

# PR6a Land East of Oxford Road Development Brief Cherwell District Council August 2022



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# Executive summary

The Cherwell Local Plan 2011-2031 (Part 1) Partial Review (LPPR), which provides for Cherwell's share of Oxford City's unmet housing needs, identifies Land East of Oxford Road as one of six strategic housing sites. A comprehensive Development Brief is required as guidance for future planning applications.

This Development Brief has been jointly prepared between Cherwell District Council, Oxfordshire County Council, Oxford City Council, landowners and key stakeholders. It is a material planning consideration in the determination of any future planning applications for the site.

The Development Brief includes a review of the site's context including the LPPR strategic vision and spatial strategy and the site specific development constraints and opportunities. Based on this analysis it goes on to provide a site specific vision and comprehensive development principles addressing land use, character, layout, green infrastructure, movement, utilities, healthy place making and sustainable design.

## Site location

PR6a is a 48 hectare site to the north of Oxford City and the suburb of Cutteslowe. The site is bounded by Oxford Road (A4165) to the west, farmland to the east leading to the Cherwell River, Oxford fringe and Cutteslowe Park to the south and Oxford Parkway station and the Park & Ride to the north. To the east, lies the Grade II\* listed St Frideswide Farmhouse. The site is generally farmland with hedgerows and trees. A farmhouse is located in the north western corner of the site. Higher land in the centre of the site contains the ploughed remains of Anglo Saxon round barrows.

## Vision and development framework

The site specific vision for Land East of Oxford Road is as follows and is explored in Chapter 5 of the Development Brief:

*Land east of Oxford Road will become a contemporary urban extension and gateway to Oxford City with its own local centre fronting Oxford Road, that is fully integrated and connected with existing neighbourhoods to the south and the new neighbourhood to the west on site PR6b. A high-quality, publicly accessible corridor of green infrastructure at the eastern edge of the site will provide a soft edge to the Cherwell Valley and appropriate setting to the Grade II\* listed St Frideswide Farmhouse, and will connect with east-west green corridors towards the Oxford Road and PR6b. Opportunities for sustainable travel into Oxford will be maximised by the provision of high quality walking and cycling routes connecting into the surrounding street and public right of way network, including direct delivery of high quality cycle lanes on Oxford Road and connecting to Cutteslowe Park as well as direct delivery of a southbound bus lane on Oxford Road.*

Policy PR6a of the LPPR sets out the policy requirements for the site which include:

- Residential development
  - 690 net dwellings on 25 hectares of land
  - 50% affordable housing
- Primary school on 2.2 hectares of land with two forms of entry
- Local centre on 0.5 hectares of land
- Formal sports, play areas and allotments within the developable area
- An extension to Cutteslowe Park on 11 hectares of land
- A green infrastructure corridor on 8 hectares of land
- 3 hectares of land retained for agricultural use

Site allocations to the east and west of Oxford Road (PR6a and PR6b) have individual development briefs to enable the sites to be developed independently. To achieve good place making, the briefs have been co-ordinated, to deliver, as far as possible, a coherent north Oxford neighbourhood.

The Development Framework plan (overleaf) reflects the vision and the requirements of Policy PR6a. Detailed design requirements which underpin the delivery of this development framework are set out in the Chapter 6 of the Development Brief. Chapter 7 lists the information which will be required to accompany a planning application.

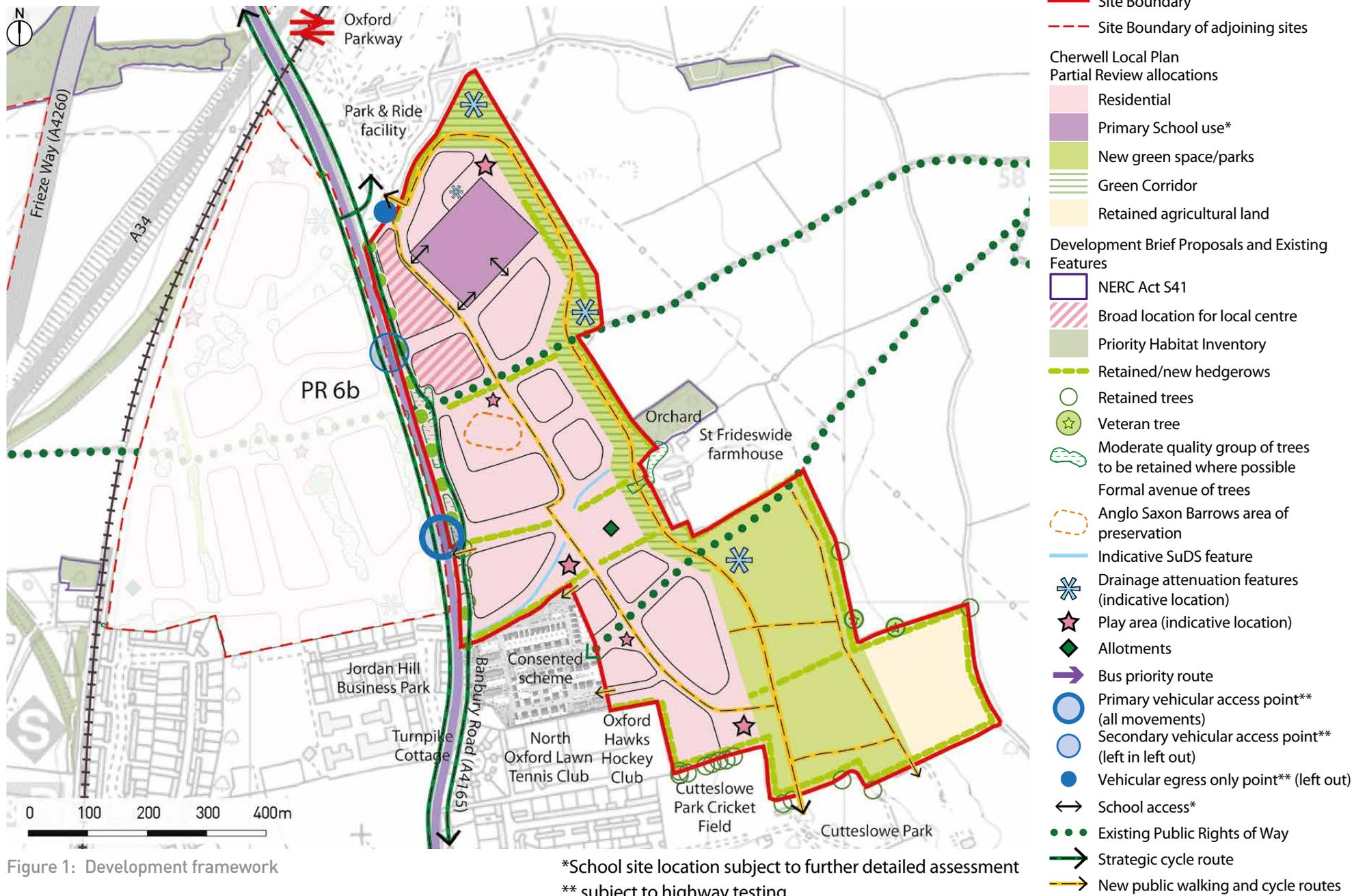


Figure 1: Development framework

\*School site location subject to further detailed assessment  
 \*\* subject to highway testing

# 1.0 Introduction

## 1.1 Background

The Cherwell Local Plan 2011-2031 (Part 1) which was adopted in July 2015 (“The 2015 Plan”) committed the Council to work jointly with other Oxfordshire councils to assess the extent of the housing need that could not be met elsewhere in the Oxfordshire Housing Market Area. In particular, it was understood that there could be a need arising from Oxford that could not be met by Oxford City Council due to its tight administrative boundaries and its limited supply of land. Cherwell District Council’s commitment was to consider the extent of the need and, if necessary to ‘partially review’ its Local Plan.

The Council has now undertaken this ‘partial review’ with the adoption of the Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need in September 2020 (LPPR).

The Partial Review which is effectively a supplement or addendum to the 2015 Plan, provides a vision, objectives and specific policies for delivering additional development to help meet Oxford’s housing needs. It seeks to do this in a way that will best serve Oxford’s needs and provide benefits for existing communities in Cherwell and adjoining areas.

The LPPR provides for the development of a total of 6 strategic housing sites that will best achieve the Council’s vision and objectives and deliver sustainable development of, in total, 4,400 new homes to meet Oxford’s needs together with supporting infrastructure. The LPPR requires single comprehensive, outline schemes for the entirety of each strategic site.

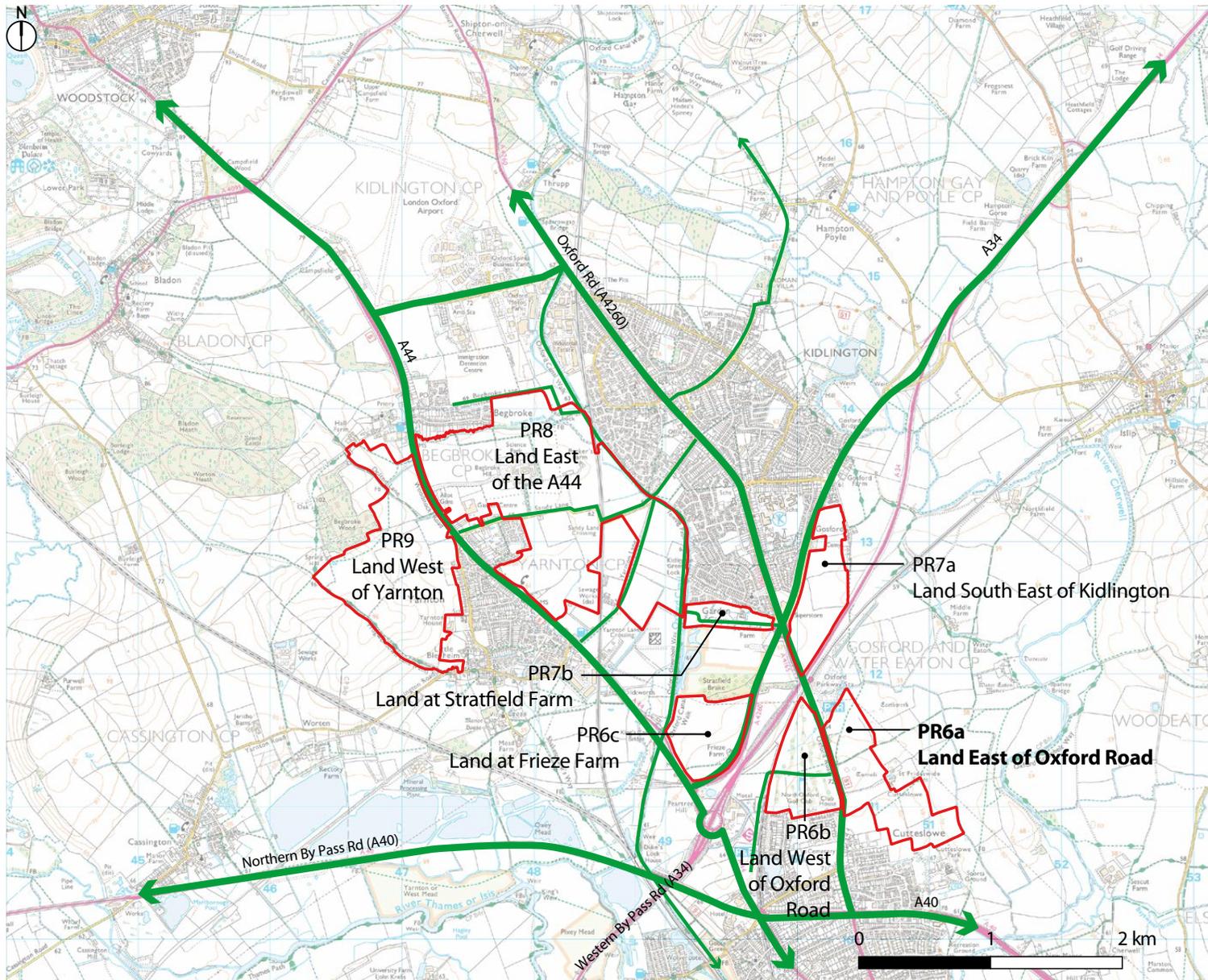
Each of the site allocations has a policy which sets out its key delivery requirements and place shaping principles, and each allocation is supported by a Policies Map.

Each of the site allocation policies requires planning application(s) for the site to be in accordance with a Development Brief for the site which has been jointly prepared by the landowner(s), Cherwell District Council, Oxfordshire County Council and other stakeholders, including Oxford City as appropriate. The site allocation policy also sets out a series of requirements that the Development Brief should address.

This is the development brief to guide the development of Land East of Oxford Road, site PR6a. The Development Brief has been prepared in accordance with policy requirements, the site allocation policy and the Policies Map. As well as including the required detail, the Development Brief also reflects the detailed key delivery requirements and place shaping principles as set out in the policy.

Site	Housing allocation		
<b>North Oxford</b>			
Policy PR6a – Land East of Oxford Road	690	N.B. Site allocation PR6c shown on Fig 1 is the allocation of Land at Frieze Farm which is reserved for the potential construction of a golf course should this be required as a result of the development of Land West of Oxford Road under Policy PR6b.	
Policy PR6b – Land West of Oxford Road	670		
<b>Kidlington</b>			
Policy PR7a – Land South East of Kidlington	430		
Policy PR7b – Land at Stratfield Farm	120		
<b>Begbroke</b>			
Policy PR8 – Land East of the A44	1950		
<b>Yarnton</b>			
Policy PR9 – Land West of Yarnton	540		
<b>Total</b>	<b>4400</b>		

Housing allocations (LPPR)



- Allocation site boundaries
- Key sustainable movement routes (public transport and/or walking/cycling)

Figure 2: Local Plan Partial Review Site Allocations Location

## 1.2 Purpose and status of the Development Brief

### 1.2.1 Purpose

The Development Brief has 4 main objectives:

- To create a site specific vision to guide future site development in a manner which supports the wider aims of the LPPR spatial strategy for North Oxford, Kidlington and the A44/A4260 Corridors
- To provide a development framework and a clear set of site specific development principles to inform the submission and determination of planning applications and achieve comprehensive and holistic development in accordance with the LPPR site policy
- To improve the efficiency of the planning and development process by reducing uncertainty and setting a framework for development that provides landowners, developers and the wider community with clear guidance on what is expected from development
- To raise the standard of design and to create exemplary places which are functional, beautiful and which engender a sense of community recognising the principles set out in the Building Better, Building Beautiful Commission's report.

The Development Brief, where necessary and appropriate, proposes or reflects solutions and proposals outside the individual site boundary to help facilitate a joined up approach to development.

The Development Brief should be read in conjunction with relevant Development Plan policies, national planning policy and guidance and the Council's adopted Supplementary Planning Documents ("SPD"). Particular attention is drawn to the Council's design policies and guidance including Policy ESD15: The Character of the Built and Historic Environment, and the Cherwell Design Guide SPD which provides design guidance relevant to the District as a whole. Further information on relevant Policy and guidance is provided in chapter 3 and throughout the Development Brief.

### 1.2.2 Status

The Development Brief has been endorsed by Cherwell District Council's Planning Committee. It will be used as a material planning consideration in the determination of any planning applications for the site.

For the avoidance of doubt, the Development Brief does not have the status of a Supplementary Planning Document and does not introduce new planning policy.

## 1.3 Structure of the Development Brief

The structure of the Brief is as follows:

**Chapters 1 to 3** provide contextual information relating to the site and the Development Brief process, including the strategic vision and spatial strategy for the North Oxford, Kidlington and A44 corridor.

**Chapter 4** provides a synthesis of policy context and important site constraints and opportunities which are to be reflected in the site's development. This builds on the LPPR Evidence Base.

**Chapter 5** describes the site specific vision and development objectives.

**Chapter 6** contains a comprehensive set of design and development principles for the site which respond to the site opportunities, constraints and context set out in the preceding chapters and which are to be reflected in planning applications.

**Chapter 7** lists the information which will be required to accompany a planning application.

## 1.4 Consultation and stakeholder engagement

The Development Brief has been jointly prepared by Cherwell District Council and the site owners and their representatives and in consultation with Oxfordshire County Council, Oxford City Council and the Canal and River Trust.

Throughout the process there has been engagement and consultation with the following stakeholders in addition to those mentioned above:

- Parish Councils
- Thames Valley Police
- Berkshire, Buckinghamshire and Oxfordshire Wildlife Trust (BBOWT)
- Thames Water
- Environment Agency
- Scottish and Southern Electric (SSE)
- Network Rail
- Natural England
- Sport England

This has included collaborative workshops focussing on key stages during the preparation of the Development Brief:

- Baseline review and analysis
- Vision and development principles

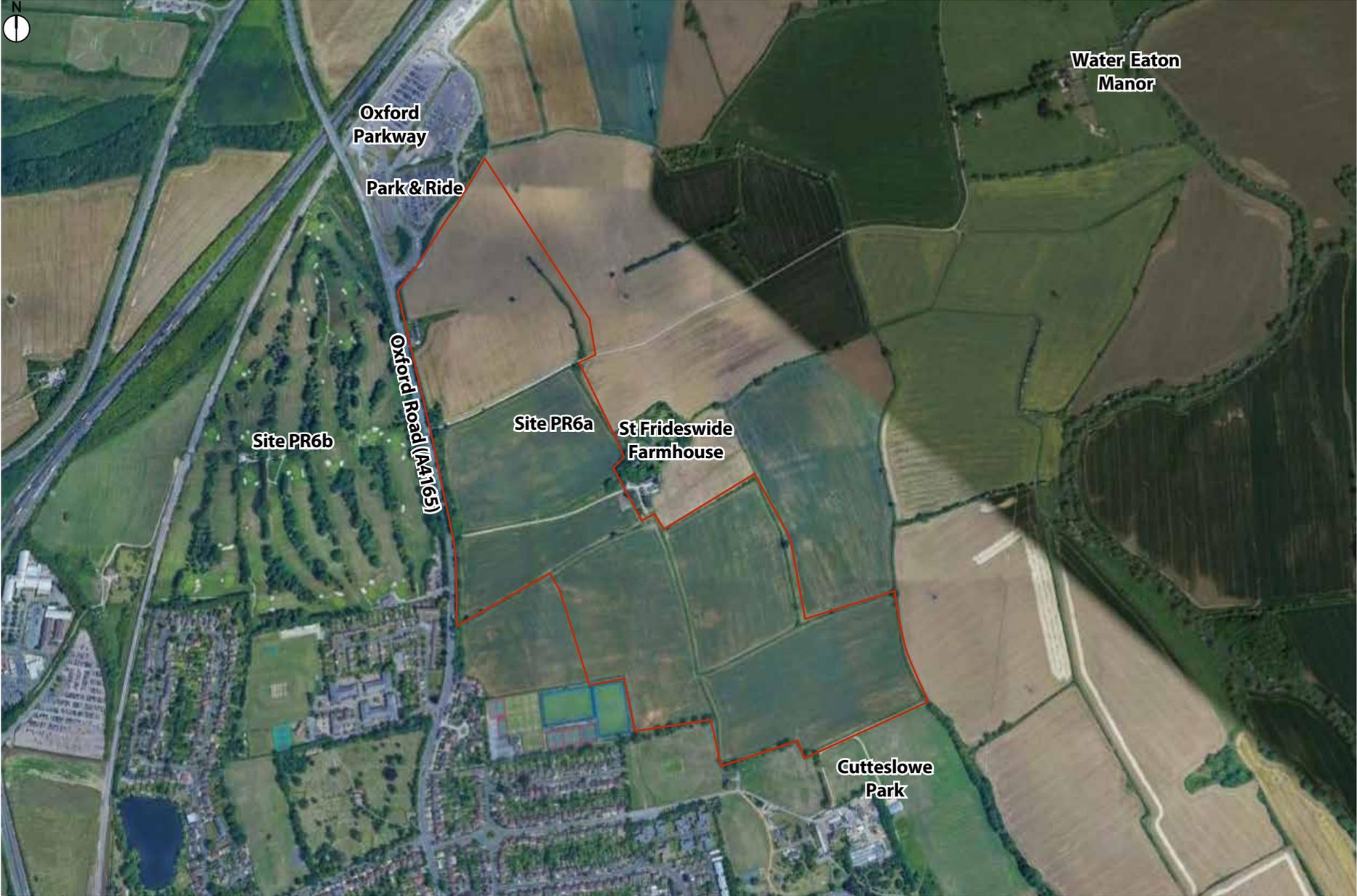
These collaborative workshops with specialist stakeholders, were preceded by a joint workshop in October 2018 with Parish Councils, landowners and their representatives and stakeholders. This workshop introduced the Development Brief process, provided an opportunity for site promoters and stakeholders to introduce themselves, and enabled Parish Councils to explain their aspirations/ requirements for the Development Briefs.

Technical information and emerging design work provided by the landowners and their representatives has been considered by the Council in preparing the Development Brief.

### 1.4.1 Community Engagement

Public consultation on the Draft Development Brief took place between 26 January 2022 and 8 March 2022.

Comments received have informed the final Development Brief.



