

## Masterplan updates

### Green infrastructure strategy

- The Green Infrastructure Strategy we have developed has received a lot of positive feedback. It brings 'fingers' of multi-purpose green spaces into the development, in the same locations that currently accommodate overland water flows which are caused by rain falling on the site during extreme storm events. This will also serve to provide green areas within the development and provide biodiversity gains across the site.
- The surface water drainage strategy will mimic the existing situation while considering the future effect of climate change, discharging run-off into the network of watercourses through the site at rates restricted to the greenfield (pre-development) run-off rates for each drainage catchment. Sustainable Drainage Systems (SuDS) will be incorporated throughout the development and will be to maximise ecological and amenity benefits.
- Our **illustrative masterplan** follows the principles of 'Building with Nature' and the outline planning application we submit to Cherwell District Council will seek Building with Nature accreditation which will serve as a certification of the landscape design. It will also aim for up to 20 per cent net biodiversity gain from the baseline biodiversity of the existing site. The policy requirement is for 10 per cent net biodiversity gain.
- Our proposals include for a number of allotments / community gardens (shared spaces for the community to garden or cultivate) throughout the development area and on the eastern green edge (the 'Green Infrastructure corridor'). These will comprise a mix of community gardens (e.g. raised beds for flowers, herbs and other plants), allotments and orchards, and some will also include local play spaces for younger children, together with seating areas for residents.
- The eastern green corridor will provide a multi-purpose green space with a leisure route linking along the site and into the development areas. It will provide spaces for drainage, nature recovery, new habitats, public access to nature, and recreation areas.
- You asked us to provide an extension to Cutteslowe Park that is 'naturalistic'. We propose an area that is predominantly devoted to nature and wildlife, with mown paths for access. More formal elements could include an amphitheatre (cut into the contours at the south-east of the park extension), and some wetland (or semi-wetland) areas with boardwalks.
- A larger, formal play area with play equipment (and a multi-use games area that is required by policy) could be located adjacent to the housing within the park extension. It would be open to both the new and existing communities in the area.

### Our proposals sections

#### Introduction

#### Our proposals

The development

The scheme parameters

Masterplan

Character and placemaking

Responsible ownership & stewardship

A sustainable development

Transport

Sustainable transport improvements

Green infrastructure

Site heritage

Ground conditions and utilities

Ecology and biodiversity

Landscape and visual

### Illustrative green infrastructure plan

GREEN INFRASTRUCTURE DRAFT

← Housing capacity and tenures

Movement strategy →



### Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

**Calling us on:** [0800 531 6831](tel:08005316831)

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

**Writing to us at:** Freepost RRRG-AZTG-JLJX, Water Eaton Team (Carnargue), Eagle Tower, Montbellier Drive, Cheltenham, GL50 1TA

**Bellway**

STRATEGIC  
LAND

POWERED BY **Camargue**



## Masterplan updates

### Housing capacity and tenures

- At this stage in the development process, we do not have a detailed design for the scheme. However, we have carried out capacity studies reflecting the development areas set out in the PR6a policy, the emerging parameter plans (covering land use and building heights), and the masterplan. These reflect the national policy requirement set out in the National Planning Policy Framework to make efficient use of land while creating a beautiful place to live as per the guidance in the National Design Guide and the National Model Design Code. We have applied an appropriate housing-mix which includes one-to-five-bedroom properties of varying typologies (apartments, terraced, semi-detached and detached houses). This work has determined the site has capacity for up to 725 homes.
- In line with policy, 50 per cent of these homes will be 'affordable' (in accordance with the Council definition), and they will include a variety of different tenures including the potential for first homes, social/affordable rent and shared ownership properties to reflect Cherwell District Council policy requirements.
- The policy also requires we provide a minimum of 45 units of extra care housing. Extra care housing is primarily for older people or those with special needs who live relatively independently, but have access to on-site services providing care, support, domestic, social, community or other services. The capacity work has shown that, in addition to the 725 homes 75 extra care units can be accommodated on site. We are currently proposing that 100 per cent of the extra care units would be 'affordable' in tenure.
- The outline planning application we submit to Cherwell District Council will refer to an "up to" housing figure. This will be refined at the reserved matters stage when detailed design has been completed.

[← Building heights](#)

[Green infrastructure strategy →](#)

### Our proposals sections

#### Introduction

#### Our proposals

[The development](#)

[The scheme parameters](#)

[Masterplan](#)

[Character and placemaking](#)

[Responsible ownership & stewardship](#)

[A sustainable development](#)

[Transport](#)

[Sustainable transport improvements](#)

[Green infrastructure](#)

[Site heritage](#)

[Ground conditions and utilities](#)

[Ecology and biodiversity](#)

[Landscape and visual](#)

### Illustrative Masterplan – December 2022

[Click here to view a copy of our updated masterplan as of December 2022](#)



**Draft building height parameter plan**



**Land use and access parameter plan**



### Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

**Calling us on:** [0800 531 6831](tel:08005316831)

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

**Writing to us at:** Freepost RRKG-AZTG-JLJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

**Bellway**

STRATEGIC  
LAND

POWERED BY **Camargue**

## Masterplan updates

### Summary of masterplan updates

Our [illustrative masterplan](#) has evolved following the technical assessments we have conducted and the feedback we have received over the last year.

The plan is based on the Local Plan allocation and proposals map that allocates 48 hectares of land for development with approximately 25 hectares for the construction of dwellings. The changes are mainly refinements to the plan that we consulted on in October 2021 with the main elements remaining consistent.

The refinements include:

- Illustrative streets and development blocks, showing how higher density blocks (comprising apartments and higher density housing) could be delivered adjacent to Oxford Road, and lower densities (comprising more detached housing) towards the eastern edge. These factor-in parking requirements and an emerging parking strategy.
- Capacity work, testing block structures and housing typologies with potential heights and densities across the development area, to optimise the delivery of housing types in accordance with policies.
- Access arrangements including routes through the site for pedestrian and cyclists, with potential links to the wider area (for example, to the development site to the south-west of Water Eaton, Cutteslowe Park and the countryside); and junctions for vehicles accessing the site.
- Inclusion of 'mobility hubs'
- More detail on the areas for the [local centre and primary school](#) and the broad [green infrastructure strategy](#).
- Detailed consideration for the protection of the barrows area (agreed with the county archaeologist) which comprises an area that prohibits below-ground disturbance (such as trees, walls, or buildings). This area and an area surrounding the barrows is proposed as a local green space in conjunction with the local centre and school.
- Further detail added to our strategies for green space and drainage, ecology and healthy placemaking. These issues are interlinked. We are bringing green spaces into the

### Our proposals sections

#### Introduction

#### Our proposals

The development

The scheme parameters

Masterplan

Character and placemaking

Responsible ownership & stewardship

A sustainable development

Transport

Sustainable transport improvements

Green infrastructure

Site heritage

Ground conditions and utilities

Ecology and biodiversity

Landscape and visual

### Illustrative Masterplan – December 2022

[Click here to view a copy of our updated masterplan as of December 2022.](#)

development area in accordance with the strategy agreed at the Enquiry by Design. We have committed to the Building with Nature accreditation and seeking up to 20 per cent biodiversity net gain.

- The detail we have added to the green infrastructure strategy links with the strategy for formal and informal play and other public green spaces, identifying where we could deliver allotments / community gardens (including orchards, fruit and nut trees etc), local and neighbourhood play areas, a multi-use games area, and even potential for an outdoor amphitheatre. Although illustrative, the numbers and areas shown for these functions are in excess of policy requirements.
- Our health strategy is embedded in the strategies for movement and green infrastructure, delivering healthy living with local streets and tracks provided for active travel (by foot or on bicycle), with streets that are not dominated by cars (where residents meet and children can play), and with green spaces for exercise and contemplation. Space will be provided in the community centre in accordance with discussions with the NHS.

#### Areas for continued development

- We are discussing the detail of the junctions onto the Oxford Road and how these will work to optimise journeys by bicycle and bus, while ensuring that they are as safe as possible.
- We are discussing with tree officers, ecologists, cycle and travel experts (among others) what the Oxford Road will look like. Widening the road to accommodate safe cycling for the cycle superhighway and routes / crossings for pedestrians and cyclists is part of this discussion, and the current consultation.
- The detail of our community / stewardship strategies. These will identify how the community can create, grow and manage the development in perpetuity.
- The character and 'identity' of the development. We will identify potential character areas, and some high level thoughts as to how these might be defined in our outline application, but the detail of the character and detailed design of the proposals will be subject to further work and consultation.

The outline planning application will be accompanied by an Environmental Impact Assessment (EIA). This is in preparation, and we will consult on its findings in a subsequent consultation event in the autumn. The EIA will be based on a set of parameter plans that form the framework for subsequent reserved matters applications, that have to comply with the approved parameters.

We are proposing two parameter plans, the first covering land uses and access and the second, maximum building heights.

The draft masterplan is one example of how the quantum of development and uses that we will be applying for can be accommodated on the site. The final layout at the reserved matters stage can vary in so much as it is consistent with the parameter plans.

In defining the parameter plans and illustrative masterplan we have also had regard to the requirements set out in the emerging Development Brief for PR6a that is being produced by Cherwell District Council and is a requirement of the PR6a policy.

The Development Brief includes various framework plans that have been informed by the technical analysis on the site and planning policy. It also outlines the extent of green space and other community uses, the location of the primary school (which is subject to final technical approval) and the local centre.



The Council consulted on the emerging Development Brief in February/March 2022. The final Brief is due to go to Planning Committee shortly.

When the Development Brief is adopted it will be a material consideration in the determination of any planning application. We will review the final document and set out in the consultation we hold this Autumn how we accord with it or areas of difference and why that is the case.

