

Begbroke Innovation District Reports on Stakeholder Workshop & Community Drop-in Events

November 2022



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Report purpose and layout

This is a combined report document, consisting of two separate Stage 2 consultation and engagement events relating to the proposed Begbroke Innovation District. The events were undertaken at Begbroke Science Park, and in Begbroke, Kidlington, Yarnton, during October and November 2022.

The two reports form a record of:

(1) the **'Stakeholder Site Walkabout and Masterplan Review Workshop'** on the 19th and 20th of October and (2) the second round of **'Community Drop-In Exhibitions'** on 22nd and 24th of November.

Begbroke ID engagement

Begbroke Innovation District has been proposed by Oxford University Development (OUD), a joint venture company made up of Oxford University and Legal & General. The project seeks to combine meeting the demands of the Oxford housing challenge while also creating a centre for innovation, leisure, and living.

OUD has appointed a team to lead the development of a masterplan, and initial consultation has taken place over the summer, known as Stage 1.

The purpose of these Stage 2 events was to share the initial direction of the masterplan and receive feedback from stakeholders, Oxford University staff, and wider community members to review the emerging masterplan, inform the process, and ensure transparency of the development of proposals.

Reports A and B

These two reports are records of the events and issues raised. The report material draws on notes from the workshops and exhibitions and feedback from participants, provided through discussion with team members and the feedback form. To retain authenticity, they have not been overly restructured or reinterpreted.

The findings from these reports will be presented to the whole client and design team as part of the masterplan briefing process, and published on the website alongside previous reports

Next steps

The next steps are to issue this report to participants and will be available to share via the www.oud.co.uk website, alongside the previous Stage 1 engagement report. The intention is to hold further engagement events in Spring 2023 and beyond.

Begbroke Innovation District Report A: Stakeholder Site Walkabout & Masterplan Review Workshop

November 2022



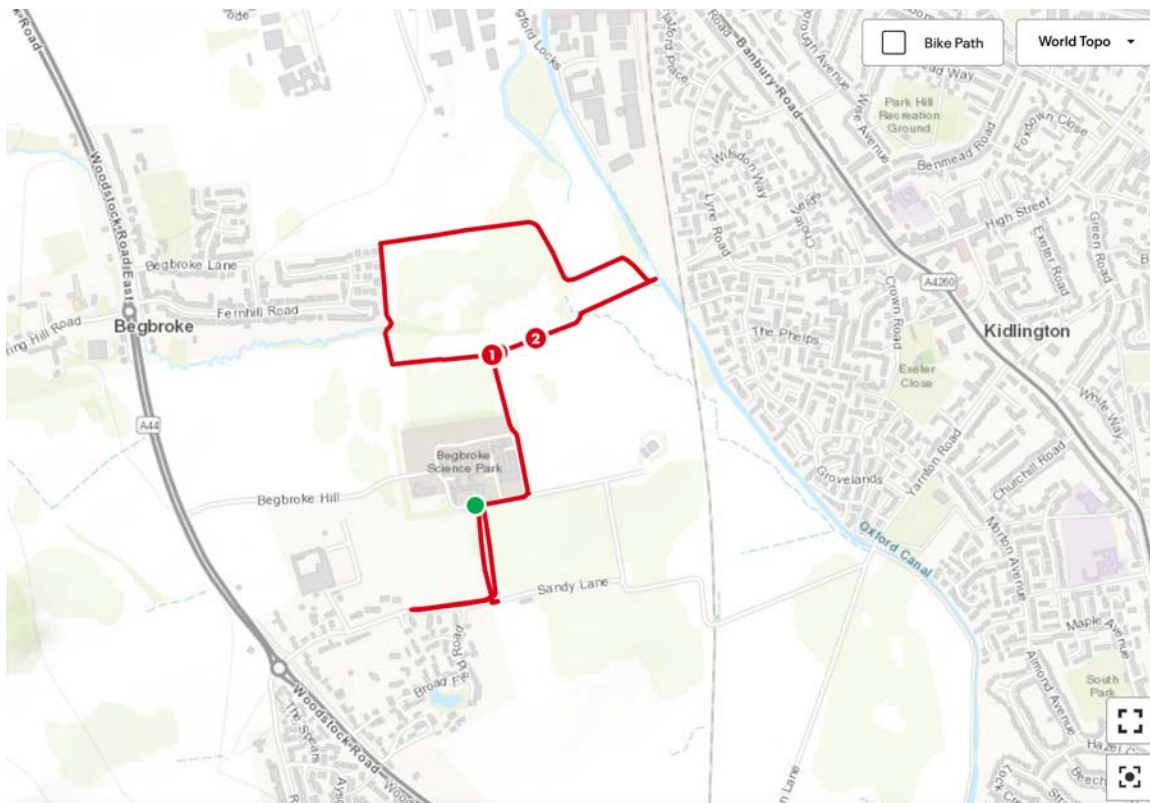
Report A: Stakeholder Site Walkabout and Masterplan Review Workshop

1. Site Walkabout

The site walkabout was a daytime event, beginning and ending at the Begbroke Science Park reception hall. The event ran from 2:00 pm – 4:00 pm on October 19th, 2022. A total of 16 people attended, all of whom are local stakeholders, and many of whom have attended previous engagement events. A list of organisations in attendance is available in Appendix 1 (to follow in the final iteration of this report). Those in attendance included invitees from:

- Civic organisations – Parish Councils
- District & County Council representatives
- Local agencies & service providers
- Key local interest groups
- OUD Client team
- Hawkins\Brown - masterplan team
- Kevin Murray Associates – community & stakeholder engagement team

The walking route taken at the event can be seen below. This route included seeing key components of the site such as: Sandy Lane, Rowel Brook, Oxford Canal, the local railway line, the Begbroke Science Park, and main walking and cycling paths throughout the existing site. It avoided going onto the main road for safety reasons.



The site walkabout was facilitated by Kevin Murray Associates (KMA), prompting discussions at key locations around where development and open areas may be, and what potential development could look like in the future. These discussions included, but were not limited to:

- Food growing and sustainability
- Community needs and identity
- Areas of development
- Housing and liveable communities
- Movement and connectivity
- Innovation and research around the Science Park
- Green and blue infrastructure – including current flooding

These discussions arose throughout the process of walking together, with a series of key stopping/discussion points. The purpose of the site walkabout was to open up discussions around the prospective development with local stakeholders and get a better understanding of their interpretations of the site and surrounding area.



