

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

March 2023



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Report purpose and layout

This is a combined report relating to the consultation on the proposed Begbroke Innovation District, presented in a similar format to the two previous reports which were published in July and November 2022 respectively. The document relates to two separate engagement activities held in 2023, namely a **Stakeholder Masterplan Review Workshop** on 1st March and **Community Drop-in Exhibitions** on 8th and 9th March.

Begbroke Innovation District (BID)

Begbroke Innovation District is being promoted by Oxford University Development (OUD), a joint venture company made up of OU and L&G. The project seeks to address the combined demands of meeting the Oxford housing challenge with creating a centre for innovation, leisure and contemporary living.

OUD has appointed a team to lead the development of a masterplan, and initial consultation has taken place over the summer and autumn of 2022, known as Stage 1 and Stage 2 respectively. The reports of activity from both those stages are published online at www.oud.co.uk.

The purpose of the Stage 3 events was to share the emerging direction of the masterplan and receive feedback from local stakeholders and the wider community ahead of the formulation and submission of the outline application in Summer 2023.

Reports A and B

Both Reports A and B combine to form a record of the March events, summarising the issues and ideas raised during Stage 3 of engagement. They draw on the event notes, discussions held and formal feedback responses received from the workshop and community exhibitions.

As with the earlier reports from July and November, this report is to be presented to OUD client and design team as a part of the ongoing masterplan process.

Next Steps

The reports will be published online at www.oud.co.uk alongside the other reports and engagement materials for public access and circulation. The aim is to hold a further pre-submission exhibition in Summer 2023.

Begbroke Innovation District Report A: Masterplan Review Workshop

March 2023



Report A: Stakeholder Masterplan Review Workshop

1. Event format

As with the previous stakeholder events held in July and October of 2022, the March stakeholder workshop was held at the Begbroke Science Park, a centrally located venue, lying between the three villages of Kidlington, Begbroke, and Yarnton, falling within the PR8 development site.



Attendees from the stakeholder workshop, March 2023

Invitees were drawn from a range of local representative and civic organisations, interest groups, educational groups, and service providers. Many had been invited to and attended the previous stakeholder events. A total of 44 people were in attendance. A list of the organisations represented at the workshop can be seen in Appendix 1. The invitees were joined by the client and design team at the workshop, including from OUD, OU, Turner & Townsend, Kevin Murray Associates, Hawkins\Brown, KMC Transport Planning and Buro Happold.

2. Briefing session

The workshop began with an introduction from Tom Clarke (OUD) and an event briefing from Kevin Murray (KMA) covering the aims of the session, which were to:

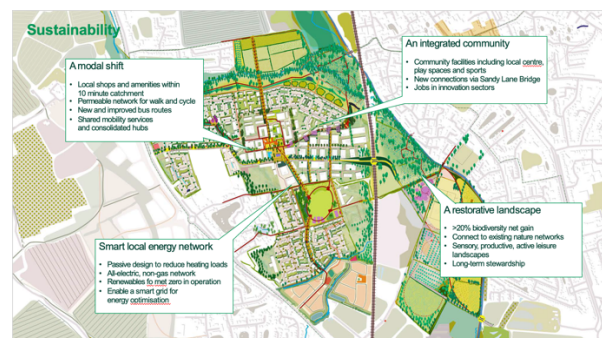
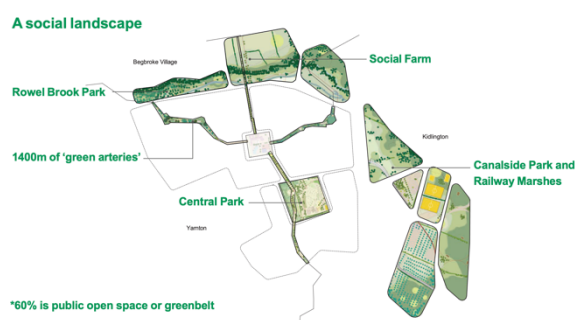
- update on OUD progress

