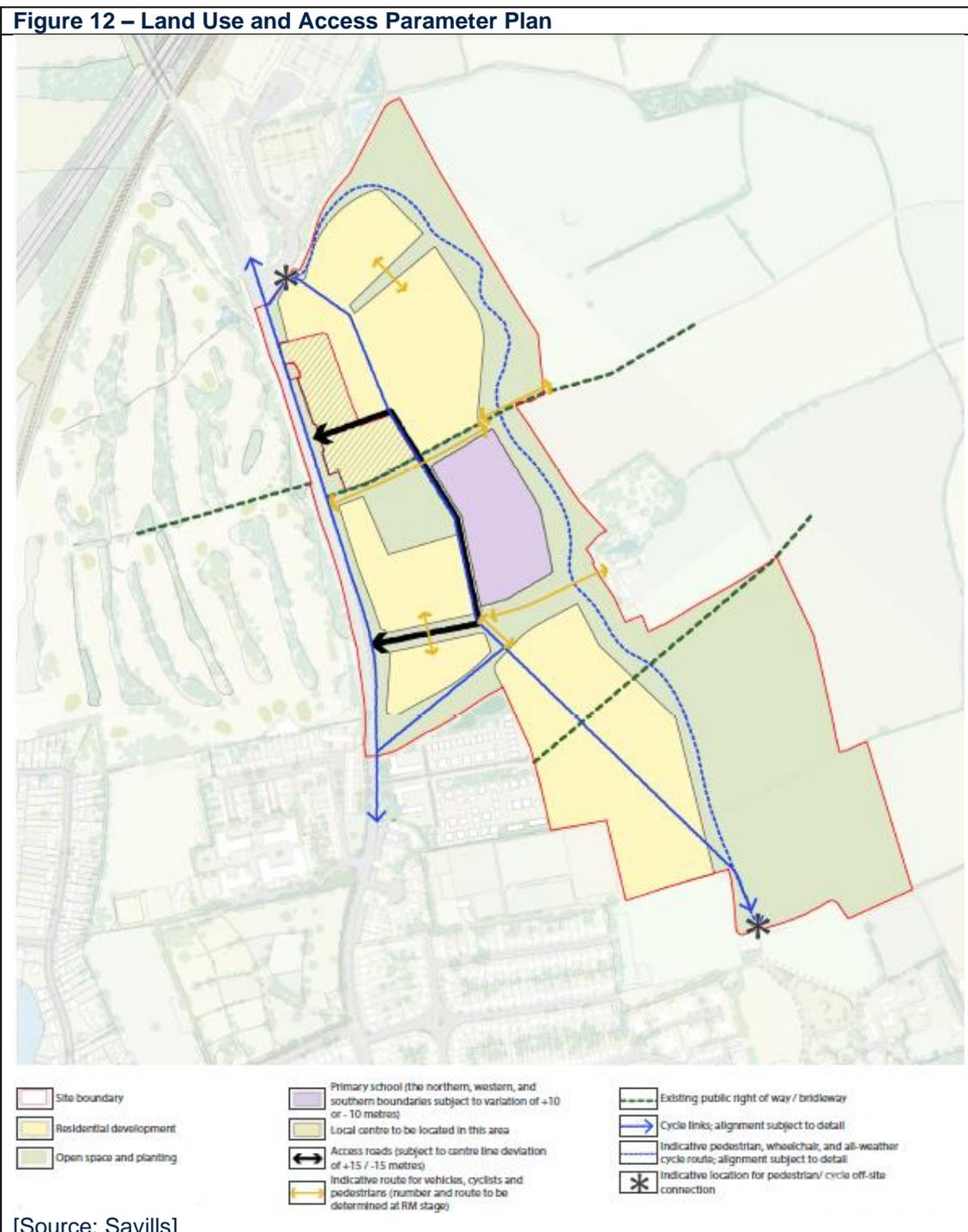


Parameter Plans

4.6. The Parameter Plans define the maximum development parameters for the outline application, and against which the application is assessed for environmental impacts. The parameters submitted with this application identify the distribution of land uses and access across the site; maximum building heights; and extent of green infrastructure. The Land Use Parameter Plan identifies the different land uses including residential areas, a site for a primary school and an area suitable for the local centre. This includes

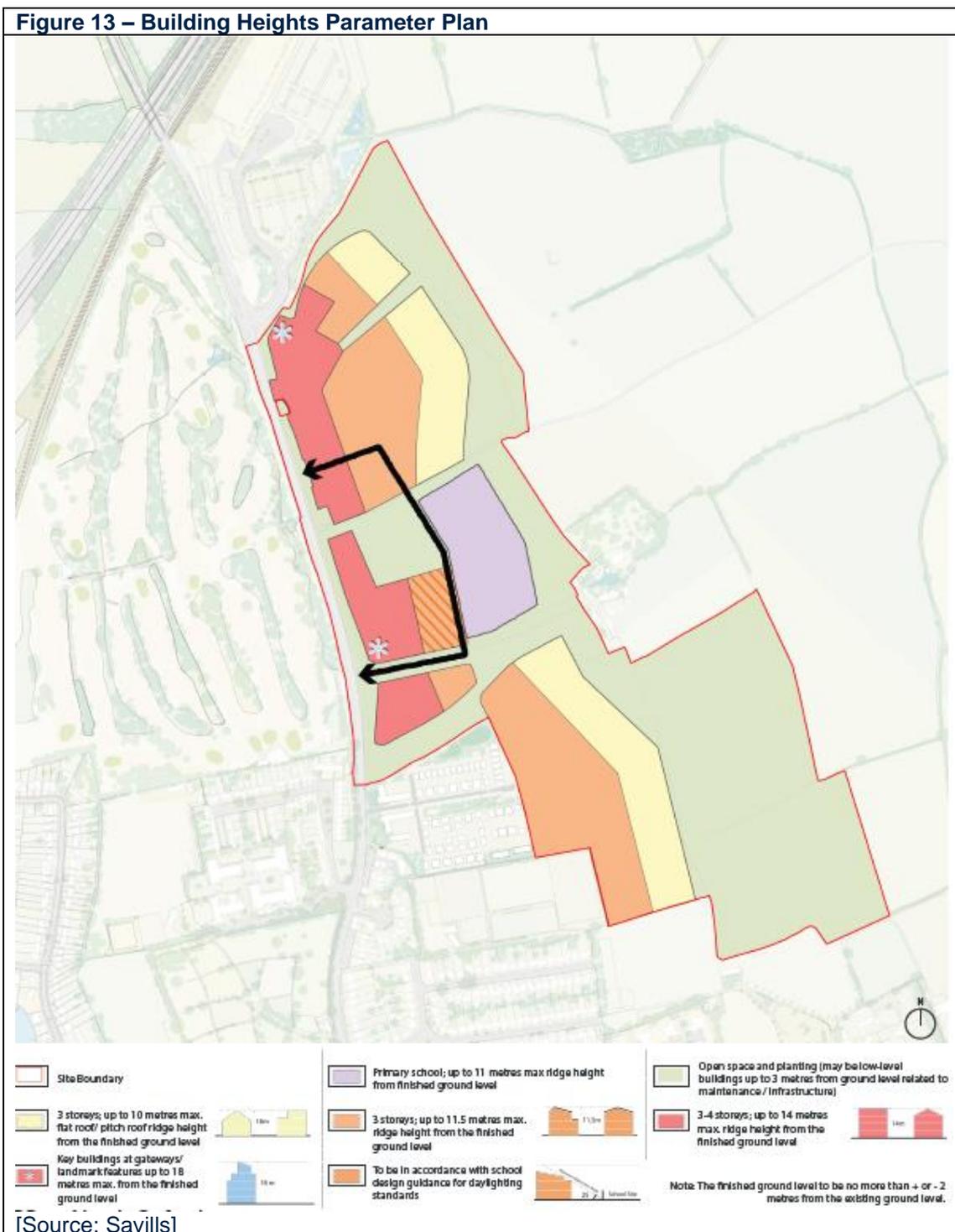
community facilities and shops (amongst other uses) (see **Figure 12**). The areas identified are subject to a variation of +/- 20m to allow flexibility in the final design of the scheme.

4.7. The Parameter Plans also identify key movement routes, including proposed and existing walking and cycling routes. The vehicular access points for the scheme and the cycle super highway parallel to Oxford Road within the site are fixed as full access details and are provided with the outline application for approval (and are not reserved matters), but connecting roads and strategic cycle / walking links within the site (including a section of the cycle super highway around Pipal Cottage are in outline and are subject to flexibility to allow the best possible scheme to come forwards at the detailed submission stage.



4.8. The Building Heights Parameter Plan sets out the maximum ridge heights and storeys across the site, against which the proposals have been assessed (see **Figure 13**). The buildings in the western part of the site (adjacent to Oxford Road) will generally be up to a maximum 4 storeys with one or two potential five storeys key building/landmark elements to mark this important entrance to Oxford and into the site itself. The maximum building heights are reduced towards the countryside edge, creating an urban transect with 4/5 storey development adjacent to the Oxford Road, and 2/3 storey buildings by the countryside edge.

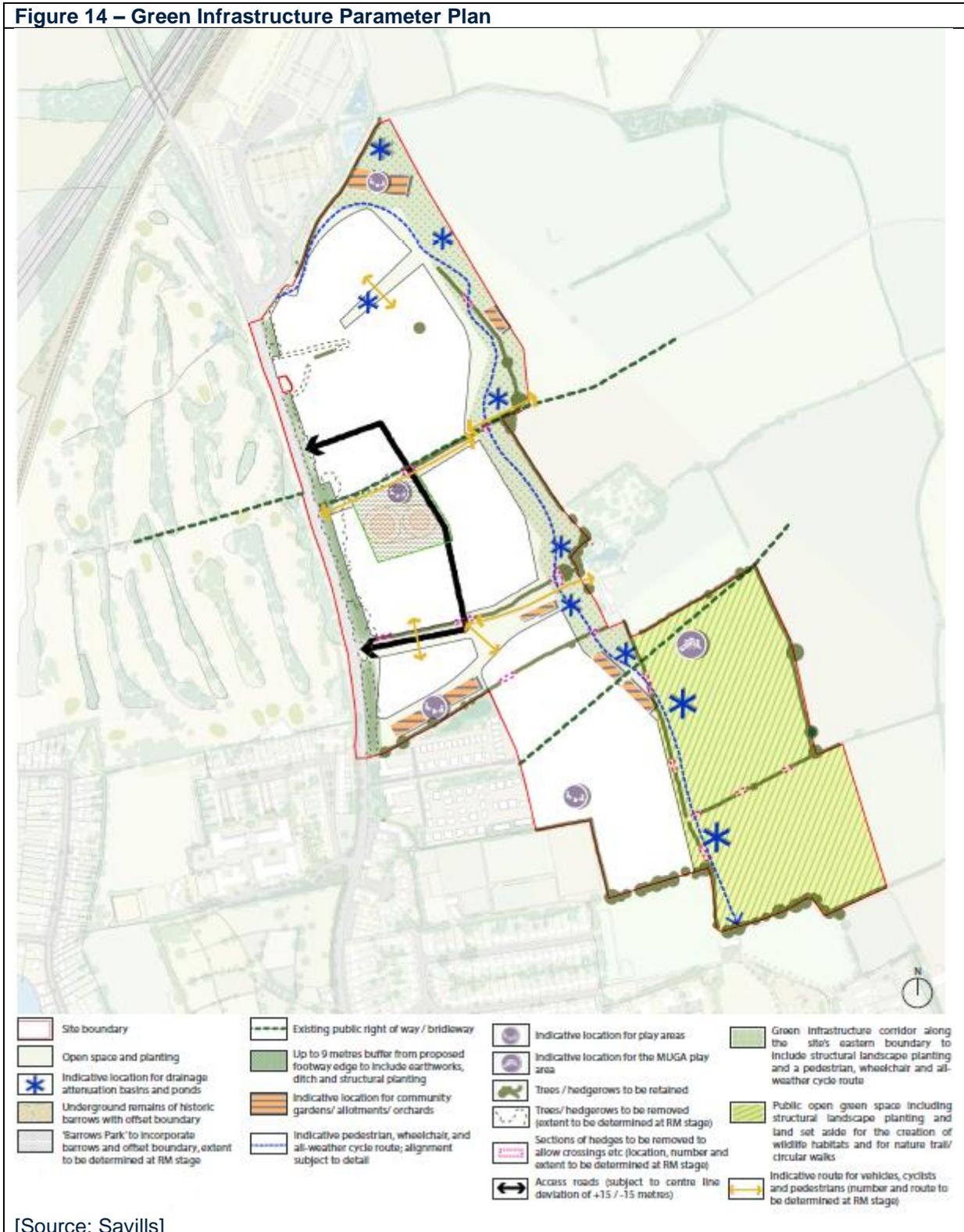
Figure 13 – Building Heights Parameter Plan



[Source: Savills]

4.9. The Green Infrastructure Parameter Plan identifies those parts of the application site which will provide public open green space, the green infrastructure corridor. The Parameter Plan also shows indicative locations for play areas, the MUGA play area sets out the maximum ridge heights and storeys across the site, against which the proposals have been assessed (see **Figure 14**).

Figure 14 – Green Infrastructure Parameter Plan



4.10. The parameters set out in these plans are in accordance with the Development Brief and are detailed further in the Design and Access Statement.

New Homes

4.11. The Applicants propose to deliver up to 800 new homes within the application site in order to meet the unmet housing needs of Oxford City. The delivery of housing on site will comprise the building of market and affordable homes. The proposed development will be policy compliant in delivering 50% of the total number of new homes as affordable housing.

4.12. The identification of the precise mix of housing to be delivered will take into consideration the housing mix requirements of the Strategic Housing Market Assessment (SHMA) and the adopted Local Plan and Local Plan Partial Review. Consideration will also be given to the significant changes which have been experienced in the housing market since the SHMA was published in 2014. This change in mix is due to the strong demand for larger properties to allow for home working and space in response to changing life/work patterns with more people now regularly working from home. There is also a demand for family accommodation in the local area alongside a lack of family housing within Oxford itself.

4.13. The mix of housing which needs to be delivered will respond to the requirements to include: First Homes and other forms of affordable housing, which could include social rent, affordable rent, ‘intermediate’ housing, and shared ownership. Further details of the affordable housing provision will be the subject of discussions with CDC and will be set out in the S106 Agreement. The proposed delivery of new homes will also have regard to the proximity of the site to sustainable transport links and market analysis undertaken on behalf of the Applicants that the location of the site would be attractive to families looking to buy new homes.

4.14. For consideration, the Applicants propose the following indicative housing mixes:

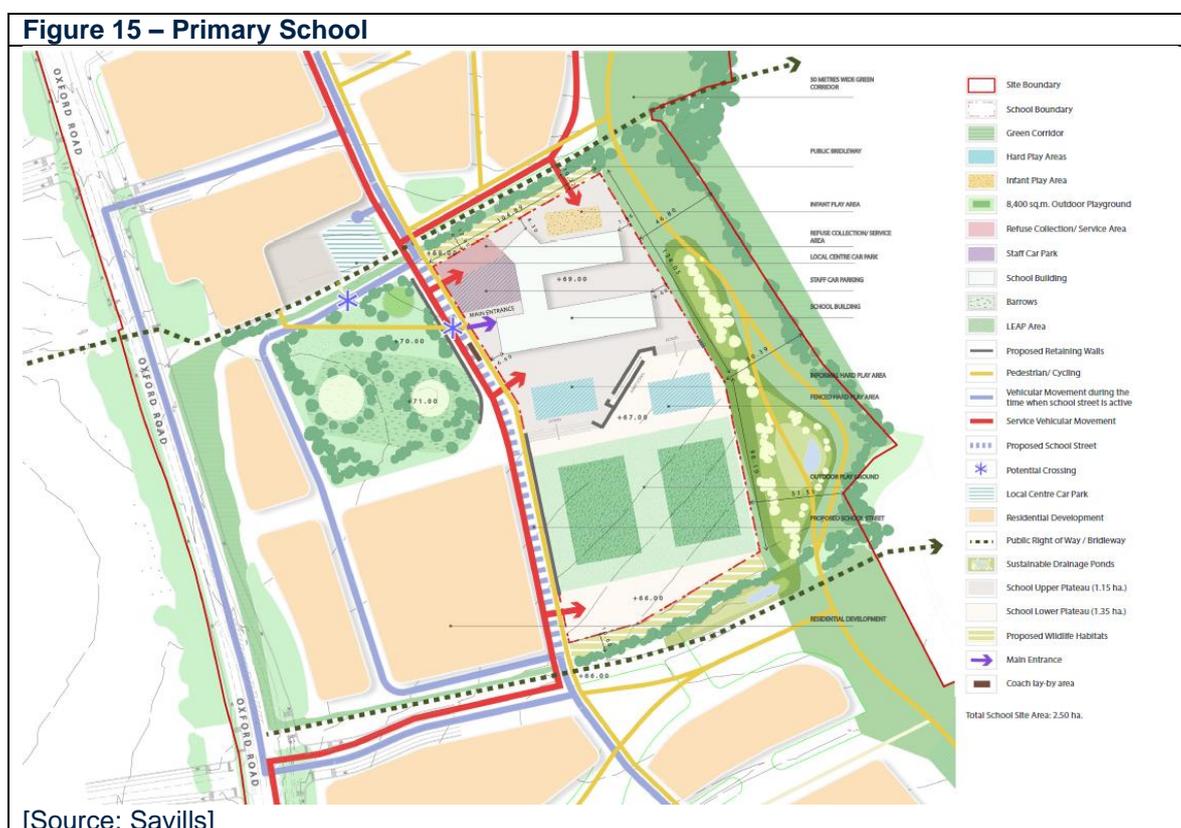
Market Housing	Affordable Housing
1 bed – 6%	1 bed – 27%
2 bed – 22%	2 bed – 36%
3 bed – 39%	3 bed – 37%
4 bed + – 33%	4 bed+ – 4%

4.15. The above indicative housing mixes broadly aligns with those mixes which have been set out by CDC in its consultation responses to planning applications which have been submitted for Sites PR7a and PR9. The main differences between the housing mixes for these other two sites and the application site is that the Applicants consider that there will be a stronger demand for 4bed+ units and a slight reduction in 3 bed units, given the closer proximity of the site to the Oxford City urban area.

