

Water Eaton

PR6a : Land East of Oxford Road

Environmental Statement
Non-Technical Summary

Bellway


**STRATEGIC
LAND**



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WE/ESN/P02

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Project: Water Eaton

Client: Bellway Homes Limited and Christ Church, Oxford

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28/04/2023 Rhys Williams / Peter Traves

27/02/2024



Water Eaton Non-Technical Summary

1. Introduction

Background

- 1.1 An Environmental Statement (ES) for Water Eaton was submitted as part of planning application 23/01233/OUT (Cherwell District Council, May 2023). This Non-Technical Summary of the Environmental Statement has been prepared on behalf of Bellway Homes Limited and Christ Church, Oxford (the Applicants). The Applicants are seeking planning consent for the proposed development of Site PR6a, Land East of Oxford Road. The land is allocated for development in the Cherwell District Council Partial Review Local Plan (Adopted 2020). The Site and the proposal is known as Water Eaton.
- 1.2 The planning application seeks planning permission for the erection of up to 800 dwellings, a two form entry primary school; a local centre, public open space and landscaping, vehicular, pedestrian and cycle access points, internal roads and paths.
- 1.3 Savills has coordinated the preparation of an Environmental Statement (ES) that accompanies the planning application. The ES is prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ('the EIA Regulations').
- 1.4 The location and the extent of the planning application Site is identified by the red line shown on the parameter plans included after page 6. In total, the Site covers an area of some 46 hectares (ha).
- 1.5 In the period since the planning submission, statutory consultation has taken place and a number of changes and updates to the submitted information have been prepared by the Applicants in response.
- 1.6 Accordingly, the ES and this NTS have been updated to supplement the information contained within the ES to ensure that the assessments accurately reflect the most up to date situation with the Site and the proposals.

Key changes in the layout of the proposed development

- 1.7 The assessment is based on the submitted Parameter Plans, which establish the development envelope derived from the illustrative masterplan. Changes to the proposed layout that have been introduced since May 2023 are:
- (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 (H9) 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.*

1.8 Other matters specific to transport are included in a Transport Assessment Addendum that accompanies the planning submission. The main revision in this are:

- Minor amendments to the Oxford Road CYCLOPS access junction including safeguarding sufficient space for a right turn movement into PR6b on the northern arm;
- Confirmation that a pedestrian / cycle access as far as the Site boundary is provided to the Parkway / Station / Park and Ride site to the north;
- An assessment demonstrating why it is not appropriate for the development to be car-free;
- Identification of an improvement scheme at Cutteslowe roundabout; and
- Updated traffic modelling which demonstrates that direct impacts from the development and the other Partial Review sites on the transport network can be mitigated to an acceptable degree, and that the residual cumulative impacts would not be severe.

Environmental Impact Assessment

- 1.9 Environmental Impact Assessment (EIA) is a process that formally considers the construction and operational aspects of a proposal that may have significant effects on the environment. The findings of an EIA are described in a written report known as an Environmental Statement (ES).
- 1.10 An ES provides environmental information about the scheme, including a description of the development, its predicted environmental effects and the measures proposed to mitigate adverse effects: information that is taken into account in the planning decision. Subsequently, when the Council is deciding whether to grant planning permission, it can do so in the full knowledge of any significant effects predicted, and take this into account in the decision making process.
- 1.11 During the preliminary stages of the EIA process, a request was made to the Council for its EIA scoping opinion. The purpose of this is to identify what the Council considers to be the main environmental issues associated with the Proposed Development. The Council consulted with statutory consultees and issued a formal EIA scoping opinion in June 2021.

2 Site and Local Context

Site description

- 2.1 Currently, the Site is in agricultural use, predominantly as arable fields. Oxford Road is a two-way single lane road with a bus lane/cycle lane in the southbound direction. Two surfaced tracks off Oxford Road cross the Site from west to east. One is a private road and bridleway access to the Water Eaton Estate, the second provides access to St Frideswide's Farm.
- 2.2 The Site is crossed by two Public Rights of Way (PRoW). PRoW 229/9/30 is a bridle path that leads east from Oxford Road on the same alignment as the Water Eaton Estate access. PRoW 229/8/10 is a footpath that crosses the southern part of the Site. Both paths provide connections to Water Eaton approximately 1.2 kilometres (km) north-east of the Site.
- 2.3 Field boundaries across the Site include some mature native hedgerows, and some sections of post and wire fencing. The majority of the hedgerows are regularly managed (c.1.5 metres high). A small number of species-poor hedgerows are present, alongside the track leading to the Water Eaton estate, and along the southern and eastern boundaries of the south-western field.
- 2.4 Owing to their species diversity and maturity, the hedgerows are considered to be of Local ecological value, forming a key component of the local habitat network and green infrastructure. Field surveys have confirmed that these habitats support, or are likely to support, a range of species, including nesting birds and foraging/commuting bats.
- 2.5 Two small areas of broad-leaved woodland are present within the western edge of the Site alongside Oxford Road, and there are sparsely scattered hedgerow trees. Ecological surveys have recorded a barn owl roost at St Frideswide's Farm and a bat roost is also confirmed on site.
- 2.6 Across the Site, field ditches and the topography allow surface water to drain in an easterly direction. These connect with a network of drainage ditches that ultimately discharge into the River Cherwell. The Cherwell River flows in a southerly direction to join the River Thames south of Oxford City. The Site is located in Flood Zone 1, where there is a low risk of flooding.

- 2.7 The Oxfordshire Historic Environment Record records four non-designated heritage assets within the boundary of the Site. These comprise two round barrows (recorded as funerary monuments of prehistoric date). The recorded remains of the two round barrows comprised their surrounding ditches and parts of their internal mounds. The third asset noted is a post-medieval milestone on the western boundary. This has not been located during walkover surveys. The fourth asset is the non-designated buildings associated with the Pipal Barns and Cottage.
- 2.8 A study of ground conditions has been prepared and used to conduct a preliminary Conceptual Site Model (CSM) of the potential level of risk posed to human health or the water environment associated with the development of the Site. The CSM shows that the overall risk to the health of construction workers and future residents is “Very Low”, and “Low” with respect to use of the land for agriculture. A “Medium” level risk is identified to surface water, attributed to the drainage from adjacent land uses.

Local context

- 2.9 The western boundary of the Site includes Oxford Road and the northern boundary adjoins Oxford Parkway Park and Ride site. To the east, the Site boundary crosses an open field, then follows field boundaries around St. Frideswide’s Farm to the south, where the southern boundary adjoins Cutteslowe Park, Banbury Road North Sports Ground, and an adjacent field. The land to the south of the Site boundary is within the administrative area of Oxford City Council.
- 2.10 The Site is bounded by the A4165 (Oxford Road) to the west, Oxford Parkway Park and Ride to the north, Cutteslowe to the south and agricultural land to the east. Two tracks provide access to Water Eaton and the surrounding farms, and St Frideswide’s Farm which borders the Site.
- 2.11 Oxford Road is a two-way single carriageway road, with a southbound bus lane, and shared cycling/pedestrian facilities on both sides of the carriageway. It is lit and is subject to a 40mph speed limit in the vicinity of the Site. This will change to 30mph in accordance with a recently approved Traffic Regulation Order. This section of Oxford Road connects the A4260 and Bicester Road with the A40 to the south. From the Wolvercote Roundabout junction on the A40, the A44 links with the A34.
- 2.12 The A34 trunk road forms part of the strategic road network. It connects the M3 in Hampshire with the M40 to the north. The A34 can be accessed from the application Site via Oxford Road and either the A4260 and A44 (north from the Site), or via the A40 and A44 (south from the Site).
- 2.13 The nearest railway station to the site is Oxford Parkway, approximately 350 metres northwest of the Site boundary. Parkway Station provides a connection to Oxford Railway Station, located within the City.
- 2.14 There are good public transport linkages from the Site via bus with regular services to Woodstock, Gosford, Kidlington, Bicester and Oxford City. The nearest bus stops are located approximately 200 metres northwest of the site boundary at Oxford Parkway and in the vicinity of the southwestern part of the Site at the junction of Jordan Hill on Oxford Road. Further bus stops are also located further south on Oxford Road.