2. Masterplan Review Workshop

The Stakeholder Workshop was also a daytime event, held the day after the Site Walkabout. The workshop was held in the Blenheim Room of the Begbroke Science Park, between the hours of 9:30 am – 1:00 pm on October 20th, 2022. Begbroke Science Park was used as the workshop venue, as it is within the PR8 development site and is a relatively central point between the three villages of Yarnton, Kidlington and Begbroke. The room was set up in a U-shaped seating format facing a screen, with unallocated seating. Light refreshments were available before and during the workshop, which was followed by lunch.

Invitees were drawn from a range of local representative and civic organisations, interest groups, educational groups, and service providers. Those invited to the workshop were the same as those invited to the Site Walkabout, though not all attendees were able to attend both days of engagement. Invitees were joined by the client and design team, including OUD, Turner & Townsend, Kevin Murray Associates, Hawkins\Brown, KMC Transport Planning and Buro Happold. A total of 20 people were in attendance. The list of organisations represented by attendees is available in Appendix 2 (to follow in the final iteration of this report).

The workshop began with a short welcome from Tom Clarke (OUD), followed by a briefing presentation from Kevin Murray (KMA), who started by explaining the main purpose and 'ground rules' for the day. The scope of the event included:

- Covering themes and outcomes from previous engagement events
- Sharing knowledge, expertise, and skills between stakeholders and the design team
- Enabling attendees to learn more about the site, context, scale, capacity and ambition of the project
- Presenting and exploring the vision, goals, and reasons for development
- Exploring the masterplan approach together – including layouts, visuals, and other plan content.

Attendees were reminded of the key issues raised during the previous cycle of engagement events, which included the following:

- **Sandy Lane closure** - bridge and vehicle connection(s) to services and families
- **Traffic** – volume, safe crossings, stadium impact – link to active travel
- **Loss of Green Belt** – biodiversity, wildlife habitat, access
- **Accessible green space** – for leisure, play, walking, socialising
- **Flooding** – multiple locations, surface & foul – Yarnton, Begbroke
- **Housing 1** – overall numbers, type & location, sprawl effect
- **Housing 2** – genuinely affordable & key worker provision
- **Housing 3** – linkage, collaboration, integration between areas

- **Identity & name** – placeless sprawl, authenticity, association
- **New services to meet needs** – especially schools and health, shop(s), cafes, pubs
- **Jobs** – access to jobs, skills, training opportunities locally
- **Safe routes** – walking, cycling from Begbroke Innovation District to Kidlington, Begbroke, Yarnton, and Parkway station
- **Public transport** – better links and frequency, rail station
- **Trust** – in Council, Agencies, University & Colleges, developers



After KMA's update, Darryl Chen, Urban Design Lead, Partner at Hawkins\Brown re-introduced the design team and their approach to the masterplan, and the first iterations of the masterplan of the Begbroke Innovation District. Key points made in his presentation included:

- The approach of adding value to the existing site
- The role of 10 place principles that guide the development approach and iterations of the masterplan, which is constantly evolving
- *"The exploration of what could and could not be, with your help, in order to make this the best development it possibly can be"*

- Asking the team what kind of synergies we can get between the essential 'ingredients' of this site?
- A summary of the site constraints, with hard and soft 'fixes'
- *"We are not going to build to the north and not going to build to the east,"* as there is an aim to increase biodiversity with a blue-green buffer in those locations.
- The masterplan proposes three new neighbourhoods, with the science park at the core, acting as a central heart
- There is a key corner of development gateway/arrival area
- The exploration of drainage, active frontage, and movement paths are at the current drafting and testing stage – linking to the broad place principles.

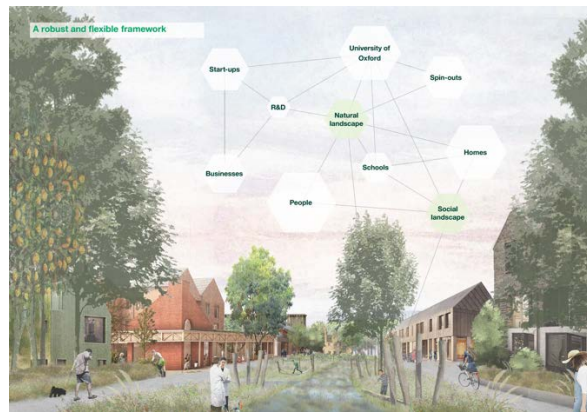
Evolving Place Principles



Framework Concept



A robust and flexible framework





Following all the briefing presentations, there was an opportunity for participants to ask questions or make comments. These included:

- *What is the intended evolution period of the masterplan?*
The plan is to be delivered over 15-20 years
- *What sort of level of interaction do you have with the Hallam Land neighbours to the south? How integrated can the developments be?*
We are aware of their proposals, and we are also trying to work with PR9 to the west, on access between the sites and hope to have influence over connections in the future.
- *What is the timeframe for planning application?*
The current aim is for a July 2023 application and delivery of it has not been determined yet. The planning application would be an outline, so would have a level of flexibility given the timeframe, but also controls through design coding and key principles.
- *In relation to improvements along the canal corridor, are you collaborating with Canal and River Trust?*
Yes, we are working with them to deliver key cycle networks along the route, including how that ties into places outside the red line of the site boundary.
- *Are there any plans for a bus service to be operating through the site once developed, and for the rail station?*
Discussions are ongoing with the County Council on public transport strategy alongside work with the Local Plan to deliver more frequent public transport.

On the station option, we are looking at the meaningful reservation of land to be able to help deliver one in the future.

- It was noted that there is some concern over the effect of a potential train station at Kidlington and it may not be wholly supported.

3. Group workshop session task

Following the briefing presentations and discussion, participants were invited to work in four different groups to discuss the strengths, weaknesses, and opportunities within the emerging masterplan and its placemaking principles.

The session task is an important opportunity for more intensive reflection and response, ideas and input from stakeholders, reviewing the masterplan without prejudice.

Each group was given an 'inclusion' topic theme to include in their wider discussion. The groups were free to discuss any topic outside this category but were each assigned one to ensure most key themes would be covered.

Red Group	Landscape & Environment
Green Group	Innovation & Employment
Yellow Group	Homes & Community
Blue Group	Movement & Connectivity

There were at least two members of the project team in each group to help facilitate, draw, and record the discussion, enabling stakeholder participants to freely discuss issues, challenges, and possible opportunities.

The aim, following the group discussions, was to share, link and compare approaches to the masterplan between the respective groups during the feedback session.