4.16. In terms of other types of housing, no provision is made as part of the proposed development for Extra Care Housing. In this regard, no reference or policy justification is made in the Local Plan Partial Review to a need for this type of housing to be provided within the application site. This matter was discussed with representatives of CDC, OCC and OXCC as part of the pre-application discussions and has resulted in Extra Care Housing not being proposed by the Applicants. If such provision is required by CDC, and can be justified, then the Applicants are willing to discuss this with CDC during the determination of this application.

Local Centre and Primary School

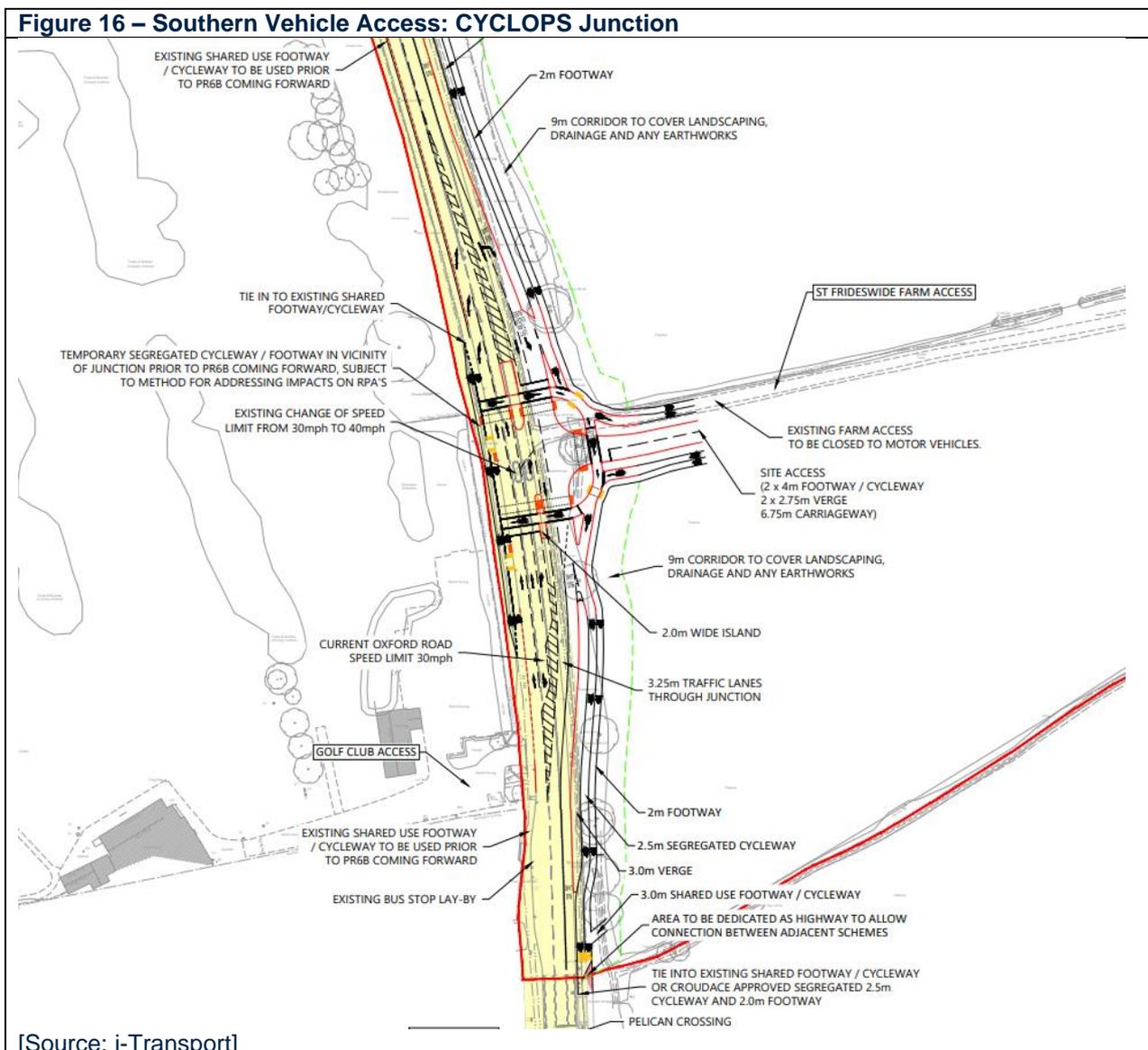
- 4.17. In accordance with the requirements of Policy PR6a, provision will be made for a local centre on approximately 0.5 hectares of the site. The local centre is designed to include: local convenience retail (for example, a food store, a pharmacy or a post office); ancillary business development (B1(a)) and/ or financial and professional uses); a café or restaurant; and a community building (which could include healthcare and community/social use). A space could also be provided for childcare facilities.
- 4.18. A 2 form of entry primary school will be provided on site close to the local centre (see **Figure 15** for an indicative site layout plan). The school will have capacity to serve approximately 420 pupils, which is in excess of the need generated by the proposed development, the majority of which are expected to come from the application and from Site PR6b. The potential for nursery provision will be accommodated either within the primary school site or in the local centre.
- 4.19. Further details regarding the school and local centre, including the choice for their central location within the site can be found in the Design and Access Statement.



Access and Connectivity

- 4.20. The proposed development is designed to be a walkable neighbourhood which puts pedestrians and cyclists first. All of the application site is within an 800m walk distance of the local centre / primary school. A network of footpaths and cycle paths are proposed, along with Primary Streets, Secondary Streets, Residential Streets and Rural Edge Streets. The street adjacent to the school is proposed as a School Street which will be temporarily closed off for the majority of traffic during the mornings and afternoons during school days.

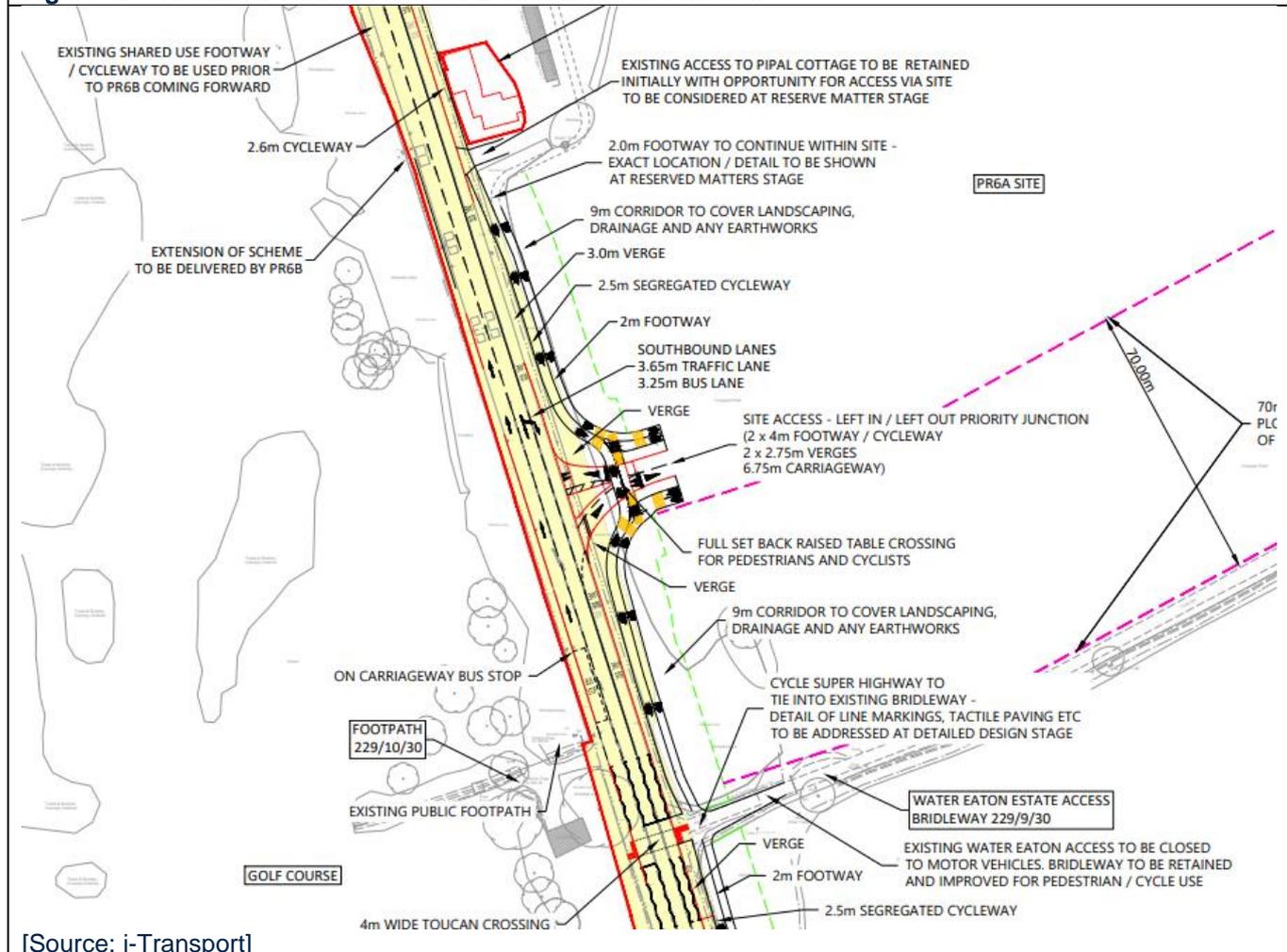
- 4.21. Two vehicular accesses will be provided into the site. The southern vehicular access will be in the form of a 3 arm Cycle Optimised Protected Signals (CYCLOPS) junction. This junction is designed to be capable of accommodating a fourth / western arm for an access into PR6b, which would be constructed as part of the PR6b development (see **Figure 16**). The northern vehicular access to the site will take the form of a left in left out priority junction with a full set back for cycle crossing (see **Figure 17**).



- 4.22. A number of improvements are also proposed for the Oxford Road corridor which fronts and forms part of the application site. These are described in the Transport Assessment and cover matters relating to: the road being the subject of a 30mph speed limit along the site frontage (OCC are currently consulting on a Traffic Regulation Order (TRO) to amend the current speed limit, which does not form part of this planning application); provision of a walking / cycling super highway along the eastern side of the road; the existing accesses to St. Frideswide's Farm and Water Eaton from Oxford Road are to be closed to vehicular traffic and to be turned into pedestrian / cycle accesses (bridleway access for the Water Eaton access). Alternative vehicular and pedestrian access arrangements to the properties, associated buildings and agricultural land served from these accesses being provided (both during and after construction) from the proposed Oxford Road site accesses and street network within the application site only (which would be

set at reserved matters stage and designs will need to allow for the type of agricultural vehicles and manoeuvres expected in a safe manner)); provision of a toucan crossing; provision of floating bus stops near the proposed toucan crossing and retention of the southbound bus lane; provision of a pedestrian / cycle access into the recently approved development to the south of the site; and future alternative access arrangements for Pipal Cottage.

Figure 17 – Northern Vehicle Access: Left in-Left out Junction



Parking

- 4.23. The Applicants will agree a parking strategy (for cars and motorcycles) across the site with OXCC at the reserved matters applications stage, having due regard to OXCC's parking standards, applicable at that time. The level of parking provided and the control measures implemented will avoid overspill parking onto streets, which will be designed to discourage any pavement parking from occurring. It is envisaged that a controlled parking zone will be required to ensure that there is no overspill on-street parking from the nearby Oxford Parkway Station / Park and Ride site.

Green Infrastructure and Landscaping

- 4.24. The Illustrative Masterplan also includes a number of allotments/community gardens and orchards throughout the development area and within the green infrastructure corridor along the eastern edge. The

community gardens will also include play spaces for young children, together with seating areas for parents. 11 hectares of public open space are provided as an extension to Cutteslowe Park which will be primarily 'naturalistic' in setting. This area will be predominantly devoted to nature and wildlife, with mown paths for access and wetlands/ or semi-wetlands areas with boardwalks. Provision will also be made for two local areas of play (LAPs); one local equipped play area (LEAP); one combined LAP/ LEAP area; and one NEAP/ MUGA play area.

- 4.25. Further details of how these elements of the scheme could be accommodated within the site can be found within the application documents, including the Design and Access Statement and Illustrative Masterplan.

Biodiversity

- 4.26. Loss of valuable habitat will be limited to small lengths of hedgerow to facilitate access and the loss of trees and scrub along the site's western boundary to enable the widening of the Oxford Road to facilitate safe pedestrian and cycle paths. Habitat losses will be mitigated through the creation of new areas of habitat within public open space. The proposals include a large area of semi-natural open space in the east of the site. The overall design strategy aims to achieve approximately 20% Biodiversity Net Gain from the baseline, exceeding the policy requirement of 10%. The details of biodiversity enhancements, mitigation measures and overall net gain can be found in the Biodiversity Improvement and Management Plan.

Drainage

- 4.27. The Illustrative Masterplan considers and preserves overland flow paths and existing drainage routes through the site where appropriate. This will ensure that there is no flood risk to the development and no increase to flood risk off-site as a result of the development. A sustainable drainage system is proposed to serve the development which follows the drainage hierarchy alongside guidance and policy on sustainable drainage design. The introduction of a positive drainage system will result in improvements to the surface water flood risk situation within the site and in the surrounding area, and include features which will provide amenity, water quality and biodiversity benefits for the lifetime of the development, as well as resilience against the future effects of climate change on rainfall intensities.

Sustainability and Energy

- 4.28. A sustainability and energy strategy is set out in the Sustainability and Energy Statement prepared by Turley on behalf of the Applicants.
- 4.29. The proposed Sustainability and Energy Strategy for the proposed development will implement a range of measures as outlined below. During the detailed design phase, the energy strategy will be developed in more detail and communicated as part of the RMAs.
- 4.30. The proposed development will be built to a high specification prioritising a 'fabric first' approach. Energy demand reductions will be achieved through: building orientation; fabric performance; and air tightness. The proposed development will use energy efficient building services and lighting and controls to reduce fuel consumption. Energy demand will be minimised by: the use of glazing, ventilation and shading to minimise the risk of overheating; using low energy fixtures and fittings, alongside water efficiency measures, where appropriate and smart controls to optimise the overall energy equipment performance of the buildings.

- 4.31. An all-electric strategy will be used for Water Eaton to reduce CO2 emissions and eliminate air pollution from the buildings. The development will be designed to allow for the transition to electric vehicles, as well.
- 4.32. Renewable energy options considered for the proposed development include: Air Source Heat Pumps, which are likely to be the predominant source of heating; and Solar Power (Photovoltaic cells).
- 4.33. Smart energy management and storage will form part of the proposed development, including: the use of hot water storage and batteries; electric vehicle charging; demand management (i.e. controlling energy uses such as washing machines, dishwashers, fridges and freezers so that they run at times to reduce peak electrical demand, CO2 emissions and energy bills).
- 4.34. Other sustainability measures include: prioritising pedestrian and cycle networks; connections with local transport networks; enhancing ecological habitats and creating multi-functional green spaces; and enhancing health and wellbeing through the provision of public outdoor spaces (including community gardens, allotments, orchards etc) and indoor environments that enable and encourage a healthy lifestyle.
- 4.35. It is intended that the development will meet the requirements of the full Future Homes Standard requirements, to the extent that they are known, even if not implemented by the start of development.

