



Masterplan updates

Summary of masterplan updates

Our illustrative masterplan has evolved following the technical assessments we have conducted and the feedback we have received over the last year.

The plan is based on the Local Plan allocation and proposals map that allocates 48 hectares of land for development with approximately 25 hectares for the construction of dwellings. The changes are mainly refinements to the plan that we consulted on in October 2021 with the main elements remaining consistent.

The refinements include:

- Illustrative streets and development blocks, showing how higher density blocks (comprising apartments and higher density housing) could be delivered adjacent to Oxford Road, and lower densities (comprising more detached housing) towards the eastern edge. These factor-in parking requirements and an emerging parking strategy.
- Capacity work, testing block structures and housing typologies with potential heights and densities across the development area, to optimise the delivery of housing types in accordance with policies.
- Access arrangements including routes through the site for pedestrian and cyclists, with potential links to the wider area (for example, to the development site to the south-west of Water Eaton, Cutteslowe Park and the countryside); and junctions for vehicles accessing the site.
- Inclusion of '[mobility hubs](#)'
- More detail on the areas for the [local centre and primary school](#) and the broad [green infrastructure strategy](#).
- Detailed consideration for the protection of the barrows area (agreed with the county archaeologist) which comprises an area that prohibits below-ground disturbance (such as trees, walls, or buildings). This area and an area surrounding the barrows is proposed as a local green space in conjunction with the local centre and school.
- Further detail added to our strategies for green space and drainage, ecology and healthy placemaking. These issues are interlinked. We are bringing green spaces into the development area in accordance with the strategy agreed at the Enquiry by Design. We have committed to the Building with Nature accreditation and seeking up to 20 per cent biodiversity net gain.
- The detail we have added to the green infrastructure strategy links with the strategy for formal and informal play and other public green spaces, identifying where we could deliver allotments / community gardens (including orchards, fruit and nut trees etc), local and neighbourhood play areas, a multi-use games area, and even potential for an outdoor amphitheatre. Although illustrative, the numbers and areas shown for these functions are in excess of policy requirements.
- Our health strategy is embedded in the strategies for movement and green infrastructure, delivering healthy living with local streets and tracks provided for active travel (by foot or on bicycle), with streets that are not dominated by cars (where residents meet and children can play), and with green spaces for exercise and contemplation. Space will be provided in the community centre in accordance with discussions with the NHS.

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Areas for continued development

- We are discussing the detail of the junctions onto the Oxford Road and how these will work to optimise journeys by bicycle and bus, while ensuring that they are as safe as possible.
- We are discussing with tree officers, ecologists, cycle and travel experts (among others) what the Oxford Road will look like. Widening the road to accommodate safe cycling for the cycle superhighway and routes / crossings for pedestrians and cyclists is part of this discussion, and the current consultation.
- The detail of our community / stewardship strategies. These will identify how the community can create, grow and manage the development in perpetuity.
- The character and 'identity' of the development. We will identify potential character areas, and some high level thoughts as to how these might be defined in our outline application, but the detail of the character and detailed design of the proposals will be subject to further work and consultation.

The outline planning application will be accompanied by an Environmental Impact Assessment (EIA). This is in preparation, and we will consult on its findings in a subsequent consultation event in the autumn. The EIA will be based on a set of parameter plans that form the framework for subsequent reserved matters applications, that have to comply with the approved parameters.

We are proposing two parameter plans, the first covering [land uses and access](#) and the second, [maximum building heights](#).

The draft masterplan is one example of how the quantum of development and uses that we will be applying for can be accommodated on the site. The final layout at the reserved matters stage can vary in so much as it is consistent with the parameter plans.

In defining the parameter plans and illustrative masterplan we have also had regard to the requirements set out in the emerging Development Brief for PR6a that is being produced by Cherwell District Council and is a requirement of the PR6a policy.

The Development Brief includes various framework plans that have been informed by the technical analysis on the site and planning policy. It also outlines the extent of green space and other community uses, the location of the primary school (which is subject to final technical approval) and the local centre.