4. Group feedback

Red Group: Landscape & Environment led



Red group discussion covered the following points:

Connectivity

- Sandy Lane needs to be kept open as it is a key route for locals travelling between Yarnton/Begbroke/Kidlington
- Agree in principle with the “car as a guest” approach to the masterplan principles, but public transport is not adequate at present in the local area and people will still need/want a car to get around easily and also don’t want to walk with shopping.
- Well-lit cycle lanes for year-round usage, as well as safety.
- Can we hide cars from view as they can be unsightly?

Biodiversity

- How do we ensure diversity of habitats and achieve biodiversity net gain?

- Can there be more hedges than trees because hedges are better corridors for wildlife?

Sustainability

- Can rainwater harvesting be incorporated to minimise water use?
- How do we ensure that sustainability objectives are delivered? Role of design codes and planning conditions was discussed.
- Incorporation of ponds and streams as part of the site drainage, as well as maximising porosity of the development.
- The site could grow its own food, as a sustainable practice, but could it potentially incorporate a market garden? (building on role of allotments).

Amenities & facilities

- Will there be a new medical facility on site?
- Can there be smaller parks rather than just one large park, so people have closer access to green space?
- Will they [allotments] be moved and can the allotment owners choose where? Ideally it needs to be somewhere flat.
- Planning conditions and effective design coding are key to controlling and guiding the development in the future.

Green Group: Innovation & Employment



Green group discussion covered the following points:

Living Lab concept for Innovation District

Civic Space for Civic Pride as important theme

Sharing Culture including looking at land ownership and how the site will evolve during and after it is developed

The car as a guest

- The car being a guest is ideal, but might not appeal to existing elderly residents
- Security of vehicles? If they aren't parked there (close/visible).
- Mobility as a service?
- You won't need your car so much if there is good public transportation and active travel amenity and finding that balance between them.
- Structure of the canal and weight of the buses for public transport over it
- **Flooding concerns**, as it is an existing issue, because most of the water contained within the site will run off to Yarnton if it is not managed properly on site.

- **Science space and spinout science employment** from within
 - Majority of jobs would be research and science
 - Then the jobs to help support the existing science space
- Targeting existing schools to make the new science jobs look attractive to students in the area. "Sowing the seeds to create interest here for future employment"

- The **hospital is a huge employer** here - should the science park include medical and pharmaceutical developments as an angle for employment?

- **Citizen science with the "Living Lab"**: such as testing soil, testing waters, wildlife interaction, yearly school trips to green and blue spaces on site
- Community space and feeling of belonging in the science park, connecting residents of the site to the science hub
- Play and experiences for all ages

Yellow Group: Homes & Community



Yellow group discussion covered the following points:

Education & community

- Access to schools, and concerns about fencing around sites reserved for future built schools
- Marlborough School is at capacity and Gosford should be knocked down and rebuilt, with potentially a new joint sixth form created on site
- School sites should not be reserved if they will blight the masterplan
- Sustainable school sizes
- Integration of schools and nursery for 0-5 should be physical, but also functional
- Phasing of education development – don't leave empty school sites for years
- Social infrastructure phasing, and how that can tie into 'civic space for civic pride' and 'intentional serendipity'
- Spaces for youth
- Sharing playing fields and integrating university run programs there

Homes

- Providing homes for key workers in education and knowing that schools are key to the success of the site
- Affordability is integral to this masterplan, working and helping the housing crisis in Oxford
- What do the three neighbourhoods mean for the homes and how are they to be developed?
- “It’s more than housing”, bringing attractors to the key surrounding areas with social infrastructure

Transport and connectivity

- Greater, greener accessibility with connectivity
- If cars are to be a guest, what would security of the car park look like, if the cars are not in front of homes?
- Connections between the local tech park, Begbroke, Oxford North as a commuter link.

Science & integration

- Outward-looking science and citizen science
- A ‘living lab’ should be future proofing reservation of green and blue spaces, which ties into the accessibility of science on site and ‘space for the unknown’
- How does the science park link into the neighbourhoods? How should they be best integrated to one another?
- Creating any partnerships with Oxford University for aspects of the curriculum with existing schools in the area

Blue Group: Movement & Connectivity



Blue group discussion covered the following points:

Create wider strategic connections

- Use the opportunity to make a strategic connection from Oxford Airport to Oxford City
- Parallel to the canal – opportunity for segregated commuter cycle route
- Walking and cycling, improved Langford Lane and connection to the A44 and the tech park and then down along the canal
- Difference between commuter and leisure cycling provisions, connects in every opportunity along the canal
- Need integration with stadium active travel proposals

Local connectivity

- Create east-west connections through the site to ensure local communities can access the proposed benefits
- Tie Yarnton community into the cycling and walking scheme
- Accessibility between the three villages through innovation district for active travel

- Bus services should operate through the site, not just express services on the main road

Sharing transport

- Opportunities to bake-in opportunities for new models of personal transport ownership:
- Car clubs
- Ride share
- E-bike/E-cargo bike share/rental schemes

5. Next Steps

The workshop closed with an explanation of the next steps in the engagement process, as follows:

Community Drop-ins – Masterplan review

6:00 pm - 8:00 pm	22 November	Begbroke Village Hall
10:00 am - 12:00 pm	24 November	Kidlington Football Club
6:00 pm - 8:00 pm	24 November	Yarnton Village Hall

Online exhibition on website

Science Wonder Events

Before the close of the event, Eleanor Mathieson, of Eleanor Mathieson Ltd, gave a brief presentation on the planning she and Vickie Hayward, of CompanyPlace, are organising for the OUD Science Wonder Events in Spring/Summer 2023. The aim for these events is to work on an arts and culture strategy within the landscape to open up science to the wider communities. She invited contact with stakeholders at the workshop to work with their respective organisations ahead of the events.

6. Feedback from stakeholder participants

The following points were made at the end of the event:

- *Thank you for inviting us, this has been an extremely informative event and it feels like you are really listening to what we are saying.*
- *“Please pass on my thanks to the team for their open, inclusive approach to the development. It is much appreciated and to date quite different to similar projects with direct consequence to Yarnton.”*

Further informal discussion continued over lunch.

Begbroke Innovation District Report B: Community Drop-in Events

November 2022



Report B: Community Drop-in Exhibitions

1. Purpose and format of the Community Drop-ins

The community drop-in events were held for the wider community in the surrounding villages of Begbroke, Kidlington, and Yarnton to review the emerging masterplan for the Begbroke Innovation District. The events were held on the 22nd and 24th of November 2022 at the following times and locations:

22 nd Nov.	Begbroke Village Hall	6.00 pm – 8.00 pm	74 attendees
24 th Nov.	Kidlington Football Club	10.00 am – 12.00 pm	84 attendees
24 th Nov.	Yarnton Village Hall	6.00 pm – 8.00 pm	62 attendees

The events were publicised on social media and flyers sent out via Royal Mail to households in the three villages, which can be seen in Appendix 3.

