

# Water Eaton

PR6a: Land East of Oxford Road

Statement of Community Involvement

**Bellway**

  
**STRATEGIC  
LAND**



*Christ Church  
Oxford*

WE / SCI / P01

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# 1. Introduction

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## Overview

Public consultation and community engagement has become increasingly important in the planning and development process. It recognises the valuable contribution local people can make in helping to create the best possible planning applications for their communities.

This Statement of Community Involvement (SCI) sets out how Bellway Homes Limited and Christ Church, Oxford (the Applicants) have engaged with stakeholders and local communities in the planning and development of a site known as Water Eaton / PR6a.

Details are provided of the key consultation activities carried out and the feedback that was gathered. This document should be read alongside the rest of the planning application documentation for a complete picture of how comments arising from feedback have been addressed.

## Background

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 Oxford City Council (OCC).

In September 2022, Bellway Homes Limited acquired the land comprising the application site from Christ Church, Oxford to bring it forward for development. In the interests of delivering a scheme of the highest quality, Bellway Homes Limited is committed to building on the approach to engagement and masterplan development adopted by Christ Church, Oxford.

The land to the east of Oxford Road known as site PR6a is allocated in the Cherwell Local Plan 2031 Partial Review for residential development.

The adopted Development Plan which is relevant to the site comprises the following:

- Cherwell Local Plan 2011 - 2031 (Part 1) Part 1 Adopted 20 July 2015 (incorporating Policy Bicester 13 re-adopted on 19 December 2016)
- Cherwell Local Plan 2011 - 2031 (Part 1) Partial Review - Oxford's Unmet Housing Need Adopted 7 September 2020
- Cherwell Local Plan Adopted November 1996 (saved policies)

Please note that a Development Brief has been produced and adopted by the Local Planning Authority in relation to the site:

- PR6a Land East of Oxford Road Development Brief (Adopted September 2022)

## Objectives

Putting in place a robust programme of community consultation, which focused on engagement with local stakeholders and communities during the pre-application development process, was identified as being vital by the Applicants.

The pre-application consultation process has served to fulfil three primary objectives:

1. To provide clear information on the proposals for the local community and political stakeholders in advance of submitting an application.
2. To engage with the local community and provide the residents living near to the proposed site with an opportunity to give feedback on the plans.
3. For the consultant team to consider and review feedback from the local community and organisations in the evolving plans for the proposed development.

This is supported by the National Planning Policy Framework (NPPF) and accompanying Planning Policy Guidance (PPG), which encourages developers to undertake early consultation. Stating that consultation should be;

*“shaped by early proportionate and meaningful engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and statutory consultees” with “early engagement having significant potential to improve the efficiency and effectiveness of the planning application system”*

This ‘front-loading’ of involvement gives the local community an opportunity to participate in the formulation of a developer’s proposal before a planning application is submitted and allows the developer to benefit from local community knowledge.

In accordance with the NPPF, the Applicants put in place a robust programme of community consultation, which focused on engagement with local stakeholders and communities during the pre-application period.

### **Consultation process**

This community consultation programme has enabled local views and considerations to inform the proposals at an early stage, and allowed the Applicants to take into account, as far as is reasonable, feedback on the proposals as they evolved.

This programme of pre-application community consultation was as follows:

- Enquiry by Design consultation in July 2021
- Initial consultation between 8 and 24 October 2021
- Design Development consultation between 30 June and 29 July 2022
- Winter 2022/23 consultation between 7 December 2022 and 20 January 2023.

Throughout the pre-application phase consultation and meetings were held with CDC, Oxfordshire County Council (OXCC), OCC and other stakeholders which have been undertaken by and on behalf of the Applicants. A range of issues and matters have been covered in these meetings, including:

- Masterplanning
- Education
- Transport
- Housing provision
- Archaeology
- Local Centre / Community Building
- Assessment of the proposed development and initial advice from Councils
- Community engagement
- Development Brief
- Planning application programme.

In developing the final planning application the Applicants have, where possible, taken onboard comments raised by stakeholders and the local community.

Please note that the first three stages of consultation were carried out on behalf Christ Church, Oxford by Camargue and Savills. The Winter 2022 / 23 consultation was carried out on behalf of Bellway Homes Limited by Camargue and Savills following Bellway acquiring the land.

## **Development of the Consultation Methodology**

From the outset, the Applicants sought to carry out a process of exemplar consultation that would seek the involvement of different communities and stakeholders from the earliest stages of the project.

The Water Eaton (PR6a) site falls within the jurisdiction of CDC, therefore, prior to starting the public consultation in 2021, the Applicants sought feedback on the consultation methodology from CDC. The Applicants also carried out an Enquiry by Design process and met with Parish Councils in the vicinity of the site to introduce the project team and the proposals, ahead of the first stage of public consultation launching.

The aim of this initial contact was to:

- Introduce the proposals for the Water Eaton / PR6a site.
- Establish relationships between the Applicants' team and local elected representatives.
- Give the councillors and other stakeholders opportunities to highlight any issues and ask questions about the proposals and consultation / engagement process.
- Gather information about likely key issues so that they could be addressed as part of the formal public pre-application consultation.

These initial meetings were held as follows:

- **Enquiry by Design** – July 2021 (see Chapter 3)
- **Gosford and Water Eaton Parish Council** – 3 August and 7 September 2021
- **Gosford and Water Eaton Parish Council, Kidlington Parish Council, Yarnton Parish Council, and Begbroke Parish Council** – 7 October 2021

The Applicants provided attendees at the meetings with an overview of the proposals and answered questions as they arose. The meetings were structured to give those attending the opportunity to ask specific questions and engage in constructive discussion around the proposals and the interaction between the development and local infrastructure.

The aim of these meetings was to guide the Applicants' approach to consultation. After each of these meetings the Applicants reviewed the emerging consultation strategy to ensure any information gathered during those early meetings could be used to improve the methodology and the plans being consulted on.

## Key stages of engagement

Four key stages of engagement were held, alongside pre-application engagement with Officers at CDC, OXCC, OCC and other stakeholders (**Chapter 2**). These stages were:

**Enquiry by Design (see Chapter 3)** – a series of workshops were held at the earliest practicable stage of the project, to introduce the project and the team to key elected and community representatives to help shape the masterplan at a very early stage in its development.

**First stage of public consultation (see Chapter 4)** – comprising of two in-person events and one online event, held in October 2021. The consultation introduced the site to the public and presented information on the emerging masterplan and the site's vision and development principles.

**Design Development public consultation (see Chapter 6)** – presenting information and asking for feedback on the updated illustrative masterplan, movement strategy, location of the primary school, design approach of Pipal Barns and the Oxford Road Corridor access strategy. The consultation was held in June and July 2022 and comprised of one online webinar event.

**Third stage of public consultation (see Chapter 8)** – held in December 2022 and January 2023 to invite views on the updated masterplan following feedback received in the Design Development consultation. The consultation included two in-person and one online event. This was a final stage of consultation before the planning application was finalised for submission.

Each stage of consultation was designed to create opportunities to develop and refine the proposed masterplan and key elements of the site. Between each stage the Applicants held meetings with Gosford and Water Eaton Parish Council to help understand issues and gather feedback.

## Channels of communication

Camargue operates a range of channels for communication. These enable people to get in contact, ask questions and provide feedback.

A project telephone helpline (**0800 531 6831**) is operated via a voicemail message service, with calls returned between 9:00am and 5:30pm Monday to Friday. The phonenumber has remained operational throughout the project.

An email address (**PR6a@camargue.uk**) and free postal address (**Freepost RRRG-AZTG-JLJX**) were put in place. The email address was updated (**www.water-eaton.co.uk**) ahead of the June / July 2022 Design Development consultation following feedback from the initial round of consultation held in October 2021. Feedback was invited on naming the site 'Water Eaton', and discussion with Gosford and Water Eaton Parish Council determined that it was appropriate to rename the site.

A redirect was put on the email used in the first stage of consultation (**PR6a@camargue.uk**) to ensure email correspondence was being logged and responded to. Details of the updated contact methods were also included on all materials and project correspondence in the promotion of the Design Development consultation.

## **Consultation website**

A project consultation website was launched on 8 October 2021 ([www.pr6a.co.uk](http://www.pr6a.co.uk)) providing information about the proposal and the consultation programme. The domain for the website was included in all the outgoing consultation communications (i.e., postcard, stakeholder emails, posters).

The website domain was updated to [www.water-eaton.co.uk](http://www.water-eaton.co.uk) ahead of the June / July 2022 Design development consultation where the renaming of the site to 'Water Eaton' was presented. All information available on the previous domain [www.pr6a.co.uk](http://www.pr6a.co.uk) remained available on the updated website.

The website provided detailed information about the proposals at each stage of consultation including detailed project information and the consultation panels as a downloadable PDF. The website also had an online feedback form facility whereby people could directly provide comments and make submissions to the consultation online. Alternatively, a feedback form could be printed from the website, completed in hard copy format and mailed to the project team using the freepost address.

The website also provided details of all the methods people could use to contact the project community relations team – including the project email, telephone and postal address – with any requests for information or questions they might have relating to the proposals being developed for the Water Eaton / PR6a site.

## 2. Pre-application Engagement with Councils and stakeholders

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Set out below is a summary of the pre-application consultations with CDC, OXCC, OCC and other stakeholders which were undertaken by and on behalf of the Applicants.