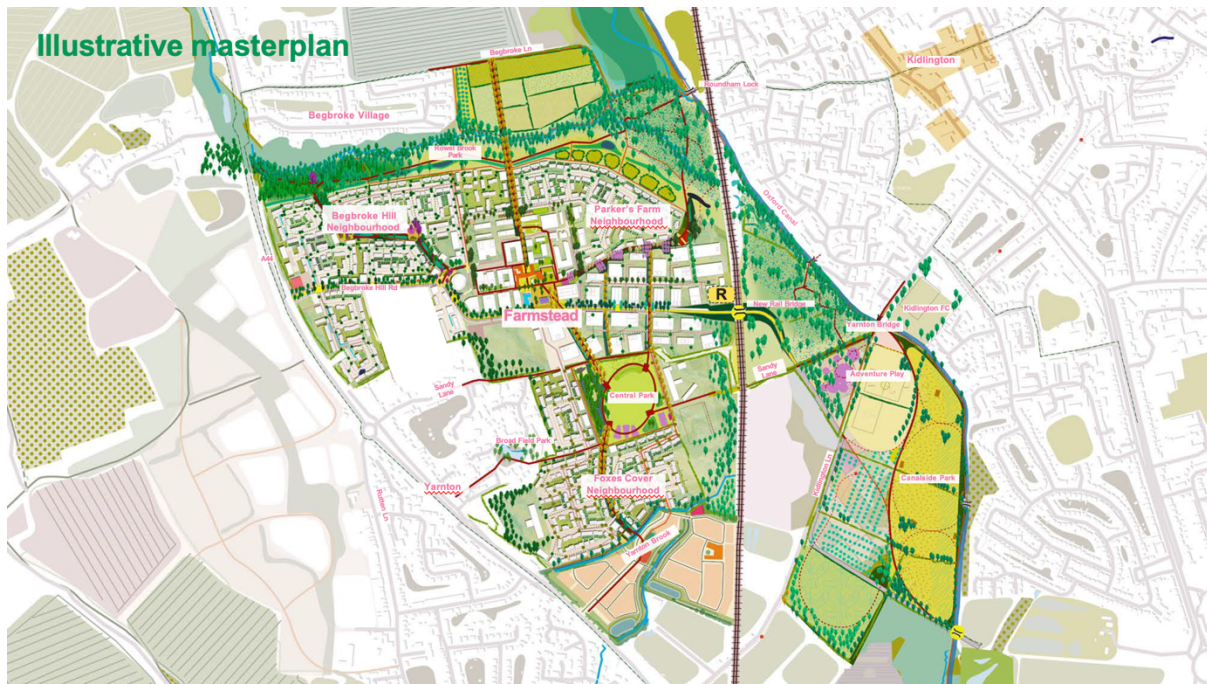
- present emerging plan content
- link to previous observations
- provide ideas and advice before application preparation and submission
- outline next steps

Kevin Murray highlighted issues raised from previous stakeholder and community engagement, including the following:

- **Sandy Lane** - closure and potential new bridge
- **Public transport** - more reliable, frequent, better-connected services required
- **Traffic congestion** - particularly along the A44
- **Active travel** for commuting and leisure
- **Safe crossings** along major roads
- **Access to green space** - ensuring biodiversity, views and joined-up trails
- **Local development impact** - cumulative impact of schemes
- **Housing** - numbers, location, type, affordability, tenure
- **Flooding risk** - flood mitigation approach
- **Services for growing population** - more GP surgeries, shops, pubs, cafes
- **Sustainability measures** - net zero, prioritising ecology, biodiversity, ground solubility
- **Clearer graphic representation** - of maps to aid understanding

Diego Grinberg (Hawkins\Brown), led the design briefing presentation, showing how input from the local community and stakeholders has informed design alterations to the masterplan. The presentation covered four key development themes, including local tangible benefits, illustrative visualisations, transport and social landscape maps and the emerging masterplan.





Briefing presentation slides, including the illustrative masterplan

During and after the presentation from Hawkins\Brown, participants had the opportunity to raise questions, concerns, and comments regarding the emerging masterplan and masterplan principles. These included:

- Concerns about the (BSP development) footpath – that it is fenced off and the material used is not in keeping with the rural environment
- Lack of understanding/clarity of how the green network works with transport network on the maps shown
- Practicality of “living” streets and how, for some, not having their car parked in front of their home won’t work, especially for those with children or mobility issues.
- Queries as to whether all existing footpaths will become shared cycle and pedestrian paths
- Questions around the differences between the Network Rail crossing and new rail bridge
- Concerns around weight restrictions for community bus on the listed bridge over the canal
- Questions about who the new housing is for, especially the affordable housing. Concern was raised over the proposed number of university-linked housing and making all affordable housing university-linked. This was drawn from the numbers given on the Begbroke Science Park website
- The cumulative effects of restricting vehicular access across all PR sites in the area as public transport delivery is currently unable to accommodate this shift.



