

### 6.2.8 Access Junctions

The northern vehicular access junction is designed as a left-in, left-out priority junction with a full setback for cycle crossing.

The southern junction is a 3 arm Cycle Optimised Protected Signals (CYCLOPS) junction, capable of accommodating a fourth / western arm for an access into PR6b.

Further information on access junctions can be found in the Transport Assessment report.

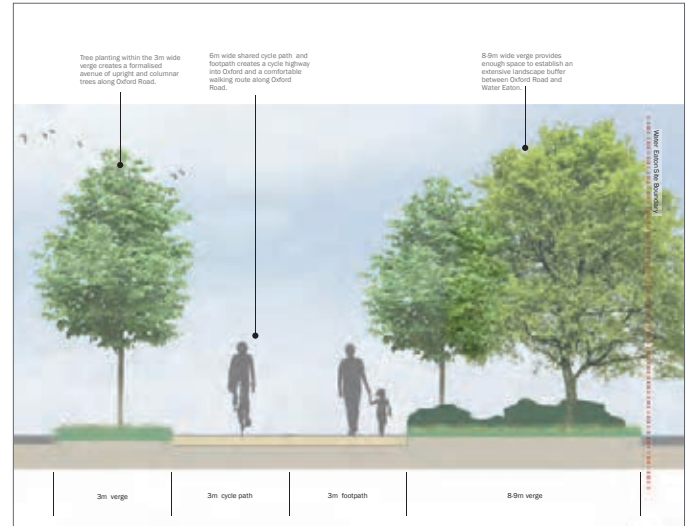


Figure 44 Proposed public realm along Oxford Road

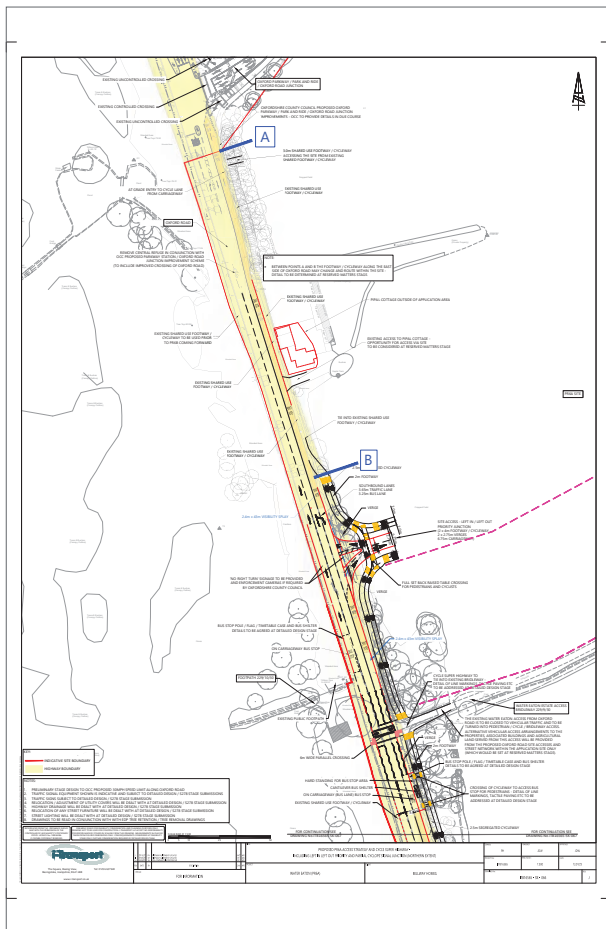


Figure 45 Proposed northern vehicular junction

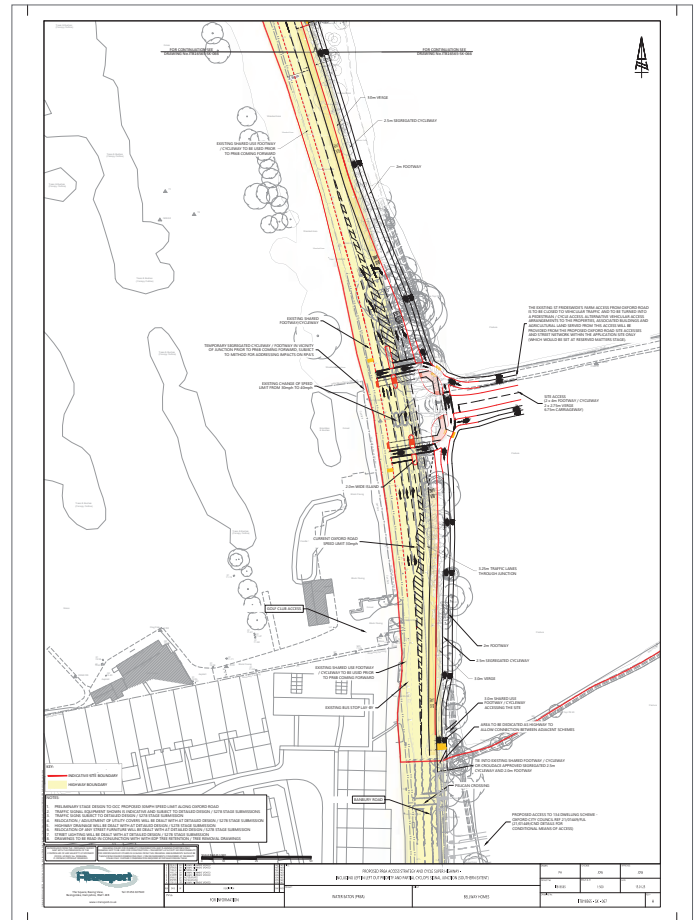


Figure 46 Proposed southern vehicular junction

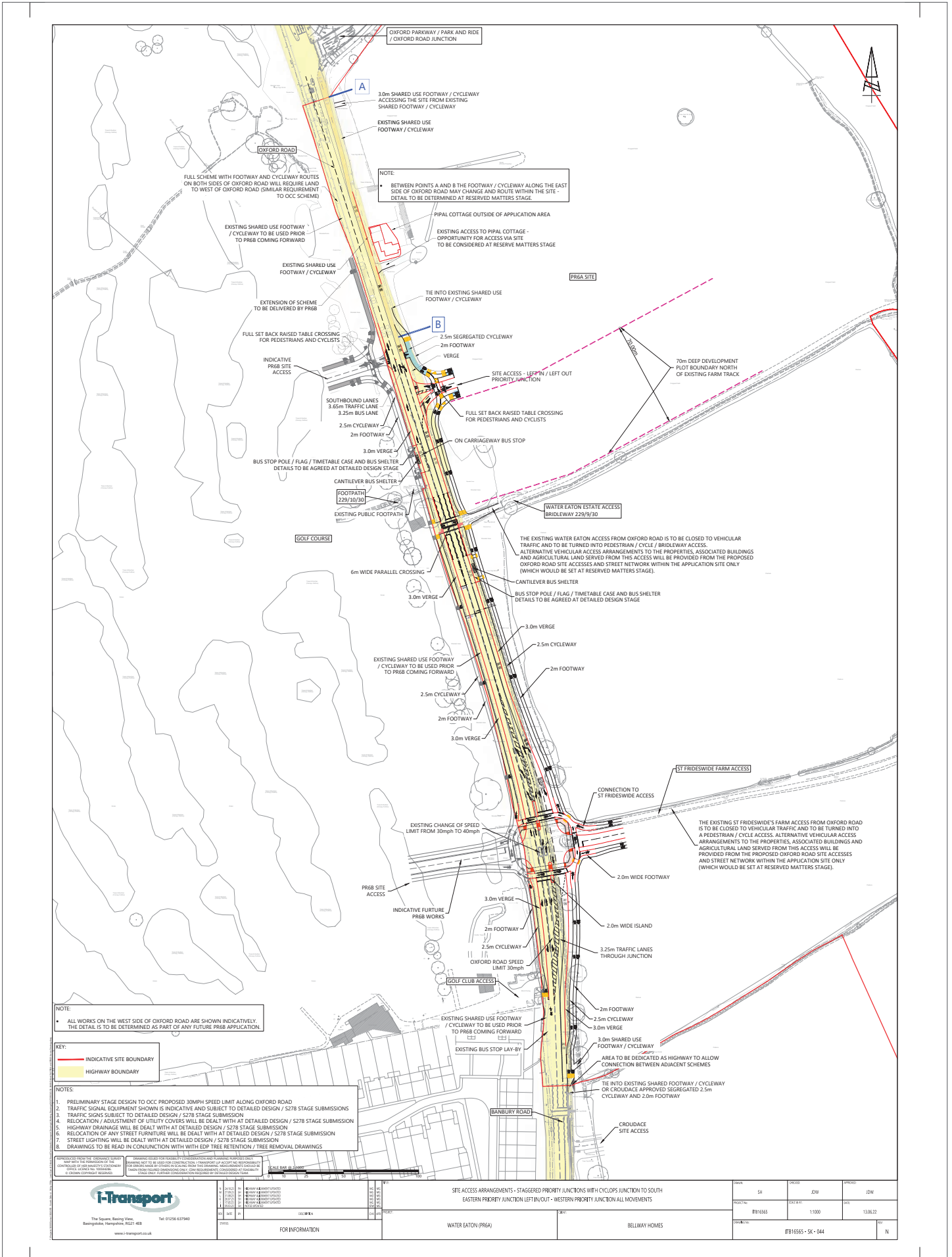


Figure 47 Illustrative Oxford Road arrangement showing how PR6b maybe accessed taking into account our access strategy