Aerial view of site PR6a

# 2.0 The Strategic Vision and Context

## 2.1 Local Plan Partial Review Vision

The LPPR vision across all sites is:

To provide new development that meets Oxford's agreed, identified housing needs, supports the city's world-class economy, universities and its local employment base, and ensures that people have convenient, affordable and sustainable travel opportunities to the city's places of work, study and recreation, and to its services and facilities. This development will be provided so that it:

- i. creates balanced and sustainable communities
- ii. is well connected to Oxford
- iii. is of exemplar design which responds distinctively and sensitively to the local built, historic and environmental context
- iv. is supported by necessary infrastructure
- v. provides for a range of household types and incomes reflecting Oxford's diverse needs
- vi. contributes to improving health and well-being, and
- vii. seeks to conserve and enhance the natural environment.

*LPPR Vision for Meeting Oxford's Unmet Housing Needs in Cherwell*

To deliver this vision, the LPPR identifies sites for new homes in locations which have the strongest socio-economic connections to Oxford, and which can deliver the necessary social, movement and green infrastructure to support the health and wellbeing of the population.

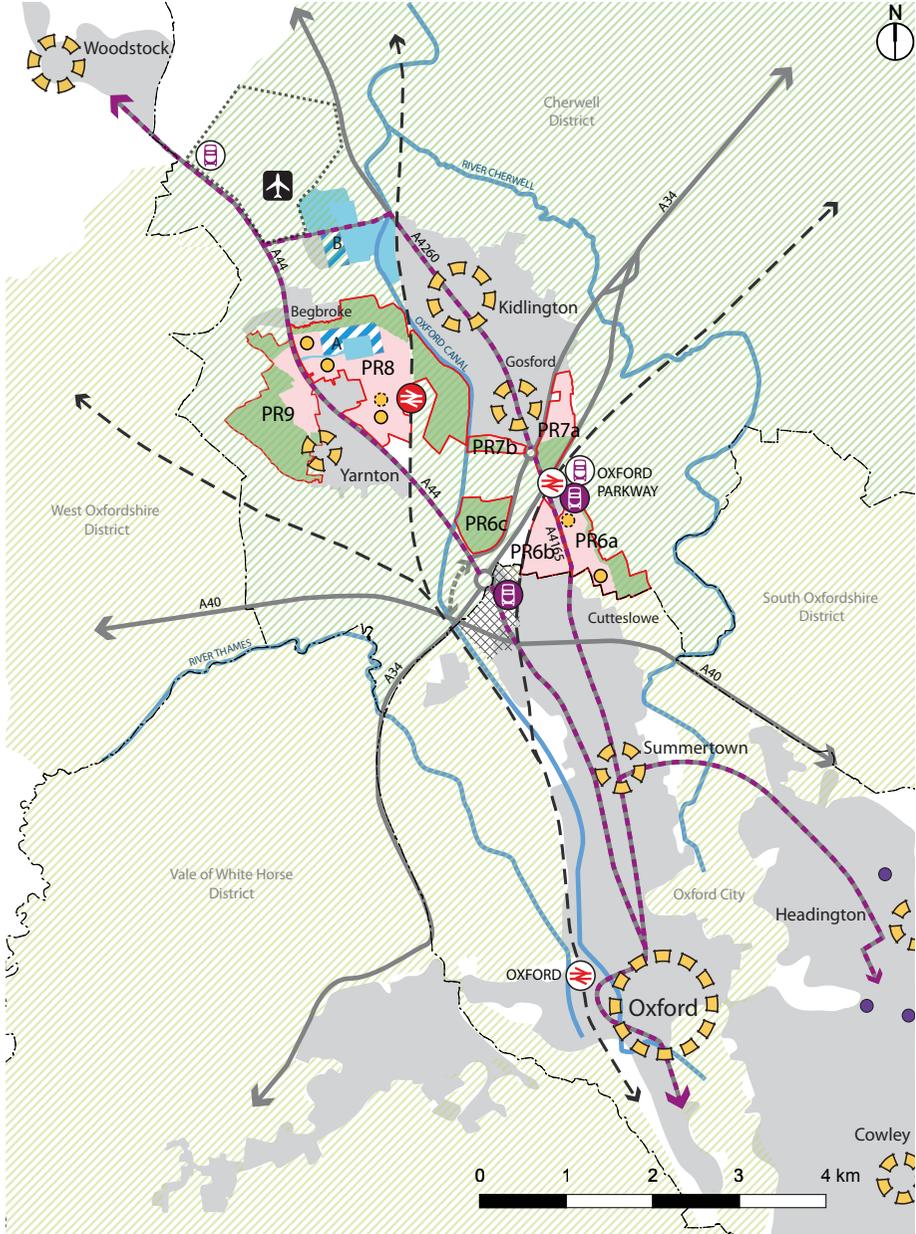
The sites are located at the edge of existing communities to the north of Oxford and will be integrated with them to share the benefits of new facilities and support existing local centres, in particular Kidlington village centre.

### 2.1.1 The Role of Individual Sites

Each site plays a role in delivering the vision and objectives of the LPPR, in a joined-up and holistic manner as shown on the LPPR key diagram Figure 3 overleaf, and thematic figures 4-7 which follow. Full details of each site's role are contained with LPPR policies.

#### **North Oxford (PR6a and PR6b)**

Site PR6a, and the adjacent site PR6b, will become an attractive gateway to Oxford city and will take the form of urban extensions. The site is adjacent to Oxford Parkway Station/Park and Ride and the A34 corridor, and has excellent access to rail and bus services into Oxford. New streets will increase accessibility between the Station, Cutteslowe Park, existing neighbourhoods and rural public rights of way. New development frontage to Oxford Road will create an attractive arrival into the city. Walking, cycling and public transport improvements which are planned as part of the County Council's transport strategy for the north Oxford and southern Cherwell area will be delivered in part by this development.



- Allocation site boundaries
- District boundaries
- Green Belt
- Existing settlement
- Proposed residential development
- Proposed green infrastructure and formal recreation provision
- Existing centres
- Proposed local centres
- Proposed schools
- Existing hospitals
- Existing employment area
- Proposed employment area  
A: land reserved for extension to Science Park  
B: permission granted for Technology Park
- Oxford City proposed Oxford North development
- Sustainable movement corridors
- Rail lines
- Existing rail station
- Potential new rail station
- London Oxford Airport
- Existing Park & Ride
- New or expanded Park & Ride
- County Council proposed link road

N.B The location of schools and local centres shown here as in the LPPR has, in some cases, been reviewed through the Development Brief process.

Figure 3: LPPR key diagram - for illustrative purposes only

2.1.2 Economic relationships

The sites are located in close proximity to local centres, key employment sites and sites which have an important economic relationship with Oxford and form part of Oxfordshire’s ‘Knowledge Spine’. These include existing locations within Cherwell (Oxford Parkway Railway Station, London-Oxford Airport, Langford Lane commercial area in Kidlington and Begbroke Science Park) and within the city of Oxford (the Oxford North site), which will be a key driver of employment growth.

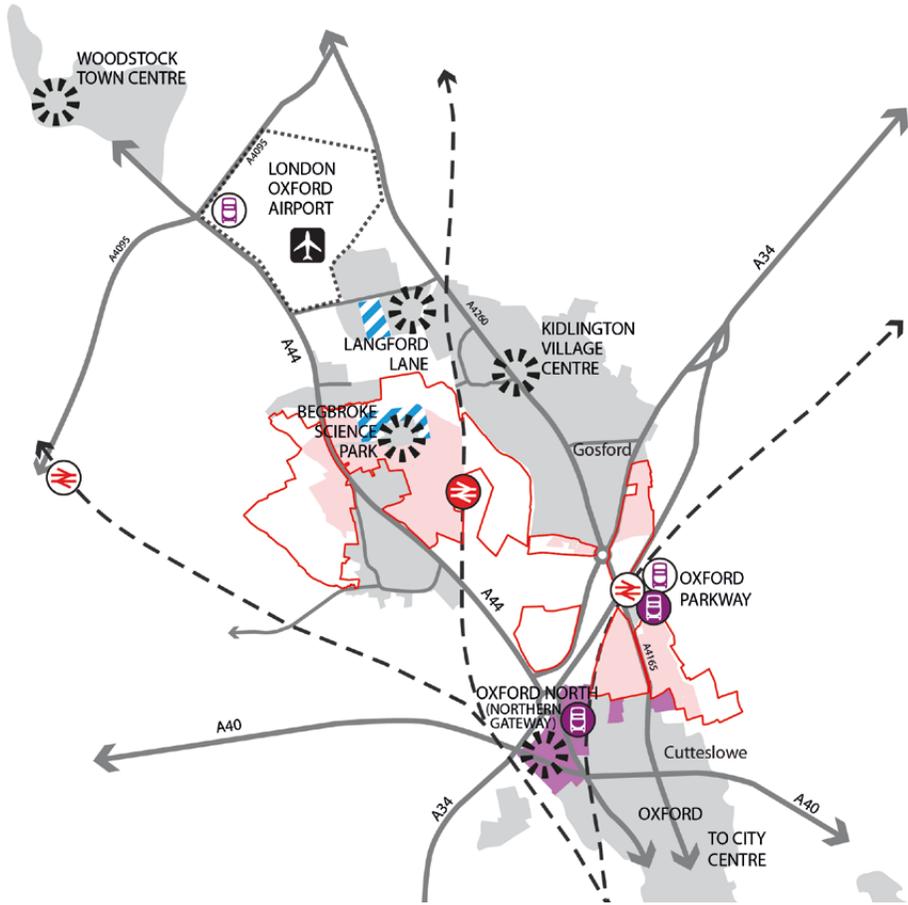


Figure 4: Economic links

- Allocation site boundaries
- Proposed growth
- Oxford City Council allocated sites
- Proposed employment area
- Employment centres
- Existing rail station
- Potential new station
- Existing Park & Ride
- New or expanded Park & Ride

2.1.3 Sustainable movement corridors

All sites are located on the major public transport routes of the A44 and A4260/ A4165 connecting southern Cherwell to Oxford City and Oxford Parkway station. Significant enhancements to public transport and walking and cycling provision are to be delivered on these routes through the County Council’s Local Transport Plan and its strategy for Park & Ride and Rapid Transit. Additional walking and cycling routes are to be created through corridors of green infrastructure including the Oxford Canal corridor.

The emphasis on sustainable modes of travel enables less ‘car-centric’ movement patterns, promotes active and healthy travel choices and supports inclusion through the provision of convenient, accessible and affordable travel to places of work, recreation and community services.

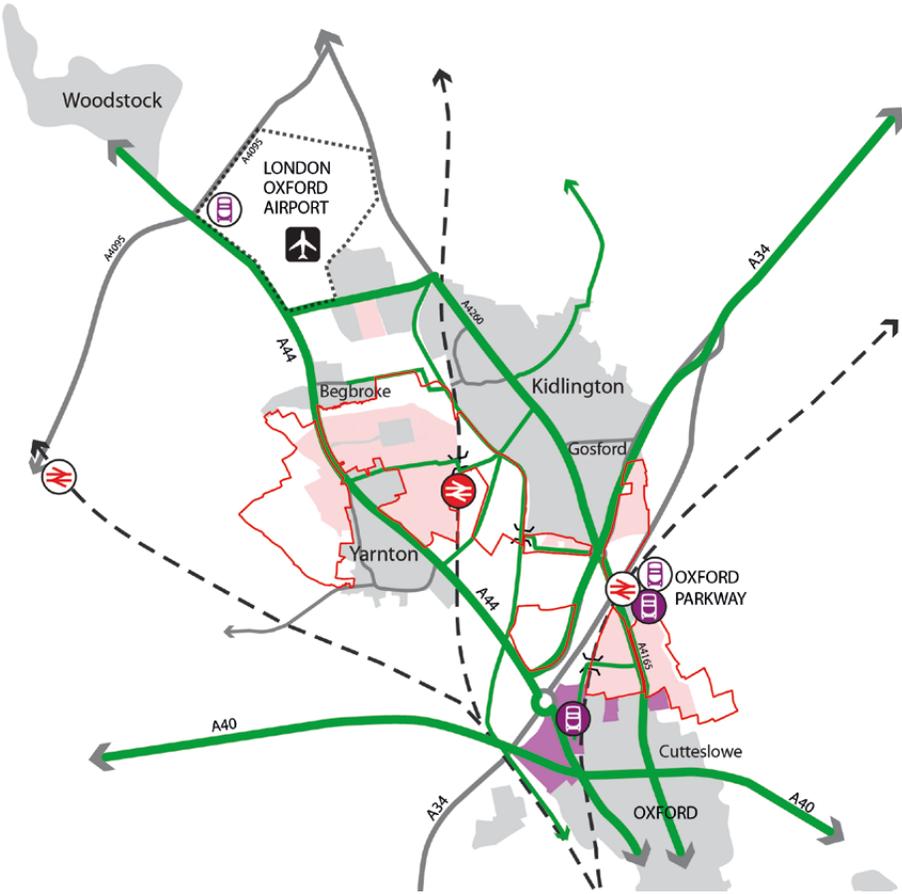


Figure 5: Sustainable movement routes

- |                                     |                             |   |
|-------------------------------------|-----------------------------|---|
| Allocation site boundaries          | Existing rail station       | Key sustainable movement routes (public transport and/or walking/cycling) |
| Proposed growth                     | Potential new station       |   |
| Oxford City Council allocated sites | Existing Park & Ride        |   |
|                                     | New or expanded Park & Ride |   |

2.1.4 Strategic green infrastructure corridors

The sites deliver significant areas of new publicly accessible green infrastructure (GI) and new areas of wildlife habitat which form part of strategic GI corridors:

- ① to the west of Yarnton, Begbroke and Oxford
- ② along the Oxford Canal
- ③ to the east of Oxford and Kidlington/Gosford
- ④ Kidlington towards Oxford

The corridors provide an attractive setting for development and have multiple benefits. They help to maintain separation and distinction between individual settlements; create an appropriate edge and access to the countryside; protect and enhance natural, historic and biodiversity assets; provide corridors for wildlife; and provide leisure and recreation opportunities and walking/ cycling routes which encourage health and wellbeing in the existing and new population. Further details of the strategic GI corridors are shown in Appendix 6 of the LPPR.

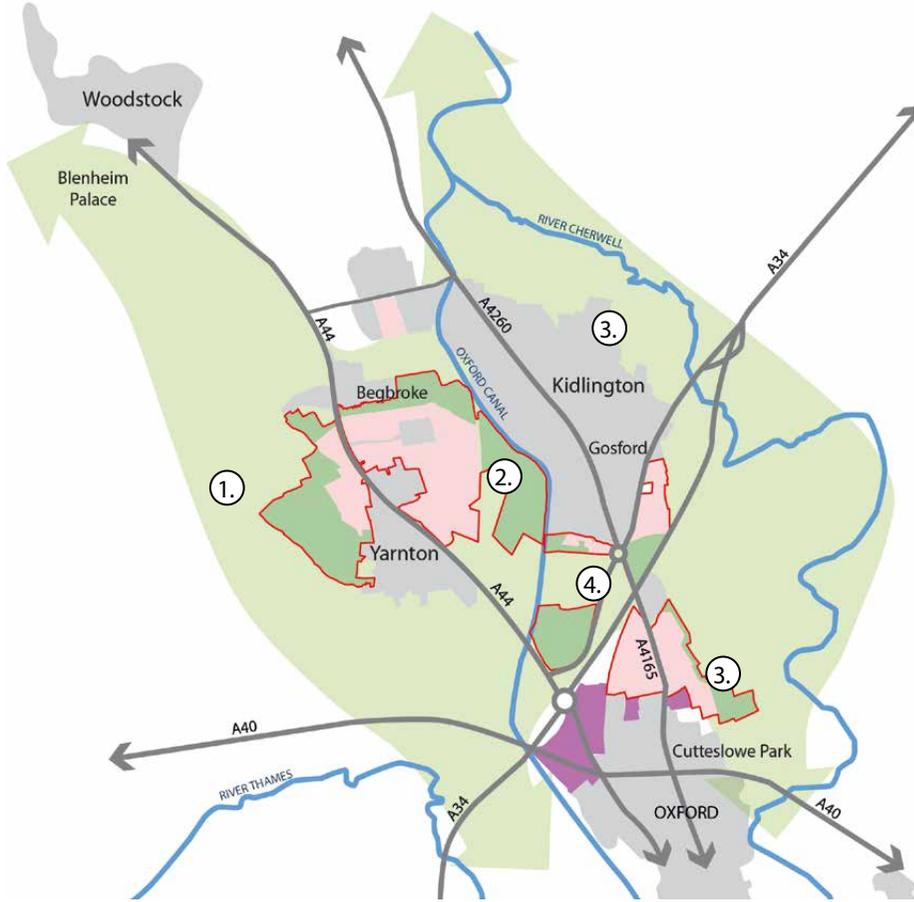
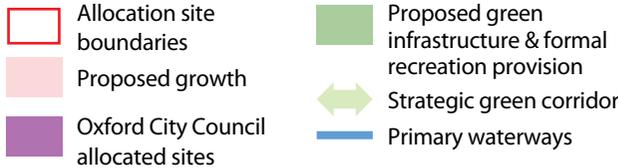


Figure 6: GI corridors



### 2.1.5 Community services

The planned local provision, through the new housing development, schools (indicative locations for primary school in North Oxford and two primary schools and a secondary school at Begbroke), new local centre facilities (in North Oxford and Begbroke) and formal sports/play areas, provides new facilities which benefit the existing and new population.

Locating facilities within the sites in accessible locations will strengthen Kidlington village centre and will further support and enhance the potential for widespread uptake of walking and cycling for local trips. The location of schools and local centres shown here as in the LPPR has, in some cases, been reviewed through the Development Brief process.

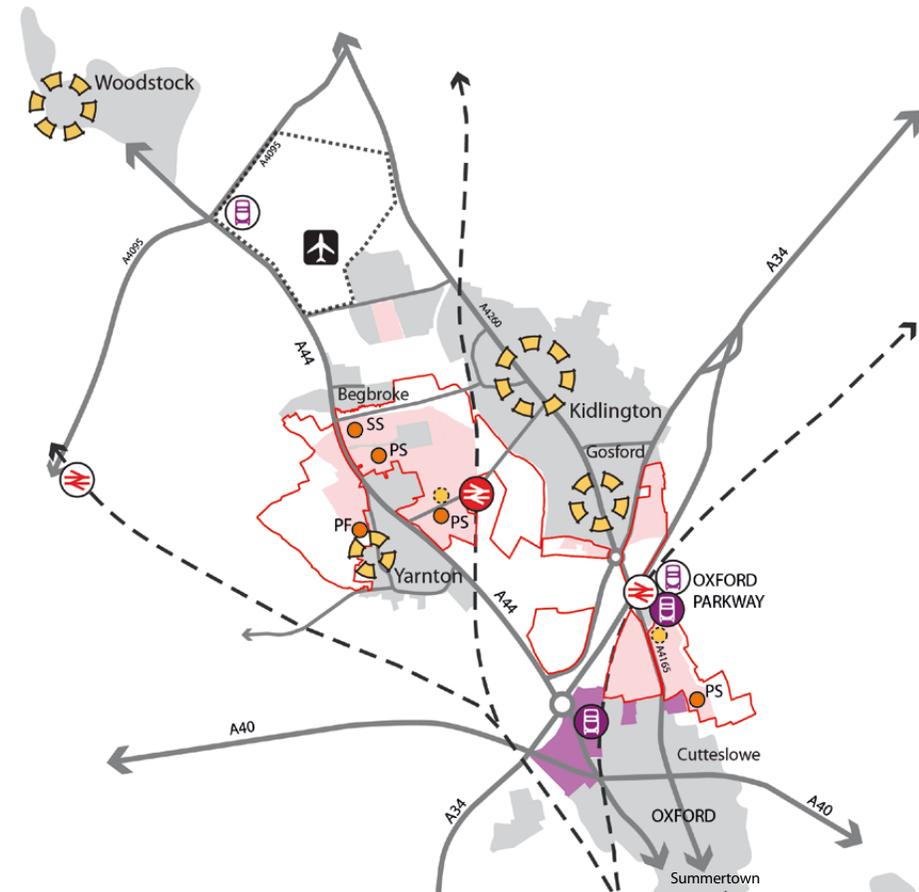
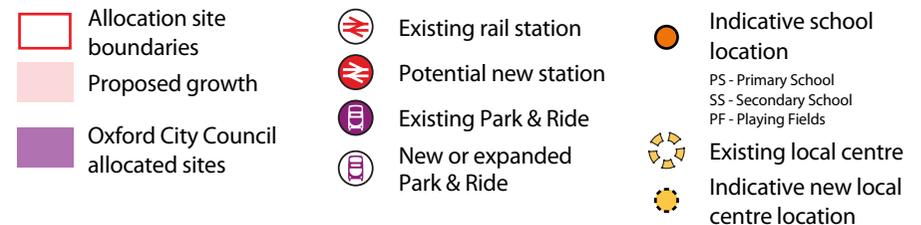


Figure 7: Local centres and schools



## 3.0 Context

### 3.1 The Planning Policy Context

The site subject to this Development Brief - land east of Oxford Road – is guided by Policy PR6a of the LPPR and its associated Policies Map. In addition to the individual site allocation policy (PR6a) the LPPR also contains a number of policies which seek to guide the development of each of the sites and ensure they deliver the homes that are needed, supported by the necessary infrastructure.

Where appropriate, these policies have influenced the content of the Development Brief. In other cases they will need to be followed when planning application(s) are submitted to the Council and all planning applications will be assessed against these policies.

