

PR6a public consultation (8 – 24 October 2021)

Feedback summary report

Overview

Christ Church is developing proposals for the site known as PR6a / Land East of Oxford Road. The PR6a site is allocated for the development of new homes, a primary school and local centre in the Cherwell Local Plan, which was adopted by Cherwell District Council in September 2020.

As part of its work for PR6a, Christ Church held a public consultation from 8 October to 24 October 2021, on its draft masterplan and vision for PR6a.

The consultation followed an initial Enquiry by Design process (EbyD) held online in July 2021, where local community representatives and stakeholders were invited to contribute to the development of the vision and masterplan.

During the public consultation period, Christ Church held three consultation events, two-in person public consultation events, and one online webinar. These events provided people with the opportunity to ask questions and provide their feedback on the emerging proposals for PR6a.

The public events were held on the following dates:

- Friday 8 October - Edward Feild Primary School, Bicester Rd, Kidlington, 4:30pm to 7pm
- Saturday 9 October - Cutteslowe Pavilion Hall, Cutteslowe Park, 9:30am to 11:30am
- Tuesday 12 October - online webinar via Zoom, 6:30pm to 8pm

Alongside the events, members of the project team also held a pop-up event at the Community Larder at Cutteslowe Community Centre on Wednesday 13 October. The pop-up event allowed the project team to engage with members of the local community in Cutteslowe.

Over the course of the consultation period (8-24 October 2021) a total of 32 pieces of feedback were received, comprising:

- 12 emails submitted via email to PR6a@camargue.uk.
- 12 online feedback forms submitted via the project website, www.pr6a.co.uk.
- 8 feedback forms received through the Freepost address.

During the events, both in person and online, comments received either verbally or in note form were also logged and have been considered as feedback to the consultation. Alongside this, during the consultation there were also 436 users and 576 visits to the project website.



Following on from the first public consultation, the comments received will be considered as the proposals are developed. A further stage of consultation is currently envisaged to be held in Spring 2022. After this consultation, an outline planning application will be submitted to Cherwell District Council.

The planning application will include a Statement of Community Involvement (SCI), which will provide responses to all the issues raised formally in feedback during both stages of community consultation.

Summary of feedback provided during the public consultation period

The summary of feedback below includes all points and issues that were raised in formal feedback to the consultation, along with those raised during the events. As stated above, these issues will be responded to in the 'issues raised' table in the SCI, which will form part of the outline planning application.

Themes	Feedback – key points summary
Green space	<ul style="list-style-type: none"> • A desire to see net biodiversity gain in green space provision. Specifically, the opportunity to provide parkland which is more biodiverse than the current arable farmland. • Suggestions that the landscaping should be 'soft' to support biodiversity and act as a buffer between PR6a and Kidlington. • Concerns raised that green spaces would be later converted into car parks. • The need for proposed wildlife corridors to be expanded and run the full length from countryside to the Oxford Road. • Calls for trees and hedgerows to be maintained and replanted where necessary. • Shared support for the installation of a natural water feature, or possibility for the River Cherwell to be opened up for recreational use. • Could we support the revival of a stream at the bottom of Cutteslowe Park? • Access points to Cutteslowe Park to be limited to two and the need for their location to be carefully considered. • How many trees will you plant? • Concerns raised about housing obscuring views from Cutteslowe Park. • Pathways should be wider and well maintained. • What is being done to protect local wildlife, including owls, bats, bird species and their habitats? • Natural spaces should be protected from artificial light sources such as street lamps. • Potential to use innovative and creative re-wilding schemes. • Retained agricultural land should be given dual use with the primary school so that school children have access to the countryside.



