

11. Appendices

Appendix 1 - Summary Q&A document, Enquiry by Design workshops



PR6a Enquiry by Design Process (July-August 2021)

Summary Q&A Report

1. OVERVIEW

Christ Church has been promoting a site known as PR6a / Land East of Oxford Road into the Cherwell Local Plan. In September 2020, the plan was adopted by Cherwell District Council and PR6a was allocated for the development of new homes, a primary school and local centre.

We are looking in detail at the constraints and opportunities associated with the site, and how PR6a can best be developed to deliver much needed new homes while working carefully with the local environment and supporting the local community.

Christ Church is committed to engaging with local community representatives and stakeholders at this early stage in the planning process to give them the opportunity to contribute to the development of the masterplan. This will enable us to fully understand any potential concerns and possibilities so we can take them into account.

As a first step in this process, a series of five online **Enquiry by Design (EbyD)** workshops were held on the following dates, with the broad areas indicated covered at each:

- Fri 16 Jul Introduction - Vision and Principles, Community and Character
- Sat 17 Jul Introduction - Vision and Principles, Community and Character
- Tue 20 Jul Uses and Connectivity
- Thu 22 Jul Minimising Carbon Impacts, and Living Healthily with Nature
- Sat 24 Jul Summary and next steps

The purpose of these EbyD events was to give local representatives and technical stakeholders the opportunity to contribute to the development of Christ Church's vision for the site and begin to help create a masterplan that starts to realise this vision. The EbyD events also provided those attending with the opportunity to ask questions about the ongoing development process and wider engagement and consultation.

The materials and information presented at each of the five EbyD events, along with a recording of each event, are available to [download](#) together with this document, which provides a summary of all the questions received following the Enquiry by Design sessions.

Further to the EbyD events taking place, we will hold a first stage of community consultation to secure wider views on the output from these workshops – along with our vision and approach. This consultation will take place in the autumn and will be publicised in advance.

The presentation and this Q&A summary reflect Christ Church's thinking at that moment in time of the Enquiry by Design events taking place (July – September 2021).

All information provided is therefore subject to change.

2. SUMMARY OF QUESTIONS ARISING DURING THE ENQUIRY BY DESIGN PROCESS

Q: What measures will you put in place to ensure the effective management and governance of the development in respect of future ownership and managing open space and other community land? What kind of funding provision will be put in place to deliver this?

A: The funding, ownership and management of open spaces and community land while these are not fixed at this stage we are working on the basis that the open space areas will be constructed/landscaped as part of the wider development and would therefore be covered in the S106 legal agreement. This would also cover management of the land. We are considering various management models but no decision has yet been made on this. In terms of ownership of the open space within the development, this is likely to vary depending on its final use but is still being considered, for example, areas of open space that contain drainage ponds etc may be adopted by the Lead Local Flood Authority whilst other areas could be leased. Public open space will however, be open to the public whatever the management regime and not just residents of the development. The freehold ownership of the open space is likely to remain with Christ Church, albeit this is all to be agreed.

Q: Can you confirm that you will not be developing the site beyond the requirements set out in Policy PR6a?

A: In relation to the quantum of development, as explained in the Enquiry by Design events, we are working up the proposals based on the constraints and opportunities of the site and in the context of making effective and efficient use of the land. We are not yet at a point to be able to confirm what quantum of homes will be able to be accommodated on the site nor what we will apply for. This will be determined and consulted on in the subsequent consultation in 2022.

Q: Can you provide some clarity and / or your early thoughts on the nature of the public open green space that will be provided as an extension to Cutteslowe Park'?

A: The site allocation requires open space to be provided and this will be open and accessible to all and not restricted just to residents of the new development. How the land is managed is still being discussed and needs to be agreed with the District Council – it could be managed in a number of ways, however at this stage we envisage the freehold ownership being retained by Christ Church. Visually and physically, it will be perceived as linking to Cutteslowe Park. Whether it is known as that or another name is to be discussed/decided.

Q: Will existing rights of way across the PR6a site be preserved, and do you anticipate enhancing them as part of the development?

A: We can confirm that the existing rights of way will be preserved, albeit we are reviewing if any changes to their routing and/or surfacing would be beneficial to users in terms of safety and enjoyment.

Q: What arrangements will you make for managing open space and the park extension, and how will it be funded?

A: The management of the open spaces is something that is yet to be decided. In terms of funding, this will be covered in the S106 legal agreement which we would expect will require the developer to lay out and landscape the open space areas by an agreed trigger date.

Q: Is it your intention to use the primary road through the neighbouring Croudace development as an access point for the PR6a site?

A: We're exploring opportunities to link the PR6a site and Croudace site for pedestrians and cyclists. We've noted your comments on both Cherwell District Council and Oxford City Council being involved in the discussions around whether the access point for PR6a is via the road through the Croudace scheme. We are indeed, having such combined discussions. We do not currently envisage using that point for vehicular access to PR6a.

Q: What measures will be put in place to ensure the long-term protection of species – particularly rarer farmland species?

A: We have been carrying out ecology surveys on the site over several seasons to obtain a detailed record on how it is used and by which species of wildlife including farmland birds. Our ecologists are drawing up a mitigation strategy for all species of wildlife currently on site and to encourage others. This strategy is currently showing a significant enhancement in biodiversity on site compared to the current situation (both in terms of habitat area and linear features). Once this work is complete we will be in a position to consult on it.

Q: Do you intend to light the cycle routes through PR6a connecting with Cutteslowe Park? And if so, how will you do so in a way that minimises the effect on the area of Green Infrastructure?

A: While we are still at an early stage in our thinking, we are currently exploring options for the main cycle route through PR6a that will link the station/park and ride with Oxford Road and the Croudace scheme.

It is likely that this will align with either the Oxford Road or further into the site along one of our primary and secondary routes in a built-up area of the development.

Given this, the cycle routes along the eastern edge of the site in the Green Infrastructure Corridor are likely to be secondary and/or leisure routes and are therefore unlikely to require extensive lighting.

They may need some low-level lighting for wayfinding and security reasons as seen in other parts of Oxford and Cherwell. This would allow the park extension and the corridor to have darker areas for wildlife, along with limiting the impact of lighting on the edge of development to maintain views.

Q: Are you able to provide more information on where the proposed new cycle/footpath will go through the PR6a, and where/how will it meet Cutteslowe Park?

A: We have not yet reached the stage in our design process when we have to determine where cycleways and footpaths through the site will be routed. We are currently exploring the different options for the main cycleway through PR6a linking Parkway Station, and Water Eaton Park & Ride with Oxford Road and the Croudace scheme. However, the comments you make about the need for good cycling and walking infrastructure to be incorporated within PR6a to facilitate connectivity between nearby developments and also form a coherent link between the A40 footbridge and Parkway station, are very pertinent.

During the EbyD sessions, the Friends of Cutteslowe and Sunnymead Park informed us that it was exploring the possibility of cycling being allowed in the park. We have contacted Oxford City Council to discuss this in more depth, noting in enabling cyclist access through the park the safety of pedestrians and other recreational users of the park is paramount.

Q: Can you confirm whether the proposed 'park extension' will form part of the existing Cutteslowe Park?

A: We envisage the 'Park Extension' will be open and accessible to all – the aim being for it to provide connections to Cutteslowe Park. How this is achieved will necessarily need to be discussed with Oxford City Council and the Friends of Cutteslowe and Sunnymead Park.

Q: Who was invited to take part in the Enquiry by Design process and which councillors were anticipated as attending?

A: Due to social distancing restrictions associated with Covid-19 the Enquiry by Design workshops took place online. We invited key local representatives and statutory groups to take part in these events to ensure the events remained focus and were as beneficial as possible.

We initially invited over 90 individuals to take part in the EbyD sessions, including around 22 elected members representing Oxfordshire County, Oxford City and Cherwell District councils, as well as parish councils, local residents' associations and interested groups.

A total of 34 individuals took part in one or more of the EbyD workshops, of whom seven were elected members.

ENDS

Appendix 2 - Draft masterplan informed by Enquiry by Design workshops



Appendix 3 - Map of Consultation Zone Initial Public Consultation and Design Development Consultation




Appendix 4 - Map of Consultation Zone Winter 2022/23 consultation



Appendix 5 - Poster Initial Public Consultation 8 to 24 October 2021

Distributed to councils and councillors both inside and outside of the Consultation Zone as well as displayed at shops and local community centres / village halls.




Christ Church

PUBLIC CONSULTATION

PR6a, Land East of Oxford Road

Christ Church invites you to take part in an initial consultation we are holding on our emerging proposals for a site known as PR6a.

The site, to the east of Oxford Road, is allocated in the Cherwell Local Plan Partial Review for development of new homes, a primary school and a local centre.



CONSULTATION IS OPEN FROM
8 - 24 OCTOBER 2021

This initial consultation is your opportunity to help shape our proposals at an early stage in the planning process and to contribute to the development of our vision for the site. Understanding your suggestions and concerns will help us maximise the benefits of the scheme to the local community and make it as environmentally sustainable as possible.

We would like to hear your views on our vision and draft masterplan for the site so we can continue to evolve our proposals.

HOW TO FIND OUT MORE

Come along to one of our events or join us online to find out more about our proposals, ask questions and provide us with your thoughts.

FRIDAY 8 OCTOBER 16.30 - 19.00 Edward Field Primary School, Bicester Road, Kidlington, Oxfordshire OX5 2LG	SATURDAY 9 OCTOBER 09.30 - 11.30 Cutteslowe Pavilion Hall (Bowls Pavilion), Cutteslowe Park, Oxford OX2 8ES <small>NOTE: There are two car parks at Cutteslowe Park - car parking charges apply to both.</small>	TUESDAY 12 OCTOBER 18.30 - 20.00 Online Webinar Register via our website to attend this virtual event where we will present our proposals and you will be able to put your questions to us.
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Visit our website from 8 October to view copies of our documents and provide feedback online.


www.PR6a.co.uk

DEADLINE FOR ALL COMMENTS 24 OCTOBER 2021

Contact us directly:
0800 531 6831
PR6a@camargue.uk
PR6a TEAM
Camargue, Eagle Tower, Cheltenham, GL50 1TA


Appendix 6 - Consultation Launch Postcard Initial Public Consultation 8 to 24 October 2021

HAVE YOUR SAY



From 8 October we will be holding an initial public consultation on our emerging proposals for a site known as PR6a.

The site, to the east of Oxford Road, is allocated in the Cherwell Local Plan Partial Review for development of new homes, a primary school and a local centre.



PR6a

We are looking at how the site can be developed to deliver much needed new homes while working carefully with the local environment and supporting the local community.

This initial consultation is your opportunity to help shape our proposals from an early stage and to contribute to the development of our vision for PR6a. Understanding your suggestions and concerns will help us maximise the benefits of the scheme to the local community and make it as environmentally sustainable as possible.

We would like to hear your views on our vision and draft masterplan for the site so we can continue to evolve our proposals.

CONSULTATION IS OPEN FROM 8 - 24 OCTOBER 2021

Your feedback and comments to this consultation will help us develop a detailed masterplan for the site. A further stage of consultation on this detailed plan will be carried out next year before we submit an outline planning application to Cherwell District Council.

We are committed to working with the local community to develop the best possible scheme to complement the local area.