The Council consulted on the emerging Development Brief in February/March 2022. The final Brief is due to go to Planning Committee shortly.

When the Development Brief is adopted it will be a material consideration in the determination of any planning application. We will need to review the final document and will set out in the autumn consultation how we accord with it or areas of difference and why that is the case.

Mix and disposition of uses

- In line with views submitted through engagement with stakeholders and feedback to our initial public consultation we have kept the key uses (local centre, school and park) located in the centre of the site, with the local centre (containing shops, facilities and the community centre) near to the Oxford Road and public footpaths/cycle links providing good walking and cycling access from the sites both sides of the Oxford Road.
- This reflects the clear response from the previous public consultation, and we feel it is the right approach. We have worked hard to refine the plans to ensure the uses can be delivered.
- In relation to the school this has been no easy task, as we need to protect the existing underground barrows in the middle of the site, we did not want to 'squeeze' the green infrastructure corridor to the east of the site, and we needed to create a relatively flat site for the school. At the same time, we did not want to create a school site that is too narrow and stifles an innovative school design.
- We agreed a minimum 'protection zone' around the barrows with the County Archaeologist, and then worked hard with the district and county councils to agree the school arrangement in principle. This is shown in the school plan and the [illustrative masterplan](#).
- We are pleased to report that this arrangement, in our view, optimises the location of the school and local centre in accordance with your responses to our [earlier consultation](#). It is a design that:

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- Benefits from proximity to the local centre, and green spaces around the barrows;
 - Allows parents to meet at the local centre or use facilities after they have walked children to school;
 - Allows children to play in the park adjacent to the school and local centre before and after school;
 - Works with a 'school street' (see [here](#) for details);
 - Places the school (and local centre) adjacent to off-road walking and cycling routes through the site;
 - Delivers flexible access points for the school, ensuring its future adaptability;
 - Allows some parking shared with the local centre.
- We are pleased to have reached this position with Oxfordshire County Council and Cherwell District Council, to deliver one of the clear outcomes of your previous comments and create a place at the heart of the development that will be a focus for the local community. We would welcome your views on the emerging designs.
 - We have agreed with the County Archaeologist offsets to protect the underground remains of the barrows. They will be incorporated into a larger open space that is useable by the community and adjacent to the community / local centre and primary school. We feel this will be a well used space and contribute significantly to the character of the development, akin to a "village green" at the heart of the community.
 - We are providing for a wide mix of housing types ranging from 1 bed to 5 bed houses and apartments, with 50 per cent 'affordable' housing in accordance with Council policies. The 'affordable' housing will be more financially accessible through the various tenures proposed including First Homes, social/affordable housing and shared ownership housing. Provision will also be made for extra care housing. The housing will include terraced, semi-detached and detached typologies. The detail design and appearance of the housing as well as the final mix will be a matter for subsequent reserved matters applications.

Building heights

- The Council's emerging Development Brief for PR6a refers to building heights of three to five storeys along the Oxford Road frontage and two to three storeys elsewhere.
- As can be seen on the draft heights parameter plan, we are predominantly proposing buildings of three to four storeys with the occasional five storey element along the Oxford Road frontage and two to three storey dwellings across the remainder of the site with two to 2.5 storeys along the eastern edge.
- Building height and overall density will decrease from the Oxford Road to the countryside edge.
- Apartments are likely to be located closer to the Oxford Road as can be seen on the illustrative masterplan. Housing will look over the various elements of open space and vary in character across the site.
- The proposals will accommodate an element of extra care housing located close to the local centre so that residents are able to easily walk to local facilities. This could be up to three storeys high.
- We would like to frame the main street through the centre of the site with predominantly three storey buildings. This street would also have formal, regular street trees to form an avenue.