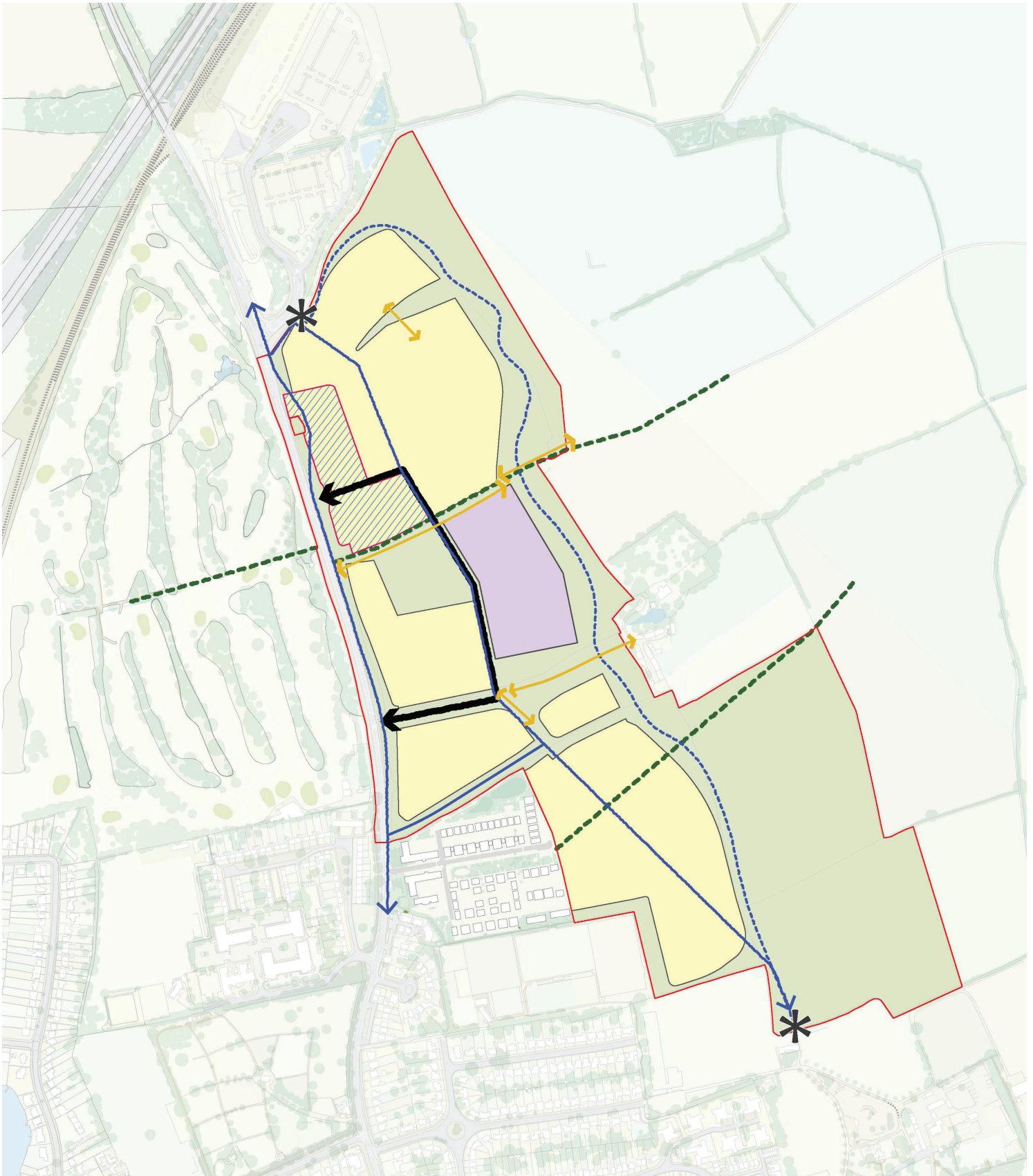
- 2.15 The nearest designated heritage asset to the Site is St Frideswide's Grade II* listed farmhouse situated c.50 metres east of the Site at its closest point. It has a Grade II listed garden wall, which is located c.10 metres to the north east of the farmhouse.
- 2.16 Pipal Cottage and its associated farm outbuildings are non-designated heritage assets situated alongside Oxford Road on the western boundary of the Site. These are visible from the public Bridleway within the Site. Further away, some 1 km north east of the Site, there is a group of six listed buildings at Water Eaton Manor, close to the River Cherwell.
- 2.17 The nearest designations for nature conservation are Port Meadow with Wolvercote Common and Green Site of Special Scientific Interest (SSSI), and the Oxford Meadows Special Area of Conservation (SAC) which are located 2 km south west of the Site. Pixey and Yarnton Meads SSSI is located 2.5 km west of the Site to the west side of the A34.

3 Proposed Development

- 3.1 The EIA has assessed the development of:
- Demolition of Pipal Barns;
 - Improvements to Oxford Road;
 - Footpaths and cycle links, with vehicle, pedestrian and cycle access from Oxford Road;
 - The construction and occupation of 800 dwellings;
 - A 2-form entry primary school;
 - A local centre;
 - Formal and informal open space; and
 - Sustainable drainage.
- 3.2 Parameter plans for Water Eaton show the distribution of land uses, the building heights assessed, and the access strategy for vehicles, cycling and pedestrians. They reflect the outline nature of the application and define the development principles for the Proposed Development that would govern the detail provided in subsequent planning applications for the approval of reserved matters (appearance, layout, scale, and landscaping).
- 3.3 Land use and access parameter plan (32W) shows the principal land use across the Site would be residential development, which would provide for a range of dwelling types suitable for people of different ages and lifestyles, including 50% affordable housing. The mix of unit types and sizes have been considered extensively during preparation of the development proposals, but are not matters that are submitted for approval with this outline planning application.
- 3.4 A local centre would be developed on-site to create floor space available for the provision of health care services, local retail, and/or community uses. Its general location within the Site will be within the area shown on the parameter plan. This will ensure that it is well related to the new residents of Water Eaton, as well as being easily accessible to those that will reside to the west side of Oxford Road when that land is developed (PR6b allocated site).
- 3.5 A serviced site for a two-form entry primary school is positioned in a central location within the Site. This school would be accessed via the primary street running through this part of the Proposed Development. Whilst the exact position of the school building within the site will be

confirmed at the detailed design stage, the parameter plan reflects the design intention for it to be positioned within easy walking distance of the local centre.

- 3.6 In terms of height, the residential buildings would range between three and four storeys (Building heights parameter plan 33T). The development fronting Oxford Road is proposed as predominantly three storey with occasional 4 storey at key locations (indicated by the star annotation on the plan). The development through the central part of the Site is shown as up to 11.5 metres above finished ground level, with the new homes stepped down in height to the east (up to 10 metres high). The upper height for the primary school development is set at 11 metres. The school building would only require a small part of the area shown for the school as most of the site would be set out as open space for play and sport.
- 3.7 Walking and cycling will be prioritised ahead of car movement, a cycle route through the centre of the Site would provide a direct route from the adjacent Park and Ride through to the south of the Site and connect with Cutteslowe Park. Between these key nodes for movement, a further leisure route for use by pedestrians and cycles would be set within the green corridor on the eastern side of the Site. The green corridor and public open space proposals are shown by the green infrastructure parameter plan (58M). This also shows the location of trees and hedgerows that would be retained, and those that need to be removed, principally along the Oxford Road frontage where the footpath/cycleway improvements would be delivered and structural replanting proposed.
- 3.8 It is considered that the development proposed will reduce pollution risk by replacing the current agricultural use, which can represent a source of nutrient input to surface waters. The Sustainable Drainage System (SuDS) features proposed also adequately mitigate surface water pollution risk by collecting runoff in drainage attenuation basins and ponds.
- 3.9 The Water Eaton parameter plans are shown on the following pages:
- Land use and access parameter plan 32W
 - Building heights parameter plan 33T
 - Green infrastructure parameter plan 58M.



Site boundary

Residential development

Open space and planting

Primary school

Local centre to be located in this area

Access roads

Indicative route for vehicles, cyclists and pedestrians (number and route to be determined at RM stage)

Existing public right of way / bridleway

Cycle links; alignment subject to detail

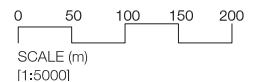
Indicative pedestrian, wheelchair, and all-weather cycle route; alignment subject to detail

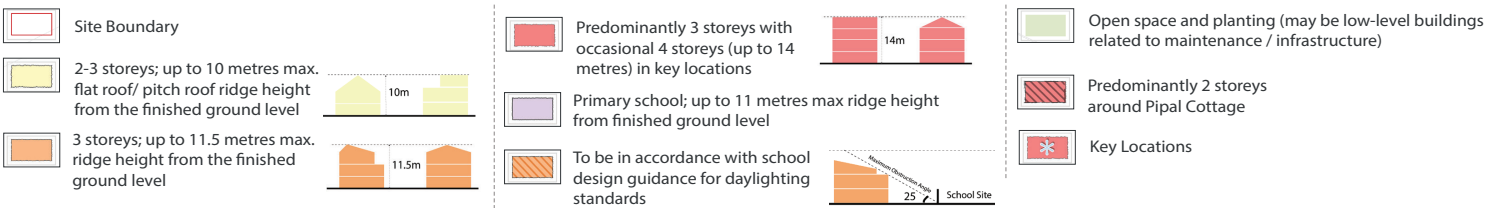
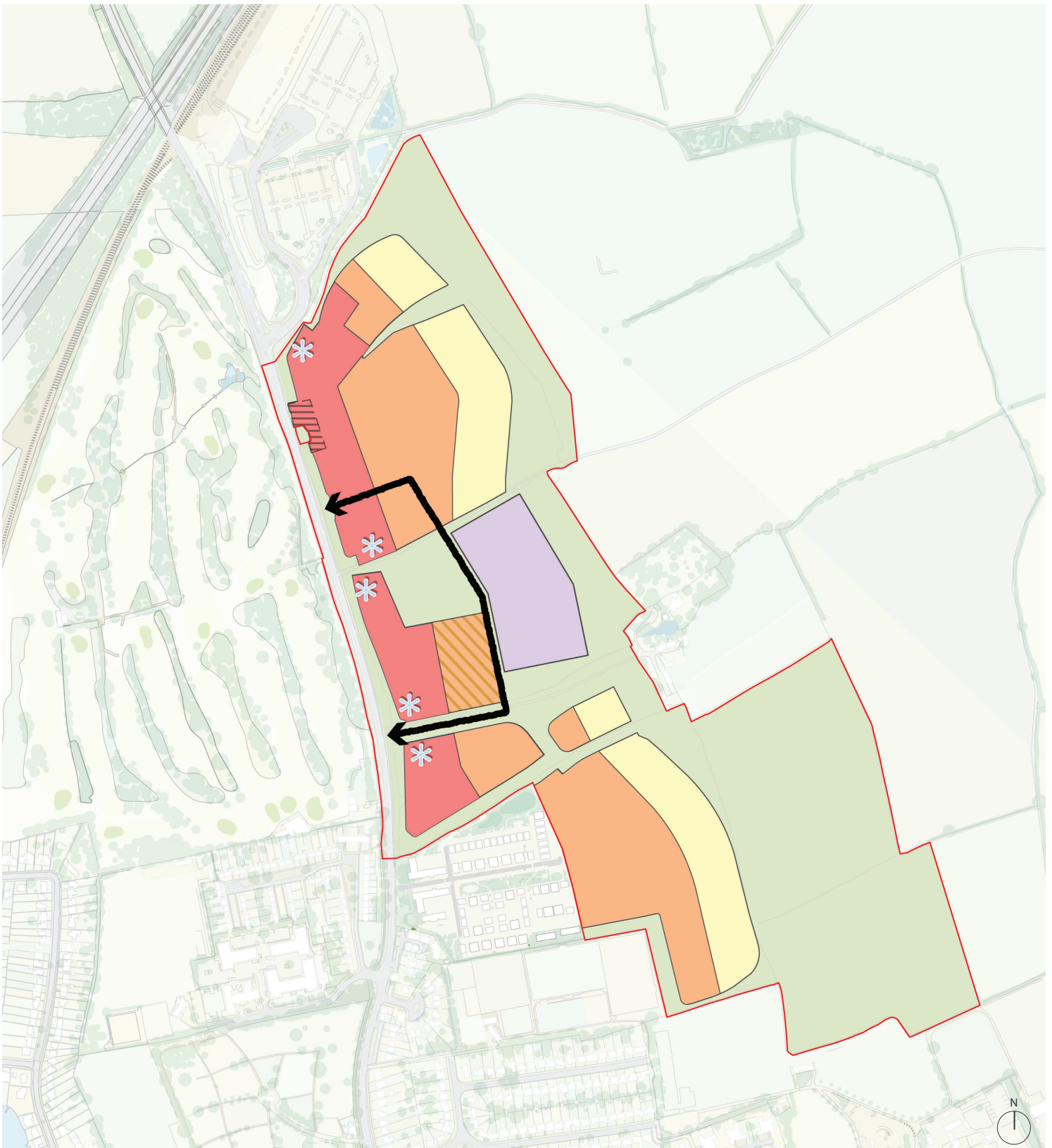
Indicative location for pedestrian/ cycle off-site connection