### Town Planning and Design

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 CDC, OCC and OXCC. The first meeting with Officers from all three Councils in attendance was held in March 2021 and the most recent meeting was held in February 2023.

A range of issues and matters have been covered in these meetings including the following:

- **Masterplanning:** The Applicants' draft vision for the site, draft parameter plans, illustrative masterplan, green infrastructure provision and design review panel related issues.
- **Education:** Provision and siting of a primary school on-site (including consideration of draft site layout plans and alternative sites for the school on-site).
- **Transport:** Site access, proposals for the Oxford Road corridor, off-site highways works, car parking and innovation / sustainable transport.
- **Housing provision:** Development capacity of the site, the type and mix of provision.
- **Archaeology:** Preservation of the barrows, identification of buffer zones and above ground land uses.
- **Local Centre / Community Building:** Consideration of the proposed location and contents of the centre and buildings.
- **Assessment of the proposed development and the Council's initial advice:** Consideration of issues relating to Ecology, Flood Risk and Drainage, Landscape Impact Assessment, Air Quality, Foul Drainage and Utilities, Lighting Impact Assessment.
- **Community Engagement:** Programmes and details of planned events.
- **Development Brief:** The Applicants' response to the draft brief consultation exercise. Separate meetings and discussions have also been held between the Applicants and CDC on this matter.
- **Planning application programme:** Regular updates were provided by the Applicants in terms of the timescales involved in the completion of the masterplanning and assessment work (including Environmental Impact Assessment) and the submission of the outline planning application.



## **Other Pre-Application Engagement**

In addition to the general meetings held jointly with Officers of the three Councils, separate meetings were held with the Councils and other consultees in relation to specific matters. These additional pre-application meetings are summarised below by topic.

### **Transport**

Pre-application discussions and correspondence covering a variety of matters including transport and access have taken place with the local planning authority (CDC), the local highway authority (OXCC), the neighbouring planning authority (OCC) and the authority for the strategic road network, namely the A34 in the vicinity of the site (National Highways). Discussions have taken place with Gosford and Water Eaton Parish Council to identify and understand local transport issues and concerns. This has informed the transport strategy for the development. I-Transport on behalf of the Applicants have also maintained regular engagement with the promoters of the proposed development of Site PR6b.

### **Primary School: Details and Location**

Representatives of the Applicants have liaised on a regular basis with OXCC Education Officers in order to discuss the siting and development requirements for the proposed primary school. This consultation has included separate meetings with the Education Officer and associated correspondence to provide details of the primary school proposals and assessment information to demonstrate the reasoning behind the selection of the primary school location within the application site.

### **Emergency Services**

Separate discussions were held using either telephone calls, online meetings and emails with representatives of the emergency services. The aim of these meetings was to establish whether there were requirements for the emergency services to take space within the proposed development, particularly within the proposed community building.

### **Arboriculture**

EDP's Arboricultural consultant has been engaged in pre-application discussions with the CDC Tree Officer with regard to tree loss, retention, categorisation and mitigation across the whole of the application site. As part of this engagement, a site meeting was convened to provide a practical understanding of tree matters directly relating to the Oxford Road. At the onsite meeting with CDC Case Officer and Arboricultural Team Leader, it was agreed that tree groups lining the Oxford Road required individual survey to allow for a better understanding of the trees' indicative root protection areas (RPA's). The survey then took place in August 2022, and divided groups into individual trees at key access points along the Oxford Road.

Subsequently, two potential layouts for the Oxford Road were assessed against the tree constraints data and presented to CDC in January 2023 to provide an understanding of the potential implications of their implementation. As part of the package of information, proposals were also submitted to illustrate what is proposed in terms of new tree planting and green infrastructure on the Oxford Road frontage.

Subsequent consultation with the Arboricultural Team Leader in February 2023 established agreement that the additional survey was completed to an acceptable standard and that the level of removal of trees along the Oxford Road was unavoidable in the context of the highways proposals. It was agreed that while there is likely to be a significant impact on trees along the Oxford Road, suitable mitigation, including long term management of proposed new tree planting, would result in a beneficial outcome.

### **Ecology**

Consultation with the Ecology Officer at CDC was undertaken by email in May 2019, February 2022 and followed up twice in March 2022 in order to agree the scope of surveys and, in 2022, to discuss potential ecological mitigation provision. No response was received.

### **Flood Risk / Foul Drainage / Utilities**

Glanville's Drainage and Flood Risk Engineers engaged with the OXCC's Drainage Engineers on 9 November 2021 and 23 November 2022 (Lead Local Flood Authority – LLFA) and the CDC Drainage Engineer on 19 November 2022 and 7 December 2022; these respective Officers have jurisdiction over drainage and flood risk management within the County and Cherwell District.

Meetings were held separately however the minutes and comments from Officers were shared throughout the course of our engagement. There were no adverse comments received with Officers broadly welcoming of the proposals and the interpretation of flood risk including the treatment of on and off-site flood risk from all sources and the strategy to drain the site using multiple outfalls and in accordance with the drainage hierarchy and Policy.

Engagement with the Environment Agency took place between July 2021 and September 2021 and centered on confirming the extents of Flood Zone 1 and agreeing that the application boundary was entirely within Flood Zone 1, land at lowest risk of flooding from fluvial source, thus avoiding the need for detailed river modelling.

Thames Water through their Developer Services and Asset Planning Teams has been consulted throughout the process commencing in October 2021 and carrying through to January 2023. Thames Water has confirmed that there is limited capacity with their potable and foul infrastructure to supply clean water and receive flows for treatment into their system and as such reinforcement works will be required which Thames Water would carry out at an appropriate time in the future. The PR6a site has been included in Thames Water's Strategic Model and they are working to develop infrastructure proposals to address the needs of the site and the other PR sites coming forward.

A peak load assessment has been carried out to understand the future likely electrical supply demand of the site and to allow Scottish and Southern Electricity Networks (SSEN) to provide some initial comments on the impact of the development to their network. An initial pre-application meeting was held with SSEN in May 2022 and subsequent follow-up with SSEN confirmed that reinforcement will be necessary to service the site; the scale of these works will need to be determined, at an appropriate time in the future, in consultation with the developer.

### **Health Impact Assessment**

Savills on behalf of the Applicants have discussed the production of a Health Impact Assessment (HIA) with OXCC (Rosie Rowe, Head of Healthy Place Shaping). These discussions included an email exchange on 8 August 2022 which considered the use of the methodology outlined in the Oxfordshire HIA toolkit and HIA Technical Advice Note (TAN) for the planning application. A response was provided by OXCC on 9 August 2022 in which the proposed methodology was agreed.

## **Heritage**

EDP's archaeology and heritage consultants have engaged in pre-application discussions with relevant Officers at CDC and OXCC with regard to both archaeological matters and historic built form on and off-site.

In terms of archaeology, the engagement with OXCC's Lead Archaeologist (the Archaeological Advisor to CDC) has enabled the completion of the Geophysical Survey and two phases of archaeological trial trenching across the site in 2021 and 2022. Subsequent consultation in May 2022 then agreed the extents of the archaeological mitigation area around the two identified Anglo-Saxon barrows and concluded that all other archaeological matters can be dealt with through a programme of excavation in advance of construction.

In terms of historic built form, a site meeting was convened with the CDC Case Officer and Conservation Officer in December 2021. The meeting included a walkover of the site and its immediate surroundings to understand the heritage context, discuss the emerging proposals and agree appropriate approach to mitigation, particularly in respect of the Grade II\* Listed St. Frideswide's Farmhouse to the east of the site. The on-site discussions on appropriate mitigation have been incorporated into the Archaeological and Heritage Assessment as well as informing the layout of the proposed development.

## **Landscape**

Consultation with the Landscape Officer at CDC was undertaken by email during August 2021 to confirm proposed viewpoint locations for the Landscape and Visual Impact Assessment (LVIA) and to agree the applied methodology. The Local Planning Authority requested a total of four additional views as part of this correspondence, which were incorporated into the LVIA. Further consultation was undertaken in December 2022 to confirm the proposed location of wireline views. These were agreed and further three additional baseline views were requested, which will be incorporated into the LVIA.

## **Sports facilities**

Bellway Homes Limited and Savills met with Oxfordshire Cricket on 20 February 2023 to discuss the provision of sports facilities at the Water Eaton / PR6a site. The meeting followed email correspondence and a response from Oxfordshire Cricket on 12 December as part of the Winter 2022 / 23 consultation. Topics covered included the requirement for off-site facilities on the PR7a site and the extension of Cutteslowe Park which will provide informal open space and biodiversity enhancements.

## **Site Visits**

A number of site visits have been conducted with Officers of the Councils and with members of the Design Review Panel. Additional site visits have also been held with Officers of OCC and OXCC in order to view potential footpath / cycleway connections and routes between the site and Cutteslowe Park.

## **Liaison with Gosford and Water Eaton Parish Council**

Over the last 18 months the Applicants have met on a regular basis with members of the Parish Council. At these meetings, updates have been provided to the Parish Council on matters relating to masterplanning, education, transport, housing provision, community spaces, the materials to be presented as part of the various community engagement exercises and the application submission timescales.

## **Liaison with the Promoters of Site PR6b**

Discussions have been held with the consultant team representing the promoters of development at Site PR6b. These discussions have been focused upon keeping the PR6b promoters informed of the progress made with the planning application for the PR6a site, to get progress updates from the PR6b promoters on their work relating to their future planning application and to co-ordinate those aspects of the proposed development which are of direct relevance to both sites (for example, site access proposals, proposals for the Oxford Road corridor).