FIND OUT MORE

Come along to one of our events or join us online to find out more about our proposals, ask questions and provide us with your thoughts.

**FRIDAY
8 OCTOBER
16.30 - 19.00**

Edward Feild
Primary School,
Bicester Road,
Kidlington, Oxfordshire
OX5 2LG

**SATURDAY
9 OCTOBER
09.30 - 11.30**

Cotteslowe Pavilion Hall
(Bowls Pavilion),
Cotteslowe Park,
Oxford
OX2 8ES

NOTE: There are two car parks
at Cotteslowe Park - car parking
charges apply to both.

**TUESDAY
12 OCTOBER
18.30 - 20.00**

Online Webinar

Register via our website
to attend this virtual event
where we will present our
proposals and you will be
able to put your questions
to us.

Visit our website from 8 October to view copies of our documents and provide feedback online.


Emails and letters sent
to our project email and
postal address from
8 - 24 October 2021 will be
considered as feedback.

**DEADLINE FOR ALL
COMMENTS**

**24
OCTOBER
2021**

www.PR6a.co.uk

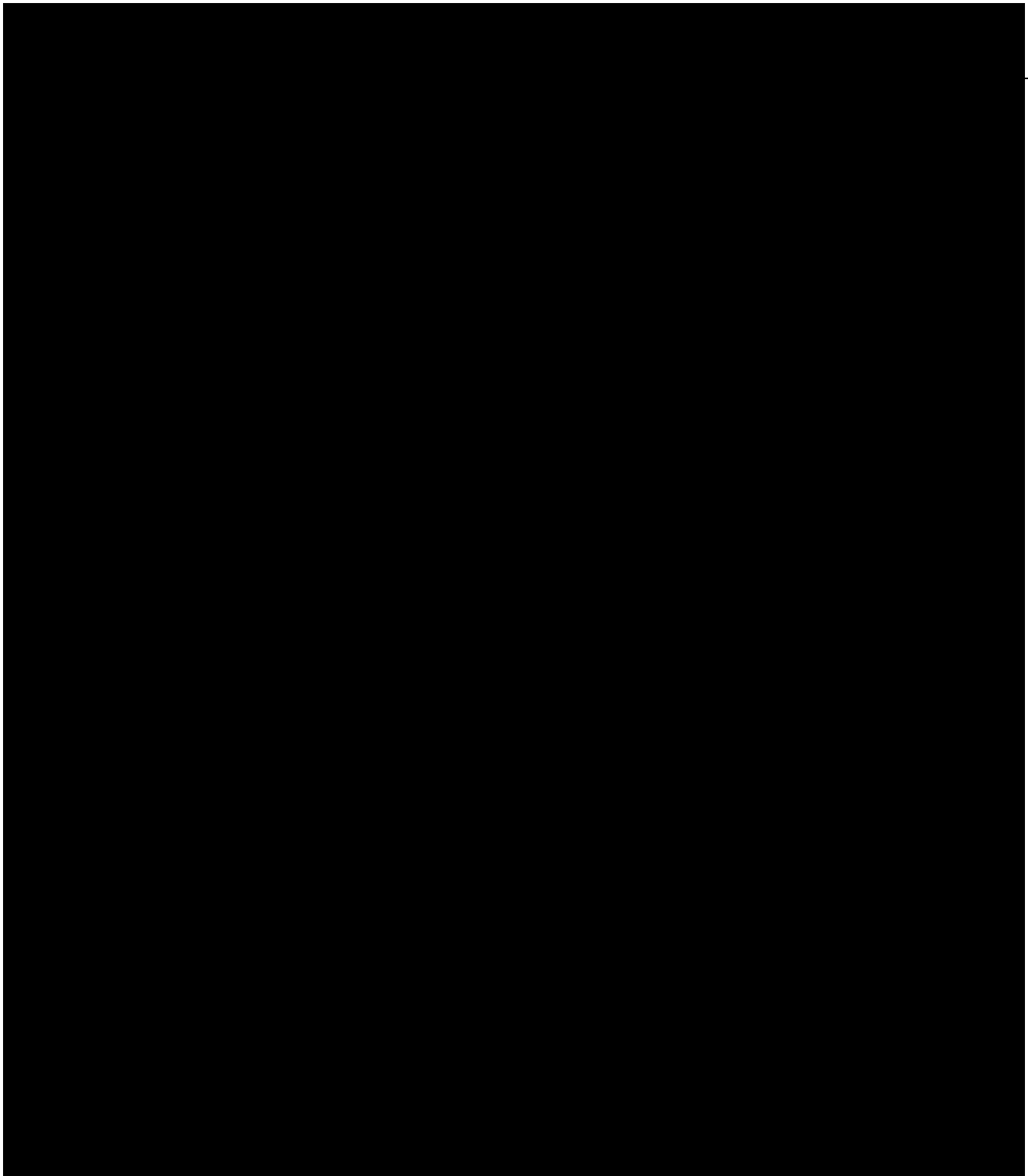
Contact us directly:

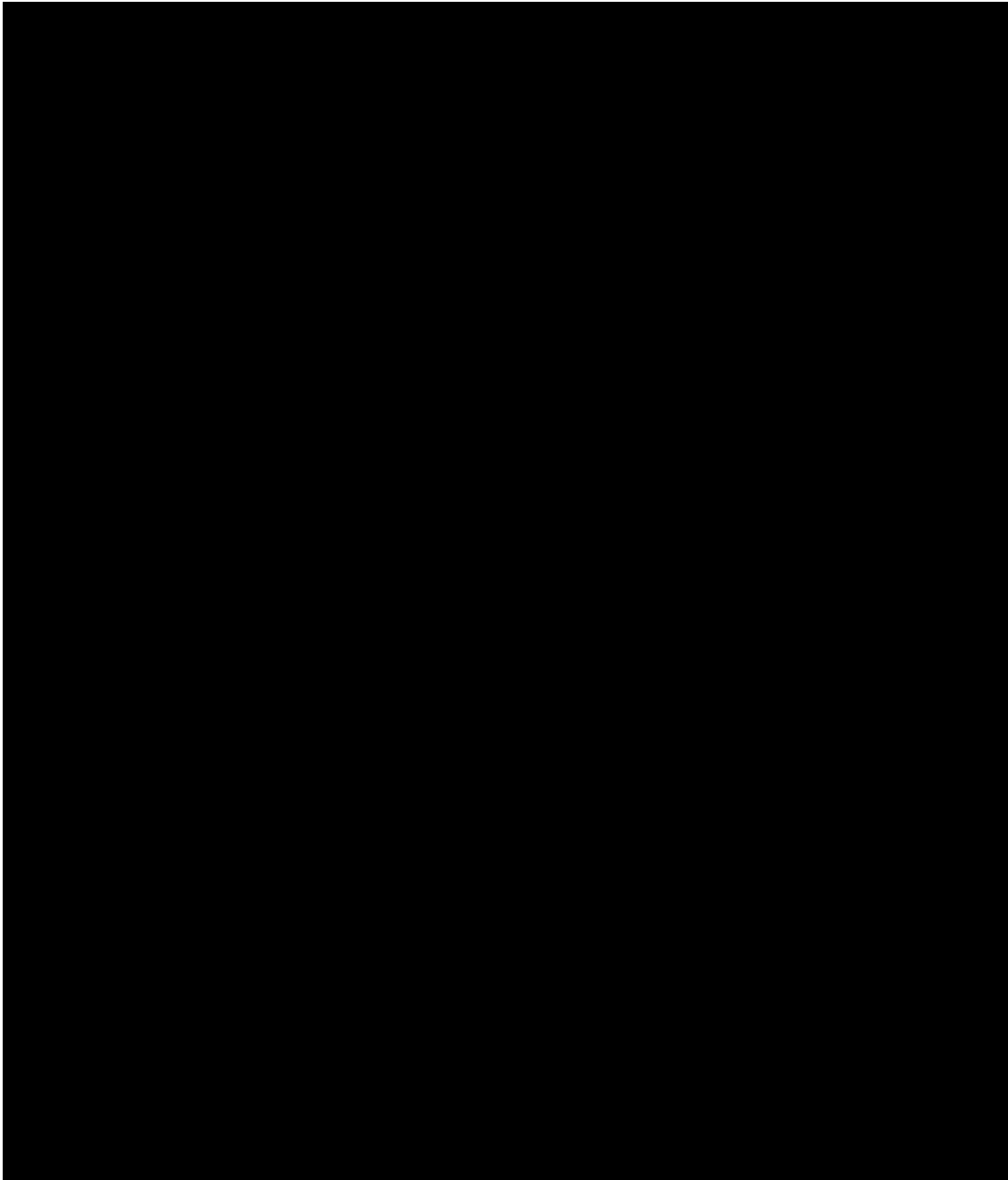
 0800 531 6831

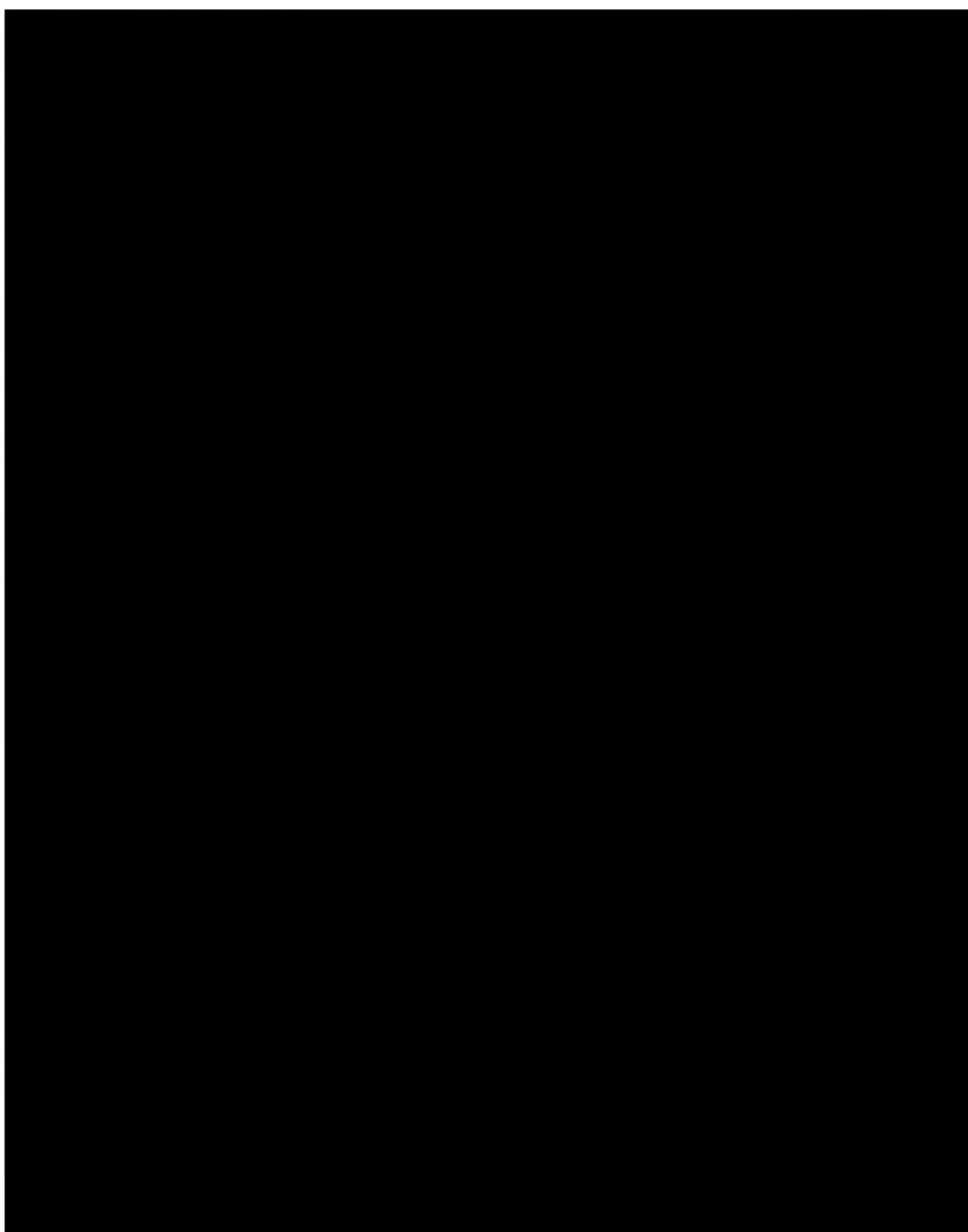
 PR6a@camargue.uk

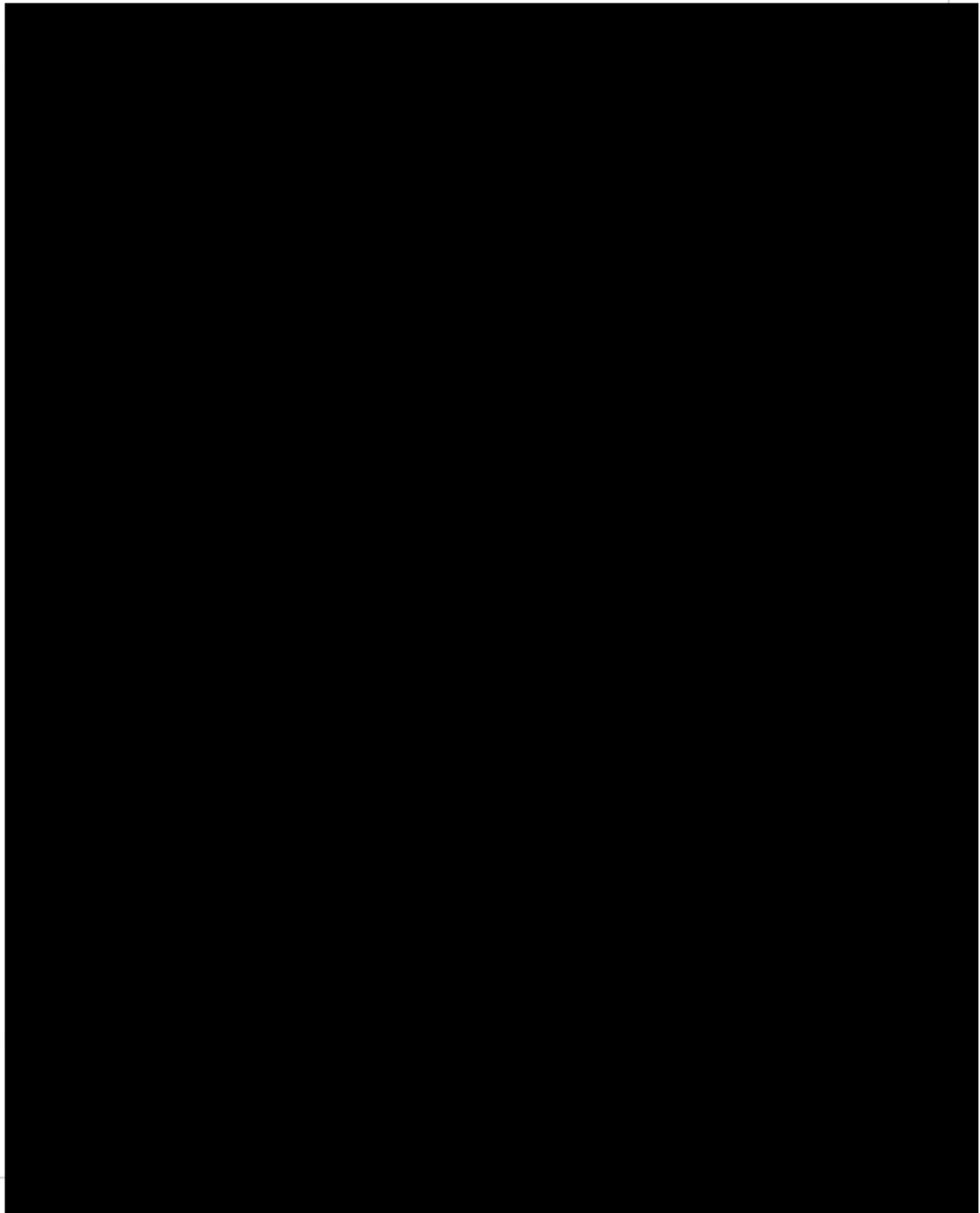
PR6a TEAM
Camargue, Eagle Tower,
Cheltenham,
GL50 1TA

Don't miss your opportunity to shape and influence our proposals.









Appendix 8 - Media Release Initial Public Consultation 8 to 24 October 2021



PRESS RELEASE

Date: 29 September 2021

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

- Christ Church announces initial public consultation on emerging proposals for PR6a – Land to the East of Oxford Road
- Consultation runs from 8 to 24 October 2021
- People invited to attend in-person and online events to find out more and provide feedback

Christ Church is inviting people to take part in an initial public consultation on its emerging proposals for PR6a. The site is located to the east of Oxford Road, and is allocated for the development of new homes, a primary school and local centre in the Cherwell Local Plan Partial review.

This July, Christ Church Oxford held a series of Enquiry by Design events giving local community representatives and stakeholders the opportunity to contribute to the development of its vision for PR6a. Views and comments raised through these events helped to shape the proposed vision and development principles for PR6a, and informed the development of a draft masterplan for the site.

This first stage of consultation is being held to seek wider views on the outputs from the Enquiry by Design process.

James Lawrie, Treasurer at Christ Church Oxford, said: "We're committed to delivering the best possible scheme for the PR6a site. A development that provides much needed new homes for Oxford, while working carefully with the local environment and supporting the community.

"The Enquiry by Design events gave us a clearer understanding of the potential opportunities and concerns associated with the development of the site. This initial public consultation now gives the wider community the opportunity to provide us with their views at this early stage so we can continue to develop our plans to deliver a scheme that maximises the benefits to the local community and is as environmentally sustainable as possible.

"We will consider all the feedback we receive to this consultation, along with the findings from our technical studies, as we continue to refine our proposals, develop an illustrative masterplan and fix parameters for the project, and produce a detailed Environmental Impact Assessment.

"We will then carry out a further stage of consultation on these plans and documents ahead of submitting an outline planning application to Cherwell District Council."

As part of the consultation, Christ Church Oxford is holding two in-person consultation events and an online webinar. People are invited to come along to these events and find out about what is being consulted on and to speak to members of the project team.

The in-person consultation events will take place on:

- **Friday 8 October, 16.30-19.00**
Edward Feild Primary School, Bicester Road, Kidlington, Oxfordshire, OX5 2LG
- **Saturday 9 October, 09.30-11.30**
Cutteslowe Pavilion Hall (Bowls Pavilion), Cutteslowe Park, Oxford, OX2 8ES

The online webinar event will be taking place on **Tuesday 12 October, 18.30-20.00**. Anyone wishing to attend this virtual event will need to register in advance on the project website www.PR6a.co.uk.

For anyone unable to attend these events, the project website www.PR6a.co.uk will be updated with the information being consulted on from Friday 8 October, along with the option to submit any feedback online.

Feedback can also be provided at the events, via email to PR6a@camargue.uk or in writing to the PR6a team, Camargue, Eagle Tower, Cheltenham, GL50 1TA.

The deadline for submission of comments to this consultation is **Sunday 24 October**.

For more information about this consultation or advice on submitting feedback people can contact the project team directly by calling 0800 531 6831 or sending an email to PR6a@camargue.uk.

ENDS

Contact for media enquiries:

Beth Motley or Luke Aldridge at Camargue

T: 01242 577 277

E: bmotley@camargue.uk or ladridge@camargue.uk

Editors notes


Local Plan Policy – Policy Overview

- The Cherwell Local Plan 2031 (Part 1) Partial Review was formally adopted on 7 September 2020. The Partial Review sets out the strategic planning framework and site allocations to meet Cherwell District's share of the unmet housing needs of Oxford to 2031.
- Christ Church owns the land identified in the Partial Review by Policy PR6a - Land East of Oxford Road. The site is identified for 690 homes together with a primary school, local centre and public open space. The site sits south of the Oxford Parkway station and Park & Ride, adjacent to the northern edge of the city at 'Cutteslowe' east of the Oxford / Banbury Road. Christ Church owns additional land outside the allocation to the east of the site.
- The policy for the site requires the development to be guided by a Development Brief. This has been under preparation for the last three to four years and likely to be subject to consultation in early October. The proposals being presented through this initial consultation broadly reflect discussions on the draft Development Brief to date and are the result of initial analysis and engagement.
- The full policy is available to view [HERE](#). Note that the policy sets out that the emerging Development Brief will outline the layout and access points for the development, and the sites required for the school and local centre – the location of which are to be agreed with Cherwell District Council.

Appendix 9 - Project Website Initial Public Consultation 8 to 24 October 2021

Launched with updated information 8 October 2021.

PR6a, Water Eaton, Oxford

 Overview ▾ Our Vision ▾ Our Proposals ▾ Have your say Downloads News Register

WELCOME

Christ Church has been promoting a site known as PR6a / Land East of Oxford Road into the Cherwell Local Plan Partial Review.

In September 2020, the plan was adopted by Cherwell District Council and PR6a was allocated for the development of new homes, a primary school and local centre.

As the landowner, we are now looking in more detail at the constraints and opportunities associated with the site, and how PR6a can best be developed to deliver much needed new homes while working carefully with the environment and supporting the local community.

We are committed to delivering the best possible scheme for PR6a / Land East of Oxford Road and working together with local communities to understand potential concerns and possibilities so we can take them into account.

Initial public consultation was held from 8 to 24 October

From 8 to 24 October 2021, we held an initial round of public consultation on our emerging proposals for the site. We asked for your views on our vision and draft masterplan for the site to help shape our proposals at this early stage, and contribute to the development on our vision for PR6a.


Thank you to everyone who responded. Understanding your thoughts and concerns will help us maximise the benefits of the scheme to the local community and make it as environmentally sustainable as possible.

We will consider all consultation comments received as we continue to shape and refine our proposals to develop an illustrative masterplan and fix parameters for the site as well as producing a detailed Environmental Impact Assessment.

We will then carry out a further stage of consultation on these plans and documents ahead of submitting an outline planning application to Cherwell District Council.

