



Oxford Parkway Park and Ride is a noticeable urbanising feature on the northern edge of the site.

The western boundary is defined by dense vegetation along Oxford Road.

Residential built form to the south of the site is visible from within the site and introduces an edge of settlement character to the site.

The eastern boundary is formed by intermittent hedgerows which follow a historic alignment. There is a strong visual connection to the wider countryside in the east.

Agricultural land use and visual connection with the wider countryside to the east introduces rural characteristics into the site.

Southern boundary is formed by hedge and tree planting at Cutteslowe Park. There is a visual connection with the park and floodlights at the sports pitches are noticeable on the site's edge.



- Site Boundary
- 1km Detailed Study Area
- Contours (at 5m intervals)
- Lake
- Watercourse
- A Road
- Railway Line
- National Forest Inventory

client
Bellway Homes Limited and Christ Church, Oxford

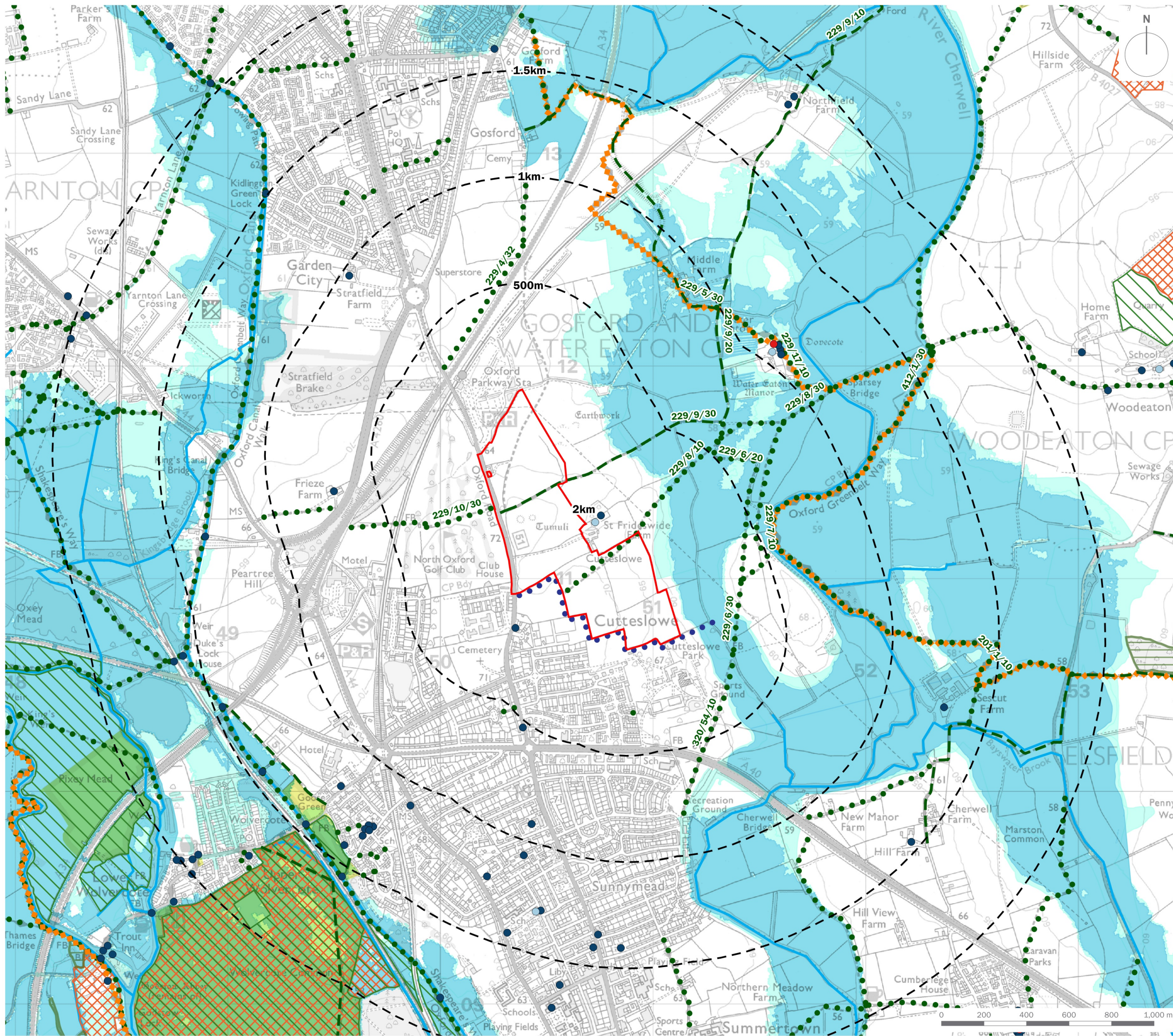
project title
Water Eaton

drawing title
Site Character and Context

date	16 JANUARY 2023	drawn by	Gyo
drawing number	edp5650_d016b	checked	LTI
scale	1:12,500 @ A3	QA	RBa