Summary: Compliance with Policy PR6a

- 4.36. The proposed development has responded to and complies with the relevant requirements of Policy PR6a (as set out within the summary table at **Appendix 2**). This is addressed further in the Assessment of the proposed development (as set out in Section 7 of this Planning Statement).

5. Pre-Application and Community Engagement

Introduction

- 5.1. The Applicants have undertaken an extensive pre-application process in the preparation of this submission with the aim to agree a set of Parameter Plans that have been presented to, discussed with and amended to form a proposal with as much support from key stakeholders as was reasonably achievable. Pre-application discussions have been held with CDC officers, residents, local ward members, businesses and interest groups.

Pre-Application Engagement

- 5.2. As part of the process of discussing issues relevant to the proposed development and the preparation of the outline planning application, including receiving pre-application advice, representatives of the Applicants and their consultant team have met on a monthly basis with officers of the Council, OXCC and OCC. The first meeting with officers from all three Councils was held in March 2021 and the most recent meeting was held in January 2023.
- 5.3. These meetings have covered a range of issues including: masterplanning; education; transport; housing provision; archaeology; the local centre (including community building); matters relevant to future discussions relating to the draft S106 Agreement Heads of Terms; community engagement, the draft Development Brief; the assessment of the proposed development; and the Councils' initial advice.
- 5.4. In addition to the above meetings, separate meetings and discussions have been held with the Councils and other consultees (including liaison with Gosford and Water Eaton Parish Council, St. Andrews Church and the Promoters of Site PR6b) in relation to specific matters.
- 5.5. A summary of the pre-application engagement is provided in the Statement of Community Involvement.

Design Review

- 5.6. During the design process, the site has been subject to various stages of assessment and discussions, this has included two Design Reviews. Following the Enquiry by Design process (see Community Engagement below), the first draft of the Illustrative Masterplan was presented to The Design Review Panel in September 2021 for further consideration and feedback. Following the further evolution of the Illustrative Masterplan a second Design Review was carried out in March 2022. Further details on the design review process are included in the Design and Access Statement and Statement of Community Involvement, which are submitted with this application.

Community Engagement

- 5.7. The Applicants have undertaken an extensive programme of community consultation, which focused on engagement with local stakeholders and communities during the pre-application period. As part of this programme a series of events have taken place in order to seek feedback on the vision for the site and the evolving development proposals.

- 5.8. The programme of pre-application community consultation has included the following:
- Enquiry by Design consultation in July 2021.
 - Initial public consultation in October 2021.
 - A Design Development consultation in June / July 2022.
 - Final public consultation in December 2022 / January 2023.
- 5.9. The process involved in undertaking these consultations and a summary of the feedback received is provided in the Statement of Community Involvement and in the Design and Access Statement, which are submitted with this application.

Environmental Impact Assessment

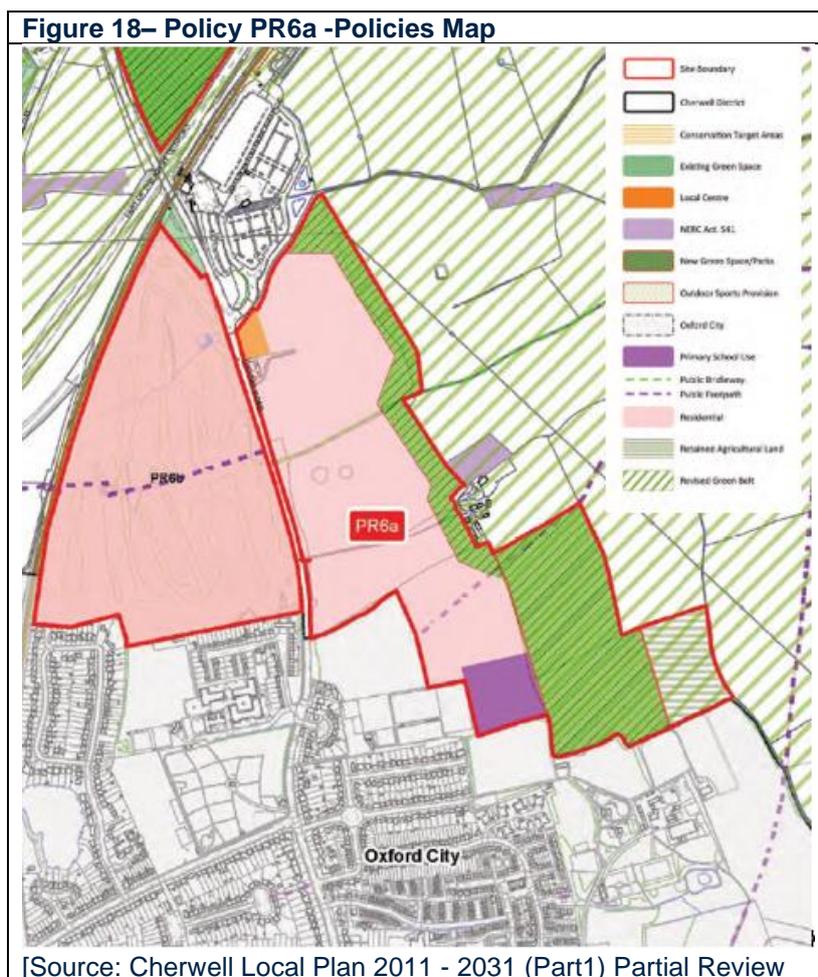
- 5.10. As part of the process of seeking pre-application advice and guidance on the proposed development and the scope and contents of the planning application from the Councils and other stakeholder, the Applicants have also sought advice on Environmental Impact Assessment.
- 5.11. In April 2021, Savills submitted an EIA Scoping Report to the Council on behalf of the Applicants requesting a Scoping Opinion. On 9th June 2021 the Council issued a Scoping Opinion which sets out the required scope of the Environmental Statement. Both of these documents are included in the Appendices of the Environmental Statement.
- 5.12. The scoping exercise has guided the content and preparation of the EIA, which has been refined in further detail as a result of, and in response to, the consultations summarised in the paragraphs above.

6. The Development Plan

6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 directs Local Planning Authorities to determine planning applications in accordance with the policies of the Development Plan unless material considerations indicate otherwise. Section 38(3) of the Act provides that the Development Plan includes the “*development plan documents (taken as a whole) which have been adopted or approved in relation to that area*”. The adopted statutory Development Plan for Cherwell District relevant to the determination of this application comprises the following documents:

- Cherwell Local Plan 2011 - 2031 (Part1) Partial Review (Adopted September 2020)
- Cherwell Local Plan 2011-2031 (Part 1) (Re-adopted December 2016)
- Cherwell Local Plan(Adopted November 1996) (Saved Policies)

6.2. The plan period covered by the two currently adopted Local Plans is 2011-2031. Notably, the Local Plan 2011-2031 (Part 1) Partial Review allocates sites to meet Oxford’s unmet housing need, including allocating the application site (Policy PR6a - Land East of Oxford Road) and also Land West of Oxford Road (Policy PR6b) (see **Figure 18**).



The Adopted Development Plan

6.3. The table below includes both national and local policies and policy guidance, which is relevant to the determination of this application. These policies are listed **Table 5**. These policies and the other planning documents are also summarised in **Appendix 3**.

Table 5 – Planning Policy Summary					
	NPPF (Paragraphs)	Partial Review Local Plan	Local Plan (Part 1)	Cherwell Local Plan (1996) Saved Policies	Other Planning Documents
Allocation	7 - 12	PR6a (Land East of Oxford Road)			
Principle / Green Belt		PR3 (The Oxford Green Belt)	ESD14 (Oxford Green Belt)	GB2 (Outdoor Recreation in the Green Belt)	Development Brief
Sustainable Development		PR1 (Achieving Sustainable Development for Oxford's Needs)	PSD1 (Presumption in Favour of Sustainable Development)		Development Brief
Energy, Sustainability and Climate Change			ESD1 (Mitigating and Adapting to Climate Change) ESD2 (Energy Hierarchy and Allowable Solutions) ESD3 (Sustainable Construction) ESD4 (Decentralised Energy Systems) ESD5 (Renewable Energy)		Development Brief
Community			BSC7 (Meeting Education Needs) BSC12 (Indoor Sport, Recreation and Community Facilities)		Development Brief
Health and Wellbeing			BSC8 (Securing Health and Well-Being)		Development Brief
Housing	59-76, 117, 122, 123	PR2 (Housing Mix, Tenure and Size)	BSC2 (The Effective and Efficient Use of Land – Brownfield Land and Housing Density)		Development Brief

Table 5 – Planning Policy Summary					
	NPPF (Paragraphs)	Partial Review Local Plan	Local Plan (Part 1)	Cherwell Local Plan (1996) Saved Policies	Other Planning Documents
			BSC4 (Housing Mix)		
Green Infrastructure / Open Space		PR5 (Green Infrastructure)	BSC10 (Open Space, Outdoor Sport and Recreation Provision) BSC11 (Local Standards of Provision – Outdoor Recreation) ESD17 (Green Infrastructure) Policy Villages 4 (Meeting the Need for Open Space, Sport and Recreation)		Development Brief
Design	124-132			C28 (Layout, design and external appearance of new development) C30 (Design of new residential development) C31 (Compatibility of proposals in residential areas) C32 (Provision of facilities for disabled people)	Development Brief Cherwell Residential Design Supplementary Planning Document (adopted July 2018)
Heritage	189-192, 193-199		ESD11 (Conservation Target Areas) ESD15 (The Character of the Built and Historic Environment)	C18 (Development proposals affecting a listed building) C25 (Development affecting the site or setting of a scheduled ancient monument)	Development Brief

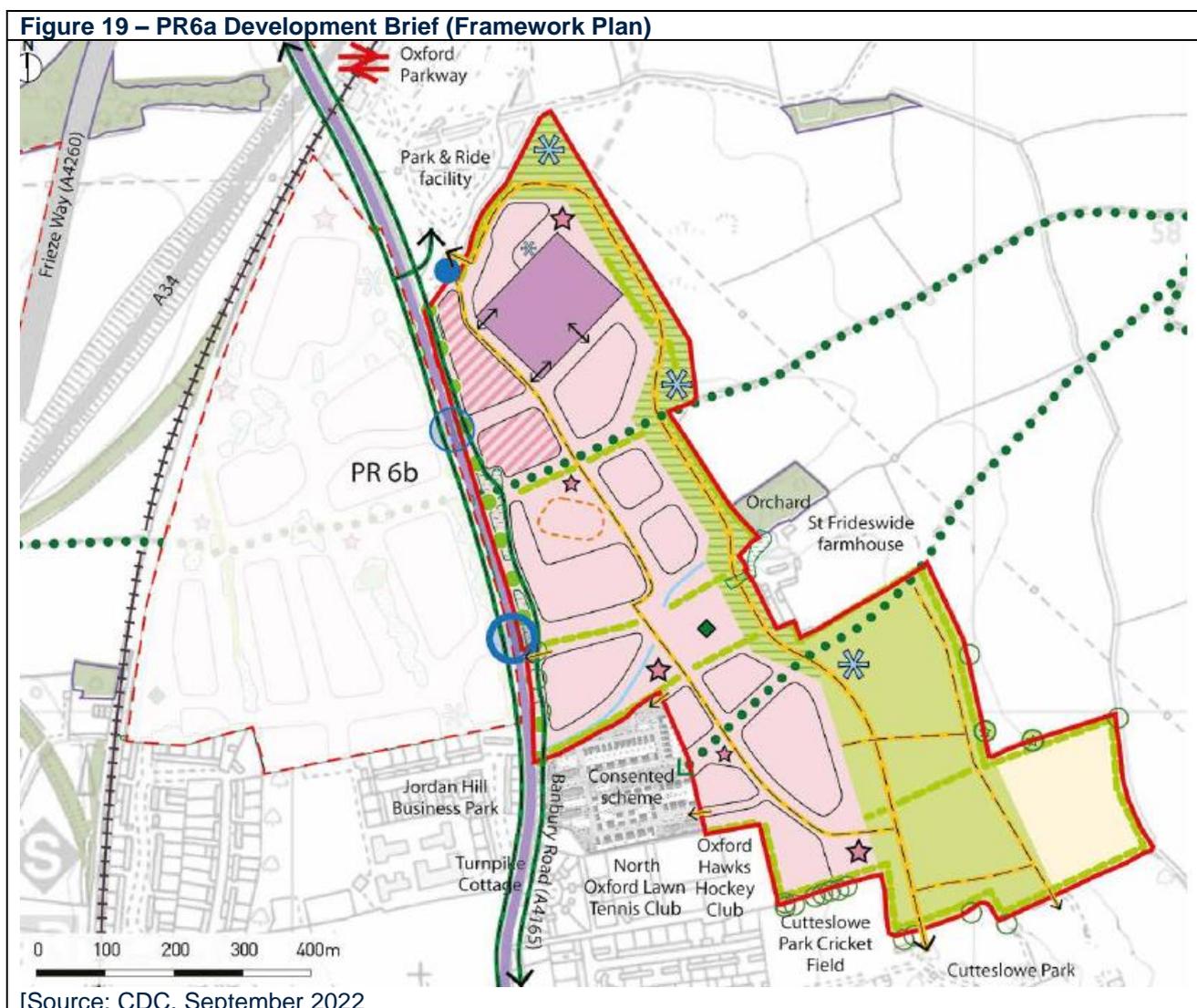
Table 5 – Planning Policy Summary					
	NPPF (Paragraphs)	Partial Review Local Plan	Local Plan (Part 1)	Cherwell Local Plan (1996) Saved Policies	Other Planning Documents
Natural Environment	96, 170-177		ESD9 (Protection of the Oxford Meadows SAC) ESD10 (Protection and Enhancement of Biodiversity and the Natural Environment) ESD13 (Local Landscape Protection and Enhancement)	C5 (Protection of ecological value and rural character of specified features of value in the district)	Development Brief
Environmental	91-95, 148-154, 155-165, 170, 178-183		ESD8 (Water Resources)	ENV1 (Development likely to cause detrimental levels of pollution) ENV12 (Contaminated Land)	Development Brief
Flood Risk and Drainage			ESD6 (Sustainable Flood Risk Management) ESD7 (Sustainable Drainage Systems)		Development Brief
Transport	102-111	PR4a (Sustainable Transport) PR4b (Kidlington Centre)	SLE4 (Improved Transport and Connections)	TR1 (Transportation Funding)	Development Brief
Utilities	112		BSC9 (Public Services and Utilities)		Development Brief
Infrastructure / Planning Obligations	54-57	PR11 (Infrastructure Delivery) PR12a (Delivering Sites and Maintaining Housing Supply)	INF1 (Infrastructure)		Development Brief Developer Contributions Supplementary Planning Document (adopted February 2018)

Other Material Considerations

6.4. Material considerations also include national policy, which is primarily expressed through the National Planning Policy Framework and national Planning Practice Guidance, as well as additional guidance produced by the Council in the form of the Development Brief adopted for the site, Supplementary Planning Documents (SPDs). A summary of this relevant policy and guidance is provided in **Appendix 3**.

- **PR6a Land East of Oxford Road Development Brief**

6.5. The PR6a Development Brief was prepared in accordance with the requirements of Policy PR6a from the Local Plan Partial Review. The Development Brief was adopted at Planning Committee on 8th September 2022. The brief contains key plans such as the Development Framework Plan (**Figure 19**). Further details are provided in **Appendix 3**.



6.6. The Illustrative Masterplan, Design and Access Statement and accompanying Parameter Plans for the proposals show that they will conform with the Development Brief. The Development Brief indicates that the school is located to the north of the site, but with a caveat that this is 'subject to further detailed

assessment'. Further assessment has been carried out in relation to the school location, and pre-application discussions, identifying that the preferred location adjacent to the local centre (as shown in the Parameter Plans) is acceptable and deliverable.

- **Cherwell Local Plan Review 2040**

6.7. A new district wide Local Plan to 2040 is being prepared to meet assessed development needs for employment, housing, leisure, community facilities and infrastructure to provide a strategy for the pattern scale and quality of development across the district.

6.8. To date there have been three rounds of Regulation 18 consultation. These consultations were undertaken between July-September 2020, September-November 2021 and February-March 2023. The timetable for adoption is unknown at present as the Local Development Scheme (September 2021) is out of date.

- **Oxfordshire Plan 2050**

6.9. In February 2018, all local authorities in Oxfordshire signed a Housing and Growth Deal, providing £215 million in return for delivering 100,000 homes between 2011 and 2031. As part of the agreement, the local authorities – CDC, OXCC and OCC, South Oxfordshire District Council, Vale of White Horse District Council and West Oxfordshire District Council, committed to producing a Joint Strategic Spatial Plan (JSSP) for Oxfordshire – the Oxfordshire Plan 2050. However, The Local Authorities of Oxfordshire have decided not to progress with the Oxfordshire 2050 Plan as they have been unable to reach agreement on the approach to planning for future housing needs.