Briefing presentation slides

3. Group workshop session task

Following the briefing presentation, attendees were asked to review the emerging masterplan approach and content in groups. They were briefed to identify and discuss:

- (1) Gaps and unknowns
- (2) Strengths and opportunities
- (3) Weaknesses and concerns
- (4) Any other questions that should be considered regarding the masterplan design and principles.

Attendees chose which group they participated in, with each group having a lead, thematic approach to their discussion, though each group was able to discuss all/any of the other themes and any other issues which they felt needed to be addressed. The groups were facilitated by at least two members from the client and/or design team to ensure there were enough representatives to help draw and record ideas, as well as address important questions and concerns. The four lead theme reviews of the masterplan review were:

- Sustainability, Landscape & Environment
- Innovation, Workspace & Employment
- Homes, Facilities & Community
- Movement, Trails & Connections

The session task is an important component of the workshop as it allows for an intensive discussion around focus areas and allows people to freely discuss their viewpoints in a smaller, more relaxed setting.

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



There were a series of group discussions held in different rooms

Group 1: Sustainability, Landscape & Environment



Sustainability, landscape and environment group discussion

The sustainability, landscape and environment group was facilitated by Maddie McTaggart (Buro Happold), Ed Arthur (Buro Happold) and Lindsey Ions (OUD).

Gaps

- Loss of agricultural land
- When would the tree planting take place?
- Where will the Allotments be moved to?
- Would like more detail on the community farm?
- Concern over housing proportions/affordable housing and use for the university. Assumption was that affordable housing was for nurses and other keyworkers etc.
- Will there be more than one community centre due to the size of the masterplan?

Weaknesses

- What is being done about noise mitigation – especially concerning buildings near the railway (homes and schools were mentioned)?
- Concerns over ability/speed of change of modes of transport used/modal shift – difficult for some to understand/accept what these changes may be
- Aggressive car users threatening cyclists (example given by a local Councillor was of female cyclists feeling threatened)

- Flooding (mitigation) needs further discussion – to ensure future developers adhere to highest levels of protection
- What is the scalability of bio-diversity gain?

Strengths

- Reduction in vehicular traffic beneficial to existing roads/neighbourhoods currently used as through routes

Other

- Could tree planting happen early, as they will need time to grow (meanwhile use?)
- Concern over lack of clarity of ecology headlines. Specific case of skylarks / ground-besting birds was used based on recent viewings and how development will affect them if grassland is developed on
- Will the rail be electrified?
- What is the likelihood of the new rail halt? View that it could go a long way to unlock lifestyle/transport modal shift.

Group 2: Innovation, Workspace & Employment



Innovation, workspace and employment group discussion

The innovation, workspace and employment group was facilitated by Paula Brown (OU) and Emma Churchyard (KMA).

- Will there be enough employment opportunities for local people who aren't highly qualified/scientists/professors? Will there be opportunities for unskilled jobs too?
- What is the ratio of housing to employment offer? Concerns for what social housing would look like (whether social housing is for just OU or for Oxford City)
- Concerns about providing enough pre-schools and nurseries on site as existing ones are already under strain and duress.
 - An important component for ensuring future employment in the Innovation District as working parents need childcare.
 - Ensure continued funding for the nurseries remains so that they don't close as other local ones have in the past.
- There aren't enough GPs, dentists, and pharmacies in the area currently, where will they go in the PR8 site to accommodate the growing population?
- Tie in employment opportunities with Oxford North as they are both innovation districts.