[← Introduction](#)

[Mix and disposition of uses →](#)

## Land use and access parameter plan



## Primary school location



### Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

**Calling us on:** [0800 531 6831](tel:08005316831)

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

**Writing to us at:** Freepost RPKC-AZTG-JLJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL501TA.

**Bellway**

**STRATEGIC  
LAND**

POWERED BY **Camargue**

All rights reserved © Copyright 2022

[Privacy Policy](#) | [Cookie Policy](#)





## Masterplan updates

### Mix and disposition of uses

- In line with views submitted through engagement with stakeholders and feedback to our initial public consultation we have kept the key uses (local centre, school and park) located in the centre of the site, with the local centre (containing shops, facilities and the community centre) near to the Oxford Road and public footpaths/cycle links providing good walking and cycling access from the sites both sides of the Oxford Road.
- This reflects the clear response from the previous public consultation, and we feel it is the right approach. We have worked hard to refine the plans to ensure the uses can be delivered.
- In relation to the school this has been no easy task, as we need to protect the existing underground barrows in the middle of the site, we did not want to 'squeeze' the green infrastructure corridor to the east of the site, and we needed to create a relatively flat site for the school. At the same time, we did not want to create a school site that is too narrow and stifles an innovative school design.
- We agreed a minimum 'protection zone' around the barrows with the County Archaeologist, and then worked hard with the district and county councils to agree the school arrangement in principle. This is shown in the school plan and the [illustrative masterplan](#).
- We are pleased to report that this arrangement, in our view, optimises the location of the school and local centre in accordance with your responses to our [earlier consultation](#). It is a design that:
  - Benefits from proximity to the local centre, and green spaces around the barrows;
  - Allows parents to meet at the local centre or use facilities after they have walked children to school;

### Our proposals sections

#### Introduction

#### Our proposals

The development

The scheme parameters

Masterplan

Character and placemaking

Responsible ownership & stewardship

A sustainable development

Transport

Sustainable transport improvements

Green infrastructure

Site heritage

Ground conditions and utilities

Ecology and biodiversity

Landscape and visual

- Allows children to play in the park adjacent to the school and local centre before and after school;
  - Works with a 'school street' (see [here](#) for details);
  - Places the school (and local centre) adjacent to off-road walking and cycling routes through the site;
  - Delivers flexible access points for the school, ensuring its future adaptability;
  - Allows some parking shared with the local centre.
- We are pleased to have reached this position with Oxfordshire County Council and Cherwell District Council, to deliver one of the clear outcomes of your previous comments and create a place at the heart of the development that will be a focus for the local community. We would welcome your views on the emerging designs.
  - We have agreed with the County Archaeologist offsets to protect the underground remains of the barrows. They will be incorporated into a larger open space that is useable by the community and adjacent to the community / local centre and primary school. We feel this will be a well used space and contribute significantly to the character of the development, akin to a "village green" at the heart of the community.
  - We are providing for a wide mix of housing types ranging from 1 bed to 5 bed houses and apartments, with 50 per cent 'affordable' housing in accordance with Council policies. The 'affordable' housing will be more financially accessible through the various tenures proposed including First Homes, social/affordable housing and shared ownership housing. Provision will also be made for extra care housing. The housing will include terraced, semi-detached and detached typologies. The detail design and appearance of the housing as well as the final mix will be a matter for subsequent reserved matters applications.

– Summary of masterplan updates

Building heights –

## Illustrative Masterplan – December 2022

[Click here to view a copy of our updated masterplan as of December 2022](#)



## Draft building height parameter plan







**Movement strategy**

- The movement strategy prioritises walking and cycling first, then public transport, with journeys by car being the least preferable mode of travel.
- We are proposing low levels of car parking on this site when compared to other more remote sites as it is so well connected to Oxford and the wider area.
- There will be a controlled parking zone (i.e. parking enforcement) within the site to regulate parking, and discourage users of the nearby Park & Ride and train station from parking in residential streets.
- Residents will be encouraged to walk or cycle to the local centre for day-to-day needs such as local shopping, taking children to school (with the school and local centre adjacent to footpaths and cycleways) and access to wider facilities and services in both Kidlington and Oxford.
- We propose a 'school street' to ensure safe access to the primary school and encourage parents not to drive to drop off children.
- There is a choice of cycle routes through the site. All routes link to the cycle superhighway proposed parallel to the Oxford Road. There is also a direct cycle route proposed through the centre of the site, with a further shared leisure route (for all users) at the eastern side of the site.
- Two vehicular accesses are proposed from the Oxford Road. The southern access is currently being proposed as a "Cyclops" signal-controlled junction that prioritises cycle and pedestrian movements. The northern access is currently proposed to be a left in left out priority junction (no signals).
- Links for pedestrians and cyclists through the site connect to the housing development to the south-west of the site and to Cutteslowe Park, where we hope a cycle route extension will link through the park to the Sustrans route to the south and over the A40, providing connections to the Cherwell School and local facilities.
- We have identified at least one potential location for a Mobility Hub, an interchange combining multiple types of transport such as shared electric carpools, e-scooters, bikes etc for hire.
- There will be easy access to new bus stops that are proposed on the Oxford Road and electronic bus timetables will be located throughout the development to ensure ease of use.

**Our proposals sections**

- Introduction
- Our proposals**
  - The development
  - The scheme parameters
  - Masterplan
  - Character and placemaking
  - Responsible ownership & stewardship
  - A sustainable development
  - Transport
    - Sustainable transport improvements
    - Green infrastructure
    - Site heritage
    - Ground conditions and utilities
    - Ecology and biodiversity
    - Landscape and visual

**Illustrative movement plan**

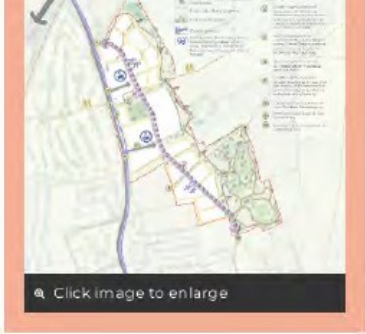




🔍 Mobility Hub – Source COMO UK

← Green infrastructure strategy

Pipal Barns →



### Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

**Calling us on:** [0800 531 6831](tel:08005316831)

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

**Writing to us at:** Freepost RRRG-AZTG-JLJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA



POWERED BY **Camargue**



## Masterplan updates

### Pipal Barns

The Water Eaton site contains a number of features that are classified as heritage assets including the remains of two Anglo-Saxon barrows and the Pipal Barns (see photograph below).

The Pipal Barns are a non-designated group of c.19th century and later farm buildings, located on Oxford Road, immediately north of Pipal Cottage. They have been used for storage in recent years and are largely redundant for modern farming activities.



Pipal Barns

The current layout of these barns and the courtyard fronting on to Oxford Road creates a challenge to the provision of a new coherent and integrated frontage on the Oxford Road. We have therefore investigated various options for this group of buildings. The work has included:

- A protective species survey of the barns.
- A structural condition survey of the barns.
- Feasibility of how the barns could be converted and how the courtyard could be used given the lack of openings and limited heights and depth.

### Our proposals sections

#### Introduction

#### Our proposals

- The development
- The scheme parameters
- Masterplan
- Character and placemaking
- Responsible ownership & stewardship
- A sustainable development
- Transport
- Sustainable transport improvements
- Green infrastructure
- Site heritage
- Ground conditions and utilities
- Ecology and biodiversity
- Landscape and visual

### SKETCH ILLUSTRATION FOR PIPAL BARNs **DRAFT**



A big consideration is protecting the amenity and outlook for the residents of Pipal Cottage and the usability of the courtyard area given its proximity to Oxford Road and Pipal Cottage.

Based on the above work, and our consideration of feedback to the masterplanning process, we believe that the best option for this area is to demolish the barns (Pipal Cottage will remain) and their replacement with a more coherent design along the Oxford Road, possibly houses or apartments. This has the advantages of:

- Increasing the off-set to the existing Pipal Cottage and therefore protecting the amenity of the occupiers.
- Making more efficient use of the land.
- The replacement buildings will meet current building and sustainability standards.
- Providing a better design and consistent character along Oxford Road.

As such we are proposing to apply to demolish the barns in the outline planning application. At the detailed design stage (via reserved matters applications) there will be the opportunity to revisit whether the barns are retained, or a new layout is proposed.

As part of the options work, we have produced a sketch of how this area could be developed (see drawing), inviting thoughts on this approach as part of the June/July 2022 consultation.



[← Movement strategy](#)

[Access strategy →](#)

## Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

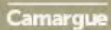
**Calling us on:** [0800 531 6831](tel:08005316831)

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

**Writing to us at:** Freepost RRKG-AZTG-JLJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA





POWERED BY 

All rights reserved © Copyright 2022

[Privacy Policy](#) | [Cookie Policy](#)



Throughout our work we have been considering what it would be like to live at Water Eaton. We have progressed this through character studies and the feedback received during the Enquiry by Design and previous consultations.

Because this is an outline planning application, the final appearance and character of the area will be decided later on. For the outline application we will be submitting indicative guidelines for character and appearance in the form of colour palettes and character areas based on the adopted Development Brief for the site. We are seeking your views on how we could make this place special, and related to the local area.