- **Neighbourhood Plan**

6.10. There are no published or adopted Neighbourhood Plans covering the area which is the subject of this outline planning application.

- **Community Infrastructure Levy (CIL)**

6.11. CIL has not been introduced in CDC and is not applicable in the determination of this outline planning application.

7. Planning Assessment

Introduction

- 7.1. This section of the Planning Statement provides an assessment of the proposed development against the Development Plan, National Planning Policy Framework (NPPF), and any relevant material considerations. This section of the Statement seeks to address key planning issues arising from the proposal.
- 7.2. Section 38 (6) of the Planning and Compulsory Purchase Act (2004) states that if regard is to be had to the Development Plan for the purpose of any determination to be made under the Planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise. A summary of the assessment of the various aspects of the proposed development which are discussed in the following sub-sections is provided at the end of this section at **Table 6**.
- 7.3. In terms of national planning policy, Paragraph 11 of the NPPF states that *“Plans and decisions should apply a presumption in favour of sustainable development. ... For decision-taking this means: c) approving development proposals that accord with an up-to-date development plan without delay; ...”*. As set out in the Planning Assessment below, the proposed development accords with the Development Plan as a whole and should be determined without delay.

Principle of Development

- 7.4. The principle of this development has been established following the Applicants long term promotion of this site to CDC as a suitable site for a mixed-use housing led strategic allocation. Through the preparation of the Local Plan Partial Review, the Council undertook a full review of those parts of the Oxford Green Belt that fell within the District. This process led to a number of sites being recommended for removal from the Green Belt to allow their allocation for development. The site subject of this application was one of these released sites. Policy PR6a thus confirms the acceptability of this proposal subject to detailed consideration of technical matters.
- 7.5. In terms of the proposed number of new homes (i.e. 800), the development exceeds the policy requirement to construct 690 homes. However, this scale of development is policy compliant. Having undertaken an extensive masterplanning and technical assessment process (including community engagement), it has been established that the area shown on the Site PR6a Policies Map for built development can acceptably accommodate up to 800 dwellings whilst also delivering the other key requirements for the site. The proposed development of this former Green Belt land maximises its development potential and, therefore, makes efficient use of the land, a key requirement of the NPPF (paragraph 124). Further consideration of the technical assessment process, which has confirmed that up to 800 new homes can be acceptably accommodated on site, is provided in the sub-sections below and in separate reports and the Environmental Statement which accompanies this application.

Meeting Oxford's Unmet Housing Needs

- 7.6. The delivery of up to 800 new homes at the application site will make an important contribution towards meeting the Local Plan Partial Review's total plan requirement of 4,400 homes (including 690 homes at Site PR6a) between 2021 and 2031, which will help to address Oxford's unmet housing needs.
- 7.7. In doing so, the delivery of new homes at the application site would assist CDC in meeting its 5 year housing land requirement (2023-2027). As identified in the Indicative Construction Programme in **Appendix 1**, the proposed development could provide approximately 250 new homes during this particular period.
- 7.8. The proposed increase in the number of new homes proposed at the application site (i.e. up to 800, compared with the allocation reference to 690 homes) would also assist CDC in establishing an ongoing supply of housing land. This increased level of housing delivery would supplement CDC's delivery of housing in the short term whilst the LPA waits for applications to be submitted for all of the PR sites (in order to deliver the total of 4,400 homes on PR sites by 2031). This delivery would also help reduce further Green Belt sites from being developed to meet the CDC and OCC housing need targets.

Compliance with the requirements of Policy PR6a

- 7.9. Policy PR6a of the adopted Cherwell Local Plan Partial Review allocates the application site for mixed use development. The Policy includes 30 requirements of the proposed development, including: Key Delivery Requirements (points 1-8); Planning Application Requirements (points 9 to 23); and Place Shaping Principles (points 24 to 30).
- 7.10. The proposed development and the contents of the outline planning application complies with the relevant requirements of Policy PR6a (see **Appendix 2**, which includes a table setting out the Applicants' compliance with the requirements of Policy PR6a). Where there is part-compliance, it has been demonstrated in this Planning Statement and in other reports supporting this application that the departures from these policy requirements are acceptable and appropriate for the application site. Where policy requirements relate to detailed elements of the proposed development, these will be addressed at the Reserved Matters Applications stage. Set out below is a summary of the table provided in **Appendix 2**.
- 7.11. **Key Delivery Requirements:** The proposed development will provide up to 800 new homes which (as explained above) is acceptable in principle and make an important contribution towards meeting Oxford's unmet housing needs) (point 1). The proposed development also complies with Key Delivery Requirements, in terms of providing 50% of the homes as affordable housing (point 2); providing a 2FE primary school (but in a more appropriate location – see Design and Access Statement) (point 3); providing a local centre of the scale required (point 4); provision of formal sports, play areas and allotments (point 5); provision of public open green space (point 6); creation of a green infrastructure corridor (point 7); and retention of 3 hectares of agricultural land (which is excluded from the application site) (point 8).
- 7.12. **Planning Application Requirements:** The proposed development and application complies with all but one of the requirements. The application is supported by and in accordance with the overarching requirements of the Development Brief which has been adopted for Site PR6a (points 9 / 10); the application is supported by the suite of documents required by the policy, and which cover the requirements specified for their content (including consultation with relevant stakeholders such as Thames Water and the Environment Agency) (points 11-18 / 20); through the completion of the S106 Agreement in due course,

proposals relating to the community building, formal sports provision and play areas and also the public open green extension to Cutteslowe Park will be secured (points 19 / 20); and a single comprehensive outline planning application is submitted for the scheme, which will be supported by draft Heads of Terms and a draft Delivery Plan (point 22).

- 7.13. As agreed with officers at CDC during pre-application discussions, the application does not include an Employment, Skills and Training Plan but this will be the subject of a Planning Condition (point 23) prior to commencement of development.
- 7.14. **Place shaping Principles:** The proposed development and application complies with these requirements. The scheme will be a contemporary urban extension to Oxford that responds to its 'gateway' location (point 24); provision will be made for a landscaped green infrastructure corridor at the eastern settlement edge, connecting green infrastructure corridors, an active frontage along Oxford Road and public open green space/extension to Cutteslowe Park (points 24-28); the archaeological features are incorporated into the landscape design of the site (point 29); and the layout and design encourages the sustainable and safe management of waste (point 30).

Relationship of the Application Site with Site PR6b

- 7.15. As required by the Partial Review of the Local Plan, this development is expected to form a complementary relationship with this neighbouring site immediately opposite the west of the A4165, Oxford Road.
- 7.16. On the basis that both the proposed development and the development at Site PR6b follow the overarching guidance contained in the Development Briefs, which have been adopted by CDC for the application site and for Site PR6b, the proposed development will complement the form of development that will be delivered immediately to west of the Oxford Road. This will include following shared design principles identified in the two Development Briefs in terms of the character, layout and heights of buildings which adjoin the Oxford Road corridor.
- 7.17. The opportunity to make connections across the Oxford Road to allow easy pedestrian and cycle east-west travel across both site is obvious and will be provided through this proposal. The public bridleway 229/ 9/ 30 that runs across the site is connected to the public right of way 229/ 10/ 30 by the way of a toucan crossing prioritising pedestrians and cyclists on Oxford Road, encouraging walking and cycling to the school from PR6b and beyond. A further east-west public footpath links the site with the footpaths in the adjacent consented Croudace scheme ("St Frideswide Farm") in Oxford city.
- 7.18. New bus stops will be placed in locations where they are convenient for residents of both sites. The location of the proposed local centre and primary school has been carefully chosen to serve both sites as they are easily accessible by foot or cycle for all residents. The two sites will combine to create a modern walkable development.
- 7.19. The high level of compliance with Policy PR6a demonstrates the Applicants commitment to creating a highly sustainable urban extension to Oxford. The underlying design motivation of a walkable neighbourhood will create an attractive and desirable place to live that seamlessly connects and interacts both existing and planned development in the area.

Sustainability and Energy

7.20. A Sustainability and Energy Statement has been prepared by Turley and is submitted with this application. The proposed sustainability strategy will implement a range of measures and investigate further measures during detailed design by following the seven design principles which include:

- Connectivity: The development will prioritise pedestrian and cycle networks, and will be well-connected with local transport networks, with scope to change as lifestyles and technologies evolve;
- Identity: The development will deliver high quality design that integrates the local character and values the viewpoints of the occupants;
- Community: Putting people at the heart of the development and creating a caring and connected community by providing opportunities to live, work, socialise and enjoy an active lifestyle for the residents;
- Ecology: Enhance existing landscape fabric and ecological habitats and create multi-functional green spaces to maximise local biodiversity and connect people with nature;
- Energy: Minimise the environmental impact caused by energy use through following the 'Energy Hierarchy' and 'Be Smart' strategy during the design and operation stages;
- Carbon: Integrate the whole life cycle assessment and circular economy principles into design, delivery, use and future use stages to lead the pathway to a net-zero development;
- Health & Wellbeing: Provide public outdoor spaces and indoor environments that enable and encourage a healthy lifestyle.

7.21. Therefore, the proposed development at Water Eaton has been designed to respond positively to national and local plan policy incorporating measures to deliver social and economic benefits, while also protecting and enhancing the environment where possible.

Health and Wellbeing

7.22. A Health Impact Assessment has been undertaken by Savills on behalf of the Applicants. The assessment criteria show that the proposed development is highly conscious of and conducive to facilitating a healthy, vibrant and cohesive community, and does not present any material health risk to existing residents or vulnerable groups.

7.23. In particular, the proposed development seeks to create a walkable neighbourhood, reducing resident dependency on cars. Specifically, the proposed development would provide a local centre, which could include local convenience retail (food store, pharmacy, post office), business space for professional uses; a café or restaurant, and floorspace for community uses such as healthcare and community/social use. Furthermore, the services and facilities provided as part of the proposed development (and other surrounding developments) have been strategically planned to complement each other.

7.24. The proposed development also encourages use of active transport modes through prioritising walking and cycling and deterring use of private vehicles through various means. In addition, existing public transport links are good should this be needed to access community facilities and/or employment further afield (e.g. in Oxford city centre, Bicester or London).

7.25. There are also plenty of opportunities for physical activity and recreation through the careful integration of green spaces of varying sizes throughout the site. This would also include 5km and 10km running and walking and recreational routes for dog walking.

- 7.26. The application further considers looming public health challenges associated with the social and health care capacity to manage an increasing aged population, by fully embedding dementia and neurodiversity friendly design features into the design of urban areas, public realm and areas of green infrastructure (such as allotments and community gardens) that will facilitate healthy independent living for longer, and remove, reduce and delay the need for clinical intervention and care.
- 7.27. Overall, no adverse health and wellbeing impacts associated with the proposed development have been identified within the assessment.

Delivery of Benefits to the Local Community

- 7.28. This proposal will provide a number of benefits for the local community, in accordance with the policy requirements of the Local Plan Partial Review (i.e. Policy PR6a) and guidance given in relation to the proposed development by the PR6a Development Brief, that should be afforded significant weight in the planning balancing exercise.
- 7.29. The proposal offers social benefits through the provision of up to 800 houses on this allocated housing site. It will make a significant contribution to meeting Cherwell's share of Oxford's unmet housing need which underpins the Local Plan Partial Review. The continuing level of housing need and the associated affordability crisis in Oxford make the need to deliver housing of allocated sites of paramount importance.
- 7.30. If this outline proposal is built out in full, 400 new affordable homes will be provided for those people currently unable to afford a home of their own. Although this application is submitted in outline, the Applicants propose a mix of dwelling types, sizes and tenures that meet current local demand. Subject to discussions with the Council's Housing team, the affordable offer will take into account First Homes as well as more typical tenure types such as social rent, affordable rent, 'intermediate' housing, and shared ownership.
- 7.31. The Applicants also, at this outline stage, propose an indicative market housing mix that closely relates to Council policy and reflects a mix that has been accepted on other allocated sites that have come forward to meet the Local Plan Partial Review. A wide variety of houses and apartments offering 1 to 4+ bed homes will be offered to the market in this sustainable location just outside the city.
- 7.32. Although a detailed matter, the Applicants are comfortable that the proposal will allow a policy compliant proportion of adaptable and wheelchair accessible homes to be provided. Similarly, new homes that meet relevant internal space and outdoor amenity standards.
- 7.33. In accordance with the allocation, this proposal will facilitate a two form entry primary school on a 2.2 hectare site to provide primary education for children across both this site and the PR6b site on the opposite side of Oxford Road. The Applicants propose to relocate the school relative to the Illustrative Masterplan provided in the Local Plan Partial review. This is simply to position the school in the best possible location to be convenient for both new housing sites.
- 7.34. Similarly, the nearby local centre is provided at the optimal position to ensure the maximum number of residents have easy access to the retail, community and leisure facilities that will be provided, again as required by policy.

- 7.35. The proposal provides for a high quality public open space offer, including an 11 hectare extension to Cutteslowe Park, a 8 hectare corridor for Green Infrastructure, 0.8 hectares of child's play space, 1.1 hectares of outdoor sports provision and new allotments to serve the new community.
- 7.36. The scheme is also extremely well connected allowing residents' easy access to Oxford Parkway Station, the Water Eaton Park and Ride, Oxford itself and the forthcoming neighbouring sites. Residents will be able to travel by sustainable means of transport to work, school or leisure activities reducing the reliance on the private car and promoting healthy lifestyles.
- 7.37. In terms of economic benefits, the scheme will provide an economic role by increasing the local population in a development that encourages people to stay and shop local. This increased spending will benefit existing businesses to grow and create favourable market conditions for attracting new shops, employers and investment to the area.
- 7.38. Given the scale of the proposed development, in the short term there will be significant employment opportunities through the construction of this scheme. The Applicants are committed to discussing with CDC the contents of a Employment, Skills and Training Plan that will target local people to provide job and apprenticeship opportunities during the construction phase. This construction phase will also provide many positive secondary benefits through increased demand for local suppliers, caterers and consultants.
- 7.39. The Council will also receive the New Homes Bonus for each completed unit, increased Council Tax revenue and the receipts from the Section 106 agreement.
- 7.40. The Applicants accept that this proposal will bring built form onto this site but environmental benefits are still included such as the new Green Infrastructure corridor and approximately 20% Biodiversity Net Gain.

Design

- 7.41. A Design and Access Statement (DAS) has been prepared by Savills Urban Design Studio and is submitted with this application. The DAS confirms the vision of this development to be, *“Water Eaton will be founded in history and built for the future. It will reflect its location as an entrance to Oxford city, inspired and informed by the best of Cherwell and Oxford's streets and spaces. PR6a will be a diverse and healthy mixed-use intergenerational community, providing essential housing for Oxford. It will be connected to its neighbours, to the city and to nature and the countryside. A place that people value, where sustainability, well-being and quality of life are fundamental.”*
- 7.42. From this vision flows a number of aims and objectives that inform a set of design principles that are explained in the DAS accompanying this application. The design of this scheme naturally follows the adopted Development Brief but where this outline application differs from the plans and principles in the development brief, the DAS sets out the rationale for this.
- 7.43. The proposal is built from a thorough understanding of the existing local area in terms of local facilities and services, pedestrian and cycle networks, public transport and road networks. This understanding allows the opportunities available to this development to address some of the gaps in existing provision and these are presented in the DAS.
- 7.44. The design is also informed by up to date technical studies on topics such as landscape, ecology, heritage, flood risk, noise and air quality. This assessment work allows a scheme that respects existing constraints and addresses opportunities for improvement.

- 7.45. The resulting proposal is driven by a number of overarching design strategies with a land use strategy that ensures adequate provision of land for the primary school, the local centre, Green Infrastructure, public open space and the extension to Cutteslowe Park.
- 7.46. Character studies that informed the character areas and architecture that can be seen in the final Illustrative Masterplan. This process was informed by the design stages undertaken over the past year from Enquiry by Design (EbyD), Design Review Panels, and Public Consultations. CDC, OXCC and OCC also played an important role in deriving the character areas that is outlined in the DAS.