- Ensuring that this new district has its own identity but can also integrate into surrounding villages, i.e. how will the villages work together without all becoming one large town.
- An intense need for youth provision and youth spaces in this masterplan
 - Could the well-being hub include youth spaces?
 - Informal hang-out space along the green arteries and within the landscape strategy are a strength of the masterplan, creating areas for the most vulnerable, including rest stops and hang-out spaces.
- Railway crossings and safety/mobility
 - There is a lot of flooding that currently happens at the level crossing, making it difficult to access when it rains.
 - Ensure safety around the tracks as there have been fatalities recently.
 - Create desire lines from BID to Parkway if a new rail station is not added.
- Autonomous buses should be running non-stop through the area to not inhibit future funding issues (hiring drivers, etc)
 - “This is an innovation district, and the public transport needs to reflect that and I’m glad OUD is thinking that way.”
 - Keep looking at future-proofing all physical connections to ensure that the site works long term.
- A gap in the masterplan is design codes, what kind of style of buildings will be along the A44 and what heights will they be?
 - Will the green buffer zone hide them? And if there is a green buffer zone the allotments should not be moved as they currently act as a green buffer.
 - Science should be integrated into the allotments/community garden.
- “A lot of positives happening with this plan, you just need to ensure there is enough there for the people who have lived here for 50+ years and they can get enough out of this new development.”

Group 3: Homes, Facilities & Community



Homes, facilities and community group discussion

The homes, facilities and community group was facilitated by Diego Grinberg (Hawkins\Brown), Gemma Bushell (Turner Townsend) and Jas Atwal (KMA).

- Creating new communities, but ensure they are mixing and not existing separately
- Need different types of housing – such as retirement homes, lifetime homes
- Have you considered links to new housing along Rutten Lane?
- What would the cycling/walking provision along Sandy Lane look like?
 - Concerns around Sandy Lane and its future
- Request for Oxfordshire County Council to provide confirmation and information on the legal grounds that Network Rail are making the changes and if they can close Sandy Lane crossing.
- Role and location of secondary school as currently shown is not good.
- Are OUD talking to OCC and other education providers re location of schools?
- Access to the school, even from within the site, is poor – it is land locked
- Crossings from Yarnton to BID development for secondary school pupils is not great, need safe access.

- Treatment and provisions of crossings on A44
- Concerns on plans on natural crossing points
- Placemaking
 - Concerns around the evenings – think about places from morning to evening.
 - Time limited developments such as schools
 - Risks of anti-social behaviour
- Discussions with existing school providers – William Fletcher Primary and other local schools
- Petrol stations adjacent to second primary – doesn't feel like a good location
- Look at the extension of links beyond the red line of the boundary
- Will the different neighbourhoods have a different feel?
 - Arteries will define the character of the landscape.
 - The mix of uses is still to be determined.
- Think about community and intergenerational approach to placemaking and mix of uses – not just 20 – 40 age range. We need a sustainable legacy
- Community facilities for local uses, eg, extend the use of the schools into the evening
- Future proofing design of housing
 - Older generations and post-retirement housing
- Stewardship and maintenance
- Ongoing discussions regarding access and maintenance.

Group 4: Movement, Trails & Connections



Movement, trails and connections group annotating the illustrative masterplan

The movement, trails and connections group was facilitated by Kirsty McMullen (KMC Transport) and Tom Clarke (OUD).

- Creating a bus route from Begbroke to the hospital, ensuring that the new BSP bus route includes Begbroke as a stop as well.
- Ensure there is wild land as to not impact deer and other wildlife.
- Modifications to the A44 including:
 - Modifying traffic lights to help filter traffic turning left and right
 - Creating more frequent and safe pedestrian crossings
- Creating an active travel link to the Tech Park to the north
- Creating stronger access to the Yarnton Garden Centre
- A new route required to connect Yarnton, BID and Frieze way
- Opening another crossing along the railway for canal and railway marsh access along the north-eastern side of the site.
- Ensure there is parking on the eastern part of the site, particularly disabled parking.
- The fencing off, of the footpath, is incongruous with the open aspect



Illustrative masterplan with workshop annotations added

The illustrative masterplan was utilised in the group to make annotations and additions to the existing plan, which can be seen above.

4. Group feedback

The participants all returned to the main room for a plenary discussion following the group workshop session task. A rapporteur presented the main ideas and feedback from each of their respective groups. Each group's discussion points were drawn from the notes recorded in the previous section,

Additional points raised in the plenary feedback discussion were:

- More time required for detailed discussion and exploration of ideas and proposals – allow for more interactive/collaborative design work.
- Keep the allotments where they are, and they will act as a green buffer to the Begbrooke Innovation District.
- Including some indication of a potential future job type ratio (notably skilled v unskilled labour) would be useful information for the outline application.
- Use the design layout to bring communities together and link them both physically and socially.