PR6a, North Oxford

on behalf of Bellway Homes Limited and Christ Church, Oxford

drawing no.	32	drawing	Land Use and Access Parameter Plan	
revision	W	scale	1:5,000 @ A3	job no. 477898
drawn by	ZP	checked by	AR	date 18/ 01/ 2024



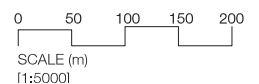


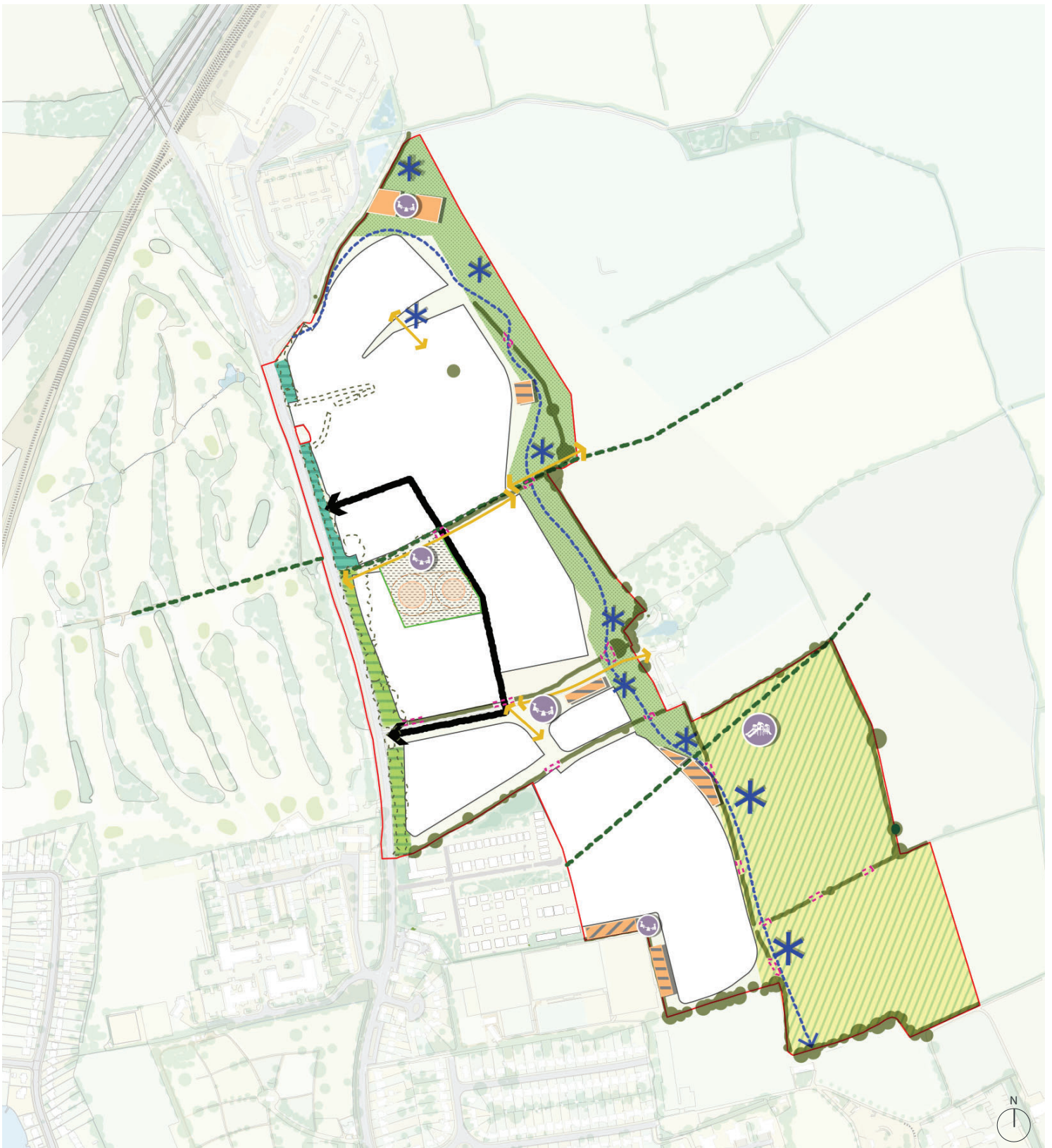
PR6a, North Oxford

on behalf of Bellway Homes Limited and Christ Church, Oxford

drawing no.	33	drawing	Building Heights Parameter Plan	
revision	T	scale	1:5,000 @ A3	job no. 477898
drawn by	ZP	checked by	AR	date 12/ 10/ 2023

Note: The finished ground level to be no more than + or - 2 metres from the existing ground level.





- | | | | |
|---|---|--|---|
| Site boundary | Existing public right of way / bridleway | Indicative location for allotments | Green infrastructure corridor along the site's eastern boundary to include structural landscape planting and a pedestrian, wheelchair and all-weather cycle route |
| Open space and planting | Minimum 9 metres to allow buffer from proposed footway edge to include earthworks, ditch and structural planting (subject to detail design) | Indicative location for play areas | Public open green space including structural landscape planting and land set aside for the creation of wildlife habitats and for nature trail/circular walks |
| Indicative location for drainage attenuation basins and ponds | Minimum 6 metres to allow buffer from proposed footway edge to include earthworks, ditch and structural planting (subject to detail design) | Indicative location for the MUGA play area | Indicative route for vehicles, cyclists and pedestrians (number and route to be determined at RM stage) |
| Underground remains of historic barrows with offset boundary | 'Barrows Park' to incorporate barrows and offset boundary | Trees / hedgerows to be retained (Buildings to be offset from hedgerows/ trees outside the Root Protection Areas (RPAs)) | Access roads |
| 'Barrows Park' to incorporate barrows and offset boundary | Indicative location for community gardens / orchards | Trees/ hedgerows to be removed (extent to be determined at RM stage) | |
| | | Sections of hedges to be removed to allow crossings etc (location, number and extent to be determined at RM stage) | |
| | | Indicative pedestrian, wheelchair, and all-weather cycle route; alignment subject to detail | |

PR6a, North Oxford

on behalf of Bellway Homes Limited and Christ Church, Oxford

drawing no.	58	drawing	Green Infrastructure Parameter Plan
revision	M	scale	1:5,000 @A3 job no. 477898
drawn by	ZP	checked by	AR date 10/11/2023

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Alternatives and Design Evolution

Alternative Sites

- 3.10 The Site is included in the Cherwell Local Plan Partial Review as Policy PR6a Strategic Allocation. Policy PR6a allocates the Site for mixed-use development including around 690 dwellings, a two form entry primary school, a local centre and recreation space.
- 3.11 Given the location of the Application Site within the Strategic Allocation and the policy context assigned to the location, it is not appropriate to consider alternative sites.

Scheme Design

- 3.12 Whilst the Site is allocated by Policy PR6a as an appropriate location to accommodate the development proposed, a series of development scenarios have evolved for the Site that seek to accommodate both the aspirations of the Applicants and the requirements of the Council and other stakeholders.

