



POLICY STRAT13,

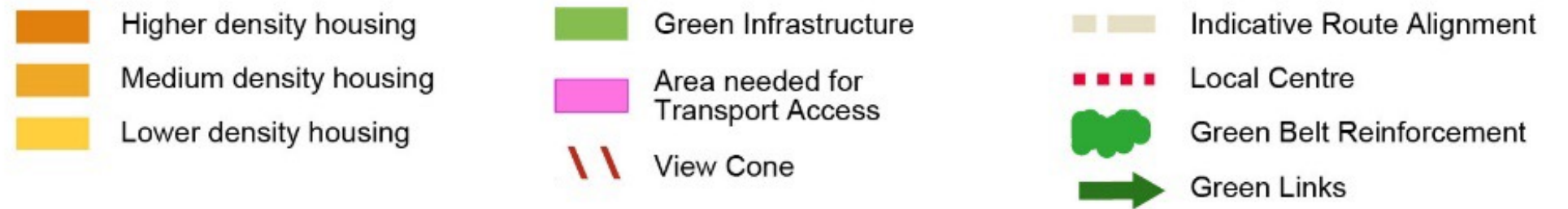
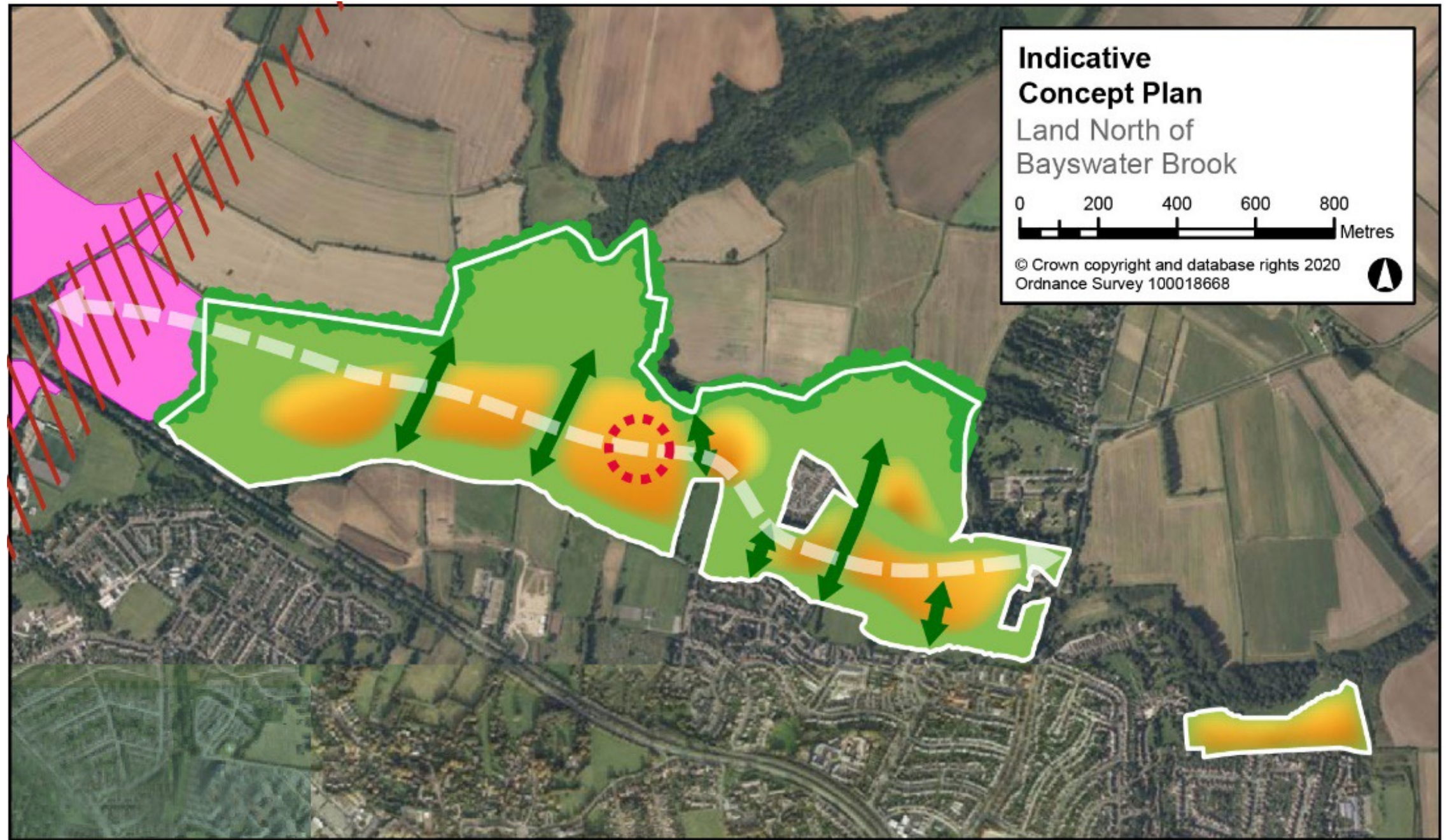
**LAND NORTH OF BAYSWATER BROOK,
OXFORD**

MASTERPLAN & DESIGN PRINCIPLES BRIEFING NOTE
ON BEHALF OF DORCHESTER GROUP & CHRIST CHURCH, OXFORD.

INTRODUCTION

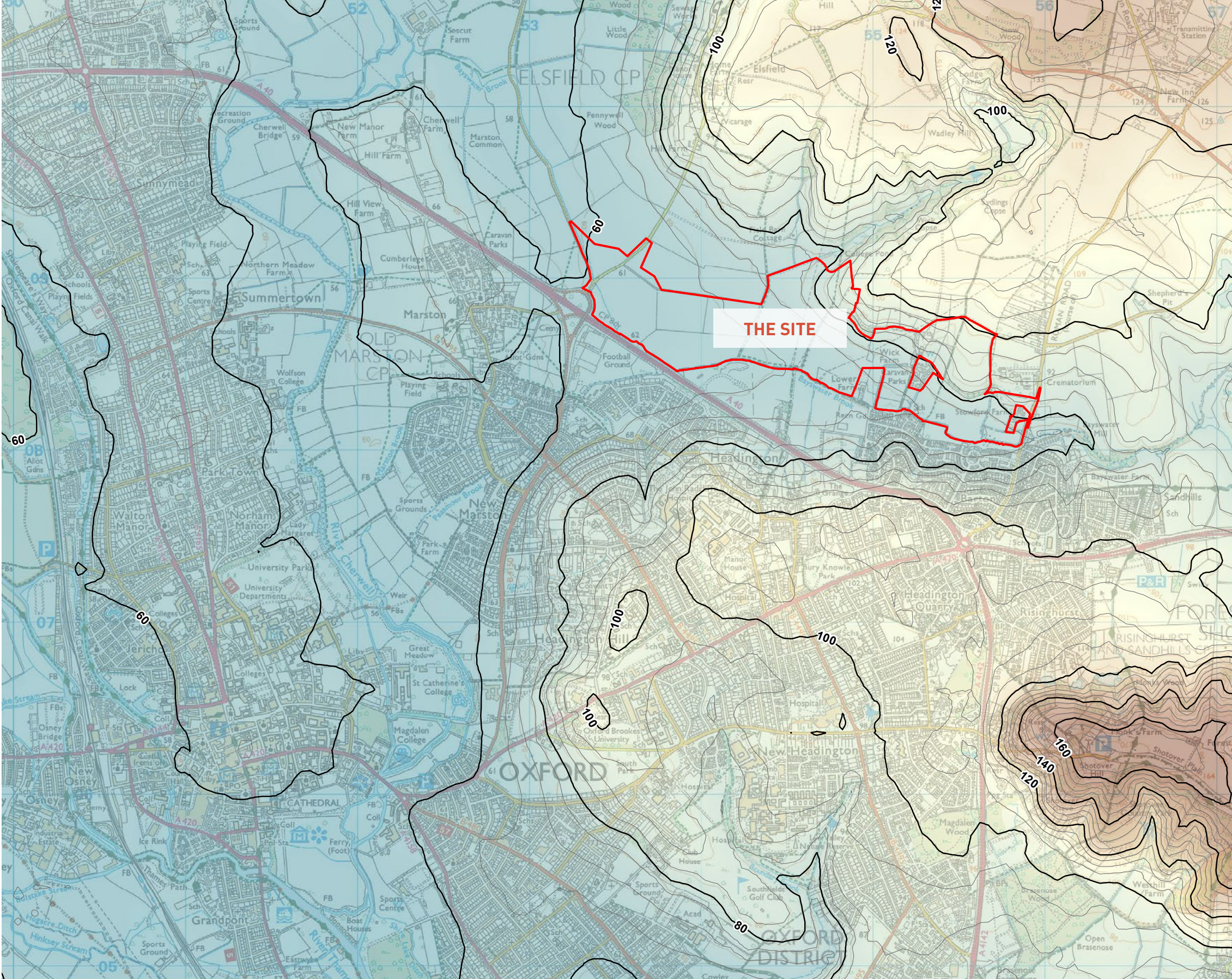
The purpose of this briefing note is to explain the design rationale for the evolving masterplan and provide some background and context to our upcoming Masterplanning workshops in January/February 2021.

