

Water Eaton

Welcome

Thank you for coming along to our consultation event to find out more about our proposals for Water Eaton.

Water Eaton, formally referred to as PR6a / Land East of Oxford Road has been allocated for the development of new homes, a primary school, and a local centre in the adopted Cherwell Local Plan Partial Review.

Background

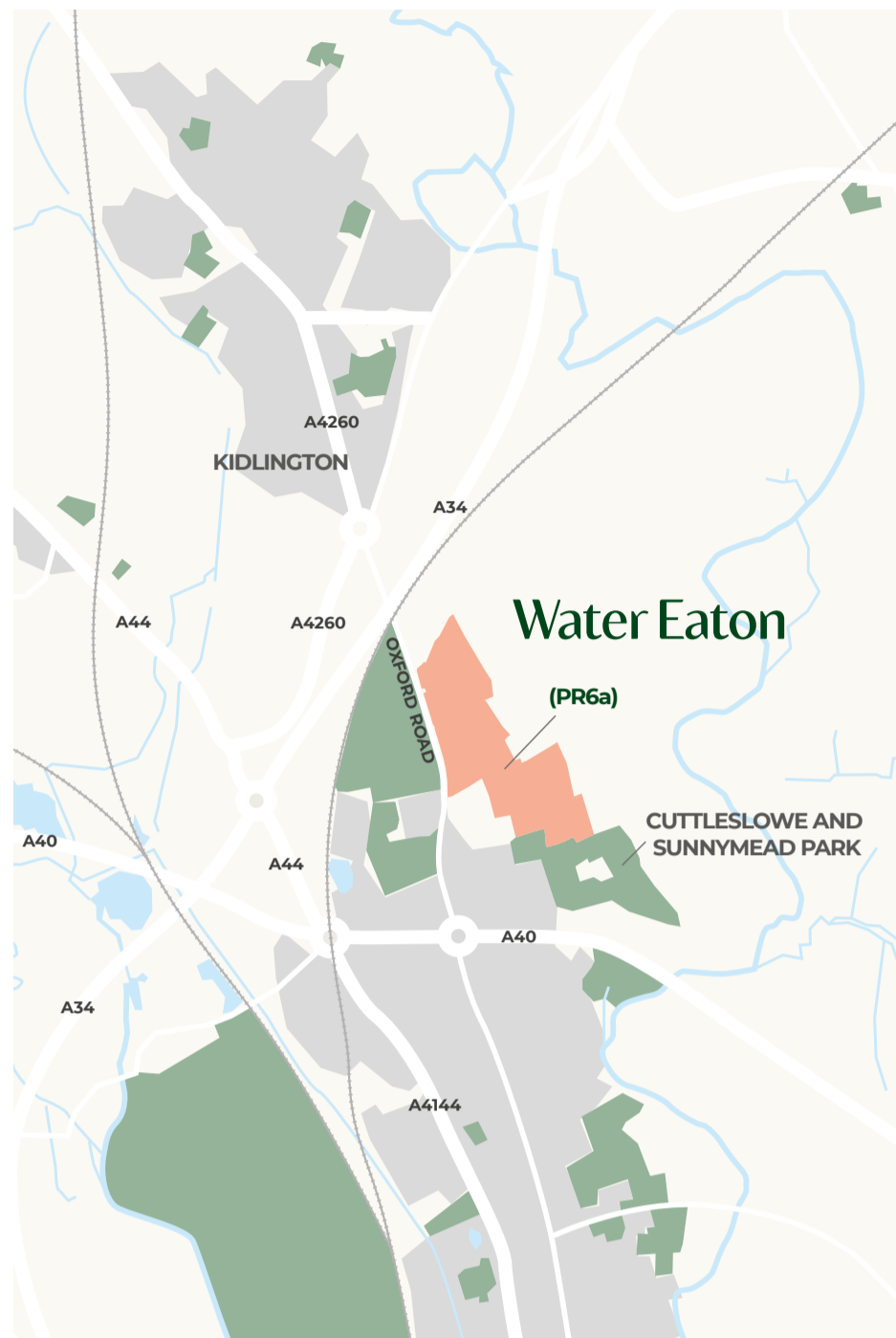
Christ Church has been involved in the promotion of land at Water Eaton for a number of years.

Since the start of 2021, Christ Church has engaged in regular meetings with Officers of Cherwell District, Oxfordshire County and Oxford City Councils and key stakeholders to establish a vision and design principles for Water Eaton. This process of consultation and discussion has been supported and informed by engaging with key stakeholders and members of the public in a process of community engagement. This has included an Enquiry by Design process which was held in July 2021, where local communities and interest groups could comment on the key principles for the site. This was then followed by two stages of public consultation in October 2021 and June/July 2022, where feedback was invited on refined plans for the site.

