



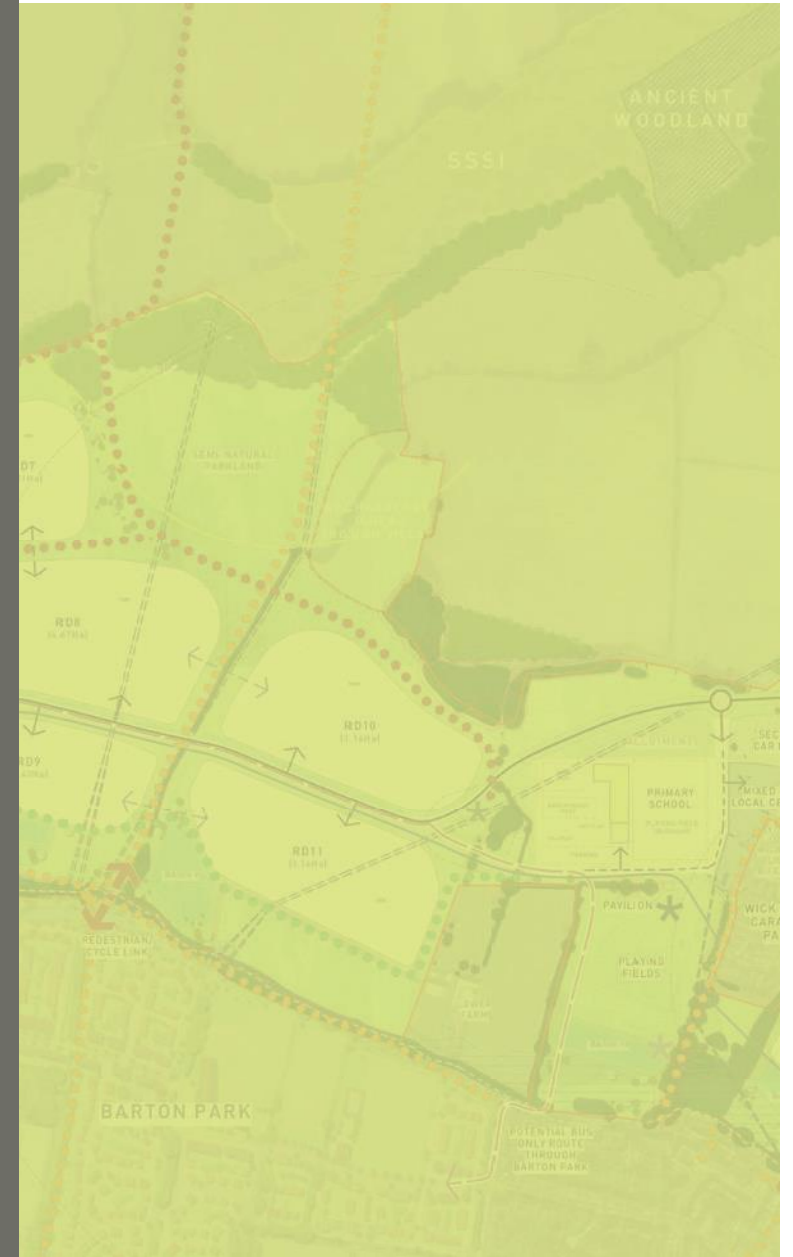
LAND NORTH OF BAYSWATER BROOK

Enquiry by Design
WORKSHOP TWO
MASTERPLAN ISSUES
AND CONSTRAINTS
2 February 2021
18.00-19.45



WELCOME AND EVENT OPEN

- TIM READ, Camargue



All comments and questions will be visible to everyone

If you'd like to ask a question verbally, please use the Raise Hand button

You can use the Chat box to ask questions throughout and we will answer questions as we go

