

3.3.9 Heritage

The site does not contain any designated heritage assets, such as world heritage sites, scheduled monuments, listed buildings, registered parks, and gardens, registered battlefields or conservation areas. St. Frideswide's Farmhouse, a Grade II* and the associated Grade II listed garden wall are the nearest designated heritage asset which is located c. 50m from the site boundary.

The Oxfordshire HER records four non-designated heritage assets within the boundary of the site and these comprise the ploughed remains of two Anglo Saxon round barrows, and a possible Roman Ridgeway. The remains of the barrows are considered to be of regional significance and considered to warrant preservation in situ. Pipal Cottage and associated farm building complex are considered to be heritage assets of local significance. Where possible, these buildings will be retained in the masterplan. The development options for the Pipal Barns include their conversion and reuse within the scheme or, subsequent to a suitable record being made, their replacement with new buildings.

None of the predicted adverse effects on designated or non-designated archaeology and heritage assets, either during the construction or operational phases of the Proposed Development, are deemed to be of greater than minor significance and, therefore, are not considered to be 'significant' in EIA terms.



① Pipal Cottage



② View north towards the two round barrows in the east of the site.



③ St. Frideswide's Farmhouse, Grade II* listed building

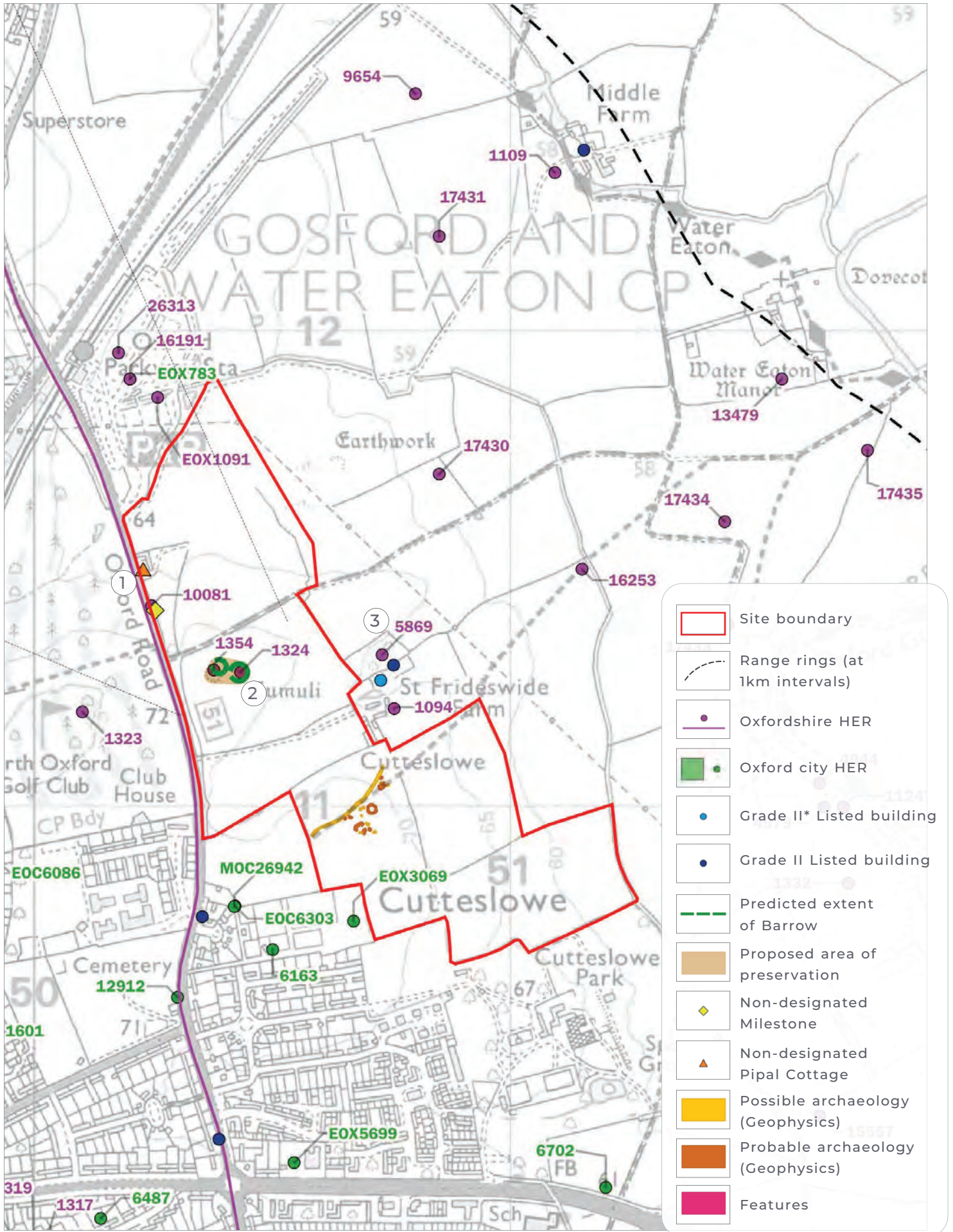


Figure 15 Heritage and archaeology plan (EDP)

3.3.10 Noise

Environmental noise surveys have been completed to quantify the prevailing noise environment, dominated by road traffic from the A4165. The noise survey has been used to develop a 3D computer model of noise propagation across the site including all significant noise sources with full topography, and to

inform a scheme of mitigation measures required to ensure a commensurate level of protection against noise from future occupants of the PR6a development, as well protecting existing occupants of the surrounding areas.