During this time, Christ Church, and its design team, has been preparing an outline planning application. This application is based on the emerging masterplan and associated parameter plans, which have evolved since the start of the community engagement process.

Delivery of Water Eaton

To ensure the delivery of development at Water Eaton, Christ Church has recently transferred the ownership of the site to Bellway Homes. They will be responsible for completing the production and submission of the planning application and taking it through to determination. Christ Church will continue to be involved in the development and use of Water Eaton as it will retain stewardship of the green infrastructure and community facilities which will form an integral part of this new community.



Bellway Homes

Bellway Homes has over 70 years of homebuilding experience, growing from a local north east of England family-owned business to a national FTSE 250 housebuilder operating through 22 divisions nationwide. Bellway is proud to have continually been awarded 5-star homebuilder status by the House Builders Federation, which demonstrates the commitment to customer service, legacy and the delivery of high quality homes and places where people want to live and be a part of.

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The Development

The plans we are presenting have been informed by views and suggestions submitted in response to the previous public consultations.

We intend to develop the site as an extension of Oxford with a visible and distinctive frontage onto Oxford Road, with a scale and density of development which is appropriate to its gateway location and proximity to public transport stops.

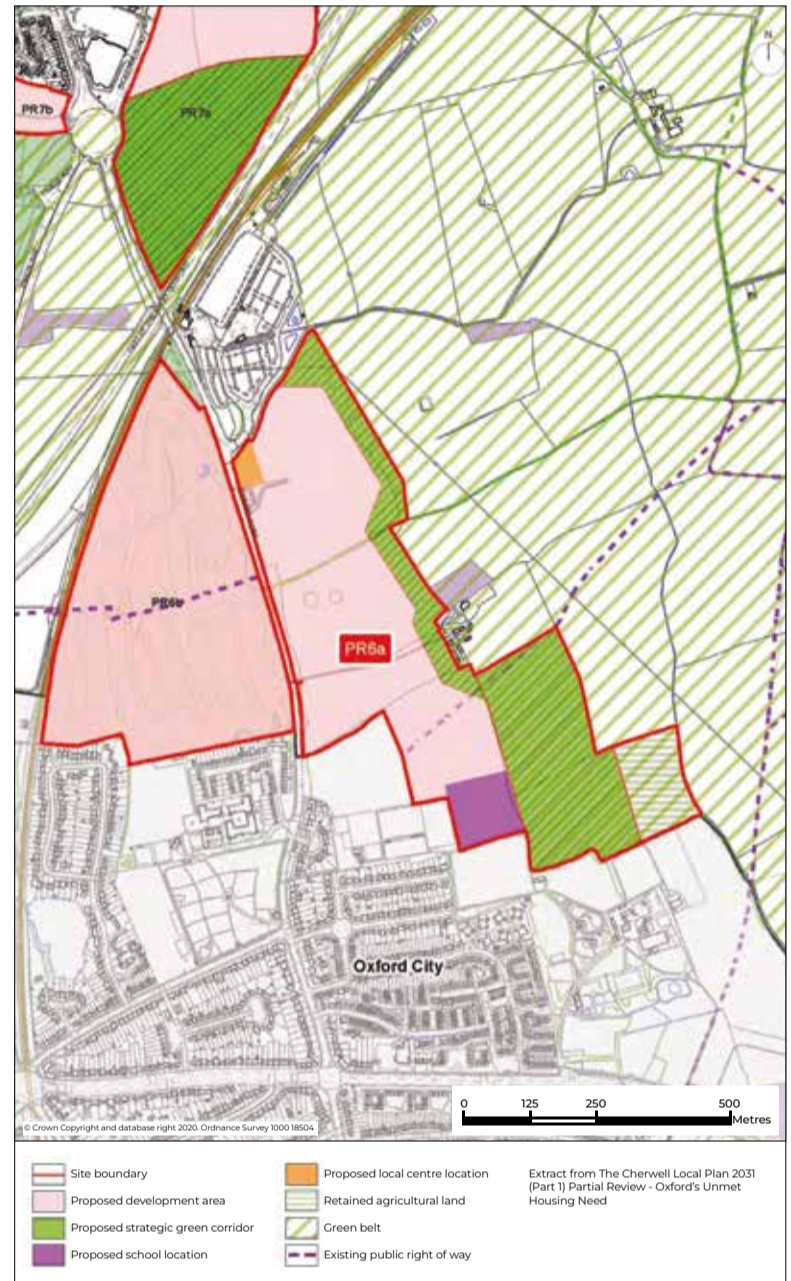
The eastern part of the site will create a softer edge onto the countryside to the east with views to the Cherwell Valley and Water Eaton.

The green corridor along the eastern boundary together with parkland will create characterful spaces for movement, play and recreation. Biodiversity Net Gain will be achieved across the site and Sustainable Drainage Systems will provide vegetation and landscaping to mimic nature and drain surface water.