Transport and Highways

- 7.47. A Transport Assessment (TA) has been prepared by i-Transport and is submitted with this application. The TA considers the transport impacts that may arise from the proposed development, through the use of microsimulation traffic modelling of the application site and also of all the Partial Review Local Plan allocation sites. The TA has also considered the proposal against the relevant transport planning policy considerations. The assessment has been produced in accordance with guidance contained in the National Planning Practice Guidance and, where necessary, other local and national transport planning guidance.
- 7.48. A separate Framework Travel Plan has been prepared by i-Transport is also submitted with this application. The primary purpose of the Travel Plan is to identify opportunities for the effective promotion and delivery of sustainable transport initiatives (for example, walking, cycling, and public transport to reduce the demand for travel by less sustainable modes, acknowledging that there are people who rely on use of private vehicles (cars and vans) for work purposes and who cannot use sustainable modes).
- 7.49. A separate Framework Innovation Plan has also been prepared by i-Transport and is also submitted with this application. The primary purpose of the Framework Innovation Plan is to set out a framework for the development to futureproof for when current innovations become mainstream, and how innovation will be integrated into the development process. Details relating to innovation will be provided at the reserved matters stage.
- 7.50. The TA reaches a number of conclusions, as listed below:
- Suitable and safe vehicular access is proposed from Oxford Road, in the form of a CYCLOPS junction (the southern access) and a left in-left out junction (the northern access).
 - Safe and suitable pedestrian and cycle accesses are proposed from Oxford Road, the public rights of way and from the Croudace site to the south.
 - Along the site frontage the scheme delivers the County Councils aspirations for a cycle super highway.
 - Within the site a network of footpaths, cycle paths and safe streets are proposed. In making this provision, the concept of the 20 minute neighbourhood concept is achieved.
 - Off-site pedestrian and cycle improvements are proposed to ensure that the site is linked to Kidlington, Oxford city and other key destinations.
 - The site benefits from good accessibility to public transport – bus (Oxford Road high frequency bus corridor) and rail (Oxford Parkway Station).
 - The proposals therefore ensure that there are good opportunities to promote sustainable transport modes.
 - The impact from the development on the operation of the transport network (in terms of capacity and congestion and on highway safety) is not significant.
 - The residual cumulative impacts on the road network are not severe.

- The main transport / connectivity objectives are met thus the development contributes to the County Council achieving its Local Transport Connectivity Plan.

7.51. In conclusion, the proposals therefore meet the transport requirements of the Cherwell Local Plan 2011-2031 including the Partial Review, Oxfordshire's Local Transport and Connectivity Plan and the National Planning Policy Framework. On this basis, it is considered that there are no transport grounds for refusing the application.

7.52. The aims and objectives of the FTP are aligned with the LTCP. It sets out a sustainable transport strategy and measures for the proposed development, the headline aims of which are to reduce the number of single occupancy car journeys to the site and improve accessibility to the site by non-car modes of transport and thereby encourage the use of other travel modes.

Flood Risk and Drainage

7.53. A Flood Risk Assessment (FRA) has been prepared by Glanville and is submitted with this application. The FRA outlines the existing situation with regards to flood risk and drainage, and outlines the proposals for flood risk protection and resilience, and surface water drainage disposal. This report concludes that the development site is not at risk of flooding from fluvial sources, and that any other flood risk sources can be adequately mitigated within the development proposals.

7.54. The FRA also outlines the proposals for a sustainable drainage system to serve the development which follows the drainage hierarchy alongside guidance and policy on sustainable drainage design. The drainage scheme will ensure that there is no increase flow rates or volumes off-site, and therefore the risk of flooding from surface water will not increase to both the site and to the surrounding area. The introduction of a positive drainage system will in fact result in improvements to the surface water flood risk situation within the site and in the surrounding area, by directing flows more effectively to downstream watercourses at restricted rates where appropriate. Furthermore, the drainage scheme will incorporate sustainable drainage features which will provide amenity, water quality and biodiversity benefits for the lifetime of the development, as well as resilience against the future effects of climate change on rainfall intensities.

Foul Drainage and Utilities

7.55. A Foul Drainage and Utilities Assessment (FDUA) has been prepared by Glanville and is submitted with this application. The FDUA outlines the existing situation with regards to foul drainage and utilities, and outlines the proposals for foul water drainage disposal, as well as utility supply and diversion.

7.56. This report concludes that foul water flows will need to be pumped to the existing Thames Water foul drainage network, and that reinforcement works to the existing network will need to be undertaken to provide the capacity required to serve the site. In order to ensure that the appropriate upgrades are made in the future, Thames Water will carry out modelling work, design and build the necessary improvements at their own cost, provided that outline planning consent has been secured.

7.57. The FDUA concludes that gas, electric, telecommunications and potable water services are all indicated within and in the vicinity of the site. Given the size of the development, it is likely that off-site reinforcement works may be necessary in order to facilitate the development. A capacity assessment by suppliers will be required at the detailed design stage in order to determine if any reinforcement of the local supply network is required.

- 7.58. It is likely that protection and/or diversion works to services along the A4165 may be required to facilitate the construction of new access points into the development, and grounding and/or diversion works required to services serving Water Eaton Manor and St Frideswide's Farm which cross the site.
- 7.59. A more in-depth investigation will be required to ascertain the precise location and depths of utilities when designing the site access and internals and arranging for potential new connections.

Archaeology and Heritage

- 7.60. An Archaeological and Heritage Assessment, which forms part of the Environmental Statement, has been prepared by EDP and is submitted with this application.
- 7.61. The assessment of archaeology and built heritage has identified that the site does not contain any designated heritage assets.
- 7.62. Two designated heritage assets, the Grade II* listed St Frideswide's Farmhouse and Grade II listed associated wall, are located immediately east of the site at St Frideswide's Farm. While the development of the site will inevitably result in the loss of farmland historically associated with these listed buildings, mitigation is proposed in the design of the scheme to reduce the impact on the setting of these assets and minimise any resultant harm to the significance of the listed buildings. As a result, the proposed change to the setting of the Grade II* St Frideswide's Farmhouse and Grade II Listed wall is in each case expected to each equate to 'less than substantial harm', at the low end of this scale of harm.
- 7.63. A baseline assessment, in the form of desk-based assessment and investigative fieldwork (geophysical survey and trial trenching) has identified non-designated archaeological features and deposits within the site. The earthwork and buried remains of two Anglo-Saxon round barrows are recorded within the central portion of the site. Mitigation incorporated into the design of the scheme will ensure these remains are preserved in-situ, within public open space.
- 7.64. Other identified archaeological deposits, including the buried remains of a discrete area of late pre-historic to Romano-British settlement activity have been identified elsewhere in the site. These remains will be addressed through the implementation of mitigation in the form of a programme of archaeological investigation and recording. This strategy will offset the loss of these remains by realising their archaeological potential and making that information available in the public record.
- 7.65. Pipal Cottage and its associated farm outbuildings including the Pipal Barns are non-designated heritage assets and buildings of local interest that lie along the western boundary of the site. The loss of the Pipal Barns through the construction of the scheme will be mitigated by a programme of building recording in advance of demolition, to ensure a permanent record of their heritage interest is produced and made publicly available. Pipal Cottage is located outside the site and will therefore remain in situ, albeit the setting of this building of local interest would be changed by the scheme.

Ecology

- 7.66. An Ecological Assessment, which forms part of the Environmental Statement, has been prepared by EDP and is submitted with this application.
- 7.67. The ecology assessment has established that the majority of the site is formed of habitats of low ecological value, namely arable farmland. Some more valuable habitats exist in the form of the hedgerow network, a

strip of woodland along the western site boundary and small areas of scrub. The site supports protected and notable species including foraging and commuting bats, roosting bats at Pipals Barns and possibly within trees around the site, breeding and winter farmland birds, including some ground nesting species, an occasional barn owl roost, a small population of grass snake and a small population of brown hairstreak butterfly.

- 7.68. Whilst the development will result in the loss of the woodland and a small proportion of the hedgerow network, mitigation in the form of large areas of new, semi-natural habitats including wildflower and tussocky grassland, scrub and woodland planting and new ponds within drainage features will compensate for any losses and provide a significant net gain for biodiversity. These habitats will form a valuable green corridor, providing extensive new opportunities for most protected species recorded on-site. Where required and considered appropriate to mitigate the loss of opportunities on-site for ground nesting birds, a mitigation strategy will be agreed with CDC. Other mitigation measures will include nesting, refuge and roosting features throughout public open space for birds, bats and reptiles. A sensitive lighting strategy will limit the impact of lighting on retained and new habitats, allowing nocturnal species to remain within the site.
- 7.69. A biodiversity impact assessment has been carried out using the Defra Biodiversity Metric (v. 3.1). The calculator tool shows that the site is capable of achieving a net gain to biodiversity in excess of policy requirements, showing a net gain of approximately 20%. The calculations have been carried out using future habitats based on the Illustrative landscape design, and a vision for the establishment and future management of habitats has been set out within the Biodiversity Improvement and Management Plan (BIMP).
- 7.70. Potential impacts during construction will be mitigated through the implementation of wildlife sensitive clearance methodology, pollution control and the setting of Ecological Protection Zones.
- 7.71. A number of designated sites for wildlife sit within the site's zone of influence, including the internationally important Oxford Meadows SAC. Impacts upon designated sites arising through increased recreational usage, water quality and water quantity will be mitigated through the provision of extensive public open space within the site and a well-designed SuDS network.
- 7.72. Taking into account the mitigation measures, as outlined above, the proposals are considered capable of meeting all relevant policy requirements and will result in no significant, adverse effects to ecology or biodiversity, and, in some cases will result in a net positive effect.

Agricultural Land Classification

- 7.73. A Soils and Agricultural Quality assessment of the site has been prepared by Land Research Associates and is submitted with this application.
- 7.74. The assessment of the soils and agricultural quality of the land within the site has established that the soils at the site are predominantly slowly permeable at shallow depth with some permeable loamy soils in the south. The site comprises mainly subgrade 3b agricultural quality land with a small area of best and most versatile (grade 2 and subgrade 3a) land in the south where the permeable soils are found. All the land is variably limited by wetness.
- 7.75. The site was in arable cropping at the time of surveys and mainly sown to winter cereals. Two agricultural land users operate within the site, tenanted out on a secure agricultural holdings act tenancies. Both farm

tenants have large holdings outside the site and it is concluded that the development would not have major adverse effects on their wider agricultural businesses.

Landscape and Visual Impact

- 7.76. A Landscape and Visual Impact Assessment (LVIA), which forms part of the Environmental Statement, has been prepared by EDP and is submitted with this application.
- 7.77. The LVIA has evaluated the baseline condition of the site in landscape and visual terms and includes a comprehensive landscape data trawl and field appraisal undertaken by EDP's landscape team.
- 7.78. The site is considered to be broadly representative of the local landscape character and is considered to have medium value and susceptibility to residential development. The large-scale fields with weak field boundaries create an open character. The relationship with Oxford's settlement edge introduces urbanising influences including residential development, electricity pylons and sports pitches into the context of the site.
- 7.79. In visual terms, the site is contained to the west by extensive tree planting, to the north by Oxford Parkway Park and Ride and the settlement edge of Oxford to the south. The site is relatively open to the east, with the flat landform resulting in intervisibility between the site and the local countryside. Hedgerows and intermittent tree cover filter views towards the site and Oxford Road from the east.
- 7.80. The proposed development would introduce built form into the site which would alter its baseline landscape character and visual appearance. Over time, the proposals would integrate into the local context and would read as an extension to the existing settlement. From a visual perspective, close-range views and views from within the site would be most affected. Mid-range and long-distance views would generally be less affected by the proposals due to the intervening vegetation and built form.
- 7.81. While there would be considerable effects on local landscape and visual receptors due to the nature of the proposed development, it would provide a series of benefits. From a landscape and visual perspective these include:
- Improved access to the site including walking and cycling routes for leisure and recreation;
 - Provision of play areas and allotments for the new community;
 - Extensive landscape buffer on the eastern boundary that ensures a soft transition to the countryside and creates a defensible Green Belt boundary;
 - High-quality outdoors space including extensive tree and shrub planting for amenity value and habitat creation; and
 - Sustainable drainage features which create habitat value and seasonal interest for residents, with the potential for play area in/with water.
- 7.82. Overall, the proposed development is considered to create an appropriate settlement edge with a soft transition into the countryside. High quality Green Infrastructure is incorporated into the scheme which provides amenity value to residents, enhanced habitat and biodiversity value. The proposed scheme would create a defensible boundary to the Green Belt.

Arboricultural Resource

- 7.83. An Arboricultural Baseline and Arboricultural Impact Assessment has been prepared by EDP and is submitted with this application.
- 7.84. The Arboricultural Survey, which has been undertaken in line with BS 5837:2012, has identified 97 individual trees, 16 groups of trees and 19 hedgerows, totalling 132 items within the site. Of these 132 items, three have been awarded an A category, 25 have been categorised as B category, and 89 have been categorised as C and are of low quality. In addition, 15 items have been categorised as U and are considered unsuitable for retention irrespective of development.
- 7.85. Existing trees identified for retention will continue to be managed in accordance with BS 5837:2012. Critically this requires arboricultural review of any future emerging detailed design and the implementation of physical protection measures to safeguard the retained trees, including robust protection in the form of a barrier to BS 5837:2012, during the construction phases.
- 7.86. While there would be considerable tree loss along Oxford Road, a tree strategy will be produced to achieve a net gain in tree canopy cover within the sites boundary and to ensure establishment and long-term retention of the retained arboricultural resource and provide much needed succession in the form of new tree planting. This in combination with the proposed landscape strategy would deliver a high-quality treeline along the western site boundary and create significant green infrastructure and areas of open space as part of the scheme.

Air Quality

- 7.87. An Air Quality assessment of the site and proposed development has been undertaken by PEC Limited and forms part of the Environmental Statement which is submitted with this application. The AQ assessment concludes that the Proposed Development has the potential to cause air quality impacts during both the construction and operational phases.
- 7.88. During the construction phase of the Proposed Development there is potential for air quality impacts at human receptors as a result of fugitive dust emissions from the Site. These were assessed in accordance with the relevant guidance methodologies. Assuming good practice dust control measures are implemented, the residual significance of potential air quality impacts from dust generated by demolition, earthworks, construction and trackout activities was predicted to be negligible and subsequently not significant.
- 7.89. Dispersion modelling was undertaken in order to quantify pollutant concentrations at the Site and assess potential exposure of future users. Annual mean concentrations of NO₂, PM₁₀ and PM_{2.5} were predicted across the proposed development site and were subsequently verified using local monitoring results obtained from OCC and CDC. This modelling results indicated that annual mean NO₂, PM₁₀ and PM_{2.5} concentrations across proposed sensitive residential use were below the relevant AQOs. The location is therefore considered suitable for the proposed end-use without the implementation of protective mitigation techniques. In addition, dispersion modelling was undertaken in order to predict air quality impacts at sensitive receptor locations within the vicinity of the Site as a result of the additional road vehicle exhaust emission generated by the operation of the Proposed Development. This indicated that the increase in pollutant concentrations at sensitive receptor locations was deemed minor adverse. As a result, a comprehensive offsetting strategy is to be employed to reduce development generated emissions. The strategy includes provision of a 7kw charging station for each dwelling, one charging station per 10 public

parking spaces and up to 25% demand-led Electric Vehicle Charge (EVC) provision (7kw each) for non-residential development. 25% of spaces will be future proofed with containment channels that enable cable connections to be installed as and when required. The Site will also provide dedicated cycle parking for dwellings with regard to OXCC's best practice requirements and guidance.

- 7.90. Therefore, in light of the comprehensive offsetting strategy the overall significance of potential residual impacts is considered to reduce from minor adverse to not significant, in accordance with the relevant guidance criteria.

Noise and Vibration

- 7.91. A Noise and Vibration assessment of the site and proposed development has been undertaken by Dice Environmental Ltd and forms part of the Environmental Statement which is submitted with this application. The acoustics assessment concludes that the proposed development has the potential to cause acoustic impacts during both the construction and operational phases.
- 7.92. During the construction phase of the proposed development there is potential for noise and vibration disturbance to nearby density receptors as a result of construction activities on the site. Assuming good practice noise and vibration control measures are implemented, the residual significance of potential acoustic impacts from the construction phase of the project was predicted to be negligible and not significant.
- 7.93. Detailed noise modelling was undertaken in order to quantify the expected noise impact on the Proposed Development, as well as the impact on the surrounding environment arising as a result of the development during the operational phase. After implementing the glazing and ventilation strategy recommendations outlined in the assessment, the noise levels at the site are expected to comply with criteria set out in relevant British Standards and guidance documents for a development of this nature. The noise impact of changes in traffic levels owing to the Proposed Development were assessed to be negligible and therefore not significant.
- 7.94. Therefore, following the implementation of the outlined mitigation strategy, the overall significance of potential residual noise & vibration impacts is considered to be negligible and not significant, with noise levels complying with the relevant guidance criteria.

Lighting

- 7.95. A Lighting Assessment has been undertaken by MMA on behalf of the Applicants and forms part of the Environmental Statement. Subject to the implementation of the proposals identified in the Lighting chapter of the ES and agreements with the Highway Authority, a compliant lighting scheme can be designed and installed with an acceptably low environmental impact. The likely cumulative effect of artificial lighting may result in a slight increase in sky glow.
- 7.96. During the construction phase, the lighting impacts are likely to be associated with the requirements for temporary lighting to illuminate the contractor's compound and work areas. Installed lighting will involve the use of well located, modern light fittings which are directionally controlled and will be in accordance with current best practice standards and the developers' requirements. Overall, where an effect arises the effect on sensitive receptors during the construction phase will be short term and temporary in nature and considered to be of minor negative significance. However, as lighting would be temporary and mobile, units can and should be relocated if recognised as having a negative impact on sensitive receptors.