### 6.2.9 Parking strategies

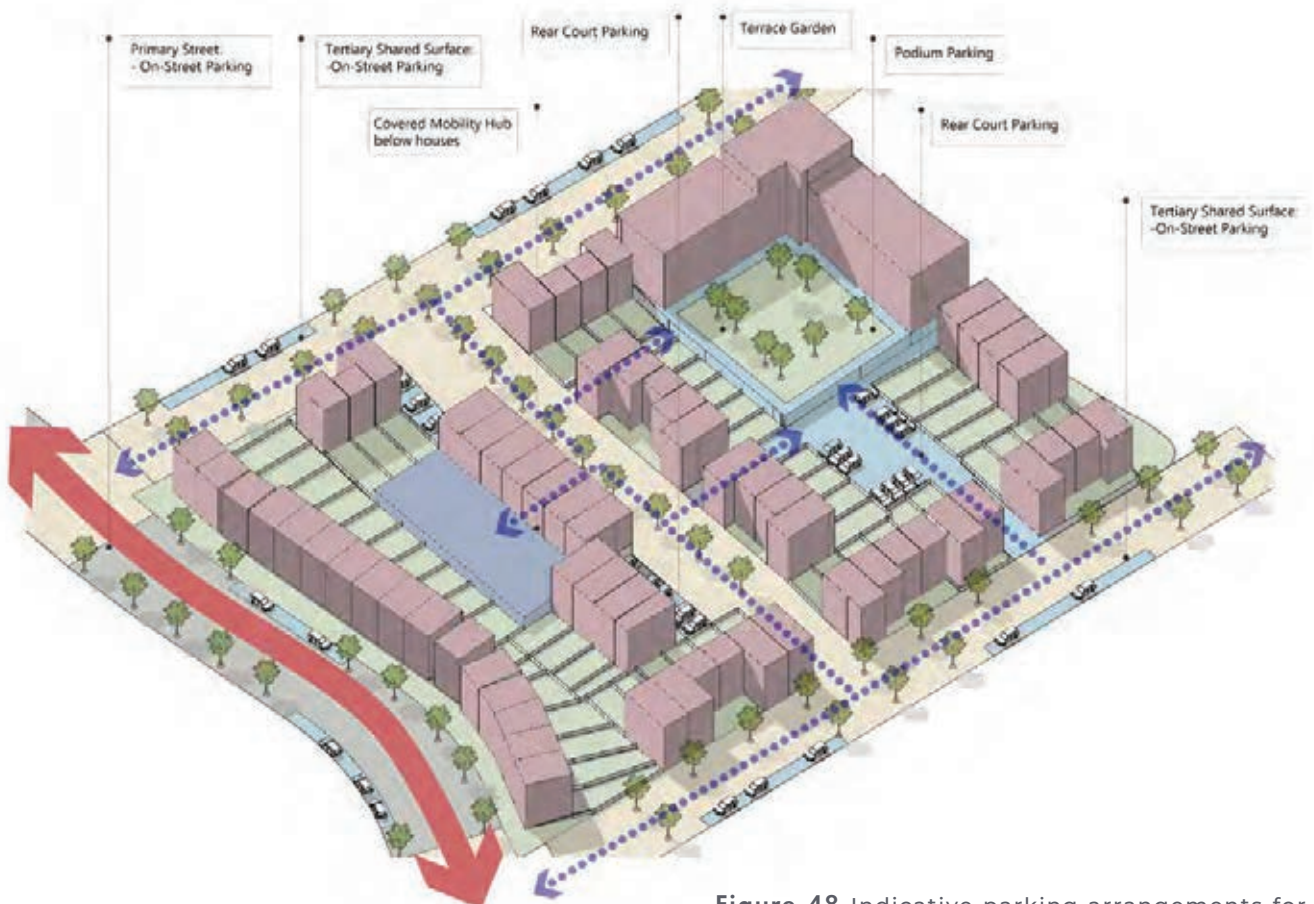
The parking strategy for Water Eaton varies as per the density of development on site.

Rear parking courts are proposed for high density apartments/ and terrace housing through a network of permeable parking spaces that are inter-connected. The back gardens of the residential properties will have direct access to the parking so that residents don't have to walk the long way around to get to access their cars.

Inter-connected rear court parking spaces are found at places like Poundbury and Nansledan where rear court parking spaces are not dead-end areas, but allow permeable movement through the parking spaces.

Podium parking is proposed for high density apartments with terrace gardens for the flats. One mobility hub are also proposed on site that can be used for parking for car sharing, car clubs, EV charging etc.. For low density housing, majority of parking strategy involves on-plot parking/ or private garages that can be integrated into housing layout in the detail design stages.

On-street parking can also be provided in these areas as vehicular traffic will be minimal. However, parking will need to be enforced to avoid the residential streets to become a parking spot for people using the adjacent Park and Ride and railway station.