Site constraints and opportunities

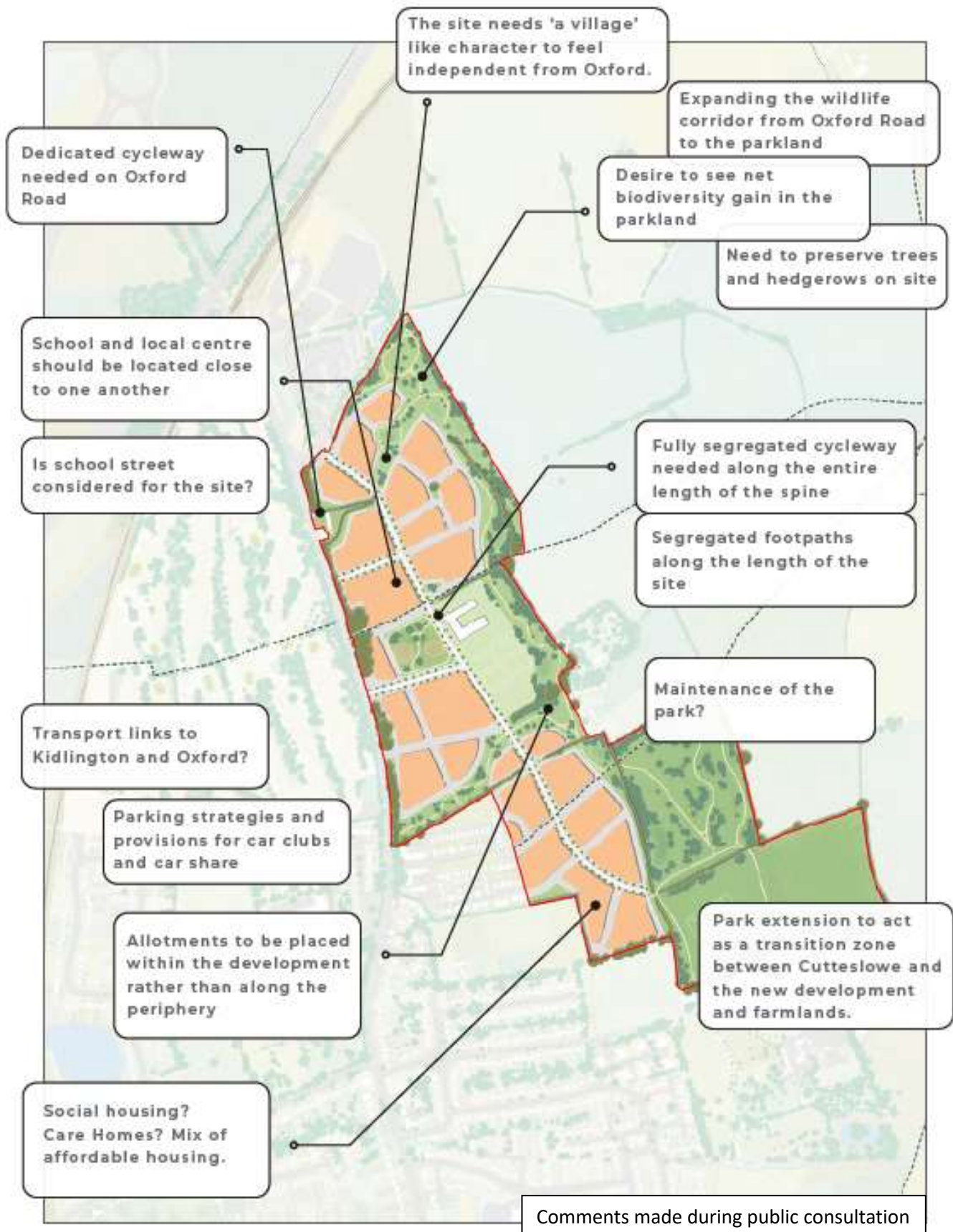
- 3.13 The process of design development is underpinned by the outcomes of this baseline work and leads to a series of constraints and opportunities for the Site being identified which has informed the evolution of the design.

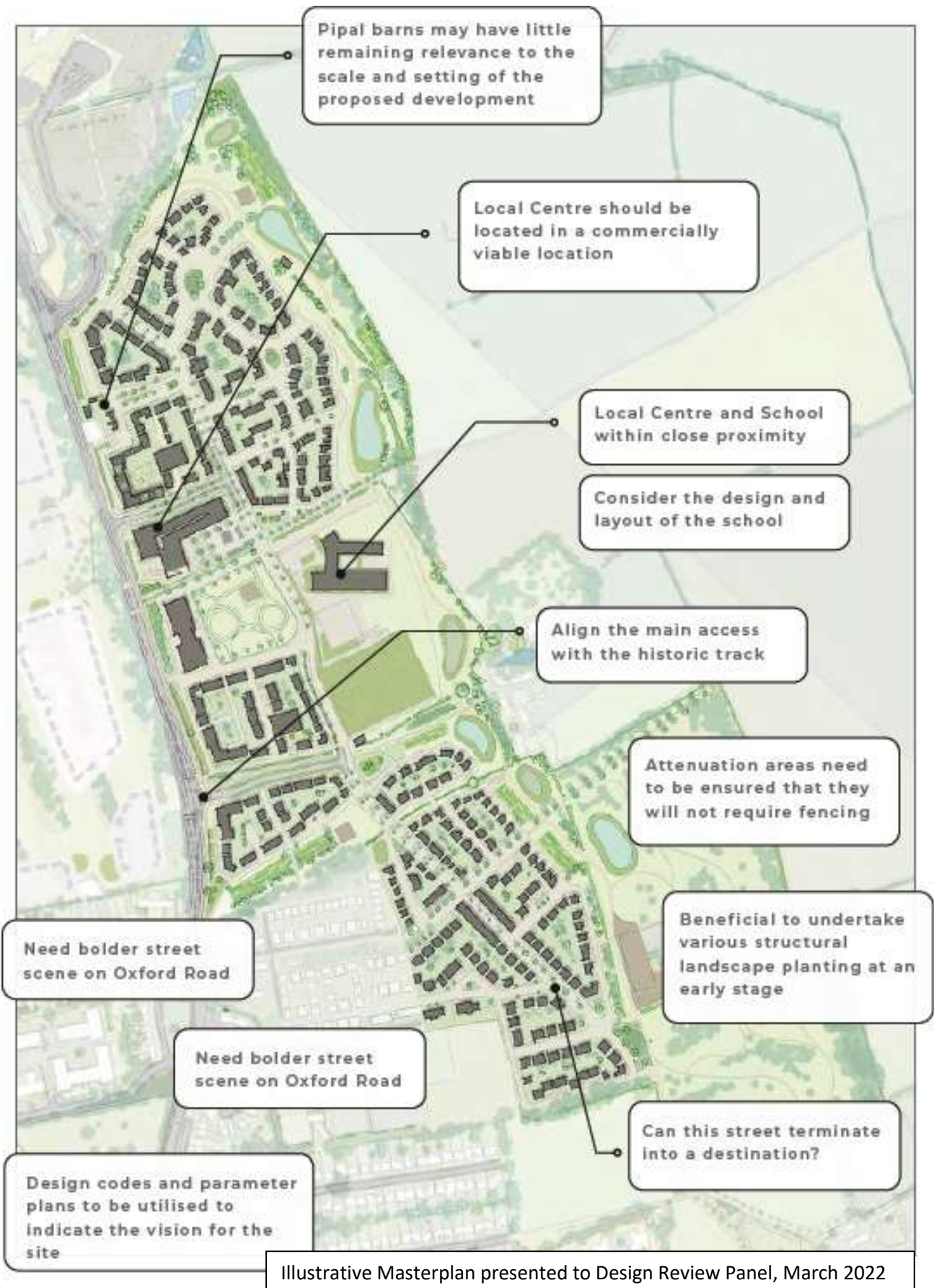
Masterplan development and consultation

- 3.14 Following the adoption of the Local Plan, a vision prepared for the Site effectively became a precursor to the current proposals. More recently, during 2021 the Applicants have been working together with a consultant team to bring forward an Allocation-wide masterplan.
- 3.15 This site wide masterplan work has informed the contents of the Outline Planning application and sets out the design principles for both the Proposed Development and the other wider allocation interests. The design evolution and engagement process has influenced a number of important elements of the scheme during this.
- 3.16 Having completed an initial set of technical studies, investigations and surveys, a series of meetings were arranged with Council officers to discuss the emerging design concepts, strategies, principles and quantum of development. Key issues included education and healthcare provision, the potential public open space provision, and the variety of landscape typologies that might be delivered within the masterplan concept, with particular attention given to the form and nature of the formal sports provision.
- 3.17 With the primary school and local centre being the largest components of the development, the design strategy focused on locating these centrally in order to maximise the number of people within a convenient walk from these facilities. This also provides an opportunity for the shared use of facilities, for example parking and potentially community uses such as using the school building outside of school hours.
- 3.18 The design strategy sought to improve on the arrangement set out in the local plan so as to create a walkable school catchment and generate synergy between the local centre and the school. The proposed layout places the local centre and school closer together to allow greater community benefit from the new facilities. Placing the local centre and school in a more central location within the Site should encourage more sustainable forms of travel such as walking or cycling.

- 3.19 The main heritage assets relating to the Site are the two barrows which are being retained within green space in the centre of the development. Green corridors will run through the development, following the routes of existing hedgerows, public paths and the application boundaries.
- 3.20 Although the enquiry by design workshop favoured a foot-bridge crossing of Oxford Road, it was considered that a network of footways and cycleways to link the development with Oxford and the Park & Ride would be more suitable.
- 3.21 The masterplan was developed to work with the Cherwell Local Plan Partial Review Policy PR6b site to the west of Oxford Road. This included designing the proposed road junctions to connect the sites in a suitable way and in the best location to promote active travel that will enable residents of PR6b to access the local centre and the primary school at Water Eaton.
- 3.22 Images of the draft masterplan layout are shown on the following pages. The first, on page 12, is annotated with comments reviewed during an Enquiry by Design workshop in 2021, the second (page 13) is annotated with comments made during public consultation in 2021.
- 3.23 Following this, in 2022, the next iteration of the illustrative masterplan was presented to a Design Review Panel which offered the suggestions shown on the third image of the masterplan (page 14).
- 3.24 The image on page 15, is the illustrative masterplan first submitted with the planning application in May 2023 (42M).
- 3.25 Since May 2023 the illustrative masterplan has been updated in response to comments received as part of the planning consultation. The replacement masterplan, revision 42T, is shown on page 16.