5. Next Steps

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

Community Drop-ins

8 March	6 - 8pm	Begbroke Village Hall
9 March	2 - 4pm	Yarnton Village Hall
9 March	6 - 8pm	Kidlington Football Club

Exhibition materials provided on the website at www.oud.co.uk

Feedback form questionnaire, requested by deadline of 24 March available at www.oud.co.uk

Summer 2023 community consultation events as a preview to the application, with dates to be announced.

Begbroke Innovation District Report B: Community Drop-in Events

March 2023



Report B: Community Drop-in Exhibitions

1. Purpose and format of the Community Drop-ins

The community drop-in exhibitions have been an important series of events, contributing to the evolution of the Begbroke Innovation District illustrative masterplan. This latest series of exhibitions was held, as before, in Begbroke, Yarnton and Kidlington over the 8th and 9th of March 2023 at the following times and locations:

8 th March	Begbroke Village Hall	6.00 pm – 8.00 pm	68 attendees
9 th March	Yarnton Village Hall	2.00 pm – 4.00 pm	72 attendees
9 th March	Kidlington Football Club	6.00 pm – 8.00 pm	63 attendees

There was a total of **203** attendees, which is slightly fewer than the 220 attendees in November, but the adverse winter weather conditions could possibly have deterred some people from attending. The events were publicised on social media through Facebook and Instagram, as well as flyers sent out via Royal Mail to households in the three surrounding villages. The same flyer was used in a digital and physical context, which can be viewed in Appendix 2.



Community drop-in session at Begbroke Village Hall

2. Overview of discussion points

The main headlines discussed between community members and the OUD client and design team across the three drop-in sessions are listed in this section below.



Community drop-in sessions at all three village venues

Sandy Lane

- Confusion around the road and level crossing closure policy
- Distrust of county/district council explanation and justification
- Critical role of link between villages
- Private vehicle access important, especially for those with special accessibility requirements
- Emergency vehicle access critical
- Community shuttle bus is a welcome idea
- Interim solutions needed during construction

Healthcare facilities

- Access to GP practices, dentists, and other healthcare related services, important, especially with closure of Sandy Lane

Services and amenities

- Nurseries and schools are essential, with long term investment

- Community offer: restaurants, pubs, retail, food shops, cafes, pool (critical for swimming lessons given proximity to canal & flooding) were all suggested
- Workspace facilities that include showers/drying space for cyclists

Transport

- Buses – need to be reliable and well connected, including a bus between the three villages, the science park, Oxford Parkway and Oxford, as current services are not sufficient
- A train station would be a positive, welcome feature
- A44 traffic implications
- Some scepticism around the practicality of ‘car is a guest’ approach
- Well-connected active travel links, particularly around the canal, welcomed

Housing development & scale

- Who will live here?
- Must be an affordable component (not just university-linked affordable)
- Mixed housing offer
- Some concerns over the scale, density and height of buildings
- Concerns about overdevelopment across the area – including cumulative impact



Discussions around the illustrative masterplan at Yarnton Village Hall

Local identity

- Rename Begbroke Innovation District (to differentiate from Begbroke, and given Yarnton proximity)
- Impact of the new community on existing residents
- Loss of identity, as this development could join up the three villages and turn it into one big sprawling town
- Which parish will Begbroke Innovation District fall into?
- Loss of a part of 'rural' Oxfordshire

Landscape & greenspace

- Prefer hedgerows instead of fencing
- Ideally, don't move the allotments, but if they are moving, what provisions are in place for a smooth transition?
- Public access to play and playing fields
- Maintain as much natural greenspace as possible for wildlife and biodiversity
- Maintain existing footpaths
- Retain and improve the canal towpath
- Social greenspace is welcome, particularly for the elderly and youth



Community drop-in sessions at Kidlington and Begbroke

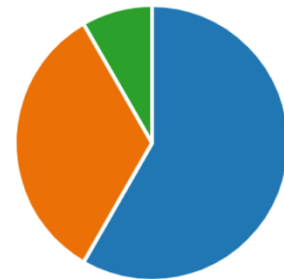
3. Responses to the feedback form

The feedback form, shown in Appendix 4, was available both online and as a hard copy at the public drop-in sessions. There was a total of 24 feedback forms submitted, the outcomes of which are presented below.

Knowledge of the site

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

● Attended previous engagemen...	14
● Historic awareness	8
● No knowledge	2



Support for the vision




At this stage of its evolution, do you support the aspirations of the emerging 'vision' for Begbroke Innovation District (BID)? Please indicate the one that best fits your view.