Participants can choose if they'd like their cameras on

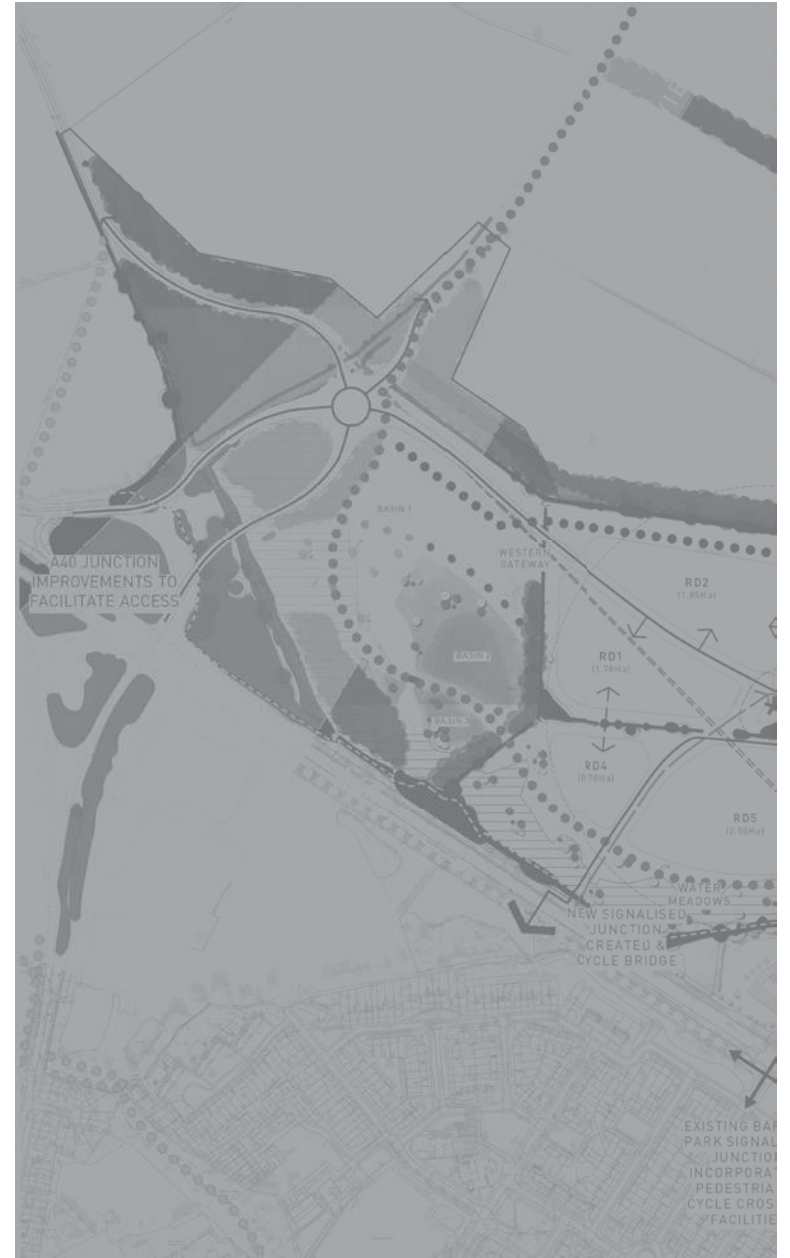
Please keep your microphone on mute when you're not speaking

The event will be recorded and we can share the recording on request



AGENDA

1. Welcome and housekeeping – 5 mins
2. Follow up from last workshop – 5 mins
3. Landscaping and visual – 5 mins presentation
15 mins discussion
4. Heritage – 5 mins presentation 10 mins discussion
5. Flooding and water management – 5 mins presentation 10 mins discussion
6. Ecological constraints – 5 mins presentation 10 mins discussion
7. Discussion on all areas – 30 mins
8. Ends



GROUND RULES

1. Taking part is not a presumption of support
2. One person speaking at a time please
3. Please put up your hand or drop a note into the chat if you want to raise a point
4. End each session on time – 19.45 tonight
5. We will pick up any points not fully explored at subsequent workshops
4. Each session will be recorded and can be shared with those unable to attend
5. We welcome feedback during and outside of the workshops



