

## Ground conditions & utilities

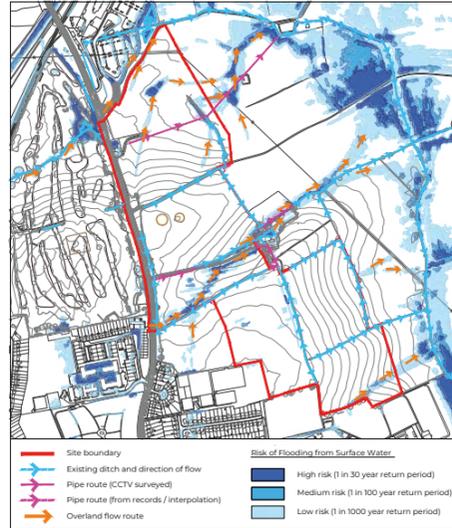
Water Eaton is being designed with careful consideration of the on-site flood risk and utilities.

### Flood Risk

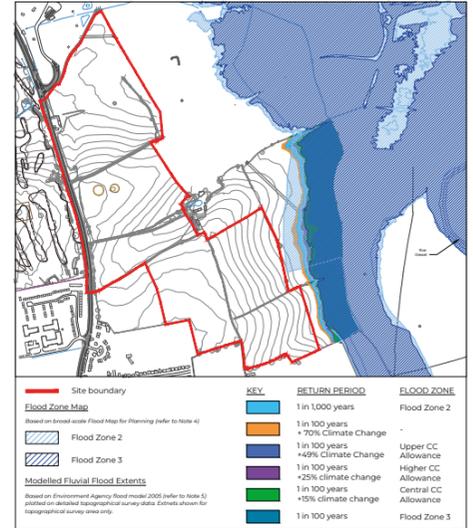
The site is located in Flood Zone 1, land with the lowest risk of flooding from rivers.

The majority of the site is at very low risk of surface water flooding. The masterplan will consider and preserve overland flow paths and existing drainage routes where appropriate. This is to ensure there is no flood risk to the development and no increase in flood risk off-site.

Plan showing risk of flooding from surface water



Flood zone map

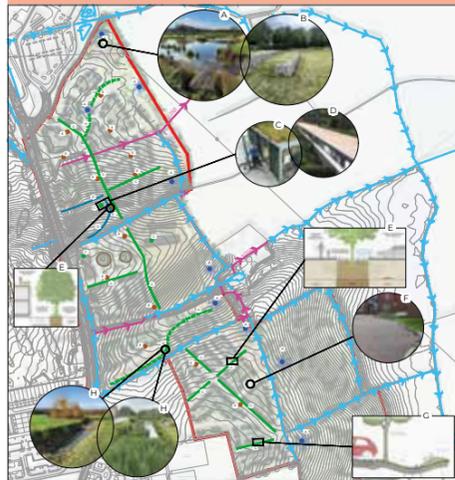


### Surface water drainage

The surface water drainage strategy will mimic the existing on-site drainage, discharging run-off into the network of watercourses at rates matching pre-development.

### Sustainable Drainage Systems

Sustainable Drainage Systems (SuDS) such as ponds, basins and swales will be designed in varying shapes, sizes and depth in order to work within the constraints of the site and to allow for the future effects of climate change



### Foul drainage

Thames Water has been consulted and has confirmed that reinforcement works to the foul drainage network will be required to serve Water Eaton. Liaison is ongoing with Thames Water to ensure that the development is included in their modelling at the appropriate stage, in order to ensure that the required capacity is provided when it is needed.



### Utilities

Thames Water and SSE have been consulted about potable water supply and electricity supply and have confirmed that reinforcement works to the water and electricity networks will be required. Liaison is ongoing with Thames Water and SSE to ensure that the required capacity is provided when needed.



For more information go to

[www.water-eaton.co.uk](http://www.water-eaton.co.uk)

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# Water Eaton

## Working with local heritage

The Water Eaton site is influenced by a number of heritage assets including St Frideswide's Farmhouse to the east, the Pipal Barns complex on Oxford Road and two Anglo-Saxon barrows within the site.

