

Design strategy: movement network

PEDESTRIAN AND CYCLE

North-south pedestrian footways along the Oxford Road will be retained and improved with a scheme in line with latest guidance.

The two existing east-west Public Rights of Way (PRoW) crossing the site are to be retained and incorporated into the scheme. The most northern of the two PRoW provides an onward route to the west of Oxford Road, through allocated site PR6b. A connection between the two PRoW will be made via a controlled crossing over Oxford Road (most likely a Toucan crossing).

Comments from the EbyD strongly favoured a bridge crossing to allow free flowing pedestrian access between the two development sites east and west of the road. In our view, a bridge does not provide for pedestrians first. Instead it favours free-flowing vehicular traffic. A bridge makes pedestrian access more difficult, in particular for less mobile pedestrians and those with buggies or small children.

A network of new footways across the development will create permeability with an alternative pedestrian route linking the urban edge of Oxford and Cutteslowe Park to the Park & Ride / Parkway station and onwards towards Kidlington. The development will bring forward new and improved cycle facilities designed in accordance with latest guidance (LTN 1/20) which will include (subject to agreement with OCC):

- A new southbound cycle lane adjacent to the Oxford Road primarily catering for commuter movements and access to the Park & Ride and Parkway Station. A northbound route is proposed on the western side of the Oxford Road
- A two way cycle route through the site linking the Park & Ride and the Parkway station to the urban area of Oxford with the potential for a link through Cutteslowe Park and onwards to the Cherwell secondary school via the existing A40 cycle over bridge.

Leisure routes will weave their way along the eastern edge of the site, linking amenity areas, play spaces and parkland.

Cycle routes will be accommodated off-carriageway on the primary vehicular street through the site, but in less-trafficked streets will be on street. Tertiary streets will have 'shared space' where pedestrians and cyclists are the dominant users, so that vehicle users drive slowly.



BUSES AND TRAINS

Buses will continue to run along the Oxford / Banbury Road, with the southbound bus lane improved along the site frontage. New north and south bus stops will be located on the Oxford Road near to the Toucan crossing, local centre and Public Rights of Way. Frequent bus services serve Oxford Road and the Park & Ride / Parkway station. The Parkway station provides rail connections to Oxford city centre, Bicester and London (Marylebone).

VEHICLES

The Primary access to the site will be via a new four arm signal junction designed to serve both PR6A and PR6B located approximately between the existing St Frideswide Farm and Water Eaton estate accesses. The signal junction provides the opportunity for further direct pedestrian and cycle links across the Oxford Road. The access to St Frideswide Farm and Water Eaton Estate will be further downgraded, but may retain some form of access for use by residents / farm users only.

The Public Right of Way along the Water Eaton estate / Northfield Farm access, is proposed to be retained, if possible, with no vehicular traffic. The use of an alternative route for residents and farm users is under discussion.



Design strategy: mix and location of uses

The school and local centre are the largest components of the development. It was agreed at the EbyD event that there were benefits in locating these uses centrally to the site in order to maximise the number of people who will be within a 5-minute walk from these facilities. This will encourage the maximum number of residents from the site (and the site to the west of Oxford Road) to walk or cycle for local trips. Locating the school and local centre together also enables a shared use of facilities such as parking; and potential community uses (for example using the school after school hours or at the weekends). A further benefit is that residents often meet and form ties and friendships at these kind of locations. Maximising the use of the school and local centre in the heart of the site will assist in creating a strong community from the outset. We also propose to ensure that the school and local centre are easily accessible on foot and by bicycle.

There are technical requirements for the layout and siting of the school that need to be considered, and may limit where it can be located. Discussions with the District and County Council are ongoing in this regard.

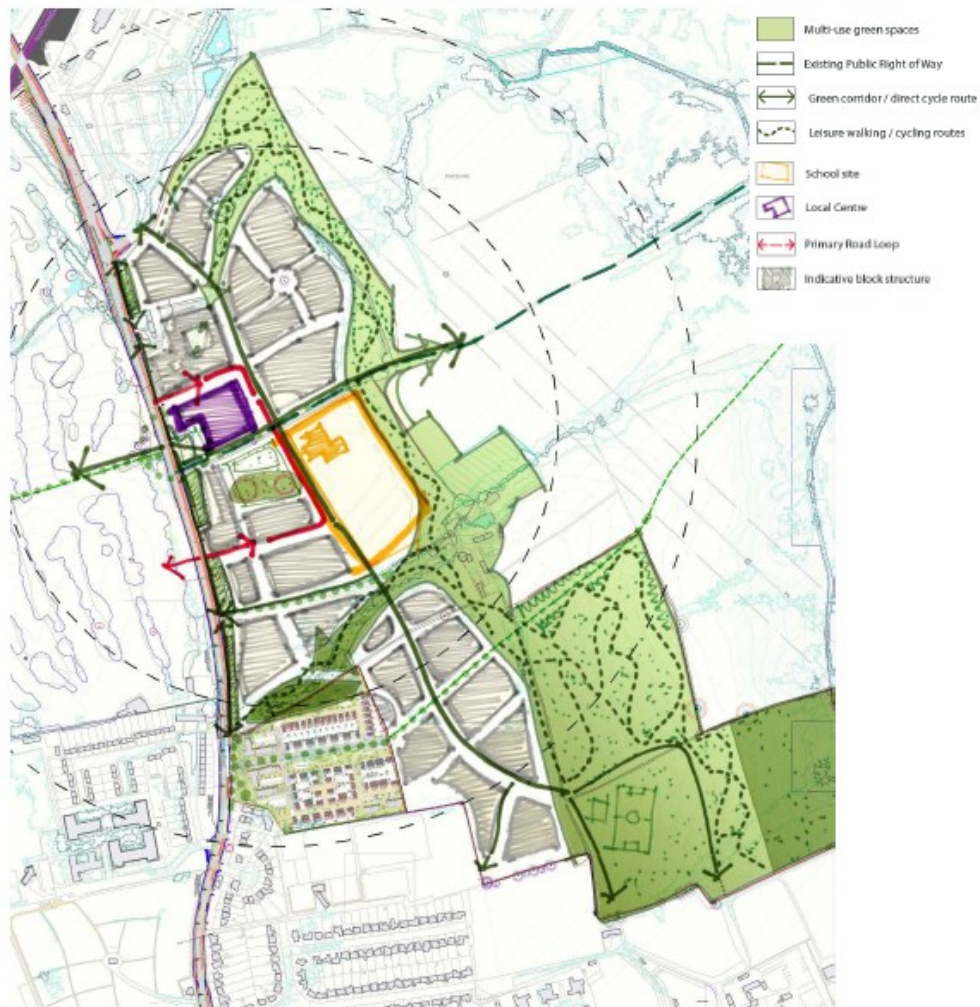
Studies showing a 400m walking distance from various school locations:



PROPOSALS 4

13

Draft masterplan resulting from the EbyD event



PR6A LAND EAST OF OXFORD ROAD

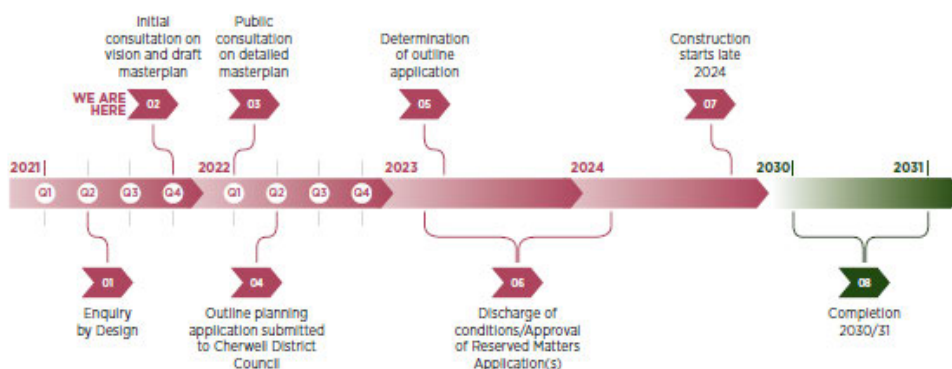


HAVE YOUR SAY

14

Next Steps

The timeline below sets out the next steps for the project as we go through the Outline Planning Application process and what that means for potential build and completion timescales.



Feedback

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

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

You can submit your comments in writing or online.

To submit comments in writing:

- Collect a feedback form from this event
- Provide your comments about our proposals
- Hand your feedback form in at this event
- Post your completed form back to us at: **Freepost RRG-AZTG-JLJX, Camargue (PR6a), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA**
- Letters we receive or emails sent to **PR6a@camargue.uk** will also be considered as feedback.

To submit comments online:

- Go to our website: **www.PR6a.co.uk**
- Fill in your details and provide your comments about our proposals
- Submit this online

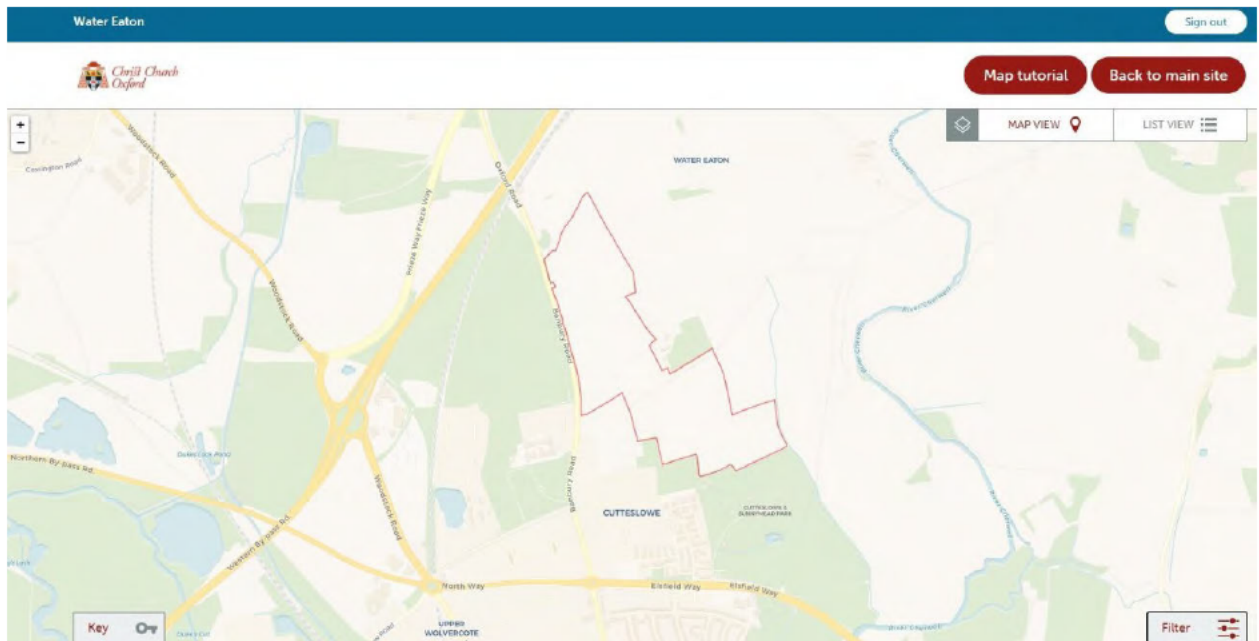
We would like to receive your feedback by 24 October 2021 to ensure that your views are considered in the next stage of the design process.

THANK YOU

PR6A LAND EAST OF OXFORD ROAD



Appendix 13 - Interactive Feedback Map, Initial Public Consultation 8 to 24 October



Appendix 14 - Postcard Design Development Consultation 30 June to 29 July 2022

Community update

30 June to 29 July 2022

Water Eaton

Design Development Consultation

We are presenting our updated design for Water Eaton (also known as PR6a) and inviting you to provide feedback on certain aspects of the emerging design for the scheme.

Since our initial consultation in Autumn 2021 we have continued to shape and refine our proposals for the scheme; taking into consideration the feedback you provided together with the findings from our surveys and assessments.

We are not yet ready to submit an outline planning application to Cherwell District Council but we would like to share information on how our plans have evolved and invite your further comments.

We will consider your additional feedback to help refine our plans before carrying out a final stage of public consultation on the draft planning application in the autumn.

www.water-eaton.co.uk

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



How to find out more

VISIT OUR WEBSITE from 30 June to find out about our updated proposals and provide your feedback online.

If you would like to receive hard copies of the consultation information, please contact us using the details below.

JOIN US AT AN ONLINE WEBINAR
18.30-20.00, TUESDAY 12 JULY 2022

Our project team will provide an overview of our work to date and you will be able to put your questions to us.


Register to attend via our website

www.water-eaton.co.uk

CONTACT US DIRECTLY FOR MORE INFORMATION:

 **0800 531 6831**

 **info@water-eaton.co.uk**

 **Freepost RRRG-AZTG-JLJX,**
Water Eaton Team (Camargue), Eagle Tower,
Montpellier Drive, Cheltenham GL50 1TA

Consultation open **30 JUNE TO 29 JULY 2022**

Appendix 15 - Poster Design Development Consultation 30 June to 29 July 2022

Have your say **Water Eaton**

Design Development Consultation

From **30 June to 29 July 2022** Christ Church is inviting feedback on the emerging designs for Water Eaton (also known as PR6a).



FIND OUT MORE

VISIT OUR WEBSITE to find out about our updated proposals and provide your feedback.

If you would like to receive hard copies of the consultation information, please contact us using the details below.

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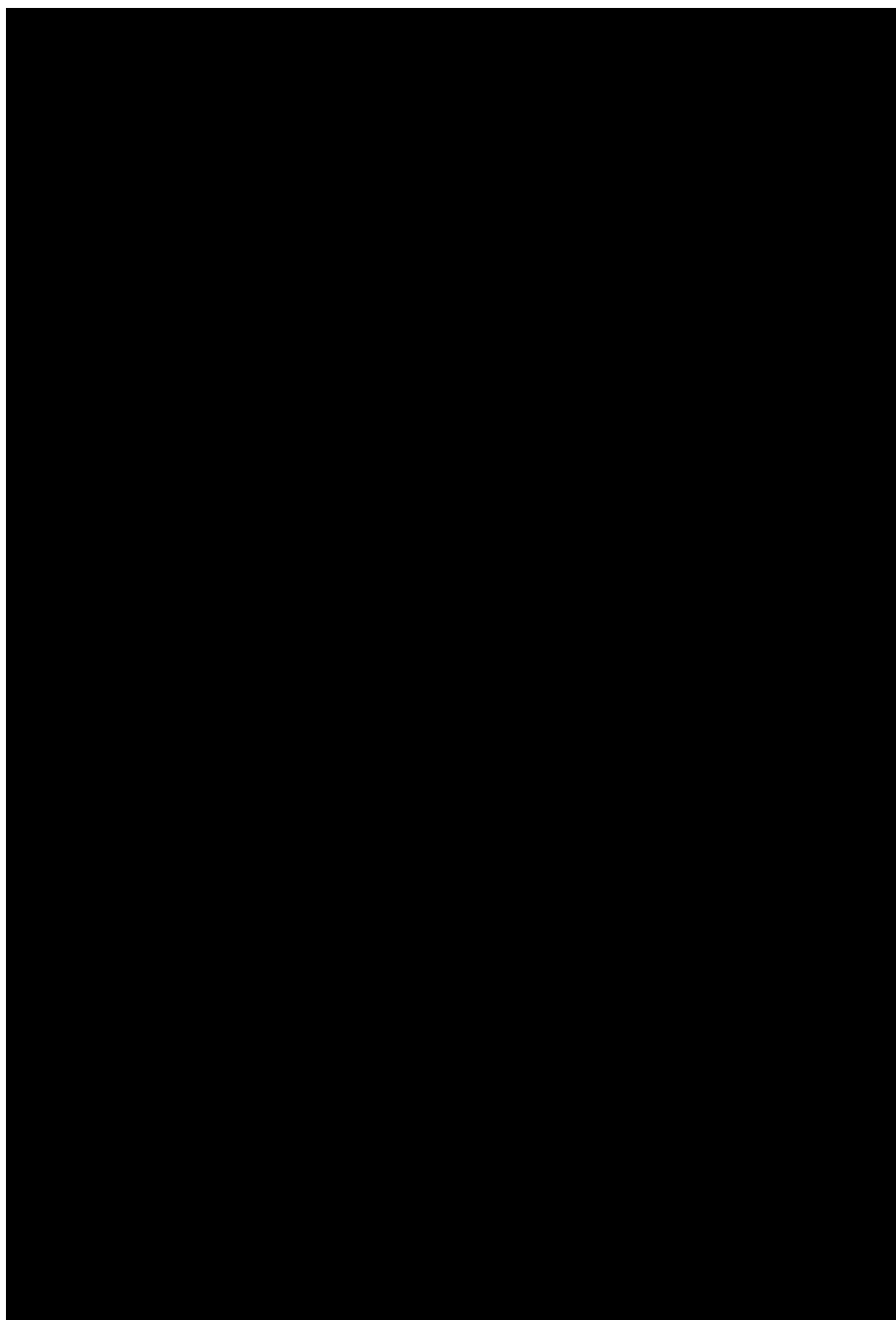
Register to attend via our website
www.water-eaton.co.uk