**Figure 48** Indicative parking arrangements for high density apartments/ terraced housing



On-plot parking/ Private Garages Examples



Rear Court Access to Parking Examples

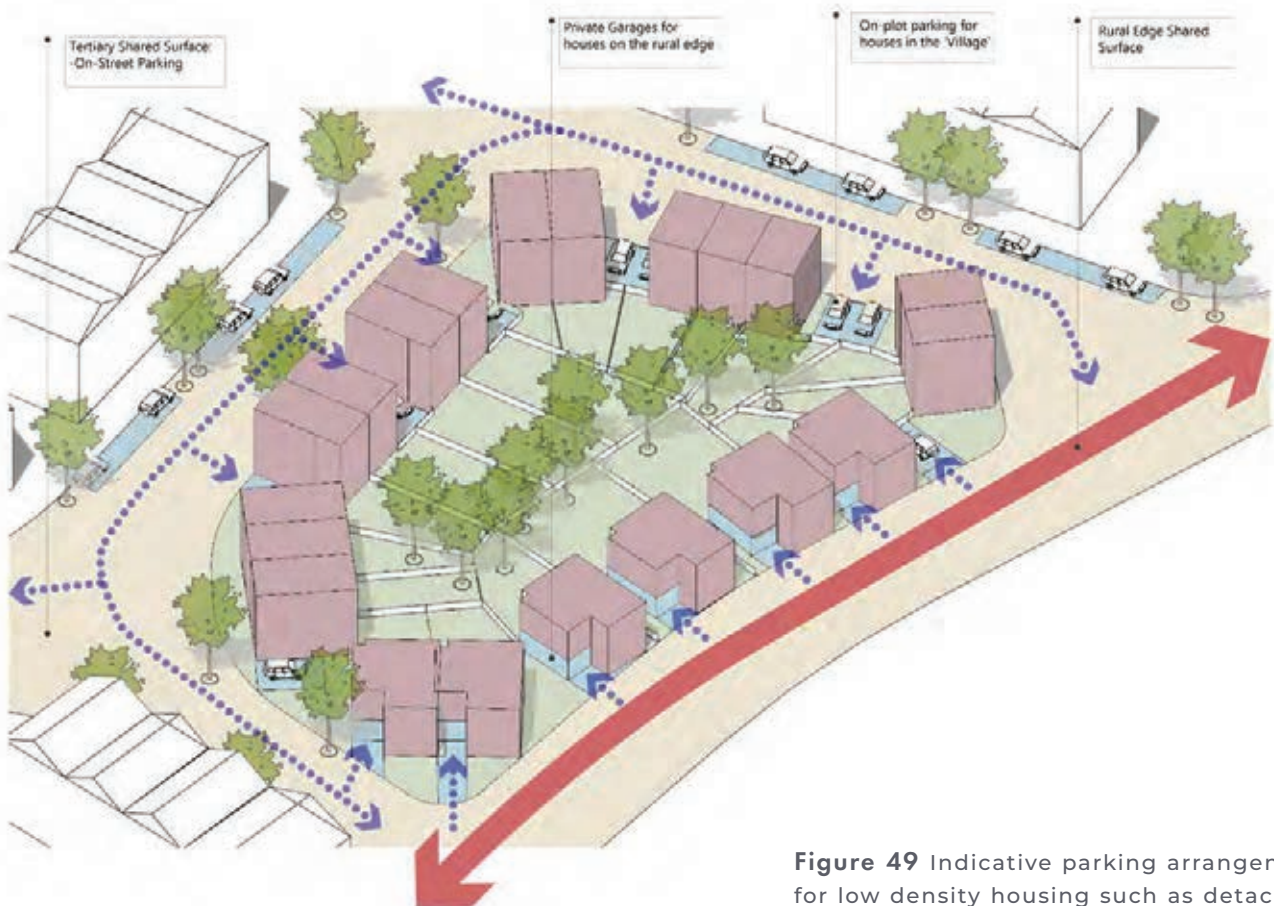


Figure 49 Indicative parking arrangements for low density housing such as detached and semi-detached housing

## 6.3 Natural and Historic Environment

The Site's Green Infrastructure Strategy has received significant positive feedback during the community engagement. The strategy is further detailed in this chapter.

The surface water drainage strategy mimics the existing situation while considering the future effect of climate change, discharging run-off into the network of watercourses through the site at rates restricted to the greenfield (pre-development) run-off rates for each drainage catchment. Sustainable Drainage Systems (SuDS) are proposed to be incorporated throughout the development and to maximise ecological and amenity benefits. The green fingers identified in the wider strategy (see "5.1.3 Natural and Historic Environment Strategy" on page 85) currently accommodate overland water flows which are caused by extreme rainfall during storm events. They will also provide green areas such as wetlands, and drainage ponds within the development and enhance biodiversity gains across the site.

Our illustrative masterplan (on page 88) follows the principles of ['Building with Nature'](#) and the outline planning application we have submitted to CDC seeks Building with Nature accreditation as a certification of the landscape design. Initial calculations (likely to be more than 20 per cent biodiversity net gain) indicate that net gains in excess of policy requirements will be achieved.