We have identified three character areas, one adjacent to Oxford Road and others adjacent to the green corridor on the eastern edge of the site (divided into north and south areas). Broadly, we propose the following: -

### **Oxford Road Frontage**

- Responds to requirements for Oxford Road corridor, with existing planting retained in parts, together with new formal planting
- Active frontages to Oxford Road
- Mainly 3-storey with some 4-storey and 5-storey gateway buildings

### **Valley View (north)**

- Views open out to countryside
- Existing trees and drainage paths become features
- Formal Primary street gives way to loose-knit edge

### **Our proposals sections**

#### **Introduction**

#### **Our proposals**

The development

The scheme parameters

Masterplan

#### ***Character and placemaking***

Responsible ownership & stewardship

A sustainable development

Transport

Sustainable transport improvements

Green infrastructure

Site heritage

Ground conditions and utilities

Ecology and biodiversity

Landscape and visual



### Valley View (south)

- Responds to Croudace scheme
- Reflects historic Oxford 'Victorian grid' with formal street grid
- Regular formal building line
- Dense terraces on Primary street give way to lower density looser patterns at parkland edge

We have also created some illustrative views, and would love to hear your comments on them:





These are images designed to prompt comments. We welcome your thoughts on the type and style of dwellings we provide across the site, and how the streets and spaces in the scheme should be designed when we submit future detailed applications.

### Colours palettes

The following colours are suggested as colour palettes for the character areas, and have been drawn from the colours found in surrounding areas of Oxford, Kidlington and Cherwell villages.



### Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

**Calling us on:** [0800 531 6831](tel:08005316831)

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

**Writing to us at:** Freepost RRRG-AZTG-JLJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA



POWERED BY **Camargue**



## Ecology and biodiversity

We have carried out surveys across the site over a number of years to build a detailed knowledge of the ecological and biodiversity aspects. A summary of these are set out below.

### Ecology Baseline

- The site is predominantly arable farmland
- Fields are divided by species-rich and species-poor hedgerows and block of woodland along western edge
- Bats have been recorded moving through the site; pipistrelle roosts recorded at St Frideswide's and Pipal Barns
- Brown hairstreak butterflies breed within the hedgerows
- Small population of grass snakes
- Occasional barn owl roosts have been recorded within derelict buildings at St Frideswide; and
- Farmland birds breeding throughout the site, including skylark and yellow wagtail.

### Ecology Mitigation

- Internal hedgerows retained with any loss offset through additional hedgerow and shrub planting
- Wildlife sensitive lighting scheme designed to limit effects on nocturnal species
- Bat roost at St Frideswide buffered from development by public open space
- Loss of Pipal Barn roost to be replaced in site
- Loss of woodland from the site's western edge offset through greater area of planting within public open space, managed to ensure its future value

### Our proposals sections

#### Introduction

#### Our proposals

The development

The scheme parameters

Masterplan

Character and placemaking

Responsible ownership & stewardship

A sustainable development

Transport

Sustainable transport improvements

Green infrastructure

Site heritage

Ground conditions and utilities

#### **Ecology and biodiversity**

Landscape and visual

### Habitat plans

- Loss of breeding habitat offset through creation of skylark plots and arable field margins within nearby farmland
- Bird nesting features added to buildings and trees within the site
- Public open space will include areas of rough wildflower grassland, meadow and ponds, providing opportunities for pollinating insects, amphibians, barn owls, bats and grass snakes
- New shrub and tree planting will provide fruits and seeds for wildlife over autumn and winter
- New blackthorn planting will provide further breeding opportunities for brown hairstreak butterflies.



### Biodiversity Net Gain

The prevalence of arable farmland within the site, combined with the large areas of proposed public open space (including the Cutteslowe Park extension), mean the development can achieve a significant net gain to biodiversity. The open space will be managed with wildlife in mind to maximise its value to nature. This gain will be secured through a long-term ecological management plan.

← Ground conditions and utilities

Landscape and visual →

### Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

**Calling us on:** [0800 531 6831](tel:08005316831)

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

**Writing to us at:** Freepost RRRG-AZTG-JLJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

**Bellway**

STRATEGIC  
LAND

POWERED BY **Camargue**



## Green infrastructure

Green infrastructure is a key component of the proposals. Our approaches are set out below.

### Green infrastructure objectives

- A more biodiverse landscape
- A resilient landscape
- A landscape appropriate to historic and local character contexts
- A multi-functional landscape
- A landscape that encourages healthy lifestyles and wellbeing; and
- A landscape that stimulates the economy.

### Green Infrastructure design principles

1. Trees, hedgerows and woodland planted in green spaces at Water Eaton. Design of the planting arrangement will soften and bring character to the development, as well as improve biodiversity.
2. A gentle transition from the existing agricultural land; achieved by new productive allotments throughout the site, and through the provision of open recreational space on the eastern edge.
3. Planting situated to provide a green boundary for the site and manage the transition to the wider open landscape.
4. Green spaces would include networks of walking and cycling routes, parks, squares, sports grounds, play facilities and community infrastructure.
5. New views and public vantage points will comprise well-treed street scenes, open parkland and wooded landscapes as well as north-easterly views towards Cherwell.
6. Sustainable drainage - Site wide drainage features would be well integrated with existing and new water features
7. The green infrastructure has been designed to accord with Building with Nature Principles.

### Our proposals sections

#### Introduction

#### Our proposals

The development

The scheme parameters

Masterplan

Character and placemaking

Responsible ownership & stewardship

A sustainable development

Transport

Sustainable transport improvements

#### Green infrastructure

Site heritage

Ground conditions and utilities

Ecology and biodiversity

Landscape and visual

### Illustrative Landscape Strategy Plan



[← Sustainable transport improvements](#)

[Site heritage →](#)



[Click image to enlarge](#)

## Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

**Calling us on:** [0800 531 6831](tel:08005316831)

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

**Writing to us at:** Freepost RRRG-AZTG-JLJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

**Bellway**

STRATEGIC  
LAND

POWERED BY **Camargue**

All rights reserved © Copyright 2022

[Privacy Policy](#) | [Cookie Policy](#)



Water Eaton is being designed with careful consideration of the on-site flood risk and utilities.

**Flood Risk**

The site is located in Flood Zone 1, land with the lowest risk of flooding from rivers.

The majority of the site is at very low risk of surface water flooding. The masterplan will consider and preserve overland flow paths and existing drainage routes where appropriate. This is to ensure there is no flood risk to the development and no increase in flood risk off-site.

**Surface water drainage**

The surface water drainage strategy will mimic the existing on-site drainage, discharging run-off into the network of watercourses at rates matching pre-development.

**Sustainable Drainage Systems**

Sustainable Drainage Systems (SuDS) such as ponds, basins and swales will be designed in varying shapes, sizes and depth in order to work within the constraints of the site and to allow for the future effects of climate change.



**Our proposals sections**

**Introduction**

**Our proposals**

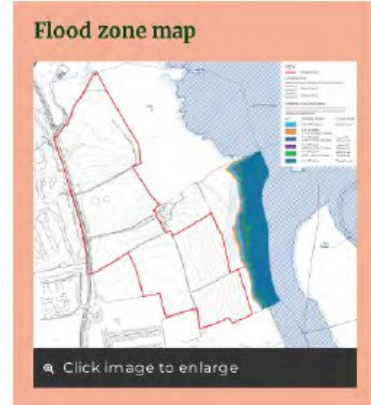
- The development
- The scheme parameters
- Masterplan
- Character and placemaking
- Responsible ownership & stewardship
- A sustainable development
- Transport
- Sustainable transport improvements
- Green infrastructure
- Site heritage

**Ground conditions and utilities**

- Ecology and biodiversity
- Landscape and visual

**Plan showing risk of flooding from surface water**





**Foul drainage**

Thames Water has been consulted and has confirmed that reinforcement works to the foul drainage network will be required to serve Water Eaton. Liaison is ongoing with Thames Water to ensure that the development is included in their modelling at the appropriate stage, in order to ensure that the required capacity is provided when it is needed.

**Utilities**

Thames Water and SSE have been consulted about potable water supply and electricity supply and have confirmed that reinforcement works to the water and electricity networks will be required. Liaison is ongoing with Thames Water and SSE to ensure that the required capacity is provided when needed.





Click image to enlarge



Click image to enlarge

### Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

**Calling us on:** 0800 531 6831

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

**Writing to us at:** Freepost RRRG-AZTG-JLJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA



POWERED BY **Camargue**

## Water Eaton



### Landscape and visual

Water Eaton is located in agricultural land bordering open countryside to the east.

It is served by a network of Public Rights of Way connecting to the wider countryside. Cutteslowe Park is the largest park in Oxford and has a strong visual connection with the site. There are opportunities to create a high-quality landscape setting for the development that responds positively to the local context.

### Opportunities

- Extensive planting within the proposed scheme would provide visual screening to integrate the built form into the local landscape
- Creation of an extensive landscape buffer along the site's eastern edge, providing a soft transition to the open countryside to the east
- Creation of access routes through the site along green infrastructure links accommodating existing footpaths. These links used to enhance visual connections to the wider countryside
- Existing characteristic landscape features embedded into the layout
- Oxford Road frontage enhanced with tree planting to create an attractive green corridor along the site's western boundary.

### Visual Analysis

Visual analysis has informed the proposed building heights and their locations in the site. Built form would be noticeable in views along Oxford Road and in views to and from the wider countryside in the east. The landscape strategy incorporates extensive planting to create new high-quality open spaces, enhance the proposed streetscape and filter views of the scheme so that it integrates into the local context. Three key views have been selected to show the scheme along Oxford Road and from the wider countryside to the east. These show the following:

### Our proposals sections

#### Introduction

#### Our proposals

- The development
- The scheme parameters
- Masterplan
- Character and placemaking
- Responsible ownership & stewardship
- A sustainable development
- Transport
- Sustainable transport improvements
- Green infrastructure
- Site heritage
- Ground conditions and utilities
- Ecology and biodiversity
- Landscape and visual**

### Photomontages for Public Consultation Location Plan



- The proposed Oxford Road frontage, with a well-treed and enhanced pedestrian and cycle route; and
- Two examples of the proposed landscape buffer on the eastern boundary which filters views of the development and ensures a soft transition towards the wider landscape.