3.3.11 Air Quality

Potential air quality impacts across the proposed development and at sensitive receptors within close proximity to the site have been assessed on a quantitative basis, by calculating NO₂, PM₁₀ and PM_{2.5} levels across the proposed development and at sensitive locations with and without the development using

the ADMS-Roads dispersion modelling software. The overall significance of potential impacts was determined to be not significant in accordance with the EPUK and IAQM guidance.

3.3.12 Utilities

Foul water flows will need to be pumped to the existing Thames Water foul drainage network, and reinforcement works are needed to the existing network to provide the capacity required to serve the site. Liaison is underway with Thames Water to ensure that the development is incorporated into their modelling at the appropriate stage, in order to ensure that the required capacity is provided when it is needed.

Gas, electric, telecommunications and potable water services are all indicated within and in the vicinity of the site.

Given the size of the development, it is likely that off-site reinforcement works may be necessary in order to facilitate the development. A capacity assessment by suppliers will be required at the detailed design stage in order to determine if any reinforcement of the local supply network is required. It is likely that protection and/or diversion works to services along the A4165 may be required to facilitate the construction of new access points into the development, and grounding and / or diversion works required to services serving Water Eaton Manor and St Frideswide's Farm which cross the site.



Figure 16 Noise Map

3.4 Summary of Key Opportunities and Constraints

Key constraints on site:

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



Figure 17 Key Constraints Plan

Key opportunities on site:

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



Local Centre to include cafe/ restaurant



Off-road cycling and walking links

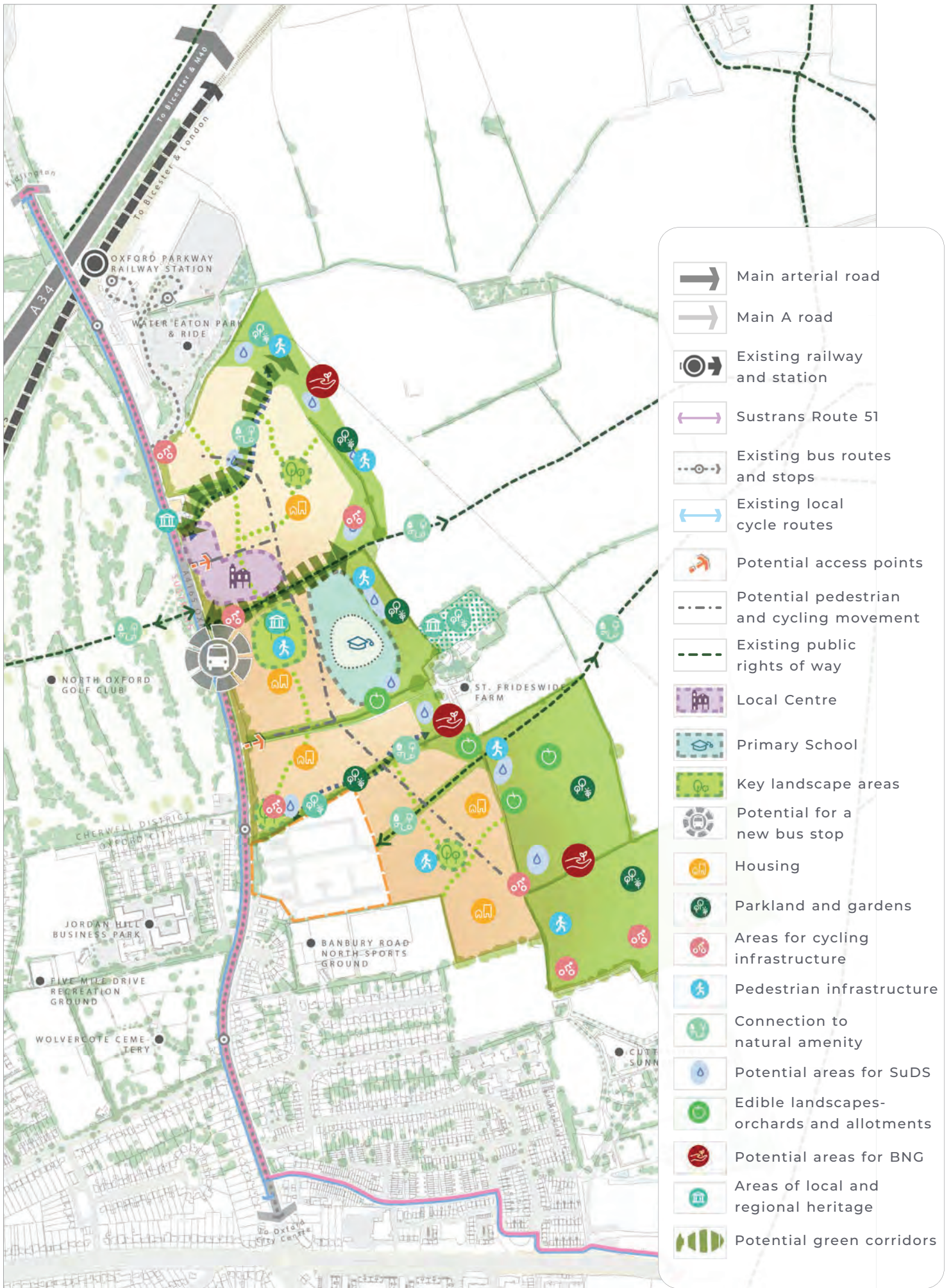


Figure 18 Key Opportunities Plan

3.5 Character Analysis

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

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

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

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

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

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



Figure 19 Location plan for local character studies

3.4.1 High Density Examples



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



Bicester Eco Town, Bicester



Great Kneighton, Cambridge



Great Kneighton, Cambridge

3.4.2 Medium density examples



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



Croudace, Oxford Road, Oxford

3.4.3 Low density examples



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



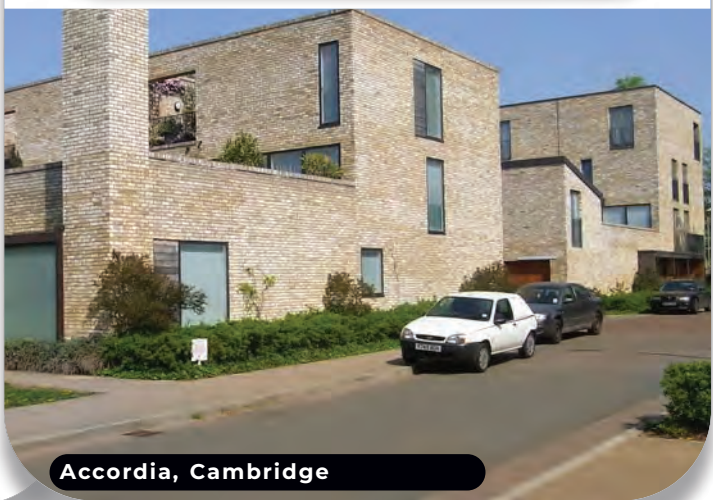
Bicester Eco Town, Bicester



Launton Mews, Launton



Yew Tree Close, Launton



Accordia, Cambridge



Great Kneighton, Cambridge



Lovedon Fields, Hampshire ©John Pardey Architects



Barton Park, Oxford

3.4.4 Rural edge examples



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



Accordia, Cambridge

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04

DESIGN EVOLUTION

This section of the DAS focuses on the evolution of the design. It shows how the proposals have been informed by a series of consultation and community engagement events, from Enquiry by Design and public consultations through to detailed discussions with Parish Councils and planning officers, and input from an independent design review panel.

4.0 Design Evolution

4.1 Consultation and Engagement

The design process for PR6a has been subject to various stages of community engagement, discussions with various stakeholders and the general public which includes workshops, site visits and consultations with the Parish, Oxford City Council, Cherwell District Council, Oxfordshire County Council, and their advisors on the Development Brief.

4.1.1 Enquiry by Design (EbyD)

A virtual '[Enquiry by Design](#)' (EbyD) was held in July 2021 over a period of five days. This workshop involved participants representing residents and local stakeholder groups involved with the project. Officers from OXCC, CDC and OCC were also present in a listening capacity.

A team of facilitators and anchors set out the initial thoughts and ideas for the site in relation to the key principles of design, including the policy requirements and the landowner's emerging environmental, social, and governance principles. Discussions were held during the workshop regarding stewardship, character and identity, mix and location of land uses, green infrastructure, heritage, connectivity and sustainable travel to major hubs, health and wellbeing, energy, climate mitigation and minimising carbon impacts.

The facilitators engaged in productive dialogue with the participants, identifying key issues and concerns and working on potential solutions where appropriate, noting these on virtual post-it notes using an online 'Mural'. The final session drew together the responses with the production of a draft masterplan that was subject to critique from the participating stakeholders.

Screenshot of virtual EbyD Event, July 2021

VISION AND PRINCIPLES

PR6A LAND EAST OF OXFORD ROAD
Enquiry by Design - Session 1

Introduction
This is an introductory session to set out the purpose of vision, where the principles come from, what they (generally) mean and give some initial examples.
We will also have a brief introduction on how to use Mind for our interactive sessions.