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- Site Boundary
 - Range Rings (at 500m intervals)
 - Ancient Woodland
 - Scheduled Monuments
 - Site of Special Scientific Interest
 - Open Access Land
- Listed Buildings**
- Grade I
 - Grade II*
 - Grade II
- National Trail
 - Permissive Footpath
- Public Rights of Way (PRoW)**
- Public Bridleway
 - Public Footpath
- Flood Zone 2
 - Flood Zone 3

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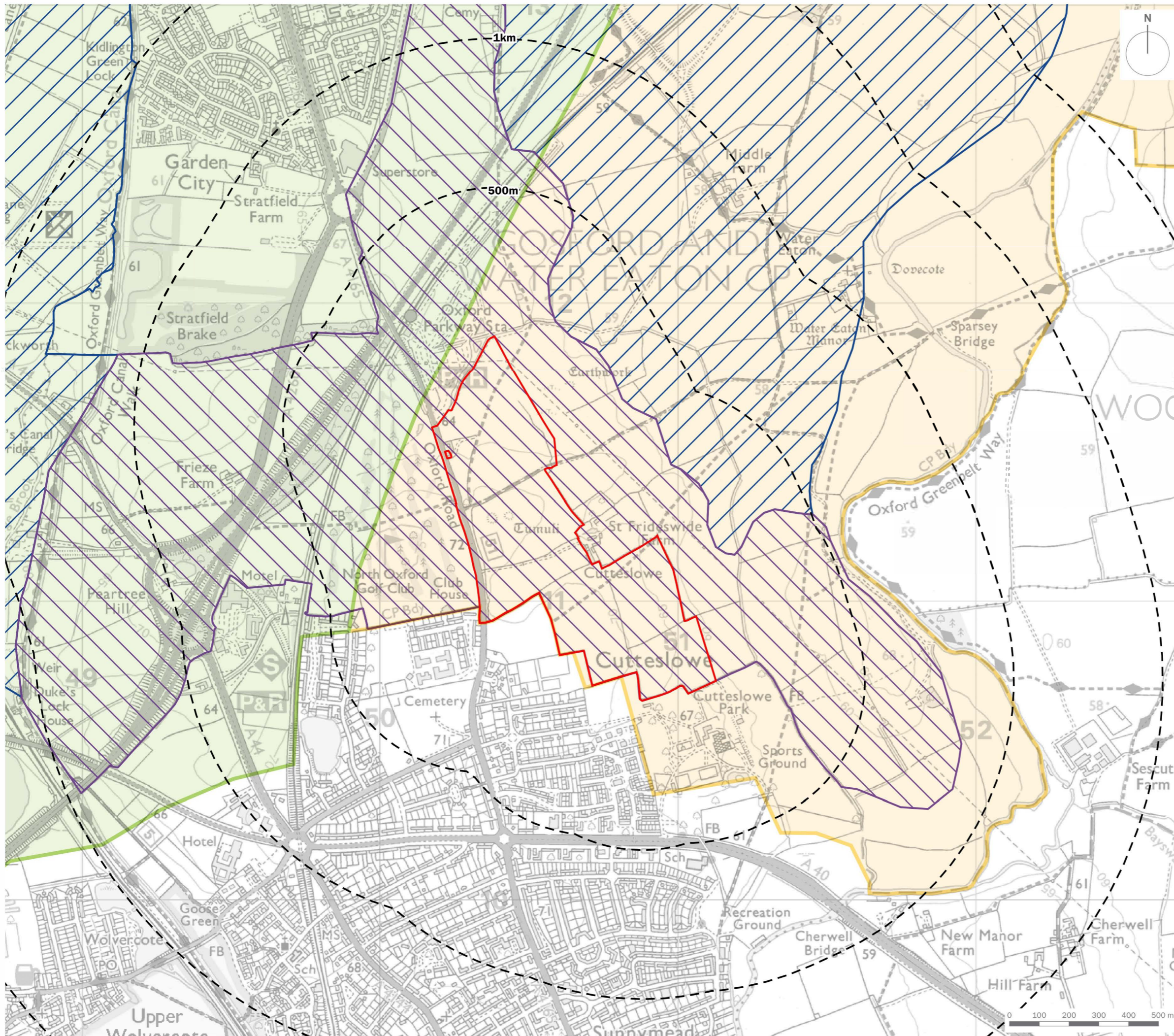
project title
Water Eaton



drawing title
Environmental Planning Context

date	22 NOVEMBER 2023	drawn by	JFr
drawing number	edp5650_d010e	checked	BCo
scale	1:17,500 @ A3	QA	RBa





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-  Site Boundary
-  Range Rings (at 500m intervals)

