

# Water Eaton

PR6a : Land East of Oxford Road

Transport Assessment  
(Volume 2)

**Bellway**

  
**STRATEGIC  
LAND**



*Christ Church  
Oxford*

WE/TA/P01



Water Eaton, North Oxford (Site PR6a)

Transport Assessment – Volume 2

Client: Bellway Homes

i-Transport Ref: MG/JW/RS/ITB16565-102F

Date: 28 April 2023

Water Eaton, North Oxford (Site PR6a)

Transport Assessment – Volume 2

Client: Bellway Homes

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Date: 28 April 2023

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## Quality Management

Report No.	Comments	Date	Author	Authorised
ITB16565-102F	Final	28/04/23	MG/JW/RS	MG

File Ref: T:\Projects\16000 Series\16565ITB - North Oxford - Policy PR6a - Land East of Oxford

Road\Admin\Report and Tech Notes\102 - Transport Assessment\Volume 2\Revision F\Vol 2 ITB16565-102F -

Transport Assessment.docx

For Transport Assessment Text See Volume 1

## Figures

FIGURE 1.1	Site Location Plan
FIGURE 6.1	20 Minute Walkable Neighbourhood
FIGURE 7.1	Key Destinations / Local Facilities
FIGURE 7.2	1.6 km Walking Catchment
FIGURE 7.3	8 km Cycling Catchment
FIGURE 8.1	Public Transport Catchment

## Drawings Submitted for Approval

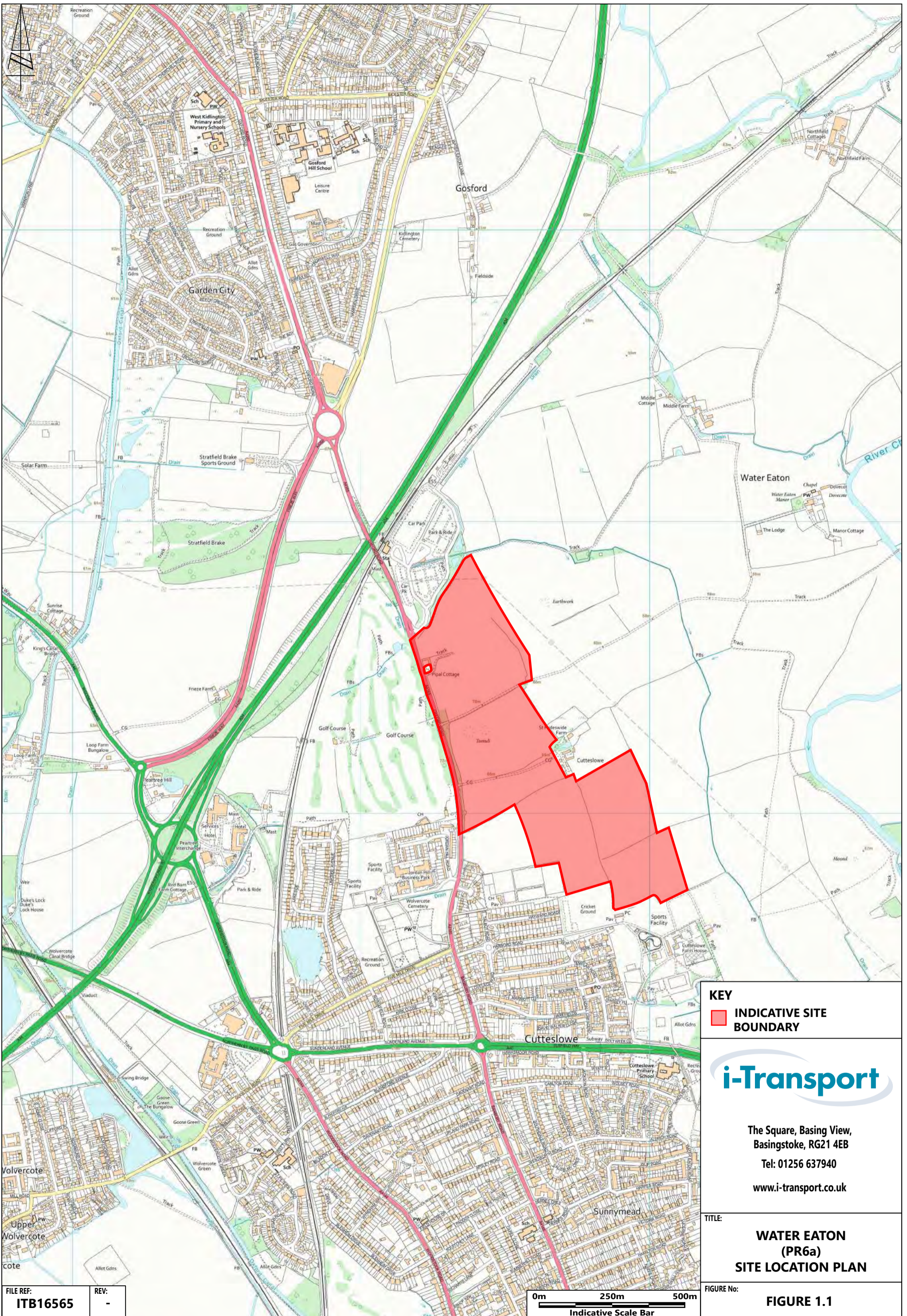
ITB16565-SK-065	Proposed PR6a Access Strategy And Cycle Super Highway along Oxford Road - Including Left In Left Out Priority And Partial Cyclops Signal Junction
ITB16565-SK-067	Proposed PR6a Access Strategy And Cycle Super Highway along Oxford Road - Including Left In Left Out Priority And Partial Cyclops Signal Junction – Southern Extent
ITB16565-SK-066	Proposed PR6a Access Strategy And Cycle Super Highway along Oxford Road - Including Left In Left Out Priority And Partial Cyclops Signal Junction – Northern Extent

## Appendices

APPENDIX A.	Extracts from Local Plan and Local Plan Partial Review
APPENDIX B.	OCC's Central Oxfordshire Transport Plan – Summary
APPENDIX C.	Oxford Road 30mph TRO Plan
APPENDIX D.	Public Right of Way Plan
APPENDIX E.	National Cycle Network Plan
APPENDIX F.	Cyclox / Transport Paradise Oxford Cycle Map
APPENDIX G.	Bus Service Information
APPENDIX H.	Personal Injury Accident Data
APPENDIX I.	Illustrative Masterplan and Land Use / Access Parameter Plan
APPENDIX J.	Proposed PR6a Access Strategy and Cycle Super Highway along Oxford Road (Showing Potential PR6b access arrangements)
APPENDIX K.	Vehicle Swept Path Analysis

<b>APPENDIX L.</b>	<b>Potential Improvements to Oxford Road / Banbury Road between the Site and Kidlington Roundabout and the Site and Cutteslowe Roundabout</b>
<b>APPENDIX M.</b>	<b>Potential Cutteslowe Park Cycle Link</b>
<b>APPENDIX N.</b>	<b>Trip Generation Calculations</b>
<b>APPENDIX O.</b>	<b>PR Sites Modelling Outcome Note</b>
<b>APPENDIX P.</b>	<b>Traffic Flow Diagrams</b>
<b>APPENDIX Q.</b>	<b>Junction Output Files</b>

## FIGURES



**KEY**  
■ **INDICATIVE SITE BOUNDARY**



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**TITLE:**  
**WATER EATON  
 (PR6a)  
 SITE LOCATION PLAN**