To be notified directly when updated information becomes available register your details with us [HERE](#)

PR6a - Site Location Map




Contact us

You can contact our community relations team by:

Calling us on: 0800 531 6831

Emailing us at: PR6a@camargue.uk

Writing to us at: Freepost RRGK-AZTG-JLJX, Camargue (PR6a), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

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HAVE YOUR SAY

Our initial round of consultation has now closed. We anticipate holding a further stage of consultation in early 2022.

You can register to be notified directly when updated information become available, including details for the next round of consultation.

Please register your details with us [here](#).

Contact us

You can contact our community relations team by:

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

Emailing us at: PR6a@camargue.uk

Writing to us at: Freepost RRGK-AZTG-JLJX, Camargue (PR6a), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

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REGISTER FOR UPDATES

Please register your contact details with us if you would like to be kept informed about our proposals for the site as they evolve and opportunities to participate in community engagement and public consultation activity taking place.

Name

Email


Phone

Are you responding on behalf of an organisation?

Yes No

Organisation

I wish to be kept informed

I'm not a robot 

Contact us

Contact our community relations team by:

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

Emailing us at: PR6a@camargue.uk

Writing to us at: Freepost RRGK-AZTG-JLJX, Camargue (PR6a), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA


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PRIVACY POLICY

Privacy policy for PR6a, Water Eaton, Oxford

PR6a, Water Eaton, Oxford. (We) are committed to protecting and respecting your privacy.

This policy (together with our terms of use and any other documents referred to on it) sets out the basis on which any personal data we collect from you, or that you provide to us or an authorised data processor acting on our behalf, will be processed by us. Please read the following carefully to understand our views and practices regarding your personal data and how we will treat it.

By accepting our Terms and Conditions and Terms of Use, you are providing your express consent for your personal data to be collected, handled, stored and used in accordance with the practices described in this policy.

For the purpose of the General Data Protection Regulation (GDPR), the data controller is PR6a, Water Eaton, Oxford. All personal data collected by us or on our behalf will be processed in accordance with the GDPR.

Information we may collect about you:

We may collect and process the following data about you:

- Your title
- Your name
- Your address
- Your postcode
- Your telephone number
- Your age range
- Your email
- The organisation you work for

Information you give us

You may give us information about you by filling in forms on our site <https://www.pr6a.co.uk> (our site) or by corresponding with us by phone, e-mail or other methods. This includes information you provide when you register with PR6a, Water Eaton, Oxford, subscribe to our service, place an order, participate

by corresponding with us by phone, e-mail or other methods. This includes information you provide when you register with PR6a, Water Eaton, Oxford, subscribe to our service, place an order, participate in social media functions, enter a competition, promotion or survey, visit our website and when you report a problem with our website. The information that we may request from you may include your name, address, e-mail address and phone number, financial and credit card information and personal description.

Information we collect about you when you visit our website. With regard to each of your visits to our site we may automatically collect the following information. By accepting these terms, you provide your express authority for this data to be collected and used by us:

- technical information, including the Internet protocol (IP) address used to connect your computer to the Internet, your login information, browser type and version, time zone setting, browser plug-in types and versions, operating system and platform;
- information about your visit, including the full Uniform Resource Locators (URL) clickstream to, through and from our site (including date and time); products you viewed or searched for; and
- page response times, download errors, length of visits to certain pages, page interaction information (such as scrolling, clicks, and mouse-overs), and methods used to browse away from the page and any phone number used to call our customer service number.

Information we receive from other sources

We may receive information about you if you use any of the other websites we operate or the other services we provide. We are also working closely with third parties (including, for example, business partners, sub-contractors in technical, payment and delivery services, advertising networks, analytics providers, search information providers, credit reference agencies) and may receive information about you from them.

Cookies

Our website uses cookies to distinguish you from other users of our website. This helps us to provide you with a good experience when you browse our website and also allows us to improve our site. For more information please refer to our [Cookies Policy](#).

Purposes for collecting data

All data collected by us will be used for the lawful purposes of providing you with our services relating to health and monitoring of the animals under your care. We will only ever process your personal data once you have provided your express consent for us to do so by accepting these terms.

Your data will be used for the purposes of providing services as set out in our terms of use. We will also use your data in relation to analytics, research, marketing and regulatory purposes and may provide your data to trusted third parties for the express purpose of carrying out these tasks.

Your rights as a data subject

The GDPR conveys several rights to you as a data subject regarding the control, usage and storage of your data. In order to these rights are:

- we must provide you with a copy of your personal data that we hold on our records;
- request that we correct any inaccurate data held by us;

- request a copy of your personal data for the purposes of transferring it to another data controller;
- to object to the processing of your data by us for the purposes of direct marketing, used for scientific or historical research, a task carried out in the public interest or for a legitimate purpose carried out by us or an authorised third party; and
- to object to a decision made as a result of a solely automated process, such as profiling where such a decision may have a legal or other significant affect.

Where any such request is made by you, we will provide you with a response as soon as is practicable but in any event within 30 days from the date of receipt of your request. We may require you to confirm your identity prior to responding to any request received, where your identity cannot be verified we will reject your request. We will also contact any data processor or secondary data controller instructed by us to make sure your request is handled in accordance with the GDPR.

Right to be Forgotten

You have the right to be forgotten. At any time, you may contact us and make a formal request for your personal data as held by us to be deleted and erased from our records in accordance with the GDPR. Any such request must be made in writing and can be sent to us via post or by e-mail. Upon receiving your request, we will review our records, databases, word processing systems, computer hard drives, hard copy files, voice recordings, photographs, monitoring and CCTV records, internet logs, telephone records, back-up files and third party data processors' systems and delete your personal data within 30 days of your request. In the event that you do make such a request you will be agreeing to terminate your agreement with us and end your usage of our service immediately. This does not include data that we are legally obliged to keep a record of.

Uses made of the information

We use information held about you in the following ways:

Information you give to us

- to carry out our obligations arising from any contracts entered into between you and us and to provide you with the information, products and services that you request from us;
- to comply with any and all legal obligations for us to provide information to relevant authorities.
- to provide you with information about other goods and services that we offer which are similar to those that you have already purchased or enquired about;
- to provide you, or permit selected third parties to provide you, with information about goods or services we feel may interest you. If you are an existing customer, we will only contact you by electronic means (e-mail or SMS) with information about goods and services similar to those which were the subject of a previous sale or negotiations of a sale to you. If you are a new customer and have provided your consent for us to permit selected third parties to use your data, we (or they) will contact you by electronic means. We will not use your data in this way, or pass your details on to third parties for marketing purposes, unless you give your express consent for us to do so;
- to notify you about changes to our service;
- to ensure that content from our website is presented in the most effective manner for you and for your computer.
- Where the law permits, all such data will be anonymised or pseudonymised before being supplied to an authorised third party or authority;

Information we collect about you

- to administer our site and for internal operations, including troubleshooting, data analysis, testing, research, statistical and survey purposes;
- to improve our site to ensure that content is presented in the most effective manner for you and for your computer;
- to allow you to participate in interactive features of our service, when you choose to do so;
- as part of our efforts to keep our site safe and secure;
- as part of our continuing commitment to remain GDPR compliant;
- to measure or understand the effectiveness of advertising we serve to you and others, and to deliver relevant advertising to you; and
- to make suggestions and recommendations to you and other users of our site about goods or services that may interest you or them.

Information we receive from other sources

We may combine your information with information that we collect about you. We may use this information and the combined information for the purposes set out below (depending on the types of information we receive).

Disclosure of your information

We may share your personal information with any member of our group, which means our subsidiaries, our ultimate holding company and its subsidiaries, as defined in section 1159 of the UK Companies Act 2006 for a legitimate purpose.

Unless you express to us otherwise, we may share your information with selected third parties including:

Business partners, suppliers and sub-contractors for the performance of any contract we enter into with them or you.

Advertisers and advertising networks that require the data to select and serve relevant adverts to you and others. We do not disclose information about identifiable individuals to our advertisers, but we may provide them with aggregate information about our users. We may make use of the personal data we have collected from you to enable us to comply with our advertisers' wishes by displaying their advertisement to that target audience.

Analytics and search engine providers that assist us in the improvement and optimisation of our site.

Credit reference agencies for the purpose of assessing your credit score where this is a condition of us entering into a contract with you.

We may disclose your personal information to third parties:

In the event that we sell or buy any business or assets, in which case we may disclose your personal data to the prospective seller or buyer of such business or assets.

If PR6a, Water Eaton, Oxford or substantially all of its assets are acquired by a third party, in which case personal data held by it about its customers will be one of the transferred assets.

If we are under a duty to disclose or share your personal data in order to comply with any legal obligation, or in order to enforce or apply our terms of use and other agreements; or to protect the rights, property, or safety of PR6a, Water Eaton, Oxford, our customers, or others. This includes exchanging information with other companies and organisations for the purposes of fraud protection and

information with other companies and organisations for the purposes of fraud protection and credit risk reduction.

Where we store your personal data

The data that we collect from you may be transferred to, and stored at, a destination outside the European Economic Area ("EEA"). It may also be processed by staff operating outside the EEA who work for us or for one of our suppliers. Such staff may be engaged in, among other things, the fulfilment of your order, the processing of your payment details and the provision of support services. By submitting your personal data, you agree to this transfer, storing or processing. We will take all steps reasonably necessary to ensure that your data is treated securely and in accordance with the GDPR.

All information you provide to us is stored on secure servers. Any payment transactions will be encrypted using SSL technology. Where we have given you (or where you have chosen) a password which enables you to access certain parts of our site, you are responsible for keeping this password confidential. We ask you not to share a password with anyone.

Unfortunately, the transmission of information via the internet is not completely secure. Although we will do our best to protect your personal data, we cannot guarantee the security of your data transmitted to our site; any transmission is at your own risk. Once we have received your information, we will use strict procedures and security features to try to prevent unauthorised access.

We endeavour to undertake audits of our data protection policies and procedures at regular intervals. This is so that we may identify and resolve any issues in our data handling procedures that may require review and updating. Where any such updates may affect your personal data, we will contact you to inform you of the relevant changes.

Your rights

You have the right to ask us not to process your personal data for marketing purposes. We will usually inform you (before collecting your data) if we intend to use your data for such purposes or if we intend to disclose your information to any third party for such purposes. You can exercise your right to prevent such processing by checking certain boxes on the forms we use to collect your data or by writing to us setting out your objection. You can also exercise the right at any time by contacting us.

Our site may, from time to time, contain links to and from the websites of our partner networks, advertisers and affiliates. If you follow a link to any of these websites, please note that these websites have their own privacy policies and that we do not accept any responsibility or liability for these policies. Please check these policies before you submit any personal data to these websites.

Access to information

The GDPR gives you the right to access information held about you. If you wish to access your information please contact the Data Protection Officer.

Changes to our privacy policy

Any changes we may make to our privacy policy in the future will be posted on this page and, where appropriate, notified to you by e-mail. Please check back frequently to see any updates or changes to our privacy policy.

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Contact

Questions, comments and requests regarding this privacy policy are welcomed and should be addressed to the PR6a, Water Eaton, Oxford, Freepost RPKG-AZTG-JLJX, Camargue (PR6a), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA.