The Indicative Concept Plan which accompanies the adopted Local Plan policy STRAT13 identifies broad land areas for residential development with suggested density bands, a local centre at the centre of the site, areas of Green Belt reinforcement and an indicative road alignment. The Concept Plan also identifies areas of green infrastructure with green links connecting north-south across the site.



SITE CONTEXT

The site context plan identifies the site's location on the northern edge of Oxford. The plan also shows the topography of the surrounding area with higher ground to the north east and south east. The majority of the site sits within the Bayswater Brook valley.




KEY

- Site Boundary
- Contour

DTM (metres above ordnance datum)

High : 171



Low : 53.8553

▲ SITE CONTEXT PLAN

THE SITE



A. VIEW SOUTH
ALONG PROW



B. VIEW SOUTH
FROM HIGH
GROUND



E. VIEW SOUTH FROM EXISTING TRACK



H. VIEW NORTH INTO THE SITE FROM
BAYSWATER BROOK



F. VIEW SOUTH ALONG PROW



D. GRADE II LISTED WICK FARM HOUSE



C. GRADE II* LISTED WELL HOUSE AND GRADE
II LISTED BARN











G. VIEW EAST TOWARDS LISTED STOWFORD FARM

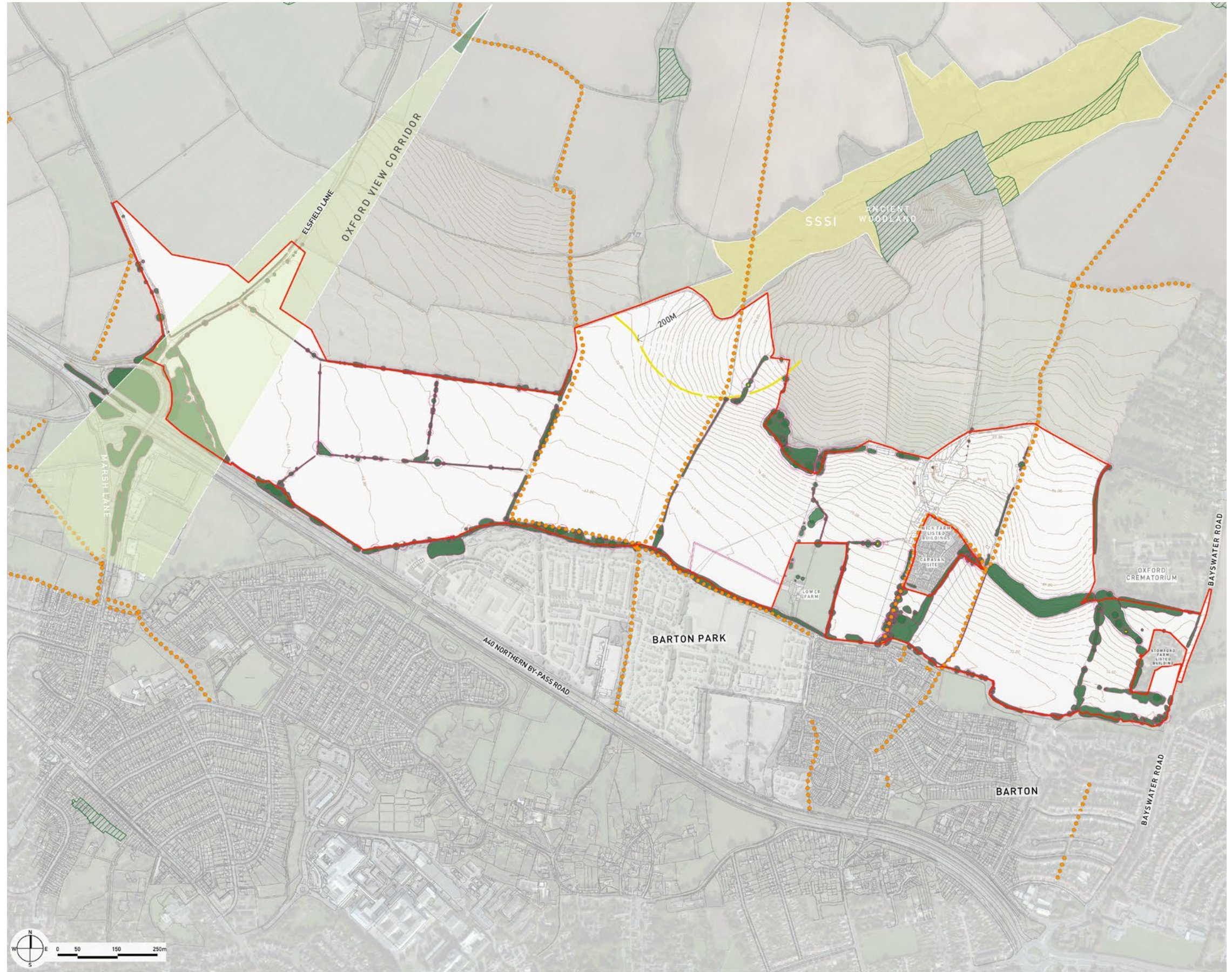
LANDSCAPE

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

- Existing public footpaths that cross the site and connect into neighbouring settlements;
- Existing trees (including veteran trees) and hedgerows;
- Sydlings Copse and College Pond SSSI;
- Site topography; and
- Oxford View Cone.

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

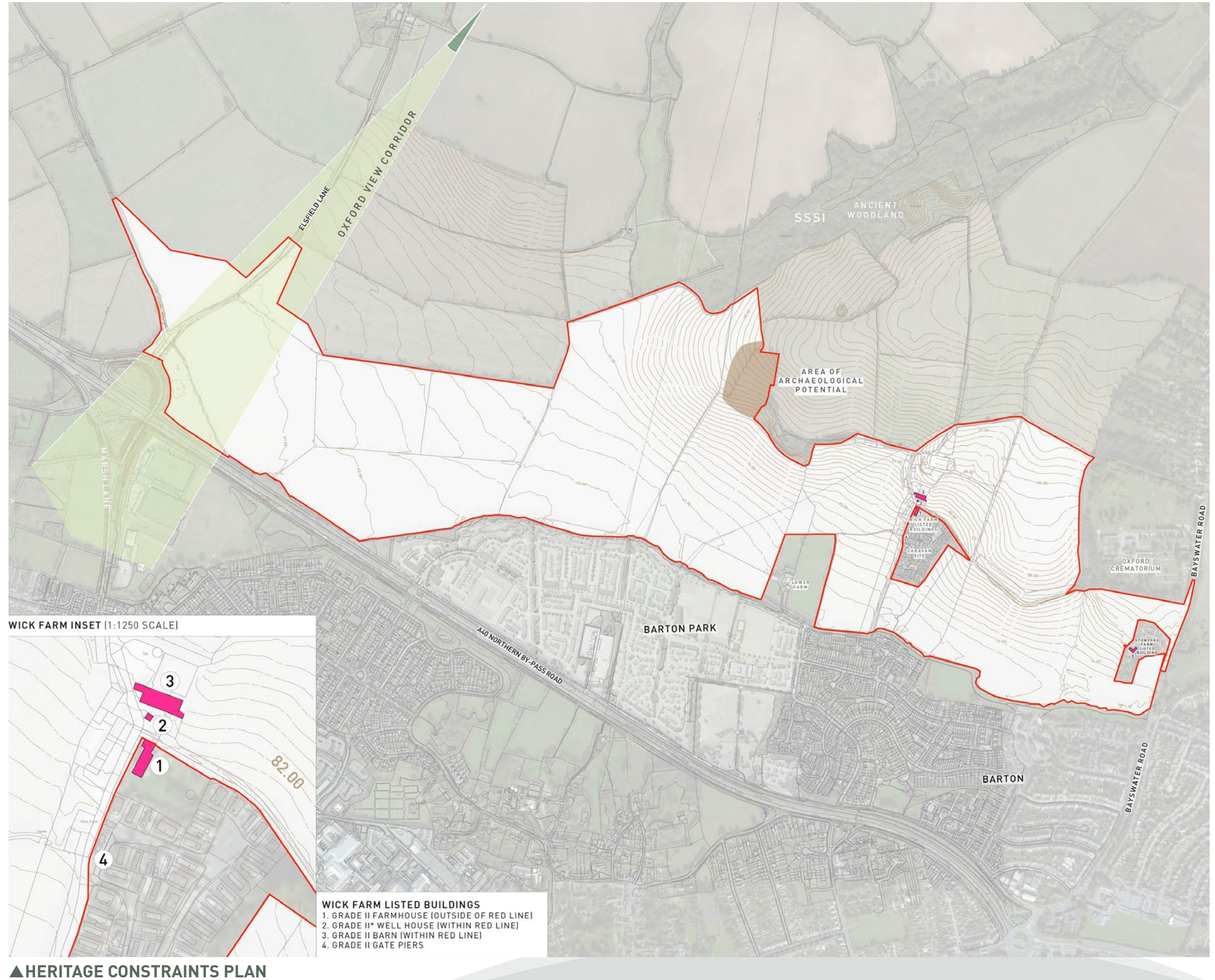


▲ LANDSCAPE CONSTRAINTS PLAN

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.