- 7.97. During the operational phase, the likely impacts include the introduction of artificial light sources as part of the proposed development, which will result in changes to the current baseline conditions. Any proposed lighting scheme should comply with all relevant British Standards and the Institution of Lighting Professionals lighting guidelines and will serve to ensure that the safety and security of all areas of the development can be effectively maintained.
- 7.98. Potential effects would be managed, such that the potential increase in the general ambience of the area would be balanced against the overall existing illuminance in order to minimise skyglow.
- 7.99. The effects on sensitive receptors will be mitigated through the implementation of a stringent lighting design, which will include the use of low light pollution fittings which retain light spill within the development area, minimising the loss of light to the night sky and glare discomfort to on-site or neighbouring receptors.

Geo-Environmental / Contamination

- 7.100. A Phase 1 Geo-Environmental Appraisal (GEA) of the proposed development has been undertaken by Glanville and is submitted with this application. The GEA assesses the suitability of a site for development and has been prepared in accordance with the NPPF Section 11 and the Land Contamination Risk Management (LRCM) guidance.
- 7.101. A conceptual model of the potential sources, pathways and receptors of contamination has been developed as part of this appraisal. Based on this model, the overall risk to the on-site receptors can be described as 'Very Low to Medium'.
- 7.102. The use of appropriate Personal Protective Equipment (PPE) and welfare facilities will reduce the risk to construction and investigative operatives. Any future end users of the site will be further protected as any soft landscaping areas will receive a depth of clean topsoil from a certified source which will act as a buffer between any contamination that may be present and future users.
- 7.103. The site has historically been used for agricultural purposes. Any farm materials and waste present on the site should be removed from the site in accordance with best farming practice prior to any development commencing.
- 7.104. It is possible that leakage or spillage of oils, fuels, or other contaminants could have occurred from farm machinery or storage tanks on the site, leading to potentially contaminated hotspots. Should any contaminated hotspots be identified during demolition or construction work, detailed intrusive investigation works should be carried out to investigate their impact.
- 7.105. The implementation of the mitigation measures described in the GEA are considered to sufficiently reduce the risk from identified sources, such that the risk to receptors is very low. Therefore, there should be no significant geo-environmental issues that would prevent the site from being developed for its intended use.
- 7.106. Should any potentially contaminated areas be identified during demolition or construction work, detailed intrusive investigation works should be carried out to investigate their impact.
- 7.107. Intrusive site investigation works have also been undertaken by ST Consult which further investigate ground conditions, including contamination and geotechnical properties. The findings of these intrusive investigations are not considered as part of this Phase 1 Geo-Environmental Appraisal.

Summary

- 7.108. Taking into consideration the above assessment of the various aspects of the proposed development, the following conclusions are reached (see **Table 6**):

Table 6 – Summary of the Planning Assessment
<p>Principle of Development:</p> <p>The site is allocated for development in the adopted Cherwell Local Plan Partial Review, including the removal of the majority of the land within the site from the Green Belt. The principle of this development has therefore been established.</p> <p>The construction of up to 800 new homes exceeds the policy requirement to construct 690 homes. However, this scale of development is policy compliant, having been established following an extensive masterplanning and technical assessment process, whilst also delivering the other key requirements for the site. The proposed development of this former Green Belt land maximises its development potential and makes efficient use of the land.</p>
<p>Meeting Oxford’s Unmet Housing Needs</p> <p>The delivery of up to 800 new homes will make an important contribution towards meeting the Local Plan Partial Review’s total plan requirement of 4,400 homes, which will help to address Oxford’s unmet housing needs. Of which, approximately 250 homes will be constructed by 2027 to assist CDC in meeting its 5 year housing land requirement. The proposed increase in the number of new homes proposed at the application site would also assist CDC in establishing an ongoing supply of housing land which would help reduce further Green Belt sites from being developed to meet the CDC and OCC housing need targets.</p>
<p>Compliance with the requirements of Policy PR6a:</p> <p>The proposed development and the contents of the outline planning application complies with the relevant requirements of Policy PR6a (see summary table at Appendix 2 and in relation to individual topics matters identified in the above Assessment). Where there is part-compliance, it has been demonstrated in this Planning Statement and in other reports supporting this application that the departures from these policy requirements are acceptable and appropriate for the application site. Where policy requirements relate to detailed elements of the proposed development, these will be addressed at the Reserved Matters Applications stage.</p>
<p>Relationship of the Application Site with Site PR6b:</p> <p>On the basis that both the proposed development and the development at Site PR6b follow the overarching guidance contained in the Development Briefs which have been adopted by CDC for the application site and for Site PR6b, the proposed development will complement the form of development that will be delivered immediately to west of the Oxford Road. This will include following shared design principles identified in the two Development Briefs in terms of the character, layout and heights of buildings which adjoin the Oxford Road corridor). In addition, the proposed improvements to the Oxford Road corridor which form part of this application will also ensure connectivity between the two sites, including the provision of connections across the Oxford Road for pedestrians and cyclists, new bus stops and the cycle superhighway. The location of the proposed local centre and primary school has also been carefully chosen to serve both sites and be easily accessible by foot or cycle.</p>
<p>Health and Wellbeing:</p> <p>The proposed development will facilitate a healthy, vibrant and cohesive community, and does not present any material health risk to existing residents or vulnerable groups. Overall, no adverse health and wellbeing impacts associated with the proposed development have been identified within the assessment.</p>

Table 6 – Summary of the Planning Assessment
<p>Sustainability and Energy:</p> <p>The proposed sustainability strategy will include a range of measures and investigate further measures during detailed design by following seven design principles relating to connectivity, identity, community, ecology, energy, carbon and health and wellbeing. In terms of energy, the strategy to be delivered will minimise the environmental impact caused by energy use through following the ‘Energy Hierarchy’ and ‘Be Smart’ strategy during the design and operation stages. It is intended that the development will meet the requirements of the full Future Homes Standard requirements, to the extent that they are known, even if not implemented by the start of development.</p> <p>In terms of overall CO₂ emissions carbon, a whole life cycle assessment and circular economy principles will be integrated into the design, delivery, use and future use stages to lead the pathway to a net-zero development. Overall, the proposed development at Water Eaton has been designed to respond positively to national and local plan policy incorporating measures to deliver social and economic benefits, while also protecting and enhancing the environment where possible.</p>
<p>Delivery of Benefits to the Local Community:</p> <p>This proposal will provide a number of benefits for the local community, including:</p> <ul style="list-style-type: none"> - Up to 800 homes to meet Oxford’s unmet housing need (including up to 400 affordable homes). - A two form entry primary school for children living in the site and at Site PR6b. - A local centre, including the potential to accommodate retail, business, community and leisure facilities. - High quality public open space (including an extension to Cutteslowe Park). - Increased spending by new residents to benefit existing businesses and attract new shops, employers and investment to the area. - Employment opportunities during the construction phase (including local people). - New Homes Bonus receipts for CDC. - Increased Council Tax revenue. - Receipts from the Section 106 agreement.
<p>Design:</p> <p>The design of the proposed development is appropriate for its location and reflects its location as an entrance to Oxford. The proposals follow the principles of local planning policy guidance, including the adopted Development Brief, but where this differs the rationale is set out in the Design and Access Statement. The design is also informed by technical studies on topics such as landscape, ecology, heritage, flood risk, noise and air quality. This assessment work allows a scheme that respects existing constraints and addresses opportunities for improvement.</p>
<p>Transport and Highways:</p> <p>Suitable and safe vehicular, pedestrian and cycle access is proposed into and from the site. The proposed development will also deliver a cycle super highway along Oxford Road. The provision of a network of footpaths, cycle paths and safe streets will also achieve the concept of the 20 minute neighbourhood concept. The site benefits from good public transport accessibility and the provision of off-site pedestrian and cycle improvements between Kidlington and Cutteslowe will also ensure that the site is linked to Kidlington, Oxford city and other key destinations. The impact on the transport network has been tested in isolation and cumulatively, through the use of a microsimulation model, which considers all committed and PR sites. This has shown that with a sustainable transport contribution in line with the IDP, the residual cumulative impact will be acceptable, and not severe. The development will also contribute to the County Council achieving the aims of its Local Transport Connectivity Plan.</p>
<p>Flood Risk and Drainage:</p> <p>The development site is not at risk of flooding from fluvial sources, and any other flood risk sources can be adequately mitigated within the development proposals. The proposed sustainable drainage system will ensure that there is no increase flow rates or volumes off-site and the risk of flooding from surface water will not increase to both the site and to the surrounding area, indeed it will result in improvements. The drainage scheme will also incorporate sustainable drainage features which will provide amenity, water quality and biodiversity benefits, as well as resilience against the future effects of climate change on rainfall intensities.</p>

Table 6 – Summary of the Planning Assessment

Foul Drainage and Utilities:

Foul water flows will need to be pumped to the existing Thames Water foul drainage network and that reinforcement works made to the existing network to provide capacity to serve the site (by Thames Water following the grant of outline planning permission). Utilities (i.e. gas, electric, telecommunications and potable water services) are all indicated within and in the vicinity of the site which could serve the proposed development, subject to potential off-site reinforcement works being required.

Archaeology and Heritage:

The site does not contain any designated heritage assets but Pipal Barns are non-designated heritage assets and buildings of local interest. The loss of the barns will be mitigated by a programme of building recording in advance of demolition. Mitigation is also proposed to reduce the impact on the setting of nearby designated heritage assets and minimise any resultant harm to their significance. Pipal Cottage will remain in situ, albeit its setting would be changed by the scheme. The site also includes non-designated archaeological features and deposits (i.e. two Anglo-Saxon round barrows). Mitigation incorporated into the design of the scheme will ensure these remains are preserved in-situ. Other identified archaeological deposits will be the subject of further investigation and recording.

Ecology:

The majority of the site is formed of habitats of low ecological value, namely arable farmland. More valuable habitats include hedgerows, woodland and small areas of scrub. The site supports a range of protected and notable species including bats, breeding and winter farmland birds (including some ground nesting species), barn owl roost, grass snake and brown hairstreak butterfly. Whilst the development will result in the loss of woodland and hedgerow, mitigation in the form of large areas of new, semi-natural habitats will compensate for any losses and provide a significant net gain for biodiversity (approximately 20%). Mitigation measures are also proposed to limit impacts on ecology during the construction stage and a mitigation strategy will be agreed with CDC to mitigate the loss of opportunities on-site for ground nesting birds. A sensitive lighting strategy will also limit the impact of lighting on retained and new habitats, allowing nocturnal species to remain within the site. The provision of extensive on-site public open space will also mitigate recreational impacts on designated sites for wildlife within the site's zone of influence (including the Oxford Meadows SAC).

Agricultural Land Classification:

Two agricultural land users operate within the site, which comprises mainly subgrade 3b agricultural quality land with a small area of best and most versatile (grade 2 and subgrade 3a). Both land users have large holdings outside the site. It is concluded that the development would not have major adverse effects on their wider agricultural businesses.

Landscape and Visual Impact:

The proposed development would introduce built form into the site which would alter its baseline landscape character and visual appearance. From a visual perspective, close-range views and views from within the site would be most affected. Mid-range and long-distance views would generally be less affected by the proposals due to the intervening vegetation and built form. Ultimately, the proposed development will create an appropriate settlement edge with a soft transition into the countryside, including high quality green infrastructure which is incorporated into the scheme to provide amenity value to residents, enhanced habitat and biodiversity value. The proposed scheme would also create a defensible boundary to the Green Belt.

Arboricultural Resource:

While there would be considerable tree loss along Oxford Road, the proposed tree strategy will achieve a net gain in tree canopy cover within the site, create significant green infrastructure, ensure the establishment and long-term retention of retained trees and provide tree planting (including a high-quality treeline along the western site boundary).

Table 6 – Summary of the Planning Assessment
<p>Air Quality: The proposed development has the potential to cause air quality impacts during both the construction and operational phases but can be mitigated using good practice dust control measures. The location of the is also considered suitable for the proposed end-use without further mitigation techniques. Off-site AQ effects can also be satisfactorily mitigated.</p>
<p>Noise and Vibration: Following the implementation of the outlined mitigation strategy, the overall significance of potential residual noise and vibration impacts is considered to be negligible and not significant, with noise levels complying with the relevant guidance criteria.</p>
<p>Lighting: A compliant lighting scheme can be designed and installed with an acceptably low environmental impact. The likely cumulative effect of artificial lighting may result in a slight increase in sky glow. The effects on sensitive receptors will be mitigated through the implementation of a stringent lighting design, which will include the use of low light pollution fittings which retain light spill within the development area, minimising the loss of light to the night sky and glare discomfort to on-site or neighbouring receptors.</p>
<p>Geo-Environmental / Contamination: The implementation of the mitigation measures described in the Phase 1 Geo-Environmental Appraisal are considered to sufficiently reduce the risk from identified sources of contamination, such that the risk to receptors is very low. Therefore, there should be no significant geo-environmental issues that would prevent the site from being developed for its intended use.</p>

8. Draft Heads of Terms for Section 106 Agreement

8.1. As part of the determination of this outline planning application, the Applicants will positively engage with CDC and OXCC in order to discuss potential obligations.

8.2. Without prejudice to these discussions, the Applicants have identified matters which might feature in those discussions with the Councils and as part of the process of entering into a S106 Agreement (see **Appendix 4**). These matters take into consideration initial discussions which have taken place with the Councils at the pre-application stage.

8.3. These further discussions will be framed in the context of national planning policy, which states that planning obligations should only be required where it is not possible to deal with unacceptable impacts of development, in other words mitigation, through a planning condition.

8.4. In terms of relevant policy guidance, Paragraph 54 of the NPPF states that:

“Local planning authorities should consider whether otherwise unacceptable development could be made acceptable through the use of conditions or planning obligations. Planning obligations should only be used where it is not possible to address unacceptable impacts through a planning condition.”

8.5. Also of relevance to future discussions on planning obligations is Paragraph 57 of the NPPF which states:

***“Planning obligations must only be sought where they meet all of the following tests:
a) necessary to make the development acceptable in planning terms;
b) directly related to the development; and
c) fairly and reasonably related in scale and kind to the development.”***

8.6. There are also legislative requirements on planning obligations contained in The Community Infrastructure Levy Regulations 2010 which is of relevance. Regulation 122(2) of the 2010 Regulations (which includes text which is identical to the planning policy guidance in the NPPF) states (in part):

***“Limitation on use of planning obligations
122.— (1) This regulation applies where a relevant determination is made which results in planning permission being granted for development.
(2) A planning obligation may only constitute a reason for granting planning permission for the development if the obligation is—
(a) necessary to make the development acceptable in planning terms;
(b) directly related to the development; and
(c) fairly and reasonably related in scale and kind to the development.”***

8.7. These further discussions with the Councils will also take into consideration relevant Local Plan policy requirements and SPD guidance on Developer Contributions adopted by CDC. Noting also that the Community Infrastructure Levy is not in force in Cherwell District.

9. Conclusions

- 9.1. This application seeks the granting of outline planning permission for the erection of up to 800 dwellings; a two form entry primary school; a mixed use local centre; transport infrastructure; associated play areas, allotments, public open green space and landscaping and associated works.
- 9.2. The NPPF at paragraph 8 states that there are three dimensions to sustainable development: economic, social and environmental.
- 9.3. The application performs a social role through the provision of up to 800 dwellings, of which up to 400 (50%) will be affordable. This represents a significant contribution to meeting CDC's share of Oxford City's unmet housing need and will assist CDC achieve their spatial strategy as laid out in the Development Plan. The early delivery of new homes would also assist CDC in meeting its 5 year housing land requirement (i.e. the construction of approximately 250 homes by 2027).
- 9.4. Tackling the affordability crisis in Oxford is one of the key aims of the Local Plan and this development will play a key role in this and this a hugely significant benefit of the development must be afforded significant weight.
- 9.5. Although this application is submitted in outline form, the Applicants have offered a housing mix broadly in alignment with Council policy and comparable with other allocated housing developments proposed on other allocated strategic sites in the Development Plan. The layout will allow a policy compliant provision of First Homes and affordable tenures that meets local demand.
- 9.6. The provision of a primary school and the local centre performs a social role by providing community facilities at the heart of the neighbourhood. These are positioned to serve both this site and the neighbouring PR6b site. The two sites will combine to create a highly sustainable urban extension to Oxford.
- 9.7. The proposed Parameter Plans show how the site is very well connected to Oxford Parkway, Water Eaton park and ride and Oxford itself. Residents will have a wide range of choice for sustainable travel, reducing the reliance on the private car and promoting healthy lifestyles. Healthy living is also promoted through the extension of Cutteslowe Park and the provision of a Green Infrastructure corridor
- 9.8. At the most basic level, the development will perform an economic role through the uplift in Council Tax receipts, and New Homes Bonus Payments which will aid the Council in maintaining existing and providing new services. The Applicants will also bolster this through financial contributions secured through the Section 106 agreement accompanying any outline consent.
- 9.9. The application will also bring economic benefits through the spending of new residents in the local area, the creation of new retail and leisure opportunities in the local centre. There will also be economic opportunities during the construction phase through the creation of new jobs and training opportunities for local people and for new contracts for local suppliers. The increase population will also help to support city wide businesses such as public transport.
- 9.10. Despite its size, the scheme will deliver environmental benefits such as the provision of extensive new public open space, children's play areas and Green Infrastructure links. A substantial Biodiversity Net Gain in advance of national and local requirements should attract positive weight.