#### 3.1.1 PR6a- Landuse Requirements

An urban extension to Oxford City on 48 hectares of land to the east of Oxford Road with the following land use requirements:

- Residential development
  - 690 net dwellings on 25 hectares of land
  - 50% affordable housing
- Primary school on 2.2 hectares of land with two forms of entry
- Local centre on 0.5 hectares of land with provision for:
  - Local convenience retailing (use class E(a) – 350-500 sq m net floor space)
  - Ancillary business development (use class E(g)(i))
  - Financial and professional uses (use class E(c))
  - Café or restaurant (use class E(b))
  - Community building

- Formal sports, play areas and allotments within the developable area
- An extension to Cutteslowe Park on 11 hectares of land
- A green infrastructure corridor on 8 hectares of land
- 3 hectares of land retained for agricultural use

The landuse requirements have been included in the brief for reference only.

#### 3.1.2 Relationship between PR6a and PR6b

Both of the site allocations to the east and west of Oxford Road (PR6a and PR6b) have individual development briefs which relate to each site only. Each site has different constraints and opportunities, different characteristics, different land use requirements and will have different place-shaping and development principles. Land ownerships are subject to change and planning circumstances may require the sites to be brought forward separately.

It is important that each site can be developed independently of the others. To achieve good place making, the development briefs have considered the sites in context with each other. Their interrelationships and functions have been considered during the formation of the briefs, which maximise the opportunities for them to contribute more than the sum of their parts. There is a clear opportunity for the sites to inter-relate and function as a combined neighbourhood (in particular noting the positioning of the school and local centre on the site east of Oxford Road (PR6a)) and their potential, together, in creating an attractive gateway to the city.

Each individual development brief will therefore establish development principles which will show how the sites can be each be developed alone, as well as how the sites can be developed to work alongside each other comprehensively.

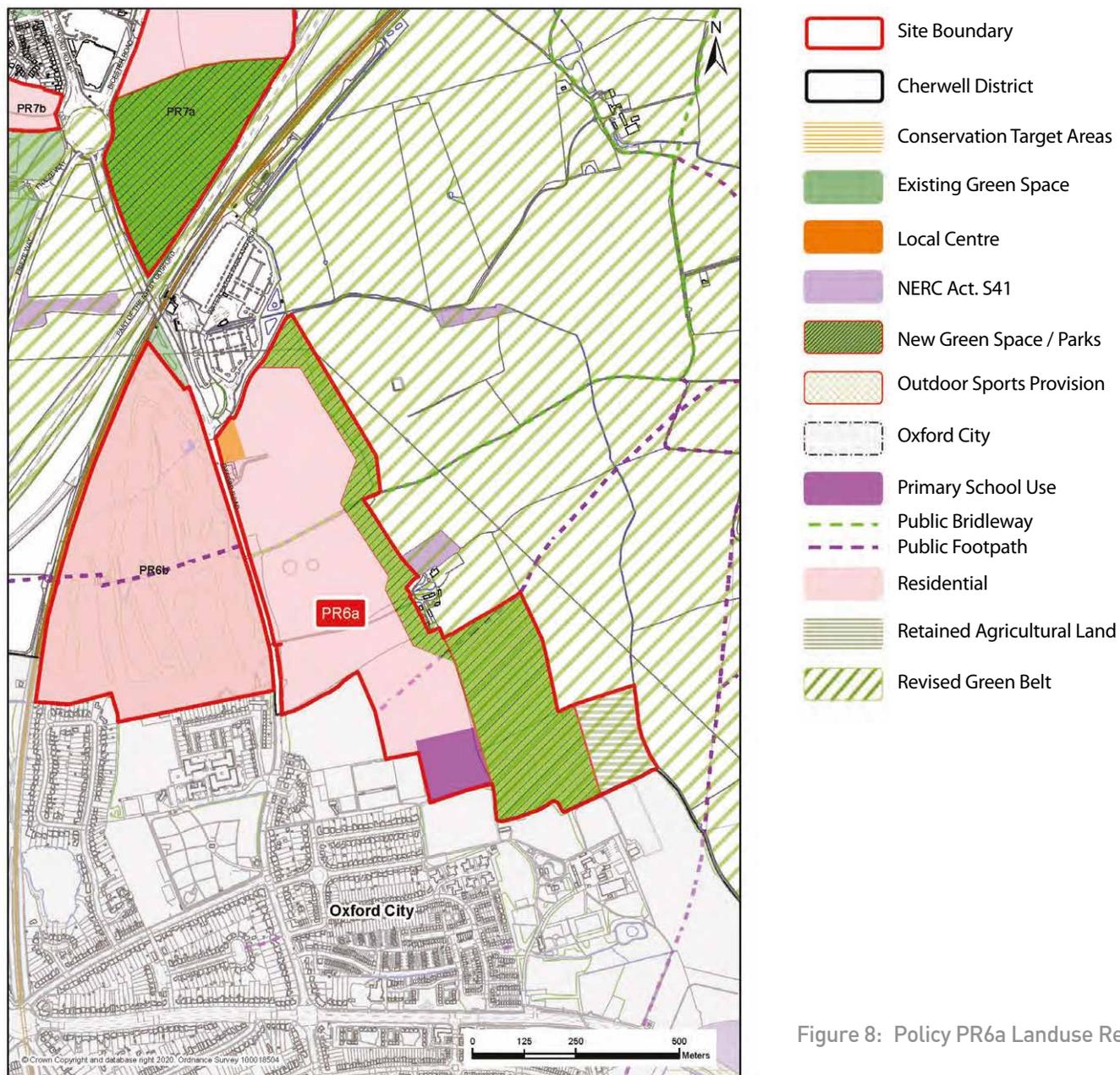


Figure 8: Policy PR6a Landuse Requirements

### 3.1.3 Submission of Planning Applications

Applications for planning permission for housing in Cherwell to meet Oxford's unmet housing needs will be considered having regard to the policies of the Development Plan and other material considerations such as the National Planning Policy Framework and Planning Practice Guidance.

The Council will need to assess whether or not development proposals meet the vision, objectives and policies of the LPPR and any other relevant policies from other parts of the Development Plan. This Development Brief is a material planning consideration. See Section 1.2 which explains the status of the Development Brief.

Other material considerations will include relevant Supplementary Planning Documents (SPDs). A list of relevant policy and guidance that has informed this Development Brief is provided at Appendix A.

Further guidance on the submission of planning applications is given in section 7.0 of this Development Brief.

## 3.2 The Site Context

This section provides a brief overview of site PR6a and its context.

### 3.2.1 Location and Size

- PR6a is a 48 hectare site to the north of Oxford City, and east of Oxford Road. The site is bounded by Oxford Road (A4165) to the west, farmland to the east, Oxford fringe and Cutteslowe Park to the south and Oxford Parkway station and the Park & Ride to the north. North Oxford Golf Club lies on the western side of the A4165 (Land west of Oxford Road policy PR6b).
- Part of the site lies within the Oxford Green Belt. This Green Belt land is indicated on Figure 9 and will become part of the proposed Green Corridor shown on Figure 8.

### 3.2.2 Topography

- The site generally falls away from two main high points. The first is located in the centre of the site along the A4165, with land falling to the north, and to the east towards Frideswide Farm (which is outside the allocation boundary). The second high point is located along the southern boundary, with land falling from this point to the east towards the River Cherwell, and to the north towards Frideswide Farm.
- Higher land is also the location for the ploughed remains of Anglo Saxon round barrows within the site.

### 3.2.3 Existing Land Use and Services/Facilities

- The site is almost entirely farmland, with some hedgerows and trees. The only building within the allocation boundary is the farmhouse in the north western corner of the site, which comprises a large house (Pipal Cottage) and several outbuildings/barns.
- To the south lies the Oxford suburb of Cutteslowe characterised by larger detached/semi-detached inter-war properties. To the south-west lie more modest modern terraces/bungalows and a block of flats.
- To the east, lies the Grade II\* listed St Frideswide farmhouse, built in 16th or 17th century, surrounded by farmland leading to the River Cherwell further east. There is an area of NERC Act S41 habitat (traditional orchard) and a pond adjacent to the farmhouse.
- To south of the site is Cutteslowe Park comprising public sports pitches,

play and recreation facilities and community woodland, together with adjacent sports clubs.

### 3.2.4 Existing Access and Movement Network

- The site is bounded by Oxford Road (A4165) to the west which is served by frequent bus services to Oxford, Kidlington, Bicester and Banbury. Bus stops are shown on Fig 8.
- Oxford Parkway rail station along with the Park & Ride facility lie to the north of the site.
- A signalised crossing point is located on the Oxford Road adjacent to the Park & Ride facility with two further crossings located on the Banbury Road further south.
- Two public rights of way cross the site, one from Oxford Road, providing access to the wider countryside to the east of the site. The northern most public right of way (Bridleway 229/9/30) links almost directly to a footpath running east-west across Land West of Oxford Road (PR6b).
- National Cycle Network Route 51 runs along the Oxford Road.
- There are three existing vehicle access points to the site, two via Oxford Road and the third via the Park & Ride facility. In addition, there is a vehicular access onto Oxford Road which serves Pipal Cottage.

### 3.2.5 Development proposals in Surrounding Areas

- The golf course to the west is allocated in the LPPR for the development of 670 dwellings (Land West of Oxford Road –PR6b).
- Land is allocated within the Oxford Local Plan 2016-2036 on the southern boundary of the site. Land South West Of St Frideswide Farm (allocation SP24) is promoted by Croudace for 134 dwellings and benefits from a resolution to grant full planning permission by OCC (Application Ref.21/01449/FUL). The proposed development will be accessed via Oxford Road.
- The area to the west of the golf course and railway line is the site known as Oxford North (planning permission 18/02065). This is an employment-led mixed use development allocated within the adopted Oxford Local Plan.
- There is a safeguarded aggregate rail depot to the north east of Oxford Parkway Station allocated under Policy M9 of the Oxfordshire Minerals and Waste Core Strategy.

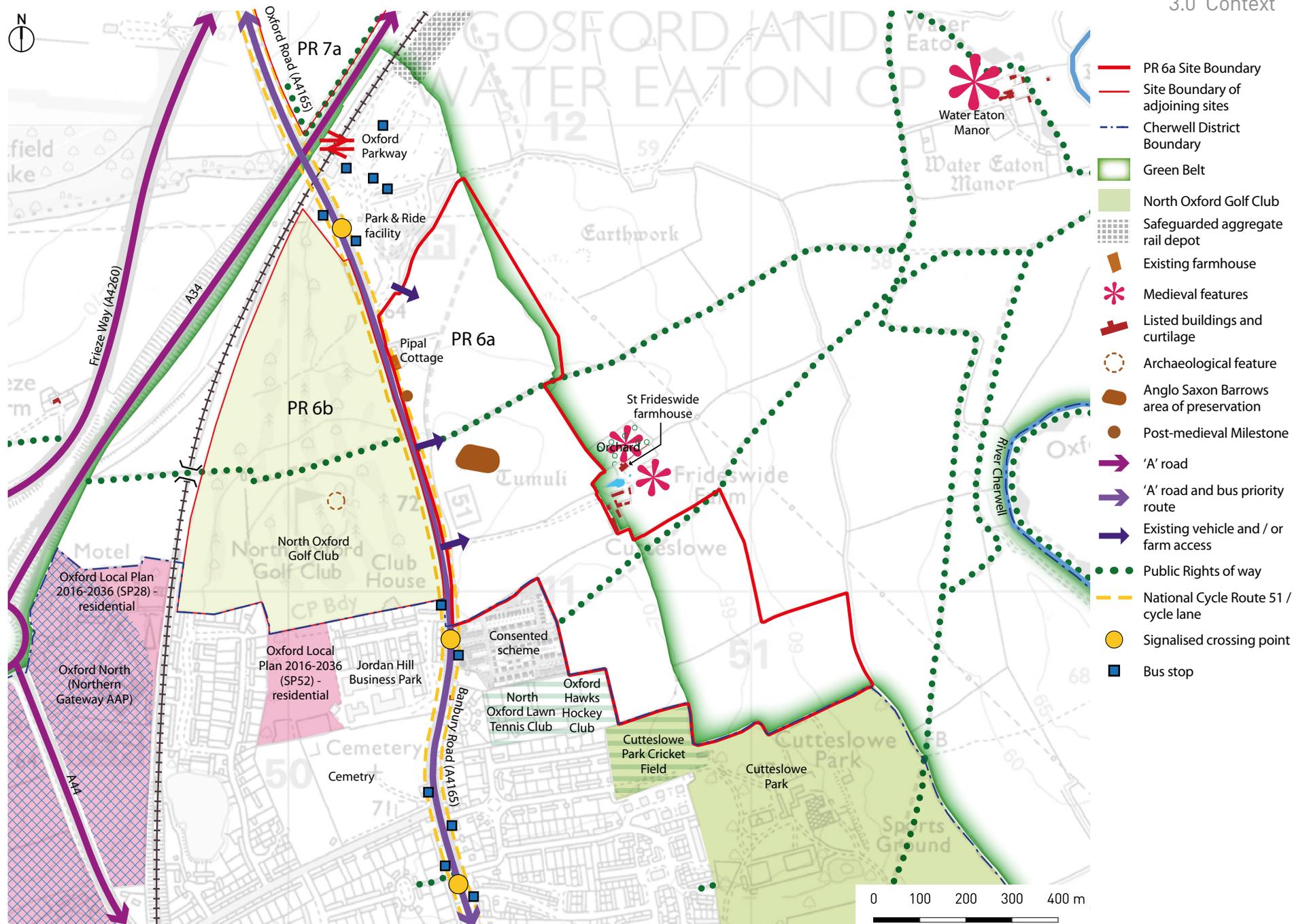


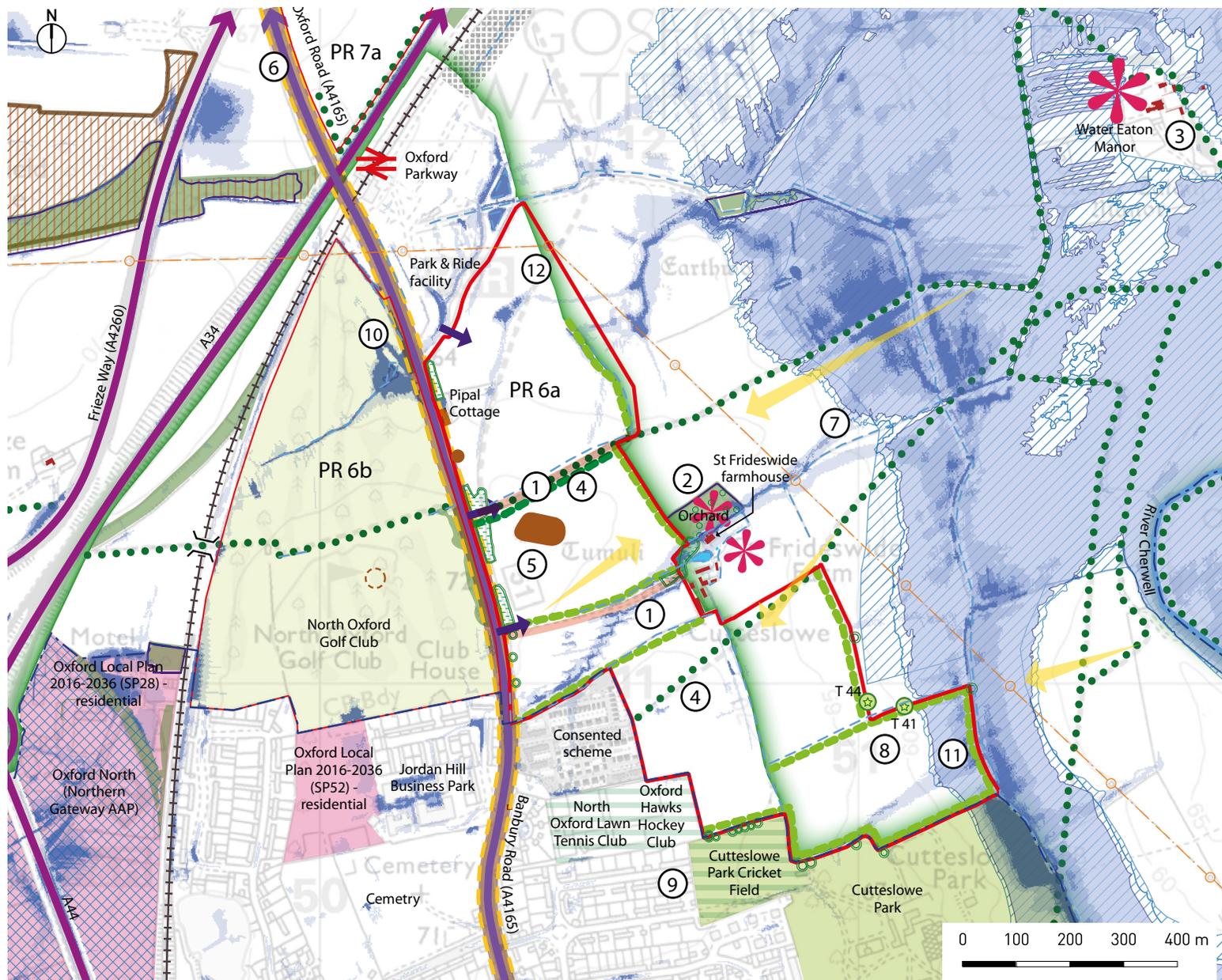
Figure 9: Site context  
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# 4.0 Site Appraisal

## 4.1 Site Constraints

- The site is served by a vehicle access to Water Eaton Manor suitable for large farm vehicles, and an access to Frideswide Farmhouse. ①
- There are two listed features adjacent to the site, namely St. Frideswide Farmhouse (Grade II\*) and a wall located east of St. Frideswide Farmhouse (Grade II) along with a number of curtilage listed outbuildings to its south. A deserted medieval village and a medieval moated site are located in the vicinity of St Frideswide's Farm. ②
- Water Eaton Manor, which is a Grade II\* listed building, lies to the north east of the site. A second medieval settlement is recorded in this area. There is potential for the site to contain further, previously undiscovered, archaeological deposits which are subject to archaeological investigation. ③
- There is a public right of way passing through the site towards Water Eaton Manor. ④
- Non-designated heritage assets within the site include the ploughed remains of two Anglo Saxon round barrows. Following archaeological evaluation an area of preservation has been agreed and is shown on Figure 10. ⑤
- A Roman ridgeway runs on a north-south alignment on the modern Oxford-Banbury Road (A4165). A post- medieval milestone is located on the Oxford Road. ⑥
- The site is well-contained on all sides, except the eastern boundary facing the open agricultural landscape towards the River Cherwell. From the Public Rights of Way passing through the site, there is potential impact on views from the River Cherwell Valley. ⑦
- There are two veteran trees on the eastern boundary along with high and moderate quality trees on the western and southern boundaries of the site. ⑧
- The Cutteslowe Park Cricket Field and Oxford Hawks Hockey Club adjoining the site at the southern end could pose risk of ball strike and light pollution to the new development. ⑨
- Oxford Road is a potential noise constraint. ⑩
- Although the site falls predominantly within Flood Zone 1 (low probability), the site slopes significantly to the east and includes land within Flood Zone 2 and the eastern part of the site is located within Flood Zone 3 and is unsuitable for built development. These areas of Flood Zone 2 and 3 are approximately 10 metres lower in elevation when compared to the areas identified for residential development, as shown in the Local Plan Review. ⑪
- Flood risk mapping indicates that there are localised surface water flow paths at low, medium and high risk of flooding.
- An 132 kV OTL powerline is positioned in the north-eastern corner of the site. ⑫
- Oxfordshire County Council's planned transport improvements to Oxford Road could have an impact on the site's western boundary and existing vegetation.
- Potential presence of badgers and brown hairstreak butterfly.
- There are a number of species-rich hedgerows which are situated along the eastern boundary of the site and which cut through the site.
- The nearby road network including A4165 (Oxford Road), A44 and A40 is congested at peak times.
- Once developed, the site would be vulnerable to commuter parking by non-residents.
- The proximity of the site to the safeguarded aggregate rail depot to the north east of Oxford Parkway Station should be considered.