There were numerous team members who attended from OUD, Oxford University, Hawkins\Brown, KMA, KMC Transport Planning, Buro Happold, Quod and Turner Townsend. Team members engaged with the community by responding to queries and taking note of any concerns and ideas. A feedback form was available to those who wished to provide comments in a more structured format. The same form was also available online. Light refreshments, such as tea, coffee, and biscuits were also provided.



Discussions around the masterplan at the Yarnton Drop-in

The primary aim of these events was to share with the community the emerging masterplan and to get their input whilst also demonstrating OUD's commitment to

collaborating with the community; as the exhibition panels displayed concerns raised at the previous drop-in sessions in July 2022 and OUD's design response to address those concerns. The exhibition content is provided in Appendix 4.

A paper copy of the consultation feedback form was provided at the exhibition for attendees to complete. The questions related to information provided on the boards and sought to capture people's views on the process and the proposals as well as their own ideas and aspirations.

For those unable to attend the drop-in sessions, or who wanted to provide feedback after the events, an online version of the exhibition content and feedback form were made available via the OUD website www.oud.co.uk.



Attendees at Begbroke, Kidlington and Yarnton Community Drop-ins

The closing date for completed submissions was Saturday, December 3rd 2022. This report contains a digest of feedback that the team received directly at these events, plus an analysis and summary of the responses received on the feedback forms, both paper copies and online.

2. Overview of Discussion Points

Below are the main headlines that were discussed between community members and OUD team across the three community drop-in exhibitions. There was a strong degree of commonality across the various discussions, with some local variations. They also broadly accorded with the earlier workshop feedback, July drop-in sessions, and subsequent feedback form content. The relatively minor variations between the three villages of Yarnton, Begbroke, and Kidlington were in terms of their priorities for the development of the area, but generally the messages were similar.



Discussions around the masterplan at the Kidlington Drop-in

Listed below is an overview of the leading messages, though it is useful to examine the feedback comments in the following sections for more detail. These are listed in themes, as follows:

a. Sandy Lane Closure

A significant level of concern was raised about the closure of Sandy Lane. When attendees were told about OUD's commitment to build an enhanced bridge over the railway crossing, the concept was well received. Many attendees were also concerned about connectivity in the interim period in response to immediate closure of Sandy Lane, with a number suggesting alternatives to maintain connections between Kidlington, Yarnton, and Begbroke.

b. Public Transport

Frequent, reliable, and better-connected public transport was a common concern raised by attendees, particularly between Begbroke, Yarnton, Kidlington, Oxford Parkway, and Oxford. Additionally, there seemed to be support for a new railway station in the Begbroke Innovation District, which would be a useful connection in and out of Oxford and elsewhere.

c. Traffic

Traffic congestion was brought up frequently. Particularly along the A44, where congestion is already occurring on a regular basis, what would it look like with a whole new village living in the area? Especially in addition to the other PR sites and the stadium, attendees raised concerns that there is an urgent need for better provisions regarding active travel and public transport to help alleviate traffic. It was also added that there should be stronger East-West connections for traffic, including providing important links for the existing communities.

d. Active travel and safety

As the A44 is often congested with traffic, and when it is not congested, it is a high-speed road, there needs to be safe and accessible crossings along it. We are told that safe crossings have been promised in the past by Oxfordshire County Council but there has been no follow-through. In addition to safe crossings, attendees discussed the need for well thought out and safe cycle lanes and active travel routes, particularly for commuters and children. Cycle paths along the canal should be kept and improved upon.

e. Access to Green Space

One of the most prominent concerns is the loss of green space. As the new development is being built upon released green belt, attendees were worried about loss of green space and access to it. Maintaining certain vistas, trails, agricultural land, and biodiversity were all topics brought up at the drop-ins.

f. Other surrounding developments and overdevelopment

Concerns over the cumulative impact of new surrounding developments that could lead to urban sprawl, population congestion, loss of green space, and flooding in existing villages. Many attendees brought up Botley West Solar Farm specifically, but also referenced the new football stadium and PR9. Creating strong links between and working alongside the other new developments was suggested frequently.

g. Housing

Attendees at all three drop-in sessions raised concerns over the number of total houses being built on site and the composition of housing types. The desire for specific numbers and ratios of houses for private sale, university accommodation, key worker housing, and affordable housing were all frequently discussed concerns.



Begbroke Community Drop-in

h. Flooding

As flooding is already a major issue without new development in the area, attendees had concerns over further impact on flood risk, specifically near the canal and around Yarnton. Sustainable and on-site water management is desired for the new development, and some attendees felt reassured about OUD's approach to mitigating the risk as they are currently running soak-ability tests.

i. Services and Amenities

Interest in the prospect of more cafes, local shops, and pubs was raised at the drop-in sessions. In addition to new potential services and amenities, there were concerns regarding schools, as improvements should be made to current schools rather than draining them if a new one is built. Lastly, GP and other health practices would be needed with an influx of a new population.

j. Design representation

Clearer maps were requested, with legends to improve legibility and understanding for the public, as it was stated it was not indicative enough of how the site would look in the future.

e. Sustainability

General concerns were raised around the new Begbroke Innovation District being net zero and prioritising ecology, biodiversity, ground solubility, and minimising the overall impact of development.

3. Responses to the feedback form

The feedback form was available both online and as a hard copy at the public drop-in sessions, which can be seen in Appendix 5. There was a total of 44 feedback forms submitted, the outcomes of which are presented below.

Understanding of emerging masterplan proposals

Have you seen the plans and understood the direction of the emerging masterplan proposals for Begbroke Innovation District? Please indicate the one that best fits your view.

