

28 April 2023  
L 230428 NS OPA Covering Letter



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## VIA PLANNING PORTAL

Dear Mr. Peckford / Mr. Seckington / Ms. Griffiths

**Outline Planning Application**  
**Mixed-Use Development of Land East of Oxford Road, Oxford (Site PR6a) (Water Eaton)**  
**On behalf of Bellway Homes Limited and Christ Church, Oxford**  
**Planning Portal Reference: PP-10298967**

Savills is instructed as agent for Bellway Homes Limited and Christ Church, Oxford (hereafter 'the Applicants') to submit an Outline Planning Application for mixed use development on their behalf. The application is submitted in relation to land which is allocated in the adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need (September 2020). The application site is referred to in the Local Plan as Land East of Oxford Road, Oxford (Site PR6a). The applicants also refer to the site as Water Eaton (the 'application site').

The description of the proposed development identified in the planning application form is as follows:

***“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 (not less than 350sqm and 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.”***

The following documents are submitted as a part of the outline planning application:

Doc. Ref.	Outline Planning Application Documents	Consultant
N/A	Application Form	Savills
N/A	Covering Letter	Savills
WE/PS/P01	Planning Statement	Savills
WE/SCI/P01	Statement of Community Involvement	Camargue
WE/DAS/P01	Design and Access Statement	Savills
WE/TA/P01	Transport Assessment	i-Transport
WE/FTP/P01	Framework Travel Plan	i-Transport
WE/FIP/P01	Framework Innovation Plan	i-Transport

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<b>Doc. Ref.</b>	<b>Outline Planning Application Documents</b>	<b>Consultant</b>
WE/GEA/P01	Phase 1 Geo-Environmental Assessment (full report)	Glanville
WE/SI/P01	Phase 2 Site Investigation	ST Consult
WE/AIA/P01	Arboricultural Impact Assessment (Incorporating Tree Protection Measures)	EDP
WE/SES/P01	Sustainability and Energy Statement	Turley
WE/HIA/P01	Health Impact Assessment	Savills
WE/BNG/P01	Biodiversity Net Gain Metric Calculation DEFRA 3.1	EDP
WE/ES/P01	Environmental Statement (Main Report) 1 Introduction (Savills) 2 Site Description (Savills) 3 Description of Development (Savills) 4 Approach to Assessment (Savills) 5 Transport (i-Transport) 6 Air Quality (PEC) 7 Noise and Vibration (Dice Environmental) 8 Drainage and Flood Risk (Glanville) 9 Biodiversity (EDP) 10 Landscape and Visual Effects (EDP) 11 Heritage (EDP) 12 Lighting (MMA) 13 Population and Economic Effects (Savills) 14 Climate Change (Turley) 15 Cumulative Effects (Savills) 16 Summary of Mitigation, Residual and Interaction Effects (Savills)	Savills
WE/ESA/P01	Environmental Statement Appendices	Savills
-	List of Environmental Statement Appendices	-
WE/AI/P01	1.1 Assessor Information	Savills
WE/SAL/P01	2.1 Soils and Agricultural Land Quality	LRA
WE/GEA/P01	2.2 Phase 1 Geo-Environmental Assessment	Glanville
WE/SMP/P01	3.1 Soil Management Plan	LRA
WE/SCO1/P01	4.1 EIA Scoping Request	Savills
WE/SCO2/P01	4.2 EIA Scoping Opinion	CDC
WE/TRA/P01	5.1 Transport Assessment committed development list	i-Transport
WE/AQ1/P01	6.1 Air Quality Assessment Inputs	PEC
WE/AQ2/P01	6.2 Air Quality Figures	PEC
WE/AQ3/P01	6.3 Construction Phase Assessment Methodology	PEC
WE/AQ4/P01	6.4 Operation Phase Assessment Results	PEC
WE/AQ5/P01	6.5 Sensitivity Analysis Results	PEC
WE/N/P01	7.1 Glossary of Noise Terminology	Dice
WE/FRA/P01	8.1 Flood Risk Assessment	Glanville
WE/FDU/P01	8.2 Foul Drainage and Utilities Assessment	Glanville
WE/ECO/P01	9.1 Ecological Baseline	EDP
WE/HRA/P01	9.2 Shadow Habitats Regulations Assessment	EDP
WE/BIM/P01	9.3 Biodiversity Improvement and Management Plan	EDP
WE/LAN1/P01	10.1 Photoviewpoints	EDP
WE/LAN2/P01	10.2 Wirelines	EDP
WE/LAN3/P01	10.3 Landscape Strategy	EDP
WE/LAN4/P01	10.4 LVIA	EDP