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DRAFT

BUILDING HEIGHT PARAMETER PLAN



PR6a, North Oxford
on behalf of Christ Church, Oxford

drawing no. 33 drawing Building Heights Parameter Plan
revision F scale 1:3,000 @ A3 job no. 477898
drawn by ZP checked by AR date 07/06/2022

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Building Height Parameter

Housing capacity and tenures

- At this stage in the development process, we do not have a detailed design for the scheme. However, we have carried out capacity studies reflecting the development areas set out in the PR6a policy, the emerging parameter plans (covering land use and building heights), and the masterplan. These reflect the national policy requirement set out in the National Planning Policy Framework to make efficient use of land while creating a beautiful place to live as per the guidance in the National Design Guide and the National Model Design Code.
- In line with policy, 50 per cent of these homes will be 'affordable' (in accordance with the Council definition), and they will include a variety of different tenures including the potential for first homes, social/affordable rent and shared ownership properties to reflect Cherwell District Council policy requirements.
- The policy also requires we provide a minimum of 45 units of extra care housing. Extra care housing is primarily for older people or those with special needs who live relatively independently, but have access to on-site services providing care, support, domestic, social, community or other services. The capacity work has shown that, in addition to the 725 homes 75 extra care units can be accommodated on site. We are currently proposing that 100 per cent of the extra care units would be 'affordable' in tenure.
- The outline planning application we submit to Cherwell District Council will refer to an "up to" housing figure. This will be refined at the reserved matters stage when detailed design has been completed.

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Green infrastructure strategy

- The Green Infrastructure Strategy we have developed has received a lot of positive feedback. It brings 'fingers' of multi-purpose green spaces into the development, in the same locations that currently accommodate overland water flows which are caused by rain falling on the site during extreme storm events. This will also serve to provide green areas within the development and provide biodiversity gains across the site.
- The surface water drainage strategy will mimic the existing situation while considering the future effect of climate change, discharging run-off into the network of watercourses through the site at rates restricted to the greenfield (pre-development) run-off rates for each drainage catchment. Sustainable Drainage Systems (SuDS) will be incorporated throughout the development and will be to maximise ecological and amenity benefits.
- Our [illustrative masterplan](#) follows the principles of '[Building with Nature](#)' and the outline planning application we submit to Cherwell District Council will seek Building with Nature accreditation which will serve as a certification of the landscape design. It will also aim for up to 20 per cent net biodiversity gain from the baseline biodiversity of the existing site. The policy requirement is for 10 per cent net biodiversity gain.
- Our proposals include for a number of allotments / community gardens (shared spaces for the community to garden or cultivate) throughout the development area and on the eastern green edge (the 'Green Infrastructure corridor'). These will comprise a mix of community gardens (e.g. raised beds for flowers, herbs and other plants), allotments and orchards, and some will also include local play spaces for younger children, together with seating areas for residents.
- The eastern green corridor will provide a multi-purpose green space with a leisure route linking along the site and into the development areas. It will provide spaces for drainage, nature recovery, new habitats, public access to nature, and recreation areas.
- You asked us to provide an extension to Cutteslowe Park that is 'naturalistic'. We propose an area that is predominantly devoted to nature and wildlife, with mown paths for access. More formal elements could include an amphitheatre (cut into the contours at the south-east of the park extension), and some wetland (or semi-wetland) areas with boardwalks.
- A larger, formal play area with play equipment (and a multi-use games area that is required by policy) could be located adjacent to the housing within the park extension. It would be open to both the new and existing communities in the area.