## 4.0 Site Appraisal



- PR 6a Site Boundary
- Site Boundary of adjoining sites
- - - Cherwell District Boundary
- Green Belt
- Priority Habitat inventory
- Safeguarded aggregate rail depot
- NERC Act S41 Habitat
- District Wildlife Site
- Woodland Trust Sites
- High & moderate quality tree
- Veteran Tree
- Moderate quality group of trees
- Intact species-rich hedgerow
- Other important hedgerow
- EA Flood Zone 2
- EA Flood Zone 3
- 1 in 30 Surface Water Floodrisk
- 1 in 100 Surface Water Floodrisk
- 1 in 1000 Surface Water Floodrisk
- Watercourse
- Ditch
- Archaeological feature
- Anglo Saxon Barrows area of preservation
- Post-medieval Milestone
- \* Medieval features
- + Listed buildings and curtilage
- + Existing farmhouse
- Railway line
- 'A' road
- 'A' road and bus priority route
- Existing vehicle and/or farm access
- Public Rights of way
- Retain vehicle access
- National Cycle Route 51 / cycle lane
- OTL 132kv overhead line
- High sensitivity viewpoint
- Noise pollution requiring mitigation

Figure 10: Site constraints

## 4.2 Site Opportunities

### 4.2.1 Place Shaping

- Opportunity to create a contemporary urban extension to the existing built-up area of Oxford which connects to the Oxford Parkway Station and provides a high quality gateway to Oxford City.
- Opportunity to provide higher density and mixed use in close proximity to Oxford Road and Oxford Parkway Station.
- Opportunity to create a place that reduces the need to travel with the provision of a local centre and primary school that responds to residents' needs. To create a place where walking and cycling are the first modes of choice for travel and for longer journeys public transport is a natural choice.
- In Policy PR6a, there is provision to locate a local centre adjacent to the station and Park & Ride facility and a primary school in the southern end of the site. The policy allows for the refinement of these locations through the development brief process as part of the overall masterplan to maximise accessibility from the development. ①

### 4.2.2 Heritage and Townscape Character

- Opportunity to respond appropriately to the landscape, settlement patterns, building typologies and materials of the local area .
- Design to consider appropriate building heights and character relating both to the existing residential character of the surrounding area and the need to establish a high quality distinctive gateway to Oxford city.
- Opportunity to protect and create an appropriate setting to St Frideswide Farm through provision of substantial green buffer on the eastern edge of the site, to include the orchard and the pond, creating an area of open green space surrounding the heritage assets. ②

- Opportunity to incorporate the non-designated heritage assets - round barrows and post-medieval Milestone - within the landscape structure of the site and include interpretation to increase public awareness of the assets, subject to further archaeological assessment. ③
- Opportunity to consider incorporating the existing farmhouse (Pipal Cottage) and/or barn within the new development. ④
- Opportunity to create a well-defined urban edge along the eastern edge of the built development and a linear landscape buffer that clearly defines the green belt edge in line with Policy PR6a. ⑤
- Opportunity to establish an active frontage with a well-defined edge and a potential set back to Oxford Road to create a comfortable relationship between buildings and the highway. ⑥

### 4.2.3 Views and Sightlines

- Two prominent ridgelines through the site provide the scope to capture potential views across the landscape to the east including views towards Islip church. The design layout should consider the opportunity to reflect this in the landscape structure. ⑦

### 4.2.4 Landscape Character

- Opportunity to retain agricultural land in south-eastern corner in line with Policy PR6a which could be managed positively for farmland birds. ⑧
- Opportunity to retain high and medium quality trees and woodland wherever possible.
- Opportunity to retain, restore or enhance hedgerows and incorporate within green corridors (see Cherwell Design Guide section 4.7).

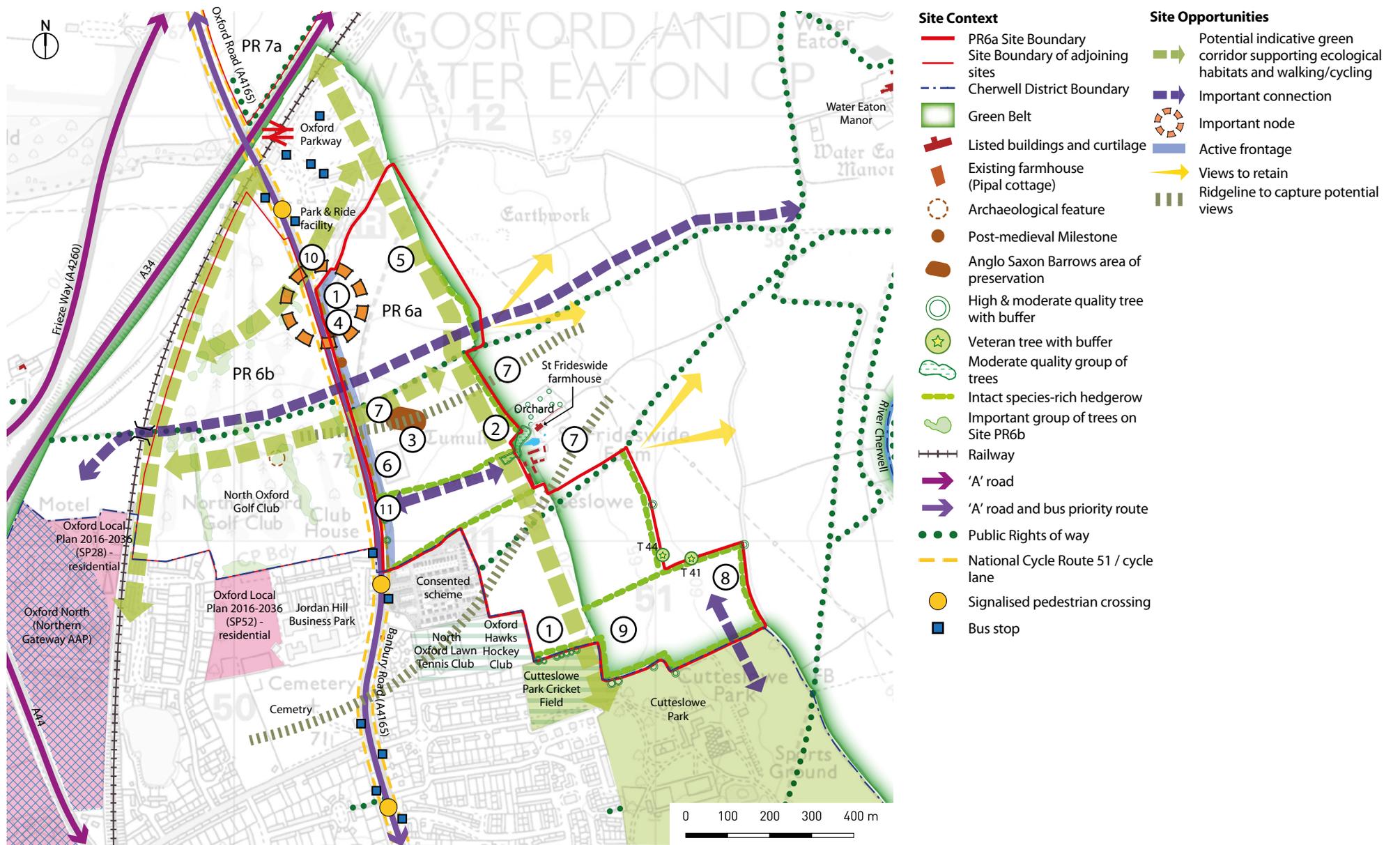


Figure 11: Site opportunities

- Opportunity for orchard planting and neutral wildflower grassland creation as part of proposed green infrastructure to the south of St Frideswide Farm.
- Opportunity to retain and enhance existing habitats wherever possible and form a connected green infrastructure network which would provide net biodiversity gains and assist in mitigation measures and habitat compensation. These habitats could include: Traditional Orchard, Three Ponds, Neutral Wildflower Grassland, and Rough Grassland for the benefit of Barn Owls. The orchard is an important foraging area for the local badger population. It is therefore important that any enhancements to the orchard are not to the disadvantage of the badgers, including during construction work.
- In line with Policy PR6a, there is an opportunity to extend Cutteslowe Park north into the allocated site to form a green link to the Oxford Parkway rail station and the Park & Ride and connecting with routes into the wider countryside. ⑨
- Opportunity to provide natural green spaces that combine Sustainable Urban Drainage features to control surface water run-off as an integral part of the open space strategy, utilising the existing topography, and watercourses.
- Opportunity for securing net biodiversity gains which should be informed by a Biodiversity Impact Assessment in line with Policy PR6a.

#### 4.2.5 Movement and access

- Opportunities for new vehicle accesses from Oxford Road including potential to make use of existing Park & Ride junction, in a co-ordinated manner between sites PR6a and 6b. ⑩
- Opportunity to promote sustainable modes of transport and create high quality walking and cycling network across the site responding to desire lines especially towards Oxford Parkway Station/Park & Ride, Oxford Road bus stops, and Cutteslowe Park.



Existing trees and shrubs long Oxford Road

- Opportunity for innovative and high quality design solutions to promote sustainable travel. It will be important to ensure through cooperation with the district, city and county councils, that the location of development makes the best use of existing and planned infrastructure, provides new or improved infrastructure and reduces the need to travel and supports walking, cycling and public transport.
- Opportunity to retain footpaths and access routes leading to St Frideswide and Water Eaton Manor and linking them into wider street network or green infrastructure corridors. (11)
- Opportunity to integrate the site layout with adjacent development sites including PR6b, and to enable connections with movement links outside the site including an onwards link to the Oxford North site via high quality crossing of Oxford Road and the rail line, and an onward link over the A40 via the existing bridge adjoining Cutteslowe Park. Regard should be had to published guidance including the Oxford and Kidlington Local Cycling and Walking Infrastructure Plans.
- Opportunity to provide links to National Cycle Route 51 and a new leisure route northwards towards PR7a and a leisure/commuter cycle route southwards through Cutteslowe Park.
- Opportunity to help facilitate improvements to the pedestrian/cycling environment on Oxford Road, including increased pavement widths/ improved cycle lanes in co-ordination with the North Oxford Corridor Project.
- Opportunity to address parking and enforcement issues associated with the sites location.
- Opportunity to build on the public transport corridor by improving the southbound bus lane on Oxford Road.



Existing public bridleway leading to Water Eaton Manor

# 5.0 Vision and objectives

## 5.1 Vision

In response to the site's local surrounding context and constraints, the vision for the land east of Oxford Road site has gradually evolved to affirm the design opportunities available to meet the objectives of the LPPR and is described below. The vision is further developed by the Design Principles set out in this document, which set out the detailed requirements.

*Land east of Oxford Road will become a contemporary urban extension and gateway to Oxford City with its own local centre fronting Oxford Road, that is fully integrated and connected with existing neighbourhoods to the south and the new neighbourhood to the west on site PR6b. A high-quality, publicly accessible corridor of green infrastructure at the eastern edge of the site will provide a soft edge to the Cherwell Valley and appropriate setting to the Grade II\* listed St Frideswide Farmhouse, and will connect with east-west green corridors towards the Oxford Road and PR6b. Opportunities for sustainable travel into Oxford will be maximised by the provision of high quality walking and cycling routes connecting into the surrounding street and public right of way network, including direct delivery of high quality cycle lanes on Oxford Road and connecting to Cutteslowe Park as well as direct delivery of a southbound bus lane on Oxford Road.*

The land east of Oxford Road is to be developed following the guidance contained within this document and in line with the policies of the Adopted Cherwell Local Plan 2011-2031 (Part 1), Cherwell Local Plan Partial Review 2011-2031 (Part 1) Partial Review – Oxford's Unmet Needs, guidance in the Cherwell Residential Design Guidance (2018), The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition)

by Historic England (2017) and other relevant national and local policy and guidance. Key relevant local policies and guidance are listed at the end of each section of this chapter and the Development Principles chapter (Chapter 6) although all relevant policies, including those not listed, should be responded to. In particular, the development should meet the objectives and delivery requirements set out in Partial Review Plan Policy PR6a (see chapter 3.0 for details).

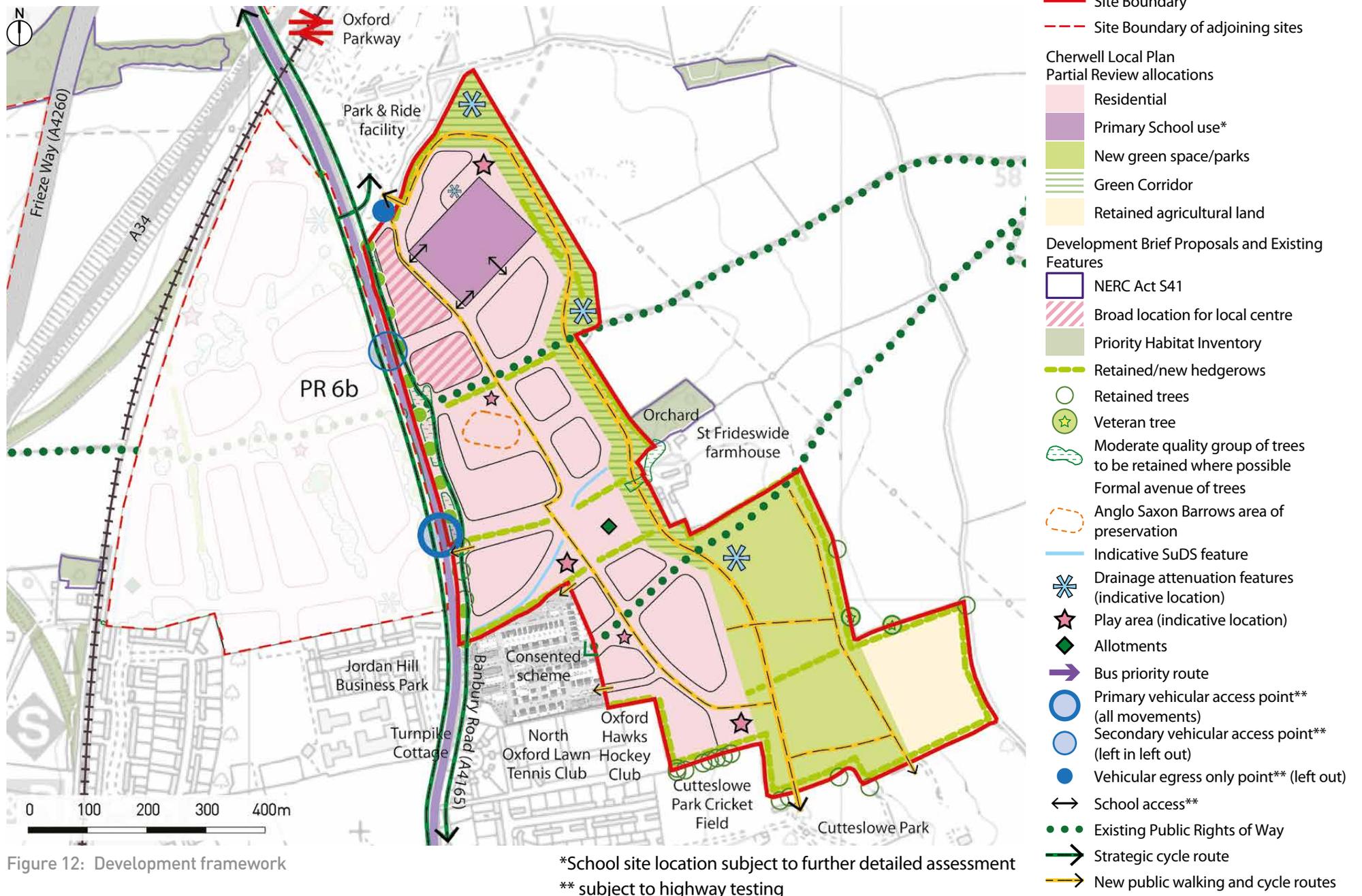
In summary, key delivery requirements under Policy PR6a include:

- 690 homes on 25 hectares of land
- local centre on 0.5 hectares of land
- primary school with two forms of entry on 2.2 hectares of land
- facilities for play and allotments within the developable area
- public open space on 11 hectares of land as an extension to Cutteslowe Park to include land set aside for creation of wildlife habitats with nature trail/ circular walks
- green infrastructure corridor on 8 hectares of land that incorporates a new public route suitable for all weather cycling
- retention of 3 hectares of retained agricultural land

It is the Council's preference that in lieu of on-site formal sports provision an appropriate financial contribution be made towards new and improved facilities at south east Kidlington.

Figure 12 illustrates the development framework for the site reflecting the ambitions of the Vision and the requirements of Policy PR6a. Detailed design requirements which underpin the delivery of this development framework are set out in the next chapter.

## 5.0 Vision and objectives

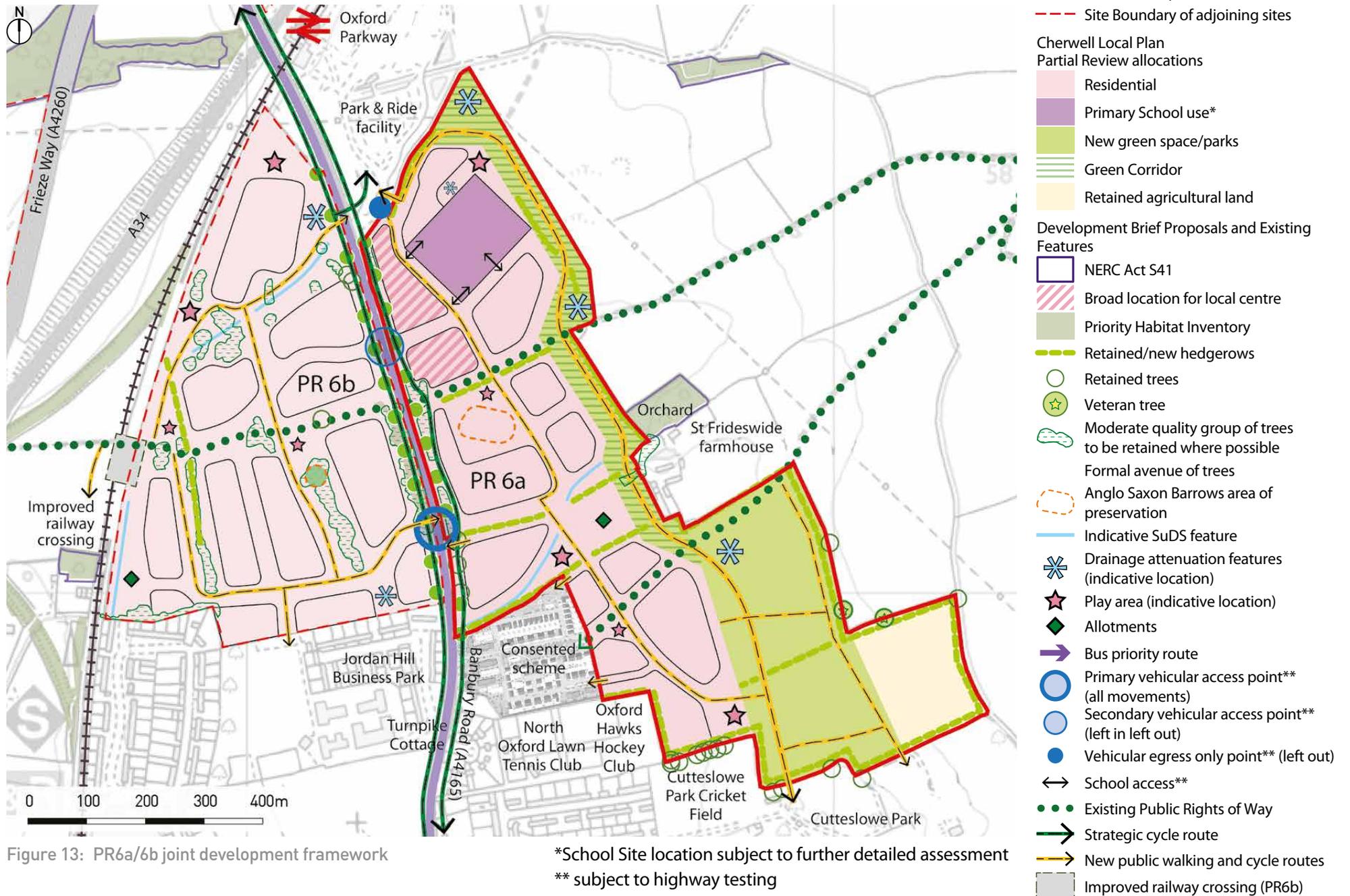


Site PR6a is to be planned comprehensively with site PR6b, to create a connected movement network and green infrastructure corridors and safe routes to the primary school and local centre.

A joined-up design approach is particularly important where the sites front the eastern and western sides of Oxford Road and must be thought of together to provide a harmonious character across the street section and an attractive gateway to the City. The wider sites to the east and west are to have complementary but different characters.

Figure 13 illustrates the combined development frameworks for PR6a and 6b. The layouts must also allow for the sites to be developed as independent phases, with critical infrastructure such as drainage being dealt with on a site by site basis.

## 5.0 Vision and objectives



## 6.0 Development Principles

### 6.1 Sustainable construction and energy efficiency

The development is to comply with and where possible exceed the local and national standards for sustainable development. This includes mitigating and adapting to climate change, increasing local resource efficiency, minimising carbon emissions, promoting decentralised and renewable or low carbon energy and ensuring that the risk of flooding is not increased.

The detailed layout of the development is to encourage the sustainable and safe management of waste in each individual household. The use of recycled materials in the construction of the development and consideration of the Circular Economy is supported.

Construction Exclusion Zones and haulage routes are to be incorporated into the build programme in order to protect the site's green infrastructure and topsoil resource. Topsoil is to be managed in accordance with up to date guidance.

Electric vehicle charging is to be provided in accordance with the most recently adopted policy at the time of the planning application being determined.

The following policies set out the Council's current detailed requirements.

