

Welcome

Thank you for taking the time to come along to our initial consultation on proposals for Land North of Bayswater Brook ('Bayswater').

The site is allocated for development in the South Oxfordshire District Council (SODC) Local Plan, which was adopted in December 2020. At this time the majority of the site was removed from the Green Belt.



The Local Plan was subject to extensive consultation and was examined and approved by an independent Local Plan Inspector in summer 2020, before its adoption by SODC.

Our work to date

Since then, we have carried out an extensive programme of activity to fully explore the site and its opportunities including engaging with technical stakeholders such as the Berks, Bucks and Oxon Wildlife Trust (BBOWT), The Environment Agency, Historic England, Natural England and Oxfordshire County Council Highways. We also carried out a range of extensive ecological and environmental studies, archaeological and heritage surveys as well as rigorous transport and flood modelling. We have also undertaken a process known as Enquiry by Design (EbyD) which concluded last year. This involved a series of workshops involving groups and organisations representing the area enabling them to feed into the development of our masterplan. They also helped us explore how our site can maximise benefits to the community while delivering much needed housing to address Oxford's unmet need.

Having your say

At this stage, we would like to your views on:

- Our latest masterplan: the early conceptual layout that helps make the connection between buildings, their social setting, and the surrounding environment, including neighbouring communities
- Our vision for Bayswater: for making sure Bayswater is a great place to live, and its seven principles that will help us to achieve this

We are also welcoming specific ideas that could help inform the site's final detailed design.

Who we are

Christ Church and Dorchester Residential Management are long-term partners. Under our stewardship, Bayswater will be a valued addition to Oxford and the

areas of green outdoor space for residents and the wider community to enjoy.

Your relationship with us starts now

surrounding area.

Together, we will be providing much-needed homes that local people will be proud of and unlocking new public access to substantial and continues beyond construction. It's important that this neighbourhood provides the facilities, housing options and environmental standards that local people deserve and expect.



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Land North of Bayswater Brook

Creating homes for everyone

Our vision for Bayswater is to create a community for people of all incomes and at all stages of life. Bayswater homes would include a mixture of tenure types, sizes and financing options to suit all needs and aspirations, with 50 per cent of homes available via affordable options.

What does this look like?

We want people to live at Bayswater at every stage of their lives should they wish to.

There will be homes available for first time buyers who can then up-size while staying at Bayswater as their families grow, and should they wish to, also then downsize and retire.

50 per cent will be Affordable homes created to be 'tenure blind', pepper-potted around the site so that they are fully integrated in the community.



Some of the housing options we're proposing at Bayswater include:

- Social Rent: a low-cost rent set by a government formula, paid to registered providers and housing associations.
- Affordable Rent: rent that is capped at 80 per cent of the market rate (including service charges) or at Local Housing Allowance rates fixed by the Government

 whichever is lower. These properties are regulated by the Regulator of Social Housing.
- First Homes: homes to buy for first-time buyers in the local area, available at a discounted rate with prices capped at £250,000. This government scheme is open to all first-time buyers but does prioritise key workers such as nurses, doctors, teachers, carers, the emergency services and the armed forces.
- Shared Ownership: buyers can purchase a share of a home, paying a mortgage on the share that they own (normally between 25 and 75 per cent), and a below-marketvalue rent on the remainder, with the option to purchase further shares in the property up to full ownership. This also offers the security in knowing you can buy the house in future.
- Assisted Living: self-contained properties for those aged 55 or over, with communal facilities and on-site care.
- Self-build: a plot of land available to purchase, with the buyer then being responsible for overseeing the building of their own home, coordinating designers, architects, planners and construction themselves.
- Open Market Rent
- Open Market Purchase



Making this work for local people

We are working with South Oxfordshire District Council and Oxford City Council to ensure that Affordable housing is allocated on a fair and equitable basis, considering local communities and key workers.

Both local authorities are in the process of agreeing an allocations policy to allow those who are currently on Oxford City Council's and South Oxfordshire District Council's Housing Register to access Affordable homes at Bayswater.

We are also keen to work with both authorities to understand how we can help support and prioritise the housing needs of key workers, such as NHS staff working at local hospitals.



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Where we started

We have been carrying out thorough studies over a number of years, to understand the character and features of the site.

