



## Land North of Bayswater Brook

Enquiry By Design  
October 2021



# Bayswater

Welcome

Tim Read  
Camargue





# Bayswater

## Agenda

- Welcome and housekeeping
- Recap: Work to date
- Our vision for Bayswater
- Our latest masterplan
- Summary and next steps
- Discussion and Q&A



## Housekeeping

- Taking part is not a presumption of support
- One person speaking at a time
- Contribute by raising a hand or messaging
- Any outstanding questions raised will be picked up separately
- Each session will be recorded and available online
- We welcome feedback during and outside of the workshops





## Recap

### Where we are

- The site is allocated for development in the SODC Local Plan
- We are at an early stage in developing our proposals
- We are working closely with officers at South Oxfordshire as well as Oxford City and the County Council
- Holding technical workshops with officers and other organisations such as BBOWT and Natural England
- Commissioned a Design Review Panel to scrutinise our work



## Recap

### Enquiry by Design

- A chance to feed into the disciplines behind our masterplan
- Not a planning application – plans are still evolving and at an early stage
- An opportunity to comment on an initial masterplan reflecting feedback and discussions to date
- We will be undertaking a public consultation before we submit any application





# Enquiry by Design

## Feedback received so far

- Adverse impact on Sydlings Copse SSSI, consideration of buffers from the site
- Flooding mitigation
- Importance of sustainability
- Protection of species – including badgers
- Impacts on local roads and congestion, connections across the A40
- Opposition to a link road/ desire to see transport modelling.
- Boosting cycle use, bus/public transport
- Options for a 'no car' or 'low-car' development
- Suggestion of no parking spaces for the housing
- Suggestion of defining the natural landscape first and then placing homes within it
- Re-use of heritage buildings as community uses
- Challenges to the idea of tennis courts.
- Support for more teen focused facilities
- Allotment provision
- A desire to see a 'vision' for the site

# Bayswater



## Our vision for Bayswater

**A beautiful, sustainable  
neighbourhood where  
people and nature can  
thrive, with the world-class  
city of Oxford and the  
countryside at its doorstep.**





## Making Bayswater a great place to live

These are the seven ways that we'll make sure our beautiful, sustainable neighbourhood in the heart of Oxfordshire works for the existing community and new generations to come.

- 1 Renewable and low carbon technologies
- 2 Protecting ecology and biodiversity
- 3 Creating homes for everyone
- 4 Cultivating a thriving community
- 5 Designing for greener travel
- 6 A long-term stewardship
- 7 Embodying excellent design and local heritage

## 1. Renewable and low carbon technologies.

Bayswater will offer attractive sustainable homes built with high levels of insulation and renewable technologies, paving the way for a reduced carbon footprint with no on-site fossil fuels.





## 2. Protecting ecology and biodiversity.

Bayswater will work with its surrounding natural environment, not against it, and we're aiming to exceed the Local Plan benchmark for net gain in biodiversity. We are locating the housing within an extensive landscape framework, comprising areas of publicly accessible green space, a variety of parkland areas and river meadows. All to encourage local people to be at one with nature. But we'll also ensure key natural areas are protected as sanctuaries for local wildlife that shouldn't be disturbed



## 3. Creating homes for everyone.

Our range of buying and rental options for beautiful homes, community connections and focus on local people will make Bayswater a place where everyone has the opportunity to prosper and be part of a thriving community.





## 4. Cultivating a thriving community.

Bayswater will provide a vibrant, healthy community where care for wellbeing and the environment is paramount. Thoughtfully-designed community amenities, green leisure space and integration with local support services will put community values at the heart of Bayswater.



## 5. Designing for greener travel.

At Bayswater, connectivity is key. Bayswater will be designed to make greener travel the preferred option, and future-proofed to support emerging sustainable technologies. We will put cycling and walking first, together with provision for regular bus services and bus priority measures. We will encourage greener travel at every step, providing electric bike and Electric Vehicle (EV) charging facilities.