A Vision for PR6a
PR6a will be founded on history and built for the future. It will reflect its location in Oxford city, respect and enhance the built of Christ Church and Oxford's overall spirit. PR6a will be a diverse and healthy, sustainable (green) community, providing essential services for Oxford. It will be connected to its neighbours in history and to the future and its own. A place that people value where each individual's wellbeing and quality of life is maximised.



CHARACTER & IDENTITY

PR6A LAND EAST OF OXFORD ROAD
Enquiry by Design - Session 1B

CHARACTER & IDENTITY

PR6A LAND EAST OF OXFORD ROAD
Enquiry by Design - Session 1B

GROUP 1

ARE THERE ANY OTHER SITES / DEVELOPMENTS / PLACES WE SHOULD LOOK AT?

WHAT DEFINES CHARACTER FOR YOU?

HOW SHOULD CHARACTER BE DEFINED? - SOME EXAMPLES



Figure 20 Extract from the mural board used for 'Enquiry by Design'

Constraints

- Site surveys and analysis forms basis for development strategies
- Key physical influences on design

Green network

- Pluvial (rainstorm) corridors permeate site
- Hedgerows retained
- Habitats and linkages retained
- Orchard and extension
- Barrows
- Existing rights of way
- Link to city site / open space
- Multi-use green spaces throughout

Uses

- School is key land use
- Centrally located
- Feathers to countryside edge
- Accessible by east west green route / right of way
- Local centre is close to school
- Potential for shared areas
- Opportunity for community uses and ethical retail
- Potential for cycle hub
- Accessible via footpath and bridleway right of way

Movement Network

- Pedestrian / cycle routes:
 - Direct route on A4165
 - Direct route through site
 - E-W route connects PR6a and Oxford North employment and bus stop
- Leisure routes through edge of site and accessing linear park
- Cross roads to south for vehicles
- Secondary access north of local centre

Residential Areas

- Designed around green network
- Opportunities for all types of housing
- Orientation to maximise solar gains and sustainability