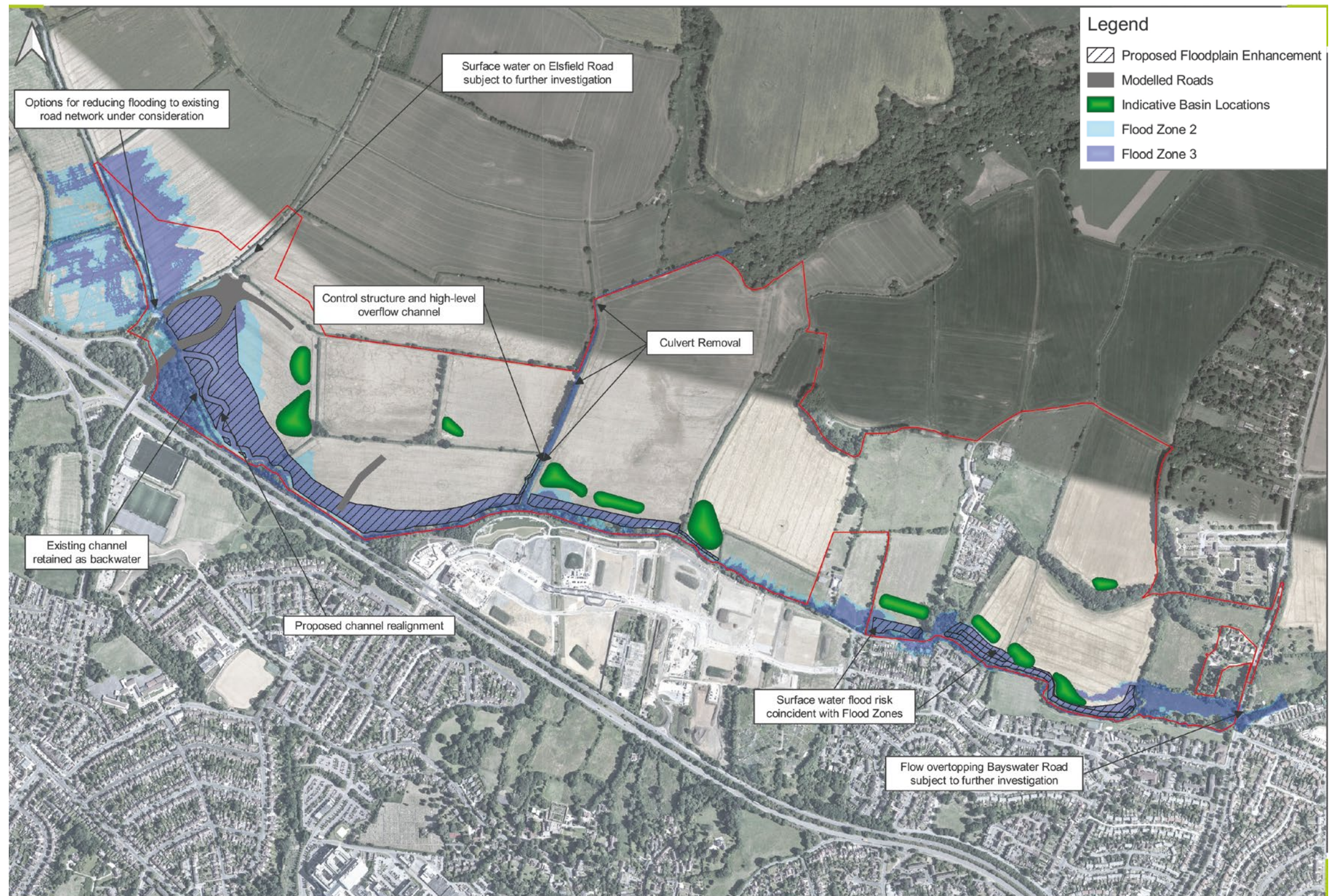
DRAINAGE

To inform the development of a Draft Masterplan, the following work has been undertaken:

- Consultation with the Environment Agency
- An assessment of all forms of flooding.
- A detailed assessment of river flow.
- Detailed hydraulic modelling.
- Greenfield runoff calculations.

Estimates of attenuation storage to restrict runoff to the greenfield QBAR rate.

This work has informed the development of a scheme that would integrate the management of existing flood risk and surface water with the built and natural environment to deliver multiple benefits. The site represents an opportunity for development that would go beyond compliance with local and national policies, help deliver the aims of the Local Plan and Strategic Flood Risk Assessment and yield significant material benefits particularly with regards to flood risk and the state of the river environment.



▲ FLOOD RISK & DRAINAGE PLAN

ECOLOGY

The proposed masterplans have been informed by extensive ecological surveys between 2017 and 2021, comprising:

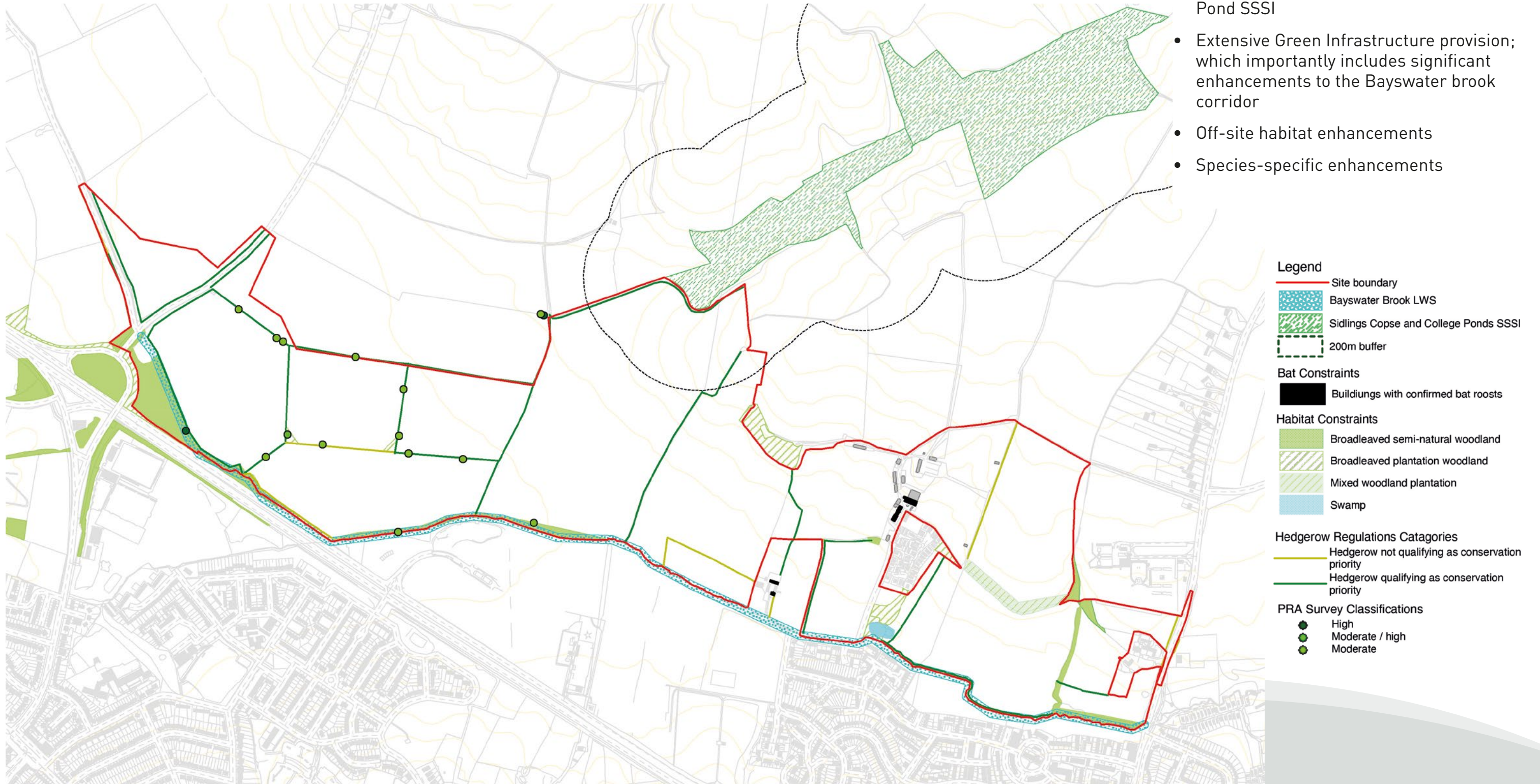
- Habitat surveys (Extended Phase 1 habitat survey, hedgerow surveys, arable weed surveys and river corridor surveys)

- Breeding Bird surveys
- Bat Surveys (preliminary bat roost assessment of trees/buildings, emergence/re-entry bat surveys at Lower and Wick Farms, bat activity surveys throughout the site and ongoing hibernation surveys at Wick Farm.