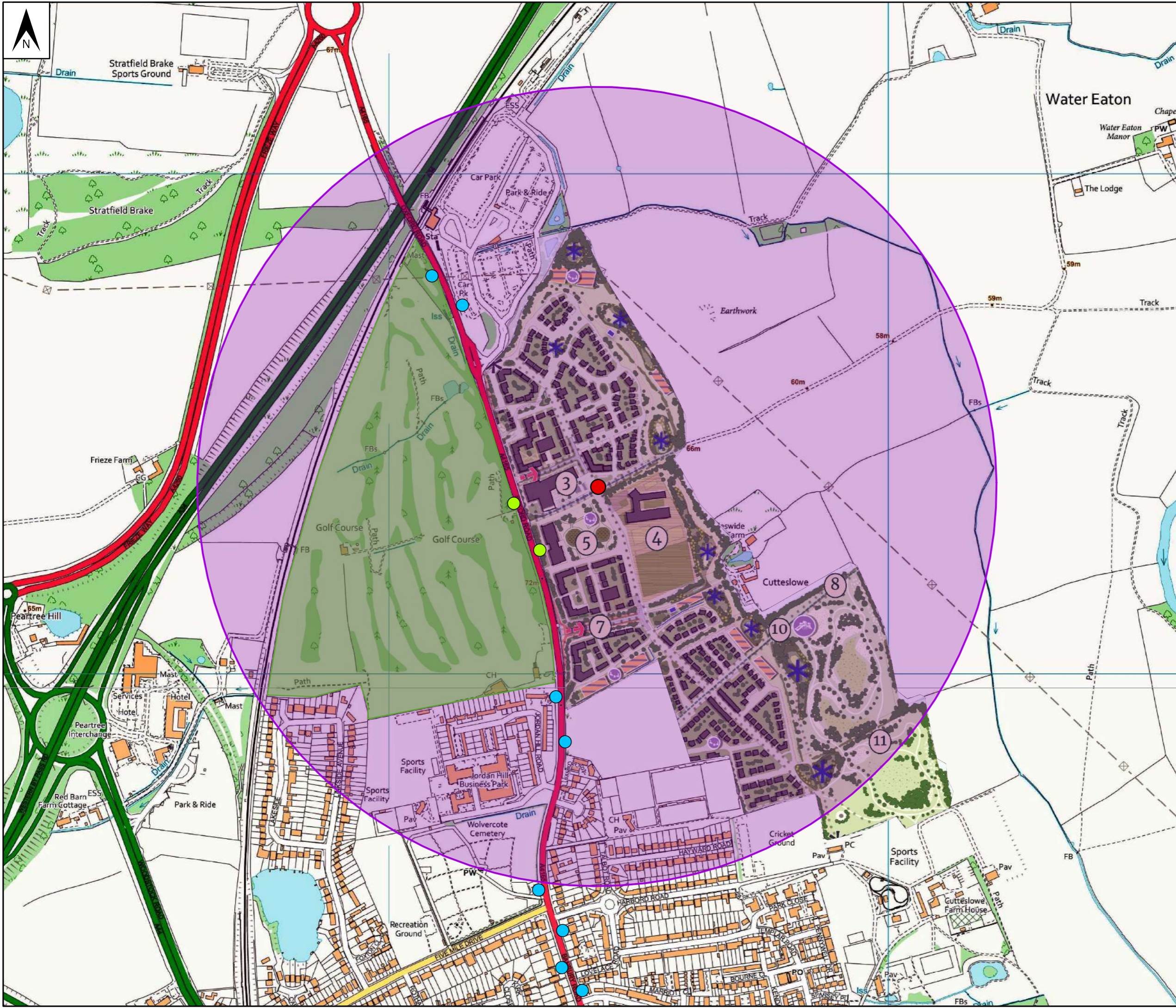
**FIGURE No:**  
**FIGURE 1.1**

**FILE REF:**  
**ITB16565**

**REV:**  
 -

**0m 250m 500m**  
**Indicative Scale Bar**





- Key**
- PR6b
  - Walking Catchment Start
  - 800m Walking Catchment
  - Existing Bus Stops on Oxford Road and Banbury Road
  - Proposed Oxford Road Bus Stops