<p>Park Extension</p>	<ul style="list-style-type: none"> • Mixed views on if sports facilities should be included in the park extension. • More clarity needed on what the park extension entails. • Who will manage the park extension? Questions about this raised after poor management of Cutteslowe Park. • Suggestion that Christ Church could maintain ownership and stewardship of the park extension. • Hedgerow between PR6a and Cutteslowe Park should be maintained. • Park extension to act as a transition zone between Cutteslowe park and farmland. • North and West boundaries should be planted with trees to reflect the existing planting on the park perimeter. • Park extension should include an area for animals to be held (such as an aviary), a splash park and a skate park. • Suggestions that the park extension area should remain as fields
<p>Character</p>	<ul style="list-style-type: none"> • A need for architecture to reflect the character and history of the site and Oxford more widely. • The site should have a 'village' feel and identity creating a sense of independence from Oxford city. • Use lower rise buildings to maintain open countryside views.
<p>Cycleways</p>	<ul style="list-style-type: none"> • Site design should include a fully segregated cycle lane for the entire length of the site. More clarity is needed on how this cycleway will work. • Safety should be given priority in cycle infrastructure, cyclists should not need to navigate Cutteslowe roundabout. • Suggestion to improve cycle access to the site from Kidlington, including crossings at Kidlington roundabout. • Importance placed on cycle bays and parking bays. • Shared views that a cycleway through the PR6a development is essential. • Is a dedicated cycle lane envisaged for Oxford Road? • A cycleway linking to the golf course public footpath and to Pear Tree would be welcome. • There should be better links to cycling route 51 without having to go onto the Banbury Road. • Differing opinions on if the cycleway should be lit, some feedback saying that a route through Cutteslowe Park should not be lit, while others saying this is essential for safety. • One comment suggesting the project look into the new cycle path material which lights up as you cycle.



	<ul style="list-style-type: none">• Overall, there have been mixed views about the need for cycleway provision through Cutteslowe Park.• What is a pedestrian and cycling emergency link?
Pathways	<ul style="list-style-type: none">• Site should include a fully segregated pathway for the entire length of the site.• Hoggin path which runs alongside the railway in Cutteslowe Park should be narrowed and other deterrents added to discourage cyclists from using the path.• Can you please advise how the Right of Way from PR6b across the Oxford Road will be protected during construction?• Important that public access to footpaths is maintained.
Need case - negative	<ul style="list-style-type: none">• Greenbelt location is not appropriate and should not be developed. Brownfield sites should take preference.
Consultation	<ul style="list-style-type: none">• Ensure that consultations do not occur in holiday periods.• Several comments about the need for further engagement with residents and groups on the direct borders to the site.• Plans should be shared alongside numerical analysis to give context to decisions.• Perceived need to engage better with St Frideswide Farm, Cutteslowe Park Lodge House and residents of Park Close flats.• How can community leaders and community groups be included in the design process?• An ecologist would be a welcome addition at future consultation events.• There should be an integrated environmental and social management plan to outline deadlines, mitigation measures and responsible parties.• PR6a should be considered as a part of the PR6b development to create a joined up approach. Shared worries about the cumulative impact of developments.• Design and development of recreational spaces should be held with involvement from local sports clubs.
Construction	<ul style="list-style-type: none">• Concerns raised about the visual impact of construction to users of Cutteslowe Park and to residents South of the site.• Did you define construction traffic access roads?• Access to existing properties to be maintained during and after construction.



Site name	<ul style="list-style-type: none">• Majority in support of naming the site Water Eaton.• Perceived issues that the land isn't located in Water Eaton and that this could cause confusion.• Idea of local people helping to choose road names, or using local history facts.• Consult with Cherwell District Council and other developments to ensure consistency in site naming.
Traffic	<ul style="list-style-type: none">• Needs to be a consideration of the impacts of traffic on the current road system.• Are you taking into account the increased noise, air pollution and congestion around the A40, A44 and Cutteslowe and Wolvercote roundabouts?• Concerns raised about traffic on Banbury Road, a need to install traffic lights on Five Mile Drive, Harbord Road.• Some feedback saying that plans for a loop road should be abandoned, with pollution and the issue of 'rat-runs' named as a concern.• Are you monitoring the combined effects of congestion, pollution with respect to PR6b and the Canalside development?• How will you manage school traffic?
Transport	<ul style="list-style-type: none">• Suggestion of creating a public transport hub.• Overall improvements needed to Banbury Road / Oxford Road.• Focus of transport planning needs to be on establishing public transport links and public rights of way.• Controlled parking zones would be beneficial to reduce commuter parking.• Plans should not only include space for cycle parking, but also secure storage for other low emissions vehicles (electric tricycles and cargo bikes.)• What improvements do we envisage to the highway network?• What are the plans for parking and car ownership on the site? Will you be encouraging a car club?• What are the plans for electrical charging points?• How will you reduce displacement of parking to Cutteslowe Car Park and surrounding neighbourhoods (Harbord Road Area)?• Could you advise how you propose to limit vehicle traffic to the development and in particular to the school during drop off and collection?



