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L 240228 NS OPA Further Submission Covering Letter FINAL



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BY EMAIL

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

**Outline Planning Application – Submission of Further Information
Mixed-Use Development of Land East of Oxford Road, Oxford (Site PR6a) (Water Eaton)
On behalf of Bellway Homes Limited and Christ Church, Oxford
Cherwell District Council Reference: 23/01233/OUT**

Savills is instructed as agent for Bellway Homes Limited and Christ Church, Oxford (hereafter 'the Applicants') to submit further information in relation to the Outline Planning Application which was validated by Cherwell District Council (the Local Planning Authority) on 5th May 2023.

This further submission of information and the outline planning application relates to the Applicants' proposal for mixed use development in relation to land which is allocated in the adopted Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need (September 2020). The application site is referred to in the Local Plan as Land East of Oxford Road, Oxford (Site PR6a). The applicants also refer to the site as Water Eaton (the 'application site').

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

“Outline application (with all matters except access reserved for future consideration) for the demolition of existing buildings and the erection of up to 800 dwellings (Class C3); a two form entry primary school; a local centre comprising: convenience retailing (not less than 350sqm and up to 500sqm (Class E(a))), business uses (Class E(g)(i)) and/or financial and professional uses (Class E(c)) up to 500sqm, café or restaurant use (Class E(b)) up to 200sqm; community building (Class E and F2); car and cycle parking; associated play areas, allotments, public open green space and landscaping; new vehicular, pedestrian and cycle access points; internal roads, paths and communal parking infrastructure; associated works, infrastructure (including Sustainable Urban Drainage, services and utilities) and ancillary development. Works to the Oxford Road in the vicinity of the site to include, pedestrian and cycle infrastructure, drainage, bus stops, landscaping and ancillary development.”

Summary of Changes to the Proposed Development (Compared with the original application submission)

Since validation of the application in May 2023, responses have been received from statutory and non-statutory consultees. The responses received from the statutory consultees have not sought to challenge the principle of development but, instead, requested certain alterations to the scheme or clarification / explanation of the proposals. To address those technical comments the following changes have been made to the scheme.

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The changes to the proposed development do not constitute fundamental changes to the scheme and are relatively minor in nature, and are included in the application plans, illustrative drawings and supporting documentation, as listed below.

Further assessment work has also been undertaken by the applicants' technical consultants and is included in either updated or new documentation, as also listed below (including an updated Design and Access Statement and Environmental Statement Addendum). The nature and extent of the new information which is submitted does not alter the findings of the original assessment work.

The main design changes to the proposed development and its layout on site are listed below. These changes have previously been presented to planning officers of the District Council, County Council and City Council at meetings held since the receipt of consultation responses to the application. These changes are described from north to south on the updated application plans:

- (a) Allotments at the northern corner of the development have been re-designed. Other areas of food production around the site are identified as being community gardens / orchards.
- (b) Addition of a wildlife enhancement area in the northern tip of the site.
- (c) Reductions to proposed building heights to confirm that along the Oxford Road frontage there will be predominantly 3 storey buildings with occasional 4 storey buildings in key locations (up to 14 metres), with building heights reduced to predominantly 2 storeys around Pipal Cottage. This compares with the proposals which were previously submitted with the planning application that identified 3-4 storey buildings (up to 14 metres) alongside the Oxford Road and key buildings at gateway / landmark features of up to 18 metres.
- (d) Minor changes to the development edges along the northern edge, Oxford Road frontage and eastern edge.
- (e) Identification of potential route for cycle-superhighway on land behind Pipal Cottage and barns, with the precise route determined at the detailed design stage.
- (f) The 'green finger' in the northern part of the site has been relocated and changed in shape.
- (g) The community garden / orchard previously shown to the east of the hedge in the northern section of the site has been moved to the west of the retained hedge and re-shaped.
- (h) Areas around the 'barrows park' are reshaped slightly with the southern and western edges moved slightly (the apartment building to the west is also shown in a slightly different way).
- (i) The 'additional' land to the south of the school site which is not required for the school has become part of the green space provision.
- (j) The green corridor to the north of the Croudace (Frideswide) scheme has been narrowed, and a new corridor added to the east of this along the line of the retained hedgerow.
- (k) The development area and green space just south of St. Frideswide Farm is adjusted to a curved edge, with the community garden / orchard reshaped outside of the 'policy' Green Infrastructure corridor / park extension.
- (l) The interface with the east of the Croudace scheme and by the hockey pitches has been amended, providing green spaces with community gardens / orchards identified in them.
- (m) The southern / south-east development edge is adjusted slightly, pulling development away from the retained trees at the south of the site.