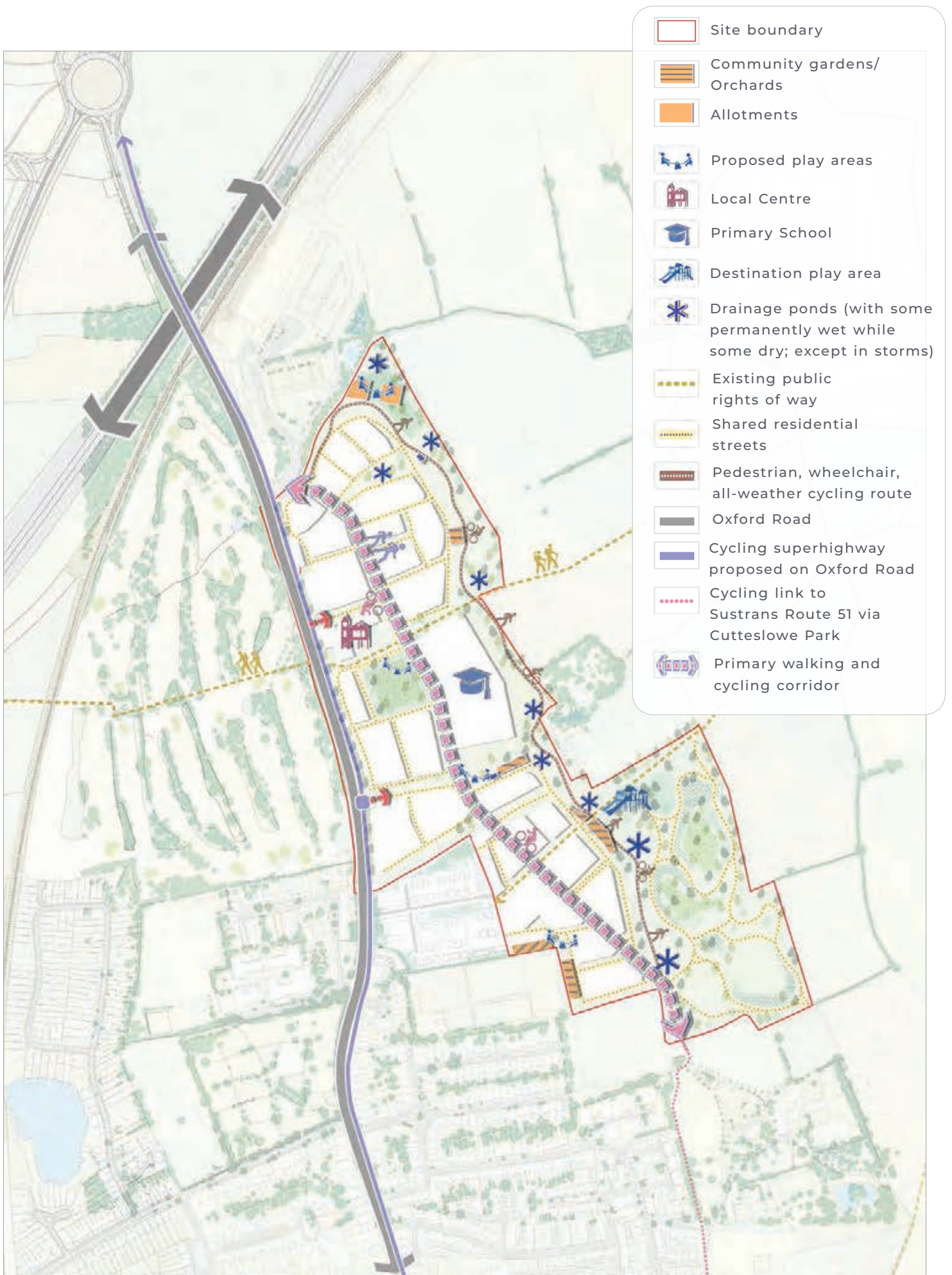
The masterplan includes allotments/ community gardens (shared spaces for the community to garden or cultivate) throughout the development area and

on the eastern green edge (the 'Green Infrastructure Corridor'). These comprise of a mix of community gardens (e.g. raised beds for flowers, herbs and other plants), allotments and orchards, and some also include local play spaces for younger children, together with seating areas for residents.

11 hectares of public open space is provided as an extension to Cutteslowe Park which will be 'naturalistic' in cultivation. The area will be predominantly devoted to nature and wildlife, with mown paths for access and some wetland (or semi-wetland) areas with board walks.

The strategy also provides two Local Area for Play (LAP), one Local Equipped Area for Play (LEAP), one LAP/ LEAP and one combined LEAP and Neighbourhood Equipped Area for Play (NEAP) and Multi-Use Games Area (MUGA) as part of the policy requirement on site.





**Figure 50** Proposed Green and Blue Infrastructure Strategy

## 6.4 Character and Identity

From the start of the project, Christ Church focused on what it might feel like to live in this new development.

A number of character studies and discussions with stakeholders have informed the character areas that can be seen in the illustrative masterplan. This process was informed through the Enquiry by Design (EbyD), Design Review Panels, and Public Consultations. Cherwell District Council, Oxfordshire County Council and Oxford City Council also advised on potential character areas, which have informed the ideas set out in the Development Brief. These proposals align with the adopted Brief.

As this is an outline planning application, matters of appearance and layout are reserved for future considerations. The draft proposals in this section therefore act as a guide for the reserved matter stages and the submission of further detail relating to the character and appearance of the development.

### 1. Oxford Road



- *Responds to requirements for Oxford Road corridor set out within the GI parameter plan, with new formal planting*
- *Active frontages to Oxford Road*
- *Mainly three storeys buildings on Oxford Road with occasional four storeys at key locations*
- *Predominantly comprised of apartments and terraced housing*