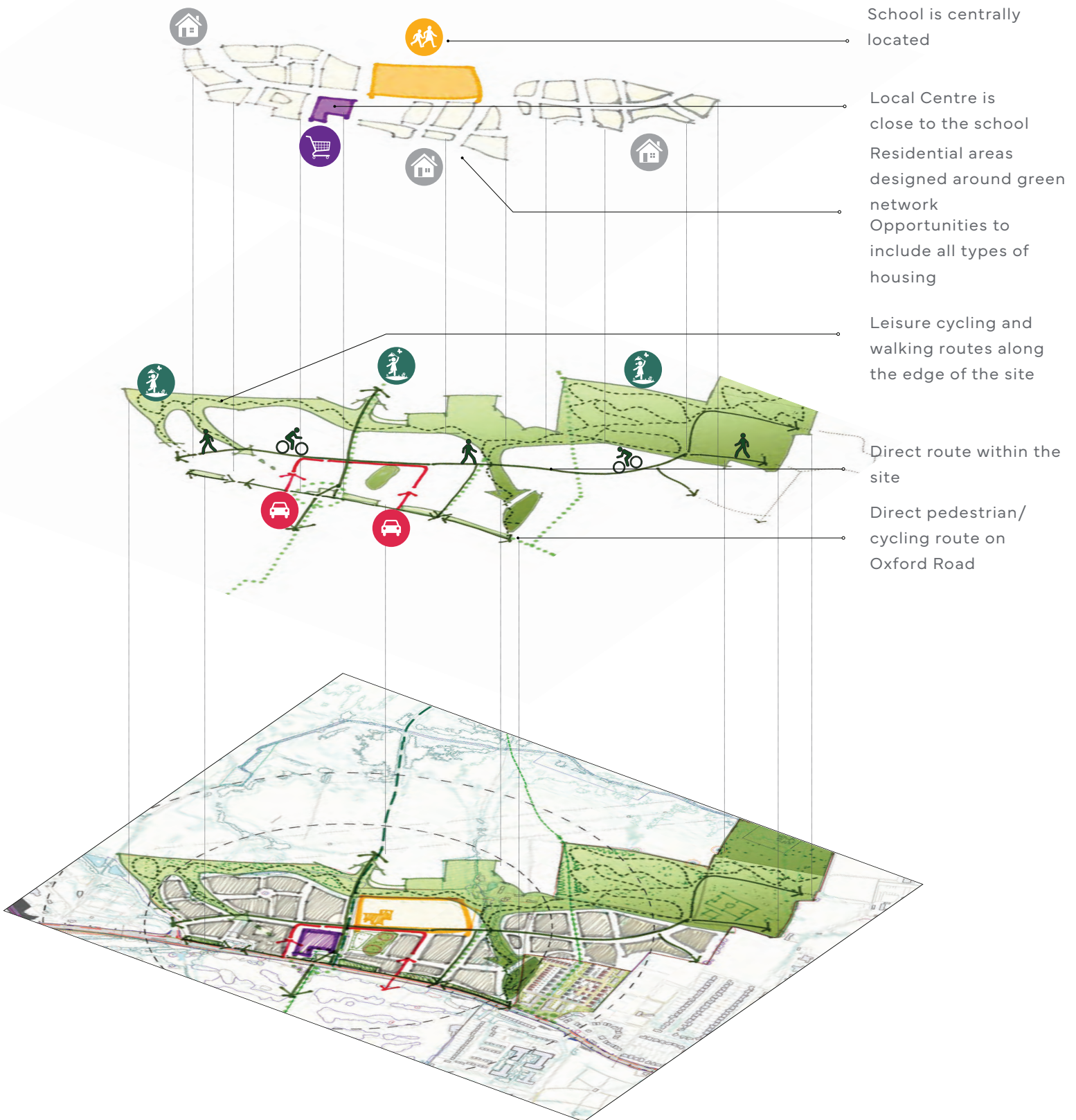


Figure 21 The masterplan developed at the last stages of the 'Enquiry by Design' was based on a series of strategies, reflecting the topic discussions in the EbyD event

4.1.2 Draft Masterplan

Several concerns and comments were captured during the EbyD, which eventually led to the draft of the first masterplan. The following suggestions were considered in the design –

- ***Agreement in principle that the primary school and the local centre should be centrally located, close together;***
- ***The need to create a strong community through shared use of facilities and amenities on site;***
- ***A pedestrian bridge to be considered for crossing A4165 into PR6b and beyond;***
- ***The need to conserve, protect and enhance wildlife habitats on site;***
- ***Using the multi-functional green open spaces for wildlife, health and wellbeing.***

The first draft of the masterplan from the EbyD was presented for the following Design Review Panel in September 2021 for further consideration and feedback.



Figure 22 Comments made during 'EbyD' workshop

4.2 Design Review Panel (September 2021)

This was the first time the Design Review Panel had reviewed the scheme. The full Design Review Panel written response is available in Appendix 2. In summary, the main conclusions of the Panel were: –

- *The site (PR6a) should be considered holistically in the context of the site located on the opposite side of A4165(PR6b);*
- *The inevitable change of character of Oxford Road should be considered when considering the site's relationship with this road/ street scene;*
- *The number of vehicular access points along the A4165 to be kept to a minimum;*
- *Pedestrian bridges should be avoided and at level pedestrian crossings should be provided;*
- *The site should be considered three dimensionally, a digital 3D model and long site sections would be beneficial;*
- *Further consideration needs to be given to the locations of the school and local centre;*
- *Adequate provision should be provided for drop-off and pick-up at the school for parents (and if present) school buses;*
- *Phasing and chronology of how this new place may come together needs to be considered;*
- *There are too many character areas and the proposal may benefit from a simplification;*
- *Identifying what the desired character for the central street/ spine road will be is important;*
- *Consider if a central green space could be provided, incorporating elements of blue infrastructure*
- *Consider the number of units that are proposed to be provided off the southern part of the spine road: can carriageways be avoided and shared streets provided?*