### 3. Enquiry by Design

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The Enquiry by Design process was carried out in July 2021. The process was established to help the project team understand the opportunities and constraints of the site from an early stage and to ensure they were taken into account in the development of the masterplan. The process gave the Applicants an opportunity to hear directly from key stakeholders at this formative stage.

#### Identifying participants

Participants attending included representatives of local communities and interest groups, as well as technical stakeholders. Officers from CDC, OCC and OXCC observed the workshops and provided comments on the plans at this early stage.

Camargue, supported by the knowledge of the project team and existing relationships, carried out a process of research into local and regional stakeholders who may have an interest in the project. This included local Parish Councils, elected representatives, community groups and special interest organisations.

Crucially, Enquiry by Design was developed to be small enough to enable everyone to have the opportunity to have a say. It was therefore not open to the wider public at this stage, although where individuals were identified with particular interests not covered elsewhere they were considered for invitation.

The principle was to identify and invite people who could represent different aspects of the community, different locations and different interests. The goal was to create both a geographic spread and also a diverse range of interests to bring ideas, challenges and understanding from a broad spectrum.

Participants were able to ask questions and give feedback during the events. This could be done via the chat / talk function within Zoom. Mural (an online collaboration tool) was used to enable the team to draw suggestions on plans 'live' to illustrate and / or capture points being made / issues raised through questions.

#### Enquiry by Design workshops

At each workshop, the different elements of the scheme were presented and discussed, and questions were taken from attendees. A final summary session was then held to present the feedback received and the next steps in the consultation process.

The meetings were chaired by Camargue and supported by specialists from the different disciplines developing the masterplan:

- **Friday 16 July 2021:** Event One - Introduction: Vision and Principles, Community and Character.
- **Saturday 17 July 2021:** Event Two - Introduction: Vision and Principles, Community and Character.
- **Tuesday 20 July 2021:** Event Three - Uses and Connectivity.
- **Thursday 22 July 2021:** Event Four - Minimising Carbon Impacts, and Living Healthily with Nature.
- **Saturday 24 July 2021:** Event Five - Summary and next steps.

All sessions were held online due to the COVID-19 pandemic. The meetings were recorded and can be found online at [www.water-eaton.co.uk/downloads](http://www.water-eaton.co.uk/downloads).

Comments received during the sessions fed into the design process and informed the production of a draft masterplan which was then subject to a critique from those participating. A summary document created following the events can be found at **Appendix 1** and the draft masterplan resulting from the Enquiry by Design process can be found at **Appendix 2**.

Key points raised through the Enquiry by Design process were:

- Co-locate the local centre and school centrally on the site.
- Create a strong community through joint use of facilities.
- Carefully consider how cycling could be introduced in Cutteslowe Park.
- Consider building a pedestrian bridge across Oxford Road.
- Conservation and protection of wildlife.
- Deliver multi-functional green spaces for wildlife, health and well-being.

The main questions arising during the Enquiry by Design process included:

1. What measures will you put in place to ensure the effective management and governance of the development in respect of future ownership and managing open space and other community land? What kind of funding provision will be put in place to deliver this?
2. Can you provide some clarity and / or your early thoughts on the nature of the public open green space that will be provided as an extension to Cutteslowe Park?
3. Will existing rights of way across the PR6a site be preserved, and do you anticipate enhancing them as part of the development?
4. What arrangements will you make for managing open space and the park extension, and how will it be funded?
5. Is it your intention to use the primary road through the neighbouring Croudace development as an access point for the PR6a site?
6. What measures will be put in place to ensure the long-term protection of species – particularly rarer farmland species?
7. Do you intend to light the cycle routes through PR6a connecting with Cutteslowe Park? And if so, how will you do so in a way that minimises the effect on the area of Green Infrastructure?
8. Are you able to provide more information on where the proposed new cycle / footpath will go through the PR6a, and where / how it will meet Cutteslowe Park?
9. Can you confirm whether the proposed 'park extension' will form part of the existing Cutteslowe Park?

## 4. October 2021 public consultation

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### Principles behind the consultation

The first stage of public consultation was held between 8 and 24 October 2021. It focused on sharing the Applicants Vision and draft masterplan which was guided by feedback received in initial briefings and the Enquiry by Design process.

The specific areas where feedback was invited included the vision and development principles, site analysis, the emerging masterplan, transport and access points, green infrastructure network, character and the health and wellbeing strategy.

This was the first point at which the wider public was directly invited to view the masterplan and to comment on the emerging proposals. Our goal was to advertise the events widely and to ensure channels were in place to allow as many people as possible to participate.

The following tools were created to assist in consulting with the community on the proposals for the site:

- Consultation postcard - distributed to 2,990 local homes and businesses. This ensured a newsletter was sent to every address within a 2km radius of the site (**Appendix 3 for consultation zone and Appendix 6 for postcard**).
- Posters displayed in prominent community facilities and notice boards (**Appendix 5**).
- Advertisements - in local newspapers; *Oxford Mail* and *Oxford Times* (**Appendix 7**).
- Media release - issued to regional press (**Appendix 8**).
- Consultation website - including an online feedback form, promoted on all consultation materials (**Appendix 9**). During the consultation period the website pages were accessed 1,981 times by 717 unique users.
- Feedback form - which could be downloaded from the consultation website and submitted via a dedicated freepost address (**Appendix 10**).
- Webinar slides - shown during online event held Tuesday 12 October 2021 (**Appendix 11**).
- Exhibition panels - for use at exhibition events and publication on the project website (**Appendix 12**).
- Interactive online map - with feedback mechanism (**Appendix 13**).
- Dedicated telephone helpline and email (promoted on all consultation materials).

## Promoting awareness of the consultation

A key part of ensuring the effectiveness of the consultation was making people aware of the project and their opportunities to provide comment.

In advance of the launch of the public consultation, the Applicants contacted the following organisations and individuals by email to give information on the consultation process, in-person and online events and how to provide feedback:

- **OCC**
- **OXCC**
- **CDC**
- **Parish Councils including Gosford and Water Eaton, Begbroke, Kidlington and Yarnton**
- **Layla Moran MP**
- **Local interest groups including:** Harbord Road Area Residents Association, Oxford Health NHS Trust, Cyclox, Oxford Bus, North Oxford Association, Oxford Preservation Trust.

A copy of the email sent to organisations at each stage of consultation can be found at **Appendix 21**.

## Consultation invitation

A consultation invite in the form of an A5 postcard provided the main form of direct communication with communities lying within the defined project consultation zone. The invitation postcard served to provide people with an overview of the proposals being developed for Water Eaton as well as details of the public consultation taking place.

This postcard included information on how people could take part and submit feedback, alongside details of the public consultation event. The invitation also confirmed details of the project website, where people could find more information about the proposals, plus the email, telephone and Freepost contact details people could use to contact the project and submit feedback. A copy of the consultation postcard can be found at **Appendix 6**.

The consultation zone was determined to include residential and commercial addresses in an area which includes the site and the immediate surrounding area, including Gosford, parts of Kidlington and Cutteslowe. In total, there were 2,990 consultation postcards delivered to all homes and businesses within the identified consultation zone (**Appendix 3**) having been dispatched via a mailing centre and Royal Mail.

The consultation zone was increased to 3,000 addresses (both residential and commercial) at the third Winter 2022 / 23 Consultation following feedback from residents and landowners. A map showing the consultation zone with this extension can be viewed at **Appendix 4**.

Camargue also sought to contact communities, organisations, and individuals outside the defined consultation zone via media relations and through the distribution of posters at each stage of consultation (**Appendix 5, Appendix 15, Appendix 23**). People outside the core consultation zone could then access the consultation by contacting Camargue's community relations team, either by telephone or online, and by also accessing the website for more detailed project information / to submit their feedback online.

## Advertisements in the local media

Advertisements to promote awareness of the consultation and the public consultation events were placed in the titles *Oxford Mail* and *Oxford Times* at each stage of consultation.

The advertisements to promote the October 2021 consultation gave information about the development and the dates / venues for events. It ran in the *Oxford Times* on 30 September 2021 and 7 October 2021. *Oxford Mail* advertisements appeared on 29 September 2021 and 6 October 2021.

Copies of the advert can be found at **Appendix 7**.

## Consultation delivery - exhibitions and webinars

As part of the October 2021 consultation, the Applicants held two in-person public exhibition events and one online webinar held on Zoom. A drop-in event was also held at the Community Larder.

The Applicants held two in-person public exhibition events to address comments raised by Gosford and Water Eaton Parish Council that an event should be held within the boundaries of CDC (and the Parish within which the site sits).

A second event was held to address comments from North Oxford stakeholders that the development of the site is fundamentally an urban extension to Oxford City (with Cutteslowe Park as the location for this event).

A drop-in event was also held at the Community Larder on 13 October 2022. This provided an opportunity to learn more about the consultation and view plans for the site outside of the formal public exhibition events.

The events took place as follows:

- Friday 8 October 2021 - Edward Feild Primary School, Bicester Road, Kidlington, 4:30pm to 7:00pm  
**Attendees - 20**
- Saturday 9 October 2021 - Cutteslowe Pavilion Hall, Cutteslowe Park, 9:30am to 11:30am  
**Attendees – 45**
- Wednesday 13 October 2021 – Community Larder, Cutteslowe Community Centre, 31 Wren Road, 2:00pm to 4:00pm

The consultation materials were all available to view at the events on exhibition panels and in portfolio folders.