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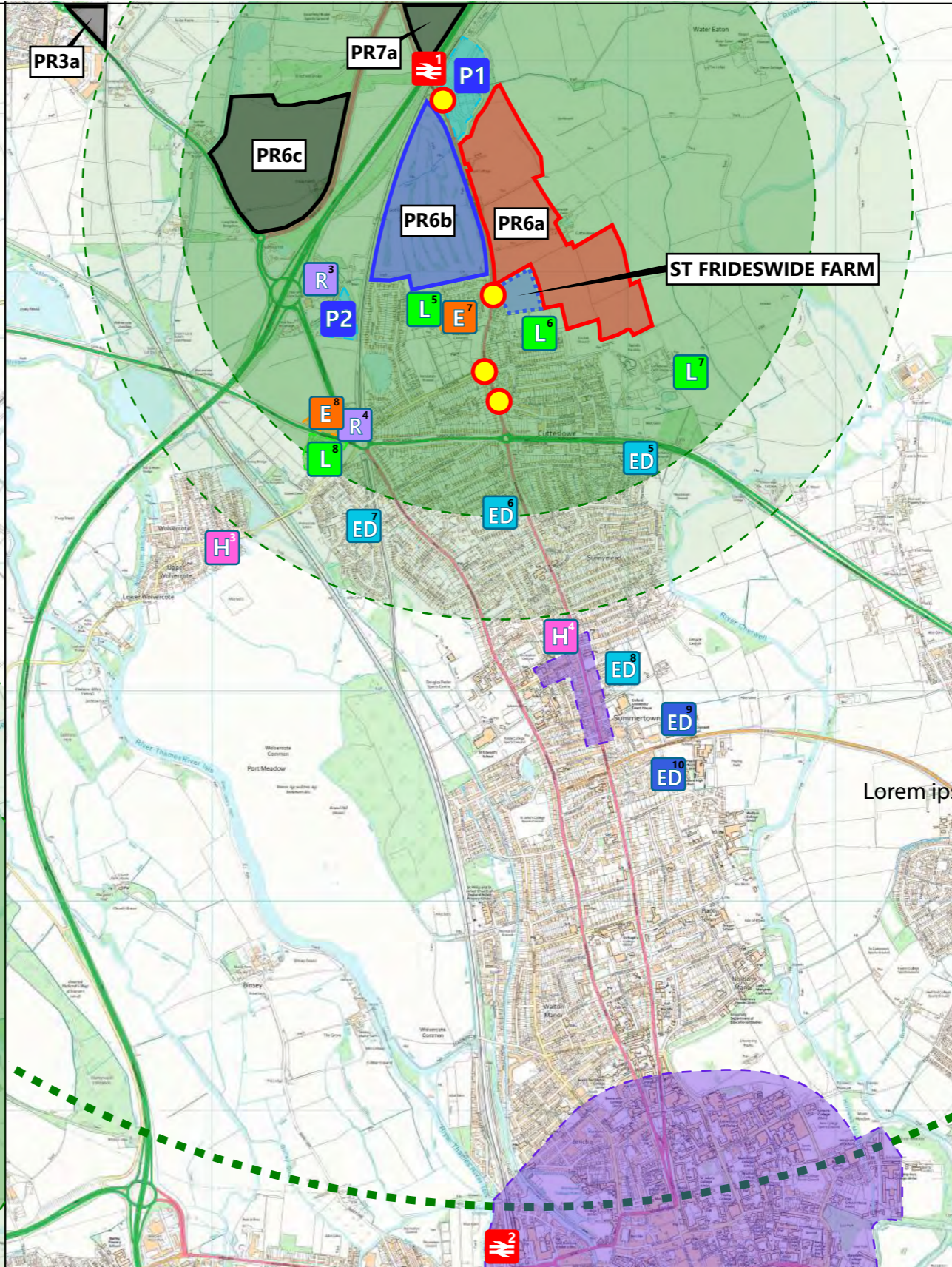
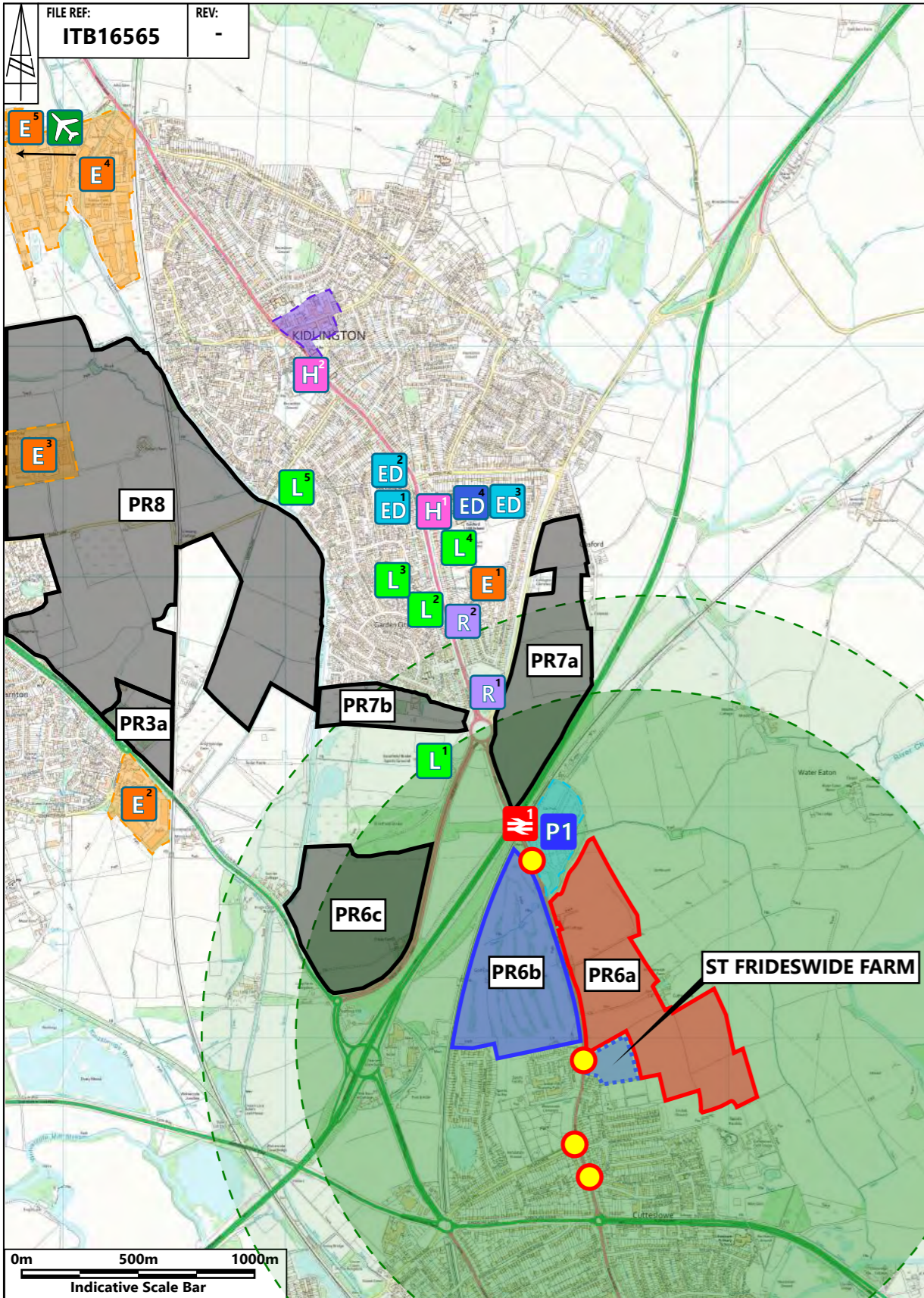
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Title:  
**Water Eaton (PR6a) - 20 Minute Walkable Neighbourhood**

Project:  
**Water Eaton (PR6a)**

Project Number: <b>ITB16565</b>	Figure Number: <b>Figure 6.1</b>	Revision: <b>A</b>
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- KEY**
- SITE BOUNDARY - PR6a
  - PR6b ALLOCATION BOUNDARY
  - CDC LOCAL PLAN SITES
  - ST FRIDESWIDE FARM APPLICATION
  - OXFORD PARKWAY RAIL STATION
  - OXFORD RAIL STATION
  - LOCAL BUS STOPS
  - LOCAL / CITY CENTRE

- SOUTH OF PR6a**
- LEISURE**
- L<sup>5</sup> OXFORD CRICKET CLUB
  - L<sup>6</sup> NORTH OXFORD LAWN TENNIS CLUB & OXFORD HAWKS HOCKEY CLUB
  - L<sup>7</sup> CUTTLESLOWE AND SUNNYMEAD PARK
  - L<sup>8</sup> JUVENATE HEALTH CLUB
- EMPLOYMENT**
- E<sup>1</sup> JORDAN HILL BUSINESS PARK
  - E<sup>2</sup> NORTH OXFORD BMW
- RETAIL**
- R<sup>3</sup> PEARTREE SERVICES
  - R<sup>4</sup> M&S SIMPLY FOOD
- EDUCATION**
- ED<sup>5</sup> CUTTLESLOWE PRIMARY SCHOOL
  - ED<sup>6</sup> MANSION HOUSE NURSERY
  - ED<sup>7</sup> WOLVERCOTE PRIMARY SCHOOL
  - ED<sup>8</sup> SUMMER FIELDS SCHOOL
  - ED<sup>9</sup> THE CHERWELL SCHOOL
  - ED<sup>10</sup> OXFORD HIGH SCHOOL
- HEALTHCARE**
- H<sup>1</sup> WOLVERCOTE SURGERY
  - H<sup>2</sup> SOMERTOWN DENTAL PRACTICE
- PARK AND RIDE**
- P2 PEARTREE PARK AND RIDE

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- NORTH OF PR6a**
- LEISURE**
- L<sup>1</sup> GOSFORD ALL BACKS RUGBY FOOTBALL CLUB
  - L<sup>2</sup> OXFORD ROAD ALLOTMENTS
  - L<sup>3</sup> RON GROVES COMMUNITY PARK
  - L<sup>4</sup> KIDLINGTON & GOSFORD LEISURE CENTRE
  - L<sup>5</sup> KIDLINGTON FOOTBALL CLUB

- EMPLOYMENT**
- E<sup>1</sup> THAMES VALLEY POLICE SOUTH HEADQUARTERS
  - E<sup>2</sup> OXFORD INDUSTRIAL PARK
  - E<sup>3</sup> BEGBROKE SCIENCE PARK
  - E<sup>4</sup> STATION FIELD INDUSTRIAL PARK
  - E<sup>5</sup> OXFORD SPIRES BUSINESS PARK