4 Findings of the EIA

Transport

- 4.1 The Site is located on the east side of the A4165 Oxford Road in northern Oxford. Oxford Parkway Station / Park and Ride is situated immediately to the north of the site whilst Cutteslowe and Cutteslowe Park are situated to the south of the Site.
- 4.2 A network of footpath and bridleways are located within and around the PR6a site leading to surrounding areas (Bridleway 229/9/30 and Public Footpath 229/8/10). There are two national cycle routes in close proximity to the site; Varsity Way - Route 51 Oxford to Cambridge, and Shakespeare Cycleway – Route 5 Stratford-upon-Avon to London.
- 4.3 The nearest bus stops to the site are located approximately 200m northwest of the site boundary at Oxford Parkway and in the immediate vicinity of the southwestern boundary of the site at the junction of Jordan Hill on Oxford Road. Further bus stops are also located further south on Oxford Road / Banbury Road.
- 4.4 Water Eaton is designed to be a walkable neighbourhood which puts pedestrians and cyclists first. A network of footpaths and cycle paths are proposed, along with Primary Streets, Secondary Streets, Residential Streets and Rural Edge Streets. The street adjacent to the school is proposed as a School street which will be temporarily closed off for the majority of traffic during the mornings and afternoons during school days.
- 4.5 New bus stops are proposed on Oxford Road to ensure that future residents are within a reasonable walk distance of the bus stops. Mobility hub(s) will be included within Water Eaton, offering the ability for cycle parking to be provided near the bus stops.
- 4.6 The effects of the construction phase for the Proposed Development are negligible in terms of community severance, driver delay, pedestrian delay, non-motorised user amenity, and accidents and safety.
- 4.7 When completed, the effects of the operational phase of the Proposed Development are negligible in terms of community severance, driver delay, pedestrian delay, non-motorised user amenity, accidents and safety. The impact of the development on the operation of the local highway network and strategic highway network is not significant. In terms of proximity to traffic (intimidation), the effects will range moderate beneficial (site frontage) to minor adverse (remainder of Oxford Road / Banbury Road corridor).
- 4.8 Additional mitigation is identified in the Transport Assessment relating to contributions to wider pedestrian and cycle improvements in the North Oxford corridor area (including Oxford Road / Banbury Road, Kidlington roundabout and Cutteslowe roundabout). The improvements potentially offer beneficial effects to community severance, pedestrian delay, non-motorised user amenity and accidents and safety.

Air Quality

- 4.9 Cherwell District Council (CDC) and Oxford City Council (OCC) have undertaken review and assessment of air quality within their area of administration. This process concluded that concentrations of nitrogen dioxide are above the Air Quality Objective (AQO) at some locations. As a result, CDC has declared four Air Quality Management Areas (AQMAs) and OCC has declared one.

- 4.10 The nearest AQMA within CDC's area is AQMA 3, located 1.1 km north of the Site, in Kidlington. OCC has declared an AQMA for the administrative area of the city council and therefore the Proposed Development is adjacent to this AQMA.
- 4.11 A desk-top study was undertaken in order to identify any sensitive receptors and locations in the vicinity of the site that require specific consideration during the assessment.
- 4.12 During the construction phase of the Proposed Development there is potential for air quality impacts at human receptors as a result of dust emissions from the Site. Assuming good practice dust control measures are implemented, the potential air quality impacts from dust generated by demolition, earthworks, construction and trackout activities was predicted to be negligible and subsequently not significant.
- 4.13 Dispersion modelling was undertaken in order to measure pollutant concentrations at the Site and assess potential exposure of future users. Annual average concentrations of nitrogen dioxide and particulate matter were predicted across the proposed development site and were subsequently verified using local monitoring results obtained from OCC and CDC.
- 4.14 The dispersion modelling results indicated that annual average nitrogen dioxide and particulate matter concentrations across proposed sensitive residential use were below the relevant AQOs. The location is therefore considered suitable for the Proposed Development without the implementation of protective mitigation techniques.
- 4.15 In addition, dispersion modelling was undertaken in order to predict air quality impacts at sensitive receptors near to the Site as a result of the additional vehicle exhaust emission generated in 2031 by the operation of the Proposed Development. This indicated that the increase in pollutant concentrations at sensitive receptor locations including those within the AQMA was deemed negligible.
- 4.16 To manage development generated emissions, the energy strategy for Water Eaton includes the provision of Electric Vehicle Charging points (EVC) for dedicated car parking spaces. Water Eaton will also provide a dedicated Cycle parking space for each dwelling.
- 4.17 With this, the overall significance of potential residual impacts is assessed as not significant, in accordance with the relevant guidance criteria.

Noise and Vibration

- 4.18 A background noise survey concluded that the dominant noise source at the Site is road traffic noise, primarily from Oxford Road, and the A34 dual-carriageway. In addition to the noise survey, traffic flow data was provided by the transportation consultant. This comprised seven assessment scenarios, in order to establish the impact of traffic noise from the Proposed Development on the noise environment of the local area.
- 4.19 A Construction Environmental Management Plan (CEMP) will be produced prior to the commencement of the construction works on Site. This proposed CEMP will be a working document within which suitable procedures and methods will be specified to protect noise sensitive receptors. This will include specific method statements identifying methods of working and controls to address the noise and vibration effects of the development's construction. Following the implementation of the mitigation measures included in the CEMP, it is not predicted that any significant effects will occur during the construction phase.

- 4.20 Noise levels relating to external amenity spaces are not considered likely to produce any significant effects. The worst-affected receptors sensitive to this noise will be other residential dwellings within the development and Pipal Cottage, on Oxford Road. Noise levels will be adequately controlled to achieve standard and planning noise level limits at the dwellings. As these dwellings are the nearest properties to the noise source, they represent a worst-case assessment and as such the noise impact on existing surrounding dwellings can be considered negligible.
- 4.21 Noise levels in private gardens are expected to fall below the need for mitigation measures. Most higher external noise levels can be partially offset if there is an alternative quiet external amenity space nearby. There are several public open spaces, community gardens, and play areas included within the scheme masterplan, as well as the proposed extension to Cutteslowe Park in the southeast of the site. These will provide a relatively tranquil amenity space for residents.
- 4.22 The potential effects relating to noise from traffic have been assessed and all potential scenarios result in an effect of negligible significant. An appraisal of the 2023 updated traffic flows has concluded that the predicted effects of noise remain unaltered in the assessment.
- 4.23 The assessment is based upon robust and worst-case assumptions and demonstrates that, in principle and subject to the incorporation of the identified mitigation measures, there should be no adverse impact at the proposed or dwellings as a result of existing noise. The site is suitable for the promotion of residential development.

Drainage and Flood Risk

- 4.24 The risk of groundwater flooding is considered to be very low for the majority of the Site, and low to medium at the lower lying parts of the Site where historical events have been reported anecdotally.
- 4.25 Thames Water is the statutory undertaker for wastewater drainage in Oxfordshire. Thames Water sewer records do not indicate any public foul water sewers within the boundary of the Site, or along the A4165 adjacent to the Site. A pre-planning enquiry was submitted to Thames Water in May 2021. Estimates of peak and pump flow rates were submitted in support of the enquiry. Thames Water's response to this enquiry indicated that reinforcements to the existing foul water network would be necessary in order to facilitate the Proposed Development.
- 4.26 Thames Water is the provider of potable water in Oxfordshire. A review of the service records indicates that the Proposed Development could be served by the apparatus which currently exists within the A4165. A pre-planning enquiry was submitted to Thames Water in May 2021. Thames Water's response to this enquiry indicated that the existing network only had capacity for 50 new residential dwellings. Therefore, reinforcements to the existing potable water network would be necessary in order to facilitate the Proposed Development.
- 4.27 The assessment details that the Proposed Development could bring negligible to minor adverse effects, which are not considered significant in EIA terms, providing that the specified mitigation is in place.
- 4.28 Minor adverse impacts were identified to surface water and groundwater quality in the event of spillage or accidental pollution incident during both the construction and operational phases, and the groundwater table during both the construction and operational phases.

- 4.29 Some beneficial impacts have been identified. Significant beneficial impacts are identified for flood risk on-site for site users and off-site for receiving watercourses and the flood risk area around St Frideswide's Farm. Minor beneficial impacts are identified for flood risk on-site for the new structures and the surface water drainage system.
- 4.30 The assessment confirms that the only mitigation measures required to reduce the potential adverse effects of the Proposed Development are:
- A detailed Construction Environmental Management Plan;
 - A strategy for the management of overland flow routes;
 - A surface water drainage strategy in accordance with National and Local Policy and Guidance which manages the quantity and quality of run-off and groundwater recharge; and
 - Modelling and reinforcement of the Thames Water foul water and potable water networks.
- 4.31 The assessment concludes that the potential effects of climate change will generally exacerbate the effects of the Proposed Development on receptors without mitigation. However, the mitigation measures identified will ensure that there is no increase in risk to the identified receptors as a result of the predicted effects of climate change.
- 4.32 The assessment also concludes that there are no significant adverse cumulative impacts from the Site and other relevant projects, PR6b and the Land South West of St Frideswide's Farm (Oxford City Council planning reference 21/01449/FUL).
- 4.33 A detailed Flood Risk Assessment including surface water drainage strategy, and Foul Drainage and Utilities Assessment with a foul water drainage strategy have been prepared in support of the outline application.