- Badger surveys
- Water Vole surveys
- Otter surveys
- Great Crested Newt eDNA survey
- Reptile surveys

The principal of biodiversity net-gain will form an integral part of the ecological impact assessment, with significant biodiversity enhancements enshrined within the proposed masterplans, including:

- Semi-natural parkland buffer zone surrounding Sydlings Copse and College Pond SSSI
- Extensive Green Infrastructure provision; which importantly includes significant enhancements to the Bayswater brook corridor
- Off-site habitat enhancements
- Species-specific enhancements



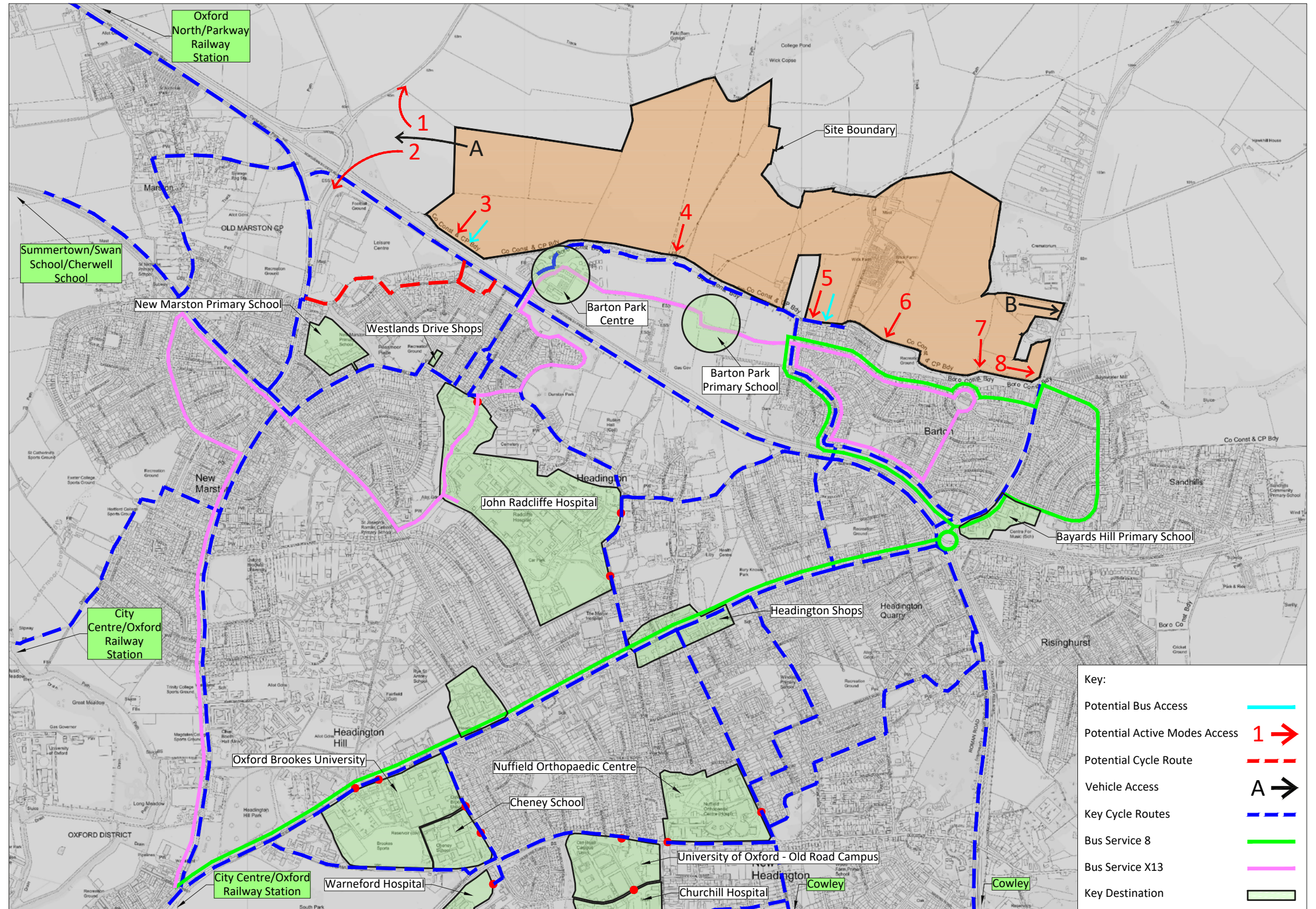
- Legend**
- Site boundary
 - Bayswater Brook LWS
 - Sidlings Copse and College Ponds SSSI
 - 200m buffer
- Bat Constraints**
- Buildings with confirmed bat roosts
- Habitat Constraints**
- Broadleaved semi-natural woodland
 - Broadleaved plantation woodland
 - Mixed woodland plantation
 - Swamp
- Hedgerow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

TRANSPORT

The plan opposite locates the site within the wider context of Oxford and illustrates key routes via all modes of transport to key destinations, such as:

- Oxford city centre and railway station
- John Radcliffe Hospital
- Headington Shops; and
- Primary and Secondary Schools in close proximity.

The plan also identifies the proposed access points into the site, which include bus, cycle, pedestrian and vehicular.
























