



# PR6a Enquiry by Design Process (July-August 2021)

## Summary Q&A Report

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### 1. OVERVIEW

Christ Church has been promoting a site known as PR6a / Land East of Oxford Road into the Cherwell Local Plan. In September 2020, the plan was adopted by Cherwell District Council and PR6a was allocated for the development of new homes, a primary school and local centre.

We are looking in detail at the constraints and opportunities associated with the site, and how PR6a can best be developed to deliver much needed new homes while working carefully with the local environment and supporting the local community.

Christ Church is committed to engaging with local community representatives and stakeholders at this early stage in the planning process to give them the opportunity to contribute to the development of the masterplan. This will enable us to fully understand any potential concerns and possibilities so we can take them into account.

As a first step in this process, a series of five online **Enquiry by Design (EbyD)** workshops were held on the following dates, with the broad areas indicated covered at each:

- Fri 16 Jul Introduction - Vision and Principles, Community and Character
- Sat 17 Jul Introduction - Vision and Principles, Community and Character
- Tue 20 Jul Uses and Connectivity
- Thu 22 Jul Minimising Carbon Impacts, and Living Healthily with Nature
- Sat 24 Jul Summary and next steps

The purpose of these EbyD events was to give local representatives and technical stakeholders the opportunity to contribute to the development of Christ Church's vision for the site and begin to help create a masterplan that starts to realise this vision. The EbyD events also provided those attending with the opportunity to ask questions about the ongoing development process and wider engagement and consultation.

The materials and information presented at each of the five EbyD events, along with a recording of each event, are available to [download](#) together with this document, which provides a summary of the all the questions received following the Enquiry by Design sessions.

Further to the EbyD events taking place, we will hold a first stage of community consultation to secure wider views on the output from these workshops – along with our vision and approach. This consultation will take place in the autumn and will be publicised in advance.

**The presentation and this Q&A summary reflect Christ Church's thinking at that moment in time of the Enquiry by Design events taking place (July – September 2021).**

**All information provided is therefore subject to change.**

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## **2. SUMMARY OF QUESTIONS ARISING DURING THE ENQUIRY BY DESIGN PROCESS**

**Q: What measures will you put in place to ensure the effective management and governance of the development in respect of future ownership and managing open space and other community land? What kind of funding provision will be put in place to deliver this?**

A: The funding, ownership and management of open spaces and community land - while these are not fixed at this stage we are working on the basis that the open space areas will be constructed/landscaped as part of the wider development and would therefore be covered in the S106 legal agreement. This would also cover management of the land. We are considering various management models but no decision has yet been made on this. In terms of ownership of the open space within the development, this is likely to vary depending on its final use but is still being considered, for example, areas of open space that contain drainage ponds etc may be adopted by the Lead Local Flood Authority whilst other areas could be leased. Public open space will however, be open to the public whatever the management regime and not just residents of the development. The freehold ownership of the open space is likely to remain with Christ Church, albeit this is all to be agreed.

**Q: Can you confirm that you will not be developing the site beyond the requirements set out in Policy PR6a?**

A: In relation to the quantum of development, as explained in the Enquiry by Design events, we are working up the proposals based on the constraints and opportunities of the site and in the context of making effective and efficient use of the land. We are not yet at a point to be able to confirm what quantum of homes will be able to be accommodated on the site nor what we will apply for. This will be determined and consulted on in the subsequent consultation in 2022.

**Q: Can you provide some clarity and / or your early thoughts on the nature of the public open green space that will be provided as an extension to Cutteslowe Park'?**

A: The site allocation requires open space to be provided and this will be open and accessible to all and not restricted just to residents of the new development. How the land is managed is still being discussed and needs to be agreed with the District Council – it could be managed in a number of ways, however at this stage we envisage the freehold ownership being retained by Christ Church. Visually and physically, it will be perceived as linking to Cutteslowe Park. Whether it is known as that or another name is to be discussed/decided.

