

Water Eaton

PR6a : Land East of Oxford Road

Design and Access Statement

Bellway


**STRATEGIC
LAND**



*Christ Church
Oxford*

WE/DAS/P01

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“We want PR6a to be more than just a place for new homes...”

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EXECUTIVE SUMMARY

I. Executive Summary

Land east of Oxford Road will become a contemporary urban extension and gateway to Oxford City with its own local centre, that is fully integrated and connected with its neighbours

This Design and Access Statement (DAS) describes the process that has been carried out to inform the outline design of 'Site PR6a, Land East of Oxford Road'.

PR6a, 'Land East of Oxford Road' is allocated for development in the Cherwell Local Plan 2011- 2031 (Part 1) Partial Review (LPPR) - Oxford's Unmet Housing Need adopted on 7th September 2020. This policy provides for part of Cherwell's share of Oxford city's housing need. Following consultation, we now call this site 'Water Eaton'.

This DAS accompanies an outline planning application and sets out how the site has been examined, how proposals have been developed and informed by consultation, the rationale for the design, and outlines the proposals themselves.

The initial design process was carried out by Christ Church, and informed by a series of environmental, social and governance criteria developed by them. These criteria add an additional layer of requirements to those that would need to be met for planning permission to be granted by Cherwell District Council (CDC).

In September 2022, Bellway acquired the land comprising the application site from Christ Church to bring it forward for development. In the interests of delivering a scheme of the highest quality, Bellway is committed to building

on the approach to engagement and masterplan development adopted by Christ Church and the proposals remain subject to the criteria passed on from Christ Church. We want Water Eaton to be a great place that the local community will be proud of.

This Design and Access Statement 'tells the story' of the site - from technical analysis and consultation through to an illustrative masterplan that shows how the strategies could be realised. It sets out why we believe this will be a great place.

Key elements of the proposals are: –

- ***Biophilic design (nature-led design) that connects the development with natural environment***
- ***Green spaces for wildlife diversity, health and wellbeing***
- ***A local centre, centrally located, drawing the community together***
- ***Public spaces and streets designed for walking, socialising, playing***
- ***Walking and cycling connections to surrounding areas of Oxford, the Park and Ride, and the countryside***
- ***An emerging strategy for detailed design and identity, subject to further consultation and detailed submissions.***



Figure 1 Aerial View of the site as seen from Cutteslowe Park

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INTRODUCTION

The proposal is to build a new development at the northern edge of Oxford that provides new facilities (including a primary school) and open spaces. It will link in to the surrounding areas. It will exceed required environmental and quality standards.

1. Introduction

1.1 Statement of Purpose

This Design & Access Statement (DAS) has been prepared on behalf of Bellway Homes Limited and Christ Church, Oxford for an outline planning application (with all matters reserved except access) for a new residential development, including a local centre and a primary school with associated public open space, green infrastructure, drainage and highway works.

The DAS is prepared in accordance with Paragraph 31 of the government's planning guidance, and the Town and Country Planning (Development Management Procedure)(England) (Amendment) Order 2013. This document also reflects CABE guidance 'Design and Access Statements – how to write, read, and use them' (2006).

During the design process, the site has been subject to various stages of assessment and discussions with stakeholders and the general public including but not limited to Oxfordshire County Council (OXCC), Cherwell District Council (CDC), and Oxford City Council (OCC), Design Review Panels, and Public Consultation events.

The DAS is designed to explain how the characteristics of the scheme are addressed through a methodical process taking the following steps:

1. ASSESSMENT

The full context of the site and its immediate surroundings are taken into consideration including physical, social, and economic features as well as planning policies and best design practice.

2. EVALUATION

The information received through the process of assessment together with the data received from the consultees are appraised to inform the design of the scheme.

3. DESIGN

The scheme is explained (in outline) in relation to scale, layout, landscape and appearance.

4. ACCESS

The DAS provides information regarding access and movement on site. It addresses the fundamental questions related to movement:-

- How the site interacts with the surrounding movement and transport networks, as well as how specific access points and illustrative circulation within the site will work;
- How active travel is promoted on-site, with emphasis on connectivity and pedestrian and cyclist safety; and
- How people can move through the proposed development on equal terms regardless of age, gender, etc..

1.2 Planning Application

APPLICATION TYPE

This is an outline planning application, which means that it only fixes the primary access points into the site and provides information on the approximate location of the buildings, routes, and open spaces and is not obligated to provide any detailed (specific) information on the scheme's appearance, layout, landscape or scale of buildings. The proposals do, however, set parameters for these criteria.