Sewage	<ul style="list-style-type: none">• Ensure that the rate of building does not exceed the capacity of sewage infrastructure.• Improvements are needed to the existing infrastructure prior to development as Thames Water's Wastewater Treatment Works (WWTW) at Grenoble Road and the WWTW at Cassington are overloaded.• Where do you envision the pumped sewage system?• What is the current capacity for treating foul water drainage flows into the Cherwell?
Sustainability	<ul style="list-style-type: none">• A large number of responses hoped that PR6a could act as an example for sustainable building practices in order to address the climate crisis.• Achieve at least carbon neutral footprints.• A need for bolder targets and commitments. Questions raised about how climate and energy mitigation will be measured?• Infrastructure to support recycling should be incorporated into the sites design.• Concern about the amount of concrete that will be used, 'net zero' materials should be used instead.• Large communal heat pump installations should be used to provide efficient heating for the whole site and solar panels could be placed on roofs.• A need to follow more sustainable and affordable housing designs, such as terrace housing.• What water conservation measures will be added to the design?
Community facilities	<ul style="list-style-type: none">• Majority of respondents say that the primary school, and neighbourhood centre should be located together.• Although there was a comment that to reduce traffic congestion in the area the school and neighbourhood centre should be located separately.• Use of shared facilities encouraged such as school halls and parking.• The need for a primary school was questioned, particularly in view of surplus spaces.• Need for social facilities for all ages, some feel that the elderly have been forgotten in planning.• A permanent place of worship to be included in plans.• Be imaginative when creating play facilities for young children, as well as including spaces for teenagers.• School to be located away from main roads because of pollution and related health concerns.• Questions about possible measures to limit / avoid anti-social behaviour.• Is the School Street Scheme being considered?• Allotments should be placed within the development instead of around the perimeter to provide 'hubs' of activity.



	<ul style="list-style-type: none">• Mixed views about if the neighbourhood centre should include a pub or a café.• The new development needs a youth worker to help organise things to do for children / teens.
Shops and other amenities	<ul style="list-style-type: none">• Importance placed on provision of shops and cafes, as there is a perceived lack of amenities in the area.• What considerations have been given to health care services? Suggestions to consider including a dentist and GP within the development.
Housing	<ul style="list-style-type: none">• Large amount of feedback saying that the housing needs to be 'truly affordable'.• Questions about the typologies of housing and number of houses that will be affordable.• Emphasis put on the need for social housing.• More detail needed into the impacts of construction, noise, traffic etc.• Could factory-built housing be used for efficiency and construction quality?• Choice of architect important, and this should be done as early as possible.• Concerns around the development being used by commuters to London.• Housing to include good indoor light levels.• Will there be green spaces adjacent to all homes.• Multiple comments received against the PR6b allocation.• Which housing associations and organisations will be involved in the site?
Flooding	<ul style="list-style-type: none">• What measures are being put in to reduce flood risks?• Have we considered the cumulative effects of flooding from PR6b, PR6a, PR7a and PR7b?• Are any homes being built in Flood Zone 2 and/or Flood Zone 3. If so why and what measures will be planned and built in to prevent flooding of the properties?• As the site is a hill site, what measures will be taken to prevent run off and ensure that rain is soaked up where it falls or within say 5m during periods of heavy rain?