● Yes	9
● No	7
● Not sure	8



Character of the place

How do you feel about the housing and neighbourhood character aims of the development?

 Broadly supportive	9
 Neutral	6
 Broadly Opposed	9



Do you have any other comments on the proposed character of BID?

- Impact of the surrounding communities not being addressed, loss of identity
- Concerns about how the car is a guest concept and the reality of this being a rural area and needing a car, not practical especially as OCC have removed school buses from Yarnton
- Concerns about impact of development on traffic congestion; private-vehicle, public transport, and transport hubs will be impacted
- Ensuring housing is for those who work locally and not just rentals for London commuters
- Genuinely affordable housing for people in Oxford, and not just university-linked affordable housing
- Development and housing are too large and too dense
- Loss of greenspace, as the land used to be greenbelt and has open fields, though there seems to be an attempt to retain green gaps
- Ensure development is powered completely by renewable energy
- Concerns over flooding and drainage
- Nervous about follow-through with commitments

Uses and activities

Does the general mix of uses and activities proposed within the BID masterplan seem like an appropriate balance, given the Council's policy?

● Yes	11
● No	6
● Don't know	6



If no, what might be better?

- The map of the brook needs updating. In the original map, the lower limb of the brook goes through the ponds and under a brick bridge to the canal. This could significantly impact the marsh area next to the canal and should be explored.
- The provision of shops and community facilities are not shown on the illustrative masterplan
- More facilities such as gym, pool, bars, restaurants, and other weekend/evening activities
- Disagreement with council's disregard for greenbelt
- "I think so. Too early to make a comment"
- Do not develop housing/neighbourhoods here, focus on the science park. Potentially use the land for sustainable/natural purposed related to BSP
- Increase green space
- Do not build on allotments

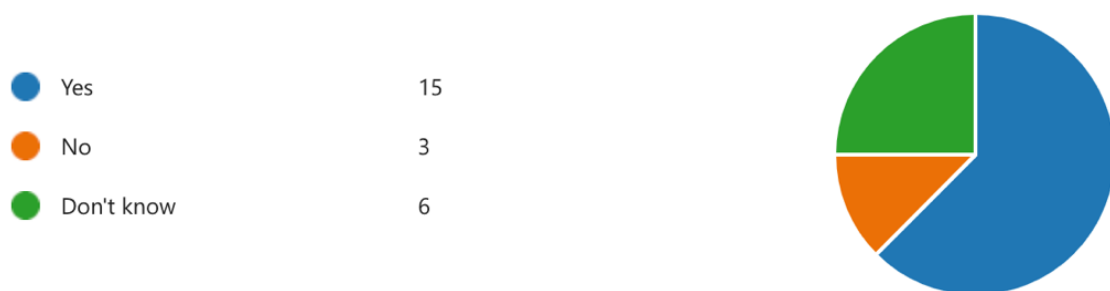
Do you have any other thoughts or comments on the mix of uses proposed for the site?

- "Seems to be well considered"
- Unsure of housing numbers and it shouldn't be more developed than already proposed
- Enticing attractions i.e. shops, schools, cultural venues but not within scope of developers to deliver without independent suppliers – existing organisations such as these are under strain from insufficient staff in the area
- Community facilities in BID should not just look inward and offer provision for Begbroke and Yarnton, can they dovetail with current village activities?

- Mixed use is a good solution but increase doctor's surgery and dentists so that existing facilities are not overwhelmed
- Increase green infrastructure offer to the public around rail and canal
- Rural green belt that should not be developed, with respect to biodiversity and climate change

Landscape

Do you support the landscape-based approach to the proposals for the BID?



If yes, what do you support?

- Open green space, including arteries and wilder spaces
- Existing biodiversity and landscape being considered
- Leisure space and play parks
- Sustainable Urban Drainage systems
- Building height capped at three storeys
- Child and pedestrian friendly
- Increase green buffers between existing developments and new developments

If no, what gives you concern?

- Green arteries are too suburban
- Paved pathways take away footpaths
- Impact on wildlife - floodlighting for the football pitch and destroying habitat such as hedgerows
- Will there be electrical car chargers?
- Not sufficient detail
- What is exhibited is not an improvement on the current site

Do you have any other thoughts or comments on the landscape and biodiversity approach?