← Ecology and biodiversity

### Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

**Calling us on:** [0800 531 6831](tel:08005316831)

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

**Writing to us at:** Freepost RRGK-AZTG-JLJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

**Bellway**

**STRATEGIC  
LAND**

POWERED BY **Camargue**



## Masterplan

Our latest masterplan for Water Eaton has developed following the technical assessments and feedback.

Through this work, we have developed our masterplan to deliver up to 800 homes, including the potential for extra care apartments, a primary school and a local centre which will serve not only Water Eaton but the neighbouring developments and communities.

Capacity work has shown that the site is suitable for 800 homes, and in line with Local Plan policy 50% of these homes will be affordable, including a variety of different tenures including the potential for first homes, social/affordable rent and shared ownership properties.



### Our proposals sections

#### Introduction

#### Our proposals

The development

The scheme parameters

#### Masterplan

Character and placemaking

Responsible ownership & stewardship

A sustainable development

Transport

Sustainable transport improvements

Green infrastructure

Site heritage

Ground conditions and utilities

Ecology and biodiversity

Landscape and visual



Click image to enlarge

← Character and placemaking

RoPP and stewardship →

### Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

**Calling us on:** [0800 531 6831](tel:08005316831)

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

**Writing to us at:** Freepost RRRG-AZTG-JLIX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

**Bellway**

**STRATEGIC  
LAND**

POWERED BY **Camargue**

All rights reserved © Copyright 2022

[Privacy Policy](#) | [Cookie Policy](#)



Since the beginning of the community engagement process Christ Church has developed and adopted a Responsible Ownership Policy for Property (ROPP) that will be applied to the development of this scheme.

Details of the ROPP process can be viewed at: [www.chch.ox.ac.uk/responsible-ownership-policy-property](http://www.chch.ox.ac.uk/responsible-ownership-policy-property)

The ROPP process guides decision making using seven principles:

- **Connectivity** - A place that's connected to its surrounds by design, and is permeable, open and inviting. This includes a people focused design – encouraging healthy, active lifestyles and supporting local amenities, business and employment.
- **Identity** - A contextual but bespoke approach to design and place making. Being 'of' the place and local community, engaging communities and stakeholders in the visioning and decision process to help shape it.
- **Community** - An approach to environment and place that puts people at its heart. A caring and connected community for all – building social capital.
- **Ecology** - Connection of people with nature in a connected, sustainable, bio-diverse and natural place.
- **Energy** - Responsible resource and energy usage, sustainably sourced with optimised, clean and affordable energy for all.
- **Carbon** - A zero carbon development – in design, delivery and future use.
- **Health and Wellbeing** - Connecting people and catering and caring for all lifestyles, needs and stages.

We previously consulted on a Vision for the development of Water Eaton, and while generally supported, it has been updated to reflect feedback. The Vision builds on the above ROPP principles as they specifically apply to the site.

## Our proposals sections

### Introduction

### Our proposals

The development

The scheme parameters

Masterplan

Character and placemaking

### **Responsible ownership & stewardship**

A sustainable development

Transport

Sustainable transport improvements

Green infrastructure

Site heritage

Ground conditions and utilities

Ecology and biodiversity

Landscape and visual



Click image to enlarge

The ROPP is a process of assessment and review at six key project stages from concept, through planning and into construction. Bellway is committed to the ROPP process and principles and will constantly review the emerging designs to ensure the development is carried out responsibly and to the highest feasible standards.

← Masterplan

A sustainable development →

## Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

**Calling us on:** [0800 531 6831](tel:08005316831)

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

**Writing to us at:** Freepost RRRG-AZTG-3LJX, Water Eaton Team (Carnague), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

**Bellway**

STRATEGIC  
LAND

POWERED BY **Camargue**

All rights reserved © Copyright 2022

[Privacy Policy](#) | [Cookie Policy](#)





The Water Eaton site is influenced by a number of heritage assets including St Frideswide's Farmhouse to the east, the Pipal Barns complex on Oxford Road and two Anglo-Saxon barrows within the site.

### St Frideswide's Farmhouse

The Grade II\* listed St Frideswide's Farmhouse and its associated garden wall of 16th century origin is situated east of the site. The masterplan responds to the Listed Building in the following ways:

- Retention of the eastern edge of the site as open space and provision of a new area of parkland to the south to retain an attractive green buffer between the farmhouse and new buildings
- Retention of the alignment of the historical approach to the farmhouse through the site, as well as keeping and strengthening existing field boundaries
- Maintaining vegetation boundaries around the farmhouse to help screen the development.
- Limiting building heights closest to St Frideswide's Farmhouse, in order to respect the farmhouse's role as an historical focal point in the surrounding landscape
- Reinstatement of woodland and orchard planting to the north of the farmhouse, near to Water Eaton Copse.



### Our proposals sections

#### Introduction

#### Our proposals

The development

The scheme parameters

Masterplan

Character and placemaking

Responsible ownership & stewardship

A sustainable development

Transport

Sustainable transport improvements

Green infrastructure

#### Site heritage

Ground conditions and utilities

Ecology and biodiversity

Landscape and visual



### Pipal Barns

The Pipal Barns are a non-designated group of c.19th century and later redundant farm buildings, located on Oxford Road, immediately north of Pipal Cottage.

The development proposals seek to deliver a walking and cycling super highway along the Oxford Road and provide a new distinctive frontage appropriate to its gateway location. In this context, it is not considered feasible to retain the Pipal Barns and they are proposed to be replaced with new buildings.



## The Barrows

A programme of archaeological investigations has identified the earthwork and buried remains of two Anglo-Saxon barrows in the central west edge of the site.

The barrows will be preserved under an area of new green public open space at the heart of the development, which will include the provision of interpretative information.

Other archaeological features and deposits identified across the site will be subject to a programme of investigation and recording in advance of development, with the results made available to the public through the Oxfordshire Historic Environment Record.



– Green infrastructure

Ground conditions and utilities –

## Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

**Calling us on:** [0800 531 6831](tel:08005316831)

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

**Writing to us at:** Freepost RRRG-AZTG-3LJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

**Bellway**

STRATEGIC  
LAND

POWERED BY **Camargue**



## A sustainable development

We have previously consulted on the approach to sustainability. Much of the detail for these areas will need to be refined at the detailed design stage to reflect technologies that are available at the time, however our approach to each is set out below:

### Passive design and energy efficiency

Buildings will be designed to reduce demand for energy as far as possible. This could be achieved with building fabric that minimises heat loss and high-quality glazing. Better insulation and construction will result in buildings which are more airtight, keeping buildings warm in winter and cool in summer.

### All electric strategy

The provision of heating and hot water at Water Eaton will be free of fossil fuels, instead using all-electric energy methods. We plan for all homes to use an electric heat pump, which allows the generation of heating, hot water, and cooling and this could be complemented by renewable generating technologies such as solar PV.

### Health and Wellbeing

Homes will be designed to be affordable to run, comfortable, with lots of daylight, but reducing the risk of overheating. There will be no air pollution from the homes through cooking or heating and the provision of outdoor space, bike storage and access to the cycle and walking network will encourage an active lifestyle.

**There are a range of approaches and technologies available to help us achieve our low-carbon aims, which are shown below:**

### Our proposals sections

#### Introduction

#### Our proposals

The development

The scheme parameters

Masterplan

Character and placemaking

Responsible ownership & stewardship

#### **A sustainable development**

Transport

Sustainable transport improvements

Green infrastructure

Site heritage

Ground conditions and utilities

Ecology and biodiversity

Landscape and visual



Click image to enlarge

## Energy and Climate Change Mitigation

The development of the strategy here has followed the good practice of lean, clean, green. The homes will also add in a "smart" element:

**Lean:** A fabric first approach will minimise heating demand and will be combined with low energy lighting. Low use water fittings will minimise water use on-site and water butts will be provided where appropriate.

**Clean:** Homes will be all-electric, very low carbon and emit no air pollution. Using heat pumps they will generate the heat very efficiently.

**Green:** Homes will be provided with solar power to reduce CO2 emissions further and reduce bills for the residents.

**Smart:** Homes will be able to control appliances, the hot water tanks, electric vehicle charging and solar systems optimally, by storing energy and changing when energy is used.

**Transport:** Homes will encourage walking and cycling, with good storage and connections directly to the network of segregated pathways. Each house will have an electric vehicle charger to enable residents to use electric cars, when needed. There is more detail on transport in the boards dedicated to this area.

### Evolution of Lean, Clean and Green practices





### Kidlington to Cutteslowe Cycle Infrastructure improvements

In conjunction with Oxfordshire County Council (OCC) we are investigating ways in which the segregated pedestrian and cycle superhighway can be continued along the Oxford Road between the Kidlington roundabout and the Park and Ride and then between the southern site boundary and Cutteslowe roundabout. A range of designs are being considered to provide additional cycle infrastructure around and through the Cutteslowe roundabout itself. This will deliver a fully segregated route between and inclusive of the two junctions within existing highway limits, through reallocation of footway, verges and carriageway.

As the first phase of this route, OCC have recently consulted on proposals to improve the infrastructure at Kidlington Roundabout, introducing new segregated cycle lanes around the roundabout and controlled crossings for pedestrians and cyclist over Oxford Road, Frieze Way and Bicester Road. These improvements will be enabled by growth funding which has already been secured. As an interim measure, the existing temporary amendments to the Park and Ride junction will be made permanent ahead of wider improvements associated with the Oxford road corridor.