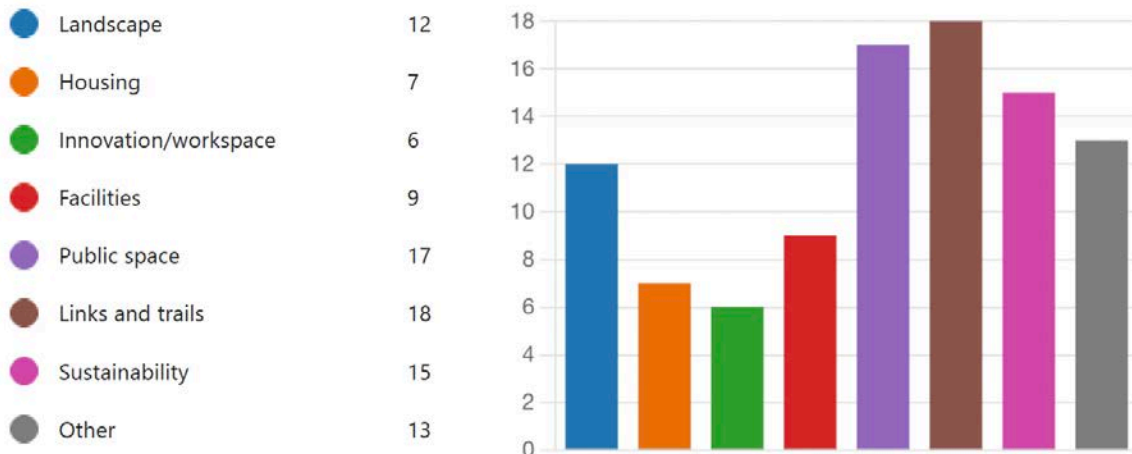


Welcoming of emerging masterplan proposals

Is there anything that you particularly welcome about the emerging proposals at Begbroke ID?

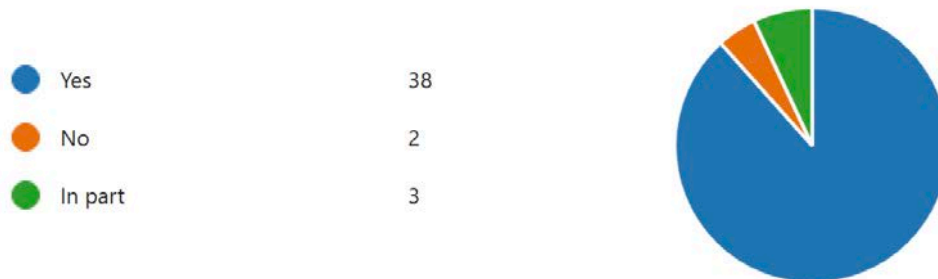


If yes, what elements do you welcome? (Please tick all that apply.)



Concerns

Is there anything that gives you concern about the emerging proposals at Begbroke ID?



If yes, please expand:

Housing affordability

- Ensuring that housing is affordable.
- Sufficient housing at suitable price for those on low salaries (univ/NHS)
- Concern about density of housing, plus the additional allocations in the area.

Transport and access issues

- Concerns regarding pressure on the current transport network, particularly vehicular traffic on the A44.
- Sandy Lane private vehicle access is important for connecting Yarnton and Kidlington
- Ensure pavements are included in designs creating safe routes for pedestrians, children, people using wheelchairs. Only accessible if you can ride a bike

- Only 2 buses an hour on A44 and one in evenings.
- No implementation of rail service within the site. Station promised is missing and should always have been at Roundham Lock - serving your development plus the Oxford Science Park /Langford Locks.
- How realistic is it to develop this and depend on people changing their behaviour?

Integration with existing villages

- A large project which seems not to take into consideration local communities.
- Keeping Sandy Lane open and supporting the local scout group in Yarnton

Greenspace, wildlife and biodiversity

- *"Don't overlap all the biodiversity and public greenspace areas. It's good to provide wildlife-friendly green space for humans' wellbeing, but some areas need to be mainly for wildlife, without regular disturbance by dogs being walked and further from houses so fewer pet cats exploring etc."*
- Concern regarding the loss of prime agricultural land
- Concern about loss of Greenbelt land and biodiversity, access and impact on quality of life.
- Wildlife corridors – concerns about impact on these and need to maintain.

Services and amenities

- Lack of doctors, and that housing looks to be built before the schools and doctors
- Concern about pressure on existing services and amenities in Kidlington and Yarnton.
- Facilities for children and young people – clubs, play and other activities.
- Concern that schools are not included in early phases of development – potentially putting pressure on existing ones.

Loss of local identity

- That Kidlington, Yarnton and Begbroke will just become one area and that nice green spaces are going to be built on.
- Creep of Oxford City into the countryside
- *"We live in [nearby] and currently have no neighbours. We moved here for this reason as we look after rescue dogs. We would find it difficult if there were houses on our borders."*

Other concerns

- Flooding, managing pollution of waterways, transport
- Height of commercial/research buildings - will there be green screening

Comments on engagement

- It's not clear what the proposals are
- Today's maps lack detail and struggling to see changes from July. Domestic water pressure and transport are a concern.
- General concern about plans that build on greenbelt land, whether allocated or not.

Responsiveness

Do you consider the masterplan is responding to issues previously raised by the community and other local bodies?



If no, what is being missed?

Facilities and amenities

- Provision for additional health care facilities such as a Doctors' surgery
- Provision for electric car charging area
- Provision of shopping facilities such as a small supermarket and post office (like Budget in Yarnton) with car parking and acting as a central hub
- Adult education in the area. Existing provision locally has closed, there is an opportunity to include something in the masterplan
- Road connectivity
- Maintaining the east-west connectivity for private vehicles that is currently provided for through Sandy Lane
- Concern that the "car as a guest" will restrict private vehicle travel east-west
- Concern that the level crossing closure will isolate Begbroke and Yarnton from Kidlington causing more traffic on A44.

Wildlife and biodiversity

- There are concerns that existing wildlife protection is not in place. We have seen foxes, badgers, and deer in our garden and on our borders. We would be concerned what about would happen to them.

- Current maintenance of car link via Sandy Lane to Kidlington for all at all times.
- This is a separate community, it does nothing for the local area.
- Also flooding issues, rail bridge, access for public transport and vehicles.

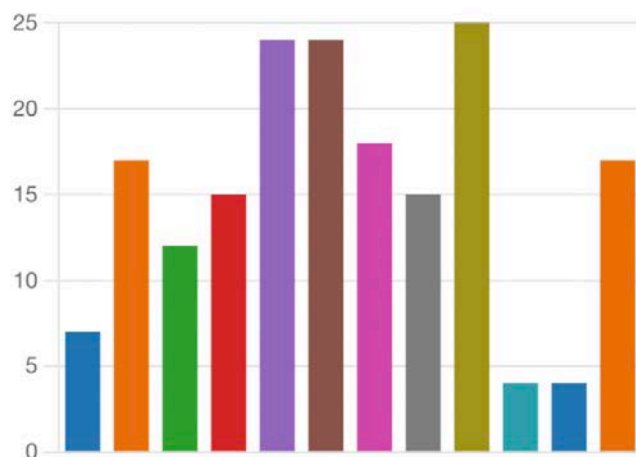
Other concerns

- The masterplan offers only small concessions to address the concerns raised by local residents and depends on full co-operation from national organisations such as Network Rail, Highways England, NHS, OCC Education Department etc, which is not guaranteed.
- Consideration of local inhabitants, many of whom have lived here for most of their lives
- Many residents oppose building on green belt, whether original or released. Any economic growth in UK should be prioritised for northern England, which has been chronically deprived since decline of heavy industry.
- The detail is very vague. The link to the shopping centre in Kidlington is vital. There seems little in the way of place shaping

Priorities

My priorities for inclusion at Begbroke ID would be (please tick as many as are important to you):

● Research workspace	7
● Cycling	17
● Housing	12
● Jobs	15
● Improved access	24
● Public space	24
● Shop(s)	18
● Food/drink	15
● Landscape/planting	25
● Events	4
● Public art	4
● Other	17



Additional comments and suggestions

Do you have any other comments or suggestions relating to the proposed Begbroke ID project?