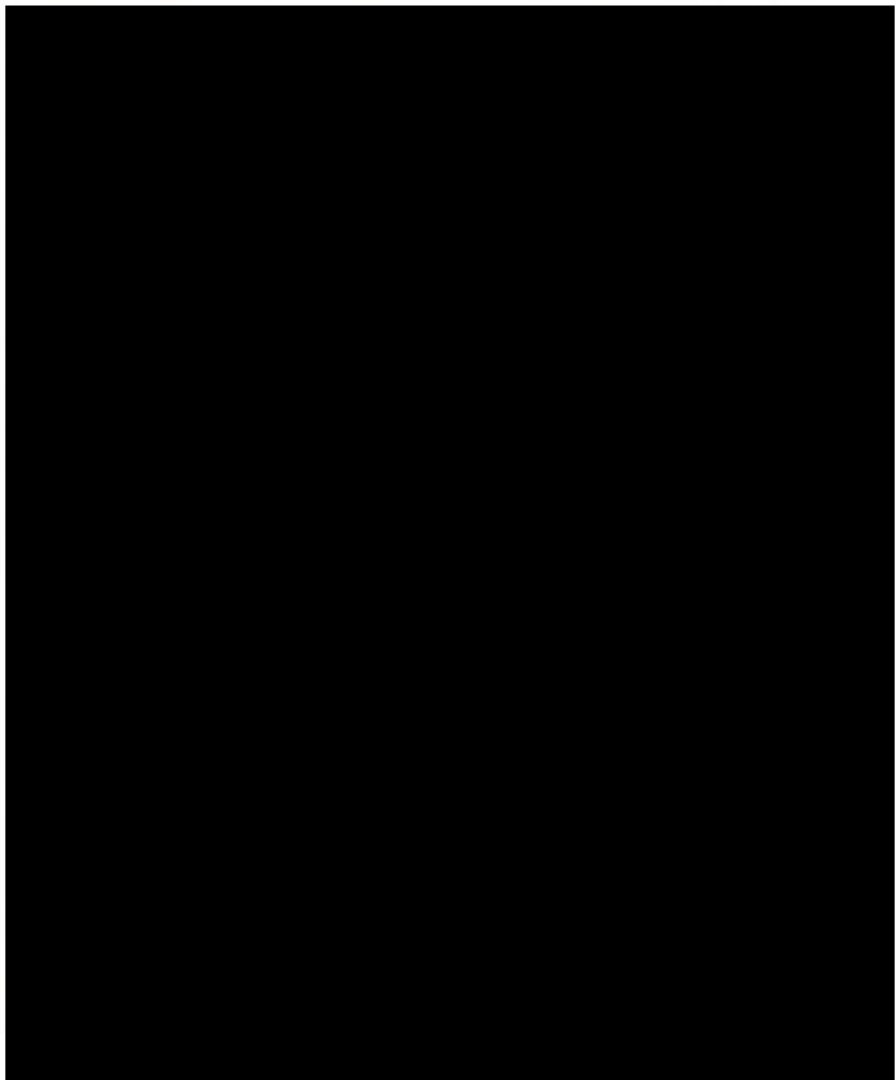
Consultation open **30 JUNE TO 29 JULY 2022**

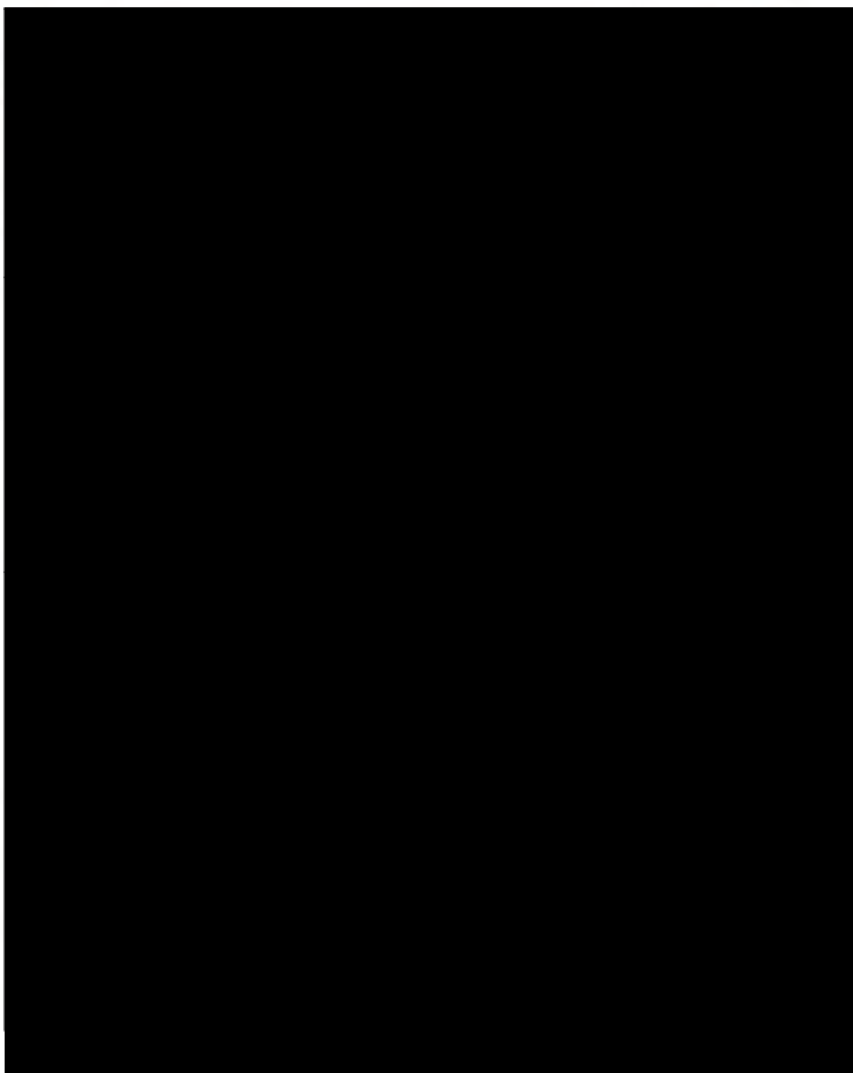
CONTACT US:

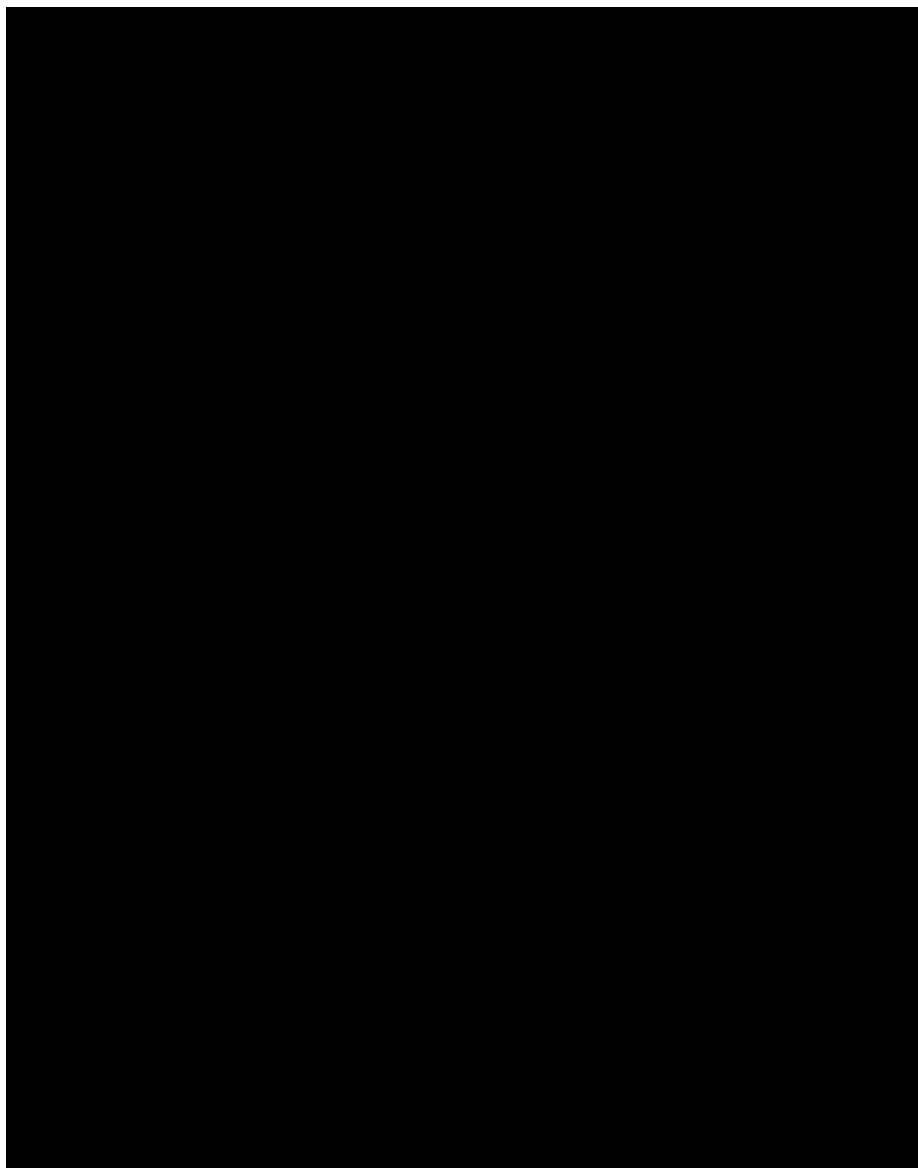
 0800 531 6831

 info@water-eaton.co.uk









Appendix 17- Media Releases, Design Development Consultation 30 June to 29 July 2022

Media release 20 June 2022 to announce design development consultation.



PRESS RELEASE

Date: 30 June 2022

Public feedback sought on evolving proposals for Water Eaton (PR6a) site

- Further opportunity for public to influence proposals for Water Eaton (also known as PR6A)
- Consultation on latest plans for site open 30 June to 29 July 2022
- People invited to attend online event (12 July) to find out more and provide feedback

Christ Church is giving people a further opportunity to provide views on its emerging proposals for Water Eaton (the site also known as PR6a). The new neighbourhood located to the east of Oxford Road is allocated for the development of new homes, a primary school and local centre in the Cherwell Local Plan Partial review.

In Autumn 2021, Christ Church held an initial stage of public consultation seeking wider views on the emerging draft masterplan for the site, along with the proposed vision and development principles informing the ongoing development of the scheme.

Feedback submitted to this consultation, along with the findings from ongoing environmental assessments and technical surveys, continues to shape and refine the emerging proposals for the scheme.

Ahead of finalising its proposals for the site, Christ Church is now inviting members of the public to provide views on certain aspects of the evolving design including:

- The updated illustrative masterplan
- The movement strategy, which prioritises walking, cycling and public transport
- The location of the primary school, local centre and proposed School Street
- Design approach for Pipal Barns
- Access to the site from Oxford Road and connectivity to and across the site.

James Lawrie, Treasurer at Christ Church Oxford, said: *"We are committed to delivering the best possible scheme for Water Eaton, to provide much needed new homes for Oxford, while working carefully with the local environment and supporting the community.*

"Having evolved the design for the scheme since our consultation last year, we're keen to get people's views on certain aspects of the current scheme so we can continue to develop our plans to create a neighbourhood that maximises the benefits to the local community and is as environmentally sustainable as possible."

All the feedback submitted to this interim consultation, along with the findings from ongoing studies, will be used to fix the parameters for the project and refine the plans for the site before carrying out a final stage of public consultation this Autumn ahead of submitting an outline planning application to Cherwell District Council.

This consultation

This stage of interim consultation is open from 30 June to 29 July 2022, during which time Christ Church is holding an online webinar at which members of the team will provide an overview of work to date and answer questions.

The online webinar event will take place 18.30-20.00 on Tuesday 12 July 2022. Anyone wishing to attend this event will need to register in advance on the project website www.water-eaton.co.uk

For anyone unable to attend this event, the project website has been updated with the information being consulted on, along with the option to submit feedback online. Feedback can also be provided via email to info@water-eaton.co.uk or in writing to Freepost RRGK-AZTG-JLJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham GL50 1TA

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 info@water-eaton.co.uk.

ENDS

Contact for media enquiries:

Beth Motley or Carys Pakula at Camargue

T: 01242 577 277

E: bmotley@camarque.uk

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 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.

Media release issued 1 August 2022 to announce close of consultation and next steps.



PRESS RELEASE

Date: 1 August 2022

Christ Church considers consultation responses on evolving proposals for Water Eaton (PR6a) as it continues to refine plans

- Christ Church invited feedback on updated proposals for Water Eaton
- Comments being considered as work to refine proposals continues
- Final stage of public consultation on outline planning application anticipated Autumn 2022

Christ Church is reviewing feedback submitted to the design development consultation on its proposals for Water Eaton (the site also known as PR6a) to help refine its plans for the scheme before holding a final stage of public consultation on its draft planning application this autumn.

Water Eaton is allocated for the development of new homes, a primary school and local centre in the Cherwell Local Plan Partial review.

The recent design development consultation, which ran from 30 June to 26 July 2022, invited views on certain aspects of Christ Church's evolving design for Water Eaton including:

- The updated illustrative masterplan
- The movement strategy, which prioritises walking, cycling and public transport.
- The location of the primary school, its interaction with the local centre and proposed School Street.
- Design approach for Pipal Barns, a non-designated group of c.19th-century and later farm buildings located on Oxford Road.
- The access strategy, which outlines access to the site and connectivity to and across the site.

The proposals presented for this consultation have been informed by feedback received during an initial stage of public consultation that took place in October 2021, further discussions with local groups and organisations, as well as findings from continuing environmental assessments and technical surveys.

James Lawrie, Treasurer at Christ Church, Oxford, said:

"We would like to thank everyone who taken part in the recent design development consultation on our proposals for Water Eaton.

"From early in the project development process, Christ Church has been committed to realising the benefits of early engagement with community and stakeholders, giving them the opportunity to contribute to the development of the masterplan and help us better understand any potential concerns and possibilities so we can take them into account.

"Having conducted a first stage of consultation on our initial ideas for the site in 2021, we were keen to seek views on various aspects of the emerging design for scheme to aid the finalisation of the outline planning application for Water Eaton.

"We will be taking into consideration all the comments received during this recent consultation to inform our draft application for the scheme. We will then hold a final stage of consultation in Autumn 2022, ahead of submitting an outline planning application to Cherwell District Council."

Anyone wishing to receive updates and information about the consultation taking place this Autumn is encouraged to register their details on the project website: www.water-eaton.co.uk

For more information about the project the community relations team can be contacted direct using any of the following methods:

- Freephone: 0800 531 6831
- Email: info@water-eaton.co.uk
- Post: Freepost RRRG-AZTG-JLJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

ENDS

Contact for media enquiries:

Fleur Strong / or Carys Pakula at Camargue

T: 01242 577 277

E: fstrong@camargue.uk / cpakula@camargue.uk

Appendix 18 - Website Design


Development Consultation 30 June to 29 July 2022

Website launched with updated information 30 June.

Design Development Consultation open until 29 July 2022. Find out more [here](#)

Water Eaton

Overview ▾ This consultation ▾ Have your say Downloads News Register



Oxford Road corridor

Access strategy

Through pre-application discussions with the Highway Authority, Oxfordshire County Council and relevant stakeholders, an active travel led approach to access has been developed.

The proposed access strategy for the site along the Oxford Road / Banbury Road comprises:

- A simple 'Left in Left out' priority T-junction north of the existing Water Eaton Estate access road.
- The current Water Eaton Estate access to be closed to vehicular traffic but maintaining the existing Bridleway / Public Right of Way.
- A traffic signal-controlled crossing for pedestrians and cyclists (known as a Toucan Crossing) linking the public rights of way which cross PR6a and PR6b.
- New northbound and southbound bus stops located on the Oxford Road near to the Toucan crossing, local centre and Public Rights of Way.
- The closure of the existing St. Frideswide farm access to vehicular traffic.
- A traffic signal-controlled junction located to the south of the existing St Frideswide farm which will provide access to the existing buildings.