#### **Cherwell Local Plan 2011-2031 (adopted 20 July 2015)**

- Policy ESD 1: Mitigating and Adapting to Climate Change
- Policy ESD 2: Energy Hierarchy and Allowable Solutions
- Policy ESD 3: Sustainable Construction
- Policy ESD 4: Decentralised Energy Systems
- Policy ESD 5: Renewable Energy
- Policy ESD 6: Sustainable Flood Risk Management
- Policy ESD 7: Sustainable Drainage Systems
- Policy ESD 8: Water Resources
- Policy ESD 15: The Character of the Built and Historic Environment

#### **Cherwell Residential Design Guide SPD (adopted 16 July 2018)**

- Chapter 4: Establishing the Structuring Principles
- Chapter 7: Building Elevations and Details
- Chapter 8: Innovation and Sustainability

#### **Reference should also be made to:**

Oxfordshire Electric Vehicle Infrastructure Strategy, Oxfordshire County Council, March 2021

## 6.2 Healthy Place Shaping

Healthy place shaping is a strategic priority for both Oxfordshire's Health & Wellbeing Board and the Future Oxfordshire Partnership (formerly the Oxfordshire Growth Board) which is using the Oxfordshire Housing & Growth Deal to embed healthy place shaping in the planning process, especially in light of emerging evidence from local and national experience of Healthy New Towns (including the initiatives at Barton Park and Bicester Healthy New Towns) and the significant positive impact on health and well-being. This is reflected in the guiding principles of the Oxfordshire Strategic Vision.

This early planning and provision of health promoting design and infrastructure, such as community facilities, green spaces and safe and legible walking and cycling routes, has been shown to be important in influencing and establishing positive behaviour, healthier life-style habits and cohesive, connected communities.

Site PR6a will be developed in a way which contributes to healthy living and the well-being of its local residents and visitors. It will:

- provide new and enhanced walking, wheelchair and cycling connections which support active lifestyles at any age and which prioritise pedestrians and cyclists over the car
- improve and enhance connectivity to the existing public rights of way towards the Cherwell Valley, Cutteslowe Park, Oxford North growth area and National Cycle Route 51 connecting to Oxford and Kidlington
- provide direct walking and cycling connections with Oxford Parkway Station and the Park & Ride
- create significant areas of new accessible public open space including a major extension to Cutteslowe Park, a corridor of parkland at the site's eastern boundary, east-west green corridors, new urban green spaces, allotments and play space
- provide a local hub for the community through the creation of a primary school and adjacent local centre, health care provision and green square

- meet the need for early provision of health promoting infrastructure
- meet high quality design standards as specified in Building for a Healthy Life
- Retain the cultural heritage of the site including archaeological remains, historic landscape features and views to the Cherwell Valley
- Accessibility is to be considered in the design of streets, public realm and properties. For example in relation to property accessibility for wheelchair users this would include providing private access from the ground floor to flats, accessible parking spaces next to the entrance, and locating wheelchair accessible dwellings at ground floor level unless exceptional circumstances have been demonstrated.

The Health Impact Assessment commissioned for the Oxfordshire Authorities has been developed as an HIA proforma/toolkit and methodology to be applied to local plans and major developments in the county to achieve a consistent approach. The toolkit was published in 2021.

The development of the site should comply with policies that promote the creation of healthy communities including those listed below.

### **Cherwell Local Plan 2011-2031 (adopted 20 July 2015)**

Policy BSC 7: Meeting Education Needs

Policy BSC 8: Securing Health and Well-Being

Policy BSC 9: Public Services and Utilities

Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision

Policy BSC 11: Local Standards of Provision- Outdoor Recreation

Policy ESD15: The Character of the Built and Historic Environment

### **Reference should also be made to:**

Oxfordshire's Strategic Vision for Long-term Sustainable Development, Future Oxfordshire Partnership, May 2021

Oxfordshire Health Impact Assessment Toolkit, Oxfordshire Growth Board, January 2021

### 6.3 Character and layout

The site is to be developed as an extension of Oxford with a visible and distinctive frontage onto Oxford Road, and a scale and density 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 the parkland will create characterful spaces for movement, play and recreation.

The development is to follow the general design approach set out in the Cherwell Residential Design Guide.

#### ***Development principles:***

- The development is to provide a legible hierarchy of streets and spaces, with urban form and massing varying in response to the proposed character areas and local setting (see section 6.3.4), reflecting the site's historic character, existing landscape and its location at the gateway to Oxford City and proximity to public transport routes. A monotonous suburban layout and highways-led design is to be avoided.
- High quality, contemporary architecture will be required which is distinctive and sensitive to the setting of heritage assets, especially St Frideswide Farm and the farm complex on the Oxford/Banbury Road, and responsive to the locality through the use of local materials, typologies and detailing.
- A variety of different housing designs and typologies are to be provided in response to the proposed character areas. Individual properties are to be arranged to create enclosure and a well-defined frontage to the street.
- The local centre and school are to be located in the central/northern part of the site and in close proximity to one another to create a community focus for the neighbourhood. The facilities are to be accessible on foot, wheelchair and bicycle from all parts of the development and from PR6b. The local centre is to have frontage to Oxford Road to encourage passing trade.
- The design is to integrate with the existing public rights of way (PRoW) network and provide strategic east-west connections via PR6b and north-south connections to Cutteslowe Park and Oxford Parkway station.
- Heritage assets including the ploughed remains of the Anglo Saxon barrows are to be incorporated and referenced in the landscape design of the site.
- Existing high-quality hedgerows, trees and drainage corridors are to be integrated into the overall layout within green infrastructure corridors.
- The green infrastructure corridor and extension of Cutteslowe Park are to provide publicly accessible green space, wildlife habitat creation with nature trails, minimise the visual and landscape impact of the development, create an appropriate setting to the St Frideswide Farmhouse and Wall and provide a clear distinction between the developed part of the site and the Green Belt.
- Homes are to overlook public green spaces, including the green infrastructure corridor and parkland to the east, to provide passive surveillance of those spaces.
- Housing is to meet the Nationally Described Space Standards – Technical Standards and CDC's Developer Contributions SPD.
- The affordable housing tender mix is to be agreed with Cherwell District Council. There is a preference for social rent tenure in line with Oxford City Council policy.
- Long distance views to the Cherwell Valley and St Frideswide Farm along historic east-west routes are to be retained and new view corridors created within the street layout
- Views from Oxford Road into the site are to be opened up through the selective removal of low level vegetation to create a formalised landscape character on Oxford Road with active development frontage set-back, and allowing long distance views from Oxford Road to the wider landscape as noted above, and as shown indicatively on Figure 15.

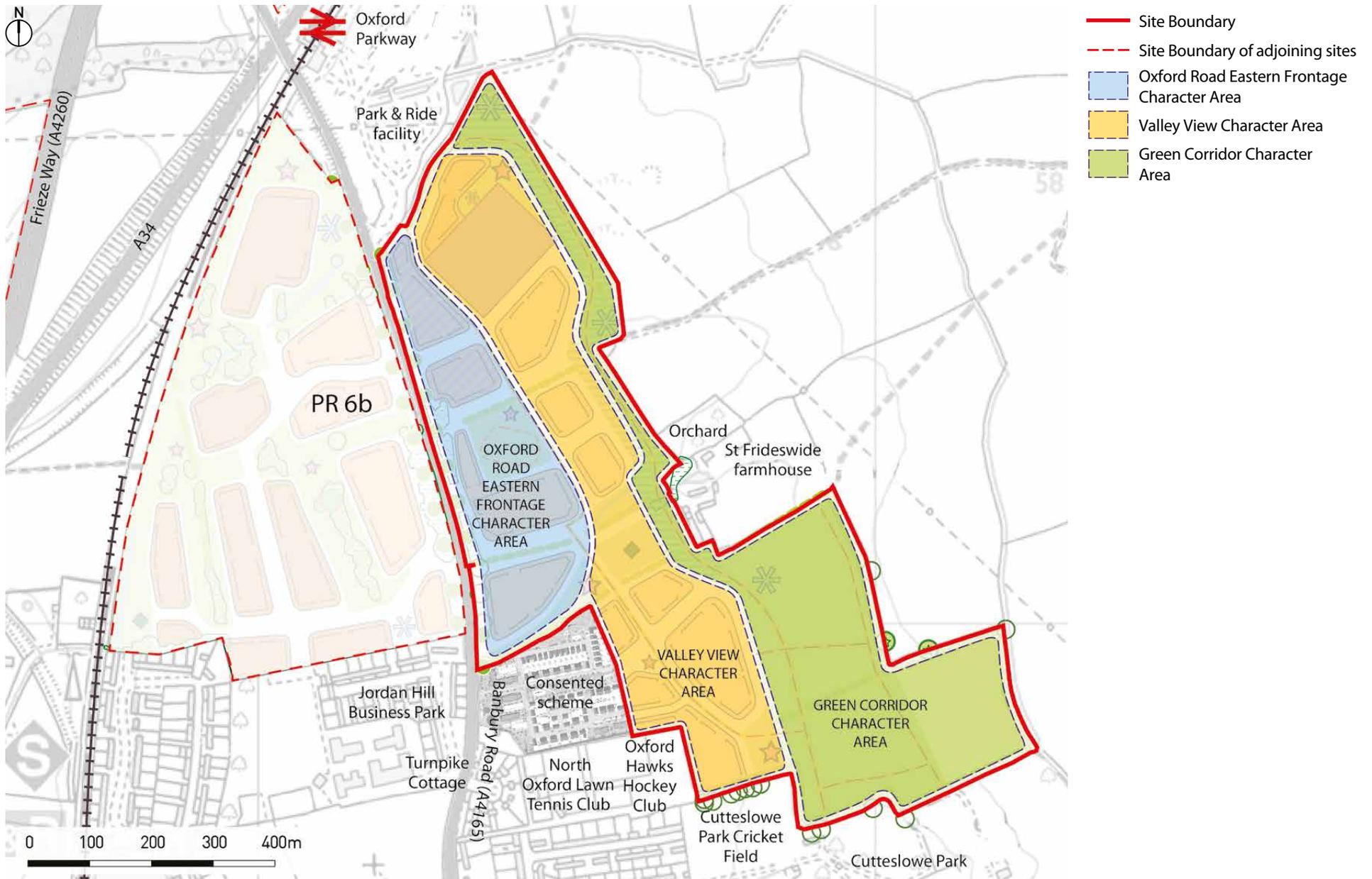


Figure 14: Character areas

The development will create three or more distinct but complementary areas of character. Each character area will be identified by its location and generate a sense of place in relation to movement corridors, landscape features and the relationship with its surroundings. We have suggested below three potential character areas, and the general principles for each. These could be developed further with the outline application in order to provide sub-categories. The detail of character areas will be defined through subsequent characterisation and design work:

- Oxford Road eastern frontage
- Valley view character area
- Green corridor

Each area is described in more detail below. Figure 14 provides an overview of the development site character areas.

Figure 15 provides further detail on urban design parameters including layout, frontages and building heights. Please note that the urban block structure shown is indicative and will need to be further sub-divided and refined through the design process.

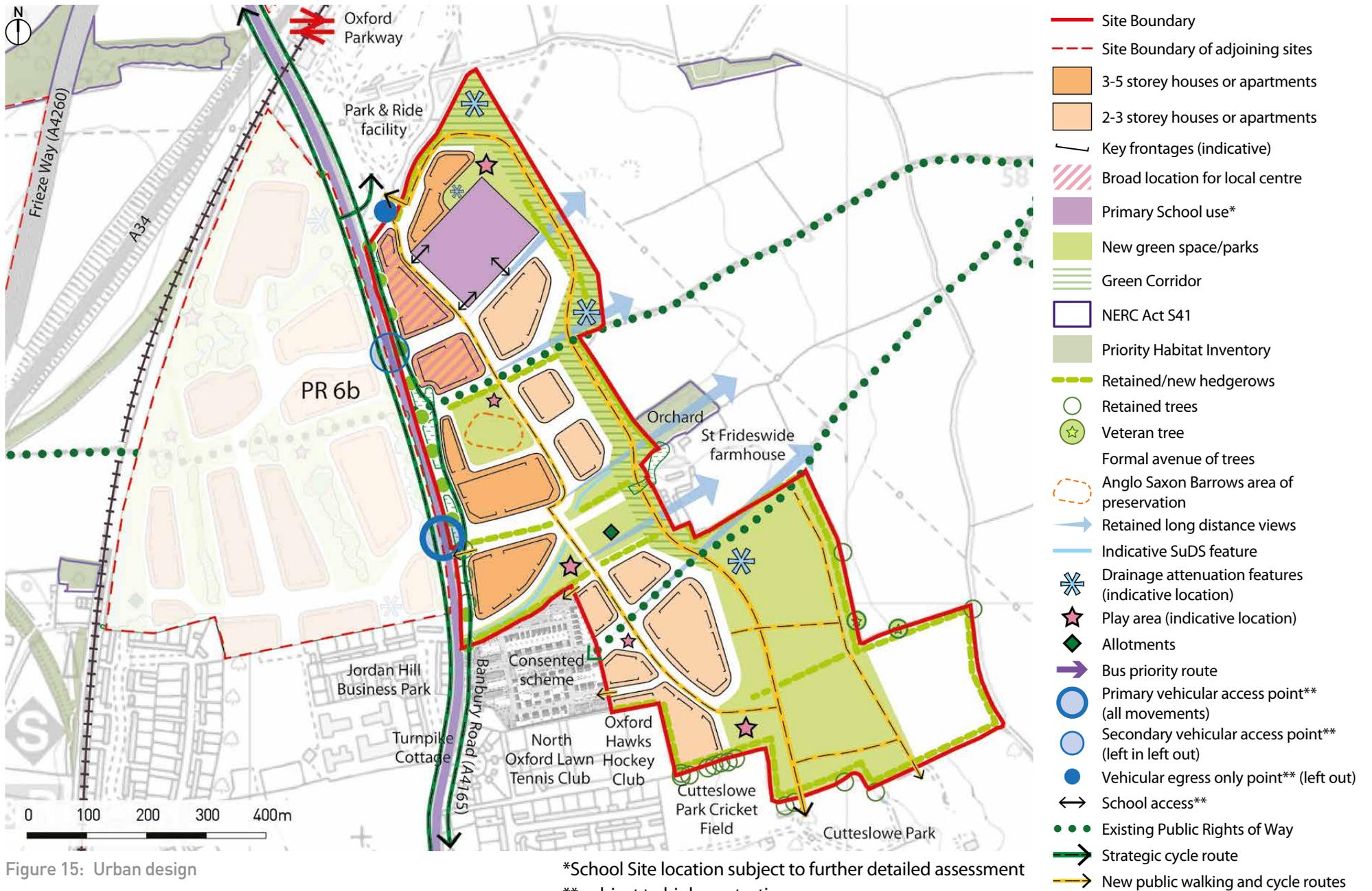


Figure 15: Urban design

\*School Site location subject to further detailed assessment  
 \*\* subject to highway testing

### 6.3.1 Oxford Road eastern frontage character area

Fronting onto Oxford Road this character area will have a formal, contemporary townscape set behind trees, creating a distinctive entrance to the city from the north. It will provide access to the development via two junctions and a primary street and will be activated by the local centre, bus routes and strategic east-west walking and cycling links forming a node of activity in the centre of the site.

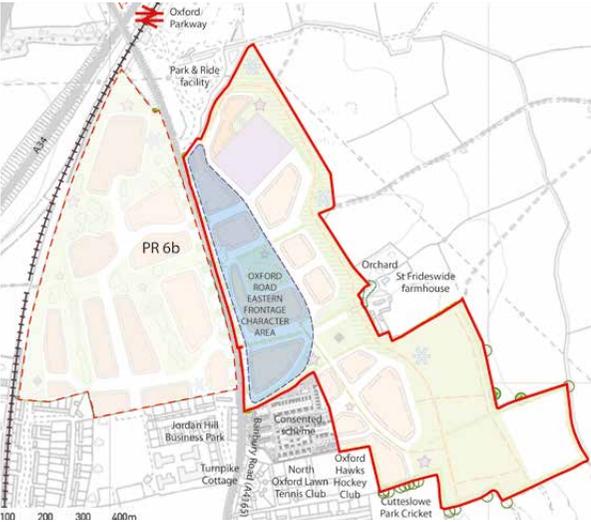
The character area is to be designed to take account of and connect with active travel and public transport improvements on Oxford Road which are being developed by Oxfordshire County Council.

Further design principles for the local centre are provided in section 6.6

#### **Development principles**

- Properties are to front onto Oxford Road and be visible from the street, but set back behind a tree corridor comprising retained high and moderate quality trees (thinned out, and ground vegetation removed except where this would result in harm to existing wildlife corridors) and newly planted trees. This will formalise the landscape character and create visibility and pedestrian access to the development frontage.
  - The majority of the area is to be 3 storeys. 4 to 5 storey buildings will be appropriate only in key locations such as movement nodes, corners or vista stops in the western part of the character area where particular emphasis is required. To the east the scale is to be 3 storeys fronting the primary street.
  - The school is to be free from shading that would affect buildings, external teaching areas and play areas. As a result, building heights adjacent to the school site may need to be reduced. The shading impact of adjacent development on the school site is to be demonstrated as part of the planning application.
  - The principles of good acoustic design are to be followed in the site layout and the internal design and specification of properties and gardens to mitigate the impact of potential noise pollution arising from Oxford Road.
- The housing frontage is to be continuous, as far as possible, and itself act as a further barrier to the noise arising from Oxford Road.
- Ground floor residential properties are expected to have a private set-back of 1-2m and a high quality, formal boundary treatment in keeping with the character of the street (such as a wall, hedge or railings) to ensure privacy in ground floor rooms and clear definition of the public /private boundary.
  - The existing residential property on Oxford Road (Pipal Cottage) is to be sensitively incorporated into the overall layout of this character area.
  - The local centre is to be located within the broad location identified on Figure 12 with frontage onto Oxford Road and the east-west walking and cycling route and overlooking a public green space.
  - Within the local centre, buildings will have a vertical mix of uses for example ground floor retail and residential or office above. Front doors to upper floor uses are to be integrated into the active street frontage, rather than accessed via the rear.
  - The remnant Anglo Saxon round barrows are to be incorporated, appropriately buffered and referenced within the design of the central green space.
  - Pedestrian and cycle access to the site will be provided in conjunction with the PRow in the centre of the site, where provision will be made for direct access across Oxford Road. Further pedestrian and cycle access points will be provided with the primary vehicular junction and at, or as close as possible to, the Park & Ride junction at the northern end of the site.
  - Vehicle access to the site and the character area will be provided by two junctions to the north and south and a further egress point onto the Park & Ride junction at the northern end of the site, linked by the primary street and secondary access streets. Other than for Pipal Cottage, vehicle access to individual properties direct from Oxford Road will not be permitted.
  - Reduced levels of parking are to be provided, with parking for apartments and townhouses located to the rear of properties in small parking courts or rear garages serving a maximum of 6 properties. Garages in the street elevation are not permitted, neither will frontage parking or side-of-house parking be permitted.

Oxford Road eastern frontage character area location and precedent photos



Location plan



Planted boundary separating public and private space



Three storey townhouses



Properties set behind tree lined street, Bicester



Active frontage onto main road and walking/cycling route

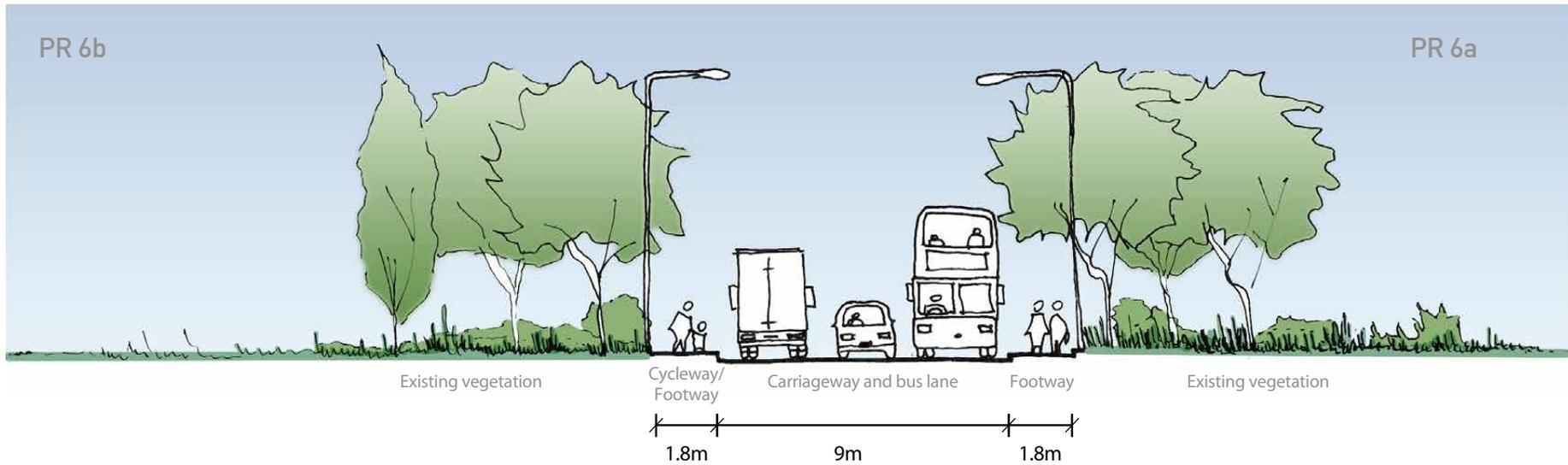


Figure 16: A-A – existing Oxford Road cross section (refer to Figure 19 for section location)

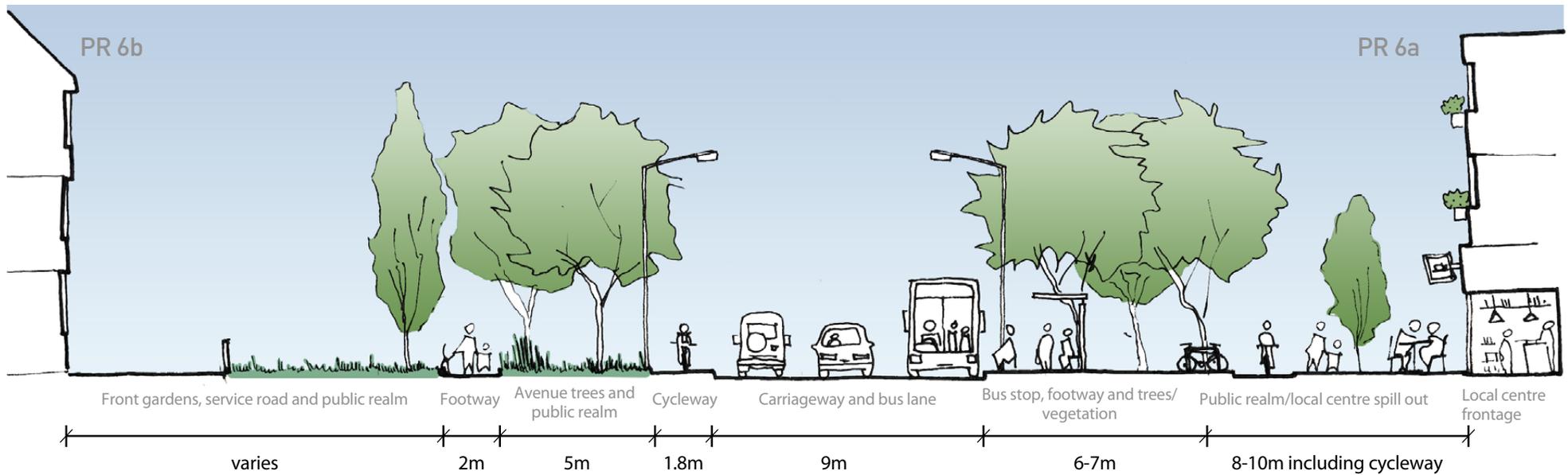


Figure 17: A-A – indicative proposals for improvements to Oxford Road showing relationship to PR6b and PR6b frontages (subject to final Oxford Road design by OCC).