We have responded to some of the key points raised in feedback to previous consultations in the following way:

- **Demonstrate biodiversity net gain and provide a variety of habitats and planting**
There will be biodiversity net gain across the development along with wildlife corridors and the creation of diverse habitats.
- **Clear long-term management of green and blue infrastructure**
Christ Church will take on this long-term role.
- **Open countryside views**
Views to the countryside are incorporated in accordance with the Local Plan policy and Development Brief.
- **Fully segregated cycle and pedestrian routes**
We have been working with Oxfordshire County Council to develop the cycle super highway along Oxford Road which will deliver fully segregated cycle and pedestrian routes. We have worked with the council to review proposals at the Kidlington roundabout which has led to the inclusion of fully segregated provision rather than shared use routes around the Kidlington junction.
- **Locate the primary school and neighbourhood centre together and providing local amenities**
This will be part of our plans and the local centre will provide a range of options for groceries and shopping.
- **Changes to open space**
We have removed the open air amphitheatre shown on the previous illustrative masterplan and have moved the multi-use games area to a location more distant from Cutteslowe Park.

Local Plan proposals map



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The scheme parameters

As part of the planning application for Water Eaton, we will be submitting an Environmental Statement (ES). It will detail the technical work we have conducted to identify potential environmental effects and the proposed mitigation measures, benefits and enhancements the scheme will deliver.

Following feedback from Cherwell District Council and other statutory consultees, the ES will cover the population, climate change, transport and movement, air quality, noise, drainage, biodiversity, landscape and visual effects, archaeology, listed buildings, and ground conditions including soils.

How does environmental assessment help the design process?

The baseline surveys of the site and its surroundings inform the analysis and influence the design of the emerging scheme. It shows how to best bring together the mix of new homes, local centre, primary school, green space, drainage and access routes for pedestrians, cyclists and vehicles.

This work has identified several key mitigation measures acknowledging:

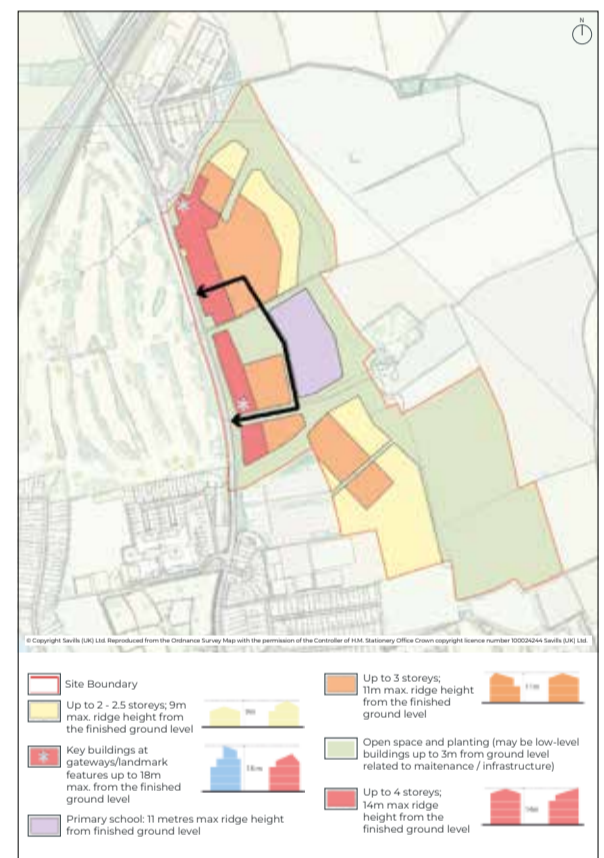
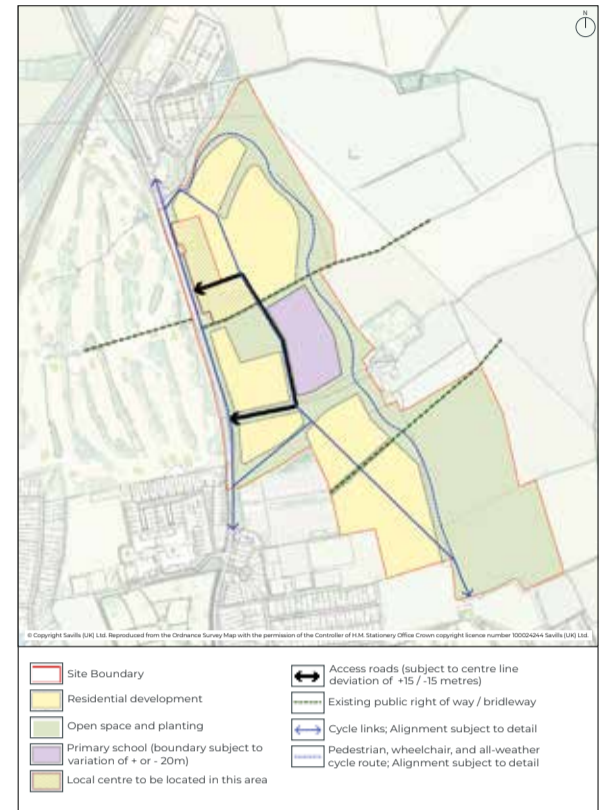
- The remains of two barrows retained in an area of open space with an agreed 'protection zone'
- Green space will separate built development from St Frideswide's Farmhouse
- Green corridors along retained hedgerows, public paths and rainwater drainage routes
- Flood water storage ponds will be located in multifunctional green spaces
- The Primary school and local centre positioned to be within walking distance for as many residents as possible
- A cycle route through the site linking the Park & Ride and the Parkway station to the urban area of Oxford and Cutteslowe Park
- Oxford Road bus lane, and segregated pedestrian and cycle routes along to Oxford Road, suitable for commuting
- The tallest buildings would be positioned along Oxford Road corridor, and then step down to the east
- Landscape planting to soften the appearance in views from the east.