▲ SITE CONTEXT AND KEY DESTINATION PLAN

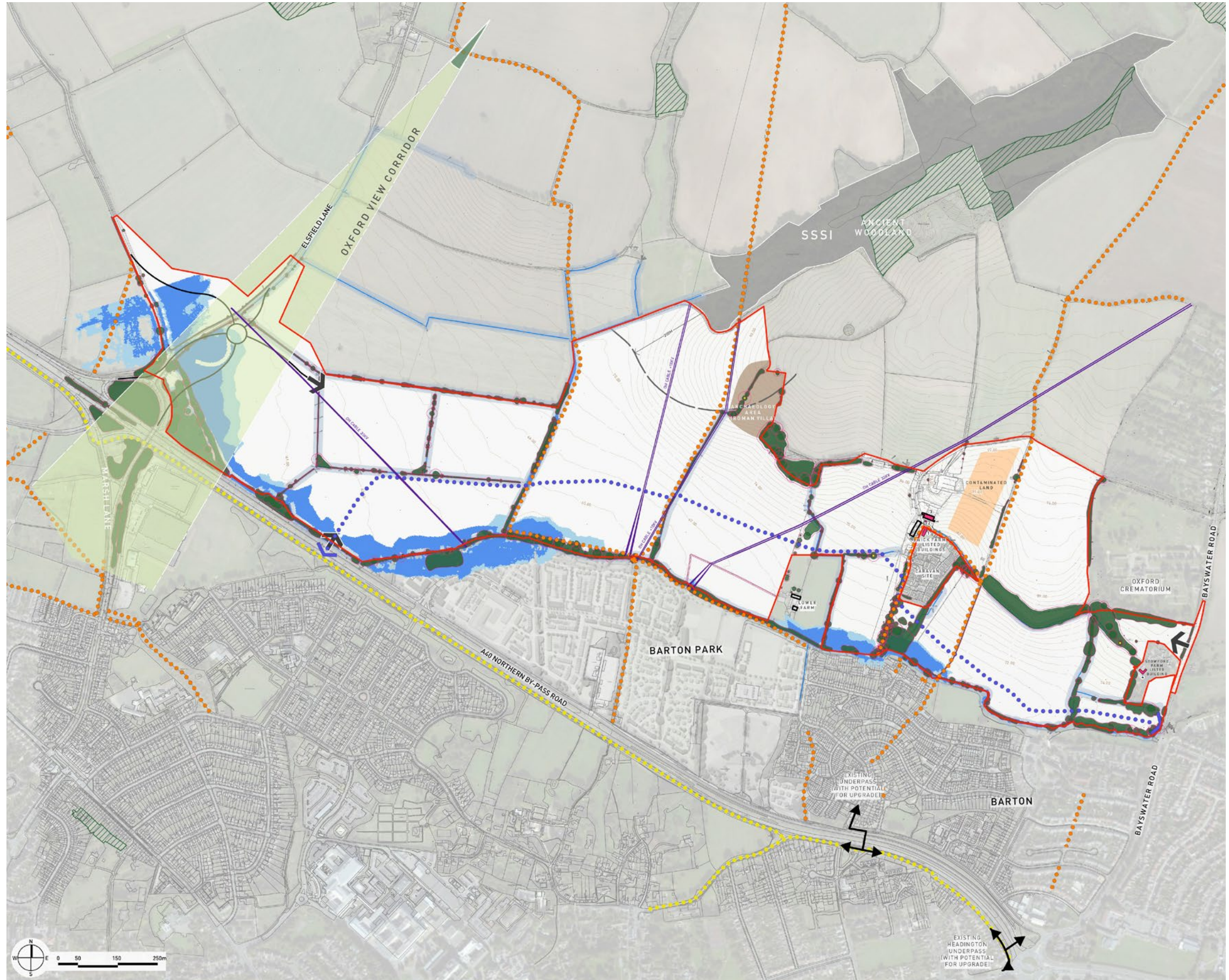
OPPORTUNITIES & CONSTRAINTS

The plan opposite illustrates the various layers of opportunities and constraints detailed over the previous pages. In turn they will help shape the emerging masterplans.

KEY

-  APPLICATION BOUNDARY
- ACCESS & MOVEMENT:**
-  EXISTING PUBLIC FOOTPATHS
-  EXISTING CYCLEWAY
-  POTENTIAL LOCATION OF NEW ACCESS JUNCTION
-  POTENTIAL ACCESS POINTS
-  POTENTIAL LOCATION OF NEW CYCLEWAY THROUGH THE SITE
-  EXISTING UNDERPASS WITH POTENTIAL TO UPGRADE
- HYDROLOGY**
-  FLOOD ZONE 2
-  FLOOD ZONE 3
-  EXISTING WATERCOURSE (WITH 10M EASEMENT)
- LANDSCAPE, ECOLOGY & HERITAGE:**
-  EXISTING TREES (WITH ROOT PROTECTION ZONES)
-  VETERAN TREES
-  FARM BUILDINGS WITH BAT ROOSTS
-  ANCIENT WOODLAND
-  SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)
-  POSSIBLE LOCATION OF ROMAN VILLA
-  CONTAMINATED LAND
-  LISTED BUILDINGS (WICK FARM & STOWFORD FARM)
 1. GRADE II FARMHOUSE (OUTSIDE OF RED LINE)
 2. GRADE II* WELL HOUSE (WITHIN RED LINE)
 3. GRADE II BARN (WITHIN RED LINE)
 4. STOWFORD FARM
- VIEWS, TOPOGRAPHY & OTHER:**
-  OXFORD VIEW CONE
-  CONTOURS AT 1M INTERVALS
-  OVERHEAD POWER CABLES

NOTE: Please note that other constraints, such as badger, otter and schedule 1 bird species have been carefully considered as part of the site's constraints.



▲ COMPOSITE OPPORTUNITIES AND CONSTRAINTS PLAN

EFFICIENT USE OF DEVELOPMENT LAND

The plan opposite overlays the key principles of our emerging masterplan with the Indicative Concept Plan that accompanies the adopted Local Plan.

By undertaking the various site surveys and assessments and building up the layers of constraints we have been able to identify additional areas of developable land that will optimise the site's potential.

The Local Plan in Policy STRAT5 requires that 'proposals optimise the use of land and the potential of the site' with a 'need to use land efficiently'. A scheme should also demonstrate that 'a scheme makes the optimal use of the site as part of the masterplan'.



▲ SODC OVERLAY PLAN

THE MASTERPLANS

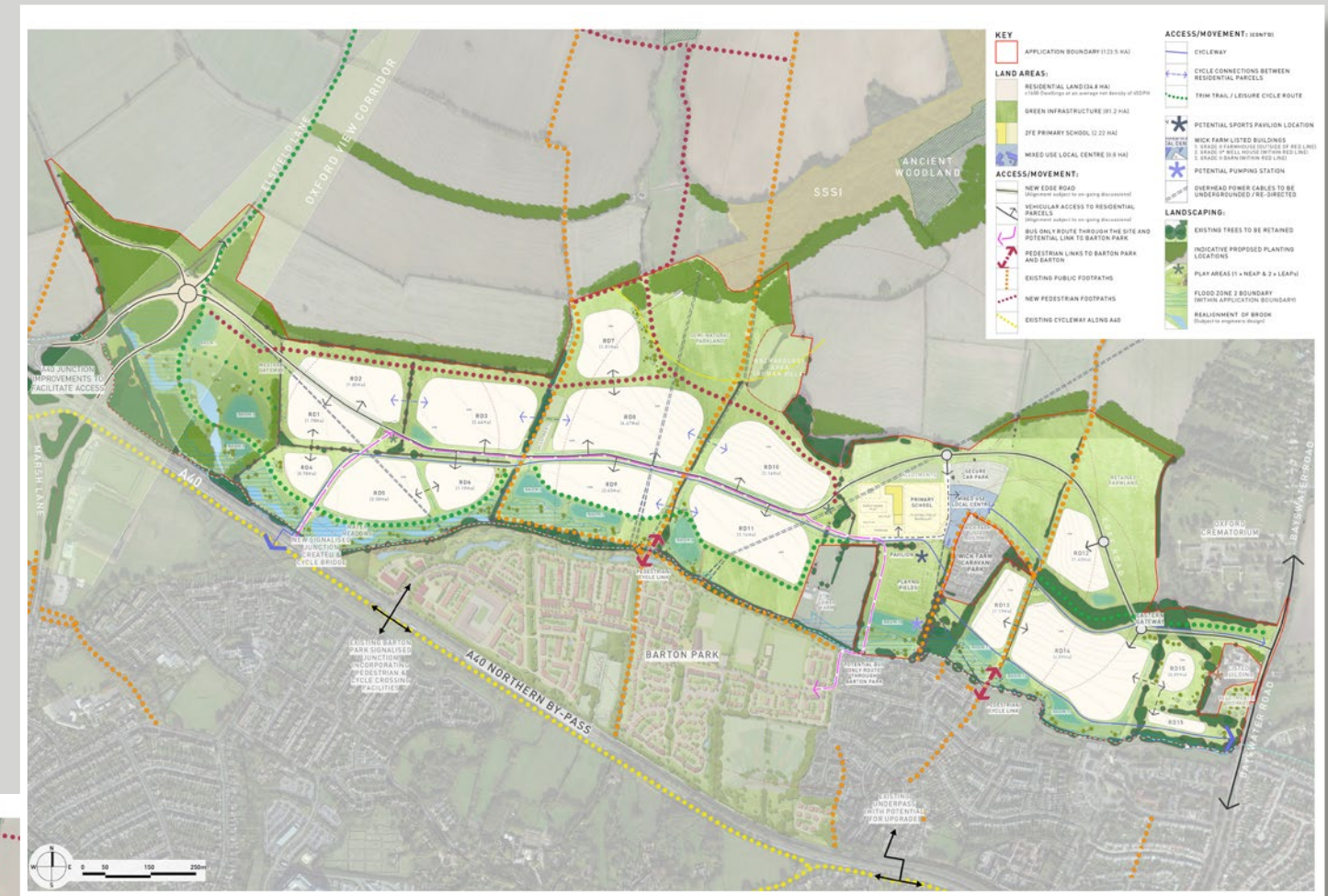
Two Indicative Masterplans have been produced to guide discussions in the Masterplan workshops; OPTION A and OPTION B. Whilst the general land areas and design principles remain the same for both options, they do offer different transport solutions to connect the western side of the site (Marston Interchange) with the east (Bayswater Road).

Both Masterplan options illustrate the potential to deliver the same broad quantum of land uses, including:

- approximately 35 hectares (ha) of residential land;
- Green Infrastructure (which will contain playing fields, community orchards and allotments, amenity green spaces and children’s play areas),
- a 2FE Primary School; and
- a mixed use local centre in the general vicinity of Wick Farm.

The 35 hectares of residential land illustrated on both options have the potential to deliver between 1,100 and 1,600 dwellings depending on the average density. The residential densities have been optimised across the site as illustrated on the Local Plan’s Indicative Concept Plan. Higher residential densities are proposed along the southern half of the site, overlooking Bayswater Brook and the central spine. Meanwhile, medium and lower densities are proposed to the northern half of the site to assist in mitigating the visual, ecological and physical constraints such as the Oxford View Cone and the Sydlings Copse and College Pond SSSI.