Biodiversity

- 4.34 An ecological desk study was completed to collate current records for protected sites such as Special Areas of Conservation (SAC), Sites of Special Scientific Interest (SSSI), Local Wildlife Sites (LWS) and records of legally protected species. Information sourced from Thames Valley Environmental Records Centre and data available through the Multi-Agency Geographic Information for the Countryside website (www.magic.gov.uk) has identified features of interest in the wider landscape.
- 4.35 Habitat Surveys of the Site have taken place in 2015, 2017, 2021, and updated in September 2023. Hedgerows were assessed against the Wildlife and Landscape criteria of the Hedgerow Regulations 1997 in June 2022. Detailed surveys have been completed for breeding birds, roosting and foraging / commuting bats, badger, common reptiles, great crested newts and Brown Hairstreak butterflies.
- 4.36 The Site is not covered by any statutory designations. One European Site, the Oxford Meadows SAC, is located c.1.5 km to the south west, and 12 nationally designated sites are situated within 5 km of the Site. No part of the Site is covered by any non-statutory designations. Nine Oxfordshire LWS, four proposed Oxfordshire Local Wildlife Sites (pLWS), four Oxford City Wildlife Sites (OCWS), two Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust Reserves (BBOWTR), one Cherwell District Wildlife Site (CDWS), two proposed Cherwell District Wildlife Site (pCDWS) and one Woodland Trust Reserve (WTR) are located within 2 km of the Site.

- 4.37 The majority of the Site comprises arable fields that are of negligible/site level intrinsic ecological importance. However, the Site also includes species-poor and species-rich hedgerows, scrub, broadleaved woodland and trees that are of Local ecological importance.
- 4.38 A range of industry standard measures describing key working methods and timings to avoid/minimise ecological effects during construction will be delivered through an Ecological Construction Method Statement (ECMS) following the principles set out within the Biodiversity Improvement and Management Plan (BIMP), and protected species licenses where required, overseen by an Ecological Clerk of Works (ECoW). These licenses would be obtained in advance of construction, and mitigation measures would be further refined and agreed during the licensing process.
- 4.39 The design and layout of the Proposed Development has been refined through various iterations to ensure that potentially significant ecological effects are avoided or minimised, and to deliver biodiversity gains in accordance with local and national planning policy. To achieve this, the Proposed Development incorporates approximately 21.95 ha of greenspace, approximately 47% of the total Site area, which will be managed for amenity use and biodiversity. The establishment, maintenance and long-term management of the retained and created habitats will be delivered via a Landscape and Ecological Management Plan (LEMP) following the principles set out within the BIMP.
- 4.40 Overall, it is predicted that a net gain to biodiversity in excess of policy requirements can be delivered onsite by the development proposals, thereby meeting both local and national policy requirements regarding biodiversity.
- 4.41 With appropriate mitigation and design built into the Proposed Development, no significant, adverse construction or operational effects are predicted to the Important Ecological Features assessed. Furthermore, the Proposed Development can potentially deliver a long-term beneficial effect at a Local level with respect to hedgerow, grassland and woodland habitats.

Landscape and Visual Effects

- 4.42 The terrain within the site is predominantly flat and low lying. There is a slight slope from Oxford Road towards the eastern boundary of the site. The lowest point of the site is within its south-eastern corner, which is sensitive to water logging and flooding.
- 4.43 The site presents a rural/urban transitional character and is defined by its arable land use. It comprises of mid-sized fields divided by native hedgerows. Land to the south of the site has urbanising influences as a result of the existing built form along the southern border.
- 4.44 The site's current land use as arable land defines its vegetation cover. Landscape features of note within the site include native hedgerows with occasional hedgerow trees and a deciduous tree belt along the eastern edge of Oxford Road.
- 4.45 A site wide tree survey has been undertaken which concluded that the trees identified across the Study Area are primarily of moderate to high quality. There are no areas of ancient woodland present within the Site or study area. There are no Tree Preservation Orders (TPOs) located within the Site.
- 4.46 The site is located in "*Peartree Hill Vale Farmland*" landscape character area (LCA). This is described as "*largely characterised by medium to large-sized arable fields and pastureland. The hawthorn and elm hedges are generally in poor condition and often gappy and*

fragmented. The main structural landscape elements are the thinly-distributed hedgerow trees of oak, dead elm and ash, as well as some tree belts surrounding farm houses".

- 4.47 During the construction phase, site traffic, lighting and noise effects will occur, although these are not unusual and will be controlled by a conditioned Construction Method Statement. However, taking this into account produces a major/moderate level of effect which extends for the duration of the construction phase and is significant in EIA terms.
- 4.48 During the operation phase, given the nature of the Proposed Development, effects on the landscape character of the Site are expected. These effects are considered to be of major/moderate level at year 1 which would be significant in EIA terms. Then at year 15, the effects would lessen as the Proposed Development assimilates into the local context, which would result in a moderate adverse effect, which would be significant in EIA terms.
- 4.49 Visual amenity for the users of PRoW would be affected and could experience a major/moderate effect, which would be considered significant in EIA terms. Road users would experience moderate/minor effects, which would not be significant. Most residential receptors would not experience significant effects, with the exception of St Frideswide's Farm which would experience a major/moderate effect. Visual amenity from Cutteslowe Park was assessed as moderate/minor and therefore would not be significant in EIA terms.
- 4.50 With regards to the cumulative assessment of landscape and visual effects, the assessment concluded that there may be some intervisibility with other assessed cumulative schemes. However, there were no significant cumulative effects predicted in relation to landscape or visual effects.

Heritage

- 4.51 A baseline assessment, in the form of desk-based assessment and investigative fieldwork (geophysical survey and trial trenching) identified potentially sensitive archaeological and cultural heritage receptors (heritage assets) within the site and its wider zone of influence.
- 4.52 Whilst the site contains no designated heritage assets, the assessment established that two receptors; the Grade II* listed St Frideswide's Farmhouse and Grade II listed associated wall, are expected to experience indirect effects from the Proposed Development.
- 4.53 Mitigation is incorporated into the design to reduce the potential adverse impact of the Proposed Development through change to the setting of these assets. Therefore, there is predicted to be, at most, a minor adverse effect on each of these heritage assets.
- 4.54 The assessment confirms the presence of two round barrows within the site. These are considered to be receptors of medium sensitivity. Mitigation incorporated into the design of the Proposed Development will ensure these remains are preserved in-situ, within an area of public open space. The residual effect on these remains is predicted to be negligible / beneficial.
- 4.55 Elsewhere in the site, the other identified archaeological deposits are considered to be of no greater than low sensitivity. The implementation of mitigation in the form of a programme of archaeological investigation and recording to offset the loss of these remains is expected to result in a neutral effect on these assets, as this mitigation would realise the archaeological details of these features and make that information available in the public record.

- 4.56 Pipal Cottage and its associated farm outbuildings including the Pipal Barns are non-designated heritage assets and buildings of local interest that lie along the western boundary of the site.
- 4.57 Should the Pipal Barns be removed to accommodate the construction of the Proposed Development, this would be mitigated by recording the building details in advance of demolition. This is expected to result in a residual effect identified as minor adverse. This is because although the buildings would be destroyed, a permanent record of their heritage interest would be produced and made publicly available. The outline application seeks permission for their demolition, however, this may not take place. The final decision will be made when design details are submitted for this part of the Site at the reserved matters stage.
- 4.58 The change to the setting of the Pipal Cottage resulting from the Proposed Development is expected to result in a negligible adverse effect upon this asset.
- 4.59 Therefore, in general terms, the implementation of the construction and operational phases of the Proposed Development, incorporating mitigation, is predicted to have at most a minor adverse effect on the designated and non-designated heritage assets identified within the site and wider study area.
- 4.60 None of the predicted 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 and, therefore, are not considered to be 'significant' in EIA terms.

Lighting

- 4.61 During the construction phase, temporary lighting is required to illuminate the contractor's compound and work areas. Installed lighting will involve the use of well located, modern light fittings which are directionally controlled and will be in accordance with current best practice standards. Overall, as lighting would be temporary and mobile, units would be relocated if recognised as having a negative impact on sensitive receptors.
- 4.62 During the operational phase, the likely impacts include the introduction of artificial light sources as part of the proposed development, which will result in changes to the current baseline conditions. The assessment concluded that this is not likely to cause any adverse effects to any offsite receptors, with three adverse but not significant effects found on the Site itself due to the change of use from agriculture to residential.
- 4.63 The effects on sensitive receptors will be mitigated through the implementation of a stringent lighting design, which will include the use of low light pollution fittings that retain light within the development area, minimising the loss of light to the night sky, and glare discomfort to on-site or neighbouring receptors. Following the implementation of the relevant mitigation, the assessment concluded that no significant effects would be likely.

Population and economic effects

- 4.64 Development within Cherwell District will contribute towards OCC's housing target, due to the restricted available space that OCC has within its jurisdiction. The Proposed Development could deliver 800 homes to contribute towards the housing target.
- 4.65 The delivery of the housing would represent the most sustained support for employment, it would directly support 150 full time equivalent jobs in construction over the delivery period.