- OXFORD INTERNATIONAL AIRPORT**
- RETAIL**
- R<sup>1</sup> SAINSBURY'S
  - R<sup>2</sup> FAIRFAX ROAD LOCAL SHOPS
- EDUCATION**
- ED<sup>1</sup> WEST KIDLINGTON COUNTY PRIMARY & NURSERY SCHOOL

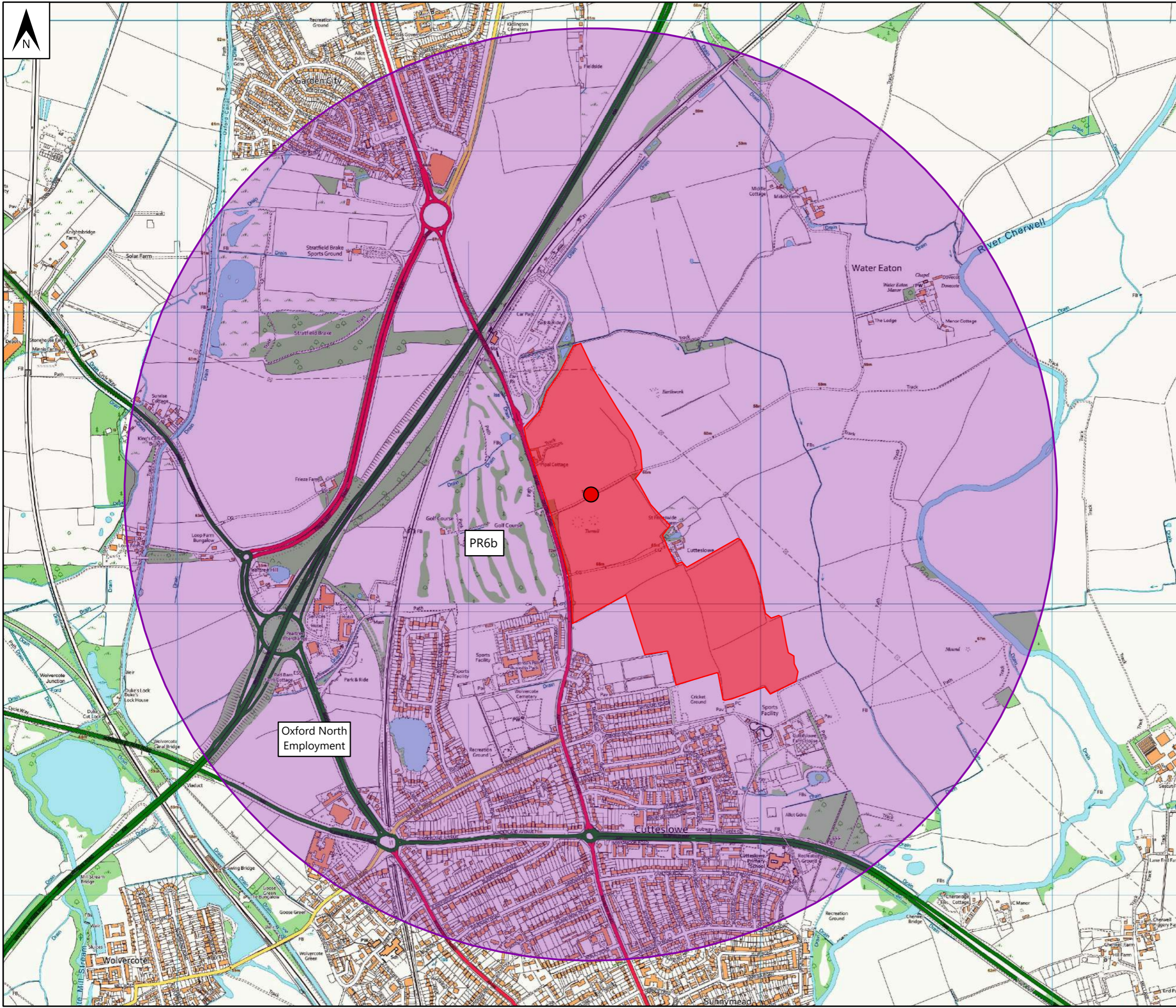
- ED<sup>2</sup> ST THOMAS MORE CATHOLIC PRIMARY SCHOOL
  - ED<sup>3</sup> EDWARD FIELD PRIMARY SCHOOL
  - ED<sup>4</sup> GOSFORD HILL SCHOOL
- HEALTHCARE**
- H<sup>1</sup> GOSFORD HILL MEDICAL CENTRE
  - H<sup>2</sup> KIDLINGTON HEALTH CENTRE

- PARK AND RIDE**
- P1 OXFORD PARKWAY PARK AND RIDE

- CATCHMENT**
- 1.6KM RADIUS
  - 2KM RADIUS
  - 5KM RADIUS

TITLE:  
**WATER EATON (PR6a) KEY DESTINATIONS**

FIGURE No:  
**FIGURE 7.1**



**Key**

- PR6a
- Walking Catchment Start
- 1600m Walking Catchment

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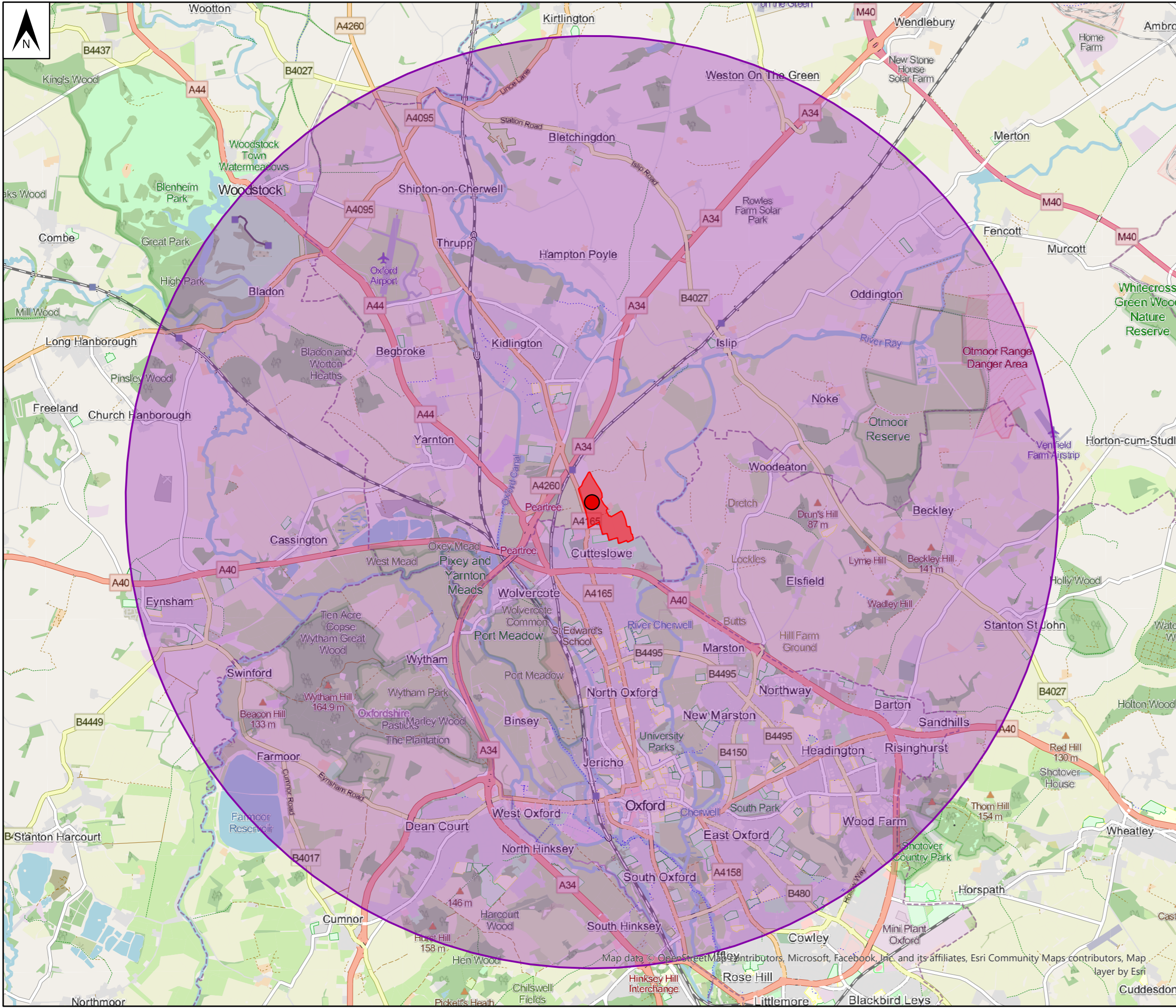
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Title: **Walking Catchment**