Doc. Ref.	Outline Planning Application Documents	Consultant
WE/HER1/P01	11.1 Archaeology and Heritage Assessment Report	EDP
WE/HER2/P01	11.2 Archaeological Geophysical Survey	WYAS
WE/HER3/P01	11.3 Trial Trench Evaluation Phase 1	Oxford Archaeology
WE/HER4/P01	11.4 Trial Trench Evaluation Phase 2	Cotswold Archaeology
WE/LIG1/P01	12.1 Lighting Baseline Survey	Hoare Lea
WE/LIG2/P01	12.2 Lighting Parameters	Hoare Lea
WE/LIG3/P01	12.3 Illumination Impact Assessment	Hoare Lea
WE/WCH/P01	13.1 Walking, Cycling, Horse Riding Review	Savills
WE/ESN/P01	Environmental Statement Non-Technical Summary	Savills

The following plans are submitted as a part of the outline planning application:

Outline Planning Application Drawings	Consultant	Drawing No.
Application Boundary Plan	Savills	477898-01F
Land Use and Access Parameter Plans	Savills	477898-32M
Building Heights Parameter Plans	Savills	477898-33M
Green Infrastructure Parameter Plan	Savills	477898-58E
Proposed PR6A Access Strategy and Cycle Super Highway - Including Left In Left Out Priority Junction And Partial Cyclops Signal Junction	i-Transport	ITB16565-SK-065G
Proposed PR6A Access Strategy and Cycle Super Highway - Including Left In Left Out Priority Junction and Partial Cyclops Signal Junction (Northern Extent)	i-Transport	ITB16565-SK-066F
Proposed PR6A Access Strategy and Cycle Super Highway - Including Left In Left Out Priority Junction And Partial Cyclops Signal Junction (Southern Extent)	i-Transport	ITB16565-SK-067D
Topographical Survey	Brunel Surveys	G18027 Topo-Layout3
Topographical Survey – Sheet 1	Brunel Surveys	24172-500-01
Topographical Survey– Sheet 2	Brunel Surveys	24172-500-01
Demolition Plan for Pipal Barns	Savills	477898-55

The following is also sent to the local planning authority for information but does not form part of the application:

Illustrative Drawings (not part of application)	Consultant	Drawing No.
Illustrative Masterplan	Savills	477898-42M
Concept Sketch Drawing Potential Improvements to Pedestrian and Cycle Links Along Oxford Road From Parkway Park & Ride Junction to the Kidlington Roundabout	i-Transport	ITB16565-SK-073
Site Access Arrangements - Staggered Priority Junctions with Cyclops Junction to South Eastern Priority Junction Left In/Out - Western Priority Junction All Movements	i-Transport	ITB16565-SK-044I
Concept Sketch Drawing - Potential Pedestrian and Cyclist Improvements South of Site Access to Cutteslowe Roundabout	i-Transport	ITB16565-SK-074
Cutteslowe Park Potential Cycle Route	i-Transport	ITB16565-GA-003D

The planning application fee of **£71,186** (based on 45.8 hectare site) has already been paid by the applicants via the Planning Portal (plus the Portal service charge of £32.20).

Notices and covering letters have also been sent under separate cover to Oxfordshire County Council's Licensing and Streetworks Team, as Highway Authority, because the County Council controls land within the



site boundary; and Estates Team because the County Council have a lease over land within the site boundary. Notices have also been sent to two tenant farmers as they farm parts of the application site.

It is also noted, as shown on Application Boundary Plan, that Christ Church controls adjoining land to the north and east of the application site.

We trust that the above is sufficient to register this outline planning application, but if you have any questions please contact Nev Surtees at the above address. We look forward to discussing the application with you in due course.

Yours sincerely



**Savills**