Contact us

You can contact our community relations team by:

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

Emailing us at: PR6a@camargue.uk

Writing to us at: Freepost RPKG-AZTG-JLJX, Camargue (PR6a), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

POWERED BY 



COOKIE POLICY

Cookie policy for PR6a, Water Eaton, Oxford

Our website uses cookies to distinguish you from other users of our website, help operate the site and for analytical purposes.

This helps us to provide you with a good experience when you browse our website and also allows us to improve our site.

Cookies are small text files of letters and numbers that we store on your browser or the hard drive of your computer, smartphone, Smart TV or other smart device, if you agree. Cookies contain information that is transferred to your computer's hard drive or browser. Cookies are widely used in order to make websites work, or work more efficiently. Cookies also provide anonymous information to the owners of the site about how people are using their site. Our cookies don't store sensitive or personally identifiable information about you. Nor do they pass personally identifiable data to third parties.

PR6a, Water Eaton, Oxford uses the following cookies:

- **Strictly necessary cookies.** These are cookies that are required for the operation of our website. They include, for example, cookies that enable you to log into secure areas of our website.
- **Analytical/performance cookies.** These cookies allow us to recognise and count the number of visitors and to see how visitors move around our website when they are using it. This helps us to improve the way our website works, for example, by ensuring that users are finding what they are looking for easily.

You can find more information about the individual cookies we use and the purposes for which we use them in the table below:

PR6a, Water Eaton, Oxford

Cookie	Purpose
_ga	Google Analytics - used to collect anonymous information about how visitors use our website. We use the information to compile reports and help us improve our website. The information collected is anonymous and includes the number of visitors to the website, what pages they visited and where they have come to the website from.

_gid	Google Analytics - used to collect anonymous groupings of user data.
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Some features used on this website may involve a cookie being sent to your computer by a third party. For example, if you view or listen to any embedded audio or video content you may be sent cookies from the site where the embedded content is hosted. Likewise, if you share any content on this website through social networks (for example by clicking a Facebook "like" button or a "Tweet" button) you may be sent cookies from these websites.

We do not control the setting of these cookies so please check the websites of these third parties for more information about their cookies and how to manage them.

You can block cookies by activating the setting on your browser that allows you to refuse the setting of all or some cookies. However, if you use your browser settings to block all cookies (including essential cookies) you may not be able to access all or parts of our site. Each browser is different, so check the 'Help' menu of your particular browser (or your mobile phone's handset manual) to learn how to change your cookie preferences.

For more information about cookies, visit: www.allaboutcookies.org.

For further information about cookies and how to disable them please go to the Information Commissioner's webpage on cookies: <https://ico.org.uk/for-the-public/online/cookies/>.

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Appendix 10 - Feedback Form Initial Public Consultation 8 to 24 October 2021

Available to download on the project website www.pr6a.co.uk.



PR6a – FEEDBACK FORM

You have an important role to play in shaping our proposals for PR6a. We will consider all the feedback we receive during this initial consultation as we continue to refine the masterplan and proposals for the site.

Please complete this feedback form and return to the address below by 24 October 2021 to ensure your views are considered (no stamp required).

Freepost RRRG-AZTG-JLJX, Camargue (PR6a), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

Alternatively, you can provide your comments and views by:

- Visiting www.pr6a.co.uk/have-your-say and filling in our online feedback form or using the feedback map.
- Sending an email to: PR6a@camargue.uk

Your details

Title: Name:

Address:

Telephone:

Email:

Organisation (if applicable):

Would you like to be kept informed about our proposals for the site as they evolve: Yes (by email): Yes (by post): No thank you:



Vision and Development Principles

1. Do you have any comments on our Vision and Development principles for PR6a? Is there anything additional you think we should consider?

2. Do you have any thoughts on the targets we should set and how we might measure them?



Site analysis

3. In relation to the site analysis plans is there anything additional you think we should consider or that needs changing?

Emerging Masterplan

4. Do you have any general comments on the draft masterplan?



5. Do you have any comments on the general location of the primary school and neighbourhood centre? Do you think they should be located together or dispersed?

6. Do you have any comments on the access points and the approach to movement network including cycle paths? Is there anything else you think we should consider?



7. Do you have any comments on the green Infrastructure network, including the eastern landscaped area and open space?

8. What should be the priorities to include in our health and wellbeing strategy?



9. In terms of the character of the development can you point to any existing developments that you would like us to review as good examples?

Other comments

10. Do you have any comments on our proposal to name the development “Water Eaton”? We would welcome hearing any alternative suggestions you have and the reasons for your suggested alternative.



11. Do you have any comments on this consultation, and/or additional considerations for future consultation?

12. Do you have any other general comments you would like to make on any aspects of the proposals?

Thank you for your comments

Appendix 11 - Webinar Slides Initial Public Consultation 8 to 24 October 2021

The webinar was available to stream on the 'project documents' page online.



PR6a: Consultation

Introduction
Vision and principles
Analysis
Draft masterplan

Tuesday 12th October 2021

PR6a Introduction



AGENDA

- Housekeeping and project team introduction
- Vision and development principles
- Analysis work
- Draft masterplan
- Feedback

PR6a Introduction



Housekeeping – Zoom functionality

The screenshot shows a Zoom meeting window. The main content is a presentation slide from Christ Church Oxford. The slide title is 'PR6a: Consultation'. Below the title is a table of contents with the following items: Introduction, Vision and principles, Analysis, and Draft masterplan. The date 'Tuesday 12th October 2022' is displayed. Three yellow callout boxes provide instructions: the first says 'If you're having any technical issues, please let us know in the chat box.'; the second says 'If you'd like to ask a question verbally in the Q&A session, please raise your hand. We'll then unmute you.'; and the third 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.' The Zoom interface includes a 'Join Meeting' button at the top, a 'Mute' button at the bottom left, and a 'Leave' button at the bottom right. A small video feed of a man is visible in the top right corner of the Zoom window.

PR6a Introduction



Housekeeping Ground Rules

1. Taking part is not a presumption of support
2. One person speaking at a time please
3. If you have any questions during the presentation please submit them through the chat function so we can table when people have finished presenting
4. We will open up the floor to questions once the presentation has concluded. If you have a question please raise your hand or drop a note into the chat if you want to raise a point
5. The session will be recorded and posted on the website so anyone unable to attend can view following this event
6. We welcome any comments and views as feedback during the webinar
7. We will consider all the feedback we receive from this consultation as we continue to develop a detailed masterplan for the site
8. Further to this webinar you can also submit any further views you have using the online feedback form on the website until 24 October

PR6a Introduction



Project Team

- Carolyn Puddicombe – Christ Church
- Andrew Raven – Savills (Masterplanning)
- Nev Surtees – Savills
- Mark Gimingham – i-Transport (Transport)
- Eddy Stratford – EDP (Landscape, visual impact, heritage and ecology)
- John Hanlon – Glanville (Flooding and water management)
- Kevin Couling – Hoare Lea (Energy and climate mitigation)
- Tim Read – Camargue (Community relations and engagement)
- Beth Motley – Camargue (Community relations and engagement)
- Luke Aldridge – Camargue (Community relations and engagement)

6

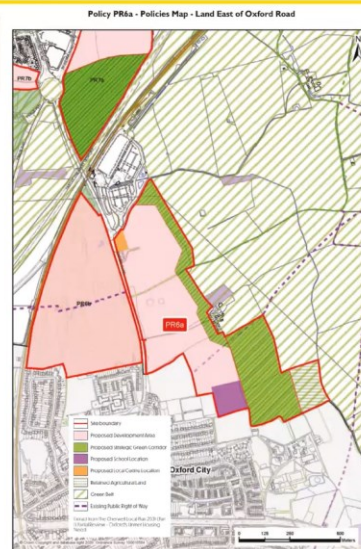
PR6a Introduction



Local Plan Policy

Summary Local Plan requirements:

- 690 dwellings
- 50% affordable housing as per National Planning Policy Framework
- Primary school (2.2ha in size)
- Sports facilities, play areas and allotments
- 11ha extension to Cutteslowe Park
- 8ha green infrastructure corridor
- 3ha area of retained agricultural land
- Local centre (0.5ha) including:
 - local convenience retail
 - ancillary business development and/or financial and professional uses
 - a cafe or restaurant
 - community building for use as social and childcare facilities / potential health services / emergency services infrastructure.



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PR6a Introduction



Enquiry by Design

Site Name

We held a virtual Enquiry by Design (EbyD) process in July, with representatives from local communities and interest groups taking part. The events were also attended by elected Councillors and council officers.

Setting out our initial ideas in relation to the key principles for the site, including the policy requirements, and our emerging environmental, social and governance principles, discussion with participants on our Vision for the site identified key issues, concerns and potential solutions.

The main points from the EbyD were: -

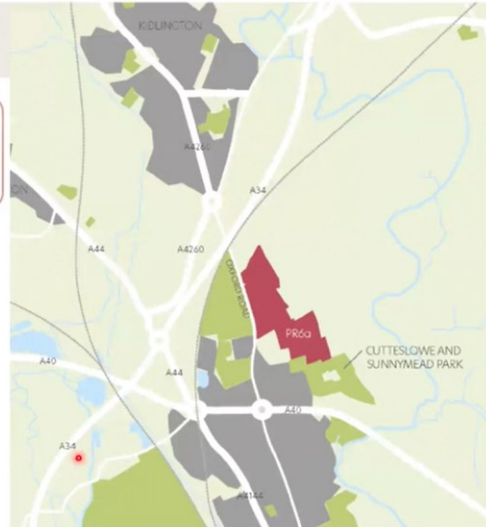
- Co-locate the local centre and school centrally on the site
- Create a strong community through joint use of facilities
- Carefully consider how cycling in Cutteslowe Park could be introduced
- Consider building a pedestrian bridge across Oxford Road
- Conservation and protection of wildlife
- Deliver multi-functional green spaces for wildlife, health and well-being

The draft masterplan derived from the EbyD forms the basis for the proposals we are now asking you to comment on in this initial consultation.

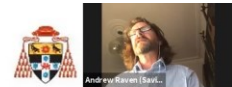
The feedback you provide, together with further input from the councils, will inform a final draft masterplan which will then be subject to full environmental assessment and mitigation proposals, before a final public consultation.

Site name

We would also like your feedback on calling the site 'Water Eaton' after the Manor within which it is located. There is currently no settlement of Water Eaton. Initial discussions on this with the Parish Council have thought it to be appropriate but we would like your views on this.



PR6a Introduction



Vision and Principles



STEWARDSHIP

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



IDENTITY AND CHARACTER

The identity and character of the place will be informed by the location of PR6a to create a sense of belonging and community.



MIX OF USES

A local centre, primary school, and green spaces will all be within easy reach by walking and cycling, and will be designed to enhance a sense of belonging for everyone.



HEALTH AND WELLBEING

Residents at PR6a will be surrounded by green spaces for activity, exercise and meeting with friends and neighbours. Landscaping will be productive, providing fruit, herbs and more.



NATURAL & HISTORIC ENVIRONMENT

Nature and wildlife will be incorporated into the development, green spaces will be accessible to all, and enhanced habitats created throughout the area. Net biodiversity gain and dark skies strategies will reduce impacts.



SUSTAINABLE MOVEMENT

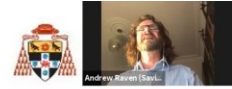
Walking and cycling will be given priority. Streets will be places for people, not dominated by cars and parking. Parking and public spaces will be adaptable for potential changes in future use.