As with the Enquiry by Design events, the communications made it clear that the Applicants are committed to working with local communities from an early stage to inform the development of its proposals and masterplan. In addition, we were also clear that while participation in the consultation was not being taken as support for development, the starting point for discussion was that the site was now allocated in the Local Plan and that the consultation process was about delivering the best scheme for the site.

## Digital consultation event

One virtual consultation event in the form of a webinar was held Tuesday 12 October 2021, 6:30pm to 8:00pm. The date and time were promoted alongside those for in-person events. The event was held using Zoom, with the use of Mural and those wishing to attend being required to register in advance. In total 24 people attended the event.

The project team presented – with the content provided being informed by the content on the website and in-person event display panels to ensure consistency – attendees were invited to submit questions



using the Q&A chat function so they could be collated and verbally responded to by the project team at the end of the presentation.

The webinar was recorded and made available on the project website so that anyone unable to attend (or anyone who did attend and experienced technical difficulties) could access it afterwards. As with the Enquiry by Design events, Mural was used to enable the team to draw suggestions on plans 'live'.

A copy of the slides used at the online event can be found at **Appendix 11**.

## 5. October 2021 Consultation Feedback

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### General summary of feedback and engagement

Over the course of the October 2021 consultation period the community relations team received a total of 32 formal pieces of feedback. This comprised of:

- 12 emails
- 12 online feedback forms
- 8 by post

As each response was received, the community relations team summarised the content to give a broad-brush illustration of sentiment using a red, amber, green rating system. The illustration of sentiment was not used in the formal analysis of feedback, but was a useful tool for understanding the general response to the development. The feedback was ranked as follows:

- 6 green / positive (13%)
- 15 amber / neutral (32%)
- 26 red / negative (55%)

In respect of the issues raised in feedback, there were a number of recurring themes:

- Masterplan - 56% (i.e the issue was raised in 56% of feedback responses)
- Ecology and biodiversity - 80%
- Character and placemaking - 12.5%
- Traffic and transport - 79%
- Construction – 12.5%
- Site name - 12.5%
- Consultation - 9%
- Sustainability – 14%
- Ground conditions, utilities and flooding - 25%
- Community facilities - 31%

Summary of the main themes arising over the October 2021 consultation:

Themes	Feedback – key points summary
<b>Masterplan</b>	<ul style="list-style-type: none"> <li>• Large amount of feedback saying that the housing needs to be 'truly affordable'.</li> <li>• Questions about the typologies of housing and number of houses that will be affordable.</li> <li>• Emphasis put on the need for social housing.</li> <li>• More detail needed into the impacts of construction, noise, traffic etc.</li> <li>• Could factory-built housing be used for efficiency and construction quality?</li> <li>• Choice of architect important, and that this should be done as early as possible.</li> <li>• Concerns around the development being used by commuters to London.</li> <li>• Housing to include good indoor light levels.</li> <li>• Will there be green spaces adjacent to all homes.</li> <li>• Multiple comments received against the PR6b allocation.</li> <li>• Which housing associations and organisations will be involved in the site?</li> </ul>

<p><b>Ecology, Biodiversity and Green spaces</b></p>	<ul style="list-style-type: none"> <li>• A desire to see Biodiversity Net Gain in green space provision. Specifically, the opportunity to provide parkland which is more biodiverse than the current arable farmland.</li> <li>• Suggestions that the landscaping should be 'soft' to support biodiversity and act as a buffer between PR6a and Kidlington.</li> <li>• Concerns raised that green spaces would be later converted into car parks.</li> <li>• The need for proposed wildlife corridors to be expanded and run the full length from the countryside to Oxford Road.</li> <li>• Calls for trees and hedgerows to be maintained and replanted where necessary.</li> <li>• Shared support for the installation of a natural water feature, or possibility for the River Cherwell to be opened up for recreational use.</li> <li>• Could we support the revival of a stream at the bottom of Cutteslowe Park?</li> <li>• Access points to Cutteslowe Park to be limited to two and the need for their location to be carefully considered.</li> <li>• How many trees will you plant?</li> <li>• Concerns raised about housing obscuring views from Cutteslowe Park.</li> <li>• Pathways should be wider and well maintained.</li> <li>• What is being done to protect local wildlife, including owls, bats, bird species and their habitats?</li> <li>• Natural spaces should be protected from artificial light sources, such as streetlamps.</li> <li>• Potential to use innovative and creative re-wilding schemes.</li> <li>• Retained agricultural land should be given dual use with the primary school so that school children have access to the countryside.</li> </ul>
<p><b>Green spaces- Cutteslowe Park Extension</b></p>	<ul style="list-style-type: none"> <li>• Mixed views on whether sports facilities should be included in the park extension.</li> <li>• More clarity needed on what the park extension entails.</li> <li>• Who will manage the park extension? Questions about this raised after poor management of Cutteslowe Park.</li> <li>• Suggestion that Christ Church, Oxford could maintain ownership and stewardship of the park extension.</li> <li>• Hedgerow between PR6a and Cutteslowe Park should be maintained.</li> <li>• Park extension to act as a transition zone between Cutteslowe Park and farmland.</li> <li>• North and West boundaries should be planted with trees to reflect the existing planting on the park perimeter.</li> <li>• Park extension should include an area for animals to be held (such as an aviary), a splash park and a skate park.</li> <li>• Suggestions that the park extension area should remain as fields.</li> </ul>

<p><b>Character and placemaking</b></p>	<ul style="list-style-type: none"> <li>• A need for architecture to reflect the character and history of the site and Oxford more widely.</li> <li>• The site should have a ‘village’ feel and identity, creating a sense of independence from Oxford city.</li> <li>• Use lower rise buildings to maintain open countryside views.</li> </ul>
<p><b>Transport- cycle and pedestrian ways</b></p>	<ul style="list-style-type: none"> <li>• Site design should include a fully segregated cycle lane for the entire length of the site. More clarity is needed on how this cycleway will work.</li> <li>• Safety should be given priority in cycle infrastructure.</li> <li>• Suggestion to improve cycle access to the site from Kidlington, including crossings at Kidlington roundabout.</li> <li>• Importance placed on cycle bays and parking bays.</li> <li>• A cycleway through the PR6a development is essential.</li> <li>• Is a dedicated cycle lane envisaged for Oxford Road?</li> <li>• A cycleway linking to the golf course public footpath and to Pear Tree would be welcome.</li> <li>• There should be better links to cycling route 51 without having to go onto Banbury Road.</li> <li>• Differing opinions on whether the cycleway should be lit, with some feedback saying that a route through Cutteslowe Park should not be lit, while others saying this is essential for safety.</li> <li>• One comment suggesting the project looks into the new cycle path material which lights up as you cycle.</li> <li>• Overall, there have been mixed views about the need for cycleway provision through Cutteslowe Park.</li> <li>• What is a pedestrian and cycling emergency link?</li> <li>• Cyclists should not travel around Cutteslowe roundabout.</li> <li>• Site should include a fully segregated pathway for the entire length of the site.</li> <li>• Hoggin path which runs alongside the railway in Cutteslowe Park should be narrowed and other deterrents added to discourage cyclists from using the path.</li> <li>• Can you please advise how the Right of Way from PR6b across the Oxford Road will be protected during construction?</li> <li>• Important that public access to footpaths is maintained.</li> </ul>
<p><b>Traffic and transport</b></p>	<ul style="list-style-type: none"> <li>• Needs to be a consideration of the impacts of traffic on the current road system.</li> <li>• Are you taking into account the increased noise, air pollution and congestion around the A40, A44 and Cutteslowe and Wolvercote roundabouts?</li> <li>• Concerns raised about traffic on Banbury Road, a need to install traffic lights on Five Mile Drive, Harbord Road.</li> <li>• Some feedback saying that plans for a loop road should be abandoned, with pollution and the issue of ‘rat-runs’ named as a concern.</li> <li>• Are you monitoring the combined effects of congestion, pollution with respect to PR6b and the Canalside development?</li> <li>• How will you manage school traffic?</li> <li>• Suggestion of creating a public transport hub.</li> </ul>