The main transport changes to the application are as follows:

- (n) Minor amendments to the Oxford Road CYCLOPS access junction including safeguarding sufficient space for a right turn movement into PR6b on the northern arm.
- (o) Confirmation that a pedestrian / cycle access from the site is provided to the Parkway / Station / Park and Ride site to the north. It is envisaged that the Section 106 Agreement will secure a pedestrian / cycle link as far as the site boundary in this location.
- (p) An assessment demonstrating why it is not appropriate for the site to be car-free and that parking details are better addressed at Reserved Matters stage.
- (q) Identification of an improvement scheme at Cutteslowe roundabout.

- (r) Updated traffic modelling which demonstrates that direct impacts from the development and the wider PR sites on the transport network have been cost effectively mitigated to an acceptable degree with the residual cumulative impacts not being severe.

Other main changes to the application are listed below:

- (i) Health Impact: Updates to the Health Impact Assessment (HIA) in response to consultation comments from the District Council and County Council, specifically relating to consideration of vulnerable population groups, healthcare capacity analysis, consultation responses relevant to health/wellbeing, potential beneficial effects on young people/people with poor mental health.
- (ii) The Environmental Statement (ES) sections reporting baseline health profile and GP capacity have been updated using the HIA.
- (iii) Arboriculture: Updates to the Impact Assessment have been made to reflect the latest Illustrative Masterplan.
- (iv) Air Quality: The main changes to the application are: updated future year from 2025 to 2031 to provide a more realistic assessment of future impacts; updated future year background pollutant concentrations; and remodelling of future year emissions to account for updated traffic data. However, there is no change to the findings of negligible impacts.
- (v) Flood Risk and Drainage: The updates in respect of flood risk and drainage matters include revisions to the location of surface water and foul drainage features to account for the updated Parameter Plans and Illustrative Masterplan.
- (vi) Landscape: Updates include revisions to the Landscape Strategy to account for the updated Parameter Plans and Illustrative Masterplan. The landscape submission has also responded to consultee comments including updates to the Landscape and Visual Impact Assessment and ES to expand the assessment in respect of railway users. Wirelines have also been updated to massing models to show mitigation at Year 1 and Year 15 and these are provided as grey blocks and as colour blocks corresponding with the colours shown on the parameter plan. A separate Parameter Visualisations with Indicative Height Lines has also been produced.
- (vii) Biodiversity: Changes have been made to the Biodiversity Net Gain metric calculation (the 'Statutory Biodiversity Metric') using the latest version of the metric released in December 2023, ES Biodiversity chapter, Ecological Baseline, and Biodiversity Improvement and Management Plan (BIMP) to take into consideration the changes to the development proposals and to take account of updates to ecological surveys.
- (viii) Heritage: The main changes to the application comprises the provision of additional information to CDC to inform decision making. The production of a suite of photomontages, as requested by Historic England and CDC, which illustrate the parameters of the proposed development in the context of the change to the setting of the Grade II* Listed Farmhouse, Grade II listed wall and the associated farmstead are provided in ES Appendix 11.5: Heritage Photomontages. The revised assessment also acknowledges the opportunity to retain the Pipal Barns in the scheme. Changes to the building height parameters around Pipal Cottage and Barns have also been implemented in the revised submission.

The Applicants' Responses to Statutory Consultees Comments

A Comprehensive Summary of Responses document is submitted with this further information (WE/CSR/PO1). This summary includes two tables which sets out the applicants' responses to the comments made in relation to the application by CDC's case officer (Table 1) and by other consultees who responded after the case officer had provided her response (Table 2). The summary document also states where changes or further work has not been undertaken to respond to certain comments, and provides further explanation.

The Applicants' Responses to Non-Statutory Consultees Comments

Nineteen individual responses have been received from non-statutory consultees, including from neighbouring properties, members of the public, Cyclox, Unlimited Oxfordshire and Wolvercote Neighbourhood Forum. Three of those responses are in support of the application, 6 make comments and are 10 objections.

The comments which have been made by non-statutory consultees and which are relevant to this further submission of information have also been raised by the case officer and other statutory consultees.