These studies and our engagement with community representatives and technical stakeholders, including BBOWT, Natural England, Historic England, the Environment Agency and local planning and highways authorities, have helped us identify constraints and opportunities across the site.



Some of the focus areas identified during this time include:

- Flooding: we have developed a detailed understanding of the Bayswater Brook system to better understand the flood risk at the site, modelling the most high-risk scenarios to the area and identifying the most extreme flooding scenarios.
- **Transport:** our approach to understanding transport opportunities considers the site's proximity to Oxford, alongside current and emerging local transport policies. Our focus has been on prioritising walking, cycling and public transport, while still allowing for some car movement.
- This approach has shaped and continues to shape our modelling, which is being undertaken in consultation with Oxfordshire County Council.
- **Environment:** we have carried out extensive ecological surveys to understand the species and habitats that need protecting across the site, and to ensure we are able to improve biodiversity as a result of our development. We have also carefully considered the Sydlings Copse Site of Special Scientific Interest (SSSI) an important environment that needs to

be protected.



schedule 1 bird species have been carefully considered as part of the site's constraints.



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Land North of Bayswater Brook

How our masterplan has evolved

We have shaped our masterplan with input from key local groups and technical studies from an early stage. Here's how it has evolved from an initial idea to the proposals you can see here today.





The Indicative Concept Plan, included in the adopted Local Plan (policy STRAT13) identified the broad areas for development densities, shared spaces, transport links and green infrastructure. This formed the basis of our thinking. We then undertook initial engagement to develop a masterplan through our Enquiry by Design workshops.

January 2021

ENQUIRY BY DESIGN STARTS

We developed two initial masterplan options and, based on discussions with stakeholders at Enquiry by Design as well as our own studies, we decided to narrow our focus to option A, ruling out a link road through the development.



October 2021

ENQUIRY BY DESIGN CONCLUDES

We continued work to refine the masterplan and to develop our vision throughout 2021, based on feedback received. We presented the latest version of the masterplan and our vision for Bayswater at an Enquiry by Design 'wrapup' session.

March 2022 WE ARE HER



Since our Enquiry by Design process concluded, we've continued to refine our masterplan based on wider technical studies and ongoing engagement with statutory stakeholders. The purpose of this consultation is to now seek wider views from the public on the result of this work.



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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.

These are the seven ways 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

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. We're aiming to exceed the emerging legislation for ecological enhancement.

3. Creating homes for everyone

Our range of buying and rental options

5. Designing for greener travel

Bayswater will be designed to make greener travel the preferred option, and future-proofed to support emerging sustainable technologies.

6. A long-term stewardship

Under our stewardship, Bayswater will be a place that works for local people. 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. 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.

for beautiful homes, community spaces and focus on local people will make Bayswater a place where everyone can prosper and be part of a thriving community.

4. Cultivating a thriving community

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

You can download our full vision brochure for more detail on each principle by scanning the QR code with your smartphone.





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Our latest masterplan

Our latest masterplan for Bayswater is the result of a significant amount of technical work and wider discussions with stakeholders carried out over the last year.

We have been assessing opportunities to maximise the benefits we can deliver, and provide the right amount of homes that will

provides maximum community and environmental benefits, as well as good quality homes. The Local Plan also requires us to make sure

From the earliest stages of our work, it was clear the site could hold more houses than the number expected by the Local Plan allocation (approximately 1,100). While we had originally identified 1,600 homes as the site's capacity, our conclusion is 1,450 homes, alongside 120 assisted living properties, will create the right balance between desperately needed new homes (including 50 per cent affordable), community benefits, green space, biodiversity gains and transport improvements.

We are confident that the number of homes and supporting infrastructure we are proposing in this masterplan will ensure that Bayswater is the attractively designed sustainable low carbon development that we are committed to delivering, and a real asset to Oxford and the surrounding area.

meet Oxford's urgent need.

we optimise the Bayswater site on other locations that are not already allocated for development.





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Land North of Bayswater Brook

Connecting people with nature

We identified the key landscape features that we needed to work with, rather than against, to maximise the site's natural characteristics and connect people with nature.

We will be creating extensive green spaces across the development for local people to enjoy, with around half of the site identified for open space and green infrastructure.

Bayswater's green infrastructure will be easily accessible for neighbouring communities too, unlocking new recreational spaces for the wider community. We are looking to upgrade existing links and create new links across the Bayswater Brook in order to do this.