Parameter plans

The parameter plans define the development principles for the distribution of land use and the maximum building heights across the scheme.

Our current thinking is represented in these plans. This will be submitted as part of the outline planning application and allows Cherwell District Council to control the scale of development, however certain details may be subject to change.

The final appearance and layout of the development will be determined as part of the subsequent Reserved Matters applications following the outcome of the outline planning application.



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Our masterplan

Our latest masterplan for Water Eaton has developed following the technical assessments and feedback.

Through this work, we have developed our masterplan to deliver up to 800 homes, including the potential for extra care apartments, a primary school and a local centre which will serve not only Water Eaton but the neighbouring developments and communities.

Capacity work has shown that the site is suitable for 800 homes, and in line with Local Plan policy 50% of these homes will be affordable, including a variety of different tenures including the potential for first homes, social/affordable rent and shared ownership properties.



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Water Eaton

Character & placemaking

Throughout our work we have been considering what it would be like to live at Water Eaton. We have progressed this through character studies and the feedback received during the Enquiry by Design and previous consultations.

Because this is an outline planning application, the final appearance and character of the area will be decided later on. For the outline application we will be submitting indicative guidelines for character and appearance in the

form of colour palettes and character areas based on the adopted Development Brief for the site. We are seeking your views on how we could make this place special, and related to the local area.

We have identified three character areas, one adjacent to Oxford Road and others adjacent to the green corridor on the eastern edge of the site (divided into north and south areas). Broadly, we propose the following: -

Oxford Road Frontage

- Responds to requirements for Oxford Road corridor, with existing planting retained in parts, together with new formal planting
- Active frontages to Oxford Road
- Mainly 3-storey with some 4-storey and 5-storey gateway buildings

Valley View (north)

- Views open out to countryside
- Existing trees and drainage paths become features
- Formal Primary street gives way to loose-knit edge

Valley View (south)

- Responds to Croudace scheme
- Reflects historic Oxford 'Victorian grid' with formal street grid
- Regular formal building line
- Dense terraces on Primary street give way to lower density looser patterns at parkland edge

We have also created some illustrative views, and would love to hear your comments on them:



These are images designed to prompt comments. We welcome your thoughts on the type and style of dwellings we provide across the site, and how the streets and spaces in the scheme should be designed when we submit future detailed applications.

Colours palettes

The following colours are suggested as colour palettes for the character areas, and have been drawn from the colours found in surrounding areas of Oxford, Kidlington and Cherwell villages.



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Responsible ownership & stewardship

Since the beginning of the community engagement process Christ Church has developed and adopted a Responsible Ownership Policy for Property (ROPP) that will be applied to the development of this scheme.

Details of the ROPP process can be viewed at: www.chch.ox.ac.uk/responsible-ownership-policy-property

The ROPP process guides decision making using seven principles:

Connectivity

A place that's connected to its surrounds by design, and is permeable, open and inviting. This includes a people focused design – encouraging healthy, active lifestyles and supporting local amenities, business and employment.

Identity

A contextual but bespoke approach to design and place making. Being 'of' the place and local community, engaging communities and stakeholders in the visioning and decision process to help shape it.

Community

An approach to environment and place that puts people at its heart. A caring and connected community for all – building social capital.

Ecology

Connection of people with nature in a connected, sustainable, bio-diverse and natural place.

Energy

Responsible resource and energy usage, sustainably sourced with optimised, clean and affordable energy for all.

Carbon

A zero carbon development – in design, delivery and future use.

Health and Wellbeing

Connecting people and catering and caring for all lifestyles, needs and stages.