- The skills and resources required will fluctuate with the extent of construction underway at any point in time over the delivery. For example, assuming a construction period of 2 years for the local centre and the school, the development would support a further c.100 jobs during this period, alongside the housing delivery. It is proposed that an Apprenticeship, Training and Development Plan would be used to promote the opportunities for people to acquire skills that can be used in the long-term, after the Water Eaton development is complete.
- 4.66 The potential for people to be adversely affected by construction operations would be controlled and managed through implementation of the Construction and Environment Management Plan (CEMP).
- 4.67 Delivery of the new housing would provide a substantial contribution towards meeting the District's housing requirements, comprising 18% of the total housing requirement in the Local Plan Partial Review. In line with Local Plan policy, 50% of the housing will be affordable, including a variety of different tenures, such as first homes, social/ affordable rent, and shared ownership properties.
- 4.68 An indicative housing mix based on the requirements of the Strategic Housing Market Assessment (SHMA) has been proposed as part of the outline planning application, but this will be confirmed in detail at the reserved matter stage. When refining this, consideration will be given to the significant changes that have been experienced in the housing market since the SHMA was published. The change is due to the strong demand for larger properties that allow for home working and space in response to changing life/work patterns as more people now work regularly from home.
- 4.69 Land is identified for the provision of a two-form entry Primary school and associated facilities. The location of the school and its layout has been subject of discussion with the education authority and feedback from the consultation process. The Primary school would be co-located with the local centre in a layout that would encourage walking and cycling for local trips by residents who can accompany children to school in morning (or pickup in afternoon) at the same time as carrying out local shopping, or use of community facilities.
- 4.70 Secondary education and Special Educational Needs and Disability provision would be provided off-site. The detail would be confirmed by Oxfordshire County Council (OXCC), taking into account the wider situation of population growth in and around the area. As well as the potential to upgrade/ expand an existing school, such as Gosford Hill Secondary, the Partial Review identifies the provision of a new Secondary school as part of the PR8 Begbroke scheme to meet the needs of the Cherwell Local Plan sites. Financial contribution would be contributed in a proportionate amount for the Water Eaton scheme for additional school places.
- 4.71 Planning policy requires Water Eaton to deliver a local centre which could include local convenience retail (food store, pharmacy, post office), business space for professional uses; a café or restaurant , and floorspace for community uses such as healthcare and community / social use. The local centre will provide space that can be used for health facilities and also the opportunity to provide social/childcare facilities as part of a community building.
- 4.72 Further detailed consideration will be given to the provision of housing for particular needs (such as wheel-chair accessibility and accommodation designed for older people). The specific details in respect of this housing will be addressed via reserved matters as likely to be required by planning condition and secured as part of a legal obligation on the developer.

- 4.73 The Green Infrastructure Plan 58M (ES Figure 3.3) shows the extent of the land identified for the provision of open space and planting. An area of 11 ha of public open space would be provided in accordance with the requirement of Policy PR6a. It has been devised as an extension to Cutteslowe Park, and is intended to be designed with a 'naturalistic' setting with mown paths for access and wet areas with boardwalks. The provision of play space and facilities will be detailed in reserved matters applications in accordance with the quantum required that is set out in the PR6a Policy Development Brief. This requires Water Eaton to provide two local areas of play (LAPs) with a minimum area of 100 sq.m.; one local equipped play area (LEAP) of minimum 400 sq.m.; one combined LAP/ LEAP area of at least 500 sq.m.; and one NEAP/ MUGA play area of 2,400 sq.m. with play equipment and a hard surfaced area set within a landscaped area.
- 4.74 The provision within Water Eaton as described above will be supplemented to meet the requirement for formal sport provision by way of a financial contribution towards formal outdoor and indoor sports provision off-site (including formal sports pitches at Partial Review Site PR7a).
- 4.75 A green corridor extends over 8 ha along the eastern side of the scheme. This will include pedestrian and cycle routes and promote connections to the PRoW network to the east.
- 4.76 The new access junctions would have a pedestrian and cycle path each side. A toucan crossing of Oxford Road would be provided to facilitate the connection between the Water Eaton bridleway and the footpath across the golf course to the west (through the PR6b site). The proposed site access has been designed to be compatible with the future development of PR6b to the west of Oxford Road.
- 4.77 A pedestrian / cycle access connection will be made with the Croudace Homes development of new dwellings to the south of the Site (OCC Ref. 21/01449/FUL). This will connect through the PR6a scheme on the current alignment of the footpath, which then leads east past St Frideswide's Farm and on to the wider network of paths around the River Cherwell.
- 4.78 During public consultation, the potential for a cycle link from the southern edge of the Site through Cutteslowe Park to connect with the existing pedestrian / cycle bridge over the A40 (near Cutteslowe Primary School) was identified. Whilst noting at the moment cycling is prohibited, the suggested link was explored further, and a potential route is being reviewed by OXCC. Should OXCC and OCC wish to take forward the scheme then the Applicants can make a proportional contribution secured in a S106 agreement. This would have the benefit of facilitating a continuous safe cycling connection between the Site and Cherwell School.

Climate Change

4.79 In order to determine whether the Proposed Scheme is aligned with the UK's trajectory to net zero it is necessary to provide context for the magnitude of Greenhouse Gas emissions (GHG). In 2020, the total GHG emissions for Oxfordshire amounted to 3,890,000 tonnes of carbon dioxide (CO₂), with the whole of the South East totalling 40,399,600 tonnes.

Reduction in the embodied carbon of buildings

4.80 New homes and buildings will be built using the embodied carbon targets necessary by 2030 in order to have a realistic prospect of achieving net zero for the whole UK building stock by 2050. A Life Cycle Assessment (LCA) carried out as part of future Reserved Matters applications for the approval of detailed design will demonstrate how these targets can be met. Where a direct target is not available for some of the non-residential use proposed at Water Eaton, as a minimum, the LCA will demonstrate how the building will achieve a 10% reduction in embodied carbon.

Construction stage operational emissions

4.81 As part of managing emissions released by construction activities, the CEMP will set out considerations for reducing emissions, such as using biofuels or electric vehicles, with the aim of using current and emerging good practice to contribute to the UK's net zero trajectory.

Reduction of carbon emissions from use of the buildings

4.82 The operation of the Proposed Scheme will result in GHG emissions from the generation and consumption of energy in use of the buildings. New residential homes and non-residential buildings will meet the requirements of the 2025 Future Homes Standard (FHS) and Future Buildings Standard (FBS). The 2025 FHS is anticipated to require new residential development to achieve as a minimum a 75% reduction in carbon emissions.

4.83 An estimated annual operational energy demand of 43 kilowatt hours per square metre (43 kWh/m²) of building floorspace for the Proposed Scheme is considered to reflect current and emerging good practice, and would contribute to the UK's net zero trajectory. The annual operational CO₂ emissions for the Proposed Scheme is predicted to be 395 tonnes (carbon dioxide equivalent).

5 Cumulative Effects

5.1 A search of the relevant planning registers produced a list of sites to include in the cumulative effects assessment. This identifies schemes within 2 km of the Site that comprise 150 or more dwellings and/or 10,000 m² of new employment floor space. The search resulted in 14 cumulative schemes being considered by the project team as part of the technical assessments.

5.2 Each technical chapter undertook an individual assessment of cumulative effects relating to their discipline. Of these disciplines, air quality, noise and vibration, flood risk, ecology, heritage and population all concluded that there would be either negligible or no cumulative effects likely to occur. The remaining two disciplines, transport and access and landscape and visual, have been detailed further below.

5.3 The assessment of cumulative effects relating to transport found that the existing park and ride junction and the junctions proposed on Oxford Road and Banbury Road will operate within their capacity. This would not result in a cumulative impact on driver delay that would be considered significant. The assessment also found that the Proposed Development would

result in less than a 10% increase in total traffic flows at the highway links that were assessed. This would result in cumulative impacts on pedestrians in proximity to traffic of minor adverse level along sections of Oxford Road and Banbury Road, which would not be considered significant in EIA terms. It also found that there were moderate beneficial effects to pedestrians in proximity to traffic along the site frontage, which would be considered a significant beneficial effect.

- 5.4 In landscape and visual terms, the PR6b allocated site on the opposite side of Oxford Road to the Site was considered to have potential for cumulative effects with the Proposed Development. The assessment found that views along Oxford Road would include PR6b and the Site at the same time and therefore would further urbanise the area which would result in a cumulative effect if both sites were developed. The assessment concluded that there would be no likely cumulative effects with any other schemes.

6 Conclusion

- 6.1 The Environmental Impact Assessment has considered how the environment and the population would be affected by the Proposed Development.
- 6.2 A range of likely effects have been predicted to occur as a result of the Proposed Development, most are considered to be beneficial but some have found to be adverse. These relate to the initial effect on the landscape resource and to visual receptors when construction begins on open land. After 15 years, when the proposed landscaping has matured, the only significant adverse effect on the landscape that remains relates to the character of the site itself. Residual effects on visual receptors remain adverse at three of the viewpoints assessed – all places in close proximity within or adjacent to the proposed scheme.
- 6.3 Residual effects that are assessed as significant beneficial are a major beneficial effects on flood risk on and off site and on housing provision, as well as moderate beneficial effects on construction employment, economic activity, open space and sports provision and access and connectivity.
- 6.4 Mitigation measures have been identified either within the scheme design or additionally to minimise or offset identified adverse effects where possible. A summary of these and the residual effects identified for each receptor is shown in the table below, the first for the period when the development would be under construction, and the second for Water Eaton when completed.