Submission of Further Information – Documents List

In response to the consultation which has been undertaken by the LPA in relation to the original planning application submission, the following documents are provided as a part of this further submission of information relating to the outline planning application. Those documents which have not been changed since the original submission have not been re-submitted:

Application Documents:

Doc. Ref.	Outline Planning Application Documents	Consultant
WE/CSR/P01	Consultation Response Tables	Savills
WE/DAS/P02	Design and Access Statement	Savills
WE/TA/P02	Transport Assessment - Addendum	i-Transport
WE/FTP/P02	Framework Travel Plan	i-Transport
WE/FIP/P02	Framework Innovation Plan	i-Transport
WE/GEA/P02	Phase 1 Geo-Environmental Assessment (full report)	Glanville
WE/AIA/P02	Arboricultural Impact Assessment (Incorporating Tree Protection Measures)	EDP
WE/HIA/P02	Health Impact Assessment	Savills
WE/BNG/P02	Biodiversity Net Gain – The Statutory Biodiversity Metric (using the latest version of 'the metric', released December 2023)	EDP
WE/ES/P02	Environmental Statement (Main Report)	Savills
WE/ES/P02	1 Introduction	Savills
WE/ES/P02	3 Description of Development	Savills
WE/ES/P02	4 Approach to Assessment	Savills
WE/ES/P02	5 Transport	i-Transport
WE/ES/P02	6 Air Quality	PEC
WE/ES/P02	8 Drainage and Flood Risk	Glanville
WE/ES/P02	9 Biodiversity	EDP
WE/ES/P02	10 Landscape and Visual Effects	EDP
WE/ES/P02	11 Heritage	EDP
WE/ES/P02	13 Population and Economic Effects	Savills
WE/ES/P02	16 Summary of Mitigation, Residual and Interaction Effects	Savills
WE/ESA/P02	Environmental Statement Appendices	-
-	List of Environmental Statement Appendices	-
WE/GEA/P02	2.2 Phase 1 Geo-Environmental Assessment (text only)	Glanville
WE/AQ1/P02	6.1 Air Quality Assessment Inputs	PEC
WE/AQ2/P02	6.2 Air Quality Figures	PEC
WE/AQ4/P02	6.4 Operation Phase Assessment Results	PEC
WE/AQ5/P02	6.5 Sensitivity Analysis Results	PEC
WE/NV1/P01	7.2 Noise Technical Note	Dice
WE/FRA/P02	8.1 Flood Risk Assessment	Glanville
WE/FDU/P02	8.2 Foul Drainage and Utilities Assessment	Glanville
WE/ECO/P02	9.1 Ecological Baseline	EDP
WE/BIM/P02	9.3 Biodiversity Improvement and Management Plan	EDP
WE/LAN2/P02	10.2 Photomontages (previously named as Wirelines)	EDP
WE/LAN3/P02	10.3 Landscape Strategy	EDP



Doc. Ref.	Outline Planning Application Documents	Consultant
WE/LAN4/P02	10.4 LVIA	EDP
WE/HER1/P02	11.1 Archaeology and Heritage Assessment Report	EDP
WE/HER5/P01	11.5 Heritage Photomontages	EDP
WE/ESN/P02	Environmental Statement Non-Technical Summary	Savills

Also included is a separate Landscape document, 'Landscape Parameter Visualisations with Indicative Height Lines' (WE/LAN5/P01). These are for information for the LPA and are not included in the ES or LVIA as they do not add to the assessment and are not considered a component of the GLVIA assessment approach. They provide the same information as the LVIA photomontages, but with Indicative Height Lines that show the 9m, 10m, 11m, 11.5m and 14m heights where applicable on each parameter block in the view.

Application Drawings:

Outline Planning Application Drawings	Consultant	Drawing No.
Land Use and Access Parameter Plan	Savills	477898-32W
Building Heights Parameter Plan	Savills	477898-33T
Green Infrastructure Parameter Plan	Savills	477898-58M
Proposed PR6A Access Strategy and Cycle Super Highway - Including Left In Left Out Priority Junction and Partial Cyclops Signal Junction	i-Transport	ITB16565-SK-065L
Proposed PR6A Access Strategy and Cycle Super Highway - Including Left In Left Out Priority Junction and Partial Cyclops Signal Junction (Northern Extent)	i-Transport	ITB16565-SK-066J
Proposed PR6A Access Strategy and Cycle Super Highway - Including Left In Left Out Priority Junction And Partial Cyclops Signal Junction (Southern Extent)	i-Transport	ITB16565-SK-067H