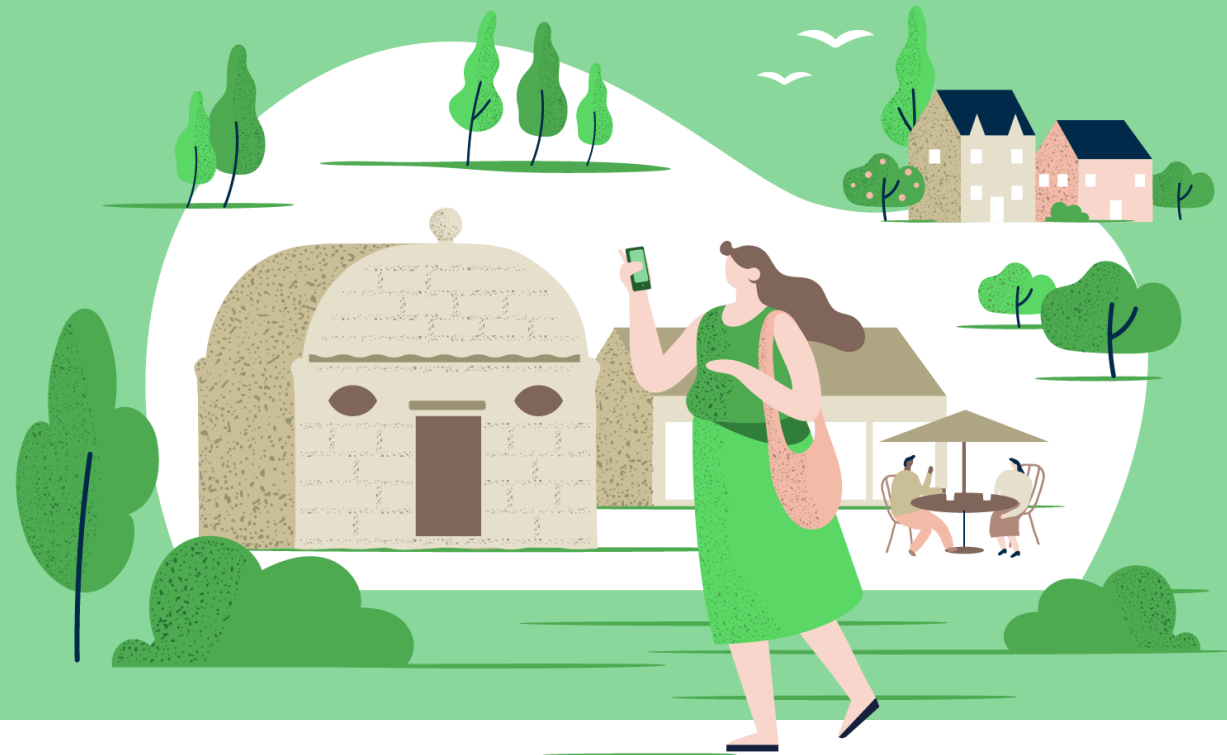
## 6. A long-term stewardship.

Under our stewardship, Bayswater will be a place that works for local people. We want the community to be involved in Bayswater's journey from vision to reality and will be establishing a group of community representatives to help us do just that. Christ Church and Dorchester Residential Management are committed to meeting local needs before, during and beyond construction and occupation of our homes.



## 7. Embodying excellent design and local heritage.

Good isn't enough. Bayswater will be a great place to live. The rich cultural heritage of Oxford and the beauty of its surrounding countryside will inform Bayswater's design, making for a place that celebrates the area with homes and a community to be proud of. We will be embracing the existing character of the area, restoring the listed buildings at Wick Farm and ensuring they integrate harmoniously with our new buildings.



# Bayswater

## Our masterplan

How it has evolved

**Chris Walker**

Pegasus Group



## Transport

Our latest thinking

Ian Monachino - Ayres  
IMA Transport Planning





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## Next steps

- Continue to welcome your thoughts and suggestions
- Proceed with more modelling work and wider conversations
- Public consultation event: **Winter 2021**
- Fixing our masterplan and testing
- Public consultation on draft planning application: **Spring 2022**



## Discussion

Q&A  
LNBB team



# Bayswater

Thank you  
For your input