The residential densities also take into account the site’s topography, with higher densities proposed on the lower ground to the south west and southern boundaries and lower densities on the ground which starts to rise towards the central northern areas of the site and the north east of the site. This approach broadly follows those indicated on the Local Plan’s Indicative Concept Plan.

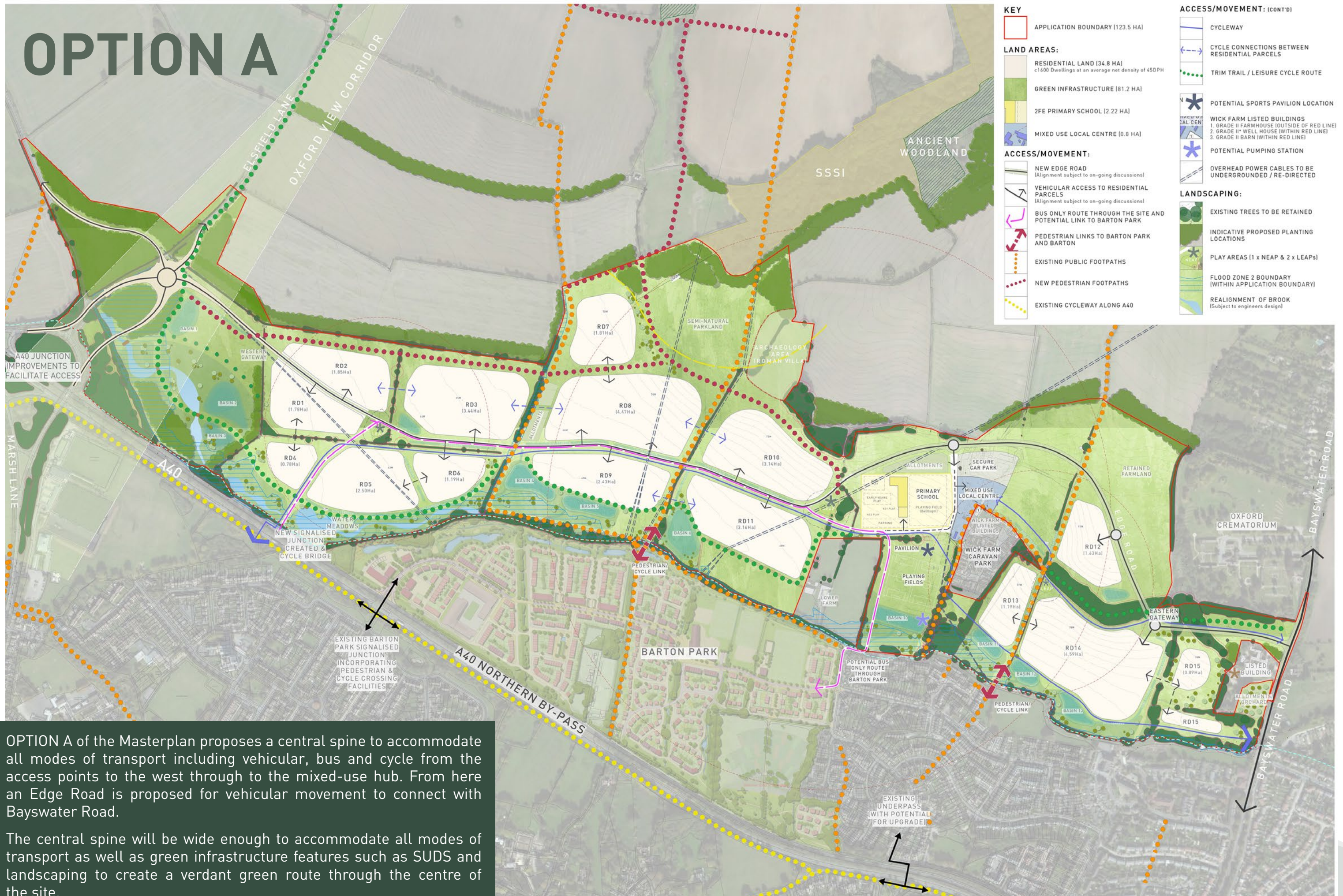


▲ OPTION A



◀ OPTION B

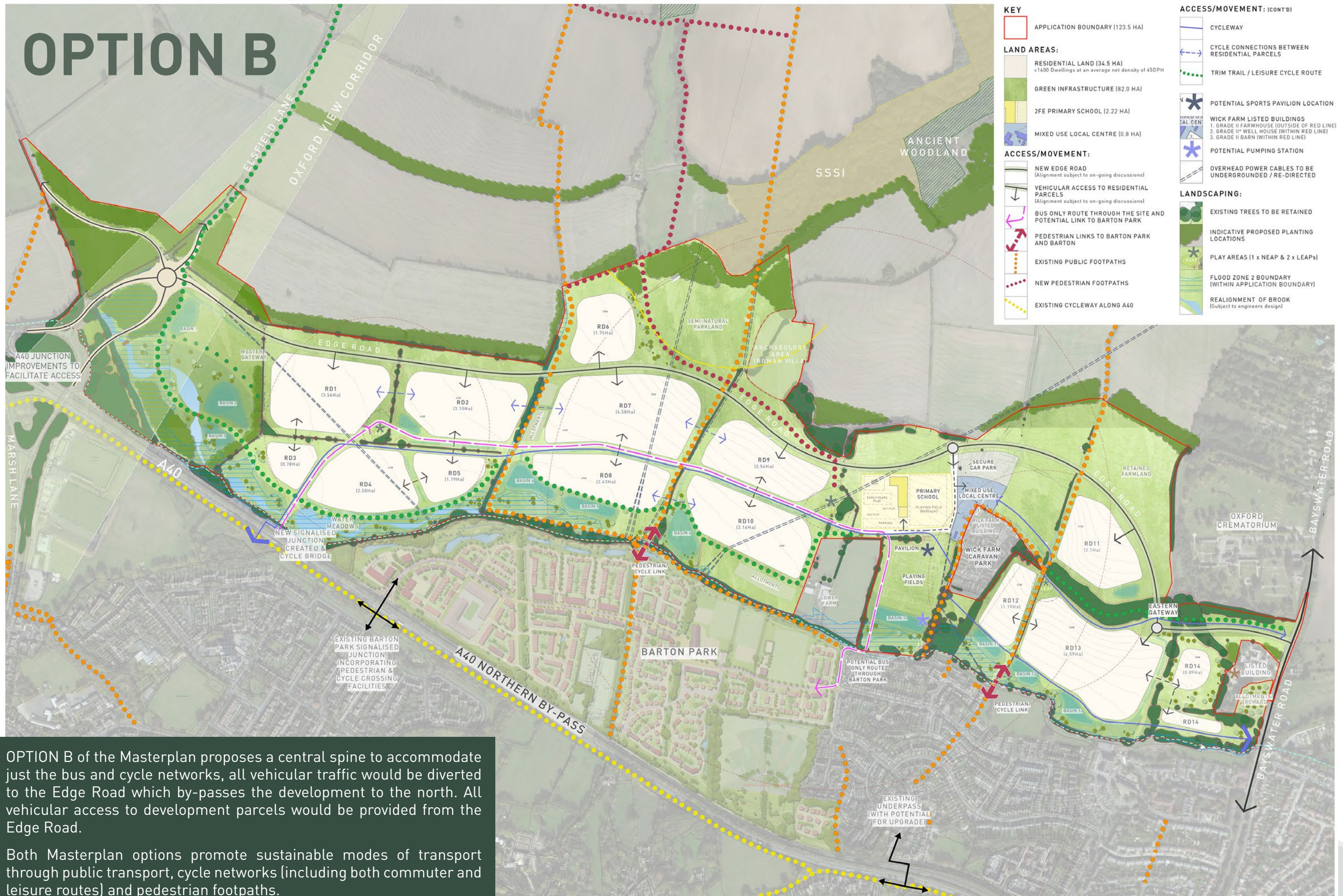
OPTION A



OPTION A of the Masterplan proposes a central spine to accommodate all modes of transport including vehicular, bus and cycle from the access points to the west through to the mixed-use hub. From here an Edge Road is proposed for vehicular movement to connect with Bayswater Road.

The central spine will be wide enough to accommodate all modes of transport as well as green infrastructure features such as SUDS and landscaping to create a verdant green route through the centre of the site.