### St Frideswide's Farmhouse

The Grade II\* listed St Frideswide's Farmhouse and its associated garden wall of 16th century origin is situated east of the site. The masterplan responds to the Listed Building in the following ways:

- Retention of the eastern edge of the site as open space and provision of a new area of parkland to the south to retain an attractive green buffer between the farmhouse and new buildings
- Retention of the alignment of the historical approach to the farmhouse through the site, as well as keeping and strengthening existing field boundaries
- Maintaining vegetation boundaries around the farmhouse to help screen the development.
- Limiting building heights closest to St Frideswide's Farmhouse, in order to respect the farmhouse's role as an historical focal point in the surrounding landscape
- Reinstatement of woodland and orchard planting to the north of the farmhouse, near to Water Eaton Copse.



### Pipal Barns

The Pipal Barns are a non-designated group of c.19th century and later redundant farm buildings, located on Oxford Road, immediately north of Pipal Cottage.

The development proposals seek to deliver a walking and cycling super highway along the Oxford Road and provide a new distinctive frontage appropriate to its gateway location. In this context, it is not considered feasible to retain the Pipal Barns and they are proposed to be replaced with new buildings.



### The Barrows

A programme of archaeological investigations has identified the earthwork and buried remains of two Anglo-Saxon barrows in the central west edge of the site.

The barrows will be preserved under an area of new green public open space at the heart of the development, which will include the provision of interpretative information.

Other archaeological features and deposits identified across the site will be subject to a programme of investigation and recording in advance of development, with the results made available to the public through the Oxfordshire Historic Environment Record.



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## Ecology & biodiversity

We have carried out surveys across the site over a number of years to build a detailed knowledge of the ecological and biodiversity aspects. A summary of these are set out below.

### Ecology Baseline

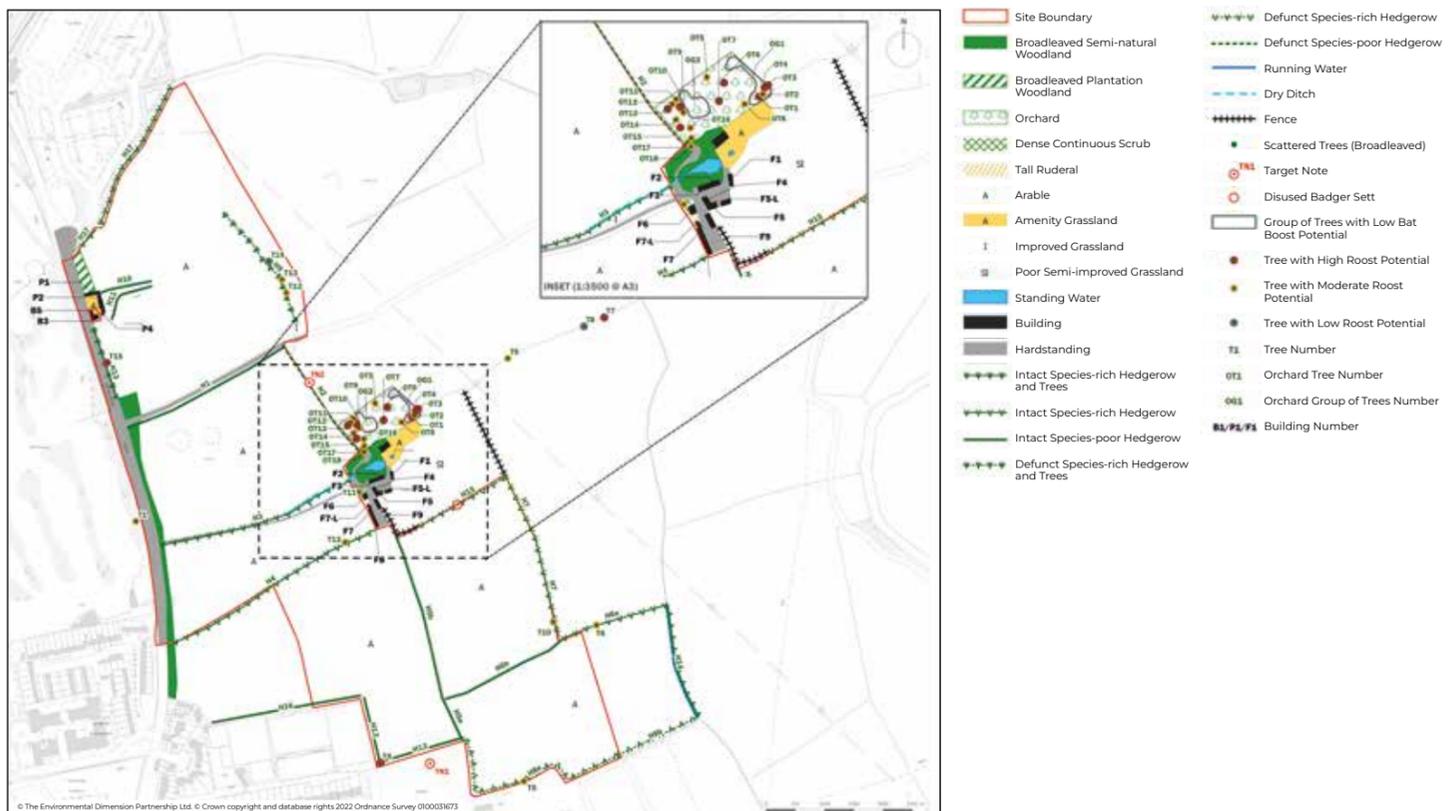
- The site is predominantly arable farmland
- Fields are divided by species-rich and species-poor hedgerows and block of woodland along western edge
- Bats have been recorded moving through the site; pipistrelle roosts recorded at St Frideswide's and Pipal Barns
- Brown hairstreak butterflies breed within the hedgerows
- Small population of grass snakes
- Occasional barn owl roosts have been recorded within derelict buildings at St Frideswide; and
- Farmland birds breeding throughout the site, including skylark and yellow wagtail.