**Q: Will existing rights of way across the PR6a site be preserved, and do you anticipate enhancing them as part of the development?**

A: We can confirm that the existing rights of way will be preserved, albeit we are reviewing if any changes to their routing and/or surfacing would be beneficial to users in terms of safety and enjoyment.

**Q: What arrangements will you make for managing open space and the park extension, and how will it be funded?**

A: The management of the open spaces is something that is yet to be decided. In terms of funding, this will be covered in the S106 legal agreement which we would expect will require the developer to lay out and landscape the open space areas by an agreed trigger date.

**Q: Is it your intention to use the primary road through the neighbouring Croudace development as an access point for the PR6a site?**

A: We're exploring opportunities to link the PR6a site and Croudace site for pedestrians and cyclists. We've noted your comments on both Cherwell District Council and Oxford City Council being involved in the discussions around whether the access point for PR6a is via the road through the Croudace scheme. We are indeed, having such combined discussions. We do not currently envisage using that point for vehicular access to PR6a.

**Q: What measures will be put in place to ensure the long-term protection of species – particularly rarer farmland species?**

A: We have been carrying out ecology surveys on the site over several seasons to obtain a detailed record on how it is used and by which species of wildlife including farmland birds. Our ecologists are drawing up a mitigation strategy for all species of wildlife currently on site and to encourage others. This strategy is currently showing a significant enhancement in biodiversity on site compared to the current situation (both in terms of habitat area and linear features). Once this work is complete we will be in a position to consult on it.

**Q: Do you intend to light the cycle routes through PR6a connecting with Cutteslowe Park? And if so, how will you do so in a way that minimises the effect on the area of Green Infrastructure?**

A: While we are still at an early stage in our thinking, we are currently exploring options for the main cycle route through PR6a that will link the station/park and ride with Oxford Road and the Croudace scheme.

It is likely that this will align with either the Oxford Road or further into the site along one of our primary and secondary routes in a built-up area of the development.

Given this, the cycle routes along the eastern edge of the site in the Green Infrastructure Corridor are likely to be secondary and/or leisure routes and are therefore unlikely to require extensive lighting.

They may need some low-level lighting for wayfinding and security reasons as seen in other parts of Oxford and Cherwell. This would allow the park extension and the corridor to have darker areas for wildlife, along with limiting the impact of lighting on the edge of development to maintain views.

**Q: Are you able to provide more information on where the proposed new cycle/footpath will go through the PR6a, and where/how will it meet Cutteslowe Park?**

A: We have not yet reached the stage in our design process when we have to determine where cycleways and footpaths through the site will be routed. We are currently exploring the different options for the main cycleway through PR6a linking Parkway Station, and Water Eaton Park & Ride with Oxford Road and the Croudace scheme. However, the comments you make about the need for good cycling and walking infrastructure to be incorporated within PR6a to facilitate connectivity between nearby developments and also form a coherent link between the A40 footbridge and Parkway station, are very pertinent.

During the EbyD sessions, the Friends of Cutteslowe and Sunnymead Park informed us that it was exploring the possibility of cycling being allowed in the park. We have contacted Oxford City Council to discuss this in more depth, noting in enabling cyclist access through the park the safety of pedestrians and other recreational users of the park is paramount.

**Q: Can you confirm whether the proposed 'park extension' will form part of the existing Cutteslowe Park?**

A: We envisage the 'Park Extension' will be open and accessible to all – the aim being for it to provide connections to Cutteslowe Park. How this is achieved will necessarily need to be discussed with Oxford City Council and the Friends of Cutteslowe and Sunnymead Park.

**Q: Who was invited to take part in the Enquiry by Design process and which councillors were anticipated as attending?**

A: Due to social distancing restrictions associated with Covid-19 the Enquiry by Design workshops took place online. We invited key local representatives and statutory groups to take part in these events to ensure the events remained focus and were as beneficial as possible.

We initially invited over 90 individuals to take part in the EbyD sessions, including around 22 elected members representing Oxfordshire County, Oxford City and Cherwell District councils, as well as parish councils, local residents' associations and interested groups.

A total of 34 individuals took part in one or more of the EbyD workshops, of whom seven were elected members.

**ENDS**