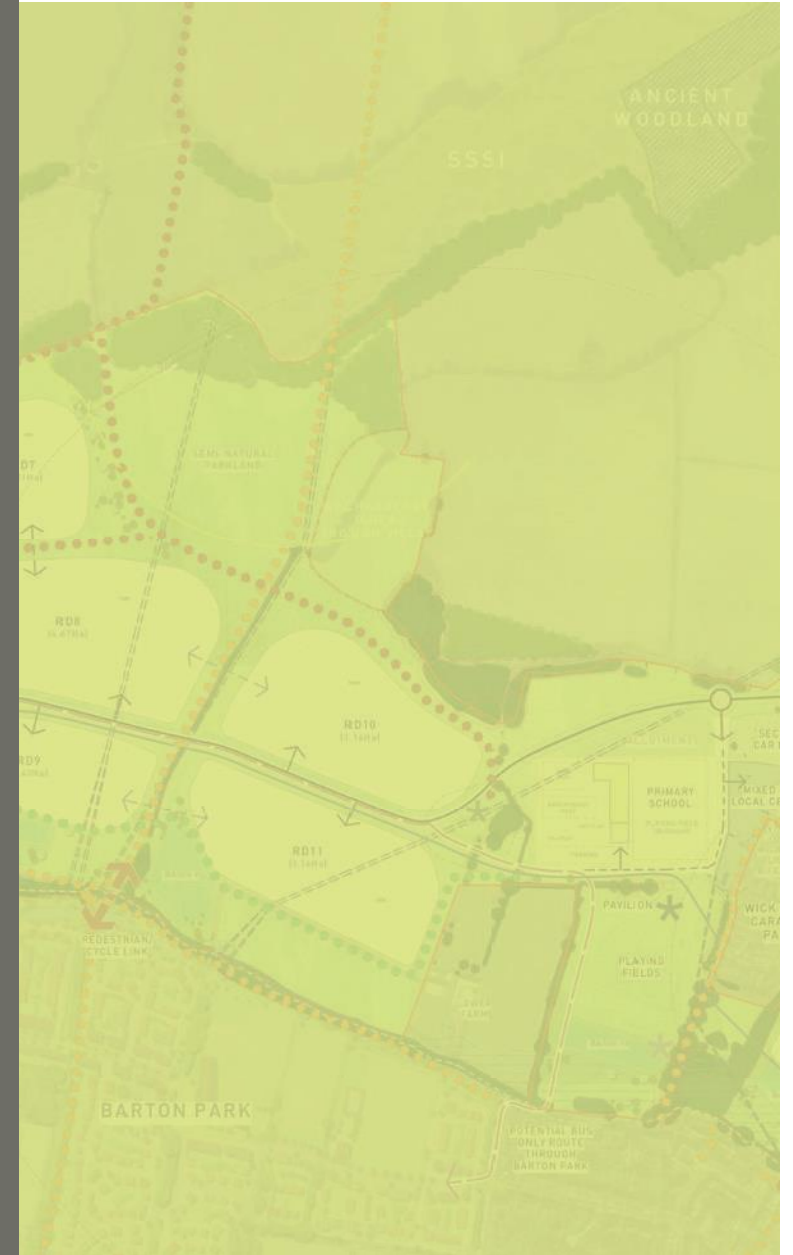
WHAT WE ARE SHARING TODAY?

- Presentations from our technical team on the Land North of Bayswater Brook site
- A chance to discuss the constraints and opportunities for each discipline
- A chance to give feedback and information for us to consider in thinking how the plans should evolve
- In parallel we are engaging with a range of technical stakeholders from local authorities and other specialist groups – including BBOWT, Natural England and the Environment Agency
- We are also working with a Design Review Panel who will assess our work
- This is not a planning application – we do not have all the answers and there is still a long way to go
- Our final event in this series will be an opportunity to comment on an initial masterplan taking into account all comments received
- There will be a full programme of public consultation before we submit any application



THE PROJECT TEAM

- CAROLYN PUDDICOMBE, Christ Church
- GAVIN ANGELL, Dorchester Residential Management
- PAUL BURRELL, Pegasus Planning
- CHRIS WALKER, Pegasus Planning (Masterplanning)
- IAN MONACHINO-AYRES, IMA (Transport)
- ALEX BEARNE, Calibro (Flooding and water management)
- HOWARD FEARN, Avian Ecology
- ROBERT FRENCH, Pegasus (Landscaping and visual impact)
- GAIL STOTEN, Pegasus (Heritage)
- HANNAH MCCARTHY, Camargue