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Movement strategy

- The movement strategy prioritises walking and cycling first, then public transport, with journeys by car being the least preferable mode of travel.
- We are proposing low levels of car parking on this site when compared to other more remote sites as it is so well connected to Oxford and the wider area.
- There will be a controlled parking zone (i.e. parking enforcement) within the site to regulate parking, and discourage users of the nearby Park & Ride and train station from parking in residential streets.
- Residents will be encouraged to walk or cycle to the local centre for day-to-day needs such as local shopping, taking children to school (with the school and local centre adjacent to footpaths and cycleways) and access to wider facilities and services in both Kidlington and Oxford.
- We propose a '[school street](#)' to ensure safe access to the primary school and encourage parents not to drive to drop off children.
- There is a choice of cycle routes through the site. All routes link to the cycle superhighway proposed parallel to the Oxford Road. There is also a direct cycle route proposed through the centre of the site, with a further shared leisure route (for all users) at the eastern side of the site.
- Two vehicular accesses are proposed from the Oxford Road. The southern access is currently being proposed as a "[Cyclops](#)" [signal-controlled junction](#) that prioritises cycle and pedestrian movements. The northern access is currently proposed to be a left in left out priority junction (no signals).
- Links for pedestrians and cyclists through the site connect to the housing development to the south-west of the site and to Cutteslowe Park, where we hope a cycle route extension will link through the park to the Sustrans route to the south and over the A40, providing connections to the Cherwell School and local facilities.
- We have identified at least one potential location for a Mobility Hub, an interchange combining multiple types of transport such as shared electric carpools, e-scooters, bikes etc for hire.
- There will be easy access to new bus stops that are proposed on the Oxford Road and electronic bus timetables will be located throughout the development to ensure ease of use.

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🔍 Mobility Hub – Source COMO UK

Pipal Barns

The Water Eaton site contains a number of features that are classified as heritage assets including the remains of two Anglo-Saxon barrows and the Pipal Barns (see photograph below).

The Pipal Barns are a non-designated group of c.19th century and later farm buildings, located on Oxford Road, immediately north of Pipal Cottage. They have been used for storage in recent years and are largely redundant for modern farming activities.



🔍 Pipal Barns

The current layout of these barns and the courtyard fronting on to Oxford Road creates a challenge to the provision of a new coherent and integrated frontage on the Oxford Road. We have therefore investigated various options for this group of buildings. The work has included:

- A protective species survey of the barns.
- A structural condition survey of the barns.
- Feasibility of how the barns could be converted and how the courtyard could be used given the lack of openings and limited heights and depth.

A big consideration is protecting the amenity and outlook for the residents of Pipal Cottage and the usability of the courtyard area given its proximity to Oxford Road and Pipal Cottage.

Based on the above work, and our consideration of feedback to the masterplanning process, we believe that the best option for this area is to demolish the barns (Pipal Cottage will remain) and their replacement with a more coherent design along the Oxford Road, possibly houses or apartments. This has the advantages of:

- Increasing the off-set to the existing Pipal Cottage and therefore protecting the amenity of the occupiers.
- Making more efficient use of the land.
- The replacement buildings will meet current building and sustainability standards.
- Providing a better design and consistent character along Oxford Road.

As such we are proposing to apply to demolish the barns in the outline planning application. At the detailed design stage (via reserved matters applications) there will be the opportunity to revisit whether the barns are retained, or a new layout is proposed.

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SKETCH ILLUSTRATION FOR PIPAL BARNS **DRAFT**



PR6A Water Eaton

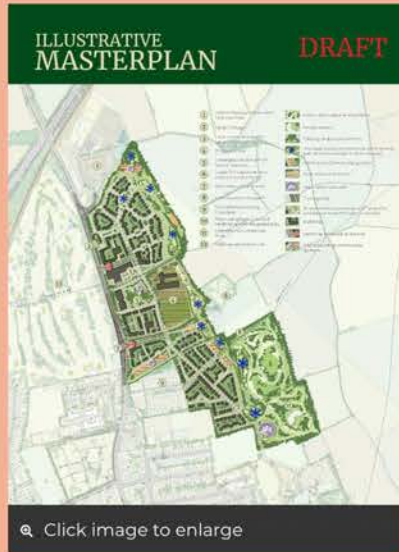


🔍 Illustrative plans for Pipal Barns.
Click image to enlarge

As part of the options work, we have produced a sketch of how this area could be developed see drawing below. We would welcome your thoughts on this approach.

Illustrative Masterplan – June 2022

[Click here to view a copy of our updated masterplan as of June 2022](#)



Land use and access parameter plan



Draft building height parameter plan



Primary school location



Contact us

If you need any help registering to take part in our online event, would like the information we're consulting on in printed format, or require any advice on how to take part please contact us directly by:

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