Illustrative Drawings:

Illustrative Drawings (not part of application)	Consultant	Drawing No.
Illustrative Masterplan	Savills	477898-42T
Site Access Arrangements - Staggered Priority Junctions with Cyclops Junction to South Eastern Priority Junction Left In/Out - Western Priority Junction All Movements	i-Transport	ITB16565-SK-044N

Those reports and drawings which are unchanged from the outline planning application submitted to the Local Planning Authority in May 2023 and still form part of the outline planning application submission have not been resubmitted here. The lists of those reports and drawings are included in **Appendix 1** of this letter.

We trust that this further submission of information is sufficient to commence further discussion in relation to this application and addresses all relevant outstanding comments and objections. If you have any questions please contact Nev Surtees at the above address. We look forward to discussing the application with you in due course.

Yours sincerely



Savills

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APPENDIX 1

The following documents and drawings are unchanged from the outline planning application which was submitted to the Local Planning Authority in May 2023. These have not been re-submitted but still form part of the outline planning application submission.

Doc. Ref.	Outline Planning Application Documents	Consultant
WE/PS/P01	Planning Statement	Savills
WE/SCI/P01	Statement of Community Involvement	Camargue
WE/TA/P01	Transport Assessment	i-Transport
WE/SI/P01	Phase 2 Site Investigation	ST Consult
WE/SES/P01	Sustainability and Energy Statement	Turley
-	Environmental Statement (Main Report)	-
WE/ES/P01	2 Site Description	Savills
WE/ES/P01	7 Noise and Vibration	Dice
WE/ES/P01	12 Lighting	-
WE/ES/P01	14 Climate Change	Turley
WE/ES/P01	15 Cumulative Effects	Savills
WE/ESA/P01	Environmental Statement Appendices	-
-	List of Environmental Statement Appendices	-
WE/AI/P01	1.1 Assessor Information	Savills
WE/SAL/P01	2.1 Soils and Agricultural Land Quality	LRA
WE/SMP/P01	3.1 Soil Management Plan	LRA
WE/SCO1/P01	4.1 EIA Scoping Request	Savills
WE/SCO2/P01	4.2 EIA Scoping Opinion	CDC
WE/TRA/P01	5.1 Transport Assessment committed development list	i-Transport
WE/AQ3/P01	6.3 Construction Phase Assessment Methodology	PEC
WE/N/P01	7.1 Glossary of Noise Terminology	Dice
WE/HRA/P01	9.2 Shadow Habitats Regulations Assessment	EDP
WE/LAN1/P01	10.1 Photoviewpoints	EDP
WE/HER2/P01	11.2 Archaeological Geophysical Survey	WYAS
WE/HER3/P01	11.3 Trial Trench Evaluation Phase 1	Oxford Archaeology
WE/HER4/P01	11.4 Trial Trench Evaluation Phase 2	Cotswold Archaeology
WE/LIG1/P01	12.1 Lighting Baseline Survey	Hoare Lea
WE/LIG2/P01	12.2 Lighting Parameters	Hoare Lea
WE/LIG3/P01	12.3 Illumination Impact Assessment	Hoare Lea
WE/WCH/P01	13.1 Walking, Cycling, Horse Riding Review	Savills

Application Drawings (not re-submitted but still form part of the original outline planning application submission):

Outline Planning Application Drawings	Consultant	Drawing No.
Application Boundary Plan	Savills	477898-01F
Topographical Survey	Brunel Surveys	G18027 Topo-Layout3
Topographical Survey – Sheet 1	Brunel Surveys	24172-500-01
Topographical Survey– Sheet 2	Brunel Surveys	24172-500-01
Demolition Plan for Pipal Barns	Savills	477898-55



Illustrative Drawings (not re-submitted but remain for illustrative purposes):

Illustrative Drawings (not part of application)	Consultant	Drawing No.
Concept Sketch Drawing Potential Improvements to Pedestrian and Cycle Links Along Oxford Road From Parkway Park & Ride Junction to the Kidlington Roundabout	i-Transport	ITB16565-SK-073
Concept Sketch Drawing - Potential Pedestrian and Cyclist Improvements South of Site Access to Cutteslowe Roundabout	i-Transport	ITB16565-SK-074
Cutteslowe Park Potential Cycle Route	i-Transport	ITB16565-GA-003D