What does this look like?

As well as an extensive countryside gateway park to the west, Bayswater will offer plentiful outdoor spaces to enjoy including:



- A range of allotment spaces and orchards where residents can grow their own produce
- An extensive framework of linear parklands running south along the Bayswater Brook and on the northern side
- **River meadows**
- Abundant walking and cycling routes, as well as play areas for children
- A community square at the western end of the site adjacent to a new primary school, designed to be a natural gathering space

We want to hear your ideas

We are currently proposing a range of allotments with different offerings, including smaller raised beds for more accessible planting, a variety of different sized sized traditional allotments and others on larger plots, all around the site and within close walking distance for residents. We also plan to include community orchard areas, with the potential for some community bee-hives.

Our current proposal include a large play area for all ages in the countryside gateway park, play areas across the central spine of the site and a mountain bike track and skate park to the east. We plan to have a trail linking play areas together and play features spread throughout parkland spaces.

Q: What do you think should be included in our proposals for allotments and community orchards?

Q: What are the types of play areas your children enjoy using?



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Land North of Bayswater Brook

A climate resilient neighbourhood

We are carefully considering future climate impacts in everything we propose at Bayswater, from the layout and orientation of the development to the planting of vegetation. This is all to ensure that Bayswater will be a place that is resilient to future climate conditions.



Future proofing the landscape

In order to future-proof Bayswater's natural spaces, the landscape, habitats and species will all be created and selected to ensure they work for the site now and long in to the future, for example:

- Use of locally suitable grassland mixes
- Tree species that will tolerate a wide range of growing conditions, including flooding and drought

Making space for water

Our masterplan layout has been developed in line with national and local planning policy to avoid areas of river flood risk and to reflect natural surface water drainage across the site. All our modelling has fully allowed for potential climate change impacts based on projections from the Environment Agency. This will mean Bayswater remains protected and will not impact existing communities. Our mitigation measures include:

- Only developing in Flood Zone 1.
 (The lowest level of flood risk.)
- Meeting exemplary standards of surface water management based on the principles of 'Sustainable Drainage Systems' ('SuDS'). That means demonstrating no increase in runoff from the existing 'greenfield' rates, and using soft engineered features such as wetland ponds, basins and swales to temporarily store water across the site



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Enhancing the Bayswater
 Brook floodplain and creating
 a more natural channel
 for the brook, with ground
 remodelling to enhance
 the floodplain storage

capacity and provide ecological benefit

The green environment at Bayswater is designed to work hand in hand with drainage and flooding requirements.



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Protecting the environment

We will balance the need to protect the surrounding environment with making sure people can enjoy it.

Enhancing biodiversity

At Bayswater, we are committed to making sure wildlife and habitats are left in a better condition than before the site was allocated.

We plan to do this with:



- Extensive grassland meadows,
 parkland, woodland areas and a
 variety of floodplain planting to create
 a range of new habitats
- Unlocking the natural environment of the Bayswater Brook to create a river corridor and surrounding wetland habitats for a variety of wildlife
- Building with Nature accreditation

 this means ensuring ecology is
 designed in throughout the
 scheme from an early stage

Protecting Sydlings Copse and College Pond SSSI

It is vital that this important Site of Special Scientific Interest (SSSI) is protected. As part-owners of Sydlings Copse and College Pond, this is something we are already doing. We are committed to continuing to do this long-term as part of our stewardship at Bayswater.

We are currently proposing new protective measures for the SSSI as part of our plans. This includes a buffer of retained farmland to protect the site from footfall, and enhancing hedgerow planting at the southern end of the retained farmland, along with fencing works to help prevent unauthorised access.



We will also be providing a wide variety of recreational green space and leisure footpaths across the development, including a specific dog-walking area. This is to make sure that there are plenty of attractive alternatives for people to enjoy so they won't need to disturb the SSSI.

A home for nature

We are exploring options to enhance habitats for wildlife, making sure that the species living on the site have the opportunity to flourish. We are currently considering:

- Nesting bird opportunities such as swift bricks in new buildings
- A sand martin nesting
 bank located along the
 new river corridor
- Otter holts
- A variety of wildlife boxes including built-in bat roost features on new buildings
- Wildlife underpasses and hedgehog gaps provided in residential fence lines





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Travel and transport

There is a wider movement and policy drive across Oxford to make greener modes of travel the easier option for people working and living in and around the city.