### 6.3.2 Valley View character area

Running north-south in the middle of the site, this character area provides a transition in scale and character from the primary street in the west to the green corridor in the east which overlooks the Cherwell Valley. It will provide a mix of family housing and contain the proposed primary school, local green open spaces and two key east-west pedestrian and cycle routes.

#### **Development principles**

- A range of housing typologies and heights are appropriate reflecting the immediate local setting of the green corridor and parkland, Park & Ride and the primary street.
- A formal character with a street-based, perimeter block arrangement is expected.
- Homes are to front onto and overlook the green corridor and parkland.
- The street layout is to be designed to retain longer distance views towards the Cherwell Valley and Water Eaton and within the site to St Frideswide Farm, including historic views along existing field boundaries/lanes.
- Parking will be provided on street and on-plot to the side of semi-detached and end of terrace, or accessed from the rear. Parking to the front of properties is to be avoided.
- The shape and location of the proposed school site is indicative and will be subject to further detailed assessment as part of the outline application process. See section 6.6 for further details.
- SuDs swales/ditches are to be provided crossing the area, following existing drainage paths where possible. These are to be accommodated within the street or within green corridors. Extra care is to be taken to protect heritage assets from potential flooding.

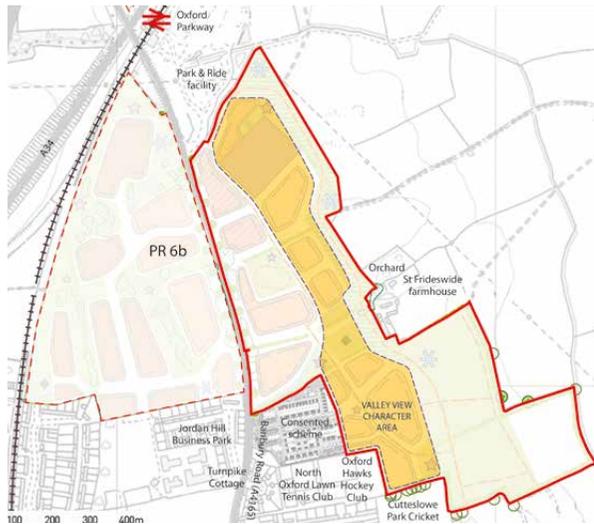
#### **Northern area**

- Appropriate housing typologies in this location include 3 storey townhouses and/or small apartment buildings close to the primary street and Park & Ride/station; to 2-3 storey houses on larger plots overlooking the green corridor. Building heights are to be finalised through detailed consideration of the impact on views from the Cherwell Valley and the setting of heritage assets including St Frideswide Farm.
- Properties with a near-continuous building line are to front towards the Park & Ride site, set back behind the retained woodland corridor and green link, in order to protect and mitigate noise levels in the back gardens and limit light pollution from the Park & Ride into the site.
- Properties adjacent to the green corridor are to front onto and provide passive surveillance of the green space and walking and cycling routes. A more informal, near-continuous building line and landscaped front gardens of up to 4m are appropriate in this location.

#### **Southern area**

- The grain of the development is expected to be looser in the area adjacent to St Frideswide Farmhouse with a greater proportion of larger plots and houses, within an efficient overall layout. Appropriate housing typologies include semi-detached, short runs of terrace and occasional detached properties. Further south, higher density terraces will be appropriate reflecting the more linear grid of the Victorian street pattern in Oxford to the south of this area and the adjacent Oxford City site proposals.
- Building heights are to be predominantly 2-3 storey reflecting the scale of adjacent residential areas.
- The layout is to minimise the visual impact on the setting of the Grade II\* listed St Frideswide Farmhouse. The approach to St Frideswide Farm needs to respect its special architectural and historic character and setting and retain the existing hedgerows.

Valley View character area location and precedent photos



Location plan



Semi-detached houses and short runs of terraces overlooking the green corridor



Terrace properties at Elmbrook, Bicester



John Harper Road, Adderbury, arrangement of different house types to create a corner and continuous frontage with archway to rear parking court

- The layout in the south western part of the character area is to connect and co-ordinate with the adjacent Oxford City Council development site.
- The layout at the southern boundary is to consider the potential risk of noise and ball strike from adjacent cricket and hockey clubs, with appropriate garden size and building setback to mitigate these issues.

### 6.3.3 Green corridor

The third character area covers the eastern part of the site which is partially designated Green Belt. Uses in this area include public open green space, new wildlife habitats, green infrastructure corridor and agriculture. It is to be kept free from built development.

Development principles relating to green infrastructure within this character area are provided in section 6.5.

#### **Cherwell Local Plan 2011-2031 (adopted 20 July 2015)**

Policy ESD 15: The Character of the Built and Historic Environment

Policy ESD 17: Green infrastructure

#### **Cherwell Local Plan 2011-2031- Partial Review (adopted 7 September 2020)**

Policy PR6a – Land east of Oxford Road

Policy PR2 – Housing mix, tenure and size

#### **Cherwell Residential Design Guide SPD (adopted 16 July 2018)**

Chapter 4: Establishing the Structuring Principles

Chapter 5: Streets and Spaces

Chapter 6: Building and Plot Arrangements

Chapter 7: Building Elevations and Details

Chapter 8: Innovation and Sustainability

#### **Reference should also be made to:**

The Setting of Heritage Assets Historic Environment Good Practice

Advice in Planning Note 3 (Second Edition), Historic England 2017

Increasing Residential Density in Historic Environments, ARUP on behalf of Historic England, 2018

## 6.4 Movement and access

### 6.4.1 General principles

The layout of the site is to create excellent cycle, pedestrian, wheelchair and vehicular connectivity within the site, to the built environment of Oxford, to Cutteslowe Park, to the allocated site to the west of Oxford Road (policy PR6b) enabling connection to Oxford City Council's allocated 'Oxford North' site, to Oxford Parkway and the Park & Ride, to existing and new points of connection off-site and to existing and potential public transport services. In doing so, and by connecting directly with the surrounding street network, the layout will encourage movement by walking and cycling and limit unnecessary car trips.

Access should be co-ordinated and junctions co-located between PR6a/6b as far as possible to minimise the impacts of highways infrastructure, and enhance east-west connectivity between the sites, subject to detailed design.

The design of streets within the site should follow the guidance set out in the Cherwell Residential Design Guide, Manual for Streets and LTN 1/20 (Cycle infrastructure design) in a manner which is appropriate to the character and quality of place which is to be created as described below.

A standardised highways-led layout is not acceptable: carriageway space and turning radii are to be limited (in line with adopted guidance).

The site design is to accommodate requirements arising from Oxfordshire County Council's planned improvements to Oxford Road which may affect the western boundary of the site. Indicative sections showing improvements to Oxford Road are shown on Figure 16 and Figure 17. These are indicative and subject to refinement of the masterplan designs on the adjacent PR6b and PR6a frontages. Please note that changes shown to cycle lanes, bus lanes and footways are indicative only; proposed improvements to the Oxford Road corridor are being developed by Oxfordshire County Council in consultation with PR6a and PR6b landowners.

### 6.4.2 Vehicle access

Policy PR6a requires at least two site access points be provided from existing highways, primarily from Oxford Road. The preferred locations for access are described below. These locations are to be refined and tested through detailed design and transport modelling and agreement with Oxfordshire County Council.

#### **Development principles:**

- Subject to detailed testing, the primary vehicle access is to be via a new, all-movements, signalised junction onto Oxford Road which must be aligned with the new primary access into PR6b. The junction is to be located in the southern part of the site, in the location of the existing access point towards St Frideswide Farm as shown on Figure 19. The junction will prioritise pedestrian and cycle movement on all arms, and is to enable bus priority north and southbound on Oxford Road.
- A secondary access point is to be located in the northern part of the site. This is to take the form of a new left-in, left-out junction onto Oxford Road with pedestrian, cycle and bus priority across the frontage. The location of the junction is to be agreed with OCC, with an indicative location shown on Figure 19. It is not essential for this junction to be directly aligned with the secondary access to PR6b.
- A third junction is to be provided at the northern end of the site onto the Park & Ride arm. This is to be a left-out only design which will allow vehicles to then turn right at the signals. This is to be unsignalized and must allow for bus and ped/cycle priority across the junction.
- The size and type of all junctions will need to be determined by the scale of impact of sites PR6a and PR6b assessed together, have sufficient capacity to cope with demand from both developments, and are to be agreed with OCC Highways.

- A direct, connecting primary street will be created between the three access/ egress points. The primary street will provide access to the local centre and primary school and secondary routes providing access to all parts of the site.
- Access to St Frideswide Farm is to be provided from the southern access and internal street network which will follow the existing track alignment and retain the existing hedgerow and grassed verge as far as possible.
- Access to the Water Eaton Estate farmland and residential properties including access for large farm vehicles, is currently provided across the centre of the site via the lane and bridleway running east-west. This access is to be re-routed, potentially via the proposed northern access junction, with details to be agreed with OCC. This is to enable the east-west walking/ cycling route, following the bridleway to be vehicle free in the vicinity of the local centre.

#### 6.4.3 Pedestrian and cycle access

Pedestrian, wheelchair and cycle access points into the site will be provided on all boundaries, connecting north-south and east-west routes across the site with the surrounding area and co-ordinating with access points into PR6b (see Figure 19 for indicative general locations).

#### **Development principles:**

The following access points for pedestrians, wheelchair users and, where appropriate, cyclists are to be provided:

- At least four access points west onto Oxford Road, providing direct access to the bus stops and cycling infrastructure along Oxford Road.
- Access to the Park & Ride facility to the north linking to the green infrastructure corridor.
- Access to the adjacent Oxford City Council housing site, enabling the continuation of the existing footpath towards Oxford Road.



Pedestrian, wheelchair and cycle route

- Regular access points from the developable area, into the parkland and green infrastructure corridor to the east and into Cutteslowe Park to the south, connecting with the network of public rights of way and the surrounding countryside.

#### 6.4.4 Street hierarchy and typologies

The street hierarchy for the site identified on Figure 19, follows the street typologies set out in the Cherwell Residential Design Guide SPD. Streets are classified into two typologies:

- Primary – general residential street typology
- Secondary – minor residential street or lane typology

All streets across the site should have a maximum design speed of 20mph.

Cross sections including the provision of cycle lanes and footways are indicative only and subject to detailed modelling. Variations to the cross sections may be permissible where they respond to delivering high quality walking and cycling infrastructure in line with LTN1/20 principles, or where site constraints may dictate, for example in the central part of the site.

#### Primary street

The primary street is to provide a north-south connection between the access and egress points and give access to a connected network of secondary streets.

#### Development principles:

- The primary street is to follow the design guidance for general residential streets set out in chapter 5.0 of the Cherwell Residential Design Guide. (Refer to 5.4 Indicative layout for general residential street on page 64).
- It is to have a formal character with a near-continuous building line and small front gardens.
- Parking is to be provided on street, to the side or rear of properties. Front drive parking is not permitted.

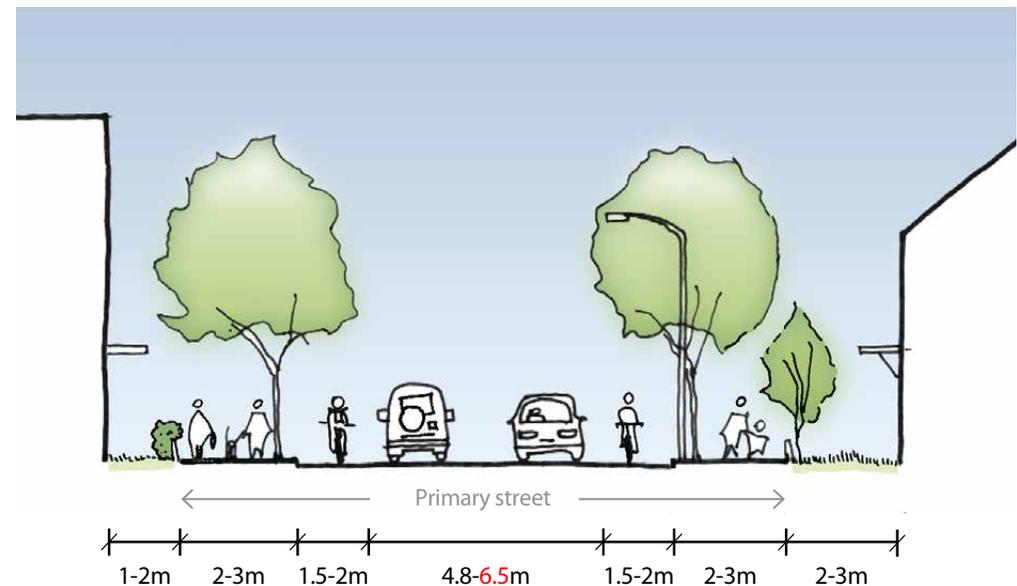


Figure 18: B-B – typical primary street cross section  
(refer to Figure 19 for section location)

- The street should have a carriageway of between 4.8 – 6.5m varying to accommodate street trees, opportunities for on-street parking and pinch points for speed control (which should also be reflected in the building line).
- Cycle routes should be provided in line with LTN1/20.
- The street is to be designed to enable coaches to visit the school site with a continuous circular route out of the development.

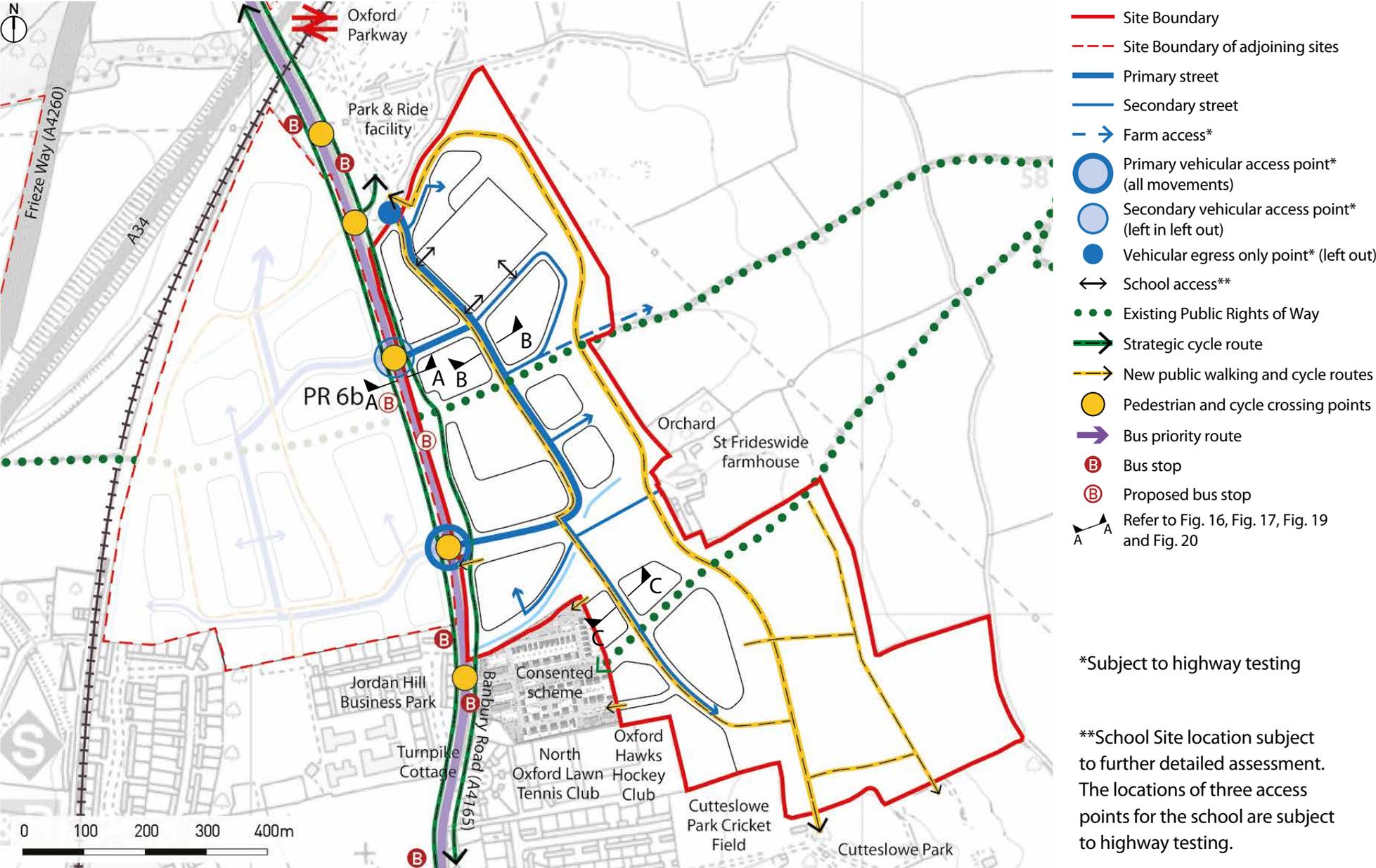


Figure 19: Movement and access

### Secondary streets

Secondary streets run off the primary street and will be provided throughout the development site serving individual urban blocks. Secondary streets will be low speed / flow environments and will not require separate cycleways.

#### Development principles:

- The secondary streets are to follow the design guidance for minor residential streets or lanes set out in chapter 5.0 of the Cherwell Residential Design Guide. (Refer to figure 5.5 Indicative layout for informal lane on page 65).
- Streets should generally accommodate a 4.8m carriageway plus footways. On no through routes, or where streets they abut green spaces, the streets may take the form of shared lane of minimum width 6m to allow for a protected pedestrian corridor adjacent to an effective 4.8m road width, subject to the necessary safety audits. On any side where there is no footway, a 800mm maintenance margin is required in addition to this.
- Streets around the school site are to be designed to avoid dead ends and the road layout is to allow circular routes.
- A coach drop-off/pick-up layby (for one coach minimum of 18m straight length plus approved entry and exit arrangements such as tapers) is to be provided on the highway adjacent to the main entrance to the school.

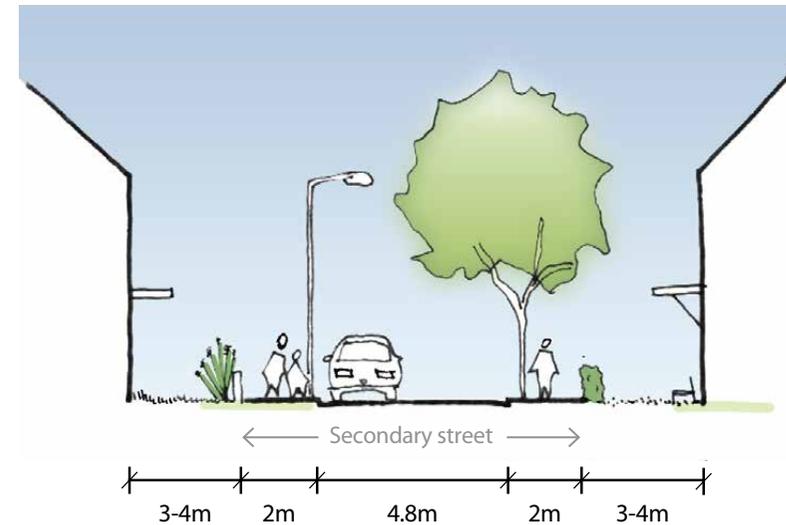


Figure 20: C-C – typical secondary street cross section (refer to Figure 19 for section location)



Shared surface lane with parking and street trees

#### 6.4.5 Walking and cycling network and strategic links

The walking and cycling network will comprise: the connected street network; enhancements to the existing public rights of way crossing the site; and a new public green link which will provide a key walking and cycling link, suitable for all-weather cycling and wheelchair use, running north-south through the site along the eastern green infrastructure corridor.