### Ecology Mitigation

- Internal hedgerows retained with any loss offset through additional hedgerow and shrub planting
- Wildlife sensitive lighting scheme designed to limit effects on nocturnal species
- Bat roost at St Frideswide buffered from development by public open space
- Loss of Pipal Barn roost to be replaced in site
- Loss of woodland from the site's western edge offset through greater area of planting within public open space, managed to ensure its future value
- Loss of breeding habitat offset through creation of skylark plots and arable field margins within nearby farmland
- Bird nesting features added to buildings and trees within the site
- Public open space will include areas of rough wildflower grassland, meadow and ponds, providing opportunities for pollinating insects, amphibians, barn owls, bats and grass snakes
- New shrub and tree planting will provide fruits and seeds for wildlife over autumn and winter
- New blackthorn planting will provide further breeding opportunities for brown hairstreak butterflies.

### Biodiversity Net Gain

The prevalence of arable farmland within the site, combined with the large areas of proposed public open space (including the Cutteslowe Park extension), mean the development can achieve a significant net gain to biodiversity. The open space will be managed with wildlife in mind to maximise its value to nature. This gain will be secured through a long-term ecological management plan.



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## Landscape & visual

Water Eaton is located in agricultural land bordering open countryside to the east.

It is served by a network of Public Rights of Way connecting to the wider countryside. Cutteslowe Park is the largest park in Oxford and has a strong visual connection with the site. There are opportunities to create a high-quality landscape setting for the development that responds positively to the local context.

### Opportunities

- Extensive planting within the proposed scheme would provide visual screening to integrate the built form into the local landscape
- Creation of an extensive landscape buffer along the site's eastern edge, providing a soft transition to the open countryside to the east
- Creation of access routes through the site along green infrastructure links accommodating existing footpaths. These links used to enhance visual connections to the wider countryside
- Existing characteristic landscape features embedded into the layout
- Oxford Road frontage enhanced with tree planting to create an attractive green corridor along the site's western boundary.

### Visual Analysis

Visual analysis has informed the proposed building heights and their locations in the site. Built form would be noticeable in views along Oxford Road and in views to and from the wider countryside in the east. The landscape strategy incorporates extensive planting to create new high-quality open spaces, enhance the proposed streetscape and filter views of the scheme so that it integrates into the local context. Three key views have been selected to show the scheme along Oxford Road and from the wider countryside to the east. These show the following:

- The proposed Oxford Road frontage, with a well-treed and enhanced pedestrian and cycle route; and
- Two examples of the proposed landscape buffer on the eastern boundary which filters views of the development and ensures a soft transition towards the wider landscape.



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## Green infrastructure

Green infrastructure is a key component of the proposals. Our approaches are set out below.

### Green infrastructure objectives

- A more biodiverse landscape
- A resilient landscape
- A landscape appropriate to historic and local character contexts
- A multi-functional landscape
- A landscape that encourages healthy lifestyles and wellbeing; and
- A landscape that stimulates the economy.