Making greener travel the easier option.

We are committed to making sure



Bayswater is a key part of this. That means putting walking, cycling and public transport links first in our transport designs, while allowing for some car travel.



We're creating mobility hubs across the site based on County guidance.

These are designed to attract people to travel more sustainably, acting as an accessible, centralised hub for convenient greener options including:

Shared bikes and e-scooters

Existing Service 8

Existing Service X3/13

- Secure cycle parking
- **Parcel delivery lockers**
- **Public EV charging** and EV car club
- A bus stop
- **Sheltering facilities**

Improving green transport connections

Bayswater will create and enhance

important connections with the wider county, connecting with Barton and Barton Park and improving cycle and bus links into Oxford. Our proposals include:

- A new bus lane on to the A40 and Barton Village Road, and new bus links between the development, John Radcliffe Hospital, and the city centre
- Comprehensive and diverse pedestrian and cycle routes on-site to cater for all forms of users, with routes leading to the Local Centre, on-site school, and connecting with neighbouring residential areas, education and retail facilities
- Cycle improvements to Bayswater Road, Headington roundabout and to Marsh Lane
- Proposed signalisation of the Bayswater approach to the Headington roundabout, alongside capacity improvements





A new foot and cycle bridge over the A40

Our plans also include the creation of a new foot and cycle bridge over the A40. We know there is a strong desire for this from existing communities and we've appointed award-winning architects Wilkinson Eyre, to design this important new connection.



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A thriving community

We plan to create homes and a neighbourhood – not just houses and streets. A significant focus of our work so far has been on designing a place centered around community.

Enhancing social infrastructure

We will work with local organisations to ensure the people who live at Bayswater



have access to the services and community initiatives they need to thrive.

A new primary school at the western end of the site, located to complement the catchments of Baynard's Hill Primary and Barton Park Primary

 A community square next to the primary school, highlighting existing mature landscape features as a natural gathering space

A vibrant local centre

We are embracing the design and heritage of the local area to create shared community spaces that help do exactly that:

- Plans to bring back to life the listed barn and Well House at Wick Farm so they form our local centre towards the eastern end of the site with a café/ restaurant with associated market arrdon at its boart. Complementing
- Refurbishment of the other two historic barns as part of the local centre to be a co-working hub and a cycle shop and maintenance/hire point

Leading heritage architects Purcell are

garden at its heart. Complementing not competing with local centres at Barton and Barton Park, such as Underhill Circus

considering the architectural design of the refurbishment of the local centre buildings. They have created many successful places centred around historic buildings.



We want to hear your ideas

Our focus is to create local centres that complement, rather than compete, with the neighbouring local centres. Q: Are there any other uses you think we should be considering for our community areas?



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Renewable and low carbon technologies

Low energy demand will be built into the very fabric of Bayswater, right from construction. That means building responsibly and sustainably, and creating greener low-carbon homes made to last.

Greener homes

At Bayswater, we will be using key technologies and design features to create greener, low-carbon homes. The below is an indicative example of what this might look like – although we'll continue to refine our approach in line with emerging technologies and the most appropriate low-carbon options available to us at the time.

1 Buildings positioned to maximise natural light and minimise heating demands

- 2 Solar panels and battery storage to generate renewable energy for houses
- 3 Exceeding SODC policy requirements for carbon and heating: buildings with high levels of insultation and air tightness to maintain comfortable conditions internally
- **4** Glazing that makes the most of natural light and orientation while preventing heat loss
- **5** Water conservation measures



- such as a water tank to collect and store rainwater runoff
- 6 Air source heat pump and storage providing low carbon heating and hot water
- 7 Improved water conservation with efficient sanitaryware
- 8 Eco appliances, low energy lighting and smart meters to encourage efficient energy usage
- **9** Built-in space for waste disposal and recycling
- 10 Encouraging sustainable travel with on-site charging and storage facility for electric bikes and scooters, as well as electric charging at car parking areas

Building responsibly

When we are able to start bringing our plans for Bayswater to life, we will be:

- Ensuring no fossil fuels will serve the homes once built
- Using on-site renewables and reducing fossil fuel usage during construction
- Looking at off-site construction methods and opportunities where appropriate
- Using local sources for materials that are manufactured and sourced sustainably
- Staying abreast of emerging construction methods and policies that guide sustainable and low-carbon building





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Land North of Bayswater Brook

A long-term stewardship

In partnership, Christ Church and Dorchester Residential Management are committed to making sure Bayswater is a well-designed, attractive neighbourhood that works for local people now and into the future.