Specific details of the junctions are considered in more detail [here](#)

Our proposals sections

- Introduction
- Masterplan updates
 - Summary of masterplan updates
 - Mix and disposition of uses
 - Building heights
 - Housing capacity and tenure
 - Green infrastructure strategy
 - Movement strategy
 - Dipal Barn
- Oxford Road corridor
 - Access strategy
 - Cycle superhighway
 - Access arrangements
 - Cutestone Park Cycle route

Cycle superhighway

A new 2.5 metre southbound direction cycle track parallel to the Oxford Road / Banbury Road is to be provided along the frontage of the site.

This will primarily cater for commuter movements from outside of the development, access to the Park & Ride and Parkway Station, and also facilitate longer journeys between Kidlington and Oxford City Centre. It is proposed to be segregated from the road by a new landscaped verge of approximately three metres in width – delivering a high quality and safe environment for cyclists of all abilities. Please see link to the [proposed cross section](#)

This would require removal of the much of the existing trees and scrub along Oxford Road and its replacement. We have undertaken surveys of the trees and biodiversity as well as received detailed advice on this and the conclusion is that while a green corridor, the existing tree and scrub planting is of poor quality and has limited life. Conversely, providing a safe and high quality cycle and pedestrian environment alongside an extensive landscaping scheme that will endure and can be planted with appropriate species to maximise habitat and biodiversity gain is the best all round solution. The initial biodiversity net gain assessment taking this into account still shows the scheme can deliver up to 20 per cent net gain overall.

A northbound cycle track is proposed on the western side of the Oxford Road / Banbury Road. This is expected to be delivered by the PR6B development when it comes forward with an interim ability to maintain the existing shared cycle and footpath on that side of the Oxford Road.

The existing footway along the Oxford Road / Banbury Road will be replaced with the landscaped verge and an improved two metre footway.

Improvements to the existing footway / cycleway along the Oxford Road / Banbury Road between (and inclusive of) the Kidlington Roundabout and Cotteslowe Roundabout are being considered and, where possible, cyclists will be segregated from vehicles and pedestrians.

Improvements to the Kidlington Roundabout, including its signalisation and improvements for pedestrians and cyclists are being brought forward by Oxfordshire County Council – enabled by growth funding which has already been secured.

Christ Church is actively working with the relevant authorities and stakeholders to ensure that any improvements to walking and cycling infrastructure are designed to be as safe and include segregation as far as possible.

Our proposals sections

Introduction

Masterplan updates

Summary of Masterplan updates

Use and disposition of land

Building footprint

Housing capacity and density

Open infrastructure strategy

Mass transit strategy

Trail network

Oxford Road corridor

Access strategy

Cycle superhighway

Access arrangements

Subsidiary Park cycle route

Access arrangements

The Primary access to the site will be via a new four-arm signal junction designed to serve both PR6a and PR6b located to the south of the current St. Frideswide farm access.

- The Primary access to the site will be via a new four-arm signal junction designed to serve Water Eaton (PR6a) and PR6b located to the south of the current St. Frideswide farm access.
- Two [signal junction designs](#) are being considered, a standard signal junction and a more cycle friendly signal junction known as a CYCLOPS junction.
- The final design will be agreed with Oxfordshire County Council following ongoing capacity testing, with the intention to deliver a junction which maximises pedestrian and cycle usage, without creating unacceptable delay to public transport and other users.
- Both of the signal controlled junctions have been designed in such a way that they can come forward as part of a phased delivery to the east and west of Oxford Road.

What is a Cyclops junction?

A CYCLOPS junction is a **CYCLE Optimised Protected Signal Junction** designed with an orbital cycle route around the junction. The design leads to the segregation of walking and cycling from vehicles, creating a safe environment for cyclists and pedestrians.

CYCLOPS junctions are being introduced across the UK, with there already being a number in operation in [Manchester](#) and [Cambridge](#).



Secondary access

A secondary access in the form of a simple [Left in Left out priority T junction](#) is proposed to the north of the existing Water Eaton Estate access road.

The left in left out configuration is Oxfordshire County Council's preference and allows residents and school buses / coaches to arrive from the north, whilst minimising conflicts between right turning traffic and cyclists.

Our proposals sections

Introduction

Masterplan updates

- Summary of masterplan updates
- Mix and disposition of uses
- Building heights
- Housing capacity and tenure
- Green infrastructure strategy
- Movement strategy
- Pipal Barns

Oxford Road corridor

- Access strategy
- Cycle superhighway

Access arrangements

- Cuttleslowe Park cycle route

Cotteslowe Park cycle route

- The opportunity for a cycle route through the park was raised at previous public consultation events
- A scheme has been designed which would provide a segregated route through the park
- The scheme routes from the north where it would connect into the new park area, east of the cricket pavilion and then along the western side of the park, avoiding the busiest parts of the park.
- The scheme is currently being reviewed by Oxfordshire County Council and Oxford City Council and could be delivered by Oxford City Council via Section 106 contributions.

Our proposals sections

Introduction

Masterplan updates

Summary of masterplan updates

Mix and distribution of uses

Building heights

Housing capacity and tenure

Green infrastructure strategy

Movement strategy

Ripal Banns

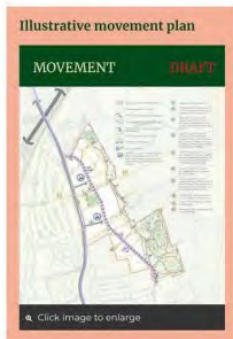
Oxford Road corridor

Access strategy

Cycle superhighway

Access arrangements

Cotteslowe Park cycle route



Appendix 19 - Feedback Form Design Development Consultation 30 June to 29 July 2022

Water Eaton

Public Consultation – 30 June to 29 July 2022 Feedback form

You have an important role to play in shaping our proposals for Water Eaton (PR6a).

We will consider all the feedback we receive during this interim consultation as we continue to finalise our masterplan and proposals for the site.

Please complete this feedback form and return to the address below by Friday 29 July 2022 (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.water-eaton.co.uk and filling in our online feedback form or using the feedback map.
- Sending an email to: info@water-eaton.co.uk

Your details

First name	<input type="text"/>	Surname	<input type="text"/>
Address:			
<input type="text"/>			
Telephone:			
<input type="text"/>			
Email:			
<input type="text"/>			
Organisation (if applicable):			
<input type="text"/>			

Would you like to be kept informed about our proposals for the site as they evolve? (please tick the relevant section and provide the relevant details above)

Yes (by email):

Yes (by post):

No thank you:

Updated masterplan

- 1. Do you have any general comments on our emerging masterplan for Water Eaton?

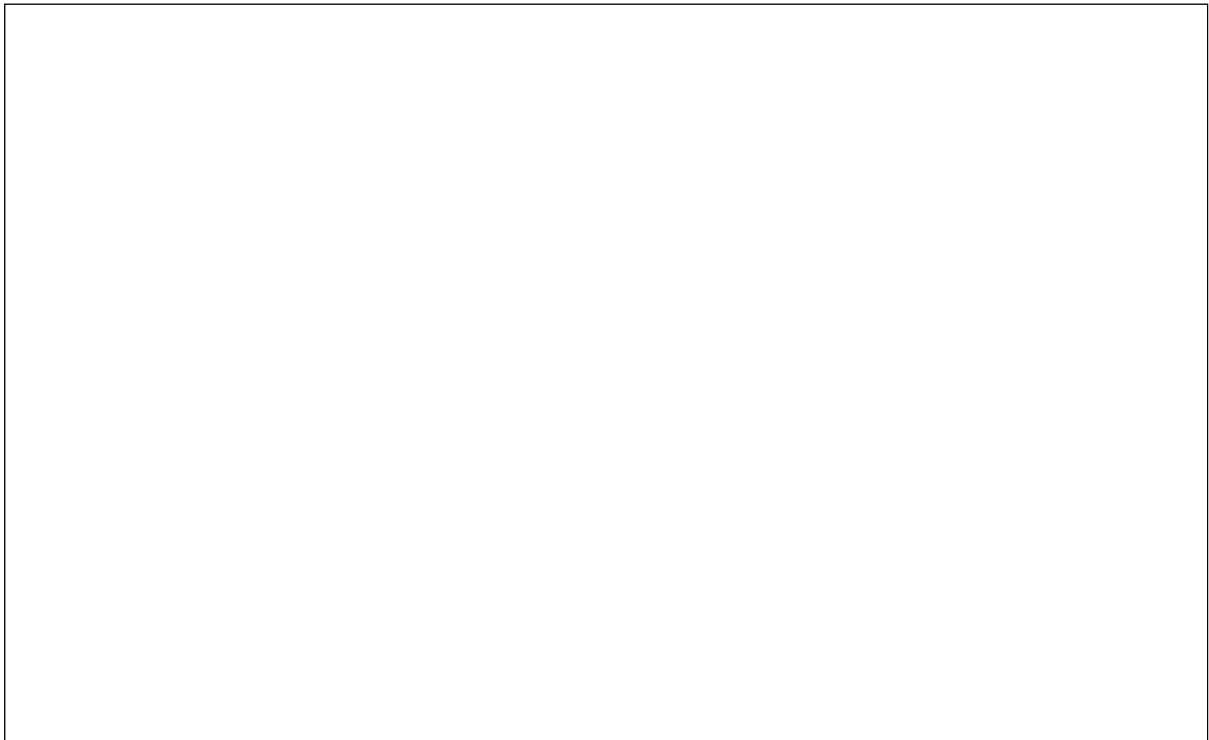
Access strategy

- 2. Please provide any comments you have on the proposal to prioritise walking, cycling and public transport access over ease of movement for the private car.

- 3. Please provide any comments you have on our emerging design approach for Oxford Road, in particular the proposal to separate the cycleway and footway from the road.**



- 4. Please provide any comments you have on our proposal to use a CYCLOPS junction (Cycle Optimised Protected Signals) for the main site access and a left in left out junction for the secondary site access to improve cycle safety.**



School

5. Please provide us with any overall comments you have on:

- the proposed location of and layout for the primary school
- the interaction between the primary school and the local centre
- the concept of a School Street during drop off/pick up times

Pipal Barns

5. Please provide any comments you have on our design approach for the Pipal Barns area.

We welcome hearing about any alternative suggestions you would like us to consider for how the barns and courtyard fronting Oxford Road could be used.

Additional comments

6. Please provide any further comments you may have on our proposals for Water Eaton which you feel we should be aware of as we continue to develop our proposals.

Thank you for your comments

Appendix 20 - Webinar slides design development consultation 30 June to 29 July 2022

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

Water Eaton



Welcome
The online event will start at 6:30pm

Tuesday 12 July 2022



Water Eaton



Welcome
The online event will start in a few minutes

Tuesday 12 July 2022



Water Eaton



Water Eaton - Online Consultation Event
Tuesday 12 July 2022

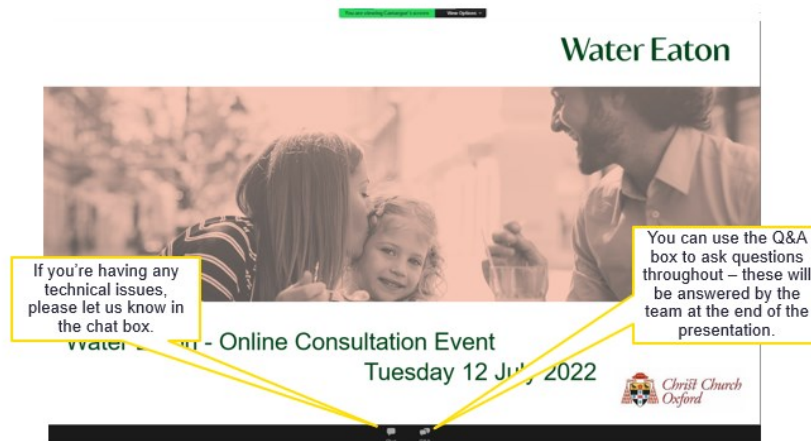


Water Eaton

AGENDA

- Housekeeping and project team introduction
- Welcome
- Our work to date
- Masterplan updates
- Oxford Road corridor
- Q&A
- Closing remarks

Housekeeping – Zoom functionality



Housekeeping – ground rules

1. Taking part is not a presumption of support
2. During the presentation please submit any questions you have through the Q&A function so we can table them at the end
3. The floor will be opened up to questions when the presentation has concluded.
4. Please submit any questions you have using the Q&A function
5. The session will be recorded and posted on the website following this event
6. We welcome any comments and views as feedback during the webinar
7. Please submit any feedback and views you have using the online feedback form on the website until 29 July 2022
8. We will consider all the feedback we receive from this consultation as we continue to develop a detailed masterplan for the site

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Our work to date

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Masterplanning

Water Eaton

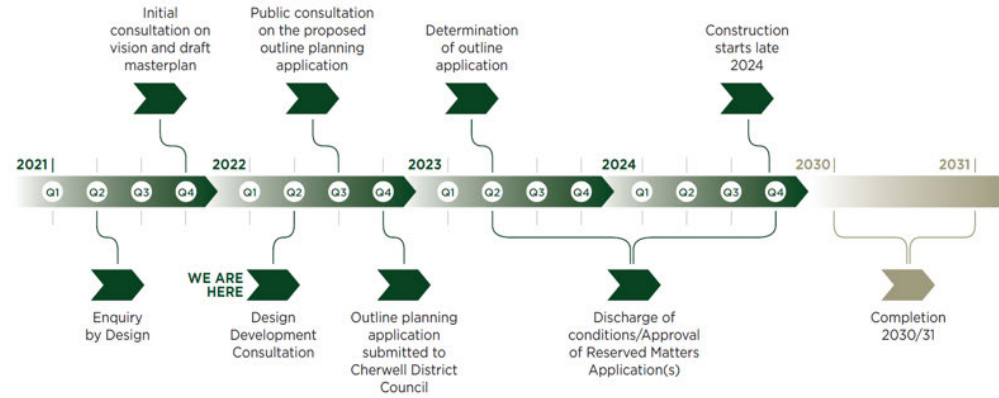
Our work to date

1. Previous consultation
 - 32 responses
 - Reviewed and have taken on board
2. On-going discussions
 - Monthly meetings with Councils, including Parish Council
 - Design Review Panel
 - Meetings with Councillors
3. Technical work
 - Further surveys and studies

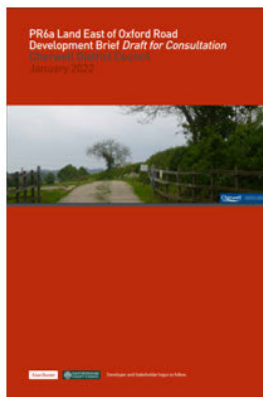


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Project timeline

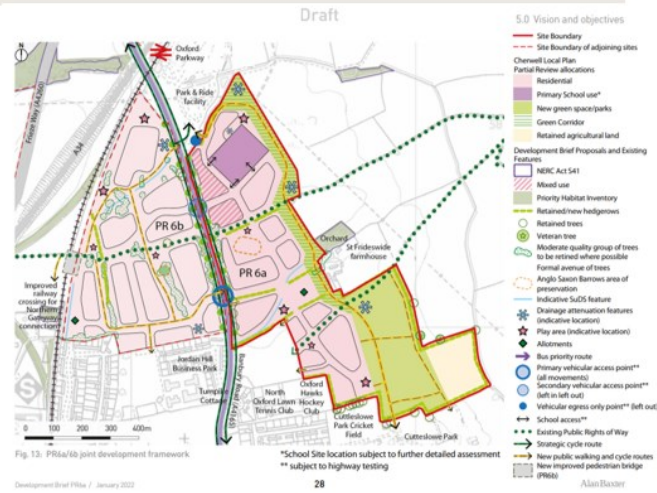


Development brief



- Required by Policy PR6a
- Produced by Cherwell District Council
- Consulted on 26 January to 8 March 2022
- Document sets out the site context/constraints and concludes with a number of framework plans and principals to guide the proposals
- Expect the document to go to planning committee in the Summer
- Material consideration in determining the planning application

Development brief – Draft framework plan



2

Masterplan updates

Masterplanning

Water Eaton

Summary of masterplan updates

- Previous plan for background
- Outcome from Enquiry by Design – July 2021
- Taken forward to first public consultation in October 2021



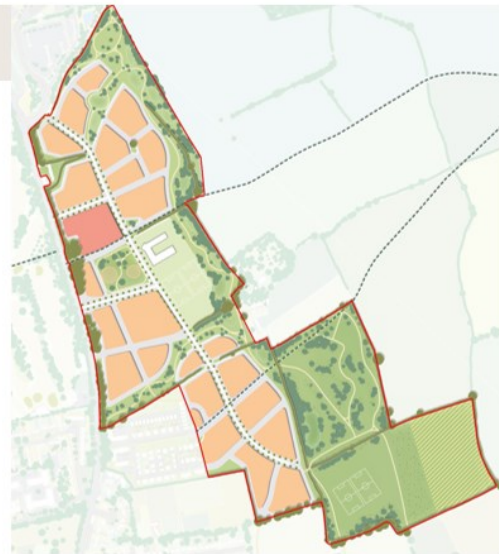
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Masterplanning