OPTION B

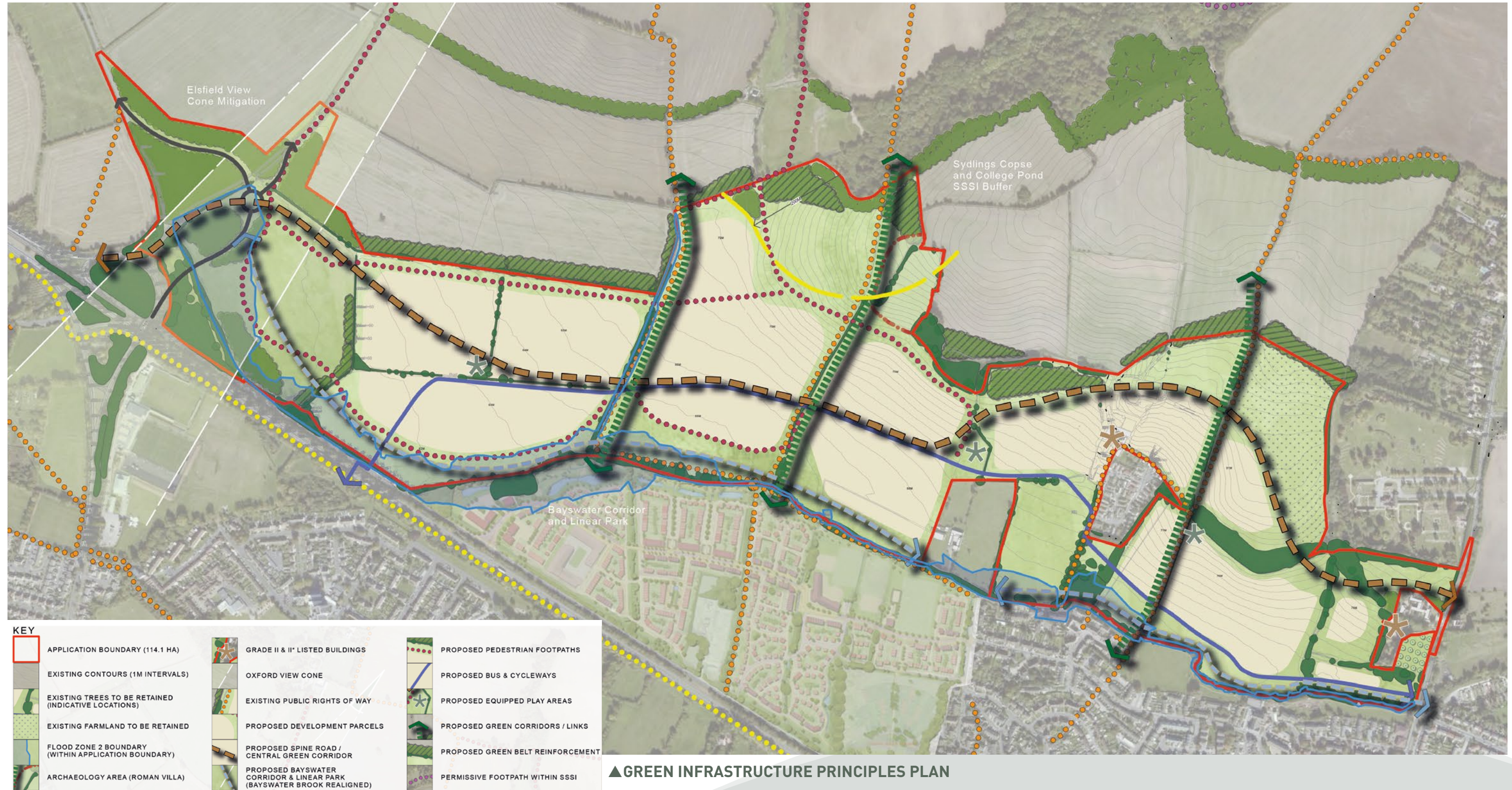


OPTION B of the Masterplan proposes a central spine to accommodate just the bus and cycle networks, all vehicular traffic would be diverted to the Edge Road which by-passes the development to the north. All vehicular access to development parcels would be provided from the Edge Road.

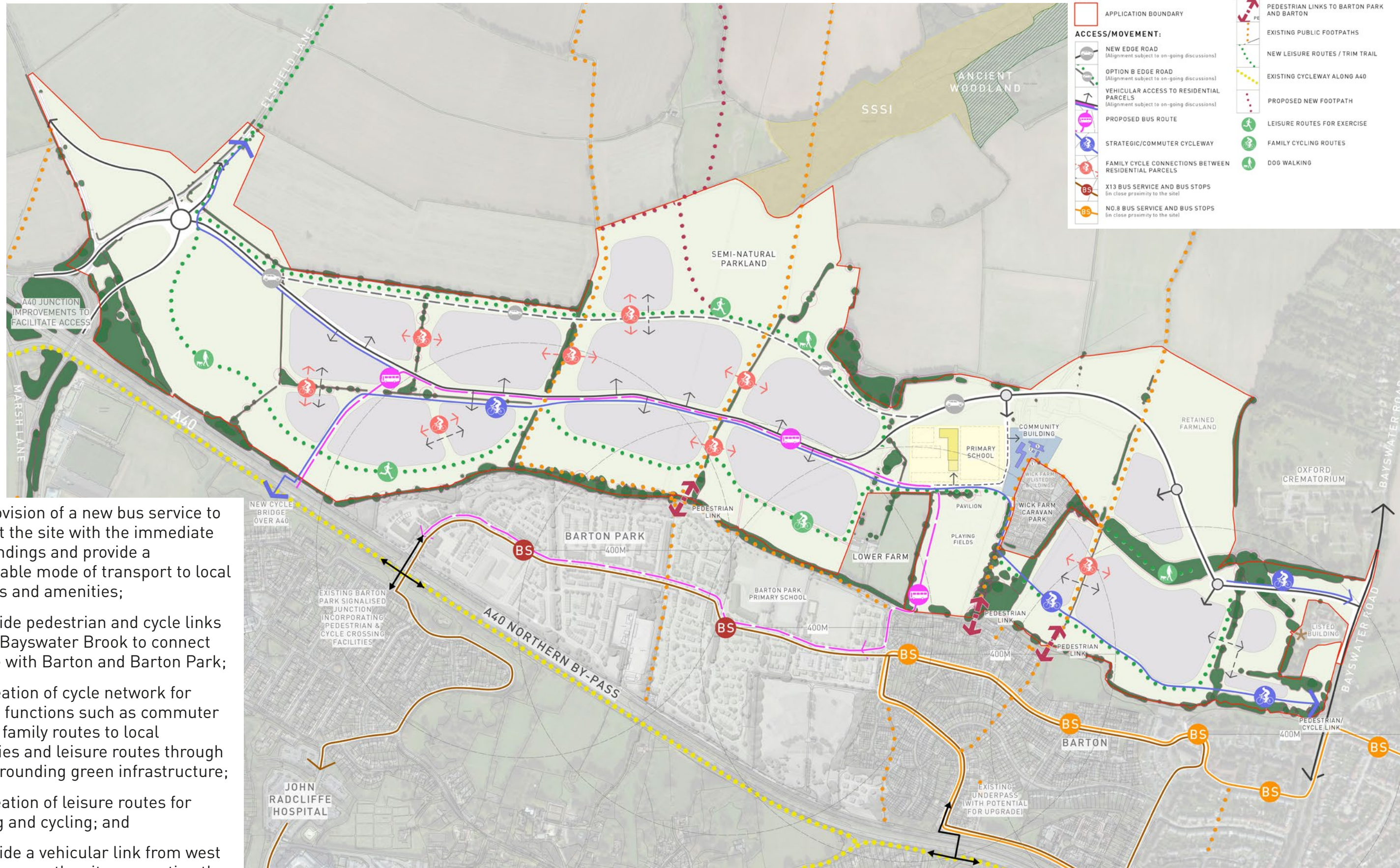
Both Masterplan options promote sustainable modes of transport through public transport, cycle networks (including both commuter and leisure routes) and pedestrian footpaths.

DESIGN PRINCIPLES; LANDSCAPE

- Existing trees and hedgerows to be retained and enhanced where possible;
- Protection of the Oxford View Cone;
- Incorporate existing rights of way through the site as multi-functional green corridors;
- The creation of a linear park along the Bayswater Brook;
- Proposed green belt reinforcement along the northern boundary of the site and SSSI (Sydlings Copse & College Pond); and
- Proposed play areas distributed along the central green movement corridor.