We previously consulted on a Vision for the development of Water Eaton, and while generally supported, it has been updated to reflect feedback. The Vision builds on the above ROPP principles as they specifically apply to the site.



The ROPP is a process of assessment and review at six key project stages from concept, through planning and into construction. Bellway is committed to the ROPP process and principles and will constantly review the emerging designs to ensure the development is carried out responsibly and to the highest feasible standards.

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A sustainable development

We have previously consulted on the approach to sustainability. Much of the detail for these areas will need to be refined at the detailed design stage to reflect technologies that are available at the time, however our approach to each is set out below:

Passive design and energy efficiency

Buildings will be designed to reduce demand for energy as far as possible. This could be achieved with building fabric that minimises heat loss and high-quality glazing. Better insulation and construction will result in buildings which are more airtight, keeping buildings warm in winter and cool in summer.

All electric strategy

The provision of heating and hot water at Water Eaton will be free of fossil fuels, instead using all-electric energy methods. We plan for all homes to use an electric heat pump, which allows the generation of heating, hot water, and cooling and this could be complemented by renewable generating technologies such as solar PV.

Health and Wellbeing

Homes will be designed to be affordable to run, comfortable, with lots of daylight, but reducing the risk of overheating. There will be no air pollution from the homes through cooking or heating and the provision of outdoor space, bike storage and access to the cycle and walking network will encourage an active lifestyle.

Energy and Climate Change Mitigation

The development of the strategy here has followed the good practice of lean, clean, green. The homes will also add in a "smart" element:

Lean

A fabric first approach will minimise heating demand and will be combined with low energy lighting. Low use water fittings will minimise water use on-site and water butts will be provided where appropriate.

Clean

Homes will be all-electric, very low carbon and emit no air pollution. Using heat pumps they will generate the heat very efficiently.

Green

Homes will be provided with solar power to reduce CO₂ emissions further and reduce bills for the residents.

Smart

Homes will be able to control appliances, the hot water tanks, electric vehicle charging and solar systems optimally, by storing energy and changing when energy is used.

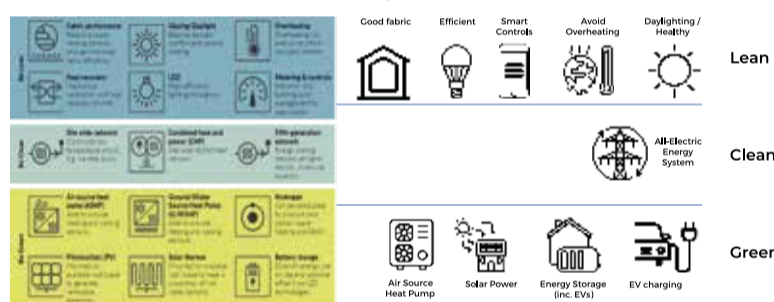
Transport

Homes will encourage walking and cycling, with good storage and connections directly to the network of segregated pathways. Each house will have an electric vehicle charger to enable residents to use electric cars, when needed. There is more detail on transport in the boards dedicated to this area.

There are a range of approaches and technologies available to help us achieve our low-carbon aims, which are shown below:



Evolution of Lean, Clean and Green practices

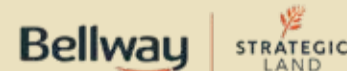


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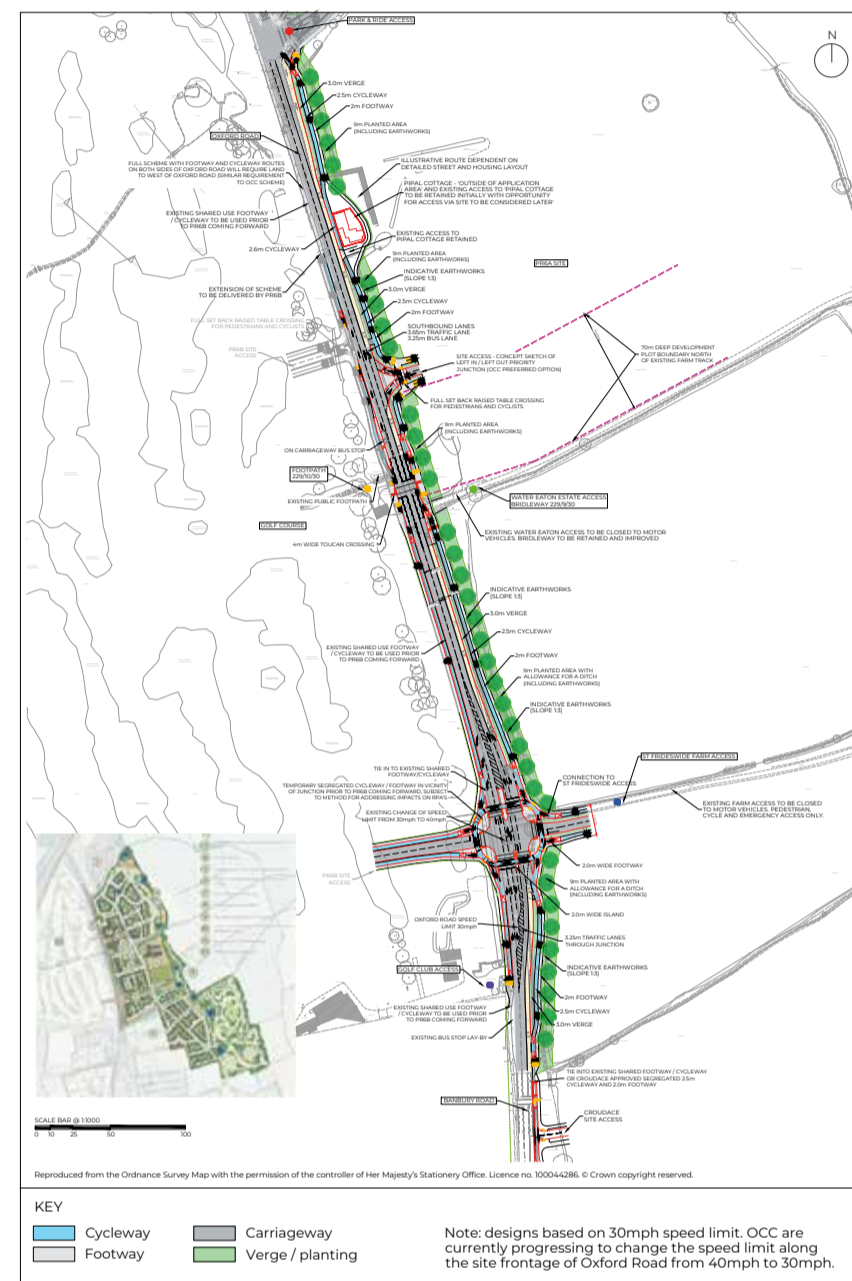
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Transport and Access Strategy

Oxfordshire County Council's recently adopted Local Transport and Connectivity Plan (LTCP) outlines a clear vision to deliver a net-zero Oxfordshire transport and travel system. The LTCP has a number of headline targets including:

- By 2030 to replace or remove 1 out of every 4 current car trips in Oxfordshire and increase the number of cycle trips in Oxfordshire from 600,000 to 1 million cycle trips per week; and
- By 2040 to deliver a net-zero transport network and replace or remove an additional 1 out of 3 car trips in Oxfordshire