Water Eaton

Summary of masterplan updates

- Development framework, produced to test strategy in more detail
- Retains principles of original strategy at Enquiry by Design (EbyD)



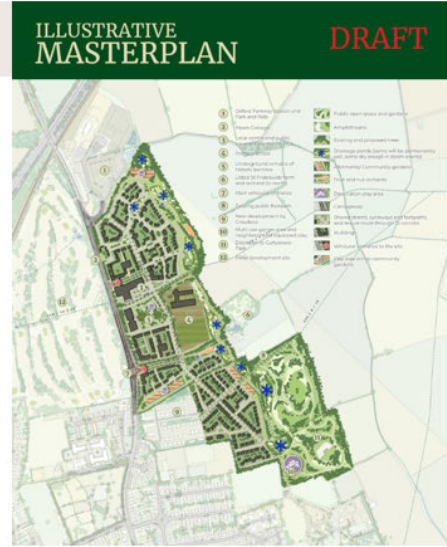
14

Masterplanning

Water Eaton

Illustrative masterplan

- Illustrative masterplan builds on principles that emerged from EbyD and previous consultation
- An example of how the site could be delivered, but application is in outline
- Outline application is assessed against parameter plans
- Masterplan elements:
 - o Design strategies
 - o Uses and access
 - o Illustrative building typologies and character
 - o Illustrative green infrastructure elements



Masterplanning

Water Eaton

Parameter plan: heights

- Based on assessment of landscape and views
- Complies with emerging Development Brief
- Site delivers higher development (and heights) to Oxford Road with less dense (and lower) rural edge
- Allows for some key buildings to make statements: entrance to Oxford / landmark navigation buildings
- These are maximum parameters



Masterplanning

Water Eaton

Parameter plan: uses and access

- Fixes areas of development and open space
- Main access points and routes identified
- Some flexibility for detailed masterplanning
- Based on the parameter plans the site has capacity for up to 725 dwellings
- In addition, proposing 75 extra care units (a form of sheltered housing with care) in line with policy requirements for provision

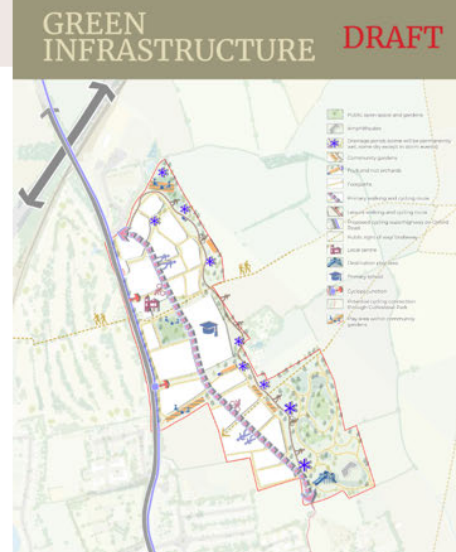


Masterplanning

Water Eaton

Green infrastructure strategy

- Follows principles endorsed through consultation
- Follows principles in draft Development Brief
- Green infrastructure (GI) elements: -
 - Description of various parts of plan
 - Barrows park
 - GI corridor
 - Overland flows and SUDS
 - Formal and informal play
 - Allotments / community gardens
 - Cutteslowe / Poet's Park
 - Building with Nature, Biodiversity Net Gain



Pipal Barns

Issue: layout of barns and courtyard fronting Oxford Road creates a challenge to provision of a coherent and integrated frontage onto Oxford Road

Consideration: protecting amenity and outlook for residents of Pipal Cottage and useability of the courtyard area given proximity to Oxford Road and Pipal Cottage

Approach: investigations undertaken to determine potential options for these buildings:

- A protective species survey of the barns
- Structural condition survey of the barns
- Feasibility study on potential conversion opportunities

Proposal: replace the barns with a more coherent design along Oxford Road possibly comprising houses and apartments to:

- Increase the off-set to the existing Pipal Cottage and protect the amenity of the occupiers
- Make more efficient use of the land
- Ensure replacement buildings meet current building and sustainability standards
- Provide a better design and consistent character along Oxford Road

SKETCH ILLUSTRATION FOR PIPAL BARNS **DRAFT**



School

- Benefits of co-locating endorsed in consultation
- Sloping site: split level
- Many parameters define how school can be designed and delivered to ensure best operation once in operation
- Historic barrows 'protection area' and GI corridor
- Outline application but required detailed discussion



4

Access and Movement

21

Access and Movement

Water Eaton

Movement strategy

- Active modes first approach, encouraging walking, cycling and public transport ahead of the car
- A school street will ensure safe access to the primary school and encourage parents not to drive to drop off children
- School parking will be accommodated in the local centre creating a 'Park and Stride'
- Low level of parking to be provided on site with controlled parking zones (i.e. parking enforcement)
- Along with cycle super highway a direct cycle route to be provided through the centre of the site, with a further shared leisure route (for all users) at the eastern side of the site.
- Mobility hubs combining multiple types of transport such as shared electric carpools, e-scooters, bikes etc for hire.
- Easy access to new bus stops that are proposed on the Oxford Road

MOVEMENT

DRAFT



Water Eaton



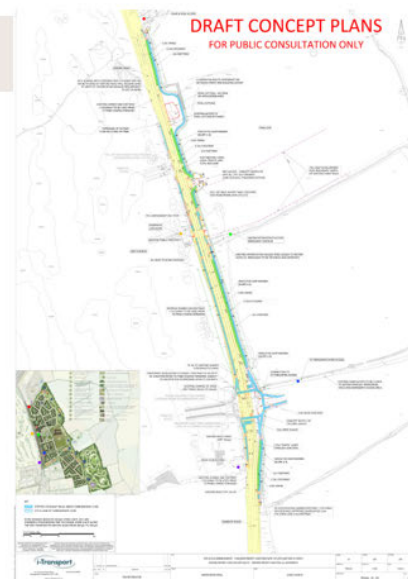
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Oxford Road corridor

Access strategy

- Active travel first approach
- Comprehensive strategy in dialogue with County Council, PR6B and stakeholders
- Traffic Regulation Order (TRO) to reduce speed limit on Oxford Road to 30mph currently being consulted upon

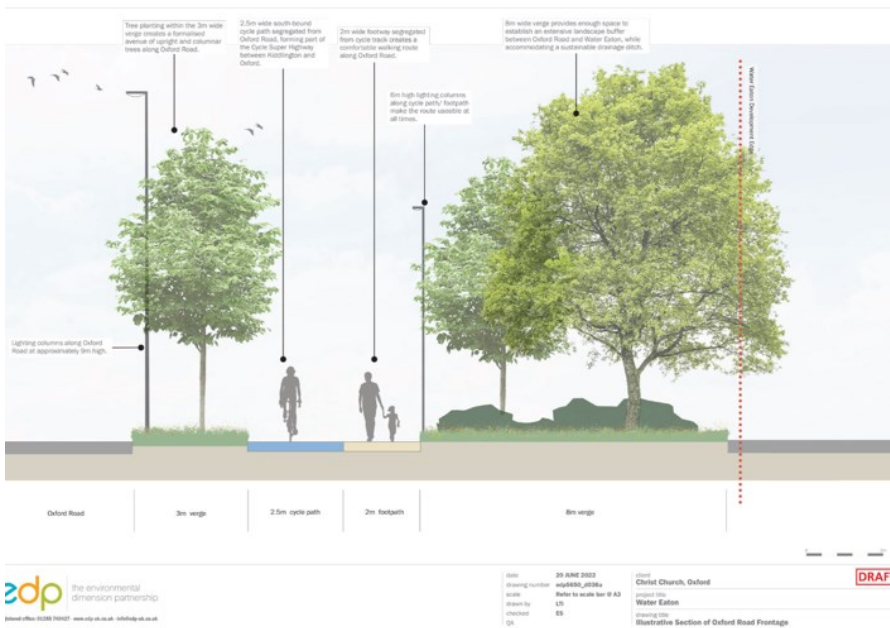
Water Eaton



Cycle superhighway

- New 2.5 metre southbound direction cycle track parallel to the Oxford Road / Banbury Road
- Segregated from the road by a new 3 metre landscaped verge
- Northbound cycle track is proposed on the western side of the Oxford Road / Banbury Road to be delivered by the PR6b

25



26

Oxford Road corridor

Cycle superhighway

Water Eaton



Oxford Road corridor

Cycling Improvements

Water Eaton

Cotteslowe Park

- Scheme designed through Cotteslowe Park
- Connecting into the new park area, east of the cricket pavilion
- Then along the western side of the park, avoiding the busiest parts of the park.
- Designs currently with Oxford City and Oxfordshire County Councils

Kidlington to Cotteslowe

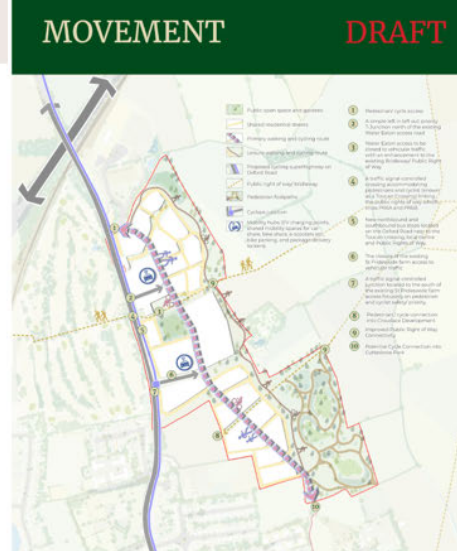
- Improvements to the existing footway / cycleway along the Oxford Road / Banbury Road between (and inclusive of) the Kidlington Roundabout and Cotteslowe Roundabout
- Where possible, cyclists will be segregated from vehicles and pedestrians

Oxford Road corridor

Water Eaton

Access strategy introduction

- Simple 'Left in Left out' priority T-junction to north
- Water Eaton Estate access to be closed to vehicular traffic
- Toucan Signal controlled Crossing
- New bus stops located near to the local centre
- St Frideswide's Farm access closed to vehicular traffic.
- Primary access via a traffic signal-controlled junction



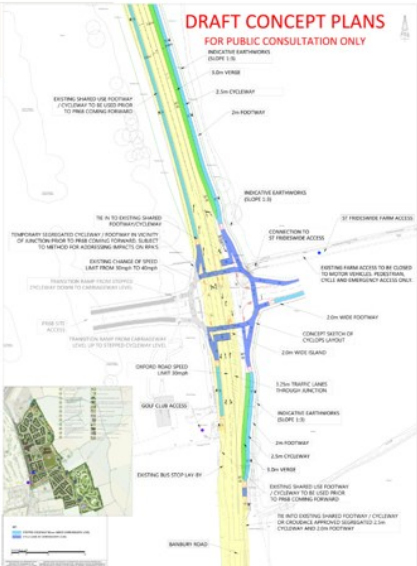
Oxford Road corridor

Water Eaton

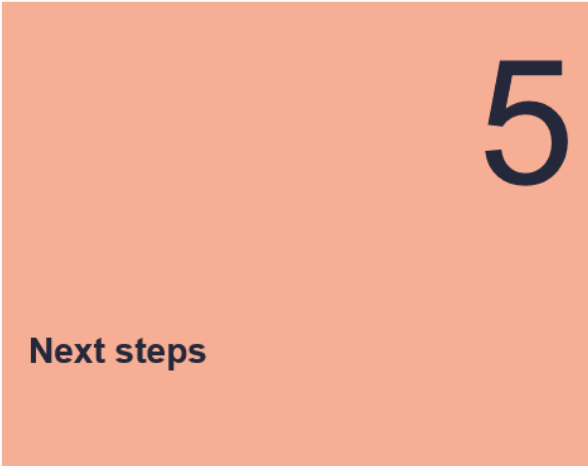
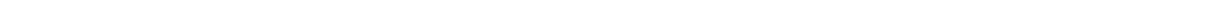
Access arrangements – Left In Left Out junction



Access arrangements – CYCLOPS junction



Q&A Session



5

Next steps

Appendix 21 - Correspondence to Stakeholders for October 2021 Consultation, Design Development consultation and Winter 2022/23 consultation

Correspondence issued to stakeholders on 10 October 2021 to announce the October 2021 consultation.

I am writing to confirm that the initial public consultation on our emerging proposals for PR6a is now open and all the information we are asking for feedback on is available to view on the project website: www.PR6a.co.uk

We will consider all the feedback we receive to this consultation to 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 a planning application to Cherwell District Council.

Views and comments on our current proposals can be submitted online through the website at www.PR6a.co.uk/have-your-say by filling in the online feedback form or by using the interactive consultation map.

Alternatively, comments and feedback can be provided by:

- **Sending an email to:** PR6a@camarque.uk
- **Writing to us at:** Freepost RRRG-AZTG-JLJX, Camargue (PR6a), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA.

The deadline for submission of comments to the consultation will be Sunday 24 October.

During this initial stage of consultation, you can also find out more about the information we're consulting on by coming along to events and speaking to members of the project team.

We are holding two in-person consultation events which are taking place:

- **Friday 8 October (today), 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

We are also holding an **online webinar event**. This will take place on **Tuesday 12 October, 18.30-20.00**. The webinar will be held on Zoom and will comprise a presentation on our current proposals followed by the opportunity for people to put their questions to the project team.

Anyone wishing to attend this online event is advised to register in advance [HERE](#).

We would be delighted to welcome you to any of these events and receive any comments you have on our proposals.

If you would like more information about the consultation or require any assistance submitting feedback, you can contact the project team on 0800 531 6831 or by email at PR6a@camarque.uk

Kind regards

PR6a Community Relations Team

Correspondence issued via Mailchimp to stakeholders and website registrants on 30 June 2022 to announce the Design Development consultation.

Water Eaton

Dear << Test Salutation >>

Since our initial consultation in Autumn 2021 we have continued to shape and refine our proposals for Water Eaton (also known as PR6a), taking into consideration the feedback we received together with initial findings from our surveys and assessments.

While we still have yet to finalise our outline planning application for the scheme, we would like to share information on how our plans have evolved since last year and invite views on specific areas of design development.

We are therefore holding an interim consultation to seek wider views on certain aspects of the evolving design for the scheme.

Interim Consultation

This consultation will take place from 30 June to 29 July 2022. During this time, we would welcome your feedback and comment on specific design areas including:

- The updated masterplan
- Access strategy
- The location of the primary school, its interaction with the local centre and proposed 'School Street'
- Design approach for Pipal Barns
- Access to the site and connectivity to and across the site

There are a number of different ways you can find out more about what we're consulting on and how to take part:

- Visit our project website – www.water-eaton.co.uk – to view information about our updated proposals and submit your feedback to this consultation online.
- Join us at an online consultation event taking place from 18.30-20.00 on Tuesday 12 July 2022. The webinar will be held on Zoom and will comprise a presentation on our proposals followed by the opportunity to put any questions you might have to the project team.

Anyone wishing to attend will need to register in advance [here](#).

You can also register for this event on our project website.

- Contact our community relations team if you have any questions or would like help accessing information about the project or responding to this consultation (see contact details below).

Tell us what you think

There are several ways you can submit comments to this consultation online or in writing.

- **Online:** provide us with your comments by filling in the online feedback form on the project website [HERE](#) or sending an email to us at info@water-eaton.co.uk
- **In writing:** download a copy of the feedback form from the website or contact the community relations team to request a copy, complete as many sections of the form as you would like and send it back to us at:

Freepost RRRG-AZTG-JLJX,
Water Eaton team (Camargue),
Eagle Tower,
Montpellier Drive,
GL50 1TA

We will consider all feedback submitted to this consultation to help refine our plans before carrying out a final stage of public consultation on the draft planning application in autumn 2022.

If you would like more information about the consultation, or hard copies of consultation materials, please contact the community relations team directly by calling us on Freephone 0800 531 6831 or sending an email to info@water-eaton.co.uk.

Yours sincerely
Water Eaton Community Relations Team

CONTACT US ON:

☎ 0800 531 6831
✉ info@water-eaton.co.uk

FREEPOST RRRG-AZTG-JLJX

Water Eaton Team (Camargue),
Eagle Tower, Montpellier Drive,
Cheltenham, GL50 1TA

Correspondence issued via Mailchimp to stakeholders and website registrants on 7 December 2022 to announce the Winter 2022 / 23 consultation.

Water Eaton

Good morning

Bellway Homes has today launched a consultation period for the Water Eaton site (also known as PR6a). The consultation period is open from 7 December and will run until 20 January 2023.

The consultation is a chance to see how the project has evolved since the design development consultation this summer and the initial consultation held in Autumn 2021. Bellway Homes is inviting people to provide further feedback and comments on the proposals prior to the formal consultation when the application is submitted.