- Ensure existing wildlife stays by increasing green space, planting native species and permeable surfaces
- Concerns over leaving green belt land and footpaths to maintain rural peaceful areas for people and wildlife such as skylarks who nest there
- Bring in rewilding experts and engage local school kids, scouts, and Rowel Brook Wildlife Group in a design competition to get their ideas and input
- Doubt in increasing biodiversity claim
- Concerns over flood management and drainage while adding pressure to the networks
- “The aspirations expressed are very worthy but it is how far they are brought into effect that really matters”
- This should be in Oxford City, not changing the biodiversity of the local area
- How does this fit in with the solar panels towards the A40

Car is a Guest

Do you support the ‘car is a guest’ approach to the vehicle access and movement proposals for BID?

● Yes	12
● No	11
● Don't know	0



If yes, what do you support?

- In theory, but it may not be realistic
- May not be practical for disability/elderly access
- It will be difficult to get people away from using cars, so adequate public transport will need to be in before new people move in, such as a rail station, improved bus services with better frequencies and routes. Active travel needs to be improved as well, particularly along canal towpath.
- “Vital, the A44 cannot take more traffic”
- No access to medical centres and between communities
- Max 20 mph

- Safer, cleaner, child-friendly, and quieter
- Parking should be at properties

If no, what gives you concern?

- Ensure future-proofing for private vehicle access
- Disability access – there should be full access for blue badge holders and their carers
- The idea is attractive for those who are young and fit, but not for all. Not inclusive
- A car is essential for rural areas, particularly shopping, sports, other activities
- Parking should be at properties, people may just leave their car there instead
- Access to surgery

Rail Bridge

Do you support the approach to promote the proposed New Rail Bridge, as a pedestrian, cycle and public transport access bridge to aid community connections?

● Yes	15
● No	8
● Don't know	0



If yes, what do you support?

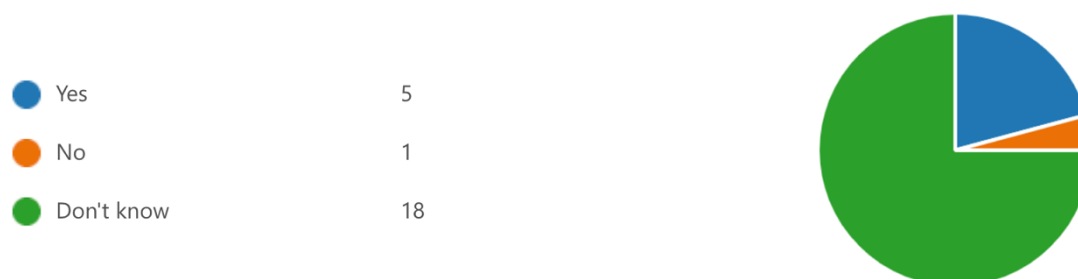
- Not just cycle-friendly, but also bus-friendly
- Support the proposed Sandy Lane bridge after the planned closure of the level crossing, but:
 - this should also have local residents' vehicle access
 - vehicle access needed for those with mobility problems/blue badge
 - all cars should be able to use the bridge
- Closing Sandy Lane to cars is good as it adds to traffic onto A44
- Safer than the existing crossing
- It would be good to walk to Kidlington

If no, what gives you concern?

- Private vehicles not being able to use the Sandy Lane bridge, it should be available to all at all times
 - Suggestion for a tunnel, not a bridge
- The site should have more car access
- Not enough access to Kidlington from Yarnton
- Yarnton bus services
 - a bus service has long been needed between Yarnton and Kidlington
 - S3 bus changing routes now omits Yarnton from Woodstock and Oxford

Flooding

Do you consider the proposed flood strategy is appropriate?



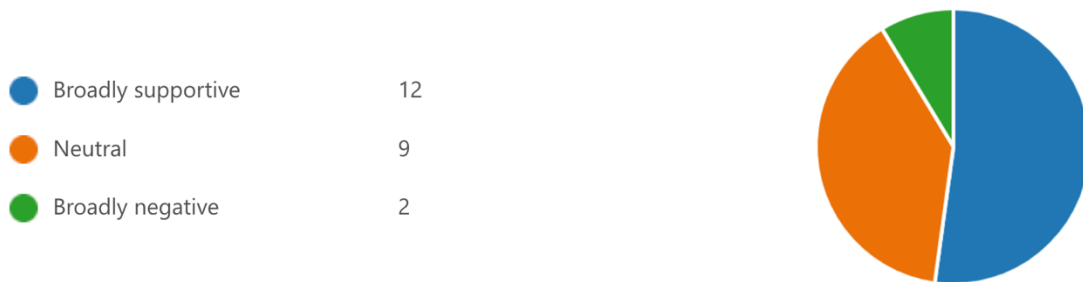
Do you have any other comments on the approach to dealing with flood risk?