	<ul style="list-style-type: none"> <li>• Overall improvements needed to Banbury Road / Oxford Road.</li> <li>• Focus of transport planning needs to be on establishing public transport links and public rights of way.</li> <li>• Controlled parking zones would be beneficial to reduce commuter parking.</li> <li>• Plans should not only include space for cycle parking, but also secure storage for other low emissions vehicles (electric tricycles and cargo bikes.)</li> <li>• What improvements do we envisage to the highway network?</li> <li>• What are the plans for parking and car ownership on the site? Will you be encouraging a car club?</li> <li>• What are the plans for electrical charging points?</li> <li>• How will you reduce displacement of parking to Cutteslowe Car Park and surrounding neighbourhoods (Harbord Road Area)?</li> <li>• Could you advise how you propose to limit vehicle traffic to the development and in particular to the school during drop off and collection?</li> </ul>
<b>Construction</b>	<ul style="list-style-type: none"> <li>• Concerns raised about the visual impact of construction to users of Cutteslowe Park and to residents South of the site.</li> <li>• Did you define construction traffic access roads?</li> <li>• Access to existing properties to be maintained during and after construction.</li> </ul>
<b>Site name</b>	<ul style="list-style-type: none"> <li>• Majority in support of naming the site Water Eaton.</li> <li>• Perceived issues that the land isn't located in Water Eaton and that this could cause confusion.</li> <li>• Idea of local people helping to choose road names, or using local history faces.</li> <li>• Consult with CDC and other developments to ensure consistency in site naming.</li> </ul>
<b>Ground conditions, utilities and flooding</b>	<ul style="list-style-type: none"> <li>• Ensure that the rate of building does not exceed the capacity of sewage infrastructure.</li> <li>• Improvements are needed to the existing infrastructure prior to development as Thames Water's Wastewater Treatment Works (WWTW) at Grenoble Road and the WWTW at Cassington are overloaded.</li> <li>• Where do you envision the pumped sewage system?</li> <li>• What is the current capacity for treating foul water drainage flows into the Cherwell?</li> <li>• What measures are being put in to reduce flood risks?</li> <li>• Have we considered the cumulative effects of flooding from PR6b, PR6a, PR7a and PR7b?</li> <li>• Are any homes being built in Flood Zone 2 and / or Flood Zone 3. If so, why, and what measures will be planned and built in to prevent the flooding of properties?</li> <li>• As the site is a hill site, what measures will be taken to prevent run off and ensure that rain is soaked up where it falls or within say 5m during periods of heavy rain?</li> </ul>

<p><b>Community facilities</b></p>	<ul style="list-style-type: none"> <li>• Majority of respondents say that the primary school, and neighbourhood centre should be located together.</li> <li>• Although there was a comment that to reduce traffic congestion in the area the school and neighbourhood centre should be located separately.</li> <li>• Use of shared facilities encouraged such as school halls and parking.</li> <li>• The need for a primary school was questioned, particularly in view of surplus spaces.</li> <li>• Need for social facilities for all ages, some feel that the elderly have been forgotten in planning.</li> <li>• A permanent place of worship to be included in plans.</li> <li>• Be imaginative when creating play facilities for young children, as well as including spaces for teenagers.</li> <li>• School to be located away from main roads because of pollution and related health concerns.</li> <li>• Questions about possible measures to limit / avoid anti-social behaviour.</li> <li>• Is the School Street scheme being considered?</li> <li>• Allotments should be placed within the development instead of around the perimeter to provide 'hubs' of activity.</li> <li>• Mixed views about whether the neighbourhood centre should include a pub or a café.</li> <li>• The new development needs a youth worker to help organise things to do for children / teens.</li> <li>• What considerations have been given to health care services? Suggestions to consider include a dentist and GP within the development.</li> <li>• Importance placed on the provision of shops and cafés.</li> </ul>
<p><b>Consultation</b></p>	<ul style="list-style-type: none"> <li>• Ensure that consultations do not occur in holiday periods.</li> <li>• Several comments about the need for further engagement with residents and groups on the direct borders to the site.</li> <li>• Plans should be shared alongside numerical analysis to give context to decisions.</li> <li>• Perceived need to engage better with St Frideswide Farm, Cutteslowe Park Lodge House and residents of Park Close flats.</li> <li>• How can community leaders and community groups be included in the design process?</li> <li>• An ecologist would be a welcome addition at future consultation events.</li> <li>• There should be an integrated environmental and social management plan to outline deadlines, mitigation measures and responsible parties.</li> <li>• PR6a should be considered as a part of the PR6b development to create a joined up approach. Shared worries about the cumulative impact of developments.</li> <li>• Design and development of recreational spaces should be held with involvement from local sports clubs.</li> </ul>

<p><b>Sustainability</b></p>	<ul style="list-style-type: none"> <li>• A large number of responses hoped that PR6a could act as an example for sustainable building practices in order to address the climate crisis.</li> <li>• Achieve at least carbon neutral footprints.</li> <li>• A need for bolder targets and commitments. Questions raised about how climate and energy mitigation will be measured?</li> <li>• Infrastructure to support recycling should be incorporated into the sites design.</li> <li>• Concern about the amount of concrete that will be used, 'net zero' materials should be used instead.</li> <li>• Large communal heat pump installations should be used to provide efficient heating for the whole site and solar panels could be placed on roofs.</li> <li>• A need to follow more sustainable and affordable housing designs, such as terrace housing.</li> <li>• What water conservation measures will be added to the design?</li> </ul>
<p><b>Need case – negative</b></p>	<ul style="list-style-type: none"> <li>• Green Belt location is not appropriate and should not be developed. Brownfield sites should take preference.</li> </ul>

## 6. June 2022 Design Development Consultation

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The Applicants undertook a further round of consultation in June / July 2022 to invite views on certain fundamental aspects of the emerging masterplan, access arrangements and designs for the Oxford Road corridor.

The consultation ran from 30 June to 29 July 2022, and feedback was invited on the following specific areas:

- The updated illustrative masterplan.
- The movement strategy, which prioritises walking, cycling and public transport.
- The location of the primary school, local centre, and proposed School Street.
- Design approach for Pipal Barns.
- Access to the site from Oxford Road and connectivity to and across the site.

The following tools were created to assist in consulting with the community on the proposals for the site:

- Consultation postcard - distributed to 2,990 local homes and businesses. This ensured a newsletter was sent to every address within a 2km radius of the site (**Appendix 3 and 14**).
- Posters displayed in prominent community facilities and notice boards (**Appendix 15**).
- Advertisements - in local newspapers; *Oxford Mail* and *Oxford Times*. The advertisements ran in the *Oxford Times* on 30 June 2022 and 7 July 2022. *Oxford Mail* advertisements appeared on 20 June 2022 and 5 July 2022 (**Appendix 16**).
- Media releases - issued to regional press on 20 June and 1 August 2022 ( **Appendix 17**).
- Consultation website ([www.water-eaton.co.uk](http://www.water-eaton.co.uk)) - including an online feedback form. The website's domain was promoted on all consultation materials (**Appendix 18**).
- Feedback form - which could be downloaded from the consultation website and submitted via a dedicated freepost address (**Appendix 19**).
- Webinar slides - shown during online event held Tuesday 12 July 2022 (**Appendix 20**).
- Dedicated telephone helpline and email (promoted on all consultation materials).

### Consultation delivery - meetings and webinars

#### Pre-consultation briefings

Ahead of the Design Development consultation starting, the Applicants offered briefings to councillors at Gosford and Water Eaton Parish Council.

The meeting was held as follows:

**Gosford and Water Eaton Parish Council – 28 June 2022**



The Applicants provided attendees at the meeting with an overview of the proposed changes following the first stage of consultation, an outline of the consultation, and were open to answer questions as they arose. The meeting was structured to give those attending the opportunity to ask questions and engage in constructive discussion around the illustrative masterplan and the specific areas that were being consulted on.

### **Targeted correspondence**

In advance of the launch of public consultation, the Applicants contacted the following organisations and individuals:

- **OCC**
- **OXCC**
- **CDC**
- **Parish councils including Gosford and Water Eaton, Begbroke, Kidlington and Yarnton**
- **Layla Moran MP**
- **Local interest groups including**, Harbord Road Area Residents Association, Oxford Health NHS Trust, Cyclox, Oxford Bus, North Oxford Association, Oxford Preservation Trust.

People who had registered to receive updates via the website [www.water-eaton.co.uk](http://www.water-eaton.co.uk) were also notified ahead of the consultation with information on events. A copy of the correspondence can be found at **Appendix 21**.

### **Digital consultation event**

During the consultation period, the project team held one online webinar. The decision was made to hold a virtual consultation, as the Applicant was seeking feedback on certain specific aspects of the design for Water Eaton.

The event was held in the form of a webinar on Tuesday 12 July 2022, 6:30pm to 8:00pm. The event was held using Zoom, with those wishing to attend being required to register in advance. In total 16 people attended the online event.

The project team presented – with the content provided being informed by the content on the website – and attendees were invited to submit questions using the Q&A chat function so that questions could be collated and verbally responded to by the project team at the end of the presentation.

The webinar was recorded and made available on the project website so that anyone unable to attend (or anyone who did attend and experienced technical difficulties) could access it afterwards. The slide deck used during the online event can be found at **Appendix 20**.