Please visit www.water-eaton.co.uk to view our updated plans and information on this stage of consultation.

Events

Two drop-in events will be held where people can learn more about our plans, meet the project team and ask their questions. These will be held on:

- Saturday 10 December: 10am-1pm, Cutteslowe Pavilion Hall, OX2 8ES
- Wednesday 14 December: 3pm-6pm, North Oxford Association Community Centre, Diamond Place, Summertown, OX2 7DP

An online event will also take place from 6 to 7:30pm on Monday 12 December. Please register to attend the webinar [here](#).

Providing your feedback

You can learn more about how to provide your feedback by visiting the [Have your Say](#) page on our website.

Please provide comments by 20 January 2023. We will carefully consider all feedback submitted to this consultation to help refine our plans before submitting an outline planning application to Cherwell District Council in early 2023.

If you would like more information about the consultation, or hard copies of consultation materials, please contact the community relations team directly by calling us on Freephone 0800 531 6831 or sending an email to info@water-eaton.co.uk.

Appendix 22 - Postcard Winter 2022 / 23

Consultation 7 December to 20 January 2023

Public Consultation

7 December to 20 January 2023

Water Eaton

Have your Say

You are invited to take part in our consultation on the plans we have developed for Water Eaton. The site – formally known as PR6a – lies to the east of Oxford Road and is allocated in the Cherwell Local Plan Partial Review for development of new homes, a primary school and a local centre.

Bellway Homes has recently acquired the land from Christ Church to bring the site forward for development. In the interests of delivering a scheme of the highest quality, Bellway is committed to building on the approach to engagement and masterplan development adopted by Christ Church.

This engagement included an initial consultation in Autumn 2021 and a second consultation in Summer 2022. Since then, we have refined our proposals, taking into consideration the feedback you provided together with the findings from our surveys and assessments.

www.water-eaton.co.uk



This will be the final stage of public consultation before a planning application is submitted in early 2023.

Bellway STRATEGIC LAND

How to find out more

VISIT OUR WEBSITE www.water-eaton.co.uk from **7 December** to find out about our updated proposals and how to provide your feedback.

If you would like to receive hard copies of the consultation information, please contact us using the details below.


JOIN US AT OUR EVENTS:

SATURDAY 10 DECEMBER: 10AM-1PM
Cutteslowe Pavilion Hall, OX2 8ES


MONDAY 12 DECEMBER: 6PM-7:30PM
webinar event, register to attend online

WEDNESDAY 14 DECEMBER: 3PM-6PM
North Oxford Association Community Centre,
Diamond Place, Summertown, OX2 7DP

CONTACT US DIRECTLY FOR MORE INFORMATION:

 **0800 531 6831**

 **info@water-eaton.co.uk**

 **Freepost RRGK-AZTG-JLJX,**
Water Eaton Team (Camargue), Eagle Tower,
Montpellier Drive, Cheltenham GL50 1TA

Consultation open **7 DECEMBER TO 20 JANUARY 2023**

Appendix 23 - Poster Winter 2022 / 23 Consultation 7 December to 20 January 2023

Public consultation

Water Eaton

Bellway Homes has recently acquired land from Christ Church to bring forward the Water Eaton site for development.

From 7 December to 20 January 2023, Bellway Homes is presenting updated design for Water Eaton (PR6a) and is inviting feedback on the draft masterplan and development proposals.



Visit our website

www.water-eaton.co.uk

Available from **7 December** to find out about our updated proposals and how to provide your feedback.

JOIN US AT OUR IN-PERSON EVENTS:

SATURDAY 10 DECEMBER: 10AM-1PM
Cuttleslowe Pavilion Hall, OX2 8ES

MONDAY 12 DECEMBER: 6PM-7:30PM
webinar event, register to attend online

WEDNESDAY 14 DECEMBER: 3PM-6PM
North Oxford Association Community Centre,
Diamond Place, Summertown, OX2 7DP

CONTACT US DIRECTLY FOR MORE INFORMATION:

 **0800 531 6831**

 **info@water-eaton.co.uk**

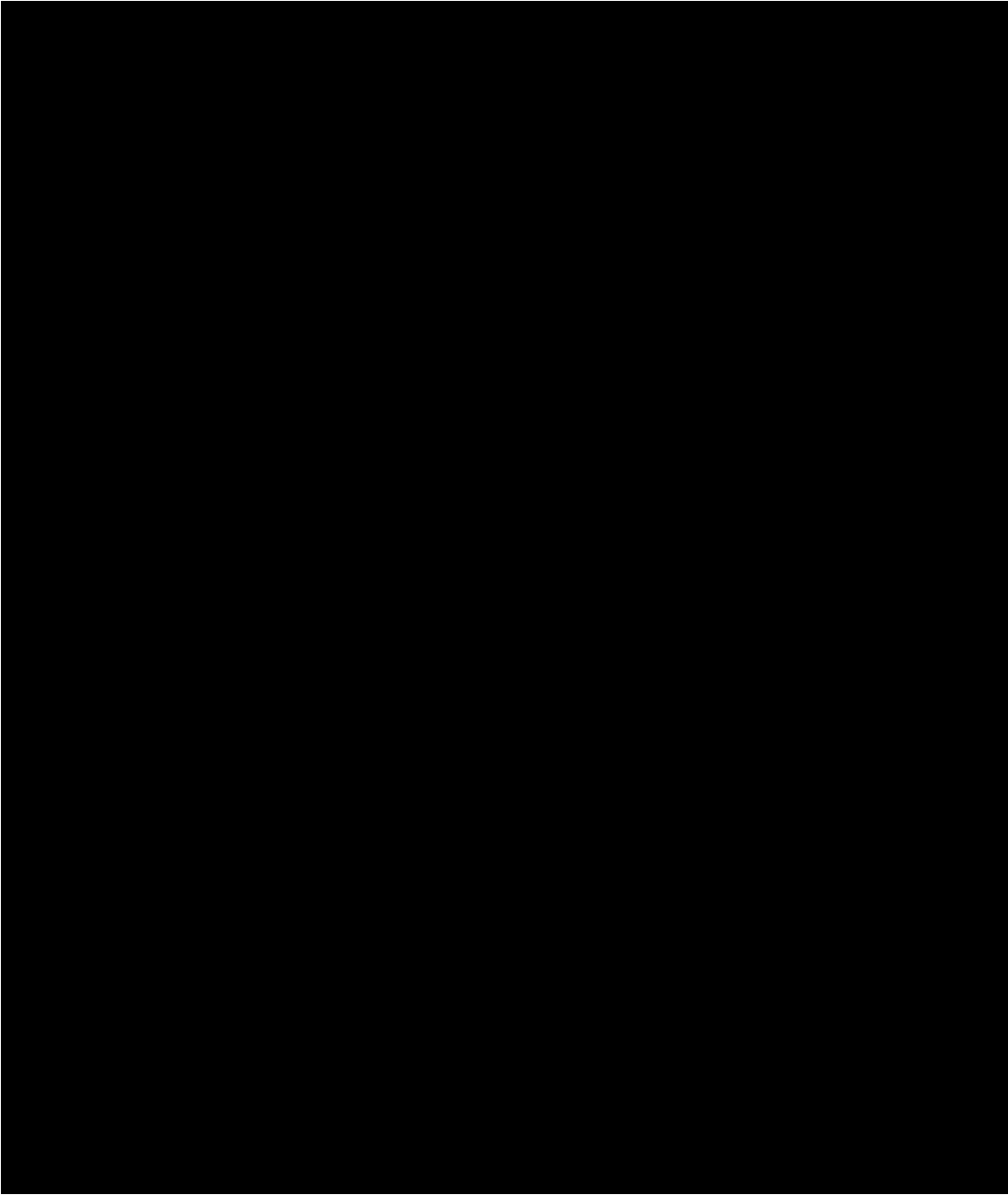
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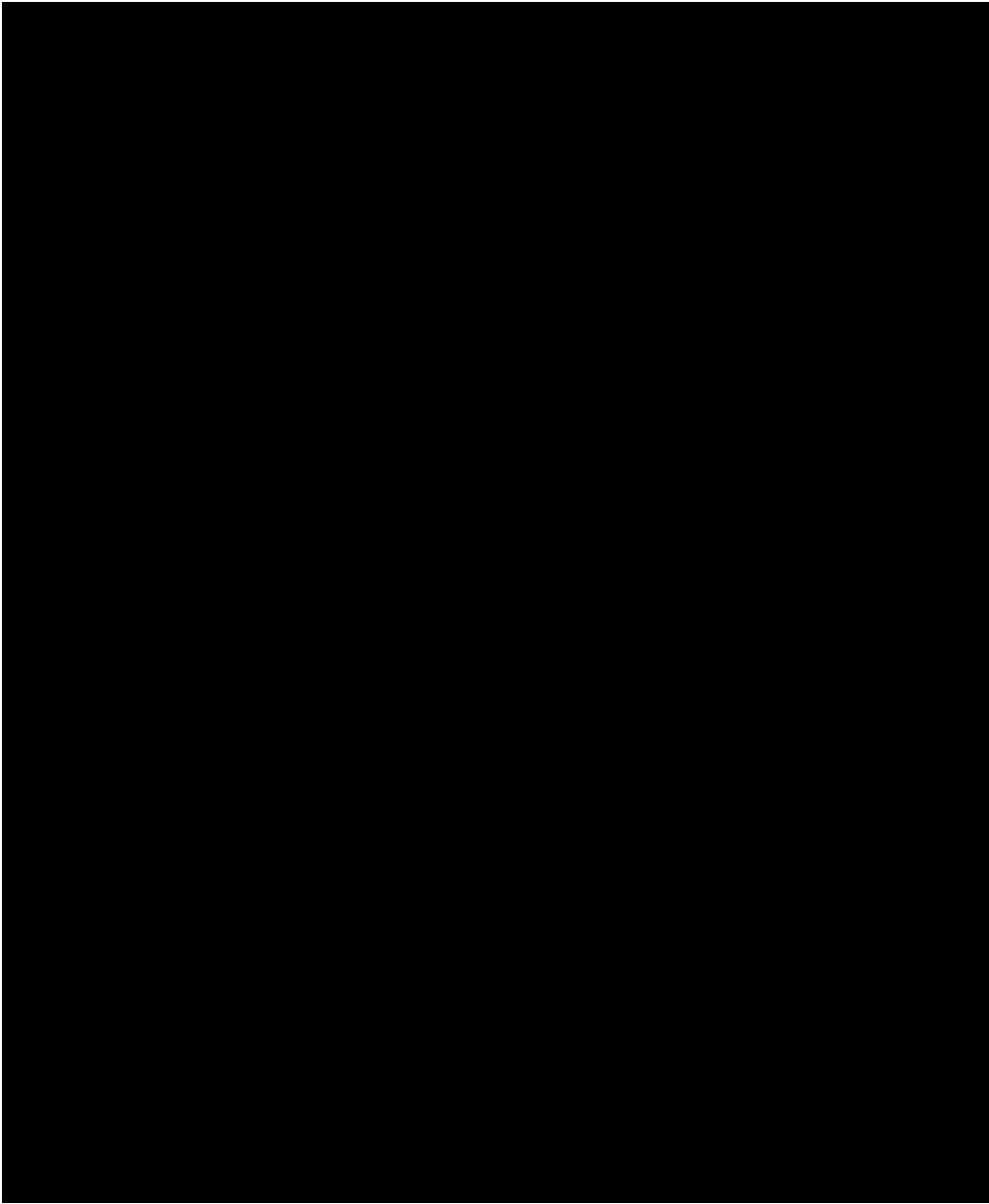
Water Eaton Team (Camargue),
Eagle Tower, Montpellier Drive,
Cheltenham, GL50 1TA

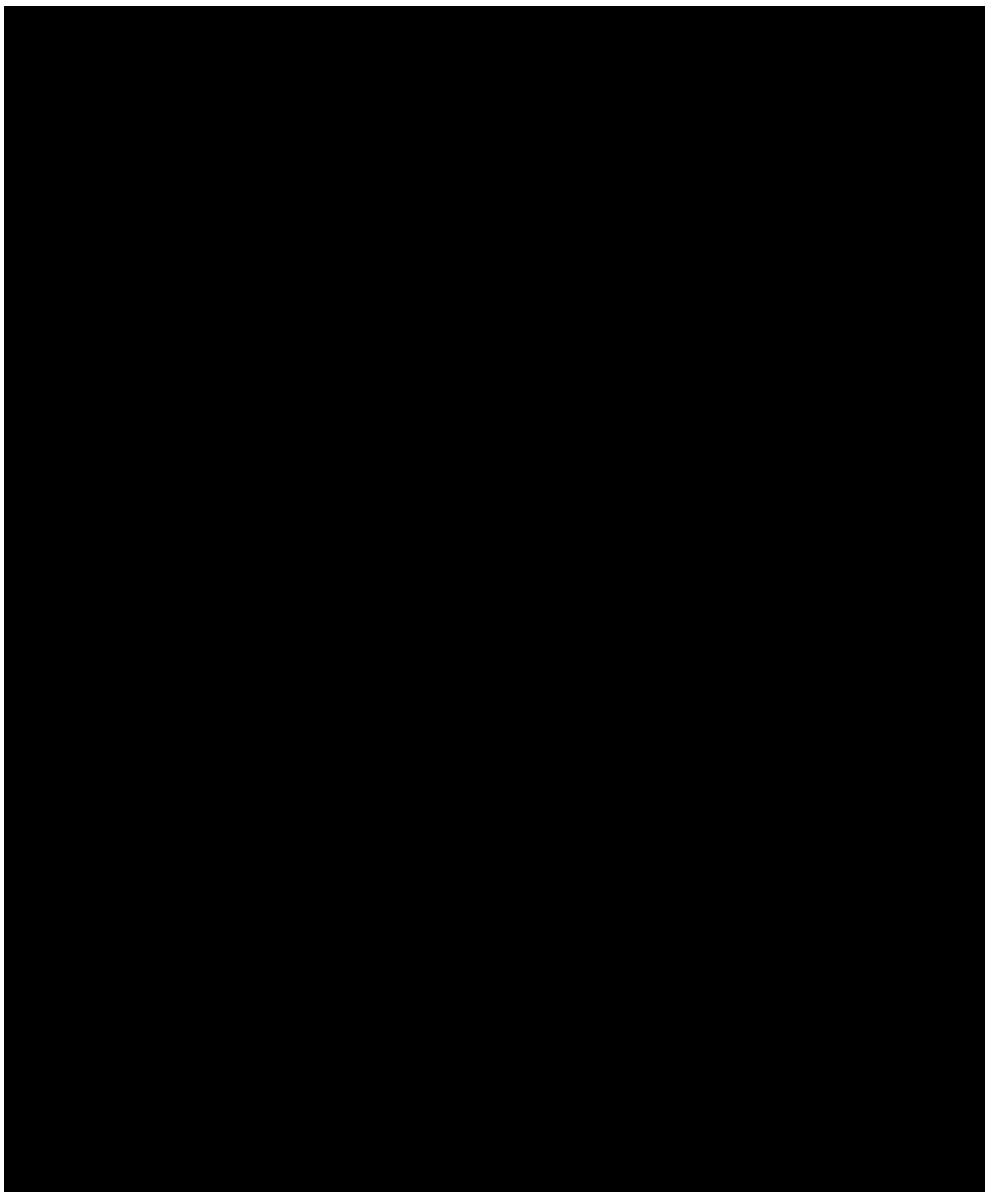
If you would like to receive hard copies of the consultation information, please get in touch.