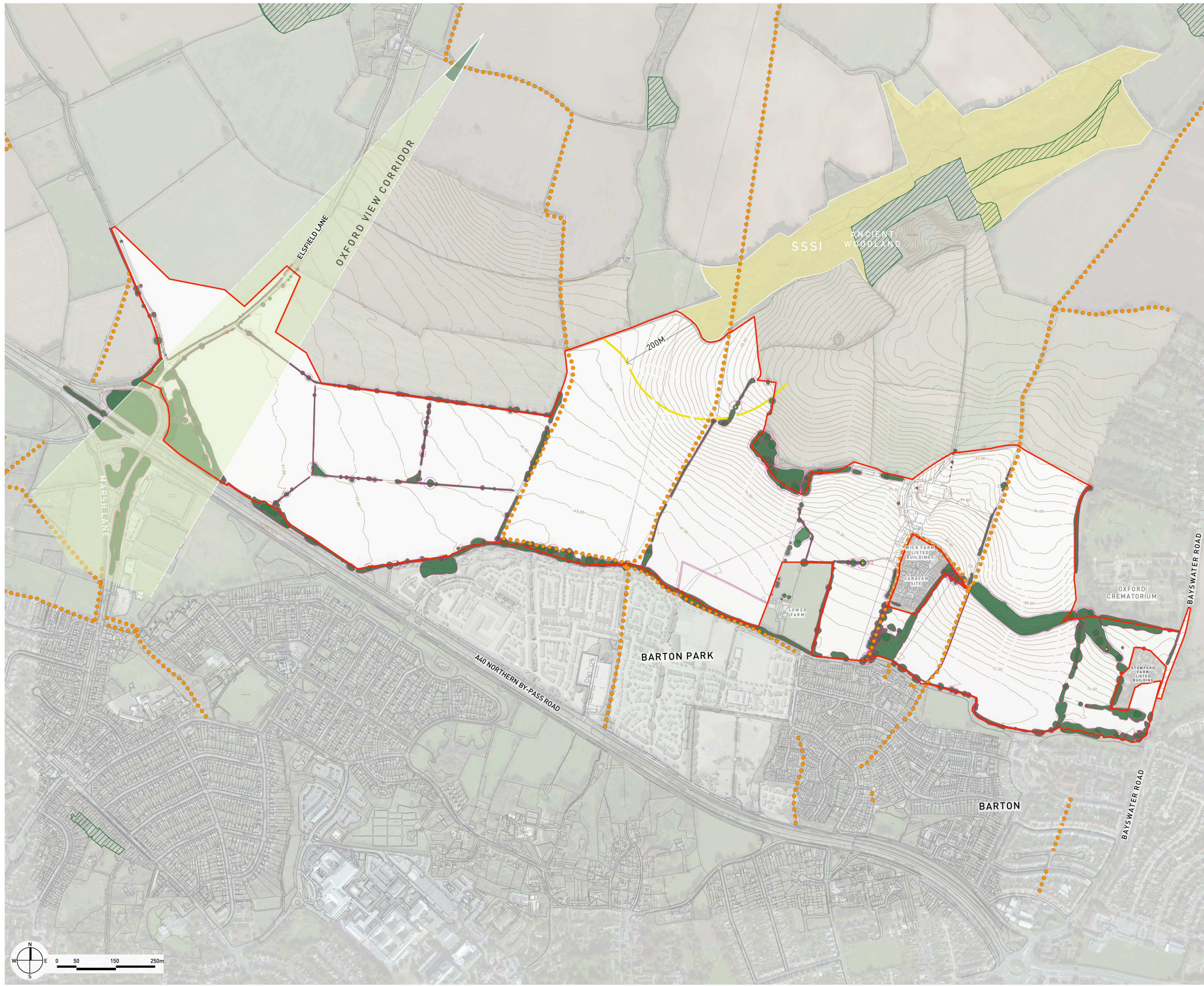


LANDSCAPING/VISUAL CONSTRAINTS AND OPPORTUNITIES

ROBERT FRENCH, Pegasus

- PRESENTATION
- IMMEDIATE QUESTIONS





KEY

- APPLICATION BOUNDARY
- EXISTING PUBLIC FOOTPATHS
- EXISTING TREES (WITH ROOT PROTECTION ZONES)
- VETERAN TREES
- ANCIENT WOODLAND
- SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)
- OXFORD VIEW CONE
- CONTOURS AT 1M INTERVALS

Copyright Pegasus Planning Group Ltd. Crown copyright. All rights reserved. Ordnance Survey Copyright Licence number: 100022425. Pegasus Licence number: 100022425. Similar to OS licence conditions apply. Pegasus accepts no liability for any errors or omissions on this map.