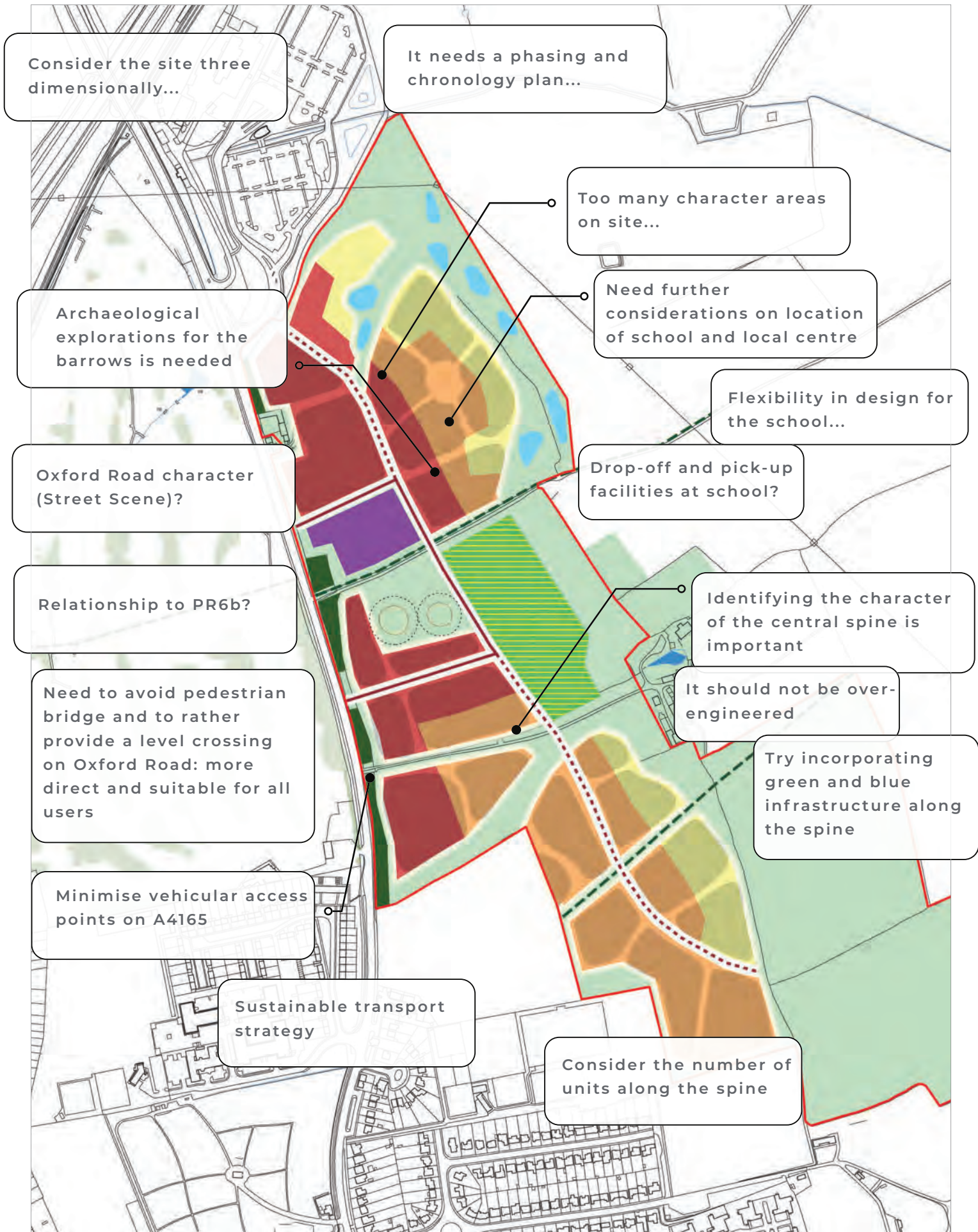


Figure 23 Comments made by the Design Review Panel on the Character Areas Plan

4.3 Public Consultation (October 2021)

Following the initial Enquiry by Design process (EbyD) in July and subsequent feedback from the Design Review Panel in September, the draft masterplan and the vision for PR6a were subject to a public consultation event that was held by Christ Church from 8th October to 24th October 2021. This comprised a website and online consultation together with physical exhibition. Information was provided on the analysis of the site, initial ideas and proposals, and consultation that had informed the design to date.

During the public consultation period, Christ Church held two in-person events and one online webinar. These events provided the public with the opportunity to engage with emerging proposals for PR6a and ask questions to the representatives present during the events.

The summary of the feedback received from the public consultation including the points and issues that were raised during the event verbally, from feedback forms, and from the consultation website are as follows:

- *Desire to see biodiversity net gain on site*
- *Parks and Gardens*
- *Dedicated cycleways on A4165*
- *Public footpaths and access to the countryside to be maintained*

- *Character*
- *Traffic impacts and public transportation*
- *Proposed housing including affordable housing*
- *Shops and other community facilities in the local centre and within the green infrastructure*
- *Construction and sustainability*
- *Sewage and flooding.*

The feedback received from the first public consultation was incorporated into the masterplanning work.

The full public consultation response can be found within the Statement of Community Involvement (SCI) which is submitted as part of this application.