Access, movement and parking

- *“Good to hear consultation is using teams from Holland to share good ideas on cycle infrastructure. As a car driver as well as a cyclist, somehow including both as co inhabitants of travel space in the design is important to me. My concern is often about, as a female to travel across Oxford in the dark, I'll choose the car rather than bus/taxi as it's door to door and I feel safe with that.”*
- Suitable car parking for smaller homes/flats that would not normally have a driveway needs to be provided.
- Calls for 2 parking spaces per dwelling.
- Ensure current traffic issues are resolved.
- Expansion of current Oxford Canal cycle way and footpath that stops at A44.
- Ensure public transport on Sandy Lane is fit for purpose and protected from cancellation/reduction for a decent length of time

Housing and development scale

- *“We need more houses. Hopefully not a load of tacky boxes.”*
- Concern that there is too much housing proposed, particularly in the wider context of other sites being developed.
- Restrict buy-to-let opportunities, possibly at zero available for this.
- Ensure a mix of affordable housing tenures and ensure the wider community benefits from the amenity gap
- *“Our initial fear is this is a huge site, together with other plans for North Oxford, will effectively 'overdevelop' into a huge urban sprawl.”*
- Lower building height where in proximity to existing housing.

Construction process, phasing and neighbourliness

- *“Please use climate positive construction, where the buildings sequester more carbon than is emitted in their construction and generate more energy than is needed by their users. See this Abingdon Carbon Cutters talk <https://www.youtube.com/watch?v=h3puykfc8ng> and <https://www.greencoreconstruction.co.uk/> ”*
- *“You're proposing what could be a wonderful, thoughtfully designed space. You're doing this at the expense of existing residents in surrounding areas. Please give our concerns the weight they deserve when making decisions on access through to adjoining areas.”*

- *"We would like to be consulted about any developments close to our borders. We think any development would have the greatest impact on our lives. I am concerned about the noise from building as I work from home."*
- *"We would appreciate consideration and sympathetic planning when developing the area around our house. We do not think anyone else will be effected as much as us. Noise of building and damage to wildlife are huge concerns."*

Greenbelt

- For someone that is committed to the environment it is a shame you are expanding on greenbelt land
- Abandon this project. OUD and partners have a responsibility to Oxfordshire residents.
- *"Respect principles and integrity of green belt whether original or released: instead of building on it, wide range of eco-activities should happen, including rewilding, absorbing CO2, renewable energy, growing food."*

Additional facilities and amenities

- Provision for young people, such as uniformed groups
- Possibly only 1 primary school required, and no secondary given existing expansion plans. Space to exercise dogs off lead?
- Additional conference and public assembly conference centres

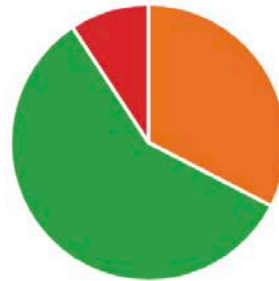
Engagement process

- *"Looks very good. Maybe rent one of the empty shops in Kidlington to showcase proposals on an ongoing basis."*
- *"Thank you for inviting feedback."*
- *"At this stage the information is positive - I look forward to seeing how this translates into more detailed design/proposals."*

Respondents' information

Your knowledge of the Begbroke-Yarnton area and the development site – please tick as appropriate.

● Went on guided visit	0
● Recent personal visit	14
● Historic awareness	25
● No knowledge	4



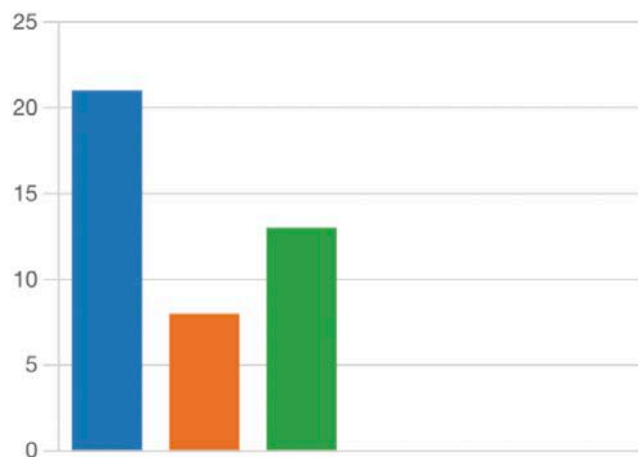
Would you like to be kept informed about future stages in the planning and design of the Begbroke ID project, including exhibitions and online information?

● Yes	38
● No	2



Which area do you live in?

● Kidlington	21
● Begbroke	8
● Yarnton	13
● Elsewhere in Oxfordshire	0
● Oxford City	0
● Other	0



4. Conclusion and Next Steps

In conclusion we can make the following observations:

1. There has been a **continued development of engagement and awareness-raising** about the Begbroke Innovation District in November 2022; particularly building upon stakeholder and public engagement from July 2022 in Begbroke, Yarnton, and Kidlington.
2. With **220 participants** at the drop-ins and **over 40 response forms**, this stage of engagement achieved a healthy outreach, though with fewer numbers than with previous engagement in July. This was expected due to the time of year, but nonetheless, the engagement and feedback from the surrounding three villages included a variety of sectors, ages, and local geographies.
3. Community participants have provided **very strong contributions towards the emerging masterplan**. Their breadth of knowledge, including context, history, challenges and concerns, future ideas, and their passion for community-building have helped inform the masterplan team. As the emerging masterplan will be designed in greater detail over the coming months, the information provided by community members at these events will continue to be used to inform important design decisions.
4. As in July, there is a **desire for local organisations and individuals to be kept informed** and engaged further in developing and testing ideas in the approach to Begbroke Innovation District, ahead of any planning application.
5. The planned next steps include both **public and youth engagement events, including Science Wonder Events** in Spring 2023.