The application fixes the junctions and main junction designs, and provides a series of design parameters to provide certainty that the scheme can be delivered sustainably while also addressing the scheme's environmental impacts. The scheme's parameter plans have been assessed as part of the Environmental Statement (ES) that also accompanies the outline application. The parameter plans are included in this document.

PROPOSAL

The proposals are for: Outline application (with all matters except access reserved for future consideration) for the demolition of existing buildings and the erection of up to 800 dwellings (Class C3); a two form entry primary school; a local centre (comprising: convenience retailing up to 500sqm (Class E(a)), business uses (Class E(g) (i)) and/or financial and professional uses (Class E(c)) up to 500sqm, café or restaurant use (Class E(b)) up to 200sqm; community building (Class E and F2); car and cycle parking); associated play areas,

allotments, public open green space and landscaping; new vehicular, pedestrian and cycle access points; internal roads, paths and communal parking infrastructure; associated works, infrastructure (including Sustainable Urban Drainage, services and utilities) and ancillary development. Works to the Oxford Road in the vicinity of the site to include, pedestrian and cycle infrastructure, drainage, bus stops, landscaping and ancillary development.

TECHNICAL ASSESSMENTS

Various technical assessments have been carried out which are included as summaries within the DAS but submitted in detail as chapters within the ES or separate documents that accompany the outline planning application:

- *Transport and access (highways)*
- *Flood risk and drainage*
- *Noise and air quality*
- *Landscape and visual amenity*
- *Ecology*
- *Energy and climate mitigation*
- *Heritage and archaeology*
- *Stewardship*
- *Health and wellbeing*
- *Sustainability / climate mitigation*

1.3 Site Location

The site is located to the east of the A4165, Oxford Road to the north of Oxford. The northern boundary adjoins Oxford Parkway Park and Ride site. To the east, the site boundary crosses an open field, then follows field boundaries around St. Frideswide's Farm to the south, where the southern boundary adjoins Cutteslowe Park, Banbury Road North Sports Ground, and an adjacent field. The land to the south of the site boundary is within the administrative area of Oxford City Council.

Vehicular access to the site is currently available from two points on Oxford Road. The northern point provides access to the Water Eaton Manor and the track to the south provides access to St. Frideswide's Farm. The northern point of access forms part of the public right of way (PRoW) which crosses the site in an east-west direction (Route 229/9/30), continuing eastwards towards the River Cherwell and westwards through Site PR6b. A second PRoW crosses the application site in a northeast-southwest direction in the southern part of the site, ending at the Oxford City boundary. A permissive footpath also runs along the southern boundary of the application site, located within Cutteslowe Park.

There are additional development sites near PR6a that are also allocated in the Cherwell Local Plan Partial Review (LPPR) and the adopted Oxford Local Plan (see Figure 1). These include the 'Land West of Oxford Road' defined by policy PR6b, which is allocated for 670 new homes. [Oxford North](#) lies in the Oxford City Council (OCC) administrative area, and west of PR6b. It is an employment driven mixed-use development.

The '[Croudace](#)' scheme, just within the border of Oxford City Council ([planning application ref: 21/ 01449/ FUL](#)) adjoins the site to the south, and was recently granted consent for new development of 134 dwellings.

The site is irregular in shape and mainly consists of agricultural land, used as arable fields. Pipal Barns are also located within the site and are accessed from, and with a frontage onto, the A4165 in the north-west of the site. Pipal Cottage is located just outside the site boundary adjacent to Pipal Barns and the A4165, and St Frideswide's Farmhouse which is a Grade II* listed building with a NERC Act S41 (orchard) and farm buildings are located just outside the eastern site boundary.

The Oxfordshire Historic Environment Records (HER) show four non-designated heritage assets within the site boundary, including the remains of two bronze age barrows.

Oxford Road offers excellent connectivity to Kidlington in the north and Oxford City Centre to the south with frequent bus services to Bicester, Banbury, and Oxford itself. The Oxford Parkway Station to the north offers regional connectivity from Oxford to Bicester and London, and could soon connect the site all the way to Cambridge in the east by means of the East West Railway.

A full analysis of the site is carried out in chapter 3 of the DAS.