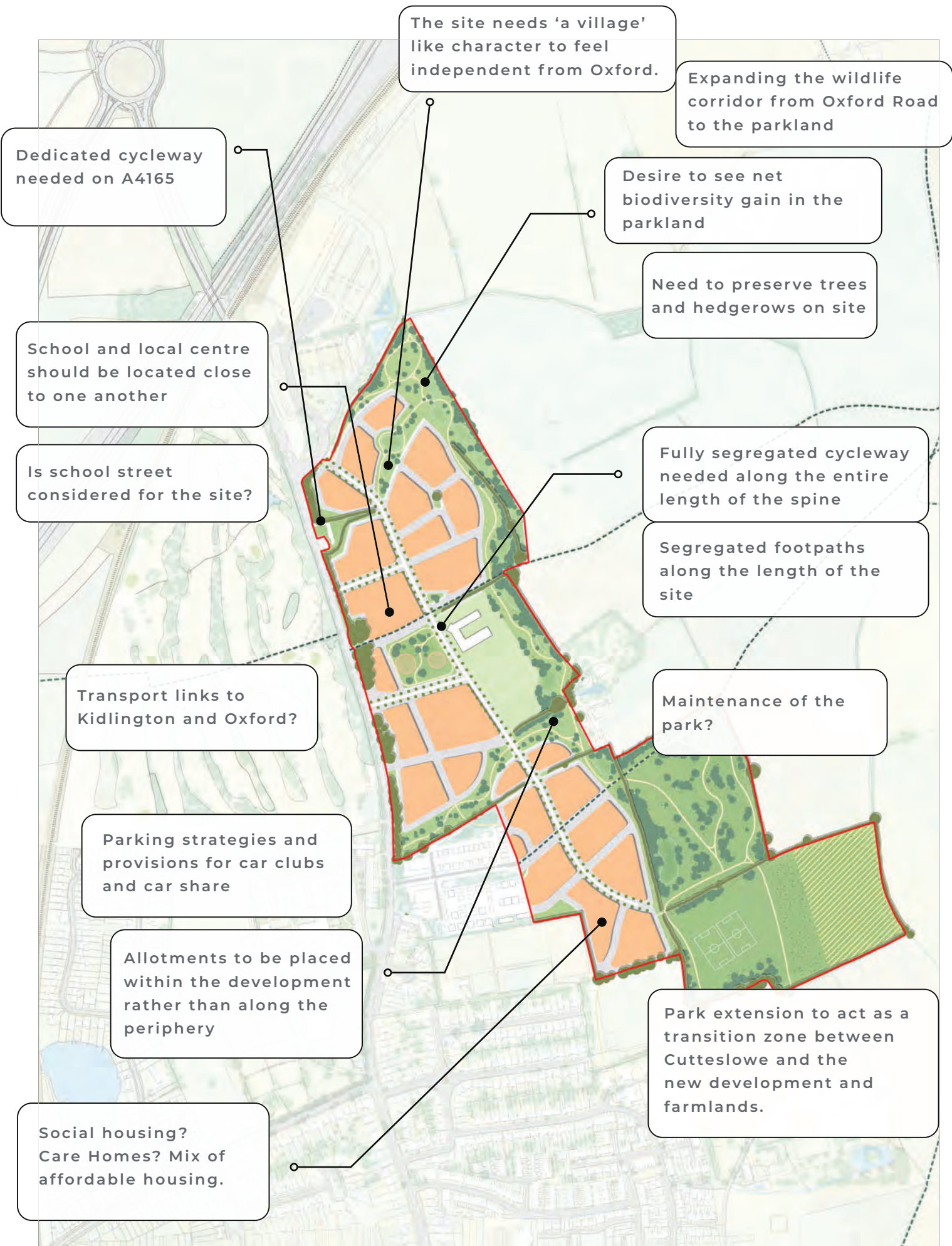


Figure 24 Comments made during public consultation

4.4 Design Review Panel - 2 (March 2022)

A second design review was carried out in March 2022. The review covered all aspects of the proposals, but focused on key elements of the scheme where decision-making had not been crystallised.

Key issues included: -

- *Access and movement*
- *School location and layout*
- *Green infrastructure*
- *Drainage*
- *Land use*
- *Building heights*
- *Character areas*

The full Design Review Panel written response can be found in Appendix 3. In summary, the main conclusions of the Panel were: -

- *The in-person site visit was considered to be useful to the design review panel process*
- *The significant amount of work undertaken since the previous session is acknowledged and the Panel was supportive of the design approach undertaken*
- *The proposal needs to be bolder and enhance the street scene on Oxford Road*

- *Retention of some of the poorer quality agricultural hedges within the development site is questioned*
- *It may be beneficial to undertake various structural landscape planting at an early stage*
- *Attenuation areas should be designed to ensure they will not require fencing off*
- *Street trees should be sited to ensure tree canopies do not conflict with high sided traffic*
- *It may be appropriate for the main access to run along the alignment of the historic track*
- *An additional pedestrian crossing along A4615 to the north of the site may be beneficial*
- *A high level of visual permeability between Oxford Road & the site would be welcomed*
- *Further consideration is needed regarding the relationship between the highway, cycle route and pedestrian footpaths along A4615*

- *Farm buildings along the A4165 may have little remaining relevance to the scale or setting of the proposed development*
- *The local centre and school should be located in close proximity to each other*
- *It is felt the local centre should be located in a commercially viable location that is positioned within walking distance of the largest number of residents (existing & new)*
- *Parameter plans should consider the design & layout of the school*
- *The proposed character areas would benefit from further design development.*
- *The proposed diagonal street should terminate in a destination*
- *Targets should be set for energy conservation, both in terms of energy in-use & embodied energy*
- *Design codes & parameter plans should be utilised to indicate the vision for the development*



Figure 25 Illustrative Masterplan presented to the Design Review Panel in March 2022.