- 9.11. The technical documents submitted with this application demonstrate that where environmental impacts are likely to occur, mitigation measures can be implemented to ensure these impacts are managed effectively during construction and in perpetuity during the operational phases.
- 9.12. As shown in the table in **Appendix 2**, this proposal demonstrates almost total compliance with the extensive key delivery requirements laid out in Policy PR6a. The only notable deviation is the increase from the allocated 690 units up to a total of 800. This change has come from detailed masterplanning work and extensive pre-application discussions with the Council and local stakeholders. This application demonstrates that higher number of units can be comfortably accommodated on the site without compromising the quality of the scheme nor failing to achieve any of the delivery requirements. The increase allows efficient use of the land in line with the NPPF and reduce the need for further greenfield (including Green Belt) land releases to help meet housing need in the local area. In line with the NPPF, any harm associated with this proposal must be weighed against the benefits of the proposal. On the basis of the assessment of the proposed development which has been undertaken in this application, it can be concluded that the numerous and substantial benefits of this proposal clearly outweigh any limited harm that has been identified. Notwithstanding this, on the basis that the proposed development is in compliance with the Development Plan and, therefore, in accordance with Paragraph 11 of the NPPF, the application should be approved without delay.

Appendices

Appendix 1 Draft Delivery Plan

WATER EATON **DRAFT DELIVERY PLAN**

Introduction

PR6a (point 22) of the adopted Cherwell Local Plan Partial Review requires, amongst other things, that

“...application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how individual development parcels, including the provision of supporting infrastructure, will be delivered. The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how the site will contribute towards maintaining a five year supply of housing”.

The following information is provided in response to this policy requirement and will be the subject of further discussion and agreement with the Local Planning Authority.

Comprehensive Implementation

In September 2022, Bellway acquired the land comprising the application site from Christ Church to bring it forward for development.

In the interests of delivering a scheme of the highest quality, Bellway is committed to delivering development at Water Eaton in accordance with the submitted Parameter Plans, as illustrated on the Illustrative Masterplan and as detailed in the supporting documents to this application (including the Design and Access Statement).

- Housing Delivery

Bellway will be responsible for the delivery of all of the market housing to be built on site.

Bellway will build the affordable housing plots together with a Registered Provider (RP), which will be appointed in due course.

- Supporting Infrastructure

Bellway will be responsible for the delivery of supporting infrastructure on-site, including the construction of the two vehicular accesses and Oxford Road cycle super highway.

- Green Infrastructure / Stewardship

The Applicants are interested in discussing with CDC a structure for management which may provide for the ownership of common areas to vest in Christ Church with management responsibility delivered by a community management body. Further discussion and consideration about this will take place during the process of finalising the S106 Agreement.

Process and Programme

Bellway intends to adopt a ‘twin-track’ approach to the securing of planning permissions at Water Eaton in order to bring forward – as far as possible – the start date for the construction of new homes and relevant supporting infrastructure and services (including roads). It is also Bellway’s intention to seek to complete the proposed development by 2031.

Bellway’s technical and consultant team is already working on detailed aspects of the proposed development. Following the submission of the outline planning application to the Council, Bellway will work together with the Council, County Council and Oxford City Council to discuss and agree, and then submit Reserved Matters Applications (RMAs) relating to the application site.

The contents of the RMAs will focus upon the delivery of all individual development parcels (including supporting infrastructure) and take into consideration the principles of development which will be agreed as part of the outline planning application. It is also proposed that the RMAs will be taken to CDC’s planning committee either at the same time as, or soon after the outline planning application.

The following table identifies an overarching delivery programme for the building of new homes at Water Eaton.

Water Eaton Delivery Programme	
Stage	Timescale
Outline Planning Application – Submission	April 2023
Outline Planning Application – Post submission determination period	Q1 2023 – Q4 2023
Reserved Matters Application(s) - Pre application process	Q1 2023 – Q4 2023
Outline Planning Application – Determination (incl. S106 Agreement)	Q4 2023
Reserved Matters Application(s) - Submission	Q4 2023
Reserved Matters Application(s) – Determination	Q2 / Q3 2024
Discharge of Conditions (for initial infrastructure and housebuilding)	Q1 – Q3 2024
Construction (start: after discharge of pre-commencement conditions)	Q4 2024
Housebuilding (start)	Q4 2024 / Q1 2025
Housebuilding (completion)	Q3 / Q4 2031

- Phasing

In order to ensure that the housebuilding programme is completed by 2031, Bellway propose to commence construction on site from two locations, and market new dwellings from two sales outlets.

In addition, the appointed Registered Provider will construct the affordable housing from within the two Bellway construction locations, to ensure that those homes are delivered in a timely fashion and in step with the delivery of market housing.

The delivery of supporting infrastructure will be undertaken in accordance with requirements as set out in any Planning Conditions and legal agreements (i.e. S106, S38 and S278 Agreements) associated with the grant of outline and reserved matters applications.

Based on the delivery programme and assumptions identified above, Bellway estimate that the proposed development of new homes (market and affordable) could be delivered as identified in the table below.

Indicative Construction Programme										
Year	1	2	3	4	5	6	7			
	2025	2026	2027	2028	2029	2030	2031			
Completions	50	100	100	150	150	150	100			
Cumulative		150	250	400	550	700	800			

Cherwell District -5 Year Housing Land Supply

The proposed delivery of new homes at Water Eaton, both market and affordable, will make a significant contribution towards the Council establishing and maintaining a five year supply of housing.

Appendix 2 Policy PR6a Compliance Table

WATER EATON
POLICY PR6A COMPLIANCE TABLE

Set out below is a table which identifies all 30 requirements of Policy PR6a of the adopted Cherwell Local Plan Partial Review, including:

- Key Delivery Requirements (points 1-8).
- Planning Application Requirements (points 9 to 23).
- Place Shaping Principles (points 24 to 30)

This table identifies whether the proposed development and outline planning application complies either wholly or in part with these requirements, or does not, and includes a brief explanation. Matters relating to policy compliance are expanded upon further in the Section 8 of the Planning Statement).

Policy PR6a Compliance Table		
Requirement	Compliance (Yes / No / Part)	Reason for Non-Compliance
Key Delivery Requirements		
1. Construction of 690 dwellings (net) on approximately 25 hectares of land (the residential area as shown).	Part	The proposed development will provide up to 800 new homes which is acceptable in principle and make an important contribution towards meeting Oxford's unmet housing needs. The masterplanning process and assessment of the scheme confirms that up to 800 dwellings can be acceptably accommodated on site.
2. The provision of 50% of the homes as affordable housing as defined by the National Planning Policy Framework.	Yes	
3. The provision of a primary school with two forms of entry on 2.2 hectares of land in the location shown.	Part A 2FE primary school forms part of the planning application.	The location of the school differs from the Policies Map. Following pre-app consultation, a more appropriate location for the school has been identified within the site.

Policy PR6a Compliance Table		
Requirement	Compliance (Yes / No / Part)	Reason for Non-Compliance
4. The provision of a local centre on 0.5 hectares of land in the location shown unless the location is otherwise agreed with Cherwell District Council. The Local Centre shall include provision for local convenience retailing (use class A1 -no more than 500 square metres net floorspace and no less than 350 square metres), ancillary business development (use class B1(a) only) and/or financial and professional uses (use class A2); a café or restaurant (use class A3); the provision of a community building to required standards providing the opportunity for social and childcare facilities, the opportunity for required health facilities to be provided and provision for required emergency services infrastructure.	Yes	
5. The provision of facilities for formal sports, play areas and allotments to adopted standards within the developable area.	Yes	
6. The provision of public open green space as an extension to Cutteslowe Park on 11 hectares of land in the location shown and including land set aside for the creation of wildlife habitats and for nature trail/circular walks accessible from the new primary school.	Yes	
7. The creation of a green infrastructure corridor on 8 hectares of land incorporating a pedestrian, wheelchair and all-weather cycle route along the site's eastern boundary within the area of green space shown on the policies map. The route will connect Cutteslowe Park with Oxford Parkway Railway Station/Water Eaton Park and Ride and provide connection with the public rights of way network.	Yes	
8. The retention of 3 hectares of land in agricultural use in the location shown.	Yes For simplicity, the 3 hectares of land has been excluded from the application site	
Planning Application Requirements		
9. The application(s) shall be supported by, and prepared in accordance with, a comprehensive Development Brief for the entire site to be jointly prepared and agreed in advance between the appointed representative(s) of the landowner(s) and Cherwell District Council. The Development Brief shall be prepared in consultation with Oxfordshire County Council and Oxford City Council.	Yes	
10. The Development Brief shall include: (a) A scheme and outline layout for delivery of the required land uses and associated infrastructure. Minor variations in the location of specific uses will be considered where evidence is available. (b) Two points of vehicular access and egress from and to existing highways, primarily from Oxford Road.	Yes The adopted Development Brief prepared by CDC to cover requirements (a) to (h)	

Policy PR6a Compliance Table		
Requirement	Compliance (Yes / No / Part)	Reason for Non-Compliance
<p>(c) An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment of Oxford, to Cutteslowe Park, to the allocated site to the west of Oxford Road (policy PR6b) enabling connection to Oxford City Council's allocated 'Northern Gateway' site, to Oxford Parkway and Water Eaton Park and Ride, and to existing or new points of connection off-site and to existing or potential public transport services. Required access to existing property via the site should be maintained.</p> <p>(d) Protection and connection of existing public rights of way and an outline scheme for pedestrian and cycle access to the surrounding countryside.</p> <p>(e) Design principles which seek to deliver a connected and integrated urban extension to Oxford and which respond to historic setting of the city.</p> <p>(f) Outline measures for securing net biodiversity gains informed by a Biodiversity Impact Assessment in accordance with (11) below.</p> <p>(g) The sites for the required school and the Local Centre.</p> <p>(h) An outline scheme for vehicular access by the emergency services.</p>		
<p>11. The application(s) shall be supported by the Biodiversity Impact Assessment (BIA) based on the DEFRA biodiversity metric (unless the Council has adopted a local, alternative methodology) to be agreed with Cherwell District Council.</p>	<p>Yes</p> <p>Refer to the Environmental Statement and Biodiversity Baseline report (ES Appendix 9.1); and separate BNG Metric Calculation</p>	
<p>12. The application(s) shall be supported by a proposed Biodiversity Improvement and Management Plan (BIMP) informed by the findings of the BIA and habitat surveys and to be agreed before development commences. The BIMP shall include:</p>	<p>Yes</p> <p>Refer to the Environmental Statement and BIMP (ES Appendix 9.3)</p>	
<p>(a) Measures for securing net biodiversity gain within the site and within the residential area and for the protection of wildlife during construction.</p>	<p>Yes</p> <p>Refer to the Environmental Statement and BIMP (ES Appendix 9.3); and separate BNG Metric Calculation</p>	
<p>(b) Measures for retaining and conserving protected/notable species (identified within baseline surveys) within the development.</p>	<p>Yes</p> <p>Refer to the Environmental Statement and BIMP (ES Appendix 9.3)</p>	
<p>(c) Demonstration that designated environmental assets will not be harmed, including that there will be no detrimental impacts down-river in the Cherwell Valley through hydrological, hydro-chemical or sedimentation impacts.</p>	<p>Yes</p>	

Policy PR6a Compliance Table		
Requirement	Compliance (Yes / No / Part)	Reason for Non-Compliance
	Refer to the Environmental Statement and BIMP (ES Appendix 9.3)	
(d) Measures for the protection and enhancement of existing wildlife corridors.	Yes Refer to the Environmental Statement and BIMP (ES Appendix 9.3)	
(e) The creation of a green infrastructure network with connected wildlife corridors, including within the residential area, and the improvement of the existing network including through the protection/enhancement of the existing hedgerow network and the protection of mature trees.	Yes Refer to the Environmental Statement and BIMP (ES Appendix 9.3)	
(f) Measures to minimise light spillage and noise levels on connective features and other habitat features of biodiversity value.	Yes. Refer to the Environmental Statement and BIMP (ES Appendix 9.3)	
(g) The protection of the orchard and waterbody adjoining the site at St. Frideswide's Farm.	Yes. Refer to the Environmental Statement and BIMP (ES Appendix 9.3)	
(h) Farmland bird compensation.	Yes. Refer to the Environmental Statement and BIMP (ES Appendix 9.3)	
(i) Proposals for long-term wildlife management and maintenance including for the wildlife habitats accessible from the primary school.	Yes. Refer to the Environmental Statement and BIMP (ES Appendix 9.3)	
(j) A scheme for the provision for in-built bird and bat boxes, for wildlife connectivity between gardens and for the viable provision of designated green walls and roofs.	Yes. Refer to the Environmental Statement and BIMP (ES Appendix 9.3)	

Policy PR6a Compliance Table		
Requirement	Compliance (Yes / No / Part)	Reason for Non-Compliance
13. The application(s) shall be supported by a phase 1 habitat survey including habitat suitability index (HSI) survey for great crested newts, and protected and notable species surveys as appropriate, including great crested newt presence/absence surveys (dependent on HSI survey), surveys for badgers, breeding birds and reptiles, an internal building assessment for roosting barn owl, a tree survey and an assessment of the watercourse that forms the south-eastern boundary of the site and Hedgerow Regulations Assessment.	Yes Refer to the Environmental Statement, Biodiversity Baseline report (ES Appendix 9.1) and Arboricultural Impact Assessment	
14. The application(s) shall be supported by a Transport Assessment and Travel Plan including measures for maximising sustainable transport connectivity, minimising the impact of motor vehicles on new residents and existing communities, and actions for updating the Travel Plan during construction of the development.	Yes Refer to the ES, the Transport Assessment and Framework Travel Plan	
15. The application shall be supported by a Heritage Impact Assessment which will identify measures to avoid or minimise conflict with the identified heritage assets within the site, particularly the Grade 2* Listed St Frideswide's Farmhouse. These measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.	Yes Refer to the ES and Archaeology and Heritage Assessment (ES Appendix 11.1)	
16. The application shall be supported by a Flood Risk Assessment informed by a suitable ground investigation, and having regard to guidance contained within the Council's Level 2 Strategic Flood Risk Assessment. A surface water management framework shall be prepared to maintain run-off rates to greenfield run-off rates and volumes, with use of Sustainable Drainage Systems in accordance with adopted Policy ESD7, taking into account recommendations contained in the Council's Level 1 and Level 2 SFRAs.	Yes Refer to the ES and Flood Risk Assessment (ES Appendix 8.1)	
17. The application should demonstrate that Thames Water and the Environment Agency have been consulted regarding wastewater treatment capacity and agreement has been reached in principle that foul drainage from the site will be accepted into the drainage network.	Yes Refer to the ES and Foul drainage and Utilities Assessment (ES Appendix 8.2)	
18. The application(s) shall be supported by a desk-based archaeological investigation which may then require predetermination evaluations and appropriate mitigation measures. The outcomes of the investigation and mitigation measures shall be incorporated or reflected, as appropriate, in any proposed development scheme.	Yes Refer to the ES and Archaeology and Heritage Assessment (ES Appendix 11.1-11.4)	
19. The application(s) shall include proposals for securing the long-term use, management and maintenance of the community building, formal sports provision and play areas.	Yes. To be included in the S106 Agreement	
20. The application shall include a management plan for the appropriate re-use and improvement of soils.	Yes	

Policy PR6a Compliance Table		
Requirement	Compliance (Yes / No / Part)	Reason for Non-Compliance
	Refer to the ES and Soils Management Plan (ES Appendix 3.1)	
21. The application(s) shall include proposals for securing the use, space / management and maintenance of the public open green extension to Cutteslowe Park and agricultural land in perpetuity.	Yes To be included in the S106 Agreement	The retained agricultural land is excluded from the application and does not need to be included in the S106 Agreement as a planning obligation.
22. A single comprehensive, outline scheme shall be approved for the entire site. The scheme shall be supported by draft Heads of Terms for developer contributions that are proposed to be secured by way of legal agreement. The application(s) shall be supported by a Delivery Plan demonstrating how the implementation and phasing of the development shall be secured comprehensively and how individual development parcels, including the provision of supporting infrastructure, will be delivered. The Delivery Plan shall include a start date for development, demonstration of how the development would be completed by 2031 and a programme showing how the site will contribute towards maintaining a five year supply of housing.	Yes Refer to the draft Heads of Terms (Appendix 4) and the Delivery Plan (Appendix 1)	
23. The application shall include an Employment, Skills and Training Plan to be agreed with the Council.	Condition	As agreed with officers It is proposed that the Plan will be the subject of a planning condition.
Place shaping Principles		
24. A layout, design and appearance for a contemporary urban extension to Oxford city that responds to the 'gateway' location of the site, is fully integrated and connected with the existing built environment, maximises the opportunity for sustainable travel into Oxford, provides a high-quality, publicly accessible and well-connected green infrastructure and ensures a sensitive relationship with the site's Cherwell Valley setting.	Yes See Design and Access Statement	
25. The provision of a landscaped green infrastructure corridor at the eastern settlement edge which links Cutteslowe Park to Oxford Parkway, minimises the visual and landscape impact of the development, creates an appropriate setting to the Listed St. Frideswide's Farmhouse and Wall, and provides a clear distinction between the site and the Green Belt.	Yes	
26. The provision of connecting green infrastructure corridors running east-west across the site.	Yes	
27. The provision of an active frontage along Oxford Road while maintaining a well treed streetscape.	Yes	
28. The public open green space/extension to Cutteslowe Park and agricultural land to be kept free of buildings to avoid landscape impact.	Yes	

Policy PR6a Compliance Table		
Requirement	Compliance (Yes / No / Part)	Reason for Non-Compliance
29. The location of archaeological features, including the tumuli to the east of the Oxford Road, should be incorporated and made evident in the landscape design of the site.	Yes	
30. Layout and design that encourages the sustainable and safe management of waste by individual households and by residents collectively while minimising the visual and pollution impacts.	Yes Details will be included in Reserved Matters Application(s)	

Appendix 3 Summary Of Relevant Planning Policies

WATER EATON

SUMMARY OF RELEVANT PLANNING POLICIES

Set out below is a summary of the relevant planning policies and materials considerations relating to the determination of the outline planning application for the application site (as outlined in Section 6 of this Planning Statement).

Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need

The Partial Review of the Cherwell Local Plan 2011-2031 (Part 1) is part of the statutory Development Plan for the district and should be considered in the context of the allocation policy as well as the existing Local Plan. This Partial Review was adopted on 7 September 2020. The key policies from this Local Plan are discussed in more detail below.

Policy PR1 (Achieving Sustainable Development for Oxford’s Needs) states that CDC will work with OCC to deliver 4400 homes and supporting infrastructure by 2031.

Policy PR2 (Housing Mix, Tenure and Size) states that the strategic developments (including PR6a) should be expected to meet requirements to help meet Oxford’s housing needs.

Policy PR3 (The Oxford Green Belt) sets out that the Oxford Green Belt boundary will be revised in Cherwell District, at PR6a this will include the removal of 32.1 hectares of land from the Green Belt.

Policy PR4a (Sustainable Transport) states that proportionate financial contributions will be provided directly related to the development. Schemes such as a rapid transit bus services and associated Super Cycleway on Oxford Road should be supported.

Policy PR4b (Kidlington Centre) sets out that proposals should reduce private motorised through traffic along the A4260, and improve the built and natural environment along this corridor.

Policy PR5 (Green Infrastructure) requires applications to protect and enhance green infrastructure and incorporate green assets and the water environment into the design approach for each site. Provision will be expected to be made on site.

Policy PR6a (Land East of Oxford Road) relates to the site allocation. PR6a sets out: Key Delivery Requirements (points 1 to 8), Planning Application Requirements, including what should be included in the Development Brief for the site (Points 9 to 23) and Place Shaping Principles (Points 24 to 30). Table 6 in the Planning Assessment chapter lists the full policy requirements and a commentary on how the proposed development relates to those requirements.

Policy PR11 (Infrastructure Delivery) states that to meet Oxford’s unmet housing need, infrastructure will need to be delivered.

Policy PR12a (Delivering Sites and Maintaining Housing Supply) requires demonstration that at application stage the site will be contributing in delivering a continuous five year housing land supply.

Cherwell Local Plan 2011-2031 Part 1

The Local Plan Part 1 was formally adopted on 20 July 2015. The addition of Policy Bicester 13 meant that the Plan was re-adopted on 19 December 2016. Part 1 of the Local Plan only allocated strategic sites, and Part 2 was due to allocate smaller sites, however it was not progressed and has been replaced by the emerging Local Plan 2040. The key policies from Part 1 of the Local Plan, in relation to the proposed development are discussed below.

Policy PSD1 (Presumption in Favour of Sustainable Development) states that proposals should reflect the presumption in favour of sustainable development contained in the NPPF.

Policy SLE4 (Improved Transport and Connections) states that the council will support the implementation of proposals to deliver key connections, support modal shift and support more sustainable locations for employment and housing growth.

Policy BSC 2 (The Effective and Efficient Use of Land – Brownfield Land and Housing Density) sets out that housing development in Cherwell will be expected to make effective and efficient use of land. New housing should be provided at a density of at least 30 dwellings per hectare.

It is noted that Policy BSC4 (Housing Mix) states that the mix of housing must be negotiated having regard to the Council's most up-to-date evidence on housing need and available evidence on local market conditions. Sites of at least 400 dwellings should provide a minimum of 45 self-contained extra care dwellings. However, no reference or policy justification is made in the Local Plan Partial Review to a need for this type of housing to be provided within the application site. It is understood that Policy BSC4 only relates to non-PR sites, which aren't identified in the Local Plan Partial Review. This matter was discussed with representatives of CDC, OCC and OXCC as part of the pre-application discussions and has resulted in Extra Care Housing not being proposed by the Applicants. If such provision is required by CDC, and can be justified, then the Applicants are willing to discuss this with CDC during the determination of this application.

Policy BSC7 (Meeting Education Needs) sets out that development should ensure provision of pre-school, school, community learning and other facilities. Co-location of other services and facilities should be considered to create community hubs.

Policy BSC8 (Securing Health and Well-Being) states that health facilities should be provided in sustainable locations which contribute towards health and well-being.

Policy BSC9 (Public Services and Utilities) supports new or improved public services and utilities if required to enable successful delivery of a site. All development will be expected to include provision for connection to Superfast Broadband.

Policy BSC10 (Open Space, Outdoor Sport and Recreation Provision) states that partnership working will be encouraged to ensure that sufficient quantity and quality of, and convenient access to open space, sport and recreation provision is secured.

Policy BSC11 (Local Standards of Provision – Outdoor Recreation) states that development proposals should contribute to the provision of open space, sport and recreation with arrangements for management and maintenance. Provision should usually be made on site in accordance with minimum standards, if these standards cannot be met a financial contribution will be secured.

Policy BSC12 (Indoor Sport, Recreation and Community Facilities) supports the provision of community facilities where the development generates the need for sport, recreation and community facilities which cannot be met by existing provision.

Policy ESD1 (Mitigating and Adapting to Climate Change) states the developments should reduce the need to travel, encouraging sustainable travel options including walking, cycling and public transport to reduce dependence on private cars. The proposed development should also be designed to reduce carbon emissions and use resources more efficiently, including water. The use of decentralised and renewable or low carbon energy should be promoted where appropriate.

Policy ESD2 (Energy Hierarchy and Allowable Solutions) sets out that to achieve carbon emission reductions, an energy hierarchy will be promoted. This includes reducing energy use through sustainable design and construction, supplying energy efficiently and prioritising decentralised energy supply, and making use of renewable energy and allowable solutions.

Policy ESD3 (Sustainable Construction) states that all new residential development is expected to incorporate sustainable design and construction technology to achieve zero carbon development through a combination of fabric energy efficiency, carbon compliance in line with Government policy. Higher levels of water efficiency will be required, achieving a limit of 110 litres/person/day. New non-residential development should meet at least BREEAM 'Very Good' and this should be demonstrated in the Energy Statement.

Policy ESD4 (Decentralised Energy Systems) sets out that decentralised energy systems, providing District Heating or Combined Heat and Power will be encouraged in all new developments.

Policy ESD5 (Renewable Energy) states that the provision of renewable and low carbon energy will be supported provided that there is no unacceptable adverse impact. A feasibility assessment of the potential for significant on site renewable energy provision is required on sites of 100 dwellings or more.

Policy ESD6 (Sustainable Flood Risk Management) states that the flood risk should be managed and reduced through a sequential approach to development. A site specific Flood Risk Assessment will be required, which should assess all sources of flood risk and demonstrate that there will be no increase in surface water discharge rates or volumes.

Policy ESD13 (Local Landscape Protection and Enhancement) states that development will be expected to respect and enhance local landscape, securing appropriate mitigation where damage to local landscape character cannot be avoided.

Cherwell Local Plan 1996 – Saved Policies

The following saved policies from the adopted Cherwell Local Plan 1996 are considered relevant to this planning application:

- Policy GB2 – Outdoor recreation in the Green Belt
- Policy C28 – Layout, design and external appearance of new development
- Policy C30 – Design of new residential development
- Policy C31 – Compatibility of proposals in residential areas
- Policy C32 – Provision of facilities for disabled people
- Policy C18 – Development proposals affecting a listed building

- Policy C25 – Development affecting the site or setting of a schedule ancient monument
- Policy C5 – Protection of ecological value and rural character of specified features of value in the district
- Policy ENV1 – Development likely to cause detrimental levels of pollution
- Policy ENV12 – Contaminated Land
- Policy TR1 – Transportation funding

Other Material Considerations

- National Planning Policy Framework

The National Planning Policy Framework (NPPF) was revised in July 2021. Paragraph 2 confirms it is a material consideration in planning decisions.

Other chapters of relevance are outlined below:

- Chapter 2 – Achieving sustainable development
- Chapter 5 – Delivering a sufficient supply of homes
- Chapter 8 – Promoting healthy and safe communities
- Chapter 9 – Promoting sustainable transport
- Chapter 11 – Making effective use of land
- Chapter 12 – Achieving well-designed places
- Chapter 13 – Meeting the challenge of climate change, flooding and coastal change
- Chapter 15 – Conserving and enhancing the natural environment
- Chapter 16 – Conserving and enhancing the historic environment

Chapter 2 – Achieving sustainable development: Paragraph 8 states that there are three overarching objectives to achieving sustainable development: economic, social and environmental. Paragraph 11 states that a presumption in favour of sustainable development should apply to plan making and decision taking.

Chapter 5 – Delivering a sufficient supply of homes: This chapter provides policy guidance to support the Government’s objective of significantly boosting the supply of housing, including bringing forward a sufficient amount and variety of land, where it is needed for housing.

Chapter 8 – Promoting healthy and safe communities: This chapter relates to promoting healthy and safe communities. Paragraph 92 states planning policies and decisions should aim to achieve healthy, inclusive and safe places, including by promoting social interaction and designing safe and accessible places.

Chapter 9 – Promoting sustainable transport: Chapter 9 relates to sustainable transport and paragraph 104 requires appropriate opportunities to promote sustainable travel to be taken up in respect of the type of development proposed and its location.

Chapter 11 – Making effective use of land: This chapter provides policy guidance on making effective use of land in meeting the need for homes and in relation to achieving appropriate densities of development. Paragraph 119 states “planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions”.

Chapter 12 – Achieving well-designed places: This chapter relates to the importance of good design, and requires that developments contribute positively to making places better for people. The NPPF states planning policies should aim to ensure that developments will function well and add to the overall quality of the area. The NPPF requires development to respond to local character and history and reflect local surroundings and materials; create safe and accessible environments and are visually attractive

Chapter 14 – Meeting the challenge of climate change, flooding and coastal change: This chapter relates to the challenge of climate change and flooding, it encourages development to reduce greenhouse gas emissions, encourage the reuse of existing resources, and supply renewable and low carbon energy.

Chapter 15 – Conserving and enhancing the natural environment: This chapter relates to conserving and enhancing the natural environment. Paragraph 174 seeks to ensure impacts on biodiversity are minimised and net gains are provided. It also seeks to ensure development does not give rise to unacceptable levels of soil, air, water or noise pollution.

Chapter 16 – Conserving and enhancing the historic environment: Chapter 16 notes the importance of designated heritage assets and features of national or international importance such as Listed Buildings and Conservation Areas. The NPPF notes a requirement for development to preserve and enhance the character and appearance of Conservation Areas and requires assessments of the impacts of development upon the significance of heritage assets.

- Planning Practice Guidance

The Government published the Planning Practice Guidance (PPG) in 2014 and have since updated relevant parts as appropriate. The PPG provides further detailed guidance accompanying the Framework. The following sections of the PPG have been considered in the preparation of this planning application:

- Climate change;
- Design;
- Flood risk and coastal change;
- Healthy and safe communities;
- Historic environment;
- Housing needs of different groups;
- Light pollution;
- Natural environment;
- Noise;
- Open space;
- Travel Plans, Transport Assessments and Statements; and
- Water supply, waste water and water quality.

- PR6a Land East of Oxford Road Development Brief

The PR6a development brief was prepared in accordance with the requirements of Policy PR6a from the Local Plan Partial Review. The development brief was adopted at Planning Committee on 8th September 2022.

The development brief was jointly prepared between Cherwell District Council, Oxfordshire County Council, Oxford City Council, landowners and key stakeholders. The main objectives of the development brief are to create a site specific vision to guide future development, to provide a development framework and clear set of site specific principles, to improve the efficiency of the planning and development process, and to raise the standard of design and to create exemplary places.

The development brief contains key plans such as the Development Framework Plan (see **Figure 19**), and various plans to supplement the site context, site appraisal, vision and objectives and development principles.

- Supplementary Planning Documents

Cherwell District Council has produced a number of supplementary planning documents (SPD). In the determination of this outline planning application, the following SPDs have been identified as being material considerations for the purpose of making planning decisions (i.e. in relation to the outline planning application for the site):

- Cherwell Residential Design Guide SPD (2018)

The Cherwell Residential Design Guide SPD was adopted by the Council in July 2018 and seeks to inform the design of residential development proposals to ensure high quality design that protects the amenity of existing and new residents.

- Developer Contributions SPD (2018)

The Developer Contributions Supplementary Planning Document (SPD) will be taken into consideration when planning obligations are discussed as part of the determination of the outline planning application. The SPD sets out CDC's approach to seeking contributions for the delivery of infrastructure required to support development (including transport, education and community facilities and services).

Appendix 4
S106 Draft Heads Of Terms For Discussion

WATER EATON – S106 DRAFT HEADS OF TERMS FOR DISCUSSION

Without prejudice to further negotiations between the applicant and Cherwell District Council, the following areas are likely to feature in discussions about planning obligations in relation to a proposed development of up to 800 dwellings:

Cherwell District Council

The following list of potential planning obligations for inclusion in any future S106 Agreement relate to matters of relevance to Cherwell District Council:

- **Housing**
 1. 50% of the total number of the proposed dwellings to be affordable housing.
 2. Provision of First Homes to meet agreed standards.
 3. The tenure mix of the affordable housing will be the subject of further, detailed discussion with Cherwell District Council.
 4. The sizes of the affordable housing (bedroom numbers) to reflect the requirements of the Cherwell Strategic Housing Market Assessment (SHMA).

- **Other Matters**

In addition to matters relating to housing (see above), the Applicants also envisage S106 Agreement related discussions about other matters relating to the following:

5. Public open space, play spaces, landscaping, SuDs, public realm, public art, sport and recreation.
6. The Community Building.
7. Community development and stewardship (including management and maintenance).
8. Waste and recycling.
9. Monitoring costs.

Oxfordshire County Council

The following list of potential planning obligations for inclusion in any future S106 Agreement relate to matters of relevance to Oxfordshire County Council:

1. Education: Primary and Secondary.
2. Off-site highway and public transport infrastructure improvements.
3. Pedestrian / cycle improvements (on-site and off-site), including the cycle super highway.
4. Financial contribution towards the provision of a Cutteslowe Park Cycle Link.
5. Travel Plan Monitoring.
6. Monitoring costs.

The above draft heads of terms will be accepted as planning obligations to be covered within the S106 where there is a clear quantitative and, where relevant, qualitative local need arising from the proposed development and in accordance with CIL Regulations.

In entering into a S106 Agreement, the applicants also note that due consideration should be given to the sharing of costs towards the provision of infrastructure where they will also benefit the development of the other Partial Review allocation sites, in order to ensure that the proposed development does not make disproportionately high contributions.

Notes:

1. It is not proposed that the retained 3 hectares of agricultural land be the subject of any obligation in the S106 Agreement. This area of land is excluded from the planning application boundary and remains in agricultural use.
2. It is proposed that an Apprenticeship, Training and Development Plan will be the subject of a planning condition, rather than be required as part of any S106 Agreement.

Nev Surtees
Associate Director

+44 (0) 1865 26900
neville.surtees@savills.com

Robert Linnell
Director

+44 (0) 1865 269000
rlinnell@savills.com