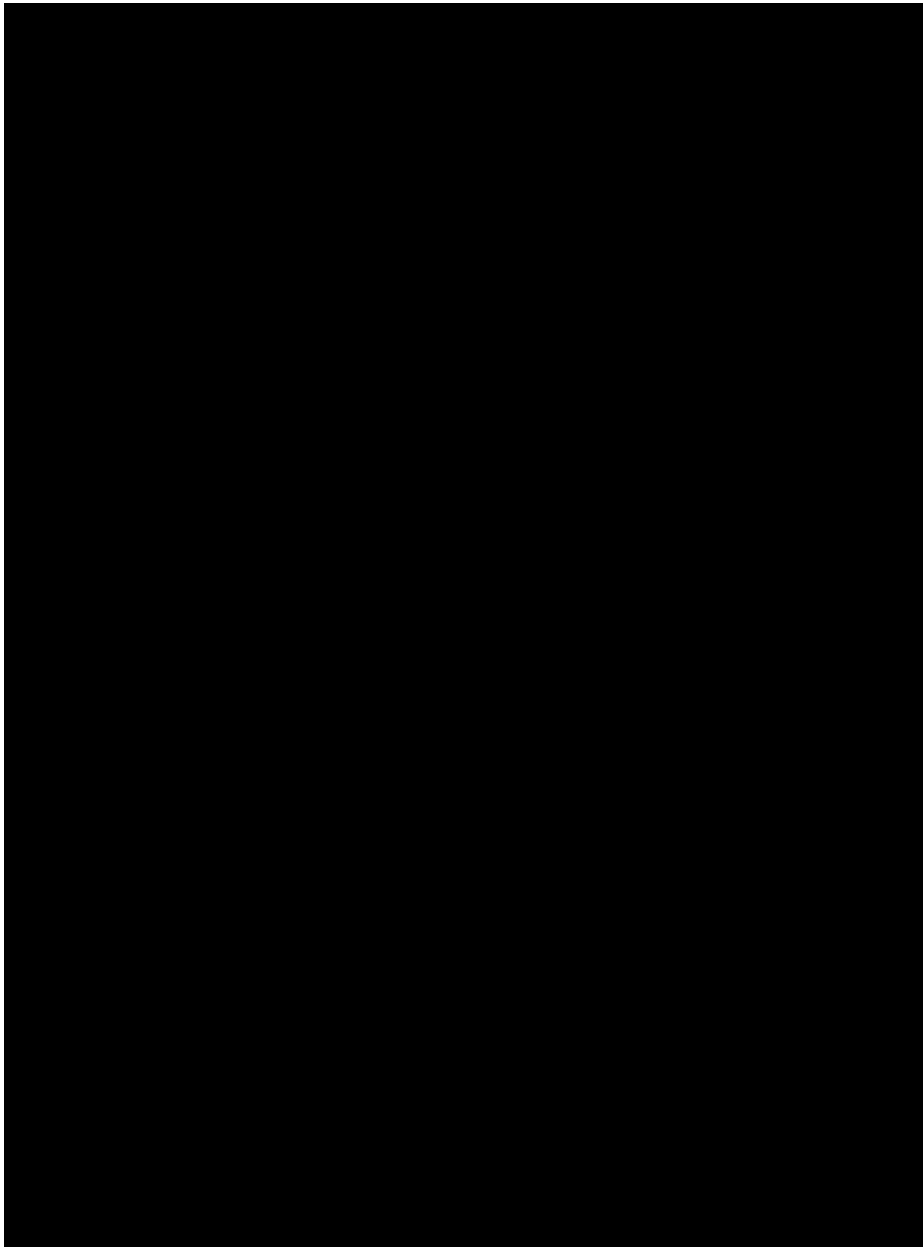
Bellway

**STRATEGIC
LAND**









Appendix 25 - Press release Winter 2022 / 23 Consultation 7 December to 20 January 2023

PRESS RELEASE

Date: 23 November 2022

Public feedback is sought on developing proposals for Water Eaton

- **Following initial public consultation in Autumn 2021 and a design development consultation in June 2022, Bellway Homes is inviting the public to provide feedback on evolved plans for Water Eaton (also known as PR6a)**
- **The consultation is open from 7 December to 20 January 2023**
- **People are invited to attend in-person and online events to find out more and provide feedback.**

Bellway is inviting people to take part in what is expected to be the final round of public consultation on plans for the Water Eaton site prior to submission of an outline application in early 2023. 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.

In September, Bellway acquired the land from Christ Church to bring the site forward for development. In the interests of delivering a scheme of the highest quality, Bellway is committed to building on the approach to engagement and masterplan development adopted by Christ Church. Christ Church has consulted extensively on proposals for the site including a public consultation in Autumn 2021 and an Enquiry by Design process in July 2021 which enabled community representatives and stakeholders to contribute to the development of the vision for Water Eaton.

This was followed by a design development consultation in June/July 2022 which invited views on certain fundamental aspects of the emerging masterplan, access arrangements and designs for the Oxford Road corridor.

The design team has continued to shape and refine the proposals for Water Eaton, taking into consideration the feedback received together with findings from surveys and technical assessments. Throughout the design process the seven principles of Connectivity, Identity, Community, Ecology, Energy, Carbon, Health and Wellbeing have been taken into account. Bellway's development of the land will continue to be guided by these principles, as well as being informed by feedback from this and previous consultations.

Water Eaton will deliver:

- Up to 800 much-needed new homes, of which 50% will be affordable housing
- A new primary school
- A local centre including: retail, a café/restaurant, community building and facilities
- Extensive open space, play areas and allotments, and
- Movement and Green Infrastructure which delivers healthy living, with an emphasis on active travel, by foot or bicycle, with green spaces for exercise and relaxation.

Fergus Thomas, Strategic Land Director (Central) at Bellway Homes, said: "We're committed to delivering the best possible scheme and continuing to work closely with Christ Church to develop our plans for Water Eaton. A development that provides much-needed new homes for Oxford, while working carefully with the local environment and supporting the community".

"Following two stages of public consultation, this stage provides the wider community with a further opportunity to provide us with their feedback so we can finalise our plans to deliver a scheme that maximises the benefits to the local community and is as environmentally sustainable as possible."

"We will carefully consider all the feedback we receive to this consultation, along with the findings from our technical studies, as we refine our proposals, develop an illustrative masterplan and fix the development parameters for the project. Our application will also be accompanied by a detailed Environmental Impact Assessment. We expect to submit an outline planning application to Cherwell District Council in early 2023."

The consultation period is open from 7 December to 20 January 2023.

Two drop-in events will be held where people can learn more about our plans, meet the project team and ask their questions:

- Saturday 10 December: 10am-1pm, Cutteslowe Pavilion Hall, OX2 8ES
- Wednesday 14 December: 3pm-6pm, North Oxford Association Community Centre, Diamond Place, Summertown, OX2 7DP

An online event will also take place from 18:00 to 19:30 on Monday 12 December. Please register to attend the webinar at www.water-eaton.co.uk

From 7 December, comments can be provided using the online feedback form, sending an email to info@water-eaton.co.uk or writing to Bellway at Freepost RRRG-AZTG-JLJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham GL50 1TA

To find out more about the information being consulted on please visit: www.water-eaton.co.uk.

For a briefing with the project team or hard copies of consultation materials, please call 0800 531 6831 or by email at info@water-eaton.co.uk.

Appendix 26 - Exhibition panels Winter 2022 / 23 consultation 7 December to 20 January 2023

Water Eaton

Welcome

Thank you for coming along to our consultation event to find out more about our proposals for Water Eaton.

Water Eaton, formally referred to as PR6a / Land East of Oxford Road has been allocated for the development of new homes, a primary school, and a local centre in the adopted Cherwell Local Plan Partial Review.

Background

Christ Church has been involved in the promotion of land at Water Eaton for a number of years.

Since the start of 2021, Christ Church has engaged in regular meetings with Officers of Cherwell District, Oxfordshire County and Oxford City Councils and key stakeholders to establish a vision and design principles for Water Eaton. This process of consultation and discussion has been supported and informed by engaging with key stakeholders and members of the public in a process of community engagement. This has included an Enquiry by Design process which was held in July 2021, where local communities and interest groups could comment on the key principles for the site. This was then followed by two stages of public consultation in October 2021 and June/July 2022, where feedback was invited on refined plans for the site.

During this time, Christ Church, and its design team, has been preparing an outline planning application. This application is based on the emerging masterplan and associated parameter plans, which have evolved since the start of the community engagement process.

Delivery of Water Eaton

To ensure the delivery of development at Water Eaton, Christ Church has recently transferred the ownership of the site to Bellway Homes. They will be responsible for completing the production and submission of the planning application and taking it through to determination. Christ Church will continue to be involved in the development and use of Water Eaton as it will retain stewardship of the green infrastructure and community facilities which will form an integral part of this new community.



Bellway Homes

Bellway Homes has over 70 years of homebuilding experience, growing from a local north east of England family-owned business to a national FTSE 250 housebuilder operating through 22 divisions nationwide. Bellway is proud to have continually been awarded 5-star homebuilder status by the House Builders Federation, which demonstrates the commitment to customer service, legacy and the delivery of high quality homes and places where people want to live and be a part of.

Water Eaton

The Development

The plans we are presenting have been informed by views and suggestions submitted in response to the previous public consultations.

We intend to develop the site as an extension of Oxford with a visible and distinctive frontage onto Oxford Road, with a scale and density of development which is appropriate to its gateway location and proximity to public transport stops. The eastern part of the site will create a softer edge onto the countryside to the east with views to the Cherwell Valley and Water Eaton.

The green corridor along the eastern boundary together with parkland will create characterful spaces for movement, play and recreation. Biodiversity Net Gain will be achieved across the site and Sustainable Drainage Systems will provide vegetation and landscaping to mimic nature and drain surface water.

We have responded to some of the key points raised in feedback to previous consultations in the following way:

- **Demonstrate biodiversity net gain and provide a variety of habitats and planting**
There will be biodiversity net gain across the development along with wildlife corridors and the creation of diverse habitats.
- **Clear long-term management of green and blue infrastructure**
Christ Church will take on this long-term role.
- **Open countryside views**
Views to the countryside are incorporated in accordance with the Local Plan policy and Development Brief.
- **Fully segregated cycle and pedestrian routes**
We have been working with Oxfordshire County Council to develop the cycle super highway along Oxford Road which will deliver fully segregated cycle and pedestrian routes. We have worked with the council to review proposals at the Kidlington roundabout which has led to the inclusion of fully segregated provision rather than shared use routes around the Kidlington junction.
- **Locate the primary school and neighbourhood centre together and providing local amenities**
This will be part of our plans and the local centre will provide a range of options for groceries and shopping.
- **Changes to open space**
We have removed the open air amphitheatre shown on the previous illustrative masterplan and have moved the multi-use games area to a location more distant from Cutteslowe Park.

Local Plan proposals map



Water Eaton

The scheme parameters

As part of the planning application for Water Eaton, we will be submitting an Environmental Statement (ES). It will detail the technical work we have conducted to identify potential environmental effects and the proposed mitigation measures, benefits and enhancements the scheme will deliver.

Following feedback from Cherwell District Council and other statutory consultees, the ES will cover the population, climate change, transport and movement, air quality, noise, drainage, biodiversity, landscape and visual effects, archaeology, listed buildings, and ground conditions including soils.

How does environmental assessment help the design process?
The baseline surveys of the site and its surroundings inform the analysis and influence the design of the emerging scheme. It shows how to best bring together the mix of new homes, local centre, primary school, green space, drainage and access routes for pedestrians, cyclists and vehicles.

This work has identified several key mitigation measures acknowledging:

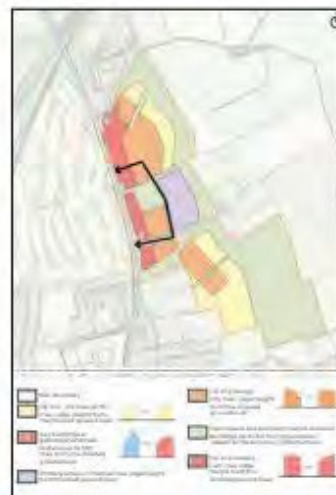
- The remains of two barrows retained in an area of open space with an agreed 'protection zone'
- Green space will separate built development from St Frideswide's Farmhouse
- Green corridors along retained hedgerows, public paths and rainwater drainage routes
- Flood water storage ponds will be located in multifunctional green spaces
- The Primary school and local centre positioned to be within walking distance for as many residents as possible
- A cycle route through the site linking the Park & Ride and the Parkway station to the urban area of Oxford and Cutteslowe Park
- Oxford Road bus lane, and segregated pedestrian and cycle routes along to Oxford Road, suitable for commuting
- The tallest buildings would be positioned along Oxford Road corridor, and then step down to the east
- Landscape planting to soften the appearance in views from the east.

Parameter plans

The parameter plans define the development principles for the distribution of land use and the maximum building heights across the scheme.

Our current thinking is represented in these plans. This will be submitted as part of the outline planning application and allows Cherwell District Council to control the scale of development, however certain details may be subject to change.

The final appearance and layout of the development will be determined as part of the subsequent Reserved Matters applications following the outcome of the outline planning application.



Water Eaton

Our masterplan

Our latest masterplan for Water Eaton has developed following the technical assessments and feedback.

Through this work, we have developed our masterplan to deliver up to 800 homes, including the potential for extra care apartments, a primary school and a local centre which will serve not only Water Eaton but the neighbouring developments and communities.

Capacity work has shown that the site is suitable for 800 homes, and in line with Local Plan policy 50% of these homes will be affordable, including a variety of different tenures including the potential for first homes, social/affordable rent and shared ownership properties.



Water Eaton

Character & placemaking

Throughout our work we have been considering what it would be like to live at Water Eaton. We have progressed this through character studies and the feedback received during the Enquiry by Design and previous consultations.

Because this is an outline planning application, the final appearance and character of the area will be decided later on. For the outline application we will be submitting indicative guidelines for character and appearance in the

form of colour palettes and character areas based on the adopted Development Brief for the site. We are seeking your views on how we could make this place special, and related to the local area.

We have identified three character areas, one adjacent to Oxford Road and others adjacent to the green corridor on the eastern edge of the site (divided into north and south areas). Broadly, we propose the following: -

Oxford Road Frontage

- Responds to requirements for Oxford Road corridor, with existing planting retained in parts, together with new formal planting
- Active frontages to Oxford Road
- Mainly 3-storey with some 4-storey and 5-storey gateway buildings

Valley View (north)

- Views open out to countryside
- Existing trees and drainage paths become features
- Formal Primary street gives way to loose-knit edge

Valley View (south)

- Responds to Croudace scheme
- Reflects historic Oxford 'Victorian grid' with formal street grid
- Regular formal building line
- Dense terraces on Primary street give way to lower density looser patterns at parkland edge

We have also created some illustrative views, and would love to hear your comments on them:



These are images designed to prompt comments. We welcome your thoughts on the type and style of dwellings we provide across the site, and how the streets and spaces in the scheme should be designed when we submit future detailed applications.

Colours palettes

The following colours are suggested as colour palettes for the character areas, and have been drawn from the colours found in surrounding areas of Oxford, Kidlington and Cherwell villages.



Water Eaton

Responsible ownership & stewardship

Since the beginning of the community engagement process Christ Church has developed and adopted a Responsible Ownership Policy for Property (ROPP) that will be applied to the development of this scheme.

Details of the ROPP process can be viewed at: www.chch.ox.ac.uk/responsible-ownership-policy-property

The ROPP process guides decision making using seven principles:

Connectivity

A place that's connected to its surrounds by design, and is permeable, open and inviting. This includes a people focused design - encouraging healthy, active lifestyles and supporting local amenities, business and employment.

Identity

A contextual but bespoke approach to design and place making. Being 'of' the place and local community, engaging communities and stakeholders in the visioning and decision process to help shape it.

Community

An approach to environment and place that puts people at its heart. A caring and connected community for all - building social capital.

Ecology

Connection of people with nature in a connected, sustainable, bio-diverse and natural place.

Energy

Responsible resource and energy usage, sustainably sourced with optimised, clean and affordable energy for all.

Carbon

A zero carbon development - in design, delivery and future use.

Health and Wellbeing

Connecting people and catering and caring for all lifestyles, needs and stages.

We previously consulted on a Vision for the development of Water Eaton, and while generally supported, it has been updated to reflect feedback. The Vision builds on the above ROPP principles as they specifically apply to the site.



The ROPP is a process of assessment and review at six key project stages from concept, through planning and into construction. Bellway is committed to the ROPP process and principles and will constantly review the emerging designs to ensure the development is carried out responsibly and to the highest feasible standards.

Water Eaton

A sustainable development

We have previously consulted on the approach to sustainability. Much of the detail for these areas will need to be refined at the detailed design stage to reflect technologies that are available at the time, however our approach to each is set out below:

Passive design and energy efficiency

Buildings will be designed to reduce demand for energy as far as possible. This could be achieved with building fabric that minimises heat loss and high-quality glazing. Better insulation and construction will result in buildings which are more airtight, keeping buildings warm in winter and cool in summer.

All electric strategy

The provision of heating and hot water at Water Eaton will be free of fossil fuels, instead using all-electric energy methods. We plan for all homes to use an electric heat pump, which allows the generation of heating, hot water, and cooling and this could be complemented by renewable generating technologies such as solar PV.

Health and Wellbeing

Homes will be designed to be affordable to run, comfortable, with lots of daylight, but reducing the risk of overheating. There will be no air pollution from the homes through cooking or heating and the provision of outdoor space, bike storage and access to the cycle and walking network will encourage an active lifestyle.

There are a range of approaches and technologies available to help us achieve our low-carbon aims, which are shown below:



Energy and Climate Change Mitigation

The development of the strategy here has followed the good practice of lean, clean, green. The homes will also add in a "smart" element:

Lean

A fabric first approach will minimise heating demand and will be combined with low energy lighting. Low use water fittings will minimise water use on-site and water butts will be provided where appropriate.

