

3.4 Summary of Key Opportunities and Constraints

Key constraints on site:

- **Being mindful of the non-designated Pipal Cottage and stone barns (in and near the site)**
- **Establishing trees and hedgerows within the site boundary:**
 - Retaining and enhancing good quality trees and hedgerows on site for biodiversity net gain and creating new wildlife habitats
- **Potential impact on views from around the site and the Green Belt:**
 - The new development on site would considerably change the landscape character of the site. This can be mitigated by proposing additional landscape buffers along the site boundary.
- **Consideration needed to the heritage setting of St. Frideswide's Farm that lies c. 50m to the east of the site boundary. The Anglo-Saxon Barrow features on site are of regional significance and will need to be preserved on site.**
- **Existing overhead power lines:**
 - No residential uses closer than 20m of 400kV and 15m of 132 kV overhead cable centre line (agreed by National Grid)
 - No school should be located within 100m of pylon centreline (as per OCC guidance)
- **Retention of the existing public rights of way that cross the site:**
 - Creating potential connections to PR6b, Oxford North in the east; Cutteslowe Park to the south; and Oxford Parkway Park and Ride to the north, Off-site contributions to be made to improve/ re-provide better footpaths along the A4165 and new pedestrian crossings.
- **Consider areas of habitat/ ecological importance in/ and close to the site; including the Natural Environment and Rural Communities (NERC) Act. S41 Habitat Orchard and Existing Veteran Trees.**
 - Preserving and enhancing existing wildlife habitats on and around the site; and creating new ones within the site.



Figure 17 Key Constraints Plan

Key opportunities on site:

- *Connect the two east-west public rights of way across the A4165, via a pedestrian crossing*
- *Retain public rights of way across the site to provide traffic free connections to the local centre and/or primary school*
- *Improve cycle and pedestrian provision along the A4165, and/ or provide alternatives within the site, or both*
- *Provide links through the site from the existing public footpath to the adjoining Croudace development*
- *Provide links to the adjoining Cutteslowe Park, that could link up with Sustrans route 51 providing an almost entirely off-road cycle link to the Cherwell School and John Radcliffe Hospital*
- *Provide cycling and walking links to the Park and Ride and Oxford Parkway Station to the north*
- *Retain existing green infrastructure on site and providing new multi-functional open spaces such as allotments, orchards etc.*
- *Create new green corridors that link the A4165 to the countryside*
- *Include all types of housing on site such as affordable housing*
- *Provide local centre with essential amenities such as retail, community centre and cafe/ restaurants to serve not only Water Eaton but also PR6b and the wider area*