These measures, which will be delivered by OCC via a contribution secured through the S106 legal agreement will improve cycle safety for all users along the Oxford Road / Banbury Road corridor between Kidlington and the City Centre.



### Our proposals sections

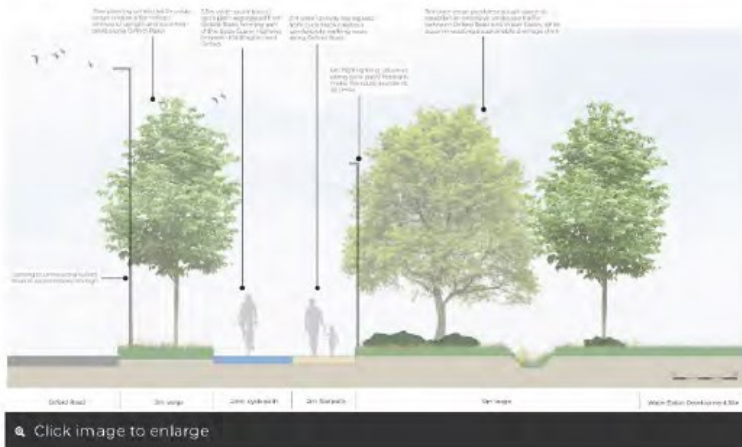
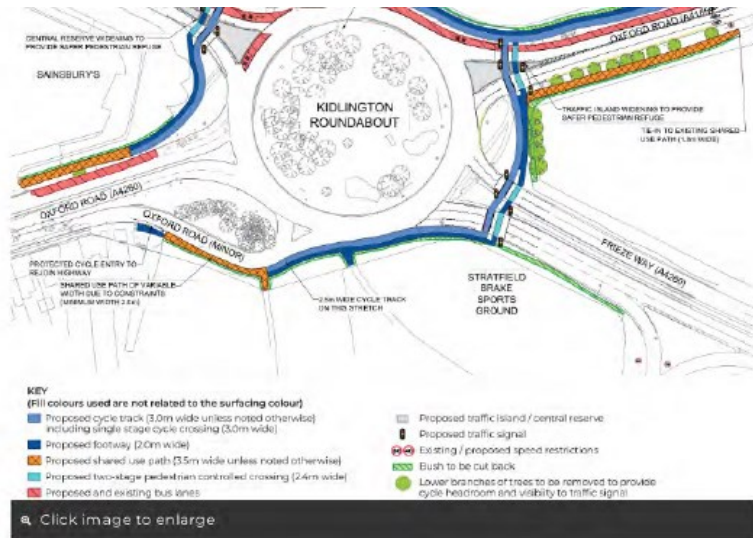
#### Introduction

#### Our proposals

- The development
- The scheme parameters
- Masterplan
- Character and placemaking
- Responsible ownership & stewardship
- A sustainable development
- Transport

#### Sustainable transport improvements

- Green infrastructure
- Site heritage
- Ground conditions and utilities
- Ecology and biodiversity
- Landscape and visual



## Parking

Parking will be provided having regard to the recently adopted Oxfordshire County Council Parking Standards, reflecting the wider transport strategy and sustainable location of the site.

Some parts of the site may be designated as car free and to deter antisocial parking or parking occurring indiscriminately, while controlled parking zones will also be considered. Parking



provision will however be at a level that ensures that demand is catered for on site, without any overspill outside of the site.

While accessing the primary school by car will be discouraged, a park and stride will be provided for those that have to drive, utilising the car park at the local centre. Car clubs are also proposed as a way to reduce the need for car ownership.

## Traffic Model

A comprehensive traffic modelling exercise has been undertaken to assess the impacts of the development and the performance of the road network in the future.

It has been undertaken in collaboration with OCC and the other PR sites and considers all committed and planned development up to 2031.

The model considers the weekday peak periods (06:30 – 10:30 and 14:30 – 18:30) and considers all modes of travel and not just vehicular traffic.

The 2031 future year model runs consider all of proposed infrastructure identified in the Local Plan Infrastructure Development Plan (IDP), designed to encourage modal shift. This includes a new park and ride at the airport, the delivery of strategic cycle corridors, improved bus frequency and bus infrastructure and pedestrian improvements.

The modelling results show that the transport network will perform acceptably with the residual cumulative impacts falling short of the severe test set in the Nation Planning Policy Framework (NPPF), which the application is judged against.



Click image to enlarge

## Travel Plan and Mobility Hubs

A Travel Plan and Mobility Strategy are being developed to promote and deliver sustainable transport initiatives e.g. walking, cycling, public transport to reduce the demand for travel by less sustainable modes.

The masterplan allows for mobility hubs to be developed within the site. These will act as interchange points between modes of transport and could include amongst other things, space for ebikes, scooters, car club vehicles, delivery lockers and EV charging (cars and bikes).



## Oxfordshire County Council's Innovation Framework

The planning submission will be supported by an Innovation Plan in line with OCC's Innovation Framework guidance. The innovation plan will set out how the delivery of the site will accord with Innovation Framework principles.

Early consideration of how the site can be futureproofed will allow for decisions to be made on how innovations can be added into the site design as and when they become mainstream. An example of this may be designing in space for micromobility or mobile connectivity.

– Transport

Green infrastructure –

## Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

**Calling us on:** 0800 531 6831

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

**Writing to us at:** Freepost RRRK-AZTG-JLJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

**Bellway**

STRATEGIC  
LAND

POWERED BY **Camargue**

All rights reserved © Copyright 2022

[Privacy Policy](#) | [Cookie Policy](#)



## The scheme parameters

As part of the planning application for Water Eaton, we will be submitting an Environmental Statement (ES). It will detail the technical work we have conducted to identify potential environmental effects and the proposed mitigation measures, benefits and enhancements the scheme will deliver.

Following feedback from Cherwell District Council and other statutory consultees, the ES will cover population, climate change, transport and movement, air quality, noise, drainage, biodiversity, landscape and visual effects, archaeology, listed buildings, and ground conditions including soils.

### How does environmental assessment help the design process?

The baseline surveys of the site and its surroundings inform the analysis and influence the design of the emerging scheme. It shows how to best bring together the mix of new homes, local centre, primary school, green space, drainage and access routes for pedestrians, cyclists and vehicles.

This work has identified several key mitigation measures acknowledging:

- The remains of two barrows retained in an area of open space with an agreed 'protection zone'
- Green space will separate built development from St Frideswide's Farmhouse
- Green corridors along retained hedgerows, public paths and rainwater drainage routes
- Flood water storage ponds will be located in multifunctional green spaces
- The Primary school and local centre positioned to be within walking distance for as many residents as possible
- A cycle route through the site linking the Park & Ride and the Parkway station to the urban area of Oxford and Cutteslowe Park
- Oxford Road bus lane, and segregated pedestrian and cycle routes along to Oxford Road, suitable for commuting
- The tallest buildings would be positioned along Oxford Road corridor, and then step down to the east
- Landscape planting to soften the appearance in views from the east.

### Parameter plans

#### Our proposals sections

##### Introduction

##### Our proposals

The development

##### *The scheme parameters*

Masterplan

Character and placemaking

Responsible ownership & stewardship

A sustainable development

Transport

Sustainable transport improvements

Green infrastructure

Site heritage

Ground conditions and utilities

Ecology and biodiversity

Landscape and visual

#### Land Use and Access Parameter plan



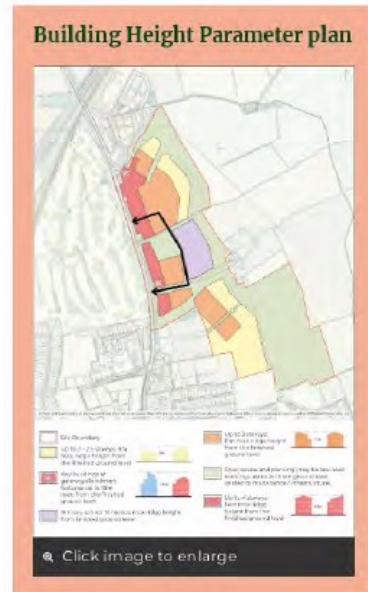
## Parameter plans

The parameter plans define the development principles for the distribution of land use and the maximum building heights across the scheme. Our current thinking is represented in these plans. This will be submitted as part of the outline planning application and allows Cherwell District Council to control the scale of development, however certain details may be subject to change.

**The final appearance and layout of the development will be determined as part of the subsequent Reserved Matters applications following the outcome of the outline planning application.**

– The development

Character and placemaking →



## Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

**Calling us on:** 0800 531 6831

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

**Writing to us at:** Freepost RRKC-AZTG-JLJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

**Bellway**

STRATEGIC  
LAND

POWERED BY **Camargue**

All rights reserved © Copyright 2022

[Privacy Policy](#) | [Cookie Policy](#)



## Transport and Access Strategy

Oxfordshire County Council's recently adopted Local Transport and Connectivity Plan (LTCP) outlines a clear vision to deliver a net-zero Oxfordshire transport and travel system. The LTCP has a number of headline targets including:

- By 2030 to replace or remove 1 out of every 4 current car trips in Oxfordshire and increase the number of cycle trips in Oxfordshire from 600,000 to 1 million cycle trips per week; and
- By 2040 to deliver a net-zero transport network and replace or remove an additional 1 out of 3 car trips in Oxfordshire

### Transport and Access Strategy

Against this background, key aspects of the transport strategy include:

- A walking and cycling super highway along the A4165 Oxford Road frontage which forms part of Oxfordshire County Council's wider plan to improve cycling connections between Kidlington and Oxford City. Oxfordshire County Council's proposals are to accommodate where feasible one directional segregated cycle lanes and footways either side of the Oxford Road / Banbury Road
- Convenient and attractive pedestrian and cycle links into the surrounding highway network and local area
- Accommodating buses that will remain on Oxford Road / Banbury Road but with new bus stops that are within a reasonable walk distance of the new homes (both PR6a and PR6b; and
- Vehicular accesses to the site from Oxford Road that prioritise safe crossing movements for pedestrians and cyclists.