Clean

Homes will be all-electric, very low carbon and emit no air pollution. Using heat pumps they will generate the heat very efficiently.

Green

Homes will be provided with solar power to reduce CO₂ emissions further and reduce bills for the residents.

Smart

Homes will be able to control appliances, the hot water tanks, electric vehicle charging and solar systems optimally, by storing energy and changing when energy is used.

Transport

Homes will encourage walking and cycling, with good storage and connections directly to the network of segregated pathways. Each house will have an electric vehicle charger to enable residents to use electric cars, when needed. There is more detail on transport in the boards dedicated to this area.

Evolution of Lean, Clean and Green practices



Water Eaton

Ground conditions & utilities

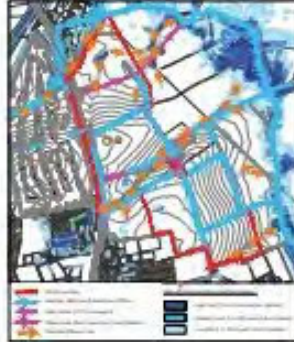
Water Eaton is being designed with careful consideration of the on-site flood risk and utilities.

Flood Risk

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

The majority of the site is at very low risk of surface water flooding. The masterplan will consider and preserve overland flow paths and existing drainage routes where appropriate. This is to ensure there is no flood risk to the development and no increase in flood risk off-site.

Plan showing risk of flooding from surface water



Flood zone map

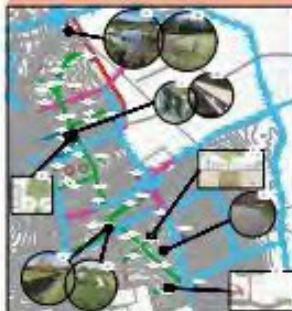


Surface water drainage

The surface water drainage strategy will mimic the existing on-site drainage, discharging run-off into the network of watercourses at rates matching pre-development.

Sustainable Drainage Systems

Sustainable Drainage Systems (SuDS) such as ponds, basins and swales will be designed in varying shapes, sizes and depth in order to work within the constraints of the site and to allow for the future effects of climate change.



Foul drainage

Thames Water has been consulted and has confirmed that reinforcement works to the foul drainage network will be required to serve Water Eaton. Liaison is ongoing with Thames Water to ensure that the development is included in their modelling at the appropriate stage, in order to ensure that the required capacity is provided when it is needed.

Utilities

Thames Water and SSE have been consulted about potable water supply and electricity supply and have confirmed that reinforcement works to the water and electricity networks will be required. Liaison is ongoing with Thames Water and SSE to ensure that the required capacity is provided when needed.



Water Eaton

Working with local heritage

The Water Eaton site is influenced by a number of heritage assets including St Frideswide's Farmhouse to the east, the Pipal Barns complex on Oxford Road and two Anglo-Saxon barrows within the site.

St Frideswide's Farmhouse

The Grade II* listed St Frideswide's Farmhouse and its associated garden wall of 16th century origin is situated east of the site. The masterplan responds to the Listed Building in the following ways:

- Retention of the eastern edge of the site as open space and provision of a new area of parkland to the south to retain an attractive green buffer between the farmhouse and new buildings
- Retention of the alignment of the historical approach to the farmhouse through the site, as well as keeping and strengthening existing field boundaries
- Maintaining vegetation boundaries around the farmhouse to help screen the development.
- Limiting building heights closest to St Frideswide's Farmhouse, in order to respect the farmhouse's role as an historical focal point in the surrounding landscape
- Reinstatement of woodland and orchard planting to the north of the farmhouse, near to Water Eaton Copse.



Pipal Barns

The Pipal Barns are a non-designated group of c.19th century and later redundant farm buildings, located on Oxford Road, immediately north of Pipal Cottage.

The development proposals seek to deliver a walking and cycling super highway along the Oxford Road and provide a new distinctive frontage appropriate to its gateway location. In this context, it is not considered feasible to retain the Pipal Barns and they are proposed to be replaced with new buildings.



The Barrows

A programme of archaeological investigations has identified the earthwork and buried remains of two Anglo-Saxon barrows in the central west edge of the site.

The barrows will be preserved under an area of new green public open space at the heart of the development, which will include the provision of interpretative information.

Other archaeological features and deposits identified across the site will be subject to a programme of investigation and recording in advance of development, with the results made available to the public through the Oxfordshire Historic Environment Record.



Water Eaton

Ecology & biodiversity

We have carried out surveys across the site over a number of years to build a detailed knowledge of the ecological and biodiversity aspects. A summary of these are set out below.

Ecology Baseline

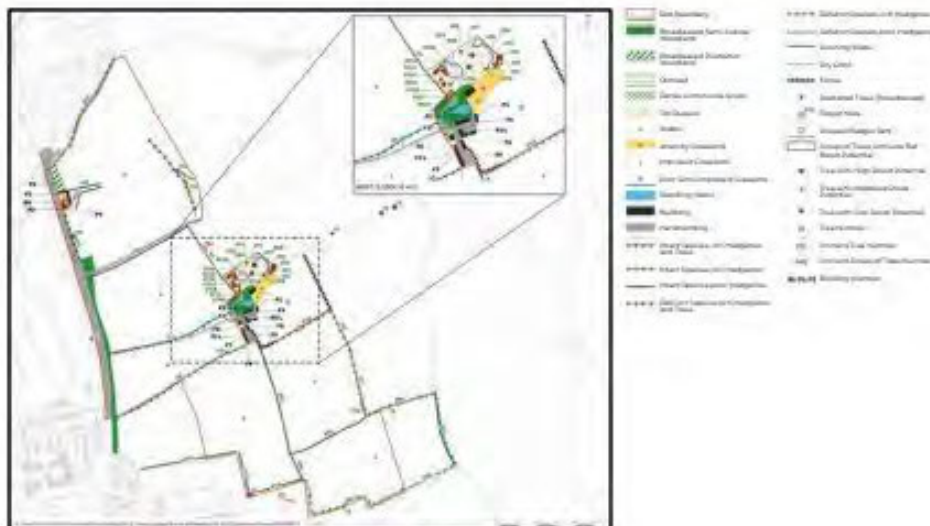
- The site is predominantly arable farmland
- Fields are divided by species-rich and species-poor hedgerows and block of woodland along western edge
- Bats have been recorded moving through the site; pipistrelle roosts recorded at St Frideswide's and Pipal Barns
- Brown hairstreak butterflies breed within the hedgerows
- Small population of grass snakes
- Occasional barn owl roosts have been recorded within derelict buildings at St Frideswide's and
- Farmland birds breeding throughout the site, including skylark and yellow wagtail.

Biodiversity Net Gain

The prevalence of arable farmland within the site, combined with the large areas of proposed public open space (including the Cutteslowe Park extension), mean the development can achieve a significant net gain to biodiversity. The open space will be managed with wildlife in mind to maximise its value to nature. This gain will be secured through a long-term ecological management plan.

Ecology Mitigation

- Internal hedgerows retained with any loss offset through additional hedgerow and shrub planting
- Wildlife sensitive lighting scheme designed to limit effects on nocturnal species
- Bat roost at St Frideswide buffered from development by public open space
- Loss of Pipal Barn roost to be replaced in site
- Loss of woodland from the site's western edge offset through greater area of planting within public open space, managed to ensure its future value
- Loss of breeding habitat offset through creation of skylark plots and arable field margins within nearby farmland
- Bird nesting features added to buildings and trees within the site
- Public open space will include areas of rough wildflower grassland, meadow and ponds, providing opportunities for pollinating insects, amphibians, barn owls, bats and grass snakes
- New shrub and tree planting will provide fruits and seeds for wildlife over autumn and winter
- New blackthorn planting will provide further breeding opportunities for brown hairstreak butterflies.



Water Eaton

Landscape & visual

Water Eaton is located in agricultural land bordering open countryside to the east.

It is served by a network of Public Rights of Way connecting to the wider countryside. Cutteslowe Park is the largest park in Oxford and has a strong visual connection with the site. There are opportunities to create a high-quality landscape setting for the development that responds positively to the local context.

Opportunities

- Extensive planting within the proposed scheme would provide visual screening to integrate the built form into the local landscape
- Creation of an extensive landscape buffer along the site's eastern edge, providing a soft transition to the open countryside to the east
- Creation of access routes through the site along green infrastructure links accommodating existing footpaths. These links used to enhance visual connections to the wider countryside
- Existing characteristic landscape features embedded into the layout
- Oxford Road frontage enhanced with tree planting to create an attractive green corridor along the site's western boundary.

Visual Analysis

Visual analysis has informed the proposed building heights and their locations in the site. Built form would be noticeable in views along Oxford Road and in views to and from the wider countryside in the east. The landscape strategy incorporates extensive planting to create new high-quality open spaces, enhance the proposed streetscape and filter views of the scheme so that it integrates into the local context. Three key views have been selected to show the scheme along Oxford Road and from the wider countryside to the east. These show the following:

- The proposed Oxford Road frontage, with a well-treed and enhanced pedestrian and cycle route; and
- Two examples of the proposed landscape buffer on the eastern boundary which filters views of the development and ensures a soft transition towards the wider landscape.



Water Eaton

Green infrastructure

Green infrastructure is a key component of the proposals. Our approaches are set out below.

Green infrastructure objectives

- A more biodiverse landscape
- A resilient landscape
- A landscape appropriate to historic and local character contexts
- A multi-functional landscape
- A landscape that encourages healthy lifestyles and wellbeing; and
- A landscape that stimulates the economy.

Green Infrastructure design principles

1. Trees, hedgerows and woodland planted in green spaces at Water Eaton. Design of the planting arrangement will soften and bring character to the development, as well as improve biodiversity.
2. A gentle transition from the existing agricultural land, achieved by new productive allotments throughout the site, and through the provision of open recreational space on the eastern edge.
3. Planting situated to provide a green boundary for the site and manage the transition to the wider open landscape.
4. Green spaces would include networks of walking and cycling routes, parks, squares, sports grounds, play facilities and community infrastructure.
5. New views and public vantage points will comprise well-treed street scenes, open parkland and wooded landscapes as well as north-easterly views towards Cherwell.
6. Sustainable drainage - Site wide drainage features would be well integrated with existing and new water features.
7. The green infrastructure has been designed to accord with Building with Nature Principles.



Water Eaton

Have your say

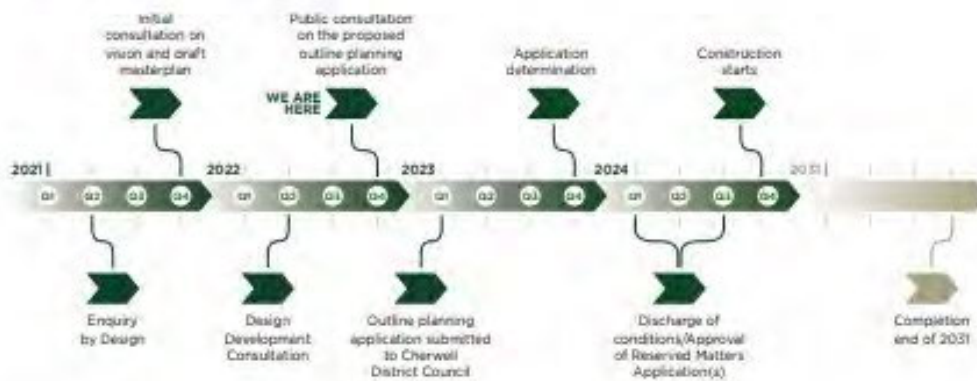
You have an important role to play in shaping our proposals for Water Eaton, and we welcome your views and comments on our proposals.

We will consider all the feedback we receive during consultation as we finalise our outline planning application for Water Eaton.

Next steps

The timeline sets out the expected timescales for the project as it progresses through the planning application process and potential build and completion dates.

PROJECT TIMELINE



How to provide your feedback

To submit comments in writing:

- Collect a feedback form, provide your comments, and hand your feedback form in at this event
- Post your completed form back to us at: Freepost RRRG-AZTG-JLJX, Camargue (Water Eaton), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA
- Any letters we receive, or emails sent to info@water-eaton.co.uk will also be considered as feedback

To submit comments online:

- Go to our website: www.water-eaton.co.uk
- Fill in your details and provide your comments about our proposals
- Submit this online

Please make sure you provide us with your feedback by 20 January 2023.

Appendix 27 - Consultation Website Winter 2022 / 23 consultation 7 December to 20 January 2023

Water Eaton Overview ▾ Our proposals ▾ Project documents Have your say ▾ News Register

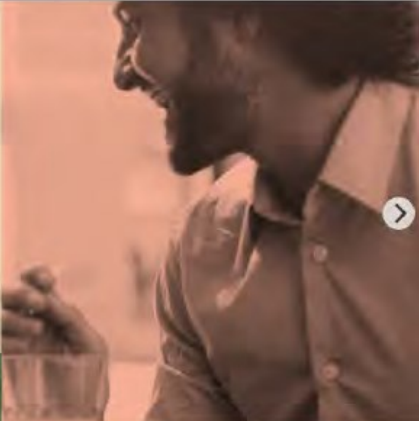
Water Eaton Consultation - 7 December to 20 January

Our latest consultation on proposals for Water Eaton (PR6a) is now live and will run from 7 December to 20 January 2023.

As part of this consultation we will be holding in person events at Cutteslowe Pavilion Hall on 10 December and North Oxfordshire Association Community Centre on 14 December. We will also be holding an online event on 12 December. Please click below for full details of the consultation including our updated masterplan.

[Find out more](#)

Welcome



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

In September 2020, this Plan was adopted by Cherwell District Council and PR6a / Land East of Oxford Road was allocated for the development of new homes, a primary school and a local centre.

In September 2022, Bellway Homes acquired the land from Christ Church to bring the site forward for development.

PR6a / Land East of Oxford Road is now called Water Eaton.

Water Eaton is a unique site, which has a close relationship with Oxford and Kidlington. Huge benefits can be delivered through a well-considered scheme and a coordinated approach to placemaking, landscape and sustainability.

The team is committed to delivering the best possible scheme for Water Eaton and working with local communities to understand potential concerns and possibilities so we can take them into account.

Further to holding a first stage of consultation in 2021 on initial ideas for the site based on a review of the constraints and opportunities, we have been progressing technical work and detailed discussions with key stakeholders.

The team then carried out a design development consultation in June/July 2022 inviting views on specific fundamental aspects of our emerging masterplan, access arrangements and designs for the Oxford Road corridor.

We have now reviewed all the feedback from this latest consultation together with findings from our ongoing surveys and assessments to help us fix the parameters for the project and refine our plans for Water Eaton.

The history behind the name Water Eaton

During the initial round of consultation we held in October 2021 we invited views on naming the site 'Water Eaton' after the Manor within which it is located.

Discussion on this with Gosford and Water Eaton Parish Council determined that it was felt appropriate, not least because there is currently no settlement of Water Eaton.

Based on this feedback we have decided to name the scheme Water Eaton.

Illustrative Masterplan – December 2022

[Click here to view a copy of our updated masterplan as of December 2022](#)



A summary of themes raised in feedback submitted to this consultation can be found [HERE](#)

Next steps

In September 2022, Bellway Homes acquired the Water Eaton site (also known as PR6a) from Christ Church. On 7 December Bellway launched its final stage of public consultation on a draft outline planning application ahead of submitting it to Cherwell District Council in 2023. Please see our project timeline [HERE](#).

To receive updates and information directly about the project please register your details with us [HERE](#).



Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

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Emailing us at: info@water-eaton.co.uk

Writing to us at: Freepost RRRG-AZTG-JLJX, Water Eaton Team (Camargue), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA

Bellway

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Our vision

The vision

Water Eaton will be founded in history and built for the future. It will reflect its location as an entrance to Oxford city, inspired and informed by the best of Cherwell and Oxford's streets and spaces.

Water Eaton 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.

The Vision for Water Eaton

Christ Church 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. Bellway Homes, in completing its deal for the land, is committed to this vision.

Our vision for Water Eaton, and those draft Development Principles emerging from the vision, have been subject to initial consultation. 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.

Our draft development principles are:



Stewardship - ensure strong leadership and governance in the design process for Water Eaton and create a lasting legacy.



Identity & Character - the identity and character of the place will be informed by the location of Water Eaton 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 & wellbeing - residents at Water Eaton will be surrounded by green spaces for activity, exercise and meeting with friends and neighbours. Landscaping will be productive, providing fruit, herbs and more.



Nature & 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 & climate change - minimise carbon from construction. Reduce energy use. Maximise energy generation. Provide heating without the need for natural gas.