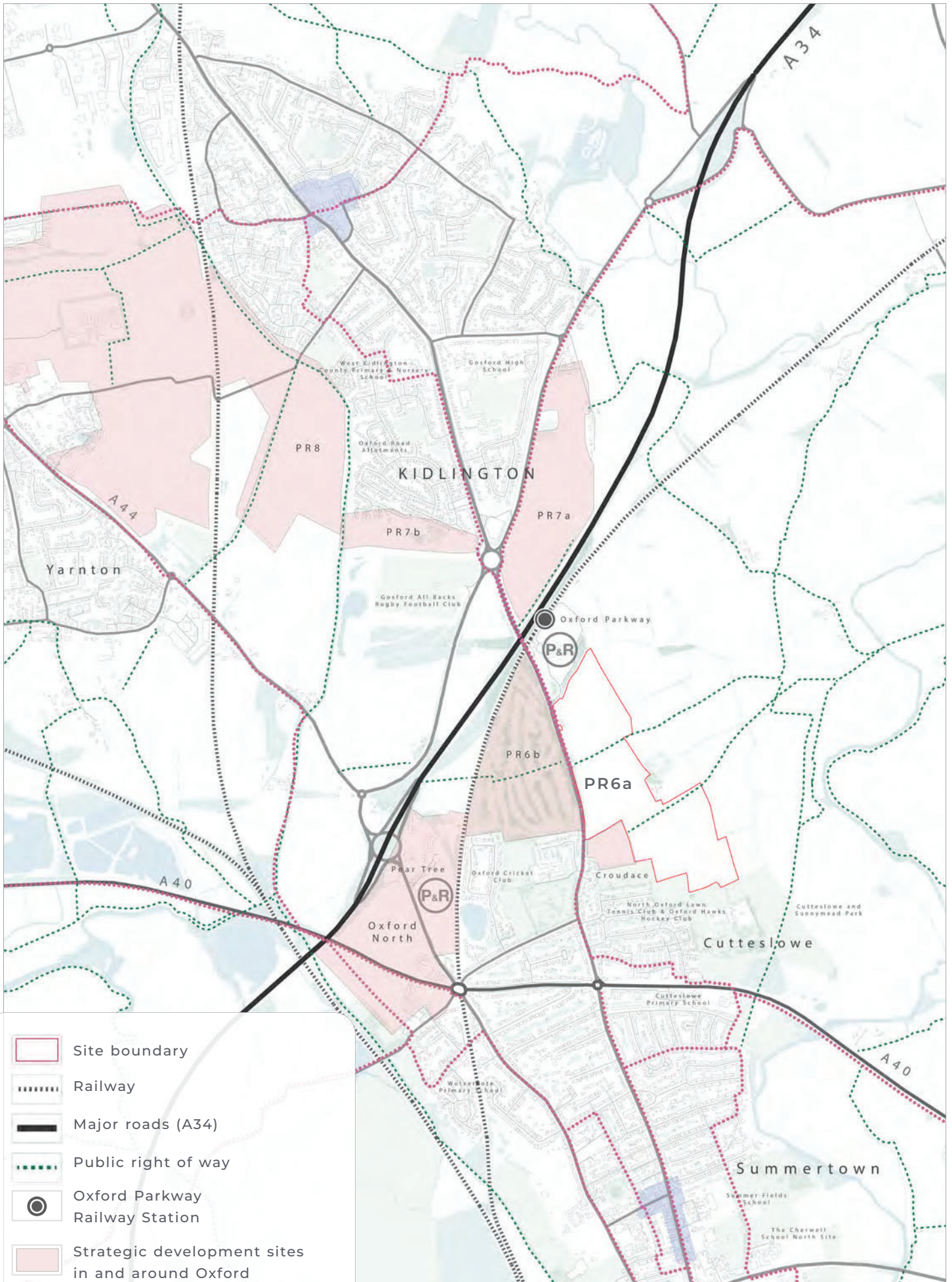


Figure 2 Site Location Plan

02

VISION

The Vision and Development Principles, consulted on with local stakeholders, have guided the process of design for the site from early stages. They will deliver a high quality development, through social, environmental and governance criteria.

2. Vision and development principles

Christ Church identified a vision and design principles for 'Water Eaton' at an early stage, which were subject to local consultation. The vision and development principles have informed the decision-making process throughout the preparation of the outline planning application.

A Vision for PR6a - Water Eaton

Water Eaton will be founded in history and built for the future. It will reflect its location as an entrance to Oxford city, inspired and informed by the best of Cherwell and Oxford's streets and spaces. PR6a will be a diverse and healthy mixed-use intergenerational community, providing essential housing for Oxford. It will be connected to its neighbours, to the city, and to nature and the countryside. A place that people value, where sustainability, wellbeing and quality of life are fundamental.

Aims and Objectives



Stewardship

Ensure strong leadership and governance in the design process for PR6a, and create a lasting legacy.

Minimise carbon impacts

Reduce carbon in construction and operation, minimise energy consumption, and generate carbon-free energy.



Create a strong community

Put people first. Work with local people and stakeholders to co-create a genuine and inclusive community which gives all people a sense of belonging. Empower people to be in control.



Live healthily with nature

Encourage walking and cycling. Integrate with nature. Reduce impacts to the environment and create new wildlife habitats.



DEVELOPMENT PRINCIPLES