##### **Development principles:**

- All new pedestrian and cycling routes are to be designed in accordance with Local Transport Note 1/20: Cycle Infrastructure Design published by the Department for Transport. Detailed designs are to be agreed with OCC and CDC's Development Management Teams prior to the submission of a planning application.
- Routes should support wider connectivity, in line with the emerging Kidlington Local Cycling and Walking Infrastructure Plan (LCWIP).

##### **North-south green links**

- The green link will provide a connection between Cutteslowe Park and Oxford Parkway Railway Station/ Park & Ride and link with the wider public rights of way network running east-west.
- The design of the route is to provide a safe and attractive environment for its users be they leisure cyclists, wheelchair users or pedestrians.
- It will comprise an off-street footway and cycleway, appropriately lit, made of high-quality surface material appropriate to the surrounding context. Cycleways are adoptable provided they are lit in accordance with a lighting design acceptable to OCC, drained following SUDS principles and connected to the existing adopted highways network. In parts of the site where this may not be possible the green link could fall within the management company's remit and secured within the S106 to be retained open for public use and maintained.
- It should be integral to the landscape design of the green corridor and sensitive to the character and habitat of the corridor. This includes appropriate lighting to minimise impact on wildlife and the setting of heritage assets.

- An additional north-south walking and cycling route may be provided in the centre of the site (on the proviso that this does not impinge on the green infrastructure corridor, result in harm to archaeological remains or require other land uses to be moved such that they would encroach into the Green Belt).

##### **East-west links**

- Subject to ecology studies, the existing bridleway running east-west across the centre of the site is to be enhanced as a high quality walking and cycling link connecting to the north south green link, and continuing east as the existing access to the Water Eaton Estate. Subject to the rerouting of farm and Estate vehicle traffic (see above) it is intended that this route be vehicle-free.
- The second east-west public right of way is to be retained and incorporated into the overall site layout, with a connection made into the adjacent Oxford City Council development site, where the connection will also provide an emergency vehicle access point. Additional links from the site to the adjacent City Council development are to be provided to the north and south.
- New public walking routes are to be provided across the parkland to connect with existing footpaths and into Cutteslowe Park.
- Routes within the developable area are to be overlooked by building frontages to provide passive surveillance.
- Three formal, direct pedestrian and cycle crossings are to be provided on Oxford Road in order to provide safe crossing and to allow direct connections between PR6a and PR6b. These are to be located: as part of the new primary junction in the south of the site; in the centre of the site connected to the existing bridleway; and at the Park & Ride junction in the northern part of the site. In accordance with the movement hierarchy proposed, pedestrian and cycle crossings will have priority over other vehicular traffic.

### 6.4.6 Parking

Car parking provision and design will be in line with the Oxford City parking standards having regard to the Cherwell Residential Design Guide SPD Section 5.8 as well as the good practice recommendations in Manual for Streets.

Reflecting the site's accessibility to public transport and walking and cycling routes, there is an opportunity to provide a mobility hub, including provision of hire vehicles such as e-scooters and e-bicycles, automated vehicle idling points, potential AV, cargo bike storage and an electric car club, together with features such as locker and storage space enabling delivery consolidation, delivered in association with reduced car parking requirements across the site.

Cycle parking provision is to be in line with OCC's adopted cycle parking standards.

To avoid indiscriminate on-street parking, possibly by commuters, a controlled parking zone is likely to be needed on the site.

#### **Development principles:**

- A range of parking solutions should be used, appropriate to the street and plot typology.
- The Council advocates the use of unallocated on-street parking wherever possible, to increase flexibility and reduce the number of spaces required overall. This should be integrated into the street design and clearly defined.
- Street design and management are to include appropriate measures to restrict parking by Park & Ride / rail station users. Management measures are to be agreed with OCC.
- On plot parking to the rear or side of homes (not in front) can be provided for detached, semi-detached or end of terrace homes. It should be accessed from the front or via a rear lane.



On-street parking



Landscaped, rear parking court which relates well to the properties it serves

- Rear courtyard parking is generally the least preferred solution but helpful to create a strong building frontage along the primary street and to Oxford Road. Rear parking should be clearly related to the building it serves and should be planted with trees and shrubs to minimise the impact of parked cars.
- Electric charging points should be provided in line with national and local standards either on plot or serving on street parking bays. If on street, the design should consider innovative solutions to limit visual impact e.g. pop-up charging points.
- Cycle parking is to be easily accessible, to promote active travel.
- Public cycle parking is to be provided adjacent to the local centre, school, children's play spaces, allotments and the extension to Cutteslowe Park.

#### 6.4.7 Emergency access and refuse collection

Streets within the development will be designed to allow appropriate access for emergency and refuse vehicles.

Refer to Cherwell Residential Design Guide for the requirements for service access and refuse bin storage design.

#### 6.4.8 Public transport

There is no requirement for a bus route to run through the site. Instead, as noted above, the site's layout must provide direct walking routes to the existing bus stops on Oxford Road and pedestrian crossing points and towards Oxford Parkway station and the Park & Ride.

#### **Cherwell Local Plan 2011-2031 (adopted 20 July 2015)**

Policy SLE 4: Improved Transport and connections

Policy ESD 1: Mitigating and Adapting to Climate Change

Policy ESD 15: The Character of the Built and Historic Environment

#### **Cherwell Local Plan 2011-2031- Partial Review (adopted 7 September 2020)**

Policy PR4a: Sustainable Transport

Policy PR6a – Land east of Oxford Road

#### **Cherwell Residential Design Guide SPD (adopted 16 July 2018)**

Chapter 4: Establishing the Structuring Principles

Chapter 5: Streets and Spaces

Chapter 8: Innovation and Sustainability

#### **Reference should also be made to:**

Sustrans traffic-free routes and greenways design guide (online)

Kidlington local cycling and walking infrastructure plan, Oxfordshire County Council (approved January 2022)

## 6.5 Green infrastructure

Some 16 hectares of the land allocated and contained in this development brief is retained as Green Belt. Figure 9 shows the location of the Green Belt land. All the Green Belt land within the allocation will be used for Green Belt purposes, some of it for agriculture and the remainder as new green space and parkland.

A green infrastructure corridor is to be provided along the eastern boundary of the site. An extension to Cutteslowe Park taking the form of an informal parkland is to be created to the south and several integrated green spaces and corridors established within the developable area. Together these and other features will form a multi-functional green and blue infrastructure network across the whole development site providing a range of ecosystem services. Key features include:

- extension of Cutteslowe Park on 11 hectares of land, to include creation of wildlife habitats with nature trail/circular walks
- 8 hectares of green corridor
- 3 hectares retained for agricultural use in perpetuity
- connected east-west green corridors including the retention and enhancement of existing hedgerow corridors and trees
- public play space
- central green square and pocket parks
- community allotments
- retention of drainage features and new sustainable drainage features
- private gardens
- school playing fields

Policy PR6a requires a Biodiversity Impact Assessment (BIA) be submitted as part of the planning application for the site and a supporting Biodiversity Improvement and Management Plan (BIMP). The November 2021 Environment Act has introduced a statutory requirement for 10% biodiversity net gain for new development. In recognition of this forthcoming legislation, in October

2019, the Council's Executive endorsed seeking a minimum of 10% biodiversity net gain through engagement with the planning process. PR6a Policy delivery requirements 6, 7 and 12 indicate measures to be incorporated into the development scheme and are reflected below.

### ***Development principles***

- Green infrastructure within the site is to be designed to create connected corridors for wildlife, which retain existing linear features including hedgerows and drains.
- Habitat creation is to support important/protected species found locally including badgers and brown hairstreak butterfly and will be informed by the BIA and BIMP.
- Mitigation measures will be required to ensure that the development does not harm bird species in the vicinity, including a buffer between human populations and areas of human traffic.
- Land at the east of the residential area is to become publicly accessible green infrastructure corridor incorporating a pedestrian, wheelchair and all-weather cycle route. It will provide a mosaic of new habitats including tree and hedgerows planting and managed grassland and wetland, providing a soft edge to the Cherwell Valley beyond. It will provide an appropriate setting to St Frideswide Farmhouse and a buffer to the adjoining orchard and waterbody. A new hedgerow line, which may include tree planting, will be required along the eastern boundary of the green corridor. Woodland planting will be provided where this does not compromise other objectives and requirements of the Development Brief for the green infrastructure corridor.
- The green infrastructure corridor adjoins the primary school. Provision should be made for direct access to the corridor to encourage walking/cycling to school and for teaching purposes.
- There is opportunity for the provision of a dog park either within the green corridor or the green space in the south-eastern part of the site
- Cutteslowe Park is to be extended to the north and is to become an

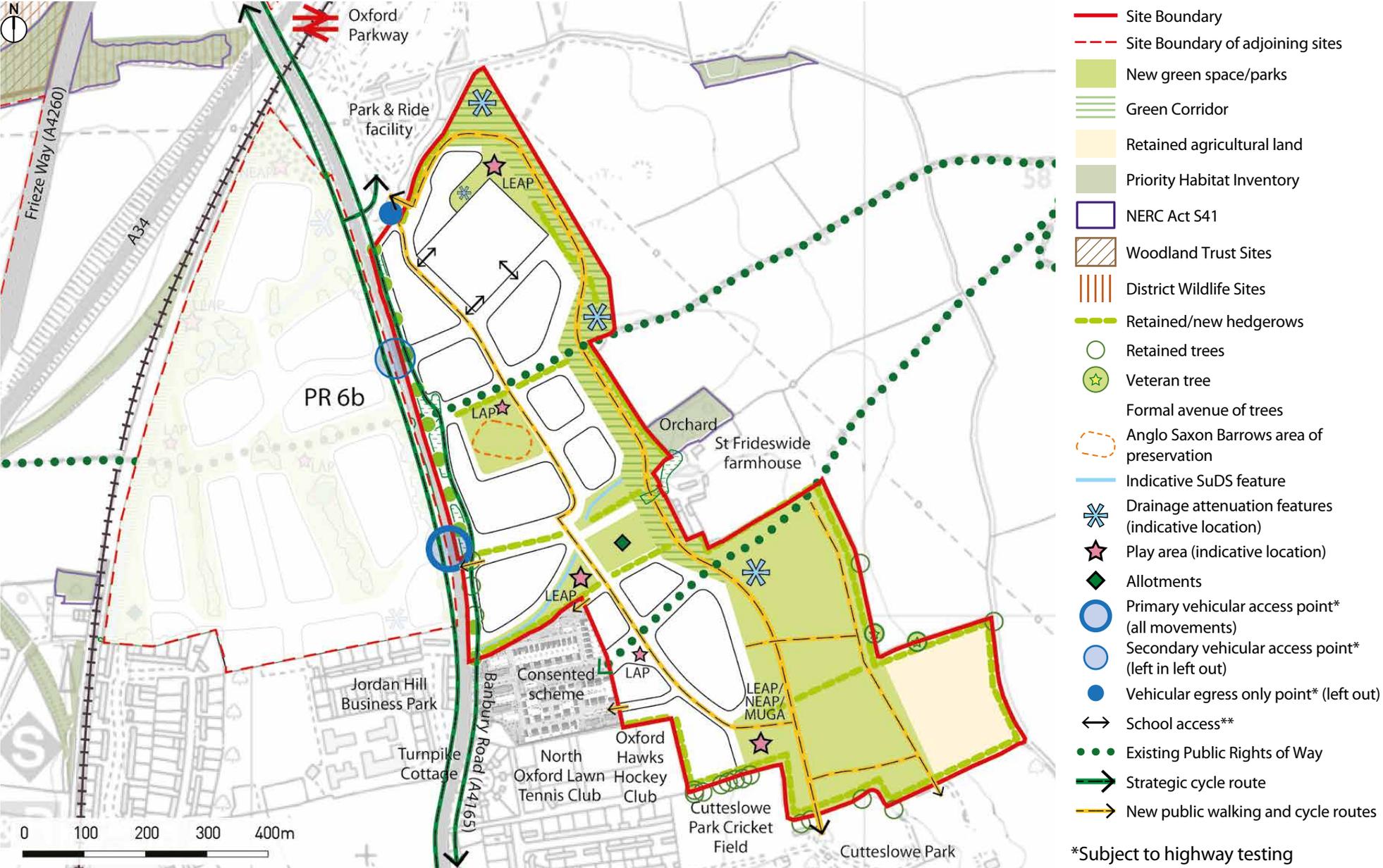
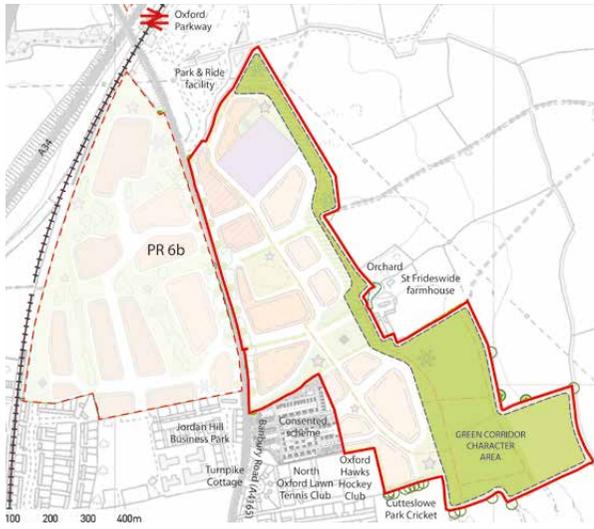


Figure 21: Green infrastructure

- Site Boundary
- - - Site Boundary of adjoining sites
- New green space/parks
- ▬ Green Corridor
- Retained agricultural land
- Priority Habitat Inventory
- NERC Act S41
- ▨ Woodland Trust Sites
- ▨ District Wildlife Sites
- ▬ Retained/new hedgerows
- Retained trees
- ☆ Veteran tree
- Formal avenue of trees
- - - Anglo Saxon Barrows area of preservation
- Indicative SuDS feature
- ❄ Drainage attenuation features (indicative location)
- ☆ Play area (indicative location)
- ◆ Allotments
- Primary vehicular access point\* (all movements)
- Secondary vehicular access point\* (left in left out)
- Vehicular egress only point\* (left out)
- ↔ School access\*\*
- Existing Public Rights of Way
- ➔ Strategic cycle route
- ➔ New public walking and cycle routes

\*Subject to highway testing  
 \*\*School Site location subject to further detailed assessment



Location plan



Green infrastructure precedents

informal parkland comprising characterful spaces. These might include managed grassland suitable for informal recreation and relaxation, and wildlife habitats including meadows, scrub and new and existing hedgerow corridors. A biodiverse woodland landscape buffer is to be created between the parkland and the adjacent retained agricultural land.

- The parkland is to include circular walks and nature trails integrated into the landscape providing an interesting journey through the park.
- Land to the south east of the site is to be retained in agricultural use.
- A central green square incorporating a small play space (LAP) is to be provided adjacent to the east-west walking and cycling route, and the local centre. The ploughed remains of Anglo Saxon round barrows are to be appropriately buffered, incorporated and referenced in the design of the central green square, which is to provide a high quality community space including planting for shade, seating and cycle parking. The extent of landscape buffer required for the archaeological remains is to be determined through detailed archaeological survey and agreement with OCC. This may affect the potential of the site to incorporate hard surfacing including the proposed play area and an alternative location may be sought.
- Smaller pocket parks are to be provided accommodating existing hedgerows and minor watercourses/drains which are to be retained as part of the site SuDS strategy.
- A 0.64 hectare area is required for community allotments which are to be incorporated within the allocated developable area. A potential location is indicated on Figure 21. The design and character of the allotments are to be agreed with CDC.
- Existing, individual and groups of veteran, high and moderate quality trees are to be retained, wherever possible. Appropriate buffer zones are to be provided to avoid root damage and should be considered when planning sustainable drainage infrastructure.
- High and moderate quality trees on the Oxford Road frontage are to be retained where appropriate, thinned out, supplemented by new tree planting and ground vegetation removed (subject to the requirement for biodiversity net gain) to enable visibility into the site while retaining habitat connectivity. The arboricultural works in this area are to be agreed as part of the wider detailed design work for the Oxford Road frontage.
- Existing intact species rich and other hedgerows within the site and associated woodland strips will be retained unless any loss is robustly justified. When the need to cross them occurs, existing gaps will be used wherever possible.
- The required green buffer to hedgerows will vary in accordance with design constraints in respect of BS5837 survey and root protection areas, ecological surveys (Phase 1 and subsequent surveys), urban light distribution, and shadow / shade analysis impact on dwelling and gardens and will be determined at Reserved Matters stage, where the aforementioned survey information should be considered.
- Subject to the above surveys, as a minimum a grassland habitat buffer of 5m is to be introduced on either side of the hedgerows. In some sections, where the existing hedgerow is retained and incorporated within residential blocks, a reduced 3m buffer would be acceptable, subject to appropriate long-term management arrangements BS5837 survey and root protection areas.
- Individual native trees will be planted to form an avenue giving enclosure to the primary street, along the buffers to hedgerows, within public open spaces, site boundaries, as street trees on secondary streets and within private gardens. The overshadowing effect on gardens and windows from proposed trees should be minimised by planting small/medium native trees (i.e. Field Maple). Reference should be made to The Trees and Action Design Group's guidance 'Trees in the Townscape: A Guide for Decision Makers', November 2012. Design of street trees requires collaboration of engineers, arboriculturalists and landscape architects in the earliest stages of the design process to achieve the desired effect.
- Street tree species and details of root protection and canopies in relation to adopted carriageways are to be agreed with OCC.

- Where front gardens or privacy strips are provided these are to be planted. Tree and shrub planting should be incorporated into the design of the play space and any rear lanes and parking areas. For the health of the children tree and shrub planting associated with play areas must not be spiny or thorny and be non-toxic.
  - Measures are required to minimise light spillage and noise levels on habitats, wildlife corridors and the heritage assets and their setting. In particular, the lighting of the north-south green link will need to be appropriately designed so as not to cause light pollution or result in harm to wildlife.
  - The site design is to include the provision of exemplary biodiversity in the built environment, including street trees with large canopies, wildflower road verges, wildlife connectivity between gardens, provision of designated green walls and roofs, and bird and bat boxes integrated into buildings. This could include buildings within the local centre and school (where additional funding is made available). Refer to the Council's Biodiversity and the Built Environment report (2009) for recommendations on establishing wildlife habitat in buildings.
  - Farmland bird compensation may be required, in the form of a contribution for a scheme for offsite mitigation (for local landowners or for the purchase and management of land) for the benefit of farmland birds displaced by the development, if the loss of habitat is not adequately compensated by habitat enhancement measures for farmland birds within the site.
- **Two Local Area for Play (LAP)** for 2 to 6-year old children, one of which could potentially be located in the local centre green square, subject to detailed design and assessment of impact on the heritage assets (barrows):
    - Minimum 100 sq. m (10m x 10m) equipped activity zone set within a landscaped area designed to provide a safe area for alternative play for children aged 2 to 6. The size of the landscaped area (incorporating the equipped activity zone) will be informed by the development context (acknowledging activity zone buffer requirements) and local design guidance.
    - A minimum of 3 individual items of play equipment of an urban (steel frame) character suitable for a range of play experiences and/or single multi-functional play units.
    - The equipped activity zone should be located a minimum of 5m from the nearest dwelling boundary. The landscaped area around the equipped activity zone could be used to incorporate this buffer.
  - **One Local Equipped Area for Play (LEAP)** for children aged 4 to 8:
    - Minimum 400 sq. m (20m x 20m) equipped activity zone set within a landscaped area designed to provide a safe area for alternative play for children aged 4 to 8. The size of the landscaped area (incorporating the equipped activity zone) will be informed by the development context (acknowledging activity zone buffer requirements) and local design guidance.
    - A minimum of 5 individual items of play equipment of a comprising natural (timber construction) for a range of different play experiences and/or single multi-functional play units.
    - The equipped activity zone within the landscaped area should be located a minimum of 10m from the nearest dwelling boundary and 20m from the nearest habitable room façade. The landscaped area around the equipped activity zone could be used to incorporate this buffer.

### 6.5.1 Play and sports

A range of different types of play space are to be provided within the site in safe, accessible locations. Public play spaces within the PR6a site are subject to the following principles.

#### **Development principles:**

- Potential play space locations are indicated on Figure 21, but alternative locations would be considered.
- The following play spaces are to be provided within the site:

- **One combined LAP and LEAP** for 2 to 8-year-old children:

- Minimum 500 sq. m equipped activity zone set within a landscaped area designed to provide a safe area for alternative play for children aged 2 to 8. The size of the equipped activity zone should be a minimum of 10m x 10 m in respect of the LAP element and 20m x 20m in respect of the LEAP element. The size of the landscaped area (incorporating the equipped activity zone) will be informed by the development context (acknowledging activity zone buffer requirements) and local design guidance. The design should incorporate both urban (steel) and natural (timber) elements.
- A minimum of 8 individual items of play equipment for a range of different play experiences and/or single multi-functional play units depending on the design layout of the play space.
- The equipped activity zone within the landscaped area should be located a minimum of 10m from the nearest dwelling boundary and 20m from the nearest habitable room façade. The landscaped area around the equipped activity zone could be used to incorporate this buffer.