Local Centre to include cafe/ restaurant



Off-road cycling and walking links

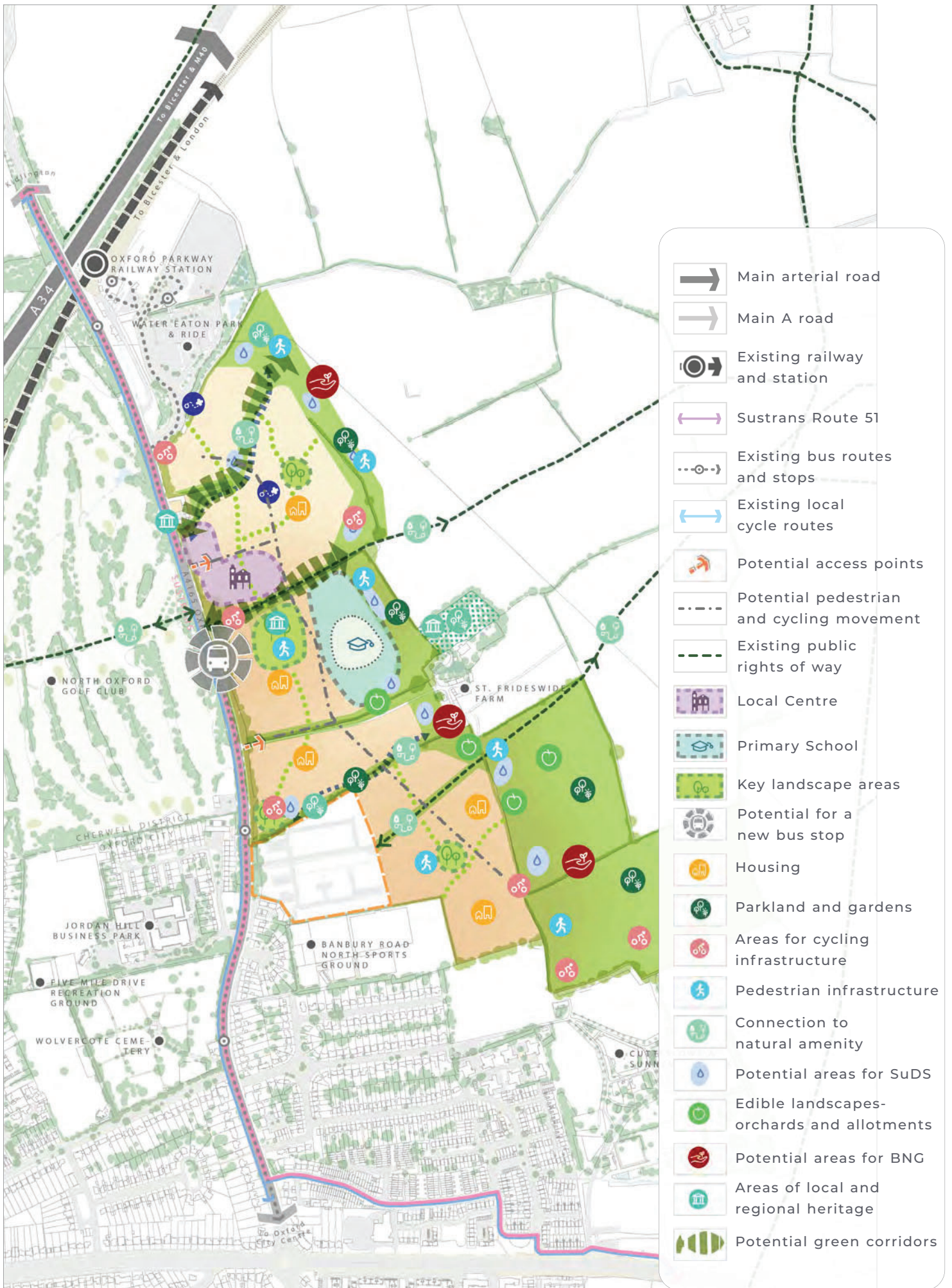


Figure 18 Key Opportunities Plan

3.5 Character Analysis

In the early stages of the project, Christ Church sought the views of the public on any developments that should be considered in our study to inform the future character of the proposals. This is an outline application that does not seek to define materials, character or appearance at this stage, but will be subject to conditions requiring submission of these details in due course.

Local people and groups that responded to the consultations, suggested local neighbourhoods, interesting developments in Cherwell, well-loved areas of Oxford and other sites that are considered exceptional across the country. They also mentioned some examples they did not want to see replicated.

This section of the DAS provides some potential characteristics taken from the study areas to inform the character of development that is taken forwards in detailed submissions following this outline application.

The Development Brief sets out that the potential character areas that should be considered for the site relate to A4165 (to the west of the site); and countryside (to the east). These zones form a 'transect' of higher densities / buildings adjacent

to the A4165; reducing in density to the east, and with the lowest densities closest to the eastern countryside edge.

The schemes identified in this chapter could inform the character of Water Eaton. The example character areas respond to suggestions from consultees, and are divided into high, medium and low density typologies.