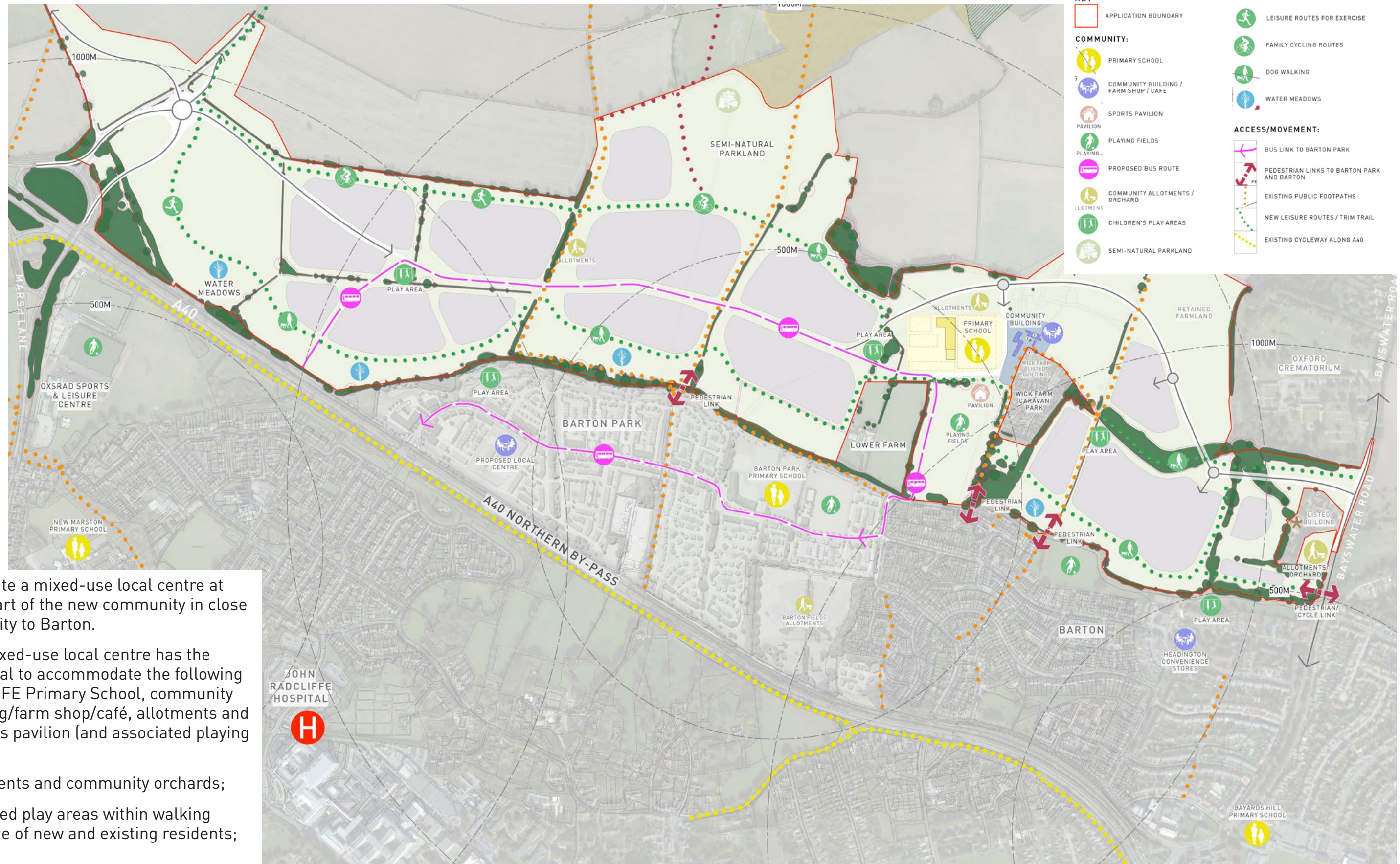
DESIGN PRINCIPLES; MOVEMENT



- The provision of a new bus service to connect the site with the immediate surroundings and provide a sustainable mode of transport to local services and amenities;
- To provide pedestrian and cycle links across Bayswater Brook to connect the site with Barton and Barton Park;
- The creation of cycle network for various functions such as commuter routes, family routes to local amenities and leisure routes through the surrounding green infrastructure;
- The creation of leisure routes for walking and cycling; and
- To provide a vehicular link from west to east across the site connecting the A40 with Bayswater Road.

▲ MOVEMENT PRINCIPLES PLAN

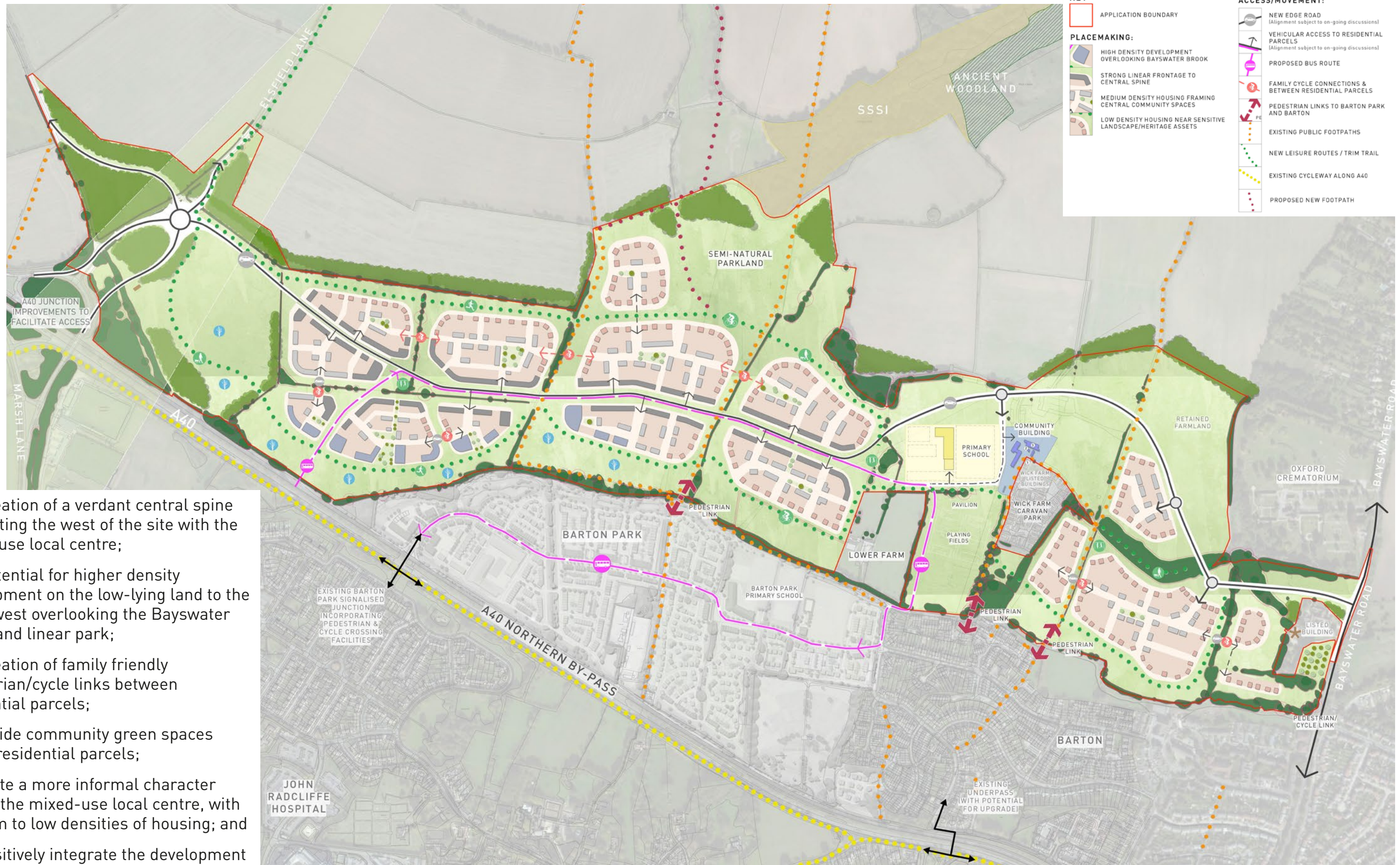
DESIGN PRINCIPLES; COMMUNITY



- To create a mixed-use local centre at the heart of the new community in close proximity to Barton.
- The mixed-use local centre has the potential to accommodate the following uses; 2FE Primary School, community building/farm shop/café, allotments and a sports pavilion (and associated playing fields);
- Allotments and community orchards;
- Equipped play areas within walking distance of new and existing residents; and
- Semi-natural parkland.

▲ COMMUNITY PRINCIPLES PLAN

DESIGN PRINCIPLES; PLACEMAKING



- The creation of a verdant central spine connecting the west of the site with the mixed-use local centre;
- The potential for higher density development on the low-lying land to the south west overlooking the Bayswater Brook and linear park;
- The creation of family friendly pedestrian/cycle links between residential parcels;
- To provide community green spaces within residential parcels;
- To create a more informal character east of the mixed-use local centre, with medium to low densities of housing; and
- To sensitively integrate the development with the ecological and historical assets to the north of the site through low density housing.

▲ PLACEMAKING PRINCIPLES PLAN

-  DESIGN
-  ENVIRONMENT
-  PLANNING
-  ECONOMICS
-  HERITAGE

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