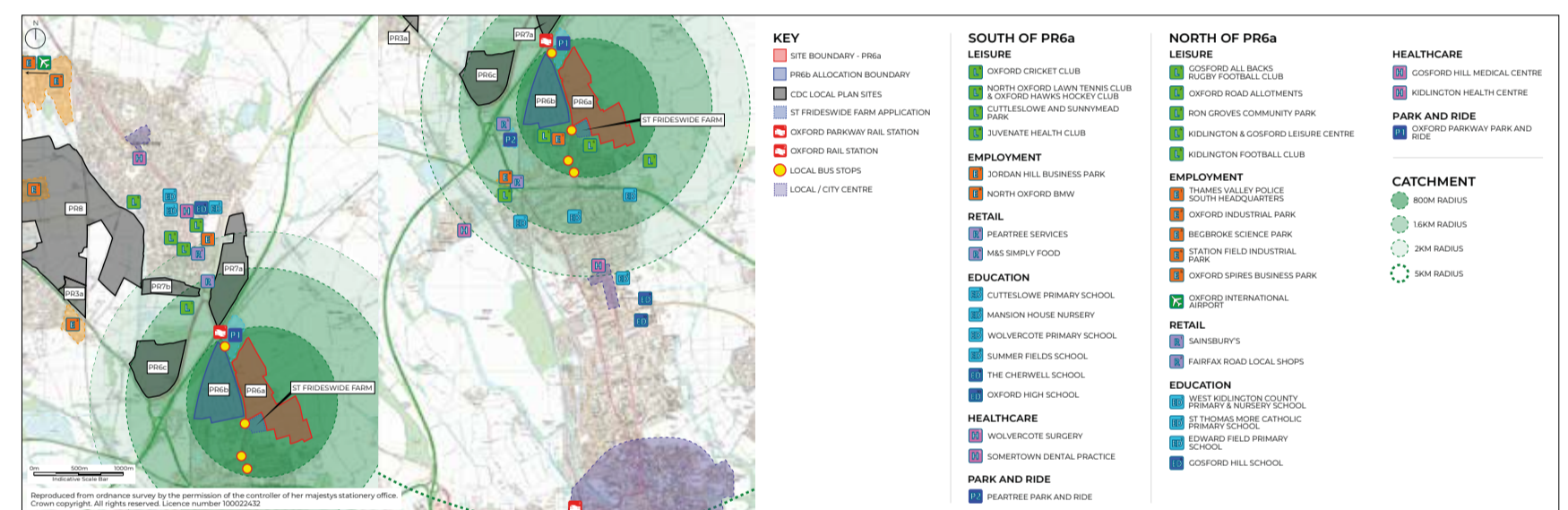
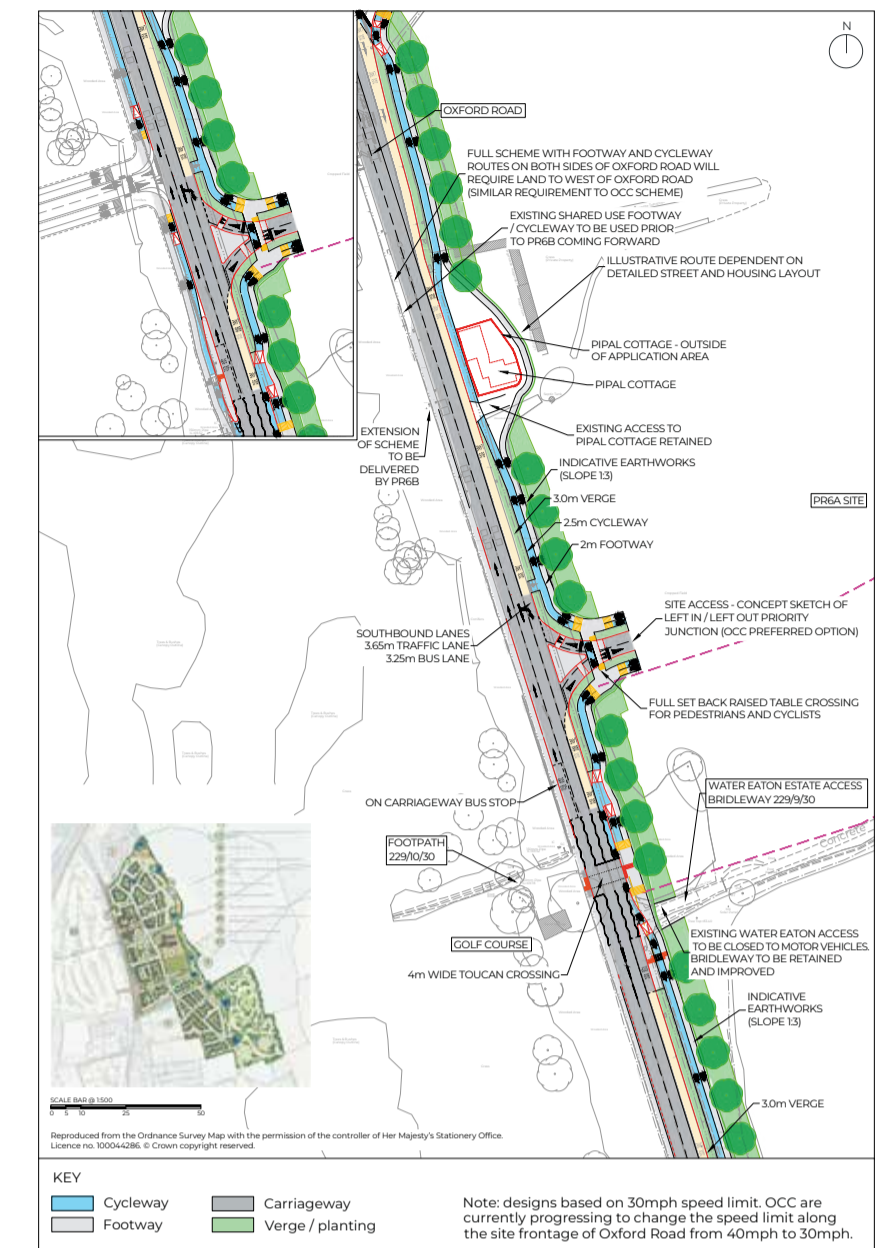
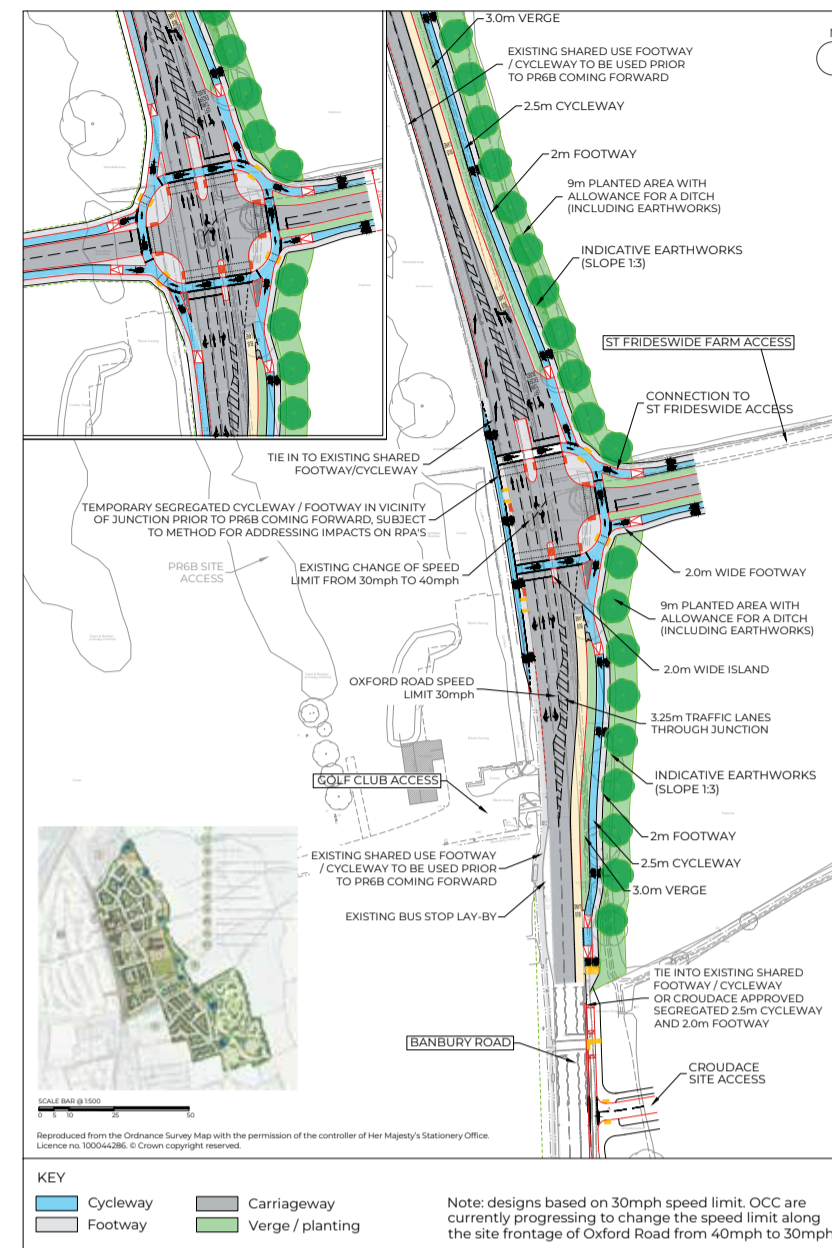
Transport and Access Strategy