### Our proposals sections

#### Introduction

#### Our proposals

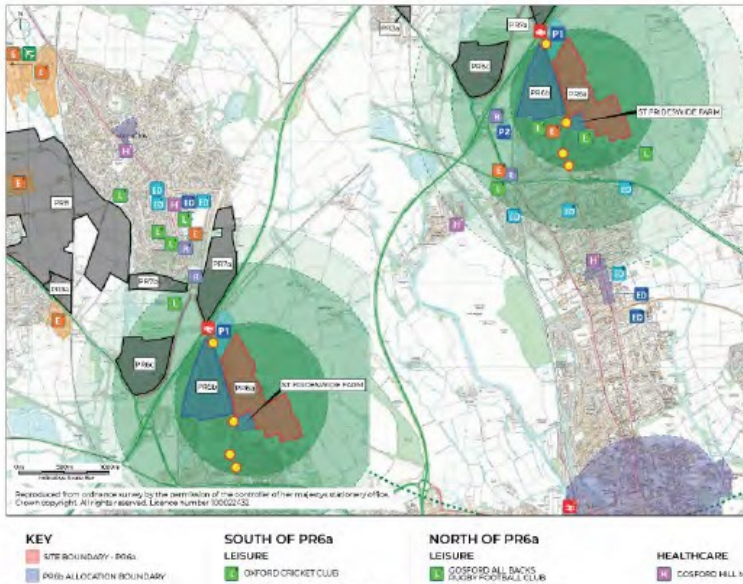
- The development
- The scheme parameters
- Masterplan
- Character and placemaking
- Responsible ownership & stewardship
- A sustainable development

#### Transport

- Sustainable transport improvements
- Green infrastructure
- Site heritage
- Ground conditions and utilities
- Ecology and biodiversity
- Landscape and visual

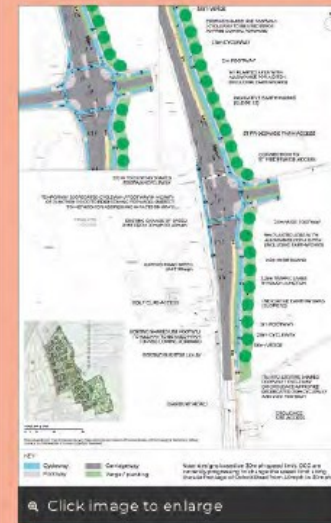
The access strategy includes:

- A CYCLOPS (Cycle Optimised Protected Signal) Junction designed with an orbital cycle route around the junction situated to the south of the existing St Frideswide farm access. The design, which links into the cycle super highway, leads to the segregation of walking and cycling from vehicles, creating a safe environment for cyclists and pedestrians. The design is capable of accommodating a fourth / western arm for a future access into the PR6b site
- A simple 'Left in Left out' priority T-junction situated north of the existing Water Eaton Estate access road
- The existing St Frideswide Farm and Water Eaton accesses from Oxford Road to be closed to vehicular traffic and to be turned into pedestrian / cycle accesses (bridleway access for the Water Eaton access)
- A toucan crossing (pedestrian / cycle controlled crossing) of Oxford Road situated between the Water Eaton bridleway and the public right of way going through the PR6b site
- Bus stops on Oxford Road near the proposed toucan crossing and retention of the southbound bus lane
- A pedestrian / cycle access into the recently approved Croudace development to the south of the site
- The Pipal Cottage access from London Road being closed to traffic and Pipal Cottage being accessed from within the site; and
- A potential 'school street' along the site's central spine, along the primary school frontage. This will be a 'no through route' during school drop off and pick up periods, limiting vehicular access to the school and improving the environment for school children in the immediate vicinity of the school.



## CYCLOPS junction

Image of potential CYCLOPS junction



## Signal controlled junction

Image of potential typical signal controlled junction



<ul style="list-style-type: none"> <li>■ CDC LOCAL PLAN SITE</li> <li>■ ST FRODO'S WIDE PATH APPLICATION</li> <li>■ OXFORD PARKWAY RAIL STATION</li> <li>■ OXFORD RAIL STATION</li> <li>● LOCAL BUS STOPS</li> <li>■ LOCAL / CITY CENTRE</li> </ul>	<ul style="list-style-type: none"> <li>1 NORTH OXFORD LAWN TENNIS CLUB &amp; OXFORD HAWKS HOCKEY CLUB</li> <li>2 LITTLELOWE AND SUNNYHEAD PARK</li> <li>3 JUNONATE HEALTH CLUB</li> </ul> <p><b>EMPLOYMENT</b></p> <ul style="list-style-type: none"> <li>12 JORDAN HILL BUSINESS PARK</li> <li>13 NORTH OXFORD BMW</li> </ul> <p><b>RETAIL</b></p> <ul style="list-style-type: none"> <li>14 PEARTREE SERVICES</li> <li>15 MISS SIMPLY FOOD</li> </ul> <p><b>EDUCATION</b></p> <ul style="list-style-type: none"> <li>16 CLIFFELOWE PRIMARY SCHOOL</li> <li>17 HANSON HOUSE NURSERY</li> <li>18 WOLVERCOTE PRIMARY SCHOOL</li> <li>19 RUMKED FIELDS SCHOOL</li> <li>20 THE CHERWELL SCHOOL</li> <li>21 OXFORD HIGH SCHOOL</li> </ul> <p><b>HEALTHCARE</b></p> <ul style="list-style-type: none"> <li>22 WOLVERCOTE SURGERY</li> <li>23 SOMERTOWN DENTAL PRACTICE</li> </ul> <p><b>PARK AND RIDE</b></p> <ul style="list-style-type: none"> <li>24 PEARTREE PARK AND RIDE</li> </ul>	<ul style="list-style-type: none"> <li>25 OXFORD ROAD ALLOTMENTS</li> <li>26 RON GROVES COMMUNITY PARK</li> <li>27 KIDLINGTON &amp; OXFORD LEISURE CENTRE</li> <li>28 KIDLINGTON FOOTBALL CLUB</li> </ul> <p><b>EMPLOYMENT</b></p> <ul style="list-style-type: none"> <li>29 THAMES VALLEY POLICE SOUTH HEALD QUARTERS</li> <li>30 OXFORD INDUSTRIAL PARK</li> <li>31 HIGHWICK SCIENCE PARK</li> <li>32 STATION FELD INDUSTRIAL PARK</li> <li>33 OXFORD SPARES BUSINESS PARK</li> <li>34 OXFORD INTERNATIONAL AIRPORT</li> </ul> <p><b>RETAIL</b></p> <ul style="list-style-type: none"> <li>35 SAINSBURY'S</li> <li>36 PARK FAY ROAD LOCAL SHOPS</li> </ul> <p><b>EDUCATION</b></p> <ul style="list-style-type: none"> <li>37 WEST KIDLINGTON COUNTY PRIMARY &amp; NURSERY SCHOOL</li> <li>38 ST THOMAS MORE CATHOLIC PRIMARY SCHOOL</li> <li>39 EDWARD FIELD PRIMARY SCHOOL</li> <li>40 COSFORD HILL SCHOOL</li> </ul>	<ul style="list-style-type: none"> <li>41 KIDLINGTON HEALT</li> </ul> <p><b>PARK AND RIDE</b></p> <ul style="list-style-type: none"> <li>42 OXFORD PARKWAY R&amp;D</li> </ul> <p><b>CATCHMENT</b></p> <ul style="list-style-type: none"> <li>● 200M RADIUS</li> <li>● 150M RADIUS</li> <li>● 100M RADIUS</li> <li>● 50M RADIUS</li> </ul>
---	--	--	---

Click image to enlarge

← A sustainable development

Sustainable transport improvements →



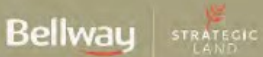
**Contact us**

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

Calling us on: [0800 531 6831](tel:08005316831)

Emailing us at: [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

Writing to us at: Freepost RRGK-AZTG-JLJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA



POWERED BY **Camargue**



## Access arrangements

The Primary access to the site will be via a new four-arm signal junction designed to serve both PR6a and PR6b located to the south of the current St. Frideswide farm access.

- The Primary access to the site will be via a new four-arm signal junction designed to serve Water Eaton (PR6a) and PR6b located to the south of the current St. Frideswide farm access.
- Two [signal junction designs](#) are being considered, a standard signal junction and a more cycle friendly signal junction known as a CYCLOPS junction.
- The final design will be agreed with Oxfordshire County Council following ongoing capacity testing, with the intention to deliver a junction which maximises pedestrian and cycle usage, without creating unacceptable delay to public transport and other users.
- Both of the signal controlled junctions have been designed in such a way that they can come forward as part of a phased delivery to the east and west of Oxford Road.

### What is a Cyclops junction?

A CYCLOPS junction is a **CYCLE Optimised Protected Signal Junction** designed with an orbital cycle route around the junction. The design leads to the segregation of walking and cycling from vehicles, creating a safe environment for cyclists and pedestrians.

CYCLOPS junctions are being introduced across the UK, with there already being a number in operation in [Manchester](#) and [Cambridge](#).



## Our proposals sections

### Introduction

#### Our proposals

- The development
- The scheme parameters
- Masterplan
- Character and placemaking
- Responsible ownership & stewardship
- A sustainable development
- Transport
- Sustainable transport improvements
- Green infrastructure
- Site heritage
- Ground conditions and utilities
- Ecology and biodiversity
- Landscape and visual

### CYCLOPS junction

Image of potential CYCLOPS junction





### Secondary access

A secondary access in the form of a simple Left in Left out priority T-junction is proposed to the north of the existing Water Eaton Estate access road.