### 2. Valley View North

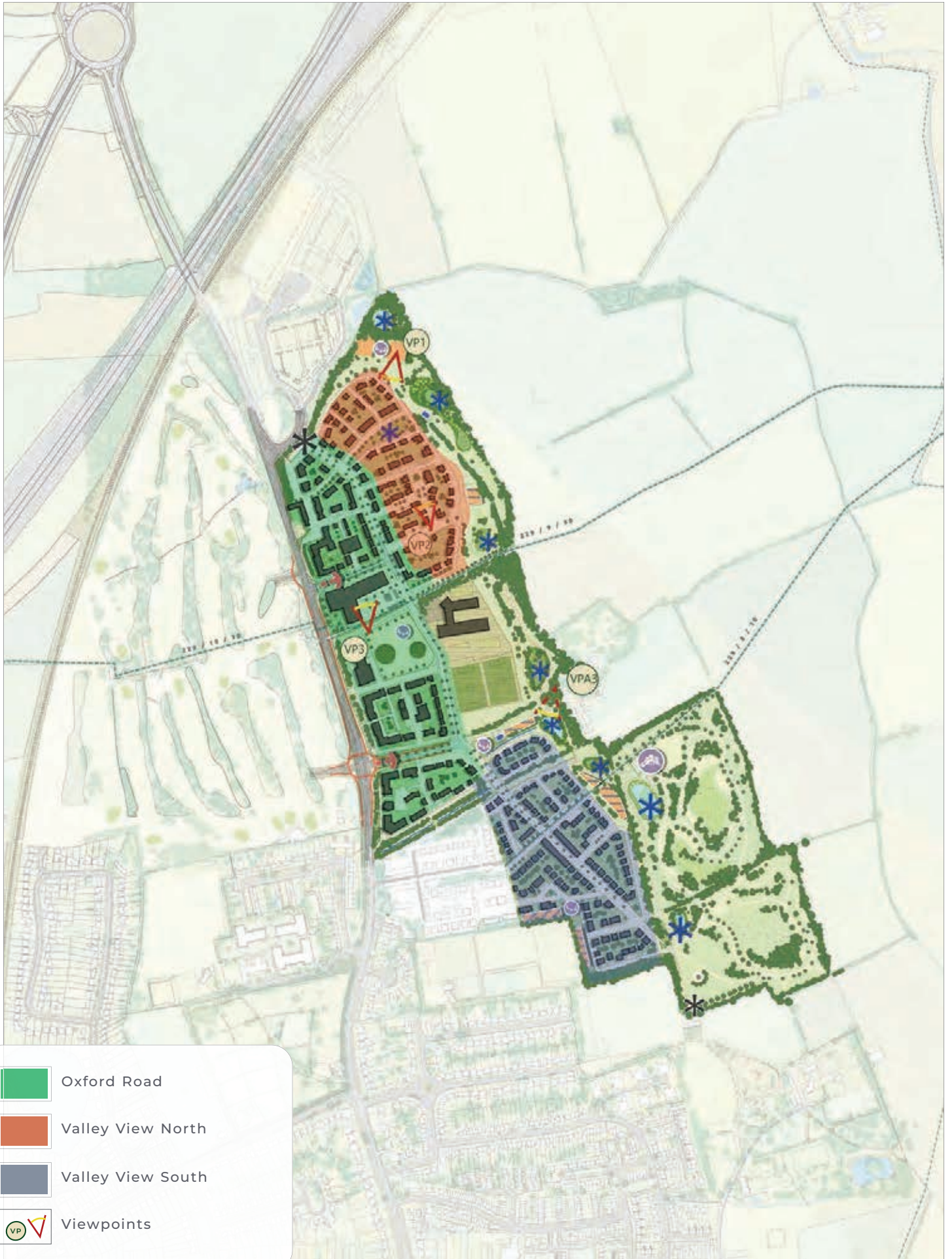


- *Views open out to the countryside*
- *Mainly 2-3 storeys detached and semi-detached houses*
- *Existing trees and drainage paths become urban features*
- *Formal primary street frontage gives way to a loose-knit edge*
- *Strong and near-continuous building lines to Park and Ride frontages*
- *Sustainable drainage provided following existing paths accommodated where possible within streets*

### 3. Valley View South



- *Responds to the Croudace scheme that lies immediately to the south-west of the site*
- *Reflects the historic Oxford 'Victorian Grid' formal street pattern*
- *Looser grain responding to St Frideswide's Farmhouse*
- *Dense terrace housing along the primary street gives way to loose detached and semi-detached housing along the parkland edge*



**Figure 51** Proposed Character Map





Figure 52 Viewpoint VP1 - Illustrative view of the rural edge



Figure 53 Viewpoint VP2 - Illustrative view of shared street in Valley View North character area



Figure 54 Viewpoint VP3 - Illustrative view of the local centre



Figure 55 Viewpoint VPA3 - Aerial view of Valley View South character area

## 6.5 Socio-Economic / Infrastructure Strategy

Population and health impact assessment accompany the outline planning application. A brief summary of the strategy in relation to population and economic infrastructure is provided below.

This includes the impact of the new development against various population receptors which include:- Economic activity, housing, education, healthcare facilities, open space, formal sports off-site, access and connectivity.

- *An indicative housing mix based on the requirements of the Strategic Housing Market Assessment (SHMA) will be confirmed in detail at the reserved matters stage*
- *Additional primary school capacity will be accommodated within Water Eaton. A new school, built to modern standards, will create an overall improvement in the quality of education provision in the area*
- *For secondary education, detailed analysis will be undertaken to review and agree the details of additional provision in discussion with the education authority. Appropriate mitigation will then be undertaken and/or provided for through a legal obligation for necessary financial contributions to ensure school place capacity can be delivered as required*
- *In relation to healthcare services, discussions with the Integrated Care Board (ICB) indicate that financial contributions will need to be made to existing nearby practices / facilities, together with provision of flexible space on site for consultations within the Water Eaton local centre*
- *In accordance with the requirement set out in the Development Brief, Water Eaton will provide two local areas of play (LAP), one local equipped play area (LEAP), one combined LAP/ LEAP and one neighbourhood equipped play area (NEAP/ MUGA) with play equipment and a hard surfaced area set within a landscaped area*
- *A financial contribution will be made to a Community Development Fund that will enable the employment of sessional community development staff with activities and events budget to be directly run by the proposed stewardship body for Water Eaton*
- *The requirement for formal sport provision will be met by way of a financial contribution towards off-site formal outdoor and indoor sports provision (including formal sports pitches at Site PR7a)*

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## 6.6 Health and Wellbeing

Health and wellbeing has been considered from the outset, including the mental and physical health of future residents. The criteria from Building for Healthy Life have been used to inform the design process for Water Eaton, and an assessment is carried out in Appendix 1.