Project: **Water Eaton (PR6a)**

Project Number: <b>ITB16565</b>	Figure Number: <b>Figure 7.2</b>	Revision: <b>A</b>
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**Key**

- PR6a
- Cycling Catchment Start
- 8km Cycling Catchment

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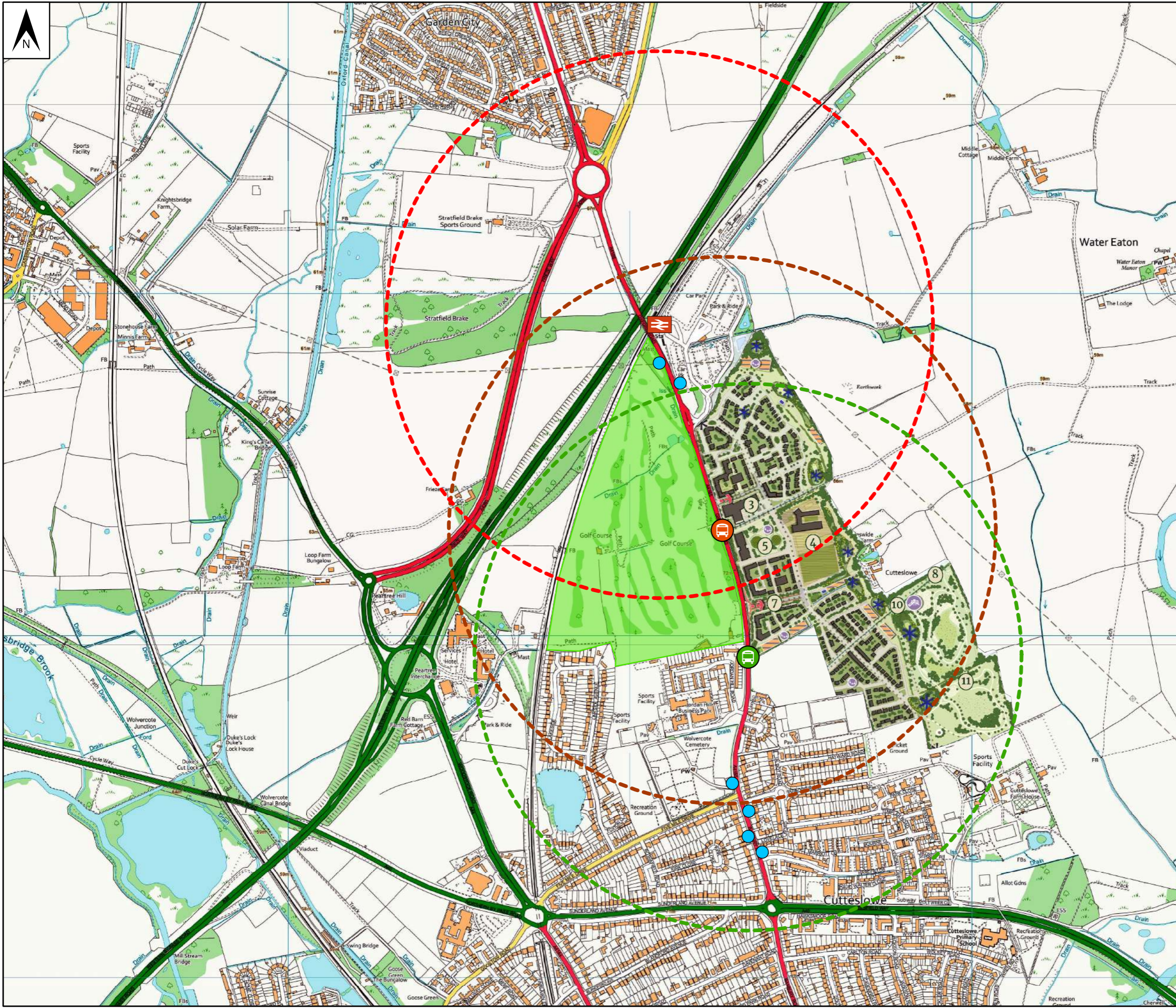
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Title: **Cycling Catchment**

Project: **Water Eaton (PR6a)**

Project Number: <b>ITB16565</b>	Figure Number: <b>Figure 7.3</b>	Revision: <b>A</b>
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- Key**
- PR6b
  - Existing Oxford Road / Banbury Road Bus Stops (Indicative Location Covering Northbound and Southbound Bus Stops)
  - Proposed Oxford Road Bus Stops (Indicative Location Covering Northbound and Southbound Bus Stops)
  - Oxford Parkway Rail Station
  - 800 Walking Catchment
  - 800m Walking Catchment
  - 800m Walking Catchment
  - Other Bus Stops on Oxford Road and Banbury Road