## 7. June 2022 Design Development Consultation Feedback

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### General summary of feedback and engagement

During the consultation the Applicant received 57 submissions from individuals or representative groups / organisations:

- 33 emails
- 21 online feedback forms submitted via the project website
- 3 feedback forms received through the freepost address

As each response was received the community relations team summarised the content to give a broad-brush illustration of sentiment using a red, amber, green rating system. The illustration of sentiment was not used in the formal analysis of feedback, but was a useful tool for understanding the general response to the development. The feedback was ranked as follows:

- 4 green / positive (7%)
- 25 amber / neutral (44%)
- 28 red / negative (49%)

In respect of the issues raised in feedback, there were a number of recurring themes:

- Masterplan- 72% (i.e., the issue was raised in 70% of feedback responses)
- Traffic and transport - 29%
- Community facilities - 16%
- Heritage - 10%
- Sustainability - 7%
- Ecology and biodiversity - 14%

Summary of main themes arising over the June 2022 Design Development consultation:

Themes	Feedback – key points summary
<b>Masterplan</b>	<ul style="list-style-type: none"> <li>• Concerns about height of buildings proposed – specifically the potential for 4-5 storey buildings along Oxford Road – however a suggestion was made that the height of buildings across the site could vary, with specific recommendation for higher-rise residential blocks in the site interior.</li> <li>• Impact of building height on views of the Cherwell Valley.</li> <li>• Opposition to building on Green Belt and productive agricultural land – linking to climate change and food security issues.</li> <li>• Concern that housing numbers proposed exceeds that indicated in the Local Plan.</li> </ul>

	<ul style="list-style-type: none"> <li>• Small number of respondents supportive of development - citing lack of housing supply as giving rise to house price inflation, and there being insufficient reason to maintain the land as Green Belt given extent of housing need.</li> <li>• Suggestion that building density / height should be increased to capitalise on proximity of site to Oxford Parkway for commuters.</li> <li>• Need for rental homes at a fair price, and importance of developer's role in improving Oxford housing stock and delivering 'social housing that creates communities'.</li> <li>• Importance of identifying a sensitive architectural vernacular – specific reference made to avoiding the 'hideous' black bricks seen at Barton Park.</li> <li>• Realise aspirations for development to be 'distinctive', village enclaves, garden frontages, classic Oxford village style.</li> <li>• Strong rejection of an amphitheatre – proposal of which is not based on local need. Perceived as 'a design gimmick' in concept and proposed location, and concerns that it would impact local residents in respect of increased parking, noise and traffic issues, as well as anti-social behaviour.</li> <li>• Strong view that Park extension should serve to encourage 'nature and biodiversity'.</li> <li>• Recommendation that Christ Church, Oxford needs to build a trusted relationships with the local community.</li> <li>• Request for clarity on:             <ul style="list-style-type: none"> <li>○ Stewardship and how the park extension will be protected from development and inappropriate use.</li> <li>○ 'Binding' legal covenants that will be in place to ensure the developer and future owners adhere to agreed items.</li> <li>○ How the Park Extension will become an extension to Cutteslowe Park.</li> <li>○ Use of the term 'mobility hub' – perceived to be synonymous with transport for those with limited movement.</li> <li>○ Trees bordering Banbury Road should be planted to create a wider buffer zone.</li> </ul> </li> <li>• Current lack of community facilities in the area cited; suggestion that provision is made for local pharmacy / medical services to be included; pending loss of golf course also raised.</li> <li>• Whether existing residents as well as new ones will have access to allotments.</li> <li>• Insufficient water supply to cater for planned building north of Cutteslowe Park.</li> <li>• Increased flood risk to immediate and surrounding area; need to design storm capacity of at least 100 years plus 10 per cent due to climate change and flood risk.</li> <li>• Notable concern over the location of play area near Cutteslowe Park – issues around traffic generation, supply of play areas in Cutteslowe Park, at odds with natural area. Greater need for somewhere for teenagers.</li> </ul>
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<p><b>Traffic and transport</b></p>	<ul style="list-style-type: none"> <li>• Approach generally welcomed and regarded as required. Described as ‘exactly the right approach’.</li> <li>• Need to enable significant improvements to existing public services (specifically bus services) to ensure concept works – ‘good facilities on the site are meaningless in isolation from broader connectivity’.</li> <li>• Concerns that cycle superhighways ‘deposit cyclists straight back on to busy roads in North Oxford.’</li> <li>• Concern cited in respect of:             <ul style="list-style-type: none"> <li>○Lack of a good connection to Kidlington (including the P&amp;R entrance crossing) as well as pinch points over the A34 and rail bridges and the Kidlington roundabout.</li> <li>○Suggestion that existing shared path on the west side of Oxford Road remains unchanged until PR6b goes ahead.</li> <li>○Residents on site will have more than one car per household and contribute to / be affected by congestion.</li> </ul> </li> <li>• Concern expressed that Kidlington roundabout and A34 bridge towards Kidlington are unsafe for users.</li> <li>• Controlled parking zones / resident parking zones are essential to prevent commuters parking on the site.</li> <li>• Concern that inadequate parking will see cars parked on roads.</li> <li>• Need to make sure adequate provision is made for people with limited mobility or disabilities who are unable to walk / cycle and / or access public transport.</li> <li>• All streets restricted to 20mph; using shared space, road surfaces and street furniture to indicate and reinforce this.</li> <li>• Speed limit on Oxford Road should be restricted to 30mph.</li> <li>• Outside PR6a – in terms connectivity – build simple pedestrian / cycle bridge over Cherwell at ford on bridleway from PR6a to Islip.</li> <li>• Evidence of capacity check to ensure local roads and new layout can cope with predicted new vehicle numbers requested.</li> <li>• Question whether access roads are intended for regular buses or minibuses and whether developer will offer a subsidy.</li> </ul>
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	<ul style="list-style-type: none"> <li>• Park and Ride should double in size, shuttle buses installed for public going to Oxford, development should subsidise bus service. Information requested on measures in place to contain overflow of parking demand.</li> <li>• Much larger ‘green countryside’ gap needed between P&amp;R and development to prevent coalescence.</li> <li>• Need to increase rail services between city and Oxford Parkway or development of tram system to mitigate traffic and encourage use of public transport.</li> <li>• Will there be a link to Croudace site?</li> <li>• Cycle routes through Cutteslowe Park should not be lit and have streetlights – to prevent light pollution, urbanisation and protect wildlife.</li> <li>• Have / should park stakeholders be consulted on proposed cycle routes through the park and extension?</li> </ul>
<p><b>Traffic and transport- Oxford Road proposal</b></p>	<ul style="list-style-type: none"> <li>• Overall, the concept was broadly welcomed – regarded as safer and likely to encourage increased uptake in cycling and move away from cars.</li> <li>• Cycle path should give people choice – use Banbury Road or slower path that could join up with path across top of Cutteslowe Park.</li> <li>• Limited number of respondents view it as inadequate – describing it as a ‘white elephant’ and ‘pointless’ as section is only along site frontage and needs to be along entire road – north to south.</li> <li>• Concerns that delivery of this comes at expense of loss of trees and green corridor.</li> <li>• Any ‘slow’ path to Cutteslowe Park should not use green corridor space.</li> <li>• Turning A1465 into an urban corridor has the potential to be ‘isolating and endless’.</li> </ul>
<p><b>Traffic and transport- CYCLOPS junction</b></p>	<ul style="list-style-type: none"> <li>• Majority viewed the CYCLOPs junction as a ‘good plan’.</li> <li>• Limited number believe the CYCLOPS junction it ‘won’t work’ and ‘should be scrapped’ –             <ul style="list-style-type: none"> <li>specific concerns cited as:                 <ul style="list-style-type: none"> <li>○ More thought needs to be given to angles of roads entering and leaving the development to ensure ‘cannot sweep in or out of development at higher speeds.’</li> <li>○ Providing inadequate means for south bound cyclists to cross ring road on travelling into the city.</li> <li>○ Design will exacerbate issue of traffic backing up from Water Eaton P&amp;R traffic lights down to roundabout and along Oxford Road in Kidlington.</li> </ul> </li> </ul> </li> <li>• Repeated request that number of access points onto the development is limited.</li> <li>• Concern flagged for privacy of St. Frideswide’s Farm and access for delivery versus prevention of use of access track for parking.</li> <li>• Stationary cars and new tall buildings will create wind tunnel effect which will increase pollution – this needs to be studied and mitigated.</li> <li>• Suggestion that residential courts and spurs are shared usage, and large service ducts are installed under spurs.</li> </ul>

<p><b>Community facilities- Primary school</b></p>	<ul style="list-style-type: none"> <li>• Location both welcomed and questioned.</li> <li>• Conflicting suggestions that school should be located further north in the development to reflect catchment will be from</li> <li>• 6A, 6B and other areas, while others stated should be more central.</li> <li>• Assertion that the primary school needs to exclusively serves immediate area otherwise will just give rise to increased</li> <li>• traffic; jeopardising safety of children walking/cycling to school and resulting in parents using Cutteslowe Park/ Harbord</li> <li>• Road for parking</li> <li>• Co-location of school and community centre ‘good option’</li> <li>• Request for clarity on specifics of community facilities proposed - current ‘lack of amenities [is] very real’</li> <li>• Suggestion that ‘high walls’ should not be used around school perimeter as would impact sight lines across and through</li> <li>• development</li> <li>• Light and noise mitigation for local streets to school queried.</li> <li>• Support for school street concept, but not at expense of causing ‘traffic to block up down the main road, block access for</li> <li>• road users or emergency vehicles.’</li> <li>• Approach needed to encourage children to cycle or walk ‘independently’ to school.</li> </ul>
<p><b>Heritage- Pipal Barns Design approach</b></p>	<ul style="list-style-type: none"> <li>• Acknowledgment that while demolition may be the easiest answer, clear preference for retention on grounds of ‘heritage value,’ adding historic character to the site and maintaining ‘aesthetic appeal’.</li> <li>• Suggestions range from ‘leave as they are,’ ‘a new community hub’, ‘retain barns to reduce feeling of generic housing estate’, ‘retail outlet’, ‘remote working space’, ‘preserved and used as wildlife havens’, medical centre – potentially privately financed.</li> <li>• Repeated concern for protected species found in Barns and their care.</li> </ul>
<p><b>Sustainability</b></p>	<ul style="list-style-type: none"> <li>• Desire to ‘see bold targets and commitments’ in eco standards from the start of the development with heat pumps, solar panels, batteries, highly insulated housing, and rainwater harvesting.</li> <li>• Concern about the green and sustainable features proposed being sufficient to reduce CO2 emissions.</li> <li>• Need for zero carbon construction and zero carbon maintenance of new houses. Examples cited:             <ul style="list-style-type: none"> <li>○ Modern Methods of Construction (MMC) utilising factory / off-site housing manufacturing – evidence this is feasible seen with Glencore Construction.</li> <li>○ Low carbon/Passivhaus developments and suggestion to use Joint Contracts Tribunal standard contract rather than Design and Build.</li> <li>○ Orientation of houses to maximise solar gain is key.</li> <li>○ Consider siting the Oxford Stadium at Water Eaton.</li> </ul> </li> </ul>
<p><b>Ecology, biodiversity and green spaces</b></p>	<ul style="list-style-type: none"> <li>• Trees bordering Banbury Road should be planted to create a wider buffer zone.</li> <li>• Provide swallow nesting sites.</li> <li>• Suggestion of wetland put forward and / or large water feature – assist surface water, wildlife, joined up with P&amp;R lagoon.</li> <li>• Plans should include clear commitment to planting, use of native</li> </ul>