### Green Infrastructure design principles

1. Trees, hedgerows and woodland planted in green spaces at Water Eaton. Design of the planting arrangement will soften and bring character to the development, as well as improve biodiversity.
2. A gentle transition from the existing agricultural land; achieved by new productive allotments throughout the site, and through the provision of open recreational space on the eastern edge.
3. Planting situated to provide a green boundary for the site and manage the transition to the wider open landscape.
4. Green spaces would include networks of walking and cycling routes, parks, squares, sports grounds, play facilities and community infrastructure.
5. New views and public vantage points will comprise well-treed street scenes, open parkland and wooded landscapes as well as north-easterly views towards Cherwell.
6. Sustainable drainage - Site wide drainage features would be well integrated with existing and new water features
7. The green infrastructure has been designed to accord with Building with Nature Principles.



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## Have your say

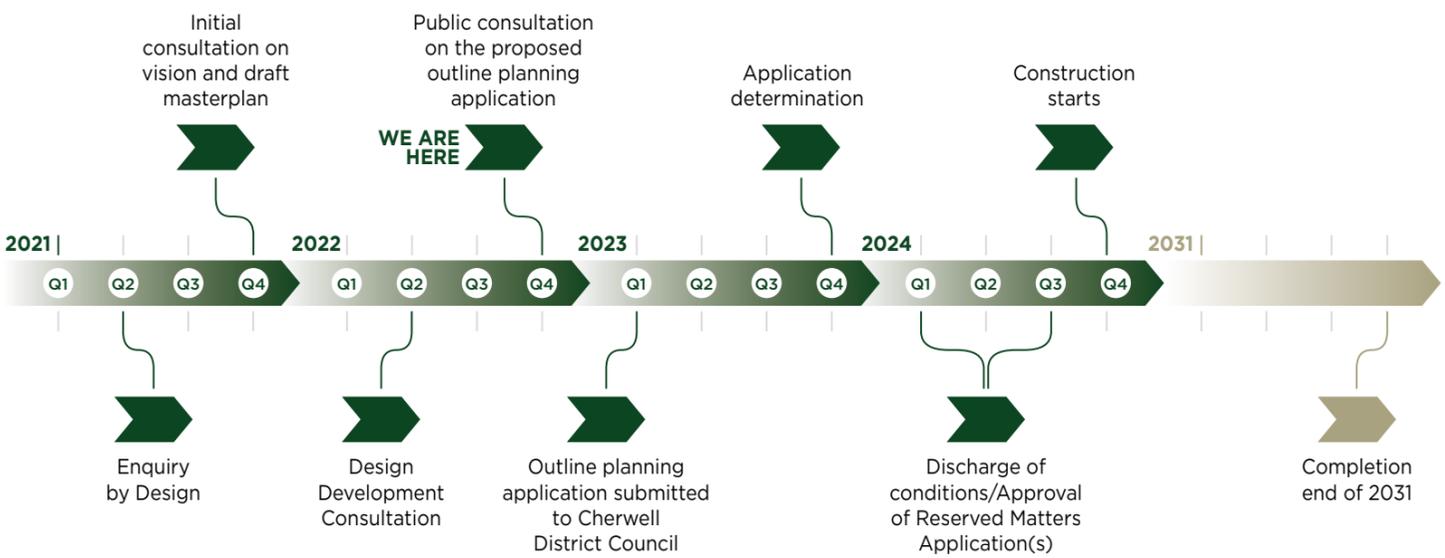
You have an important role to play in shaping our proposals for Water Eaton, and we welcome your views and comments on our proposals.

We will consider all the feedback we receive during consultation as we finalise our outline planning application for Water Eaton.

### Next steps

The timeline sets out the expected timescales for the project as it progresses through the planning application process and potential build and completion dates.

## PROJECT TIMELINE



## How to provide your feedback

### To submit comments in writing:

- Collect a feedback form, provide your comments, and hand your feedback form in at this event
- Post your completed form back to us at:  
**Freepost RRKG-AZTG-JLJX, Camargue (Water Eaton), Eagle Tower, Montpellier Drive, Cheltenham, GL50 1TA**
- Any letters we receive, or emails sent to [info@water-eaton.co.uk](mailto:info@water-eaton.co.uk) will also be considered as feedback

### To submit comments online:

- Go to our website: [www.water-eaton.co.uk](http://www.water-eaton.co.uk)
- Fill in your details and provide your comments about our proposals
- Submit this online

Please make sure you provide us with your feedback by 20 January 2023.

## For more information go to

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