ENERGY AND CLIMATE CHANGE

Minimise carbon from construction. Reduce energy use. Maximise energy generation. Provide heating without the need for natural gas.

PR6a Introduction



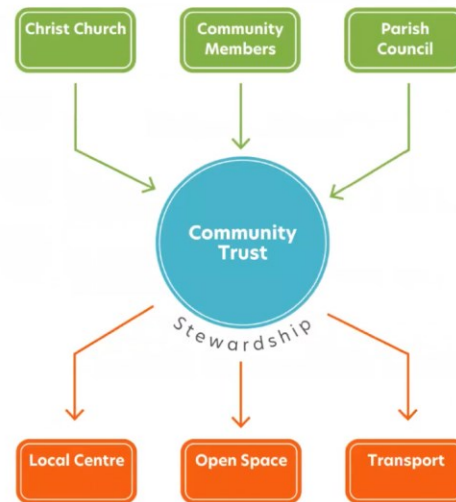
Stewardship

We aim to create a strong sense of community beginning with early consultation and local engagement. This will continue either through the establishment of a Stewardship or Community Trust or management entity that will manage the open space and community development initiatives on behalf of the community for the long term. The approach will:

- Be funded through income from any community buildings or activities (such as rental space), and a self managed not-for-profit estate charge if necessary.
- Early years funding will be provided by the developer.

This approach to stewardship extends to creating a healthy development and encouraging active and healthy lifestyles. This means:

- Encouraging residents and users of the development to walk and cycle.
- Surrounding the site with green spaces and places for meeting with friends and neighbours.
- Creating a strong sense of community - important for mental health.
- Establishing places and spaces for socialising.
- Employing community officers to help generate social activities early on.



10

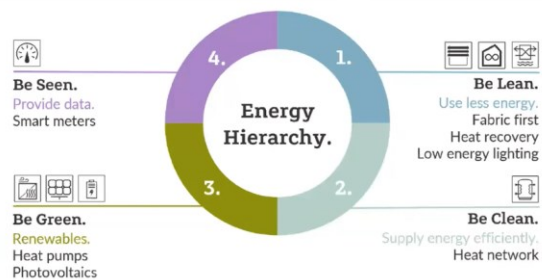
PR6a Introduction



Energy generation and climate mitigation

A key part of our approach is to drive down our energy consumption and to create a development that meets the highest environmental standards. This is central to every element of our project.

- Our movement strategy will minimise carbon emissions from transport.
- Our high-quality buildings will minimise energy consumption and target zero carbon.
- All homes will reach EPC 'A' rating and have smart energy management systems.
- We will consider embodied (up front) carbon in construction and impacts from transporting materials.
- Buildings will be designed to be flexible and adaptable to be easily re-purposed throughout their lives.
- Renewable energy will be embedded in the proposals, using a combination of sustainable technologies which could include solar, ground source or air source heat pumps and batteries. Natural (fossil) gas will not be used.
- Energy for street lighting will be minimised as lighting will be targeted to reduce light pollution, reducing energy.
- Water efficient systems will be designed to minimise water use and re-use rain water and waste water where feasible.
- We will apply the energy hierarchy to guide the development of the energy strategy.



11

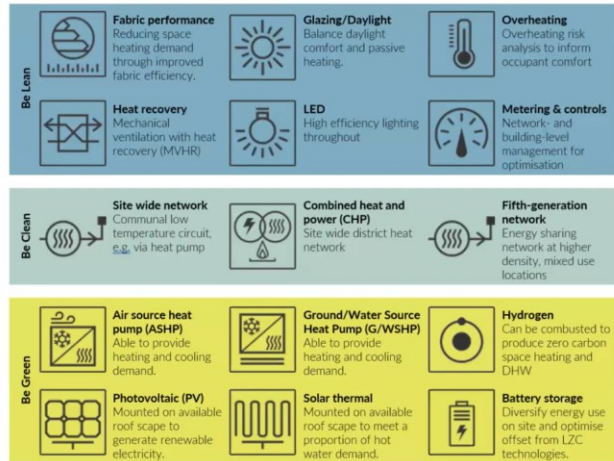
PR6a Introduction



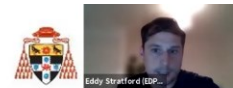
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PR6a Analysis



Views and visual impact

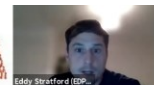
Present Character

PR6a lies in a gently undulating landscape and mainly comprises arable fields. Field boundaries are defined by hedgerows with some sections of post and wire fencing. The site does not contain or lie within any designation relating to landscape quality.

Views out from the eastern side of the site look across the Cherwell Valley. The northern part of the site is dominated by the presence of Water Eaton Park & Ride immediately adjacent to the railway and A34. A high voltage electricity transmission line crosses the northern area. The western boundary is defined by the Oxford Road which is defined by tree and hedgerow planting with the North Oxford Golf Course opposite.



PR6a Analysis



Wildlife and habitat

The site is dominated by intensively cultivated arable land with little diversity.

A number of locally valuable habitats are present including mature trees, hedgerows and woodland bands.

Varying species of wildlife has been recorded within the ongoing ecological surveys including a barn owl roost at St Frideswide's Farm. Bat roosts have been confirmed in the site. Breeding birds and farmland birds currently use the site including skylarks.

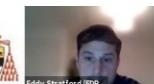
A detailed tree survey has identified 31 individual trees, 16 groups of trees and 19 hedgerows. Of these:

- 3 are A category trees of high quality;
- 30 are B category trees of moderate quality; and
- 26 are category C trees of low quality.



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PR6a Analysis



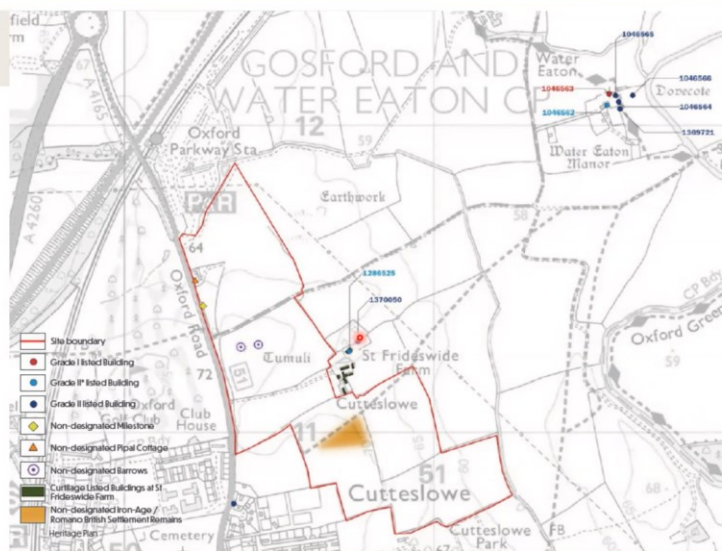
Heritage

The nearest designated heritage assets comprise the Grade II* listed St Frideswide's Farmhouse and associated Grade II listed garden wall, to the east.

Remains of two barrows are confirmed south of the bridleway. Our proposed approach is to retain these in situ.

The non-designated Iron-Age settlement remains do not present a development constraint.

Pipal Cottage and the milestone on Oxford Road are not designated and how they are incorporated in to the masterplan is being considered.



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PR6a Analysis



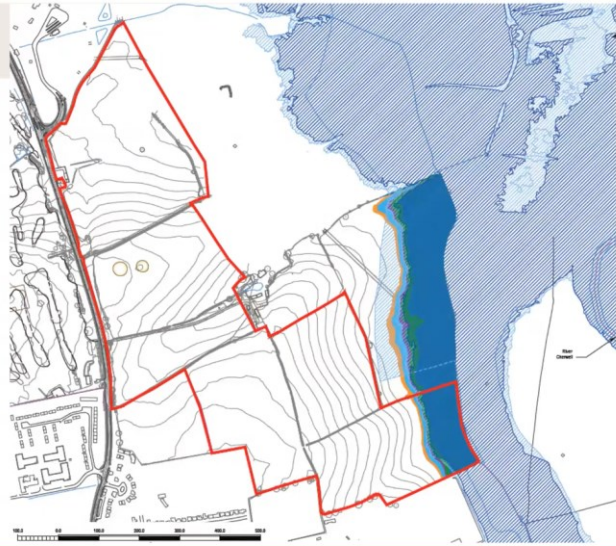
Flooding – Rivers

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

A small area to the south-east lies in Flood Zone 2 (medium risk) and Flood Zone 3 (high risk).

Currently, any homes proposed are located c. 10 metres higher and c. 300 metres away from the highest modelled flood level, including an allowance for climate change.

The area of the site proposed for development is not at risk of flooding from the River Cherwell and the associated flood plain.



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PR6a Analysis

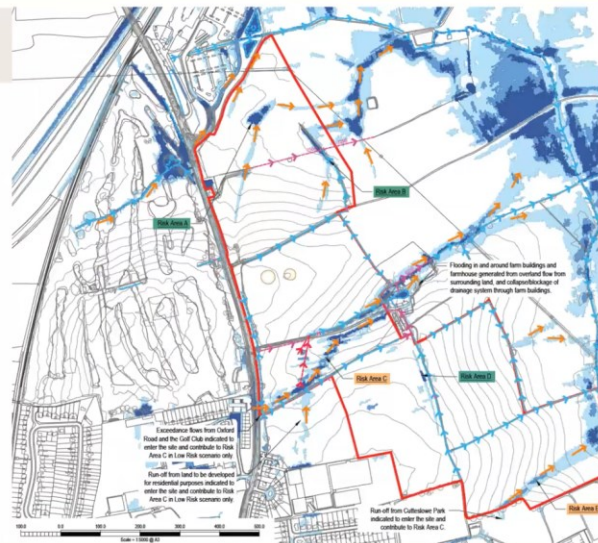


Flooding – Surface Water

The risk of flooding from surface water mapping indicates that most of the site is at very low risk of flooding.

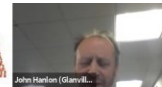
Some flows are fed by catchment areas within of the site itself while others include overland surface water flood risk from off-site sources.

- Masterplan to consider overland flow paths;
- Introduction of positive drainage system;
- Preservation and improvement of existing drainage routes; and
- Improvements to existing drainage surrounding St Frideswide Farm.



17

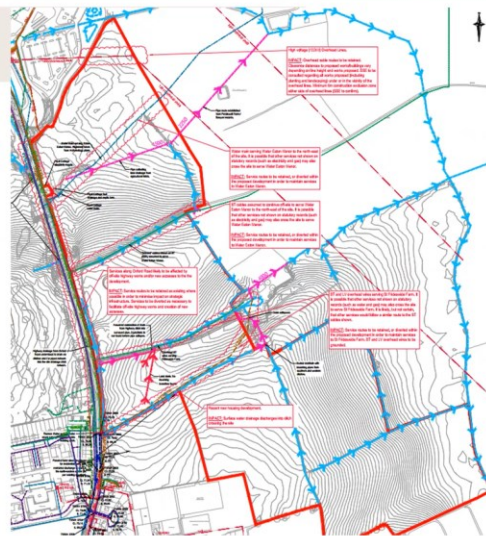
PR6a Analysis



Potable Water Supply and Foul Water Treatment

Thames Water has confirmed, following a pre-planning enquiry in May 2021, that reinforcement works to the existing potable (clean) water supply and the foul water networks would be necessary in order to facilitate the development of the site.