LAND NORTH OF BAYSWATER, OXFORD - OPPORTUNITIES & CONSTRAINTS - LANDSCAPE



KEY

-  APPLICATION BOUNDARY (114.1 HA)
-  EXISTING CONTOURS (1M INTERVALS)
-  EXISTING TREES TO BE RETAINED (INDICATIVE LOCATIONS)
-  EXISTING FARMLAND TO BE RETAINED
-  FLOOD ZONE 2 BOUNDARY (WITHIN APPLICATION BOUNDARY)
-  ARCHAEOLOGY AREA (ROMAN VILLA)
-  GRADE II & II* LISTED BUILDINGS
-  OXFORD VIEW CONE
-  EXISTING PUBLIC RIGHTS OF WAY
-  PROPOSED DEVELOPMENT PARCELS
-  PROPOSED SPINE ROAD / CENTRAL GREEN CORRIDOR
-  PROPOSED BAYSWATER CORRIDOR & LINEAR PARK (BAYSWATER BROOK REALIGNED)
-  PROPOSED PEDESTRIAN FOOTPATHS
-  PROPOSED BUS & CYCLEWAYS
-  PROPOSED EQUIPPED PLAY AREAS
-  PROPOSED GREEN CORRIDORS / LINKS
-  PROPOSED GREEN BELT REINFORCEMENT
-  PERMISSIVE FOOTPATH WITHIN SSSI



LAND NORTH OF BAYSWATER BROOK, OXFORD - GREEN INFRASTRUCTURE PRINCIPLES PLAN - DRAFT



Copyright Pegasus Planning Group Ltd. Crown copyright. All rights reserved. Ordnance Survey Copyright Licence number 100042030. Pegasus accepts no liability for any use of this document other than for its original purpose, or for any other purpose, or for any other purpose, or for any other purpose, or for any other purpose.

HERITAGE

GAIL STOTEN, Pegasus

- PRESENTATION
- IMMEDIATE QUESTIONS



HERITAGE

The plan opposite illustrates various heritage assets that will inform the emerging masterplans. They include:

- Oxford View Cone;
- Area of archaeological potential; and
- The various listed buildings in the Wick Farm vicinity and Stowford Farm.



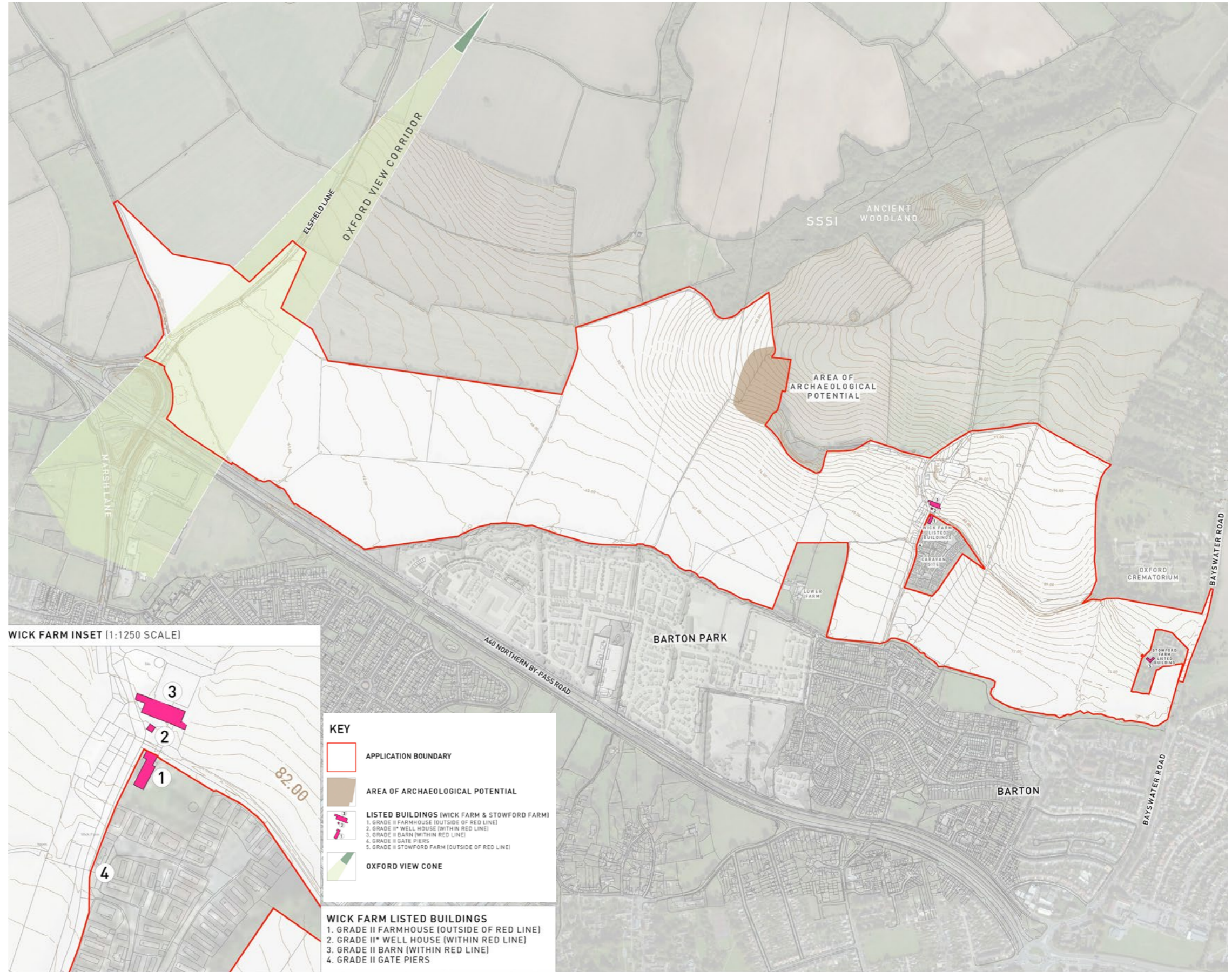
▲ GRADE II* LISTED WELL HOUSE AND GRADE II LISTED BARN