ILLUSTRATIVE MASTERPLAN

DRAFT



PR6A Water Eaton



Figure 26 Water Eaton Boards presented during the Consultation Event in June 2022

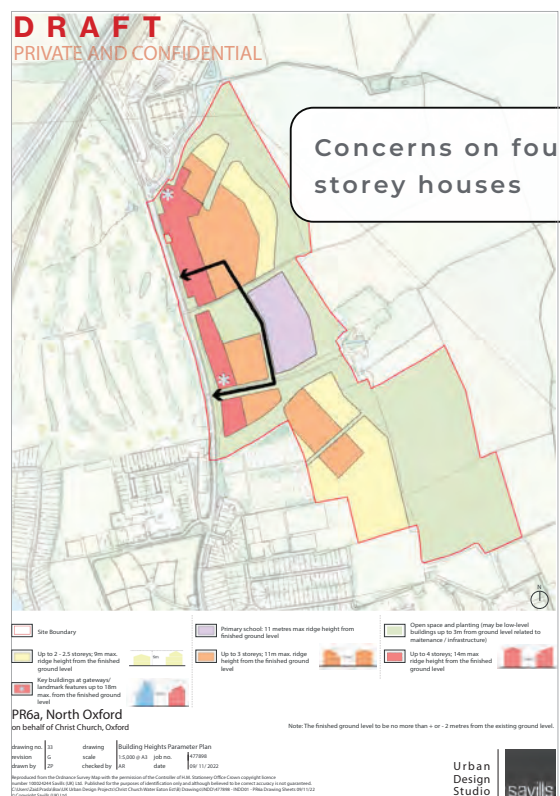
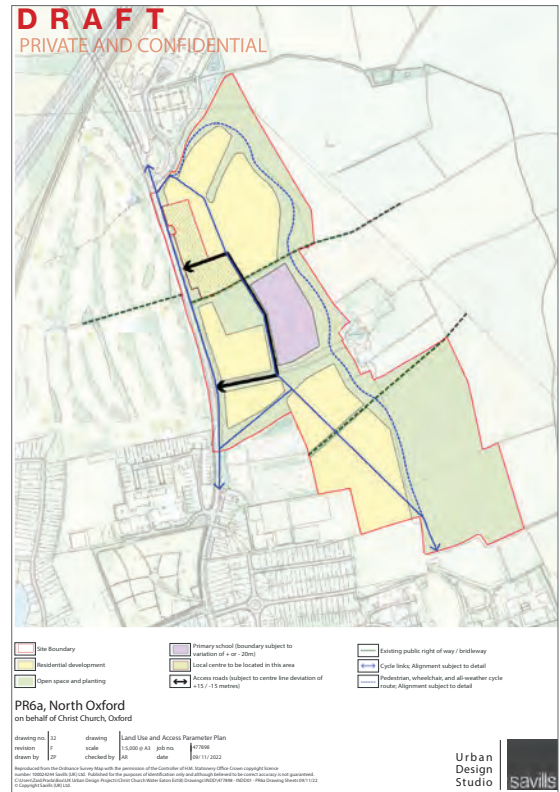
4.6 Public Consultation - 3 (December 2022/ January 2023)

A final stage of public consultation was held from 7 December 2022 to 20 January 2023. This stage of consultation was introduced by Bellway Homes Limited following the acquisition of the land comprising of Water Eaton (PR6a) application site from Christ Church in September 2022.

The winter consultation event was a final opportunity to identify how the project had evolved and for the public to provide feedback and comments on the illustrative masterplan and design proposal which included:

- *Parameter plans*
- *Character and placemaking*
- *Responsible ownership and stewardship*
- *Sustainability*
- *Transport (access arrangements, and sustainable transport movements)*
- *Green infrastructure*
- *Site heritage*
- *Ground conditions and utilities*
- *Ecology, biodiversity, and landscape and visual appraisal*

The information on the consultation event and the video recording is made available on the [project website](#) and the full consultation response can be found in the Statement of Community Involvement (SCI).



Comment that the updated masterplan has improved and that the shaping of the site seems appropriate

- 1 Oxford Parkway Station and Park and Ride
- 2 Pipal Cottage
- 3 Local centre and public square/ Community Hub
- 4 Primary school
- 5 Underground remains of historic barrows
- 6 Listed St. Frideswide Farm and orchard (to north)
- 7 Main vehicular entrance
- 8 Existing public footpath
- 9 New development by Croudace
- 10 Multi-use games area and neighbourhood equipped play
- 11 Extension to Cutteslowe Park
- 12 PR6b development site



Positive feedback on CYCLOPS junction

Desire to see landmarks/ focal points

At least 25% affordable housing

Ensuring good built quality

Only those at present living in Oxford City or Cherwell District Council areas should be allowed to purchase a property

Long term stewardship plans

Terrace housing to allow higher density development

- Buildings
- Allotments/ Community gardens
- Shared streets, cycleways, footpaths and leisure route through GI corridor
- Public open spaces and gardens
- Fruit and nut orchards
- Vehicular entrance to the site
- Existing and proposed trees
- Destination play area
- Drainage ponds (some will be permanently wet, some dry except in storm events)
- Carriageway
- Play areas within community gardens

PR6a, North Oxford
on behalf of Christ Church, Oxford

drawing no.	42	drawing	Illustrative Masterplan
revision	G	scale	1:5,000 @A3
drawn by	ZP	checked by	AR
		job no.	477898
		date	10/ 11/ 2022

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