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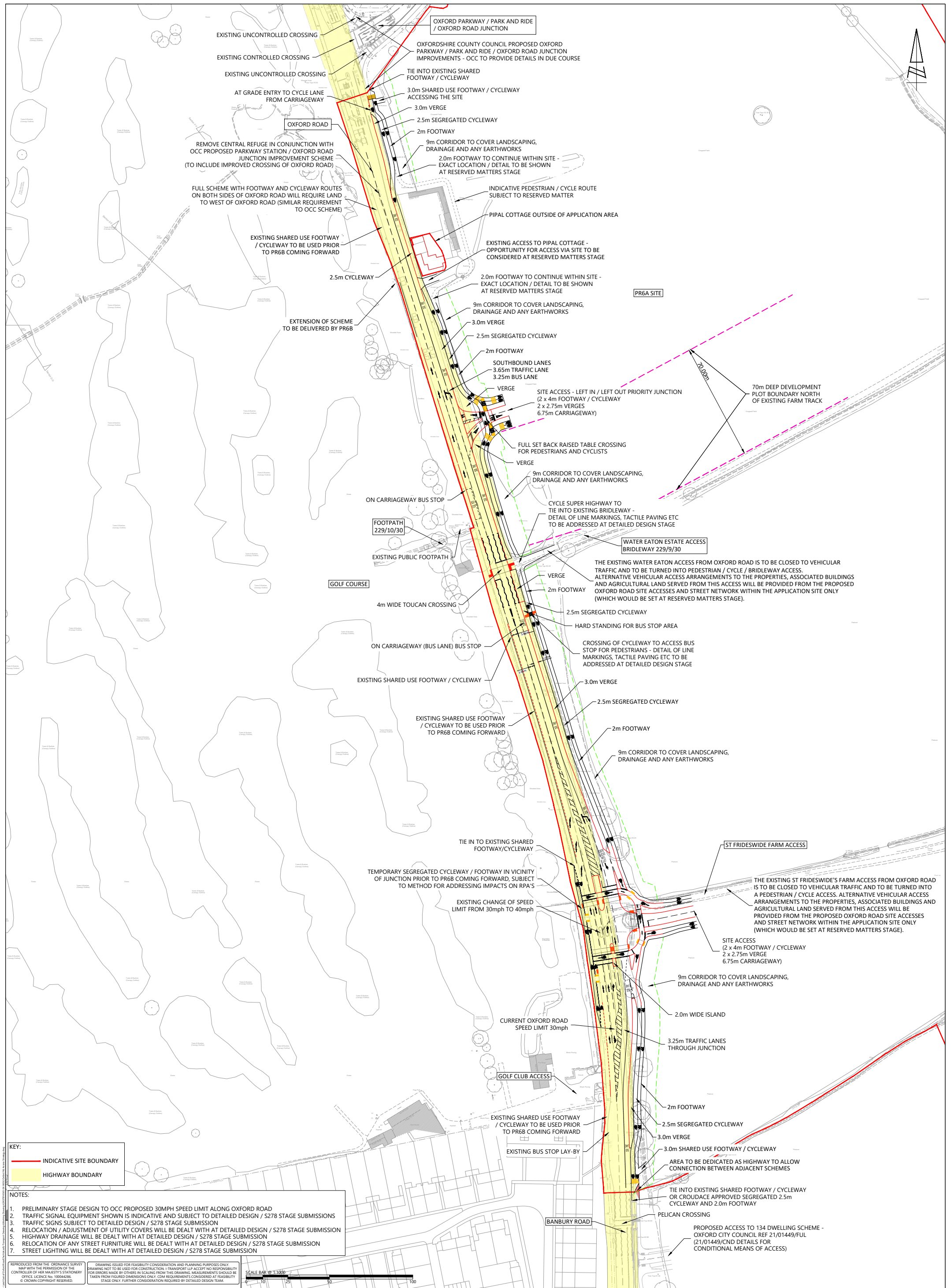
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Title: **Public Transport Catchment**

Project: **Water Eaton (PR6a)**

Project Number: <b>ITB16565</b>	Figure Number: <b>Figure 8.1</b>	Revision: <b>A</b>
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# **DRAWINGS SUBMITTED FOR APPROVAL**

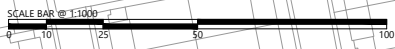


**KEY:**  
— INDICATIVE SITE BOUNDARY  
  HIGHWAY BOUNDARY

- NOTES:**
1. PRELIMINARY STAGE DESIGN TO OCC PROPOSED 30MPH SPEED LIMIT ALONG OXFORD ROAD
  2. TRAFFIC SIGNAL EQUIPMENT SHOWN IS INDICATIVE AND SUBJECT TO DETAILED DESIGN / S278 STAGE SUBMISSIONS
  3. TRAFFIC SIGNS SUBJECT TO DETAILED DESIGN / S278 STAGE SUBMISSION
  4. RELOCATION / ADJUSTMENT OF UTILITY COVERS WILL BE DEALT WITH AT DETAILED DESIGN / S278 STAGE SUBMISSION
  5. HIGHWAY DRAINAGE WILL BE DEALT WITH AT DETAILED DESIGN / S278 STAGE SUBMISSION
  6. RELOCATION OF ANY STREET FURNITURE WILL BE DEALT WITH AT DETAILED DESIGN / S278 STAGE SUBMISSION
  7. STREET LIGHTING WILL BE DEALT WITH AT DETAILED DESIGN / S278 STAGE SUBMISSION

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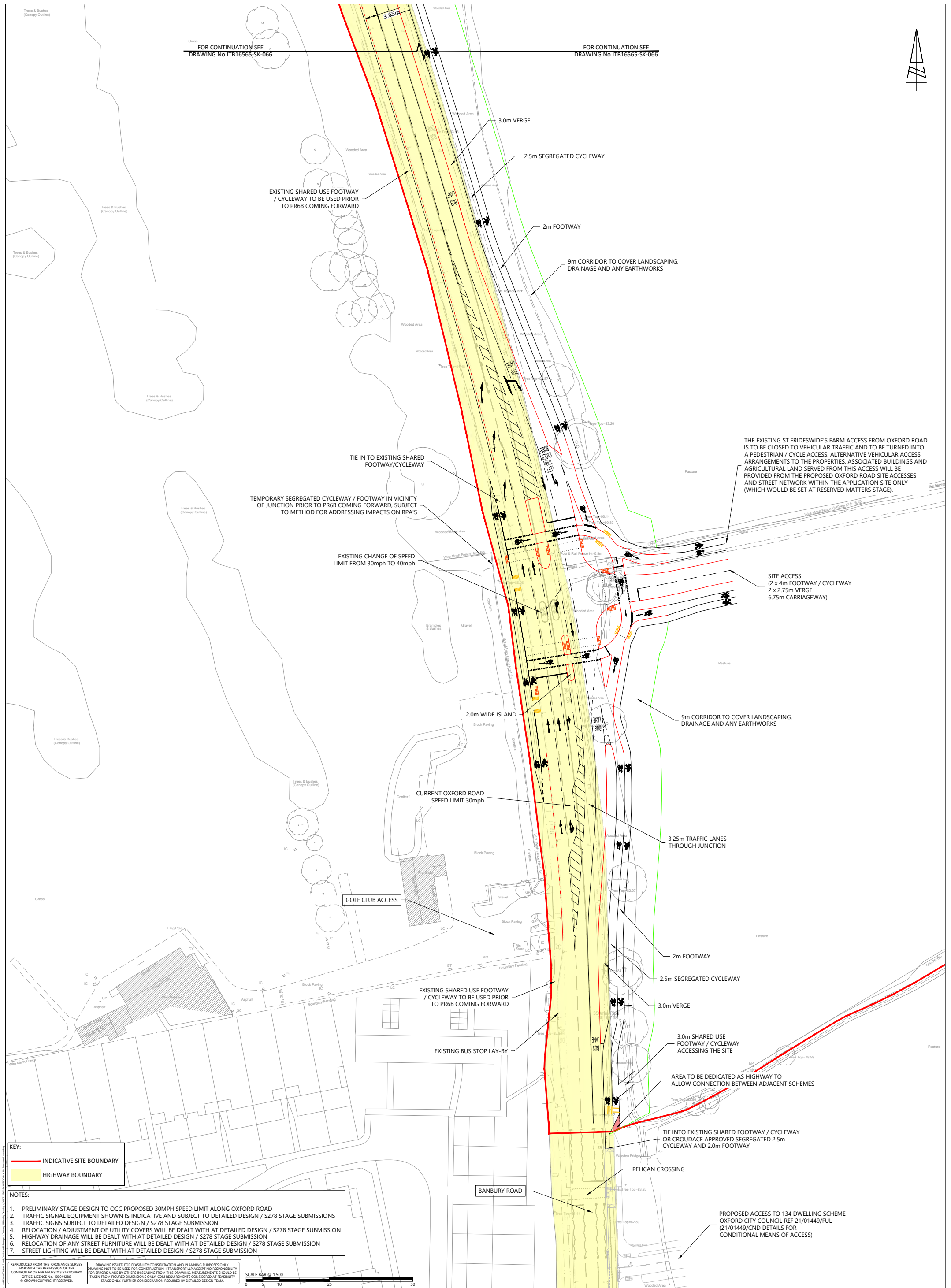
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REV	DATE	BY	DESCRIPTION	CHK	APP	PROJECT
G	09/03/23	SH	NOTES AMENDED	JDM	MC	
F	27/02/23	SH	FOOTWAY AMENDED	JDM	MC	
E	03/02/23	SH	NOTES AMENDED	JDM	MC	
D	06/01/23	SH	NOTES UPDATED	JDM	MC	
C	03/01/23	SH	FOOTWAY AMENDED	JDM	MC	
B	17/01/23	SH	HIGHWAY ALIGNMENT UPDATED	JDM	MC	
A	02/02/23	SH	HIGHWAY ALIGNMENT UPDATED	JDM	MC	