The following principles, developed through public consultation events and guidance on Building for a Healthy Life (BHL), which have been embedded in the outline proposals in order to maximise the health and wellbeing of residents:

- **Water Eaton is designed as a compact and connected place, designed as a walkable neighbourhood (in conjunction with PR6b)**

- Every home is within 5-10 minutes' walk of the local centre, enabling residents to carry out day-to-day shopping without the need for a car

- The Primary School has been located to promote access on foot, or by bicycle

- Permeable street networks will be designed to provide a choice of routes through the development to the local centre and school, and to open spaces, prioritising walking and cycling

- Key connecting routes will be integrated with green networks

- **Active travel will be maximised**

- The design of a compact, connected and permeable place

- Local travel will be prioritised for those on foot and bicycle, and by public transport

- A network of multi-functional green spaces

- **A community focal point will be created at the local centre, providing an area that works in conjunction with the Primary School and associated green space (together with necessary, but limited, parking). These buildings will be established early in the process to begin community building.**

- The Primary School will be delivered in conjunction with the local centre.

- Opportunities for shared leisure and sports facilities with the school (e.g. school sports pitches, school / community hall) will be explored during school procurement.

- Local health care has been discussed with the Integrated Care Board (ICB) as part of the local centre provision. The ICB requirement is for a flexible community building to be used to support this location as a health 'spoke', with financial contributions towards additional services for local hubs such as Wolvercote Surgery

- The local centre / Primary School hub will be a focal point with facilities that can be used to bring residents, clubs and organisations together to organise activities and

improve quality of life

- **Water Eaton is designed as a place for inclusive living**

- Water Eaton will cater for all types of residents, from all backgrounds and age ranges

- Streets and amenities including leisure uses and open spaces will be designed to enable access for all, including accessible signposting and way-finding

- **Multi-functional green spaces are integrated within the structure of the development**

- A range of local, smaller, green spaces will be provided so that open space is available to all residents within a short (2-5 minute) walk

- Green corridors are associated with direct routes to destinations within the development, including leisure and open space uses accessible to everyone

- Strategic green spaces will be multi-functional, providing for activities and play, biodiversity, heat island cooling, and storm water storage

- The management of green spaces will be co-ordinated with the stewardship arrangements, allowing local control and maintenance of spaces

- **Healthy eating will be encouraged at Water Eaton through: -**

- Provision of allotments, community gardens and orchards, managed through the stewardship arrangements. Links with NHS social prescribing and charity groups will be explored through the stewardship arrangements

- Consideration of a community market through the stewardship arrangements

- Incorporation of 'edible streets' as referenced in Oxfordshire Street Design Guide will provide fruit trees and herbs that are accessible and available to all residents from public areas, managed by the stewardship body

- **Water Eaton will provide a green network that maximises opportunities for healthy play and leisure. This will be facilitated by**

- Convenient links from the residential areas to a leisure route at the eastern edge of the site for families, children and all other members of the community, accessing other green spaces, and connecting to the local centre, school and park and ride; and linking to Cutteslowe Park

- Local green spaces for children's play

- Strategic green space at the south-east of the site for informal and formal play and sports activities

- Routes designed and signed for 5km and 10km running and walking
- Recreational routes for dog walking
- Streets with low traffic levels designed for informal play
- Conveniently located benches, and public water fountains
- Information available to residents on opportunities for activities and clubs



Informal parkland to include routes for dog-walking and leisure



Integrating play areas within the green infrastructure corridor



Providing safe off-road cycling and walking routes

## 6.7 Energy Generation and Climate Mitigation

This section sets out the sustainability strategy for the proposed site and addresses the local and national planning policy requirements for energy and climate mitigation. Bellway Homes and Christ Church identifies the need to maximise green energy and provide heating without the need for natural gas/fossil fuels.

A fabric first approach to design will be taken, ensuring high quality buildings that minimise energy consumption with the aim to create a pathway to net zero carbon. This will be in accordance with the 'Energy hierarchy' set out in policy ESD2 from Cherwell Local Plan 2011 – 2031 (Part 1).

Homes will be built to the full Future Homes Standard, with a minimum EPC rating of level 'B'. The exact specification will be developed during detailed design stage, but will involve high fabric standards, and solar generation. An all-electric strategy involving Air Source Heat Pumps will likely be the predominant source of heating. Water efficient fixtures and fittings will be installed to meet the 110l/p/d target within the Cherwell Local Plan. These measures will reduce energy demand and bills significantly and place the dwellings on the path to a net zero future.

The layout will be designed to minimise energy demand by maximising the number of rooms which receive direct sunlight throughout the day and optimise south and north facing glazing for daylighting and minimising overheating risk.

The movement strategy will embed sustainable low carbon transport in the development, including the improvement of pedestrian and cycle network and reduce street lighting where possible.

Embodied (up-front) carbon will be considered throughout the design and construction phases, including impacts from the transportation of materials and the re-purposing of buildings at the end of their lives. By building in layers, construction waste will be minimised and a focus put on design for manufacture and assembly.

Circular economy principles will embed the ability to re-use and re-purpose materials more than once will be adopted alongside a waste management/ recycling strategy to reduce waste and associated carbon emissions. Grey and black water recycling strategy will also be adopted where feasible to encourage occupants to recycle and reuse water for watering plants or cleaning needs.