Click image to enlarge

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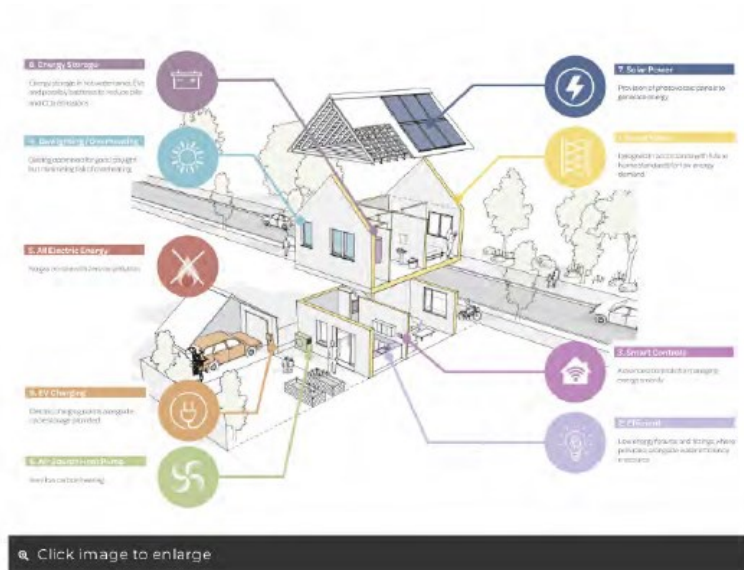


Our vision

Energy & 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 the Water Eaton 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 and therefore reduce energy consumption
- Water efficient systems will be designed to minimise water use
- 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 below:



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Our vision

Health & wellbeing, community and stewardship

From its inception, the approach to the site has been about encouraging active and healthy lifestyles, along with a strong sense of community – important to both the physical and mental health of our new community as well as the existing community.

We believe early engagement and ongoing consultation will contribute to creating a strong sense of community from the outset. This will then continue either through the establishment of a Stewardship or Community Trust or management entity which will manage open spaces 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

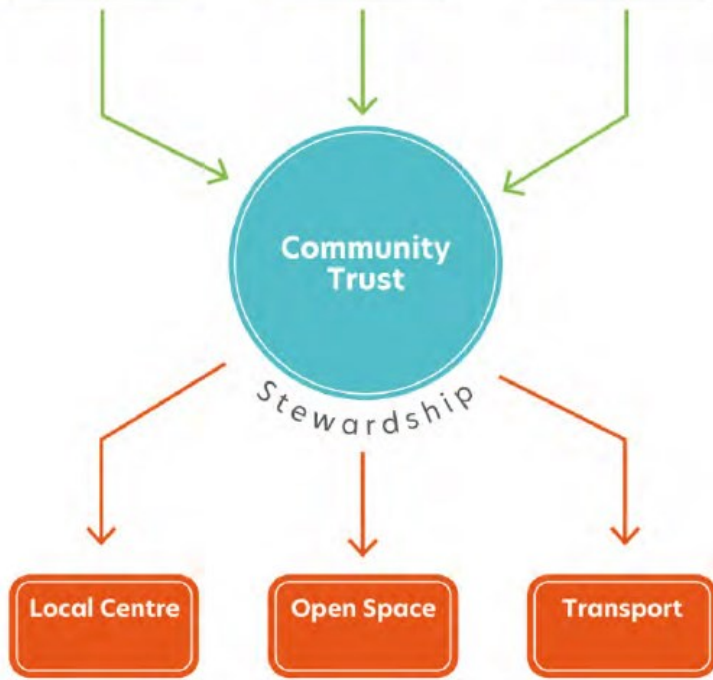
This approach to stewardship extends to creating a healthy development and encouraging active and healthy lifestyles by:

- Encouraging residents and users of the development to walk and cycle
- Surrounding the site with green spaces and places for friends and neighbours to meet
- 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

Christ Church

Community
Members

Parish
Council



Click image to enlarge

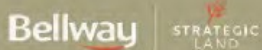
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Local Plan Policy

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.

Following a deal in September 2022, Bellway Homes 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 is being prepared by Cherwell District Council and has been the subject of public consultation. Adoption of this Brief is anticipated in Summer 2022.

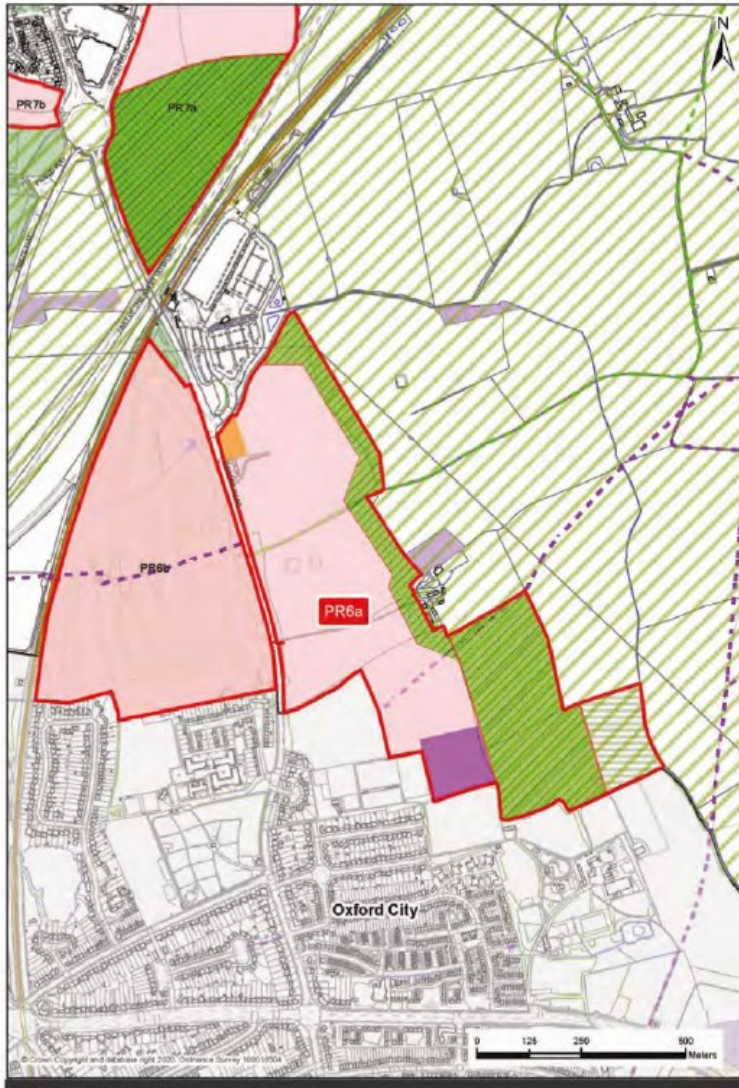
The land to the west is also allocated for development under Policy PR6b. While we are liaising with the landowners of PR6b the proposals for PR6a and PR6b are coming forward independently.

Policy PR6a for Water Eaton

Key delivery requirements:

- 690 dwellings
- 50 per cent affordable housing as per National Planning Policy Framework
- Primary school (2.2ha in size)
- 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.

- Sports facilities, play areas and allotments
- 11ha extension to Cutteslowe Park
- 8ha green infrastructure corridor
- 3ha area of retained agricultural land



🔍 Policies Map. Click image to enlarge

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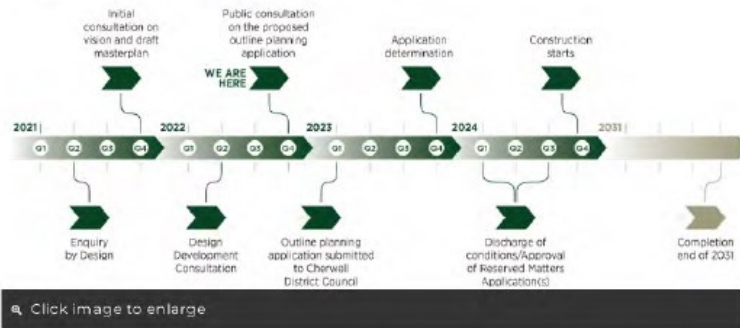
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The timeline sets out the next steps for the project as we progress through the Outline Planning Application process and, subject to planning permission being granted, the potential build and completion timescales.

PROJECT TIMELINE



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Work to date

Commitment to working with local communities

We want Water Eaton to be more than just a place for new homes. To ensure this is the case, a Vision and masterplan have been developed for the site – working closely with a range of stakeholders.

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

Enquiry by Design - July 2021

A virtual Enquiry by Design (EbyD) process was carried out in July 2021. Participants attending included representatives of local communities and interest groups, and well as technical stakeholders. Officers from Cherwell District, Oxford City and Oxfordshire County councils were also in attendance.

These events set out some initial ideas in relation to the key principles for the site. These included the policy requirements, and emerging environmental, social and governance principles. Discussing the vision for with participants helped identify key issues, concerns and potential solutions.

Numerous concerns, comments, ideas and suggestions were captured during these EbyD workshops, all of which have been considered in developing an initial draft masterplan.

Key points raised through 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 could be introduced in Cutteslowe Park
 - 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 final session drew together all the views expressed during the process to inform the production of a draft masterplan which was then subject to a critique from those participating.

The draft masterplan derived from the EbyD forms the basis of the **proposals** presented at the initial consultation in October 2021.

The feedback provided through this consultation, together with further input from the councils, have informed a final draft masterplan which has been fully assessed in advance of the November 2022 final public consultation.

Copies of the presentations and outputs from the EbyD process are available to view [HERE](#)

Public consultation - 8 to 24 October 2021

The draft masterplan derived from the Enquiry by Design (EbyD) formed the basis of the proposals presented during the initial stage of public consultation held in October 2021.

This initial consultation was an opportunity to provide your views on the vision and draft masterplan for the site. This feedback helped inform and shape the proposals at this early stage and contribute to the development of the vision for Water Eaton.

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

You can view our public consultation materials and a summary of the feedback we received [HERE](#).

Design development consultation- 30 June to 29 July 2022

Following the first stage of consultation in October 2021. The project has continued to shape and refine proposals for Water Eaton.

While not having yet reached a stage of being ready to present our draft planning application, we undertook a further round of consultation in June/July 2022 to invite views on certain fundamental aspects of the emerging masterplan, access arrangements and designs for the Oxford Road corridor.

Thank you to everyone who took part in this consultation. We have carefully considered all the feedback and comments you provided to help refine the plans we are sharing as part of our final stage of public consultation on our outline planning application for Water Eaton which launched on 7 December 2022.

You can view copies of the materials produced to support this consultation, a recording of the online webinar we held, and a summary of feedback received [HERE](#)

Contact us

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Emailing us at: info@water-eaton.co.uk

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

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Introduction

Water Eaton is a unique site, which has a close relationship with Oxford and Kidlington.

Huge benefits can be delivered through a well-considered scheme and a coordinated approach to placemaking, landscape and sustainability. From an early stage in the project development process Christ Church has been committed to the benefits of early engagement with the community and stakeholders. In purchasing the site, Bellway Homes retains this commitment.

Enquiry by Design events we held in July 2021 sought input on a wide range of issues including design movement, heritage, landscape and stewardship. We used the outputs from this process to inform our approach to evolving the design for the scheme, with the draft masterplan derived from the EbyD events forming the basis of the information we presented for public consultation in October 2021.

We have used feedback submitted to this first stage of public consultation to help shape and refine our proposals for Water Eaton, together with findings from the ongoing environmental and technical surveys we have been carrying out, as well as input from wider participants.

Information on previous stages of engagement can be found in the [Downloads](#) section of this website.

Take part in our public consultation

Before submitting an outline application to Cherwell District Council, we are holding a final stage of public consultation on our proposals.

To view our consultation materials and to take part in our consultation please click [HERE](#)

Our proposals sections

Introduction

Our proposals

- The development
- The scheme parameters
- Masterplan
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- Responsible ownership & stewardship
- A sustainable development
- Transport
- Sustainable transport improvements
- Green infrastructure
- Site heritage
- Ground conditions and utilities
- Ecology and biodiversity
- Landscape and visual

[The development](#) →

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The development

The plans we are presenting have been informed by views and suggestions submitted in response to the previous public consultations.

We intend to develop the site as an extension of Oxford with a visible and distinctive frontage onto Oxford Road, with a scale and density of development which is appropriate to its gateway location and proximity to public transport stops.

The eastern part of the site will create a softer edge onto the countryside to the east with views to the Cherwell Valley and Water Eaton.

The green corridor along the eastern boundary together with parkland will create characterful spaces for movement, play and recreation. Biodiversity Net Gain will be achieved across the site and Sustainable Drainage Systems will provide vegetation and landscaping to mimic nature and drain surface water.

We have responded to some of the key points raised in feedback to previous consultations in the following way:

- **Demonstrate biodiversity net gain and provide a variety of habitats and planting** There will be biodiversity net gain across the development along with wildlife corridors and the creation of diverse habitats.
- **Clear long-term management of green and blue infrastructure** Christ Church will take on this long-term role.
- **Open countryside views** Views to the countryside are incorporated in accordance with the Local Plan policy and Development Brief.
- **Fully segregated cycle and pedestrian routes** We have been working with Oxfordshire County Council to develop the cycle super highway along Oxford Road which will deliver fully segregated cycle and pedestrian routes. We have worked with the council to review proposals at the Kidlington roundabout which has led to the inclusion of fully segregated provision rather than shared use routes around the Kidlington junction.
- **Locate the primary school and neighbourhood centre together and providing local amenities** This will be part of our plans and the local centre will provide a range of options for groceries and shopping.

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Landscape and visual

Local Plan proposals map



- **Changes to open space** We have removed the open air amphitheatre shown on the previous illustrative masterplan and have moved the multi-use games area to a location more distant from Cutteslowe Park.

[← Introduction](#)

[The scheme parameters →](#)



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Building heights

- The Council's emerging Development Brief for PR6a refers to building heights of three to five storeys along the Oxford Road frontage and two to three storeys elsewhere.
- As can be seen on the draft heights parameter plan, we are predominantly proposing buildings of three to four storeys with the occasional five storey element along the Oxford Road frontage and two to three storey dwellings across the remainder of the site with two to 2.5 storeys along the eastern edge.
- Building height and overall density will decrease from the Oxford Road to the countryside edge.
- Apartments are likely to be located closer to the Oxford Road as can be seen on the illustrative masterplan. Housing will look over the various elements of open space and vary in character across the site.
- The proposals will accommodate an element of extra care housing located close to the local centre so that residents are able to easily walk to local facilities. This could be up to three storeys high.
- We would like to frame the main street through the centre of the site with predominantly three storey buildings. This street would also have formal, regular street trees to form an avenue.

DRAFT

BUILDING HEIGHT PARAMETER PLAN



Our proposals sections

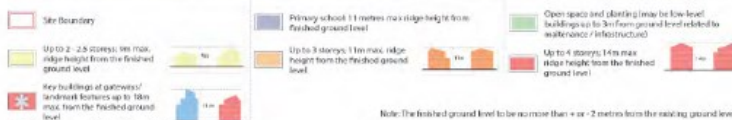
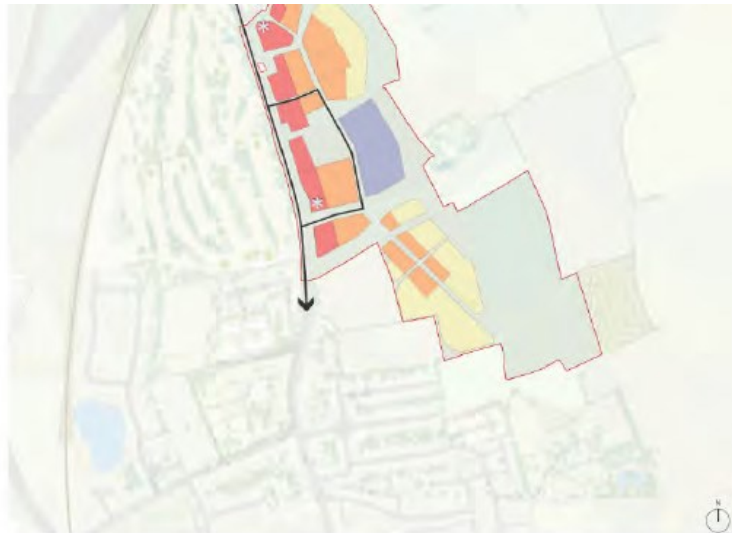
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Illustrative Masterplan – December 2022

[Click here to view a copy of our updated masterplan as of December 2022.](#)



PR6a, North Oxford
on behalf of Christ Church, Oxford

Drawing no. 33 drawing Building Heights Parameter Plan
 version F scale 1:5,000 at A1 job no. 477806
 drawn by ZP checked by AN date 07/09/2022

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Building Height Parameter

← Mix and disposition of uses

Housing capacity and tenures →



Draft building height parameter plan

DRAFT BUILDING HEIGHT PARAMETER PLAN



Click image to enlarge

Land use and access parameter plan



Primary school location



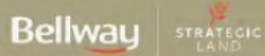
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