- **One combined LEAP and Neighbourhood Equipped Area for Play (NEAP) and Multi-use Games Area (MUGA)** for 4 to 16-year-old children:

- Minimum 2400 sq. m equipped activity zone comprising an area of play equipment and structures, and a hard-surfaced area of at least 465 sq. m, set within a landscaped area designed to provide a safe area for alternative play for children aged 4 to 16. The size of the equipped activity zone should be a minimum of 20m x 20m in respect of the LEAP element, 31.6m x 31.6m in respect of the NEAP element and 40m x 25m in respect of the MUGA element. The size of the landscaped area (incorporating the equipped activity zone) will be informed by the development context (acknowledging activity zone buffer requirements) and local design guidance.
- A minimum of 13 individual items of play equipment for a range of

different play experiences and/or single multi-functional play units. The design should incorporate both urban (steel) and natural (timber) elements.

- The equipped activity zone within the landscaped area should be located a minimum of 10m from the nearest dwelling boundary and 20m from the nearest habitable room façade in respect of the LEAP element and a minimum of 30m from the nearest dwelling boundary in respect of the NEAP and MUGA elements. The landscaped area around the equipped activity zone could be used to incorporate this buffer.
- Play areas are to be well overlooked. They should be located within the 400m walking distance of all new homes within the development and close to pedestrian and cycling routes.
- In respect of Health and Safety public play space and play equipment are to be designed to the most current safest, standards possible, to minimise the risks for children. Refer to Play Safety Forum: Managing Risk in Play and RoSPA.
- All play surfaces, gate openings are to be accessible for disabled children, parents and carers with limited mobility. Each public play space should accommodate play equipment specifically designed for disabled children.
- Play areas are to be constructed from robust and durable materials to last into the future. Full construction details are required for planning approval under reserved matters. Valid suppliers' guarantees for play equipment, furniture and safer surfaces should be provided.
- There is to be no underground or above ground utilities for play areas given the potential disruption to children's physical and social development when a play area has to be closed for essential maintenance and refurbishment of such utilities.
- The public play space locations are not to be used for constructor's compounds, contractor parking, or storage of building materials. This is to prevent the contamination and compaction of topsoil and subsoil, resulting in a health risk for children.

### 6.5.2 Blue infrastructure

Sustainable Drainage Systems (SuDS) within the development site will be carefully designed in line with the principles provided in CIRCA SuDS Manual (C753), the Cherwell Residential Design Guide section 4.7 and the Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire (2018).

#### **Development principles:**

- Existing ditches and proposed drainage features are to be designed and integrated into the streets and green space network wherever possible, creating environments for informal recreation, planting, and habitat creation.
- It is expected that the site will drain towards the eastern side of the site, reflecting the topography of the site, with drainage attenuation features broadly in the locations indicated on Figure 15 and Figure 21 and to be agreed in detail with Oxfordshire County Council as Lead Local Flood Authority and with Cherwell District Council's Drainage Team.
- Attenuation ponds should not be placed within the area identified for the primary school. Existing drainage routes in this area will need to be rerouted and surface attenuation provision that accounts for the outfall from the school site shall be provided externally to the school site. The surface water storage shall form part of the overall surface water management infrastructure and fall under the responsibility of the appointed Management and Maintenance Company to maintain in perpetuity.
- Extra care is to be taken to protect heritage assets from potential flooding.
- Wherever possible, runoff must be managed at source (i.e. close to where it falls) with residual flows then conveyed downstream to further storage or treatment components, where required.
- Open drainage systems including ponds and swales should be used rather



Landscaped attenuation basin

than crates.

- Groundworks associated with drainage must avoid damage to existing trees and hedgerows and their root protection zones.
- Drainage infrastructure should generally be provided within the residential developable area and outside the Green Belt, subject to justification and detailed design.

### 6.5.3 Green Belt

The site will be developed in a way that respects its edge of Green Belt location and does not conflict with the purposes of the Green Belt or harm the Green Belt's visual amenities.

Beneficial enhancements to the remaining Green Belt within the site comprise the creation of a publicly accessible green corridor, north-south pedestrian and cycling green link, and recreational open space.

#### **Cherwell Local Plan 2011-2031 (adopted 20 July 2015)**

Policy BSC 10: Open Space, Outdoor Sport and Recreation Provision  
 Policy BSC 11: Local Standards of Provision- Outdoor Recreation  
 Policy ESD 3: Sustainable Construction  
 Policy ESD 5: Renewable Energy  
 Policy ESD 6: Sustainable Flood Risk Management  
 Policy ESD 7: Sustainable Drainage Systems (SuDS)  
 Policy ESD 10: Protection and Enhancement of Biodiversity and the Natural Environment  
 Policy ESD 11: Conservation Target Areas  
 Policy ESD 13: Local Landscape Protection and Enhancement  
 Policy ESD 14: Oxford Green Belt  
 Policy ESD 15: The Character of the Built and Historic Environment  
 Policy ESD 17: Green Infrastructure

#### **Cherwell Local Plan 2011-2031- Partial Review (adopted 7 September 2020)**

Policy PR3: The Oxford Green Belt  
 Policy PR5: Green Infrastructure  
 Policy PR6a – Land east of Oxford Road

#### **Cherwell Residential Design Guide SPD (adopted 16 July 2018)**

Chapter 4: Establishing the Structuring Principles  
 Chapter 5: Streets and Spaces  
 Chapter 8: Innovation and Sustainability

#### **Other relevant guidance**

Sustrans traffic-free routes and greenways design guide (online)  
 Biodiversity in the Built Environment Good Practice Guide, CDC 2019

## 6.6 Community infrastructure

In line with Policy PR6a the development is to provide a local centre on 0.5ha of land and a two form entry primary school on 2.2ha of land.

Through the development brief process the location of the school and local centre as shown on the PR6a policy map has been reviewed. It has been agreed that they should be located in close proximity to one another, and easily accessible on foot, bicycle and wheelchair from all parts of the site and from PR6b. The indicative general location is shown on Figure 12, with flexibility for the local centre in the area indicated as 'broad location for local centre'.

The shape and location of the proposed school site is an indicative general location and will be subject to further detailed assessment as part of the outline application process. To ensure that the school site is in the optimal location and layout for satisfactory education provision, the design shall comply with the following Oxfordshire County Council design requirements, processes, interrogations and checklists as described within the following OCC documents:

- Information and process required to assess the suitability of a school site
- Design criteria for Primary school sites
- Education site checklist

### ***Development principles***

#### **Local centre and central green square**

- The local centre is to provide a local hub for retail, employment, community services and social interaction.
- The detailed location of the local centre elements within the area identified as 'broad location for local centre' is to be agreed, but it is to provide active frontage:
  - onto Oxford Road
  - the main east-west cycling and walking route, and towards
  - a high quality central green square incorporating the remnant round barrow.
- As set out in Policy PR6a the Local Centre shall include provision for:
  - local convenience retailing (use class E - no more than 500 square metres net floorspace and no less than 350 square metres)
  - ancillary business development (use class E) and/or financial and professional uses (use class E)
  - a café or restaurant (use class E)
  - a community building to required standards providing the opportunity for social and childcare facilities
  - the opportunity for required health facilities to be provided
  - provision for required emergency services infrastructure.
- The central green square is to retain and reference the site's archaeology in its design, and is to incorporate a LAP play space, planting for shade, seating and cycle parking, subject to the findings of detailed archaeological assessment and the provision of appropriate buffer zones to archaeology.
- Vehicle access to the local centre will be from the secondary access junction and from the north and south via the site's internal street network. On-street disabled and short stay parking spaces are to be provided in an accessible location to serve the local centre.

**Primary school**

- The layout of the school site is to be guided by OCC with school classrooms facing due north and south in line with OCC guidance. In the location indicated (and subject to detailed testing) this would result in site dimensions of approximately 130m by 171m.
- The school is to be located in a less steep part of the site. It is likely that some adjustment of levels will be required to meet maximum gradients for vehicular and pedestrian accesses of 1:21 from the adopted highway and appropriate internal site levels at the boundary of the school site. All level adjustments are to take place outside the school site.
- The maximum noise level allowed for the school site is 50dB LAeq at the school boundary. When locating the school site, it will need to be demonstrated that the noise levels, once housing and other acoustic mitigation factors are taken into account, meet the required noise level standard.
- Vehicle access including coach access, and parking is to be provided in line with OCC guidance. A coach layby is to be provided on the adopted highway at the front of the school site.
- The site is to have easy access from the north-south green link within the green corridor at the site's eastern boundary, which links to the east-west pedestrian and cycle route.
- The boundaries of the school site are to be designed in keeping with the surrounding public realm of the primary street and the green corridor on the site's eastern boundary.
- Ideally the school buildings should be located in the western part of the school site to create frontage onto the primary street, with playing fields located to the east adjacent to the green corridor.

**Cherwell Local Plan 2011-2031 (adopted 20 July 2015)**

Policy BSC 7: Meeting Education Needs

**Cherwell Local Plan 2011-2031- Partial Review (adopted 7 September 2020)**

Policy PR5: Green Infrastructure

Policy PR6a – Land east of Oxford Road

**Reference should also be made to:**

Oxfordshire County Council design criteria for schools:

- Information and process required to assess the suitability of a school site
- Design criteria for Primary school sites
- Education site checklist

## 6.7 Heritage and archaeology

As noted in section 4.1 the site contains non-designated heritage assets (ploughed remains of Anglo Saxon round barrows) and has the potential to contain further previously undiscovered, archaeological deposits. The Grade II\* listed St Frideswide Farmhouse and Grade II listed wall are located directly adjacent to the site on the eastern boundary and are intact and well preserved. Buildings in the curtilage of a listed building, even though not listed in their own right, are nevertheless protected by the listing of the main building and works that affect the character of such buildings need to be authorised by a grant of listed building consent, just as works to the main building would need consent. The proposal has the potential to affect the setting of these heritage assets through changes to the landscape in which they sit, this could consequently harm their significance.

The earthwork remains of Cutteslowe deserted medieval village and a separate medieval moated site are located in the vicinity of St Frideswide's Farm.

### **Development principles:**

- Development close to the listed Farmhouse and its curtilage is to be of an appropriate scale and design to complement and be subservient to the main Farmhouse building, and respect its setting including consideration of noise, views and lighting impacts. The Council will protect and enhance the special value of these features individually and the wider environment that they create. The green corridor and parkland will provide an element of screening and maintain an open aspect to the Farmhouse setting.
- The historic access route to the Farmhouse with hedgerow and verge and views to the Farmhouse are to be retained as far as possible in the street layout.
- The Anglo Saxon barrows are a particularly rare feature in Oxfordshire and will need to be physically preserved within any development along with a suitable buffer. The area of preservation is shown approximately on figure 12.
- Other archaeological and historic landscape features are to be retained where appropriate, appropriately buffered and, together with the barrows, referenced in the landscape and public realm of the site, to provide a link to the site's history.
- Planning applications for the site will need to be accompanied by a programme of archaeological mitigation on areas of archaeological interest identified from the completed archaeological evaluation, outside of the areas of preservation around the Anglo Saxon barrows.

#### **Cherwell Local Plan 2011-2031 (adopted 20 July 2015)**

Policy ESD 13: Local Landscape Protection and Enhancement

Policy ESD 15: The Character of the Built and Historic Environment

Policy ESD 17: Green Infrastructure

Saved policy

#### **Saved policies contained in the Cherwell Local Plan 1996**

C18 Development proposals affecting a listed building

#### **Cherwell Local Plan 2011-2031- Partial Review (adopted 7 September 2020)**

Policy PR6a – Land east of Oxford Road

#### **Cherwell Residential Design Guide SPD (adopted 16 July 2018)**

Chapter 8: Innovation and Sustainability

#### **Reference should also be made to:**

The Setting of Heritage Assets Historic Environment Good Practice Advice in Planning Note 3 (Second Edition), Historic England 2017

Increasing Residential Density in Historic Environments, ARUP on behalf of Historic England, 2018

## 6.8 Utilities and infrastructure

In addition to the movement and blue/green infrastructure requirements set out in earlier sections, design principles for utilities and infrastructure are as follows:

### ***Development principles:***

- A co-ordinated approach to utilities planning should ensure that utilities are provided from the outset and integrated into utilities corridors. The street layout is to be organised to minimise utilities diversions wherever possible.
- A 132 kV OTL powerline is positioned in the north-eastern corner of the site. This is to be accommodated within the green space, with appropriate offset to development, the school and play space.
- Refer to section 6.4.26 regarding electric vehicle charging.
- General requirements for infrastructure provision are set out in the LPPR Infrastructure Schedule (Appendix 4).

### **Cherwell Local Plan 2011-2031 (adopted 20 July 2015)**

Policy BSC 9: Public Services and Utilities  
Policy INF 1: Infrastructure

### **Cherwell Local Plan 2011-2031- Partial Review (adopted 7 September 2020)**

Policy PR6a – Land east of Oxford Road  
Policy PR11 - Infrastructure Delivery  
Appendix 4 – Infrastructure Schedule

### **Cherwell Residential Design Guide SPD (adopted 16 July 2018)**

Chapter 5: Streets and Spaces

# 7.0 Delivery and monitoring

## 7.1 Information to accompany planning applications

In accordance with Policy PR6a a single comprehensive, outline scheme shall be submitted for the entire site.

The check list below provides an indication of documents required at application stage. It is recommended that pre-application discussions are undertaken with Cherwell District Council prior to the submission of planning applications to agree the scope of the documentation to be provided.

- Delivery and Phasing Plan
- Planning Statement
- Housing Mix and Affordable Housing Provision
- Design and Access Statement
- Topographical Surveys
- Masterplan and Parameter Plans
- Landscape Visual Impact Assessment
- Arboricultural Impact Assessment
- Transport Assessment and Framework Travel Plan
- Parking Principles (where not covered in the Brief)
- Public right of way statement
- Flood Risk Assessment and Drainage Assessment (foul and surface water drainage) including Water Infrastructure Capacity
- Air Quality Assessment
- Contamination Assessment
- Noise and Vibration Assessment
- Archaeological Surveys
- Heritage Impact Assessment
- Ecological surveys and Biodiversity Impact Assessment (including a Habitat Suitability Index)
- Biodiversity Improvement and Management Plan

- Landscape and Ecological Management Plan
- Energy Strategy/ Sustainability Principles
- Employment, Skills and Training Plan
- Health Impact Assessment
- Community Involvement Statement
- Management Plan for the appropriate re-use and improvement of soils
- Services and Utilities
- Management and Maintenance Strategy for all Public Open Space
- S106 Draft Heads of Terms

A Scoping Opinion was issued by CDC in July 2021 in relation to the requirement for Environmental Impact Assessment (CDC Ref.21/01635/SCOP). As a result, an Environmental Impact Assessment is to be prepared which takes into consideration the matters which have been 'scoped in'.

Any detailed planning applications or reserved matter applications should also include:

- Materials Schedule
- Boundary Treatment Plan
- Soft and Hard Landscape Plan
- Parking Plan
- Services and Utilities Plan
- Waste and Recycling Plan including bin storage and bin collection points

The use of conditions to secure this additional detail will not generally be supported by the local planning authority.

## 7.2 Securing comprehensive development

It is essential that the site is developed in a comprehensive manner to deliver the site-specific requirements in Policy PR6a and support the wider aims of the LPPR spatial strategy.

Where land, services or infrastructure within the site is designed to serve wider Cherwell Local Plan Partial Review developments, planning applications will demonstrate how this can be co-ordinated and delivered effectively through site masterplanning and S106 agreements.

Any infrastructure links or open space networks that are common to more than one Cherwell Local Plan Partial Review development site will be either constructed to the site boundary or in such a way as to facilitate connection, where required, between development sites with access to residents/public provided so as to avoid a 'ransom' position being established which prejudices the effective delivery of this common infrastructure and/or its long-term community benefit.

The development brief's site-specific vision, development principles and 'parameter plans' have been prepared to ensure a comprehensive development in compliance with Plan policies.

The Delivery and Phasing Plan accompanying the planning application is expected to demonstrate how the implementation and phasing of the development shall be secured comprehensively and how individual development parcels, including the provision of supporting infrastructure, will be delivered.

Obligations are to be secured via a planning agreement, entered into under section 106 of the Town and Country Planning Act 1990. Consistent with national planning policy and practice guidance and the Cherwell Developer Contributions SPD (February 2018), the allocation of S106 costs required to serve the development is to be agreed with the applicant to secure appropriate financial contributions and/or in-kind works under a direct delivery obligation. Subject to statutory tests, these shall provide for "on site" and/or "offsite" facilities and infrastructure as required.

In preparing a draft Head of Terms, it is recommended that proposals applicants should have regard to matters including the LPPR Infrastructure schedule. Where facilities and infrastructure are required to be provided on land outside

the site, these are to be secured by way of proportionate planning obligations and/or through the pooling of contributions as appropriate, in accordance with the Community Infrastructure Levy Regulations 2010, as amended.

It is recommended that pre-application discussions are undertaken with Cherwell District Council ahead of submitting the draft Head of Terms for developer contributions. In preparing a draft Head of Terms, it is recommended that proposals have regard to matters including the LPPR Infrastructure schedule and should consider in discussions with infrastructure providers whether infrastructure issues will require the phasing of development to ensure that necessary services, facilities or apparatus are provided in advance if needed.

Further guidance is contained in the Cherwell Developer Contributions SPD (February 2018).

### 7.3 Monitoring

Monitoring will be undertaken in accordance with Policy PR13 -Monitoring and Securing Delivery. The delivery of LPPR proposals will be monitored through the Council's Annual Monitoring Report process.

#### **Cherwell Local Plan 2011-2031 (adopted 20 July 2015)**

Policy INF 1: Infrastructure

#### **Cherwell Local Plan 2011-2031- Partial Review (adopted 7 September 2020)**

Policy PR6a – Land east of Oxford Road

Policy PR11 - Infrastructure Delivery

PR12a-Delivering Sites and Maintaining Housing Supply

Policy PR13 -Monitoring and Securing Delivery

Appendix 3 – Housing Trajectory

Appendix 4 – Infrastructure Schedule

#### **Cherwell Developer Contributions SPD (adopted February 2018)**

# Appendix A: Relevant Development Plan Policies & Supplementary Planning Documents

## **Cherwell Local Plan 2011-2031 (Part 1) Partial Review, the “LPPR”:**

- PR1 – Achieving Sustainable Development for Oxford’s Needs
- PR2 – Housing Mix, Tenure and Size
- PR3 – The Oxford Green Belt
- PR4a – Sustainable Transport
- PR4b – Kidlington Centre
- PR5 – Green Infrastructure
- Policy PR6a – Land east of Oxford Road
- PR11 – Infrastructure Delivery
- PR12a – Delivering Sites and Maintaining Housing Supply
- PR13 – Monitoring and Securing Delivery

## **Cherwell Local Plan 2011-2031 “The 2015 Plan”:**

- PSD1 – Presumption in Favour of Sustainable Development
- SLE4 - Improved Transport and Connections
- BSC2 – The Effective and Efficient Use of Land, Brownfield Land and Housing Density
- BSC3 – Affordable Housing
- BSC4 – Housing Mix Policy
- BSC7 – Meeting Education Needs
- BSC8 – Securing Health and Well-Being
- BSC9 – Public Services and Utilities
- BSC10 – Open Space, Outdoor Sport and Recreation Provision
- BSC11 – Local Standards of Provision – Outdoor Recreation
- BSC12 – Indoor Sport, Recreation and Community Facilities
- ESD1 – Mitigating and Adapting to Climate Change
- ESD2 – Energy Hierarchy and Allowable Solutions
- ESD3 – Sustainable Construction
- ESD4 – Decentralised Energy Systems
- ESD5 – Renewable Energy
- ESD6 – Sustainable Flood Risk Management
- ESD7 – Sustainable Drainage Systems
- ESD8 – Water Resources
- ESD9 – Protection of Oxford Meadows SAC
- ESD10 – Protection and Enhancement of Biodiversity and the Natural Environment
- ESD11 – Conservation Target Areas
- ESD13 – Local Landscape Protection and Enhancement
- ESD14 – Oxford Green Belt
- ESD15 – The Character of the Built and Historic Environment
- ESD17 – Green Infrastructure
- INF1 - Infrastructure

**Adopted Cherwell Local Plan 1996**

- GB2 - Change of use of land within the Green Belt
- TR1 - Transportation Funding
- C5 – Ecological Value of Features
- C14 – Trees and Landscaping
- C18 – Development proposals affecting a listed building
- C21 – Re-Use of Listed Buildings
- C23 – Conservation Areas
- C25 – Scheduled Ancient Monument
- C28 – Design Quality
- C30 – Design Control
- C31 - Amenity
- C32 – Disabled Access
- ENV1 – Environmental Pollution
- ENV10 – Hazardous Installations
- ENV12 – Contaminated Land

**Adopted SPD**

- Cherwell Residential Design Guide (July 2018)
- Developer Contributions (February 2018)
- Kidlington Masterplan (December 2016)

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