Against this background, key aspects of the transport strategy include:

- A walking and cycling super highway along the A4165 Oxford Road frontage which forms part of Oxfordshire County Council's wider plan to improve cycling connections between Kidlington and Oxford City. Oxfordshire County Council's proposals are to accommodate where feasible one directional segregated cycle lanes and footways either side of the Oxford Road / Banbury Road
- Convenient and attractive pedestrian and cycle links into the surrounding highway network and local area
- Accommodating buses that will remain on Oxford Road / Banbury Road but with new bus stops that are within a reasonable walk distance of the new homes (both PR6a and PR6b); and
- Vehicular accesses to the site from Oxford Road that prioritise safe crossing movements for pedestrians and cyclists.

The access strategy includes:

- A CYCLOPS (Cycle Optimised Protected Signal) Junction designed with an orbital cycle route around the junction situated to the south of the existing St Frideswide farm access. The design, which links into the cycle super highway, leads to the segregation of walking and cycling from vehicles, creating a safe environment for cyclists and pedestrians. The design is capable of accommodating a fourth / western arm for a future access into the PR6b site
- A simple 'Left in Left out' priority T-junction situated north of the existing Water Eaton Estate access road
- The existing St Frideswide Farm and Water Eaton accesses from Oxford Road to be closed to vehicular traffic and to be turned into pedestrian / cycle accesses (bridleway access for the Water Eaton access)
- A toucan crossing (pedestrian / cycle controlled crossing) of Oxford Road situated between the Water Eaton bridleway and the public right of way going through the PR6b site
- Bus stops on Oxford Road near the proposed toucan crossing and retention of the southbound bus lane
- A pedestrian / cycle access into the recently approved Croudace development to the south of the site
- The Pipal Cottage access from London Road being closed to traffic and Pipal Cottage being accessed from within the site; and
- A potential 'school street' along the site's central spine, along the primary school frontage. This will be a 'no through route' during school drop off and pick up periods, limiting vehicular access to the school and improving the environment for school children in the immediate vicinity of the school.



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