Appendices

1. Stakeholder Site Walkabout Attendees

Organisations represented on the site walkabout included the following:

Community and Stakeholder Organisations
Begbroke and Yarnton Allotment Association
Begbroke Parish Council
Benefice of Yarnton with Begroke and Shipton-on-Cherwell
Kidlington South Green Party
Oxfordshire County Council
River Learning Trust
Yarnton Parish Council
OD & Design Team
CompanyPlace
Hawkins\Brown
Oxford University Development
Community & Stakeholder Engagement Facilitators
Kevin Murray Associates

2. Stakeholder Workshop Attendees

The following organisations were represented at the Stakeholder Workshop

Community and Stakeholder Organisation
Begbroke and Yarnton Allotment Association
Begbroke Parish Council
Blenheim Palace
Community Member
Kidlington Parish
Kidlington Parish Council
Newcore Capital Management
River Learning Trust
Yarnton Parish Council
ODD & Design Team
Buro Happold
Eleanor Mathieson Ltd
Hawkins\Brown
KMC Transport Planning
Oxford University Development
Turner Townsend

Community & Stakeholder Engagement Facilitators
--

Kevin Murray Associates

3. Publicity: Drop-in Flyer



Oxford University Development (OUD) plans to deliver a world class, mixed-use neighbourhood around Begbroke Science Park.

To find out more about the emerging masterplan, meet members of the design team and share your ideas and thoughts, come and join us at one of the community drop-in exhibitions. Light refreshments will be available. For any questions or more information, please visit www.oud.co.uk or contact us on begbroke@oud.co.uk or 0800 298 7040.

BEGBROKE	Tuesday 22nd November 6:00 - 8:00 pm	Begbroke Village Hall 3 Begbroke Lane, OX5 1RQ
KIDLINGTON	Thursday 24th November 10:00 am - 12:00 pm	Kidlington Football Club Yarnton Road, Kidlington, OX5 1AT
YARNTON	Thursday 24th November 6:00 - 8:00 pm	Yarnton Village Hall The Paddocks, Yarnton, OX5 1TF



4. Exhibition Pop Up Panels

Introduction

Welcome to this latest exhibition about the Begbroke Innovation District proposed for the Begbroke-Yarnton area, north of Oxford. It follows an earlier in-person and online exhibition in July.

Background

The Begbroke Innovation District, allocated in Cherwell District Council's Local Plan, builds on the achievements of Begbroke Science Park, where world-class university scientists work with industry decision-makers and entrepreneurs to turn cutting-edge research into commercial opportunities.

The aim is to establish a new community that provides much needed housing alongside new exceptional workspace and research facilities arising from an expanded Begbroke Science Park. This will help the Begbroke Innovation District retain the nationally significant research and development that occurs at the Park, whilst tackling lack of housing availability and affordability. The community will be supported by a range of high-quality amenities and facilities, including characterful public spaces, parks and gardens and sustainable transport links.



Existing Begbroke Science Park

Oxford University Development

Oxford University Development (OUD) is a joint venture between the University of Oxford and Legal & General Capital. OUD's ambition is to design and deliver exemplary, sustainable development that meets the needs of Oxford University whilst also providing benefits to local communities. OUD has responsibility for taking this site forward, alongside a number of others in the Oxford area.



Begbroke Innovation District

The Proposed Innovation District

OUD plans to deliver the 190-hectare mixed-use neighbourhood around Begbroke Science Park, which is underpinned by the allocation in Cherwell District Council's Local Plan Part 1 Partial Review, under Policy PR8: Land east of A44.

OUD has appointed a design team led by Hawkins Brown and Buro Happold to plan a high-quality, mixed-use development, that includes a range of research & development and commercial floorspace, and university accommodation. There will be associated social and physical infrastructure uses, such as schools, local centres, amenity space and recreation/leisure uses, as well as connectivity to the City of Oxford by sustainable means.

OUD wants to take a long term, holistic approach to placemaking that combines environmental sustainability with the emerging economy and new community, with strong transport links to support and enhance existing communities.



Indicative collage of the Begbroke Innovation District



Masterplan Approach & Principles

Following the summer consultation and detailed site research, the masterplan design is informed by a set of 10 evolving place principles, shown below.



01. A heart for everyone



02. Intentional serendipity



03. The car is a guest



04. Your countryside to discover



05. Civic space for civic pride



06. Sharing culture



07. Living lab



08. Space for the unknown



09. Celebrate the stars



10. Open, accessible, transparent

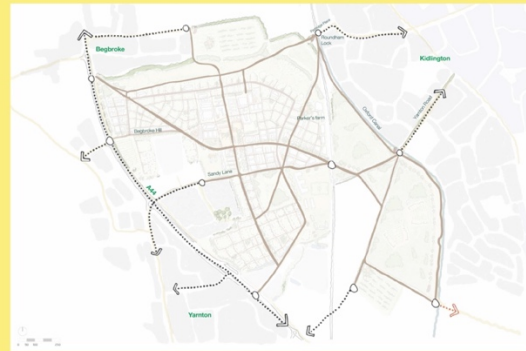


www.oud.co.uk

Transport & Connectivity

What You Said

Network Rail's closure of the Sandy Lane level crossing and the potential for increased traffic and congestion on the local road network, especially the A44, were highlighted as key transport concerns. Community feedback and suggestions to address these concerns included looking at: alternatives to the closure of the Sandy Lane Crossing; the provision of safe crossings as part of the development; promotion of active travel; and improvements to public transport (links, frequency, local services and services to Oxford City Centre, Oxford Parkway and beyond).



Site Movement & Connectivity

What We Are Doing

We recognise that connectivity is a key priority for both the existing and planned future communities. The plan is to have good-quality, sustainable access and transport connections to surrounding settlements, while minimising traffic generation and carbon impact arising from new development.

The emerging proposals include:

- Expanded pedestrian and cycling networks with new and enhanced routes, including to Kidlington, Yarnton and Oxford Parkway railway station.
- New and improved bus routes serving the Begbroke Innovation District.
- Safe routes to the proposed new schools.
- New crossings over the A44 at key desire lines.
- Reservation for a potential future railway station at Begbroke.

In addition to the above, OUD has committed to working with Network Rail to design and deliver a better quality and more versatile bridge than originally proposed as a replacement for the Sandy Lane crossing. The emerging bridge design will be able to accommodate pedestrian, cycle and public transport use.



www.oud.co.uk

Green Space

What You Said

The loss of green belt was highlighted as a concern at the previous public consultation event, and a strong emphasis was placed by the local community on the development responding to this through safeguarding wildlife habitats, enhancing biodiversity, using landscape as a visual buffer for development and providing public access via safe routes to a variety of green spaces.