The full sustainability and energy statement submitted with the outline application sets out further details of the high level energy strategy and how this is likely to be delivered at detailed submission stages.



07

STEWARDSHIP

*Long-term stewardship is an important aspect of placemaking, community building and management. Bellway Homes Limited and Christ Church, Oxford are planning for the stewardship of this new community in perpetuity.*

## 7.0 Stewardship

The stewardship strategy proposes that the stewardship and community development responsibilities at Water Eaton will be delivered by the Water Eaton Community Management body. The Community Management body be financially sustainable, credible with local stakeholders, and have the flexibility for future expansion if required.

The Applicant intends that the stewardship of the scheme evolves through an ongoing conversation that will develop the details alongside the stewardship proposal and its delivery.

The high level stewardship parameters that have been set out in draft will evolve through discussions with local councils, and (in future stages) with occupiers of the development. These will form the principles for stewardship that are enshrined in the Community Management body.

There will be areas where further discussions will be required with wider stakeholder groups including service providers, potential residents of the scheme, and employers as the proposals develop.

### 7.1 Stewardship Vision Statement

**“The stewardship strategy will deliver the vision for PR6a - that it will be a diverse and healthy mixed-use intergenerational community, 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.”**

## 7.2 Stewardship Model

Practical working relationships have already begun to be developed with local stakeholders that will play a part in the early stages of the Community Management body's work.

We anticipate that the Community Management body will be operated by Christ Church, who may also own the common parts in the longer term, and (during the delivery of the development) Bellway. The Community Management

body will consult with a community liaison group which will be made up of a board of Directors/Trustees who will be elected by local members. The Community Management body will be collegiate in approach, seeking to balance the interests of the local community (including residents and other members from the wider resident, business and voluntary communities) and co-optees from the Parish and District Councils.

## 7.3 Functions of the Water Eaton Community Body

- *To ensure open spaces and community facilities are for the public benefit of all those who live, work in or visit the area including existing local residents, whilst ensuring that any charges on residents and commercial users of PR6a confer fair advantages and that occupants see value for money for their contributions*
- *To develop a sense of community, and a shared sense of ownership, both within PR6a and between the surrounding settlements, through effective communication and community development activities from first occupation*
- *The Community Management body will be an enabling organisation, empowering and supporting residents to take initiative in developing a cohesive community, embracing sustainable lifestyles, and celebrating and enhancing the ecology of the area. It will do so by developing working links with key stakeholders and community groups in the neighbouring area, playing to local strengths and involving local residents in a healthy and inclusive culture of volunteering*

## 7.4 Community Assets and Facilities

The proposed roles and the schedule of responsibilities for stewardship at Water Eaton will be set out in more detail at the next stage, but the core responsibility of the Community Management body will be to maintain and manage community assets once the facilities have been created and deemed “fit for purpose”. The assets to be managed by the Community Management body will include the following:

- *Public open space, including retained hedgerows and mature trees, a new eastern green corridor with new native tree, scrub and hedge planting*
- *A Community Centre meeting Cherwell District Council’s specifications for size, flexibility of use in the accommodation and equipment, location and design*
- *The 11ha Cutteslowe Park extension providing a multifunctional green space for the new and existing neighbouring communities, with new native tree and scrub planting alongside species rich grassland. Heritage assets including the Anglo-Saxon barrows preserved under publicly accessible open space, with interpretive information*
- *Allotments, and the potential for other food growing spaces*
- *Above ground SUDS including ditches, swales, wet grassland and a pond balancing system*
- *Formal play areas*

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08

CONCLUSION

*The proposals for this site have been subject to extensive analysis and consultation, and are guided by design principles to deliver the agreed vision for this site. Water Eaton will become a place that the local community will be proud to be part of.*



## 8.0 Conclusion



Bellway Homes Limited and Christ Church, Oxford will create a structure to deliver stewardship and management of and for the new community. This has already begun with wide-ranging consultation and will include the creation of the Water Eaton Community Management body to manage open space and community activities.



The identity of Water Eaton will draw on inspiration from its location, heritage and surroundings. Further engagement with residents and stakeholders will inform the character of this new place, which could be delivered through, for example, public realm design, landscape and planting, views, street names and lighting.



The proposals will deliver much needed new homes, half of which will be Affordable housing. There will be a range of types, including apartments and family housing. A local centre, at the heart of the proposals, will provide a range of shops and facilities, linked to a new Primary School and extensive public spaces.



The design of Water Eaton has focussed on ensuring that access by bicycle and walking will be the key ways of moving around the site with an extensive, well-considered network of routes that also links to the wider area. A wide choice of walking and cycling routes are designed for all users, from leisure to commuter use.



The site's sustainable location and movement strategy will minimise carbon impacts from transport. The energy and sustainability strategy puts in place the foundations for minimising carbon and reducing energy usage as detailed proposals are submitted. There will be no fossil fuels used on site.



The proposals are integrated with a green infrastructure strategy that provides green spaces for people and nature. Accreditation is sought for '[Building with Nature](#)'. Habitat creation and planting will offset the removal of some trees and vegetation and the proposals will likely reach greater than 20% biodiversity net gain.



The proposals encourage better physical and mental health for all residents. Active travel, integration with nature and green spaces including community allotments and gardens will encourage healthy lifestyles. Stewardship and community building will help to create social bonds that assist in safeguarding mental health.