The left in left out configuration is Oxfordshire County Council's preference and allows residents and school buses / coaches to arrive from the north, whilst minimising conflicts between right turning traffic and cyclists.

← Cycle superhighway

Cotteslows Park cycle route →



### Signal controlled junction

Image of potential typical signal controlled junction



## Left in Left Out junction

Image of potential Left in Left Out junction



### Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

**Calling us on:** [0800 531 6831](tel:08005316831)

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

**Writing to us at:** Freepost RPKG-AZTG-JLJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

**Bellway**

**STRATEGIC  
LAND**

POWERED BY **Camargue**

All rights reserved © Copyright 2022

[Privacy Policy](#) | [Cookie Policy](#)



## Oxford Road corridor

### Access strategy

Through pre-application discussions with the Highway Authority, Oxfordshire County Council and relevant stakeholders, an active travel led approach to access has been developed.

The proposed access strategy for the site along the Oxford Road / Banbury Road comprises:

- A simple 'Left in Left out' priority T-junction north of the existing Water Eaton Estate access road.
- The current Water Eaton Estate access to be closed to vehicular traffic but maintaining the exiting Bridleway / Public Right of Way.
- A traffic signal-controlled crossing for pedestrians and cyclists (known as a Toucan Crossing) linking the public rights of way which cross PR6a and PR6b.
- New northbound and southbound bus stops located on the Oxford Road near to the Toucan crossing, local centre and Public Rights of Way.
- The closure of the existing St Frideswide farm access to vehicular traffic.
- A traffic signal-controlled junction located to the south of the existing St Frideswide farm which will provide access to the existing buildings.

Specific details of the junctions are considered in more detail [here](#)

← Pipal Barns

Cycle superhighway →

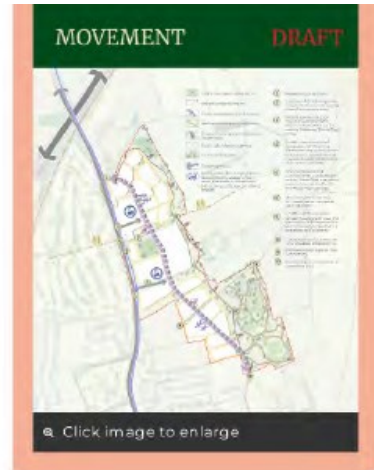
### Our proposals sections

#### Introduction

#### Our proposals

- The development
- The scheme parameters
- Masterplan
- Character and placemaking
- Responsible ownership & stewardship
- A sustainable development
- Transport
- Sustainable transport improvements
- Green infrastructure
- Site heritage
- Ground conditions and utilities
- Ecology and biodiversity
- Landscape and visual

### Illustrative movement plan



### Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part, please contact us directly by:

**Calling us on:** [0800 531 683](tel:0800531683).

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk).

**Writing to us at:** Freepost RRKG-AZTG-JLJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

**Bellway**

STRATEGIC  
LAND

POWERED BY **Camargue**

All rights reserved © Copyright 2022

[Privacy Policy](#) | [Cookie Policy](#)



## Oxford Road corridor

### Cotteslowe Park cycle route

- The opportunity for a cycle route through the park was raised at previous public consultation events.
- A scheme has been designed which would provide a segregated route through the park.
- The scheme routes from the north where it would connect into the new park area, east of the cricket pavilion and then along the western side of the park, avoiding the busiest parts of the park.
- The scheme is currently being reviewed by Oxfordshire County Council and Oxford City Council and could be delivered by Oxford City Council via Section 106 contributions.

[← Access arrangements](#)

### Our proposals sections

#### Introduction

#### Our proposals

- The development
- The scheme parameters
- Masterplan
- Character and placemaking
- Responsible ownership & stewardship
- A sustainable development
- Transport
- Sustainable transport improvements
- Green infrastructure
- Site heritage
- Ground conditions and utilities
- Ecology and biodiversity
- Landscape and visual

### Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

**Calling us on:** [0800 531 6831](tel:08005316831)

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

**Writing to us at:** Freepost RRRG-AZTG-JLJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

**Bellway**

STRATEGIC  
LAND

POWERED BY **Camargue**



## Cycle superhighway

A new 2.5 metre southbound direction cycle track parallel to the Oxford Road / Banbury Road is to be provided along the frontage of the site.

This will primarily cater for commuter movements from outside of the development, access to the Park & Ride and Parkway Station, and also facilitate longer journeys between Kidlington and Oxford City Centre. It is proposed to be segregated from the road by a new landscaped verge of approximately three metres in width – delivering a high quality and safe environment for cyclists of all abilities. Please see link to the [proposed cross section](#).

This would require removal of the much of the existing trees and scrub along Oxford Road and its replacement. We have undertaken surveys of the trees and biodiversity as well as received detailed advice on this and the conclusion is that while a green corridor, the existing tree and scrub planting is of poor quality and has limited life. Conversely, providing a safe and high quality cycle and pedestrian environment alongside an extensive landscaping scheme that will endure and can be planted with appropriate species to maximise habitat and biodiversity gain is the best all round solution. The initial biodiversity net gain assessment taking this into account still shows the scheme can deliver up to 20 per cent net gain overall.

A northbound cycle track is proposed on the western side of the Oxford Road / Banbury Road. This is expected to be delivered by the PR&B development when it comes forward with an interim ability to maintain the existing shared cycle and footpath on that side of the Oxford Road.

The existing footway along the Oxford Road / Banbury Road will be replaced with the landscaped verge and an improved two metre footway.

Improvements to the existing footway / cycleway along the Oxford Road / Banbury Road between (and inclusive of) the Kidlington Roundabout and Cutteslowe Roundabout are being considered and, where possible, cyclists will be segregated from vehicles and pedestrians.

Improvements to the Kidlington Roundabout, including its signalisation and improvements for pedestrians and cyclists are being brought forward by Oxfordshire County Council – enabled by growth funding which has already been secured.

Christ Church is actively working with the relevant authorities and stakeholders to ensure that any improvements to walking and cycling infrastructure are designed to be as safe and include segregation as far as possible.

## Our proposals sections

### Introduction

#### Our proposals

- The development
- The scheme parameters
- Masterplan
- Character and placemaking
- Responsible ownership & stewardship
- A sustainable development
- Transport
- Sustainable transport improvements
- Green infrastructure
- Site heritage
- Ground conditions and utilities
- Ecology and biodiversity
- Landscape and visual

## Oxford Road cycle superhighway

Image of Oxford Road corridor



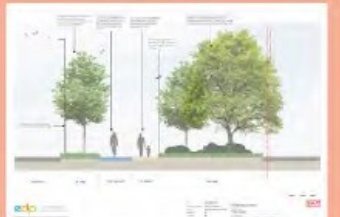
← Access strategy

Access arrangements →



Click image to enlarge

### Illustrative section of Oxford Road Frontage



Click image to enlarge

### Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

**Calling us on:** [0800 531 6831](tel:08005316831)

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

**Writing to us at:** Freepost RRRG-AZTG-JLJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

**Bellway**

STRATEGIC  
LAND

POWERED BY **Camargue**

All rights reserved © Copyright 2022

[Privacy Policy](#) | [Cookie Policy](#)



Copies of all documents and information relating to Water Eaton (PR6a) can be found here, ordered from top to bottom with the most recent published.

**Public Consultation – 7 December to 20 January 2023**

Materials [+](#)

**Design Development Consultation - 30 June to 29 July 2022**

Materials [+](#)

**Initial public consultation - 8 to 24 October 2021**

Materials [+](#)

**Enquiry by Design - July 2021**

Fri 16 Jul 2021: Event One - Introduction: Vision and Principles, Community and Character [+](#)

Sat 17 Jul 2021: Event Two - Introduction: Vision and Principles, Community and Character [+](#)

Tues 20 Jul 2021: Event Three - Uses and Connectivity [+](#)



Thurs 22 Jul 2021: Event Four – Minimising Carbon Impacts, and Living Healthily with Nature



Sat 24 Jul 2021: Event Five – Summary and next steps



Additional Documents



### Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

**Calling us on:** [0800 531 6831](tel:08005316831)

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

**Writing to us at:** Freepost RRKG-AZTG-3LJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

**Bellway**

STRATEGIC  
LAND

POWERED BY **Camargue**



### Public Consultation – 7 December to 20 January 2023

You have an important role to play in shaping our proposals for Water Eaton (PR6a).

We will consider all the feedback we receive during this consultation as we finalise our masterplan and proposals for the site. This will be the final stage of public consultation before a planning application is submitted in early 2023.

**Please provide us with your feedback by Friday 20 January 2023 to ensure your views are considered.**

You can provide us with your comments using the online feedback form below.

Alternatively, you can provide your comments and views by:

- **Sending an email to:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)
- **Writing to us at:** Freepost RRRG-AZTG-JLJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA
- You can also download and print a copy of the feedback form [here](#) and post it to us using the address above.