▲ GRADE II LISTED WICK FARM HOUSE



▲ VIEW EAST TOWARDS LISTED STOWFORD FARM



▲ HERITAGE CONSTRAINTS PLAN

FLOODING AND WATER MANAGEMENT

ALEX BEARNE, Calibro

- PRESENTATION
- IMMEDIATE QUESTIONS

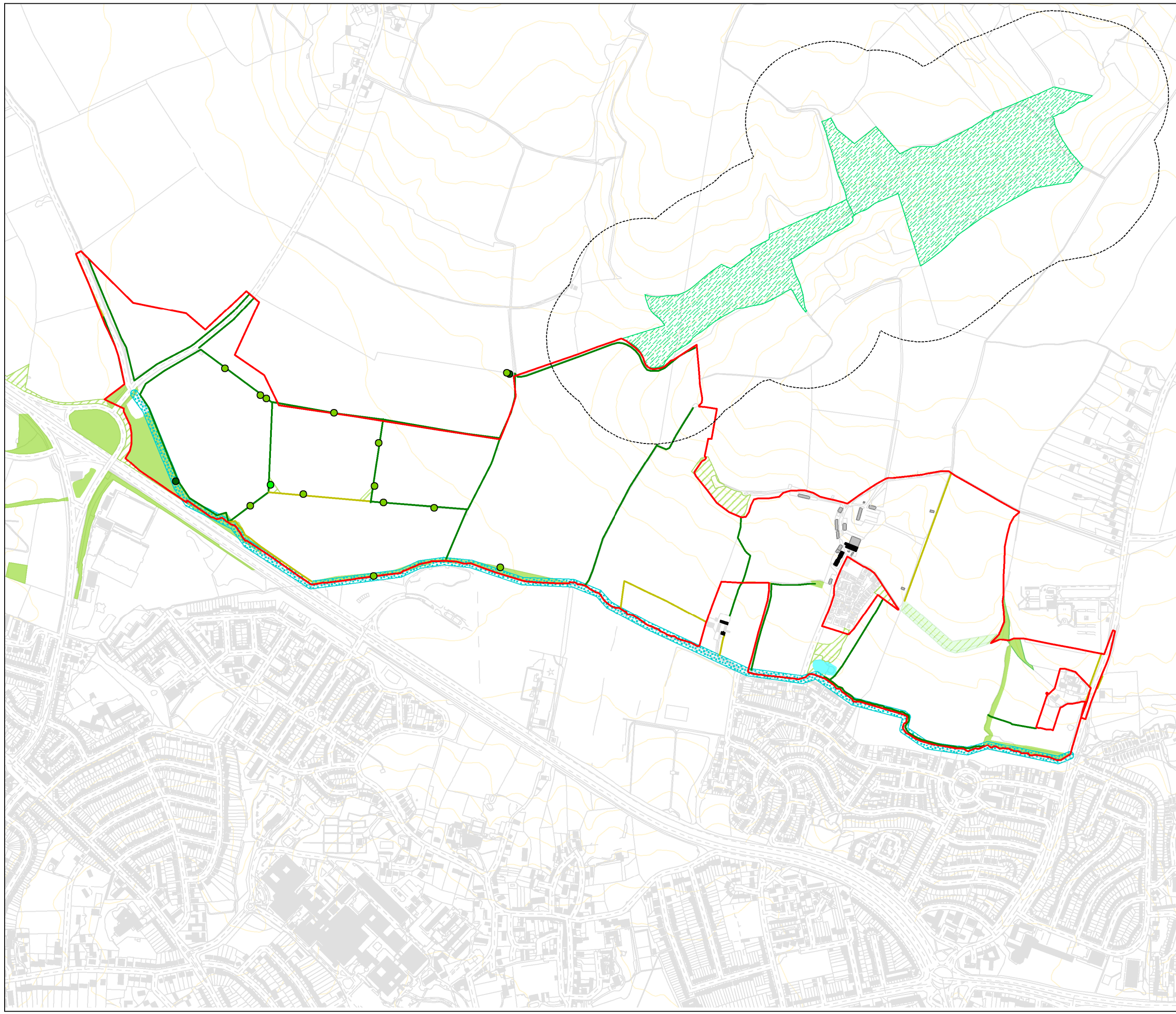


ECOLOGICAL CONSTRAINTS

HOWARD FEARN, Avian

- PRESENTATION
- IMMEDIATE QUESTIONS





- Legend**
- Site boundary
 - Bayswater Brook LWS
 - Sidlings Copse and College Ponds SSSI
 - 200m buffer
- Bat Constraints**
- Buildings with confirmed bat roosts
- Habitat Constraints**
- Broadleaved semi-natural woodland
 - Broadleaved plantation woodland
 - Mixed woodland plantation
 - Swamp
- Hedgerow Regulations Categories**
- Hedgerow not qualifying as conservation priority
 - Hedgerow qualifying as conservation priority
- PRA Survey Classifications**
- High
 - Moderate / high
 - Moderate

This map contains data from the following sources:
 Ordnance Survey (2019)
 © Crown copyright. All rights reserved 2019.
 1 licence number 010031673.

Co-ordinate System : British National Grid
 Projection: Transverse Mercator
 Datum: OSGB 1936
 Units: Metres