Summary for the assessment of effects during the construction period			
Receptor	Mitigation / enhancement	Residual Effect	Significant?
Transport assessment			
Community Severance	Construction Environment Management Plan (CEMP) and Construction Traffic Management Plan (CTMP)	Negligible	Not significant
Driver Delay		Negligible	Not significant
Pedestrian Delay		Negligible	Not significant
Pedestrian / non-motor user Amenity		Negligible	Not significant
Accidents and Safety		Negligible	Not significant
Fear and Intimidation		Negligible	Not significant
Air quality assessment			
Construction Dust emissions	CEMP to prevent and reduce dust	Negligible	Not significant
Construction Vehicle emissions	CEMP & CTMP	Negligible	Not significant
Noise and vibration assessment			
Construction noise / vibration	CEMP to reduce noise / vibration	Negligible	Not significant
Surface water drainage and flood risk			
Flood Risk (on site)	Construction Environmental Management Plan	Negligible	Not significant
Flood Risk (off site)		Negligible	Not significant
Surface / Groundwater Quality		Minor	Not significant
Groundwater Table		Minor	Not significant
Water Resources		Negligible	Not significant
Biodiversity			
Habitats and vegetation	Soft Landscaping Scheme; Arboricultural Method Statement; Landscape and Ecological Management Plan; CEMP; and Ecological Construction Method Statement	Negligible to moderate beneficial (local level)	Not significant
Fauna		Negligible to moderate beneficial (local level)	Not significant
Climate change assessment			
Greenhouse Gas emissions	CEMP, CTMP, Site Waste Management Plan	Minor adverse	Not significant
Landscape assessment			
Site Character and Context	CEMP	No effect	Significant
Vale Farmland LT		Moderate/minor adverse	Significant
Otmoor Lowland		Minor adverse effect	Not significant
Visual assessment			
Photoviewpoint 1	CEMP	Major/moderate adverse	Not Significant
Photoviewpoint 2		Major/moderate adverse	Significant
Photoviewpoint 3		Moderate adverse	Significant
Photoviewpoint 4		Major adverse	Significant
Photoviewpoint 5		Moderate adverse	Significant
Photoviewpoint 6		Moderate adverse	Significant
Photoviewpoint 7		Moderate adverse	Significant
Photoviewpoint 8		Moderate adverse	Significant
Photoviewpoint 9		Minor adverse	Not significant
Photoviewpoint 10		No effect	Not significant
Photoviewpoint 11		Minor adverse	Not significant

Photoviewpoint 12		Moderate adverse	Significant
Photoviewpoint 13		Major adverse	Significant
Photoviewpoint 14		Moderate/minor adverse	Not significant
Photoviewpoint 15		Moderate/minor adverse	Not significant
Photoviewpoint 16		Moderate adverse	Significant
Photoviewpoint 17		Moderate adverse	Significant
Photoviewpoint 18		Moderate adverse	Significant
Photoviewpoint 19		Moderate adverse	Significant
Heritage			
All Designated Heritage Assets Beyond the Site	Not required	Neutral	Not significant
Non-designated Barrows within the Site	5-metre buffer around the barrows	Neutral	Not significant
Non-designated Archaeological Assets within the Site	Archaeological investigation and recording	Neutral	Not significant
Non-designated buildings of local interest within the Site (Pipal Barns)	A record of the Building made prior to demolition	Minor Adverse	Not significant
Non-designated buildings of local interest outside of the Site (Pipal Cottage)	Not required	Neutral	Not significant
Historic Landscape	Not required	Negligible Adverse	Not significant
Population			
Construction Employment Economic activity	Employment, Skills and Training Plan	Moderate beneficial	Significant

Summary for the assessment of effects of the completed development			
Receptor	Mitigation / enhancement	Residual Effect	Significant?
Transport assessment			
Community Severance	Oxford Road / Banbury Road works including cycle superhighway; Contributions to off-site sustainable transport measures; Travel Plan	Negligible – moderate beneficial	Not significant
Driver Delay		Negligible – moderate beneficial	Not significant
Pedestrian Delay		Negligible – moderate beneficial	Not significant
Pedestrian / non-motor user Amenity		Negligible – moderate beneficial	Not significant
Accidents and Safety		Negligible – moderate beneficial	Not significant
Fear and Intimidation		Minor adverse – moderate beneficial	Not significant
Air quality assessment			
Road Traffic emissions	Travel Plan	Negligible	Not Significant
Proposed Future occupants		Negligible	Not Significant
Noise and vibration assessment			
Road Traffic Noise	Design of school layout / glazing specification to achieve noise criteria	Negligible	Not significant
Surface water drainage and flood risk			
Flood Risk (on site) - Site users	Surface water drainage strategy to manage run-off. Sustainable drainage system (SUDs)	Major Beneficial	Significant
Flood Risk (on site) – Structures / drainage system		Minor Beneficial	Not significant
Flood Risk (off site)		Major Beneficial	Significant
Surface / Groundwater Quality		Minor	Not significant
Groundwater Table		Minor	Not significant
Foul water drainage	Reinforcement of network	Negligible	Not significant
Water Resources		Negligible	Not significant

Biodiversity			
Designated sites	SUDs	Negligible	Not significant
Habitats and vegetation	Landscape	Negligible	Not significant
Fauna	Lighting design	Negligible	Not significant
Climate change assessment			
Greenhouse Gas emissions	Detailed design	Minor adverse	Not significant
Landscape assessment			
Site Character and Context	Landscape Strategy - detailed design of the tree replacement strategy. Green Infrastructure to be implemented / maintained to meet the objectives of the strategy.	Year 1: Major/moderate adverse Year 15: Moderate adverse	Significant
Vale Farmland		Year 1: Moderate/minor adverse Year 15: Minor adverse	Not significant
Otmoor Lowland		Year 1: Minor adverse Year 15: Negligible adverse	Not significant
Visual assessment			
Photoviewpoint 1	Landscape Strategy - detailed design of the tree replacement strategy. Green Infrastructure to be implemented / maintained to meet the objectives of the strategy.	No effect	Not Significant
Photoviewpoint 2		Moderate adverse	Significant
Photoviewpoint 3		Year 1: Moderate adverse Year 15: Minor adverse	Year 1: Significant Year 15: Not significant
Photoviewpoint 4		Year 1: Major adverse Year 15: Major/moderate adverse	Significant
Photoviewpoint 5		Year 1: Moderate adverse Year 15: Moderate/minor adverse	Year 1: Significant Year 15: Not significant
Photoviewpoint 6		Year 1: Moderate adverse Year 15: Moderate/minor adverse	Year 1: Significant Year 15: Not significant
Photoviewpoint 7		Year 1: Moderate adverse Year 15: Moderate/minor adverse	Year 1: Significant Year 15: Not significant
Photoviewpoint 8		Year 1: Moderate adverse Year 15: Moderate/minor adverse	Year 1: Significant Year 15: Not significant
Photoviewpoint 9		Minor/negligible adverse	Not significant
Photoviewpoint 10		No effect	Not significant
Photoviewpoint 11		Year 1: Minor adverse Year 15: Minor/negligible adverse	Not significant
Photoviewpoint 12		Year 1: Moderate adverse Year 15: Moderate/minor adverse	Year 1: Significant Year 15: Not significant
Photoviewpoint 13		Year 1: Major adverse Year 15: Major/moderate adverse	Significant
Photoviewpoint 14		Year 1: Moderate/minor adverse Year 15: Minor adverse	Not significant
Photoviewpoint 15		Year 1: Moderate/minor adverse Year 15: Minor adverse	Not significant
Photoviewpoint 16		Year 1: Moderate adverse Year 15: Moderate/minor adverse	Year 1: Significant Year 15: Not significant
Photoviewpoint 17			Year 1: Moderate adverse Year 15: Moderate/minor adverse

			significant
Photoviewpoint 18		Year 1: Moderate adverse Year 15: Moderate/minor adverse	Year 1: Significant Year 15: Not significant
Photoviewpoint 19		Year 1: Moderate adverse Year 15: Moderate/minor adverse	Year 1: Significant Year 15: Not significant
Heritage			
St Frideswide's Farmhouse Grade II* listed building and Grade II listed wall	Vegetation buffer, enhancement of orchards, open spaces, retention of existing trackways, and restriction of building heights to two storeys closest to the listed building	Minor Adverse	Not significant
Non-designated Barrows within the Site	Maintenance of Green Infrastructure	Negligible Beneficial	Not significant
Non-designated buildings of local interest (Pipal Cottage)	Detailed design of Water Eaton	Negligible Adverse	Not significant
Lighting			
Footpath/bridleway 229/9/30	Detailed design of Water Eaton and lighting scheme	Moderate adverse	Not Significant
St Frideswide's access		Moderate adverse	Not Significant
Field adjacent to sports pitches		Moderate adverse	Not Significant
Population			
Housing	Housing mix	Major beneficial	Significant
Economic activity	None required	Moderate beneficial	Significant
Education	Contribution	Negligible beneficial	Not Significant
Healthcare facilities	Contribution	Minor beneficial	Not Significant
Open space	None required	Moderate beneficial	Significant
Formal sports off-site	Contributions to cover the additional demand	Moderate beneficial	Significant
Access and connectivity	None required	Moderate beneficial	Significant

Availability of information

The Environmental Statement and other planning application documents can be viewed and downloaded via the Council's planning applications website using planning application reference 23/01233/OUT in the keyword search:

<https://www.cherwell.gov.uk/info/9/planning-and-building>

or inspected by arrangement during normal office hours at the Council's office - telephone 01295 227001.

A copy of the ES on USB Flash Drive is available at a charge of £25.00. Enquiries in respect of these, or printed copies of the Non-Technical Summary, ES or Appendices should be made to Savills – oxfordplanning@savills.com / telephone 01865 269000.



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