Thames Water will need to carry out modelling work, to identify where and when reinforcement works will be required on their respective networks.



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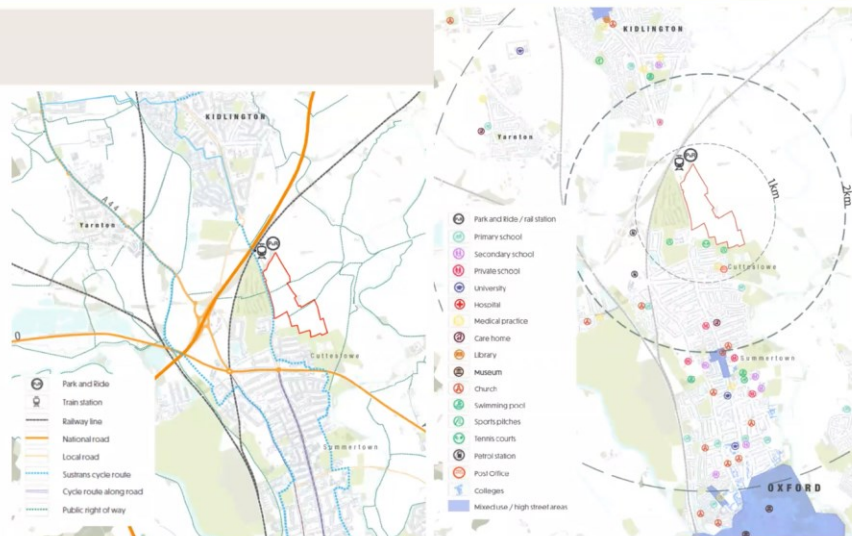
PR6a Analysis



Sustainable movement

We have reviewed the wider context in relation to how the site is accessed and where people go for amenities, leisure, retail and work journeys. The images set out the location of the site within the wider transport network and demonstrates how well placed it is for alternative, no car, means of travel.

We look to build on this locational advantage to minimise car usage and how we can actively encourage travel by non-car modes.



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PR6a Analysis



Other nearby developments

There are a number of other developments happening in the immediate vicinity of the site. Immediately to the west and south, PR6b and the Croudace scheme are proposed. Further afield new development is proposed at Oxford North (predominately employment), Yarnton, Begbroke and Kidlington.

The Croudace site is the subject of a current planning application being considered by Oxford City Council. This has been taken into account in designing the initial masterplan.



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PR6a Analysis



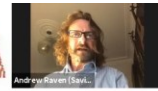
Summary of key site issues

- Existing buildings (both in and near the site)
 - Stone barns to Oxford Road
 - Pipal Cottage
- Established trees to Oxford Road
- Existing hedgerows within the site and its boundaries
- Potential impact on views from around the site and the Green Belt
- Consideration to the heritage setting of St Frideswide's Farm to the east of the site



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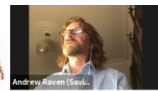
PR6a Design strategies



Green infrastructure



PR6a Design strategies



Movement network



PR6a Design strategies



Mix and location of uses



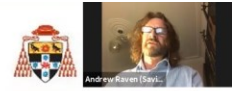
PR6a Draft Masterplan



Masterplan development

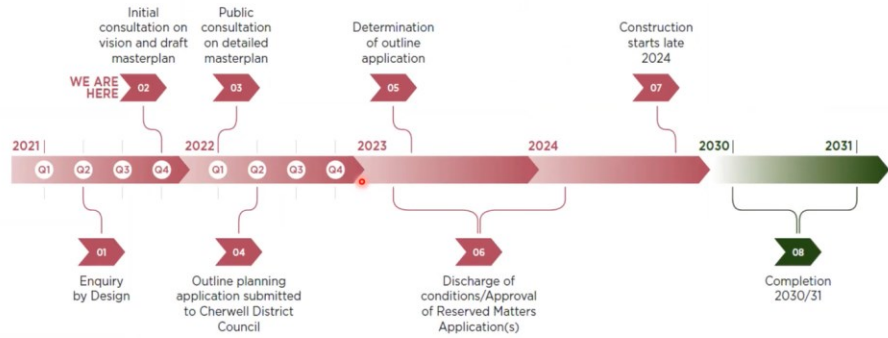


PR6a Next steps



NEXT STEPS process

- After the EbyD
 - Further comments
 - Public consultation



PR6a Draft Masterplan

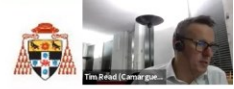


Masterplan development



- Multi-use green spaces
- Existing Public Right of Way
- Green corridor / direct cycle route
- Leisure walking / cycling routes
- School site
- Local Centre
- Primary Road Loop
- Indicative block structure

PR6a Feedback



Masterplan development

• Comments and Ideas

We would welcome your views and comments on:

1. Our Vision and development principles for PR6a
2. The targets we set and measurement of them
3. Site analysis findings
4. Our draft masterplan
5. The location of the primary school and neighbourhood centre
6. Access to the site and connectivity to and across the site
7. Provision of green infrastructure and open space
8. How we can prioritise health and well being
9. Design and character of the development
10. Proposed naming of the development as 'Water Eaton'
11. Future consultation

... Any other thoughts, ideas or comments

Appendix 12 - Exhibition Panels Initial Public Consultation 8 to 24 October 2021

Originally produced for the public exhibition and published on the project website.

WELCOME

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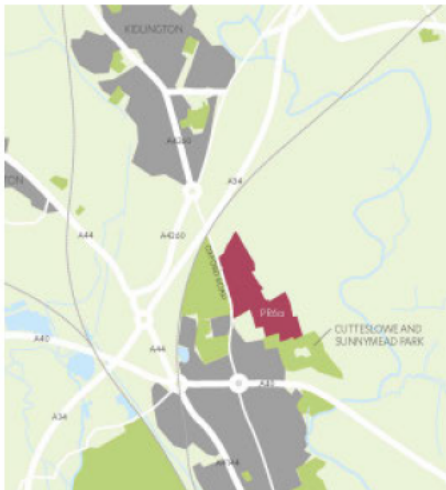
Introduction

Thank you for coming to our consultation event to find out more about our emerging proposals for land to the east of Oxford Road known as site PR6a which is allocated in the Cherwell Local Plan 2031 Partial Review for residential development. Christ Church is the landowner of the site and is bringing forward proposals that will eventually inform an outline planning application.

Committed to working with local communities

We want PR6a to be more than just a place for new homes. Over the past months we have been developing our Vision for the site – working closely with a range of stakeholders.

To progress our Vision and shape the design of development proposed for PR6a we have undertaken a range of technical meetings and workshops with representatives from Cherwell District, Oxfordshire County and Oxford City Councils.



The site

Enquiry by Design

We held a virtual Enquiry by Design (EbyD) process in July, with representatives from local communities and interest groups taking part. The events were also attended by elected Councillors and council officers.

Setting out our initial ideas in relation to the key principles for the site, including the policy requirements, and our emerging environmental, social and governance principles, discussion with participants on our Vision for the site identified key issues, concerns and potential solutions.

The main points from the EbyD were: -

- Co-locate the local centre and school centrally on the site
- Create a strong community through joint use of facilities
- Carefully consider how cycling in Cutteslowe Park could be introduced
- Consider building a pedestrian bridge across Oxford Road
- Conservation and protection of wildlife
- Deliver multi-functional green spaces for wildlife, health and well-being

The draft masterplan derived from the EbyD forms the basis for the proposals we are now asking you to comment on in this initial consultation.

The feedback you provide, together with further input from the councils, will inform a final draft masterplan which will then be subject to full environmental assessment and mitigation proposals, before a final public consultation.

This initial consultation is your opportunity to help shape our proposals at an early stage and contribute to the development of our Vision and masterplan for the site.

We will take into consideration all the thoughts and comments you provide us with as we continue to refine the masterplan proposals for the site.

Site name

We would also like your feedback on calling the site 'Water Eaton' after the Manor within which it is located. There is currently no settlement of Water Eaton. Initial discussions on this with the Parish Council have thought it to be appropriate but we would like your views on this.

If you have any questions please speak to any of the team or email us at PR6a@Camargue.uk

PR6A LAND EAST OF OXFORD ROAD



BACKGROUND

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Local Plan policy

The Cherwell Local Plan 2031 (Part 1) Partial Review was formally adopted on 7 September 2020. The Partial Review sets out the strategic planning framework and site allocations to meet Cherwell District's share of the unmet housing needs of Oxford to 2031.

Christ Church owns the land identified in the Partial Review as Policy PR6a - Land East of Oxford Road. The site is identified for 690 homes together with a primary school, local centre and public open space.

The site sits south of the Oxford Parkway station and Park & Ride, adjacent to the northern edge of Oxford at Cutteslowe and east of the Oxford / Banbury Road.

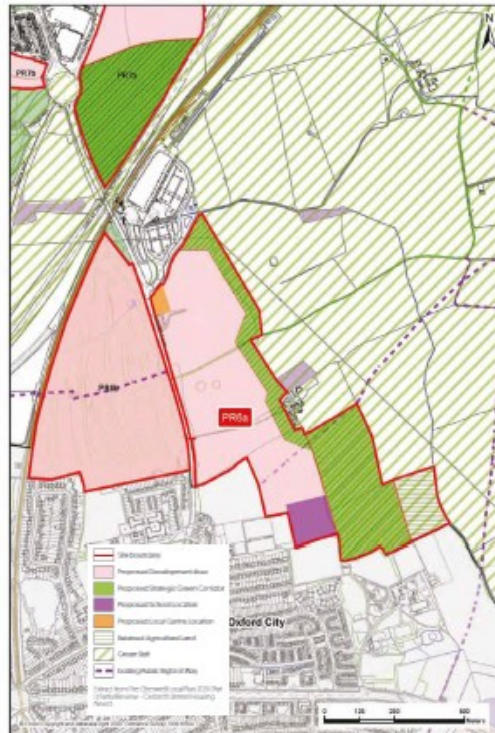
The policy for the site requires the development to be guided by a Development Brief. This has been under preparation by Cherwell District Council and it will be subject of its own consultation later this year.

The land to the west is also allocated for development under Policy PR6b. Whilst we are liaising with the landowners of that site the proposals for each site are coming forward independently.

Summary Local Plan requirements:

- 690 dwellings
- 50% affordable housing as per National Planning Policy Framework
- Primary school (2.2ha in size)
- Sports facilities, play areas and allotments
- 11ha extension to Cutteslowe Park
- 8ha green infrastructure corridor
- 3ha area of retained agricultural land
- Local centre (0.5ha) including:
 - local convenience retail
 - ancillary business development and/or financial and professional uses
 - a cafe or restaurant
 - community building for use as social and childcare facilities / potential health services / emergency services infrastructure.

Policy PR6a - Policies Map - Land East of Oxford Road



PR6A LAND EAST OF OXFORD ROAD



SUSTAINABILITY

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Health and wellbeing, community and stewardship strategies

Our approach is about encouraging both the physical and mental health of our new community and the existing community.