**Please refer to our [Privacy Policy](#) for details of how your personal data will be handled.**

### Feedback Form

#### Updated masterplan

Page 1 of 7

**1. Do you have any general comments on our updated masterplan for Water Eaton?**

Character Count: **7000**

#### Have your say sections

##### Updated masterplan

Sustainability, character and landscape

Transport

Ground conditions & utilities

Heritage and landscape

Additional comments

About you

Review your feedback

[Continue](#) →

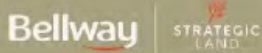
### Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

**Calling us on:** [0800 531 6831](tel:08005316831)

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

**Writing to us at:** Freepost RRG0-AZTG-JLJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA



POWERED BY **Camargue**

All rights reserved © Copyright 2022

[Privacy Policy](#) | [Cookie Policy](#)

## Water Eaton

[Overview](#) ▾ [Our proposals](#) ▾ [Project documents](#) [Have your say](#) ▾ [News](#) [Register](#)



### Update – 7 December 2022

Bellway Homes has today launched a consultation for the Water Eaton site (also known as PR6a). The consultation period is open from 7 December and will run until 20 January 2023.

[Read update](#)

### Update – 23 November 2022

Bellway Homes has recently acquired the Water Eaton site (also known as PR6a) from Christ Church.

[Read update](#)

### Update – 1 August 2022

Consultation seeking feedback on evolving proposals for Water (PR6a) has now closed.

[Read update](#)

### Update – 30 June 2022

Public feedback sought on evolving proposals for Water Eaton (PR6a) site

[Read update](#)

### Update – 29 September 2021

Public views sought on emerging proposals for PR6a site (Land East of Oxford Road)

[Read update](#)

### Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

**Calling us on:** [0800 531 6831](tel:08005316831)

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

**Writing to us at:** Freepost RRKG-AZTC-3LJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

**Bellway**

STRATEGIC  
LAND

POWERED BY **Camargue**

## Update – 7 December 2022

Bellway Homes has today launched a consultation for the Water Eaton site (also known as PR6a). The consultation period is open from 7 December and will run until 20 January 2023.

The consultation is a chance to see how the project has evolved since the design development consultation this summer and the initial consultation held in Autumn 2021. Bellway Homes is inviting people to provide further feedback and comments on the proposals prior to the formal consultation when the application is submitted.

### Events

Two drop-in events will be held where people can learn more about our plans, meet the project team and ask their questions. These will be held on:

- Saturday 10 December: 10am-1pm, Cutteslowe Pavilion Hall, OX2 8ES
- Wednesday 14 December: 3pm-6pm, North Oxford Association Community Centre, Diamond Place, Summertown, OX2 7DP

An online event will also take place from 18:00 to 19:30 on Monday 12 December. Please register to attend the webinar [here](#).

### Providing your feedback

You can learn more about how to provide your feedback by visiting the [Have your Say](#) page on this website.

Please provide comments by 20 January 2023. We will carefully consider all feedback submitted to this consultation to help refine our plans before submitting an outline planning application to Cherwell District Council in early 2023. For more information, please contact the community relations team directly by calling us on **Freephone 0800 531 6831** or sending an **email to [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)**.

[Back to news](#)

### Illustrative Masterplan – December 2022

[Click here to view a copy of our updated masterplan as of December 2022](#)



### Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

**Calling us on:** [0800 531 6831](tel:08005316831)

**Emailing us at:** [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk)

**Writing to us at:** Freepost RRRK-AZTG-3LJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

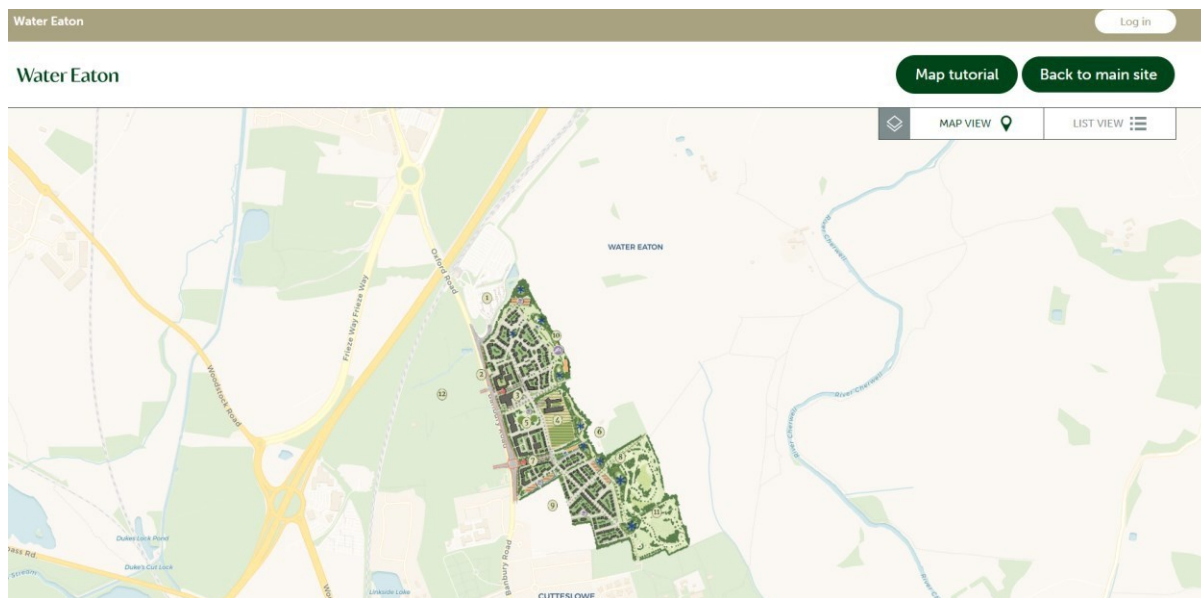
**Bellway**

STRATEGIC  
LAND

POWERED BY **Camargue**

## Appendix 28 - Interactive Online Map, Winter 2022 / 23 Consultation 7 December to 20 January 2023

---



## Appendix 29 - Webinar Slides, Winter 2022 / 23 Consultation 7 December to 20 January 2023

---

# Water Eaton

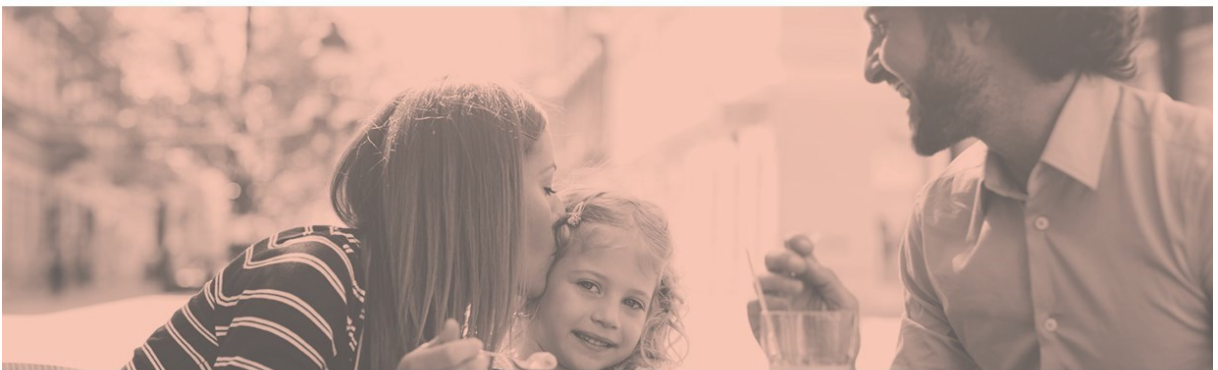


Welcome  
The online event will start at 6:00pm

12 December 2022



# Water Eaton



Water Eaton - Online Consultation Event  
Monday 12 December 2022



## AGENDA

- Housekeeping
- Welcome and introduction
- Masterplan updates
- Sustainable development
- Transport
- Ecology and biodiversity
- Ground conditions and utilities
- Q&A
- Next steps

## Housekeeping – Zoom functionality

The image shows a screenshot of a Zoom meeting slide. The slide has a title 'Water Eaton' in the top right corner. Below the title is a photograph of a man and a woman talking to a young child. The slide text reads: 'Water Eaton - Online Consultation Event' and 'Tuesday 12 July 2022'. In the bottom right corner, there is a logo for 'Christ Church Oxford'. Two yellow callout boxes are overlaid on the slide. The first callout box on the left says: 'If you're having any technical issues, please let us know in the chat box.' The second callout box on the right says: 'You can use the Q&A box to ask questions throughout – these will be answered by the team at the end of the presentation.'



---

# 1

## Welcome and introduction

5

## Welcome and introduction

## Water Eaton

### Project team introduction

Matt Smith- Bellway Homes  
Tim Read- Camargue (Community relations and engagement)  
Rob Linnell- Savills  
Andrew Raven – Savills ([Masterplanning](#))  
Jon Williams– i-Transport (Transport)  
Eddy Stratford – EDP (Landscape, visual impact, heritage and ecology)  
Charlotte Salt– Glanville (Flooding and water management)  
Barry Evans – Turley (Sustainability)

6

## Welcome and introduction

# Water Eaton

### Bellway Homes

In September 2022, Bellway Homes acquired the Water Eaton site (PR6a) from Christ Church.

Bellway Homes will be responsible for completing the planning application and taking it through to determination.

Christ Church will continue to be involved in the development and use of Water Eaton as it will retain stewardship of the green infrastructure and community facilities.



7

## Welcome and introduction

# Water Eaton

### Planning Process

#### Planning Background

- Local Plan Partial Review
- Development Brief

#### Previous consultations

#### Planning process

- outline planning application
- reserved matters applications

#### Timeline



8

# 2

## Masterplan updates

9

## Masterplan updates

### Masterplan- December 2022

Our latest masterplan for Water Eaton has developed following technical assessments and feedback.

**We have developed our masterplan to deliver:**

- Up to 800 homes, including the potential for extra care apartments
- A new primary school and local centre

In line with Local Plan policy 50% of homes will be affordable. This will include a variety of tenures, including the potential for first homes, social/ affordable rent and shared ownership.

## Water Eaton



10