**PROPOSED PR6A ACCESS STRATEGY AND CYCLE SUPER HIGHWAY - INCLUDING LEFT IN LEFT OUT PRIORITY AND PARTIAL CIRCULOS SIGNAL JUNCTION**

WATER EATON (PR6A)      BELLWAY HOMES

DRAWN	CHECKED	APPROVED
PH	JDW	JDW
PROJECT NO:	SCALE @:	DATE:
ITB16565	1:1000	05.01.23
DRAWING NO:	REV:	
ITB16565 - SK - 065	G	



FOR CONTINUATION SEE DRAWING No.ITB16565-SK-066

FOR CONTINUATION SEE DRAWING No.ITB16565-SK-067

3.65m

3.0m VERGE

2.5m SEGREGATED CYCLEWAY

EXISTING SHARED USE FOOTWAY / CYCLEWAY TO BE USED PRIOR TO PR6B COMING FORWARD

2m FOOTWAY

9m CORRIDOR TO COVER LANDSCAPING, DRAINAGE AND ANY EARTHWORKS

TIE IN TO EXISTING SHARED FOOTWAY/CYCLEWAY

TEMPORARY SEGREGATED CYCLEWAY / FOOTWAY IN VICINITY OF JUNCTION PRIOR TO PR6B COMING FORWARD, SUBJECT TO METHOD FOR ADDRESSING IMPACTS ON RPA'S

EXISTING CHANGE OF SPEED LIMIT FROM 30mph TO 40mph

THE EXISTING ST FRIDESWIDE'S FARM ACCESS FROM OXFORD ROAD IS TO BE CLOSED TO VEHICULAR TRAFFIC AND TO BE TURNED INTO A PEDESTRIAN / CYCLE ACCESS. ALTERNATIVE VEHICULAR ACCESS ARRANGEMENTS TO THE PROPERTIES, ASSOCIATED BUILDINGS AND AGRICULTURAL LAND SERVED FROM THIS ACCESS WILL BE PROVIDED FROM THE PROPOSED OXFORD ROAD SITE ACCESSES AND STREET NETWORK WITHIN THE APPLICATION SITE ONLY (WHICH WOULD BE SET AT RESERVED MATTERS STAGE).

SITE ACCESS (2 x 4m FOOTWAY / CYCLEWAY 2 x 2.75m VERGE 6.75m CARRIAGEWAY)

9m CORRIDOR TO COVER LANDSCAPING, DRAINAGE AND ANY EARTHWORKS

2.0m WIDE ISLAND

CURRENT OXFORD ROAD SPEED LIMIT 30mph

3.25m TRAFFIC LANES THROUGH JUNCTION

GOLF CLUB ACCESS

EXISTING SHARED USE FOOTWAY / CYCLEWAY TO BE USED PRIOR TO PR6B COMING FORWARD

EXISTING BUS STOP LAY-BY

2m FOOTWAY

2.5m SEGREGATED CYCLEWAY

3.0m VERGE

3.0m SHARED USE FOOTWAY / CYCLEWAY ACCESSING THE SITE

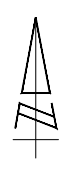
AREA TO BE DEDICATED AS HIGHWAY TO ALLOW CONNECTION BETWEEN ADJACENT SCHEMES

TIE INTO EXISTING SHARED FOOTWAY / CYCLEWAY OR CROUDACE APPROVED SEGREGATED 2.5m CYCLEWAY AND 2.0m FOOTWAY

PUBLICAN CROSSING

BANBURY ROAD

PROPOSED ACCESS TO 134 DWELLING SCHEME - OXFORD CITY COUNCIL REF 21/01449/FUL (21/01449/CND DETAILS FOR CONDITIONAL MEANS OF ACCESS)



**KEY:**  
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- NOTES:**
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  2. TRAFFIC SIGNAL EQUIPMENT SHOWN IS INDICATIVE AND SUBJECT TO DETAILED DESIGN / S278 STAGE SUBMISSIONS
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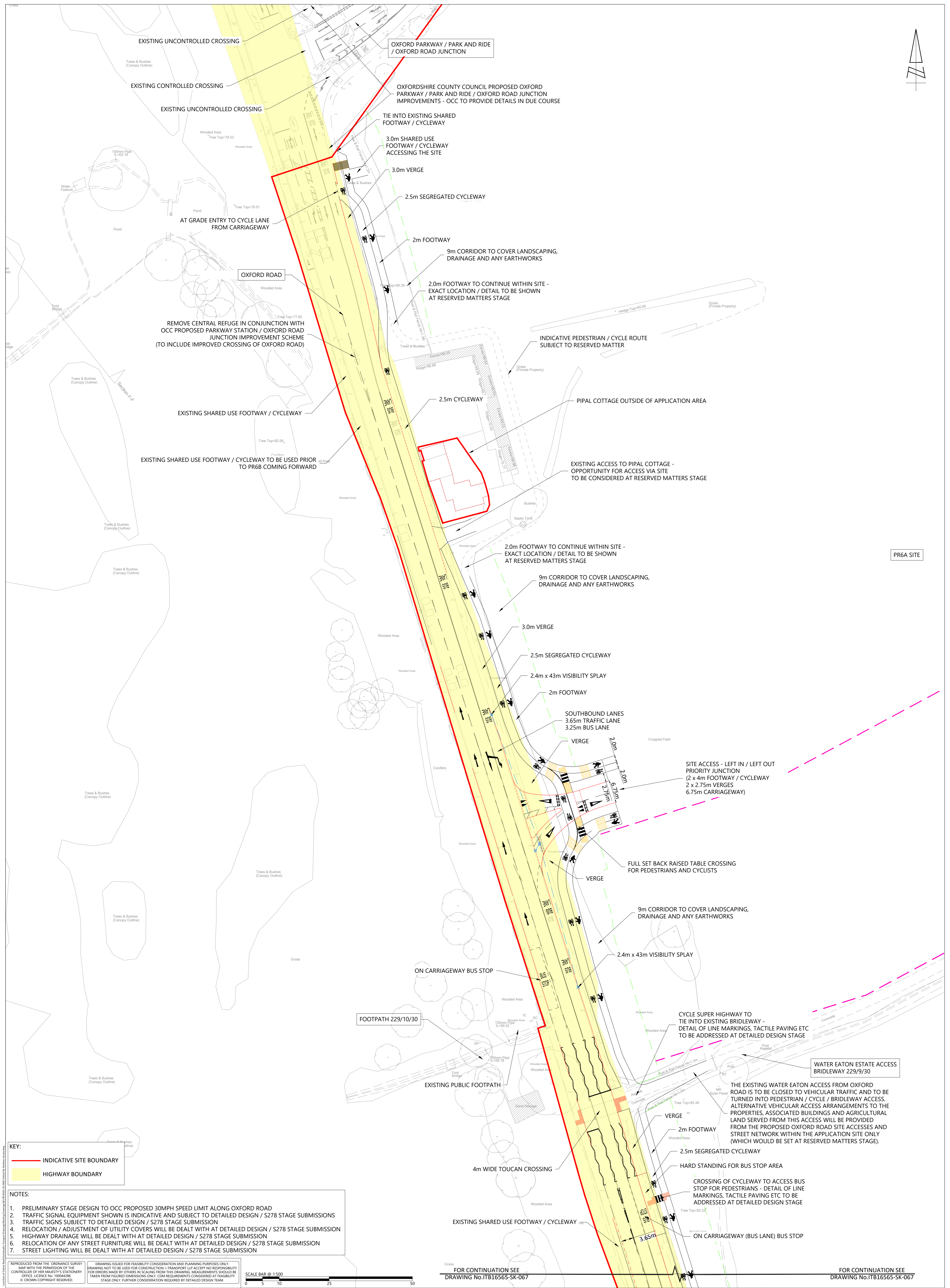
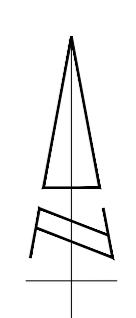
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SCALE BAR @ 1:500  
 0 5 10 25 50