We aim to create a strong sense of community beginning with early consultation and local engagement. This will continue either through the establishment of a Stewardship or Community Trust or management entity that will manage the open space and community development initiatives on behalf of the community for the long term. The approach will:

- Be funded through income from any community buildings or activities (such as rental space), and a self managed not-for-profit estate charge if necessary.
- Early years funding will be provided by the developer.

This approach to stewardship extends to creating a healthy development and encouraging active and healthy lifestyles. This means:

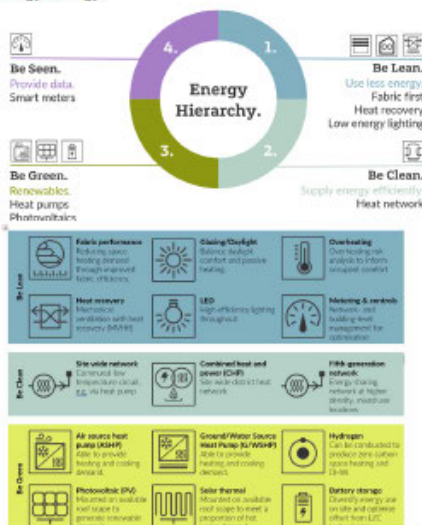
- Encouraging residents and users of the development to walk and cycle.
- Surrounding the site with green spaces and places for meeting with friends and neighbours.
- Creating a strong sense of community - important for mental health.
- Establishing places and spaces for socialising.
- Employing community officers to help generate social activities early on.



Energy and climate mitigation

A key part of our approach is to drive down our energy consumption and to create a development that meets the highest environmental standards. This is central to every element of our project.

- Our movement strategy will minimise carbon emissions from transport.
- Our high-quality buildings will minimise energy consumption and target zero carbon.
- All homes will reach EPC 'A' rating and have smart energy management systems.
- We will consider embodied (up front) carbon in construction and impacts from transporting materials.
- Buildings will be designed to be flexible and adaptable to be easily re-purposed throughout their lives.
- Renewable energy will be embedded in the proposals, using a combination of sustainable technologies which could include solar, ground source or air source heat pumps and batteries. Natural (fossil) gas will not be used.
- Energy for street lighting will be minimised as lighting will be targeted to reduce light pollution, reducing energy.
- Water efficient systems will be designed to minimise water use and re-use rain water and waste water where feasible.
- We will apply the energy hierarchy to guide the development of the energy strategy.



We will evaluate a range of approaches and technologies to help us achieve our aims, such as those indicated above.

PR6A LAND EAST OF OXFORD ROAD



OUR VISION FOR PR6a

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The Vision for PR6a

Christ Church already has established overarching environmental, social and governance (ESG) criteria. Draft ESG criteria were specifically formulated for this development proposal at the early stages for testing with the landowners, client team and stakeholders. These are designed to be forward looking and aspirational.

Christ Church's Vision for the site and draft Development Principles emerging from the Vision have been subject to initial consultation and are set out below. The Development Principles establish the basis for the design, construction and management of the development.

Ongoing work is seeking to establish specific targets and measurements against which the effectiveness of the proposals can be measured.

A Vision for PR6a

PR6a 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.

Our draft Development Principles are: -



STEWARDSHIP

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



IDENTITY AND CHARACTER

The identity and character of the place will be informed by the location of PR6a to create a sense of belonging and community.



MIX OF USES

A local centre, primary school, and green spaces will all be within easy reach by walking and cycling, and will be designed to enhance a sense of belonging for everyone.



HEALTH AND WELLBEING

Residents at PR6a will be surrounded by green spaces for activity, exercise and meeting with friends and neighbours. Landscaping will be productive, providing fruit, herbs and more.



NATURAL & HISTORIC ENVIRONMENT

Nature and wildlife will be incorporated into the development, green spaces will be accessible to all, and enhanced habitats created throughout the area. Net biodiversity gain and dark skies strategies will reduce impacts.



SUSTAINABLE MOVEMENT

Walking and cycling will be given priority. Streets will be places for people, not dominated by cars and parking. Parking and public spaces will be adaptable for potential changes in future use.



ENERGY AND CLIMATE CHANGE

Minimise carbon from construction. Reduce energy use. Maximise energy generation. Provide heating without the need for natural gas.



PR6A LAND EAST OF OXFORD ROAD



SITE ANALYSIS 1

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Landscape and visual effect

Present Character

PR6a lies in a gently undulating landscape and mainly comprises arable fields. Field boundaries are defined by hedgerows with some sections of post and wire fencing. The site does not contain or lie within any designation relating to landscape quality.

Views out from the eastern side of the site look across the Cherwell Valley. The northern part of the site is dominated by the presence of Water Eaton Park & Ride immediately adjacent to the railway and A34. A high voltage electricity transmission line crosses the northern area. The western boundary is defined by the Oxford Road which is defined by tree and hedgerow planting with the North Oxford Golf Course opposite.



Photoviewpoint EDP 1



Photoviewpoint EDP 2



Photoviewpoint EDP 3



Photoviewpoint EDP 4



Photoviewpoint EDP 5



Photoviewpoint EDP 6



Photoviewpoint EDP 7



Photoviewpoint EDP 8



PR6A LAND EAST OF OXFORD ROAD



SITE ANALYSIS 3

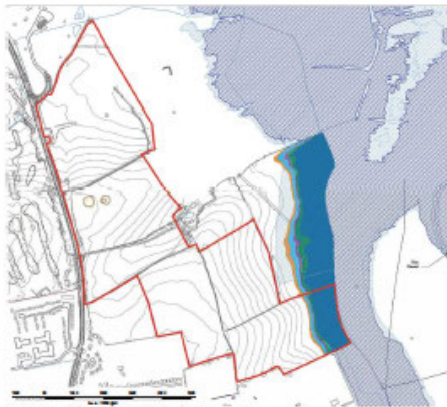
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Flood risk

Most of the site is located in Flood Zone 1 – land with the lowest risk of flooding from existing watercourses.

A small area to the south-east lies in Flood Zone 2 (medium risk) and Flood Zone 3 (high risk). Currently, any homes proposed are located at least 10 metres higher and 300 metres away from the highest modelled flood level.

The area of the site proposed for development is not considered to be at risk of flooding from existing water courses.

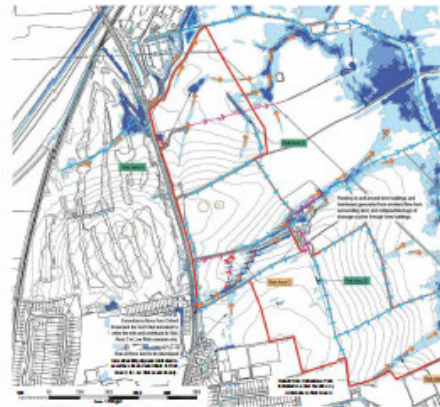


Flood Water Plan

Surface water flood risk

The Environment Agency Risk of Flooding from Surface Water map indicates that most of the site is at very low risk of surface water flooding.

Some areas are at varying levels of risk associated from overland exceedance flows which cross the site in times of heavy rainfall. Existing flow routes will be maintained and improved where feasible, and a sustainable drainage system will be utilised within the development. Surface water flood risk to the proposed development is considered low, and development of the site could reduce flood risk downstream where the river Cherwell joins the Thames.



Overland Flood Water Plan

Water supply

The public records indicate a 16" Thames Water trunk main along the western verge of the A4165, which crosses the road at the entrance to the Park & Ride and continues northwards. It is anticipated that the proposed development could be served by the water supply which currently exists within the A4165 subject to detailed modelling. In response to a pre-planning enquiry in May 2021, Thames Water confirmed capacity within the existing network for around 60 new residential dwellings, however detailed modelling and reinforcement work to the existing water network would be necessary in order to service the development of the whole site.

Foul drainage

Thames Water has confirmed, following a pre-planning enquiry in May 2021, that reinforcements to the existing foul water network would be necessary in order to facilitate the development of the site. To ensure that the appropriate upgrades are made, Thames Water will need to carry out modelling work, once the site has secured an outline planning consent, to identify where and when reinforcement works will be required. It is envisaged that the site will drain by gravity to a pumped system and all new foul water infrastructure constructed to serve the site will be designed in accordance with Building Regulations and Sewer Design and Construction Guidelines, as appropriate.

SITE ANALYSIS 4

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Connectivity

We have reviewed the wider context in relation to how the site is accessed and where people go to for amenities, leisure, retail and work journeys.

The images set out the location of the site within the wider transport network and demonstrates how well placed it is for alternative, no car, means of travel.

We look to build on this locational advantage to minimise car usage and how we can actively encourage travel by non-car modes.



Other developments

There are a number of other developments happening in the immediate vicinity of the site. Immediately to the west and south, PR6b and the Croudace scheme are proposed. Further afield new development is proposed at Oxford North (predominately employment), Yarnton, Begbroke and Kidlington. The Croudace site is the subject of a current planning application being considered by Oxford City Council. This has been taken into account in designing the initial masterplan.



PR6A LAND EAST OF OXFORD ROAD



SITE ANALYSIS SUMMARY 9



Summary of key considerations on the site that will impact the masterplan

- Existing buildings (both in and near the site)
 - Stone barns to Oxford Road
 - Pipal Cottage
- Established trees to Oxford Road
- Existing hedgerows within the site and its boundaries
- Potential impact on views from around the site and the Green Belt
- Consideration to the heritage setting of St Frideswid's Farm to the east of the site

- Inclusion of the barrow features in the central part of the site
- Existing overhead powerlines and pylons
- Retention of the existing Public Rights of Way that cross the site
- Consideration to areas of habitat / ecological importance in and close to the site, including the Natural Environment and Rural Communities (NERC) Act S4 Habitat orchard and existing trees.

PR6A LAND EAST OF OXFORD ROAD



Design strategy: Green infrastructure and heritage

The Green Infrastructure and heritage strategy is shown below.

The main heritage assets relating to the site are two barrows (that may be of Saxon origin) together with the listed St Frideswide Farmhouse and wall. The barrows are retained in a green square within the centre of the development.

The orchard to the north of the listed farmhouse is currently used by the local community. This could be extended (albeit outside site defined in the Local Plan) in order to maintain a wide corridor adjacent to the Green Belt edge. Allotments will also be provided.

The surface water drainage strategy will follow the drainage hierarchy and discharge surface water at current rates to existing watercourses. Sustainable Drainage Systems (SuDS) will be integrated throughout the development and with green infrastructure where feasible, in order to attenuate water and

provide amenity, biodiversity and water quality improvements.

The eastern edge of the site is suited for storm water drainage attenuation. A series of ponds, some with permanent water, will provide storm water drainage and new habitats, together with parkland, linking play and contemplation areas with leisure and fitness trails.

East-west green corridors are proposed to run through the site following the routes of existing hedgerows, public rights of way and overland drainage routes, serving multiple functions.

Local play areas will be delivered throughout the development, encouraging activity and socialising.

There is an opportunity for formal sports adjacent to Cutteslowe Park. This is being considered strategically in relation to other 'Partial Review' strategic housing allocation sites, in order to maximise the opportunities from sports provision.