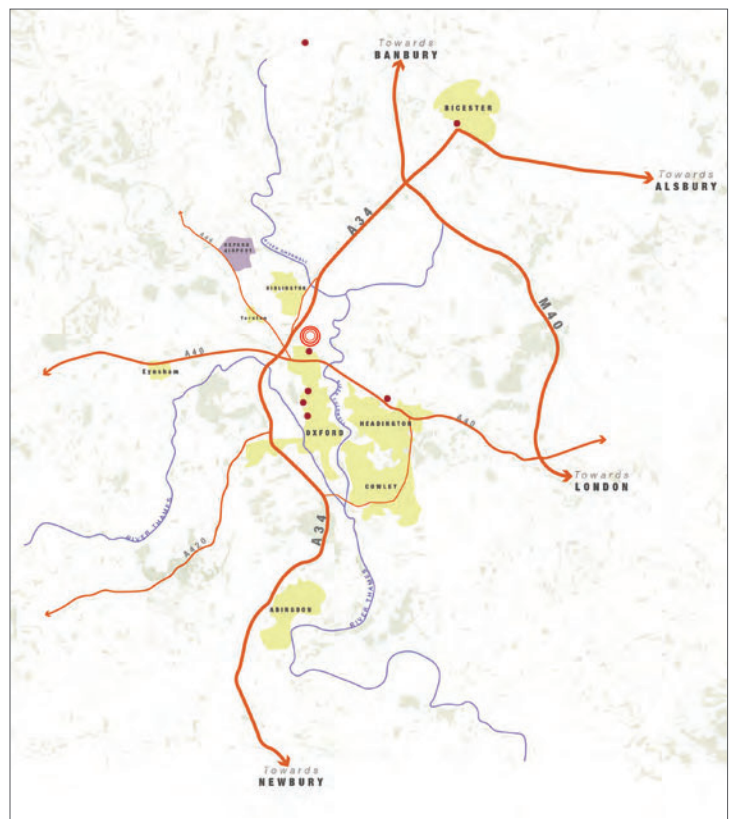
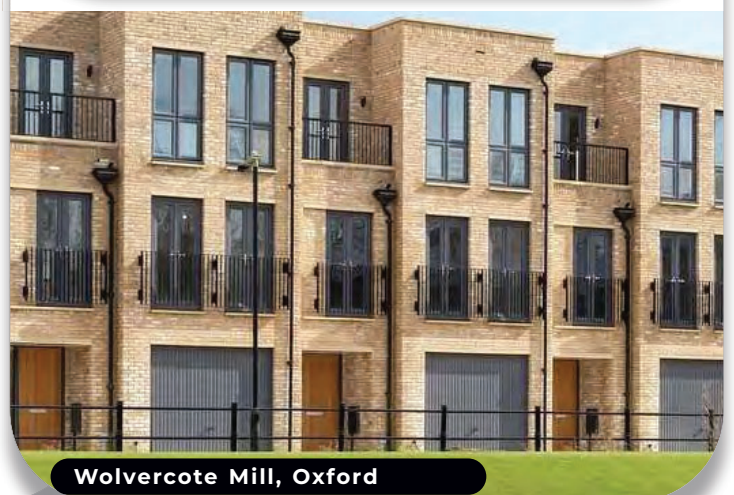


Figure 19 Location plan for local character studies

3.4.1 High Density Examples



- *Three to four storey apartments (potentially with five storey elements)*
- *Terrace houses with smaller rear garden spaces and very low parking levels*
- *High density with arcade-like architectural elements*
- *0.5 to 1 metre front offset from road*
- *Rear court parking and podium parking*
- *Materials: light coloured stone/brick flat roof terrace as per the character seen in Cherwell area.*



Bicester Eco Town, Bicester



Great Kneighton, Cambridge



Great Kneighton, Cambridge

3.4.2 Medium density examples



- Terrace housing
- Medium to high density
- More formal (urban) street patterns
- Private garages / on-plot / integral parking and on-street parking
- More spacious front and back gardens
- Materials: brown coloured brick with red or grey roof tiles as per the character of housing seen in the city of Oxford.



Croudace, Oxford Road, Oxford

3.4.3 Low density examples



- *Predominantly detached and semi-detached housing*
- *Low density*
- *Generous front and back gardens*
- *On-plot parking/ private garages*
- *Materials: light coloured stone with grey slate roof tiles as per the character seen in Cherwell area.*



Bicester Eco Town, Bicester



Launton Mews, Launton



Yew Tree Close, Launton



Accordia, Cambridge



Great Kneighton, Cambridge



Lovedon Fields, Hampshire ©John Pardey Architects



Barton Park, Oxford

3.4.4 Rural edge examples



- Predominantly detached contemporary housing
- Low density
- Larger front and back gardens
- Private garages
- Materials: Light coloured stone/ brick with grey slate roof tiles as per Cherwell's character



Accordia, Cambridge

THIS PAGE IS INTENTIONALLY LEFT BLANK.