Trails and Links to Green Space

What We Are Doing

We recognise the importance of the natural environment to the existing local community, the Science Park and to future residents and occupiers. The landscape is an important asset, and we have an opportunity and a responsibility to strengthen these green spaces.

As part of the emerging masterplan, we are looking to improve accessibility for all, to increase biodiversity, to provide protected areas for nature to flourish and to create a strong local landscape setting for future buildings.

We are proposing to do this through:

- The provision of a major ecological corridor with trees, brooks, canal and diverse vegetation.
- Providing a variety of parkland, with places for leisure, play, sports, socialising and places for retreat.
- Bringing landscape and landscaped traffic free corridors into the heart of the development.
- Developing a network of trails for walking, jogging and cycling
- Gaining a thorough understanding of the local ecology (flora and fauna) and opportunities for enhancement.
- Exploring the opportunity for allotments and food growing space including potential for a social enterprise market garden.

Sustainability & Flooding

What You Said

Surface and foul water flooding was highlighted as an existing issue by residents at the last consultation event. Concern was expressed that the existing flood risk would be exacerbated through climate change and through the development of the Begbroke Innovation District. It was suggested that future development should investigate creative methods for water management. In addition to this, the community were keen to see improved access to existing waterways, such as the canal and Rowel Brook.



Drainage & Blue Corridors

What We Are Doing

The team has been developing a sustainable water management strategy for the Begbroke Innovation District and addressing flooding and mitigating climate change impact is at the heart of this.

The water management strategy is underpinned by a comprehensive understanding of the existing local topography and drainage conditions and has played an influential role in the design of the emerging masterplan, through:

- Implementation of a Sustainable Urban Drainage system.
- Integration of swales and retention ponds within the landscape design.
- Efficient use of potable water and circular economy aspirations.
- Responding to and leveraging natural drainage routes.
- Seeking to minimise surface water drainage across the development.

The water management strategy will be refined as we further test the performance of networks, spaces, buildings and uses.

Local Community & Amenity

What You Said

The local community has expressed a clear interest in understanding the volume and type of housing proposed (affordable, key worker and private), the identity of the new community and how it integrates with existing villages, and what the potential local amenities and services offer might be at the Begbroke Innovation District.



Neighbourhoods and Central Heart

What We Are Doing

The team has made progress in establishing the place principles, testing residential spatial layouts and developing the amenity offer and these are summarised below.

- A central gathering point with retail and social activities concentrated around the existing Farmhouse.
- Three residential neighbourhoods set along landscape corridors linking to the heart of the scheme.
- Great childcare facilities including schools, nurseries and play areas.
- Indoor and outdoor leisure and sports complementary to existing local provision.
- A strong arts and cultural programme including public art and engagement.

We are still working through the housing types and tenures with the Local Authority and will be looking to share this with the community at the next consultation event. This will include a mix of private and affordable housing, and will take into consideration the comments raised previously and at this event.

As an interim place-shaping step, we have started developing our Cultural Strategy and will be looking to work with the local community next year on ideas for trails, planting, play space and public art across the site.



Illustrative Masterplan & Community Benefits



Illustrative Masterplan

What We Are Doing

The illustrative masterplan provides an overview of our current thinking in terms of strategies for landscape, movement, massing and the distribution of land use. It represents a snapshot in time, and we will continue to develop these strategies as we progress through the design process, continuing to respond to feedback and seeking to maximise delivery of community benefits, such as the below, through responsible design, planning and implementation.

- Enhanced connectivity
- Quality open space
- Access to amenity and new amenity offerings
- A new centre
- Address flooding
- A new bridge
- Jobs
- Housing
- A better cultural offer
- Supporting healthy lifestyles
- Increase in biodiversity
- Greater visibility of Oxford University research
- A transparent process
- An integrated community

If you are interested at looking in more detail at the engagement and consultation to date, a summary report can be found at www.oud.co.uk.



Planning Process & Next Steps

Just as with the earlier stages, OUD will review detailed feedback from this stage of consultation in considering design development.

The masterplan design process will continue into Spring 2023, with submission of the outline planning application currently scheduled for Summer 2023.

We welcome any feedback on the emerging direction. Feedback forms are available online, alongside a version of this exhibition, at www.oud.co.uk.



PR8: Land east of A44 (red line on plan).



5. Feedback Form



Begbroke Innovation District Masterplan

Thank you for taking the time to provide your views on the emerging masterplan for the Begbroke Innovation District.

We would be grateful if you would take a few minutes to fill out this short questionnaire on the planning and design of this site. You can also complete this form online at www.oud.co.uk before December 3.

1. Your knowledge of the Begbroke-Yarnton area and the development site – please tick as appropriate

Went on guided visit Recent personal visit Historic awareness No knowledge

2. Have you seen the plans and understood the direction of the emerging masterplan proposals for Begbroke Innovation District? Please indicate the one that best fits your view.

Yes No Not sure

3. Is there anything that you particularly welcome about the emerging proposals at Begbroke ID?

Yes No Don't know

4. If yes, what elements do you welcome?

Landscape Housing Innovation/workspace Facilities

Public space Links & trails Sustainability

Other? Please specify

5. Is there anything that gives you concern about the emerging proposals at Begbroke ID?

Yes No Don't know

If yes, what?

6. Do you consider the masterplan is responding to issues previously raised by the community and other local bodies?

Yes No Don't know

If no, what is being missed?

7. My priorities for inclusion at Begbroke ID would be (please tick as many as are important to you)

Research workspace Cycling Housing Jobs Improved access Public space

Shop(s) Food/drink Landscape/planting Events Public art

Other? Please specify

8. Do you have any other comments or suggestions relating to the proposed Begbroke ID project?

.....
.....

9. How did you learn about the Begbroke ID project?

Newspapers Website Leaflet Social media Exhibition Community organisation Invitation

Other.....

10. Where do you live?

Kidlington *Begbroke* *Yarnton* *Oxford*

Other? Please specify

11. Would you like to be kept informed about future stages in the planning and design of the Begbroke ID project, including exhibitions and online information?

Yes No Don't know

Name:

Email:

Thank you

Data privacy

All personal or contact details are held securely for the purposes of consulting this project only, in line with data protection best practice. They are shared with OUD but no other party. The details are destroyed 1 year after the planning application is lodged. All comments are recorded for the purposes of this project only and are anonymised and aggregated.

Kevin Murray Associates for OUD (Oxford University Development) November 2022