Cherwell District Landscape Character Assessment

-  Lower Cherwell Floodplain
-  Otmoor Lowlands

Oxfordshire Wildlife and Landscape Study

-  Alluvial Lowlands
-  Vale Farmland

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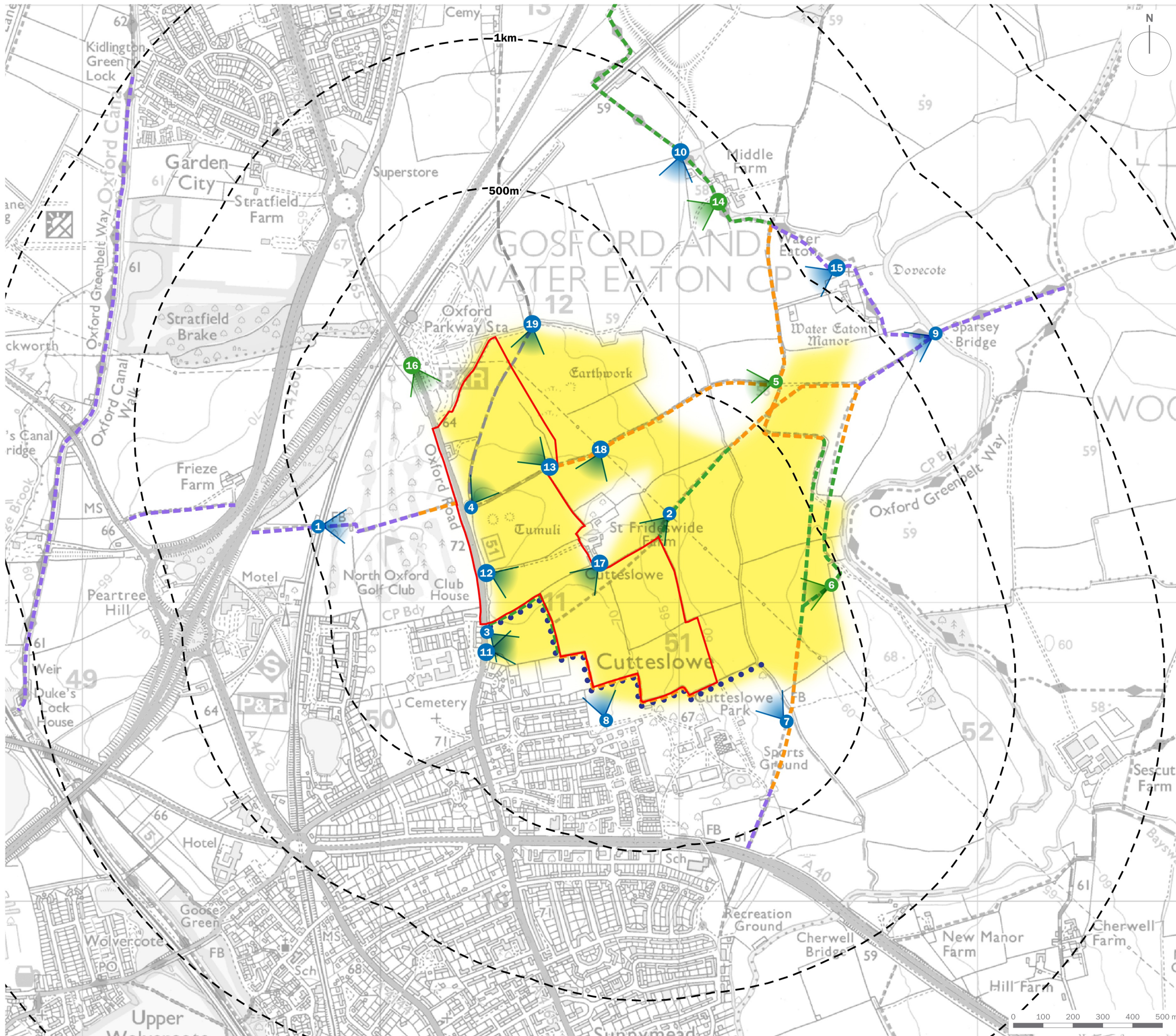
project title
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drawing title
Published Landscape Character

date	16 JANUARY 2023	drawn by	JFr
drawing number	edp5650_d009d	checked	BCo
scale	1:12,500 @ A3	QA	RBa



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- Site Boundary
- Range Rings (at 500m intervals)
- Zone of Primary Visibility (ZPV)
- 1 ▶ Photoviewpoint
- 1 ▶ Wireline Location
- Permissive Footpath
- Extinguished Footpath
- Open View
- Glimpse View
- No View

client
Bellway Homes Limited and Christ Church, Oxford

project title
Water Eaton

drawing title
Site Visibility Plan

date	17 JANUARY 2023	drawn by	JFr
drawing number	edp5650_d008f	checked	BCo
scale	1:12,500 @ A3	QA	RBa



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