		<b>FOR INFORMATION</b>		<b>WATER EATON (PR6A)</b>		<b>BELLWAY HOMES</b>	
D 09/02/23 SH NOTES UPDATED C 17/02/23 SH NOTES UPDATED B 27/02/23 SH NOTES UPDATED A 27/02/23 SH MEASUREMENTS UPDATED	REV DATE BY DESCRIPTION STATUS	TITLE PROPOSED PR6A ACCESS STRATEGY AND CYCLE SUPER HIGHWAY - INCLUDING LEFT IN LEFT OUT PRIORITY AND PARTIAL CYCLOPS SIGNAL JUNCTION (SOUTHERN EXTENT)	CLIENT BELLWAY HOMES	DRAWN PH	CHECKED JDW	APPROVED JDW	DATE 13.01.23
PROJECT No: ITB16565				SCALE @ 1:500		DRAWING No: ITB16565 - SK - 067	
www.i-transport.co.uk				CLIENT: BELLWAY HOMES		REV: D	





PR6A SITE

**KEY:**  
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- NOTES:**
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F	19.03.23	SH	NOTES AMENDED	JW	MC	WATER EATON (PR6A)
E	27.02.23	SH	NOTES AMENDED	JW	MC	
D	03.02.23	SH	FOOTWAY AMENDED	JW	MC	
C	27.01.23	SH	NOTES UPDATED	JW	MC	
B	05.01.23	SH	PIET REMOVED	JW	MC	
A	17.02.22	SH	FOOTWAY ALIGNMENT UPDATED	JW	MC	

TITLE	DATE	BY	CHK	APP
PROPOSED PR6A ACCESS STRATEGY AND CYCLE SUPER HIGHWAY - INCLUDING LEFT IN LEFT OUT PRIORITY AND PARTIAL CYCLOPS SIGNAL JUNCTION (NORTHERN EXTENT)				

CLIENT	PROJECT
BELLWAY HOMES	

DRAWN	CHECKED	APPROVED
PH	JDW	JDW
PROJECT No:	SCALE @ 1:	DATE:
ITB16565	1:500	13.01.23
DRAWING No:	REV:	
ITB16565 - SK - 066	F	

**APPENDIX A.** Extracts from Local Plan and Local Plan  
Partial Review

## The Cherwell Local Plan 2011 - 2031 (Part1) (Adopted July 2015)

1.1.1 The following are policies relevant to the proposal.

1.1.2 Policy PSD 1: Presumption in Favour of Sustainable Development outlines:

***“When considering development proposals, the Council will take a proactive approach to reflect the presumption in favour of sustainable development contained in the National Planning Policy Framework. The Council will always work proactively with applicants to jointly find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.***

***Planning applications that accord with the policies in this Local Plan (or other part of the statutory Development Plan) will be approved without delay unless material considerations indicate otherwise.***

***Where there are no policies relevant to the application or relevant policies are out of date at the time of making the decision then the Council will grant permission unless material considerations indicate otherwise – taking into account whether:***

- ***Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the National Planning Policy Framework taken as a whole; or***
- ***Specific policies in the Framework indicate that development should be restricted.***

1.1.3 Policy SLE 4: Improved Transport Connections outlines:

***“The Council will support the implementation of the proposals in the Movement Strategies and the Local Transport Plan to deliver key connections, to support modal shift and to support more sustainable locations for employment and housing growth.***

***We will support key transport proposals including:***

- ***Transport Improvements at Banbury, Bicester and at the Former RAF Upper Heyford in accordance with the County Council’s Local Transport Plan and Movement Strategies***
- ***Projects associated with East-West rail including new stations at Bicester Town and Water Eaton***
- ***Rail freight associated development at Graven Hill, Bicester***
- ***Improvements to M40 junctions***

***Consultation on options for new link and relief roads at Bicester and Banbury will be undertaken through the Local Transport Plan (LTP) review process. Routes identified following strategic options appraisal work for LTP4 will be confirmed by the County Council and will be incorporated in Local Plan Part 2.***

***New development in the District will be required to provide financial and/or in-kind contributions to mitigate the transport impacts of development.***

***All development where reasonable to do so, should facilitate the use of sustainable modes of transport to make the fullest possible use of public transport, walking and cycling. Encouragement will be given to solutions which support reductions in greenhouse gas emissions and reduce congestion. Development which is not suitable for the roads that serve the development, and which have a severe traffic impact will not be supported.***

## **The Cherwell Local Plan 2011 - 2031 (Part1) Partial Review - Oxford's Unmet Housing Need (Adopted September 2020)**

1.1.4 The Local Plan Partial Review also allocates land on the west side of Oxford Road for residential development (Policy PR6b – 670 dwellings). The PR6b site sits opposite the Site. A number of transport related requirements for the PR6b site are listed in the Local Plan Review and these are summarised below:

- Proportionate financial contributions to the delivery of the local centre services and facilities and school on Land to the East of Oxford Road (Policy PR6a) in accordance with adopted standards;
- Land to be reserved within the site to facilitate improvements to the existing footbridge over the railway on the western boundary of the site to make it wheelchair and cycle accessible and so improve links to Oxford City's allocated 'Northern Gateway' site;
- Two points of vehicular access and egress from and to existing highways, primarily from Oxford Road, and connecting within the site;
- An outline scheme for public vehicular, cycle, pedestrian and wheelchair connectivity within the site, to the built environment of Oxford, to the allocated site to the east of Oxford Road (policy PR6a) enabling connection to Cutteslowe Park, to provide accessibility to Oxford City Council's allocated 'Northern Gateway' site from Oxford Road, to Oxford Parkway and Water Eaton Park and Ride, and to existing or new points of connection off-site and to existing or potential public transport services; and
- The protection of existing public rights of way and an outline scheme for pedestrian and cycle access to the surrounding countryside.