Rev	Date	Description	De	App
00	29/01/2021		MR	**

BAYSWATER



CONSTRAINTS PLAN

0 250

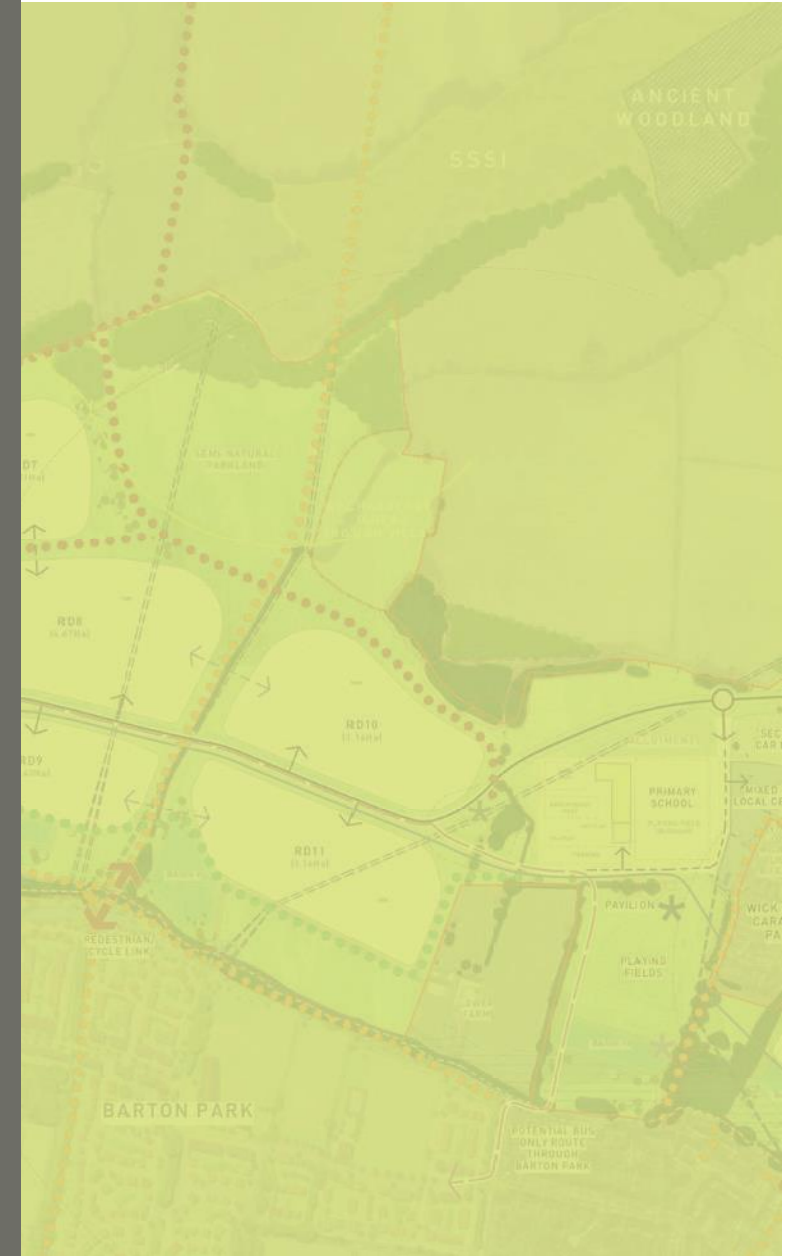
metres

N
W E
S

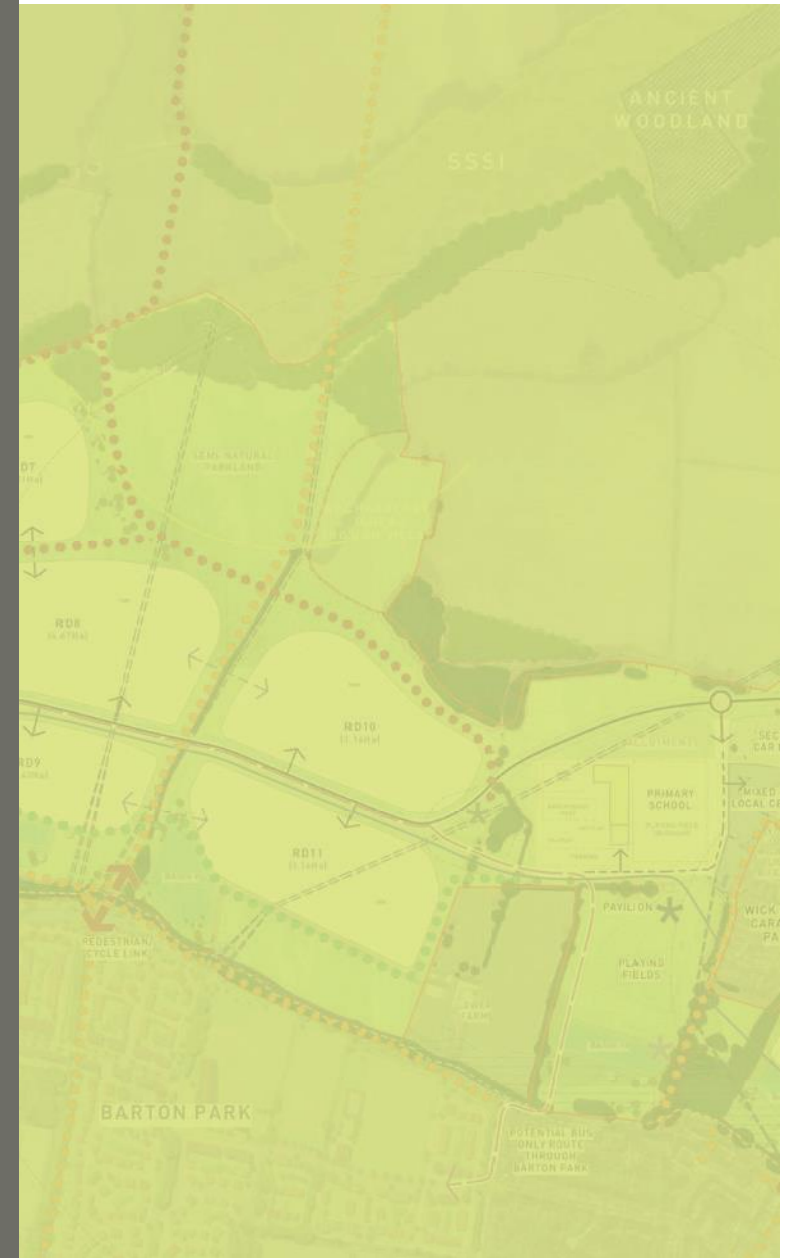
Avian Ecology, Suite 3c Walnut Tree Farm, Northwich Road, Lower Stretton
 WA4 4PG
 Tel: 0543 526 5116
 www.avianecology.co.uk

REV 00

DISCUSSION SESSION



THANK YOU



LAND NORTH OF BAYSWATER BROOK