Dorchester Residential Management will be leading on the delivery of Bayswater with Christ Church's continued involvement, so that we can jointly ensure all our aspirations are realised.

Christ Church have a Responsible Ownership for Property Policy which includes seven key principles (connectivity, identity, community, ecology, energy, carbon and health and wellbeing). These have played an important role in informing our masterplan and vision for Bayswater.

Working with the community

We want the community to be a part of Bayswater's journey to planning, through development and when occupied.

It's important to us that this neighbourhood provides amenity, housing options and environmental standards that local people deserve and expect.

Our stewardship begins now and will continue beyond construction. As part of our commitment to Bayswater and its place in the wider community, we are setting up a 'Community Liaison Group'.



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We are committed to excellent design and delivering high standards. Our design team is continually reviewing best practice to ensure we hold ourselves to the highest standards in our placemaking ambitions, incorporating best-practice standards and guidelines at every step.

This will ensure those community representatives integral to making this a great part of the world are also closely involved in ensuring Bayswater plays a positive role too, through development and construction to completion and occupation.

Help us shape a great place

We are committed to running architectural competitions with some of the top architecture firms in the UK for the design of our residential areas.

We want to hear your thoughts on the types of architecture you would like to see at Bayswater.

You may prefer a traditional or more contemporary style. Or, if you prefer, you can submit pictures of the types of architecture you think would best suit the site. Please share your thoughts in your feedback.

Q. What style of neighbourhood do you like in Oxford and other cities, and why?





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dorchester residential management



Making Bayswater a great place to live

What we're proposing at a glance

Homes for everyone

1450 homes, of which 50 per cent will be more financially accessible, including:



- 254 homes for social rent
- 181 homes for affordable rent
- 109 homes for shared ownership
- 181 first homes



Plus, 120 assisted living dwellings, of which 60 will be Affordable.

Green space for people to enjoy

- Over 12km of surfaced walking routes through the open spaces
- A variety of play spaces and play routes
- 2 outdoor gyms, tennis courts, a skate park and mountain bike track
- Over 50 hectares of open space and green infrastructure
- 1.4 hectares of community gardening spaces, including orchards and allotments

A low-carbon neighbourhood

 Over 8km of on-site cycle paths, as well as other street and leisure routes



- Exemplary low carbon standards from day one
- 4 mobility hubs across the site
- EV charging throughout the development from day one





Making sure wildlife and habitats are left in a better condition than before the site was allocated

Delivering the highest standards of placemaking

By incorporating leading industry standards and guidelines including:

- Building for a Healthy Life an
 important design code to ensure places
 are better for people and nature
- Building with Nature an industry– leading standard focused on making high quality green infrastructure integral to placemaking, maximising benefits for both citizens and the natural world





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Having your say

Thank you for coming to learn about our initial plans for Bayswater. We would like to know what you think of our proposals here today, and we welcome your ideas too.

There are many ways you can give us your written feedback:

- Completing our online feedback form at
- Emailing us at info@bayswateroxford.co.uk

www.bayswateroxford.co.uk

You can also use our interactive online map to provide comments on particular locations.

- Completing a printed feedback form, available here today
- Writing to us at **Bayswater Team**, c/o Camargue, Eagle Tower, **Cheltenham GL50 1TA**

This initial consultation is open until Thursday 31 March 2022.

What happens next?

Projects such as this are complicated with many important stages. You can see the key stages in the timeline here. All these timings are approximate and are subject to change.



Application



Keeping informed

We will review every written comment we receive as we develop our proposals further.

You can stay up to date on our project by visiting our website at www.bayswateroxford.co.uk. If you have any questions, you can contact us for more information:

- Email: info@bayswateroxford.co.uk
- Phone: 0800 144 8907
- Post: Bayswater Team, c/o Camargue, Eagle Tower, Cheltenham GL50 1TA



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