	<p>species, supporting wildlife.</p> <ul style="list-style-type: none"><li>• Site signing up to 'Building with Nature' accreditation generally welcomed.</li><li>• Suggestion that eastern boundary green corridor becomes a nature trail with stream and decking like Barton Park.</li><li>• Concerns over wildlife during construction.</li><li>• Concern that the Green Infrastructure Corridor was being 'side-stepped,' was 'not best practice', was not 'meeting the aspirations of planning guidelines'.</li><li>• Assertion that wildlife / green corridors should be 'highways for nature'; they are not 'landscaping schemes', and not cycle spaces.</li><li>• Concerns raised that shared streets / cycle ways / footpaths will be ineffective as green corridors.</li><li>• East West corridors 'muddled'; 'critical plan to safeguard current high-quality biodiversity'.</li><li>• Consider fungal and biological varieties of life, invertebrate and vertebrate life.</li><li>• Concern for badgers, skylarks, lapwings and biodiversity.</li><li>• Clarity on who will be responsible for managing and maintaining public areas, farmland, new planting in coming decade.</li><li>• Request Banbury / Oxford Road trees and rough area is 'protected'. If it is removed, it must be 'replaced by an enhanced corridor', and that best mature (or near) trees on western road flank are retained with new planting in between.</li></ul>
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## 8. Winter 2022 / 23 Consultation

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Following the initial consultation in Autumn 2021 and the Design Development consultation in June / July 2022, a final stage of public consultation was held from 7 December 2022 to 20 January 2023.

This stage of consultation introduced Bellway Homes Limited following the acquisition of land from Christ Church, Oxford in September 2022 and was a chance for the Bellway Homes Limited team to meet stakeholders and residents.

In the interests of delivering a scheme of the highest quality, Bellway Homes Limited committed to building on the approach to engagement and masterplan development adopted by Christ Church, Oxford. Throughout the design process the seven Responsible Ownership & Stewardship principles of Connectivity, Identity, Community, Ecology, Energy, Carbon, Health and Wellbeing have been taken into account. Bellway Homes Limited's development of the land continued to be guided by these principles, as well as being informed by feedback consultations.

As well as introducing Bellway Homes Limited, the Winter 2022 / 23 consultation was an opportunity to identify how the project evolved and for the public to provide feedback and comments on the illustrative masterplan and design proposals. This included confirmation that the consultation was for a scheme of 800 dwellings:

- Scheme parameters
- Character and placemaking
- Responsible Ownership and Stewardship
- Sustainability
- Transport (access arrangements and sustainable transport movements)
- Green infrastructure
- Site heritage
- Ground conditions and utilities
- Ecology and biodiversity
- Landscape and visual

As the consultation ran over the Winter holiday period, the Applicant took the decision to hold it over a six-week period.

This allowed for four weeks outside of state school holidays and the events were also held outside of the holidays on 10, 12 and 14 December 2022. The extended consultation period meant members of the public had 45 days to comment via email, online feedback form, interactive map or by freepost.

An extension to provide feedback to Friday 3 February 2023 was given to the Harbord Road Area Residents' Association, who has been an active stakeholder throughout the design process. The Association's feedback was provided on Friday 3 February 2023 and is included in the summary table in Chapter 9.

Briefings and targeted communications with local political stakeholders were held, including dedicated meetings with Gosford and Water Eaton Parish Council to share information about the consultation and to show changes made to the masterplan and site design following the Design Development consultation.

These meeting took place as follows:

**Gosford and Water Eaton Parish Council:** 6 December 2022



The following tools were created to assist in consulting with the community on the proposals for the site:

- Consultation postcard – distributed to 3000 local homes and businesses. This ensured a newsletter was sent to every address within a 2km radius of the site (**Appendix 4 and Appendix 22**).
- Posters displayed in prominent community facilities and notice boards (**Appendix 2**).
- Advertisements – in local newspapers *Oxford Mail* and *Oxford Times* (**Appendix 24**). The advertisement ran in the *Oxford Times* on 24 November 2022 and 1 December 2022. *Oxford Mail* advertisements appeared on 24 November 2022 and 1 December 2022.
- Media release - issued to regional press (**Appendix 25**).
- Exhibition panels - for use at exhibition events and publication on the project website (**Appendix 26**).
- Consultation website – including an online feedback form, promoted on all consultation materials (**Appendix 27**). During the consultation period the website pages were accessed by 373 users, with the homepage, have your say and documents page viewed most frequently.
- Interactive online map - with feedback mechanism (**Appendix 28**).
- Webinar slides - shown during online event held Monday 12 December 2022 (**Appendix 29**).
- Feedback form – which could be downloaded from the consultation website and submitted via a dedicated freepost address (**Appendix 30**).
- Dedicated telephone helpline and email (promoted on all consultation materials).

## Targeted correspondence

In advance of the launch of public consultation, the Applicants contacted the following organisations and individuals:

- **OCC**
- **OXCC**
- **CDC**
- **Parish councils including Gosford and Water Eaton, Begbroke, Kidlington and Yarnton**
- **Layla Moran MP**
- **Local interest groups including**, Harbord Road Area Residents Association, Oxford Health NHS Trust, Cyclox, Oxford Bus, North Oxford Association, Oxford Preservation Trust.

People who had registered to receive updates via the website [www.water-eaton.co.uk](http://www.water-eaton.co.uk) were also notified ahead of the consultation. A copy of the correspondence can be found at **Appendix 21**.

## Consultation delivery - exhibitions and webinars

### Public exhibition events

During the consultation period the project team held two in-person public exhibition events:

These in person exhibitions took place as follows:

- Saturday 10 December 2023 - Cutteslowe Pavilion Hall, OX2 8ES, 10am-1pm  
**Attendees – 37**

- Wednesday 14 December 2023 - North Oxford Association Community Centre, Diamond Place, Summertown, OX2 7DP, 3pm-6pm  
**Attendees** – 15

Photographs from the in-person events can be found at **Appendix 31**.

### **Digital consultation event**

One virtual consultation event in the form of a webinar was held on Monday 12 December 2023, 6:00pm to 7:30pm. The date and time were promoted alongside those for in-person events. The event was held using Zoom, with those wishing to attend being required to register in advance. In total five people attended the event. A copy of the slide deck used during the digital consultation event can be found in **Appendix 29**.

The webinar was recorded and made available on the project website so that anyone unable to attend (or anyone who did attend and experienced technical difficulties) could access it afterwards.

## 9. Winter 2022 / 23 Consultation Feedback

During the consultation the Applicant received 26 submissions from individuals or representative groups / organisations:

- 15 emails
- 2 online feedback forms submitted via the project website
- 9 feedback forms received through the freepost address

As each response was received the community relations team summarised the content to give a broad-brush illustration of sentiment using a red, amber, green rating system. The illustration of sentiment was not used in the formal analysis of feedback, but was a useful tool for understanding the general response to the development. The feedback was ranked as follows:

- 4 green / positive (15%)
- 15 amber / neutral (58%)
- 7 red / negative (27%)

In respect of the issues raised in feedback, there were a number of recurring themes:

- Masterplan - 38% (i.e., the issue was raised in 29% of feedback responses)
- Traffic and Transport - 50%
- Ecology and Biodiversity - 30%
- Stewardship - 7%
- Sustainability - 26%
- Green infrastructure - 34%
- Character and placemaking - 11%
- Ground conditions and utilities - 19%
- Heritage - 19%
- Landscape and visual - 2%

Summary of main themes arising over the Winter 2022 / 2023 consultation:

Themes	Feedback – key points summary
<b>Masterplan</b>	<ul style="list-style-type: none"> <li>• Concern about the number of homes proposed and the pressure this could put on local services. Request that the number of homes be reduced.</li> <li>• Ensure all building components are built for quality.</li> <li>• Houses must have steep rooves to allow expansion.</li> <li>• Houses should be small and affordable.</li> <li>• Only those at present living in OCC or CDC areas should be allowed to purchase a property.</li> <li>• How much of the housing will be affordable for people who work in public sector roles?</li> <li>• 25 per cent of housing should be affordable and at least 25 per cent more should be social housing.</li> <li>• Concern that the electricity network in Oxfordshire is not adequate to support the additional homes.</li> <li>• Concern that four storey houses will negatively impact the rural character of the area.</li> <li>• Will there be whole building ventilation?</li> <li>• There should be more terraced dwellings, to allow for a higher density development.</li> <li>• Comment that the updated masterplan has improved and that the shaping of the site seems appropriate.</li> <li>• Recommendation for a gradual progression of building heights along Oxford Road.</li> </ul>

	<ul style="list-style-type: none"> <li>• Concern that tall buildings along Oxford Road will block views.</li> <li>• Height and massing requirements of the Development Brief along the Oxford Road frontage should be reconsidered.</li> <li>• Questions about the need-case for the development, with the climate emergency listed as a reason for preventing Green Belt development.</li> <li>• Can you provide analysis of how the scheme will meet Oxford's housing needs for those on low incomes?</li> <li>• Wheelchair access to housing, streets and public areas should be designed in. Would like to see a full Equalities Assessment for the scheme.</li> <li>• How is the cumulative impact of PR6a, PR6b and PR7a being measured?</li> <li>• How are you working with other developments to develop a coordinated approach?</li> <li>• Development should be at the highest quality, with environmental protection throughout.</li> <li>• Suggestion for a community self-build scheme.</li> <li>• Drains, electricity, gas and IT services such be located under pavements rather than road to allow for easy access and maintenance.</li> <li>• What part of the site is designated for three, four and five storey buildings?</li> </ul>
<p><b>Character and placemaking</b></p>	<ul style="list-style-type: none"> <li>• Is there variety in the character of buildings, what will the roofscape and architectural frontages look like?</li> <li>• How will the place identity be set?</li> <li>• Comments to use local building materials such as Cotswold stone.</li> </ul>
<p><b>Sustainability</b></p>	<ul style="list-style-type: none"> <li>• All buildings should be built as zero carbon.</li> <li>• All dwellings should have ground source heat pumps installed.</li> <li>• How will sustainability be achieved and measured?</li> <li>• Each property should be PassivHaus certified.</li> <li>• EV charging ports should be provided in all parking areas.</li> <li>• All buildings with suitable rooves should have solar panels.</li> </ul>
<p><b>Traffic and transport</b></p>	<ul style="list-style-type: none"> <li>• How many parking spaces will there be per dwelling?</li> <li>• The parking spaces for visitors and blue badge holders should be separate from the properties for safety.</li> <li>• Requests for more parking to be added to the site's design and other comments supporting a car-free development.</li> <li>• The development should constitute a 15 minute neighbourhood.</li> <li>• Will buses enter the site or will passengers wait at the main road? Will buses be subsidised?</li> <li>• Concerns on congestions at rush-hour and school drop off.</li> <li>• Cyclists, pedestrians, buses and cars should all have their own segregated lanes.</li> <li>• Positive feedback on the CYCLOPS and left-in/ left-out junction.</li> <li>• Concerns about traffic increases on Banbury Road.</li> <li>• How will residents safely cross the Banbury Road between PR6a and PR6b?</li> <li>• What traffic measures will be introduced along Banbury Road?</li> </ul>
<p><b>Transport-cycling and pedestrian infrastructure</b></p>	<ul style="list-style-type: none"> <li>• Suggestion that the separation of bikes and pedestrians can be more imaginative.</li> <li>• OXCC's approach to bike lanes/footpaths should not be adopted.</li> <li>• The pedestrian walkways should be further from the road into the site.</li> <li>• There should be plenty of bike parking racks, including in the mobility hubs.</li> <li>• How will a public transport network be maintained with public transport strikes.</li> <li>• Suggestion to talk to OCC to modify cycle routes through Cutteslowe Park.</li> </ul>

	<ul style="list-style-type: none"> <li>• Will the north-south green link be lit?</li> <li>• Consideration should be given to the provision of cycle racks close to bus stops.</li> </ul>
<b>Ground conditions, utilities and Flooding</b>	<ul style="list-style-type: none"> <li>• All water pipes and drains should be in a duct under paved areas (not roads), likewise for electricity/gas pipes.</li> <li>• Concern about Thames Water's sewage capacity.</li> <li>• Will problems with Thames Water's sewage capacity impact on the timetable for the build?</li> </ul>
<b>Community Facilities</b>	<ul style="list-style-type: none"> <li>• Concern that parents wanting to drive to the primary school will use Harbord Road to access parking in Cutteslowe Park to take their children to school drop off / pick up.</li> <li>• Suggestion of positive measures being used to make the use of car parking in Cutteslowe Park as unattractive as possible for parents dropping off children at school. For example locate the school entrance as far as possible away from Cutteslowe Park, and restrict the number of openings from the Park into Water Eaton.</li> <li>• There should be a new medical centre on site with bike facilities, public transport access and shared parking facilities.</li> <li>• Concern that secondary schools are at full capacity and will not cope with the increased demand if another one is not constructed / Gosford Hill is not enlarged.</li> <li>• Suggestion to include a cricket centre on site.</li> <li>• Communities facilities (shop, café / pub, post office, pharmacy / health centre) should be open from the beginning of the development.</li> <li>• There should be another play area in the south end.</li> <li>• Comment that the primary school location is appropriate.</li> <li>• How will the Water Eaton scheme fund services such as health facilities, secondary schools, policing and social services.</li> <li>• Concern that the increase in residents will lead to a strain on health care services.</li> <li>• How will community facilities be funded in the long term?</li> </ul>
<b>Heritage</b>	<ul style="list-style-type: none"> <li>• A desire to see Pipal Barns reconstructed / renovated instead of demolished.</li> <li>• Positive comment on plans for the Barrows, asking for measures to be put on place to prevent the Barrows being used as a play area.</li> <li>• Are the developers aware of a Roman road which runs along the east side of the Banbury road?</li> <li>• Concern about access and privacy at St. Frideswide's Farm.</li> <li>• Suggestion to plant more hedgerows and trees to create a buffer for St. Frideswide's Farm.</li> <li>• Will lighting and noise from the school sports ground be seen / heard at St. Frideswide's Farm?</li> </ul>
<b>Landscape, ecology, biodiversity and green infrastructure</b>	<ul style="list-style-type: none"> <li>• Long distance views from Oxford Road across the Cherwell Valley should be incorporated into the site's design.</li> <li>• A desire to see focal points / landmarks.</li> <li>• Suggestion to include various landscapes with different textures, trees, shrubs and low rise plants.</li> <li>• Hedgerows, mature oaks and copses should be preserved.</li> <li>• Concern that the development will lead to a net-loss in biodiversity.</li> <li>• Comment of support for the Cutteslowe Park extension plans.</li> <li>• Landscape should be preserved and housing shouldn't be built on the Green Belt.</li> </ul>

	<ul style="list-style-type: none"> <li>• There should be protections put in place for Brown Hare and farmland bird populations.</li> <li>• Request for the hedgerow near to Water Eaton Manor to be retained in full and that hedgerows are managed for the benefit of wildlife, particularly birds.</li> <li>• Public access should be restricted in certain areas of green spaces to protect wildlife and give an area without human interaction.</li> <li>• How many allotments will be provided? What restrictions will there be on who can apply for them?</li> <li>• What measures will be put in to protect Barn Owls in the area?</li> </ul>
<b>Construction</b>	<ul style="list-style-type: none"> <li>• Request that the construction traffic enters and leaves the site from the north, as Frieze Way is a dual carriageway and better suited to construction traffic.</li> <li>• Construction should keep good codes of practice throughout, and adherence to agreed working hours is important.</li> <li>• Residents should be updated regularly throughout the construction phase.</li> </ul>
<b>Stewardship</b>	<ul style="list-style-type: none"> <li>• Could a public / private partnership be created to deliver Water Eaton to create opportunities for community land trusts and participation in protecting and managing the environment.</li> <li>• Will the long-term stewardship of communal areas by Christ Church, Oxford ensure their long-term maintenance?</li> <li>• Will you engage in the consultation process for the Oxford United Football Stadium?</li> </ul>

## 10. Conclusion

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The Applicants have welcomed the opportunity to engage with a range of stakeholders and members of the public during this consultation period and will continue to engage throughout the lifetime of the project, through determination, construction and into operation. The consultation has been extensive and in accordance with the consultation guidelines, including four key stages:

- Enquiry by Design consultation in July 2021
- Initial consultation between 8 and 24 October 2021
- Design Development consultation between 30 June and 29 July 2022
- Winter 2022 / 23 consultation between 7 December 2022 and 20 January 2023.

At each stage of consultation, the Applicant engaged with the public and stakeholders including:

- **OCC**
- **OXCC**
- **CDC**
- **Parish councils including Gosford and Water Eaton, Begbroke, Kidlington and Yarnton**
- **Layla Moran MP**
- **Local interest groups including**, Harbord Road Area Residents Association, Oxford Health NHS Trust, Cyclox, Oxford Bus, North Oxford Association, Oxford Preservation Trust

As the project has progressed, the Applicant has used meetings, email updates and the project website to keep people up to date with the ways the masterplan has changed. New information has been presented at each stage to help explain how the scheme has changed in response to public feedback and the input of technical and specialist stakeholders and consultants.

The feedback received has been used to confirm and develop the development proposals and design. At each stage feedback was shared with the Applicant and consultant team, and was used to help shape proposals as they have developed towards the final application for submission.

The Applicants will continue to liaise with the relevant councils and consultees through the planning application process. The Applicants also remain committed to keeping stakeholders informed of the progress of its plans by:

1. Writing / emailing where contact details have been given, in line with GDPR regulations.
2. Updating the project website.
3. Keeping elected representatives informed.