- Flooding will get worse with climate change and building will only worsen that, keep more land
- Stormwater management cannot be relied on by a minority of locals to clear blocked ditches, as is the case in Yarnton
- Not building around Rowel Brook and allowing flooding is sensible
- Area west of the canal regularly floods
- Recreational areas should not be used as flood sites so that they are accessible in inclement weather
- Concerns that flood mitigation will not be enough
- Suggestions for:
 - Sinking the parks by 2 – 3m
 - Creating deeper marshes
 - Cleaning the brook and the ponds
 - Decontaminating runoff through reed ponds to keep the brook clean

- Water catchment and lots of greywater storage
- Drought strategy
- Swales should have a retainment of water and native species for biodiversity and wildlife to thrive

Energy & Sustainability

How do you feel about the approach to energy and sustainability proposed for the BID?



Do you have any other comments on the energy and sustainability approach?

- Protect wildlife and energy by reducing lighting and sound pollution at night
- Aspirational but not enough detail shown at the exhibition in this subject,
- “This must lead across Oxfordshire as the most sustainable development drawing on best in class experience across the globe”
- The development must have:
 - Renewable energy installations on all houses (eg solar, heat pump)
 - Rainwater harvesting
 - A design based on renewable resources and materials
 - Offset carbon emissions during construction, including the manufacturing and supply of materials

BID Proposal Approach

Do you consider that the BID plans, as they are gradually evolving, are heading in the right direction?

● Yes	10
● No	5
● Don't know	9



If yes, what do you support?

- Emphasis on sustainability
- Thinking about the surrounding villages, not just housing
- The existing communities need benefits too, you must listen to them
- Green space allocation and landscape approach
- OU being a leading proponent of research and teaching and wanting to build much needed, good quality housing
- Mixed-use development
- Diversity and growth
- Put a GP practice on site for accessibility

If no, what gives you concern?

- "Keen to see sporting facilities for healthier lifestyles as a priority within the community/school space (with evening access) - vital for the younger generation coming through."
- There need to be clear indications what the adverse effects will be on surrounding communities i.e. traffic
- Concern around car as a guest
- Leave the area between the rail line and canal as a true wildlife corridor, no floodlights
- Lack of local support for the development
- Development is too large
- There should be greater landscape buffers

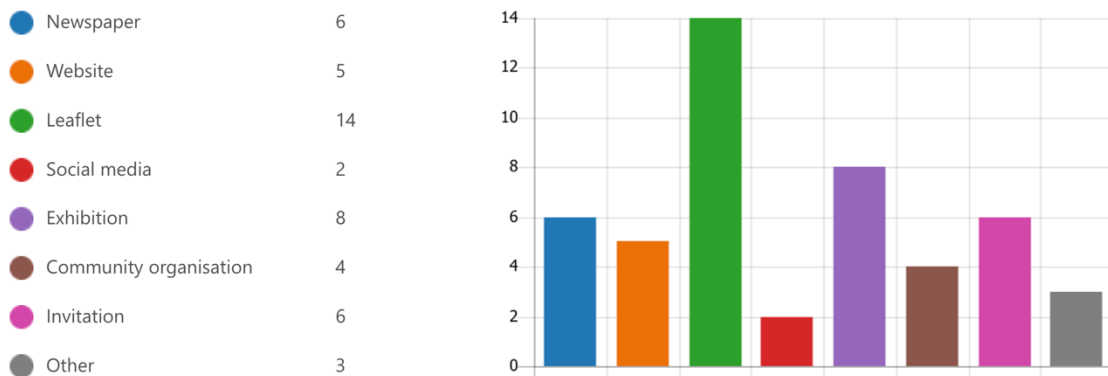
Do you have any other comments or suggestions relating to the proposed BID?

- Invite other university departments to join the project

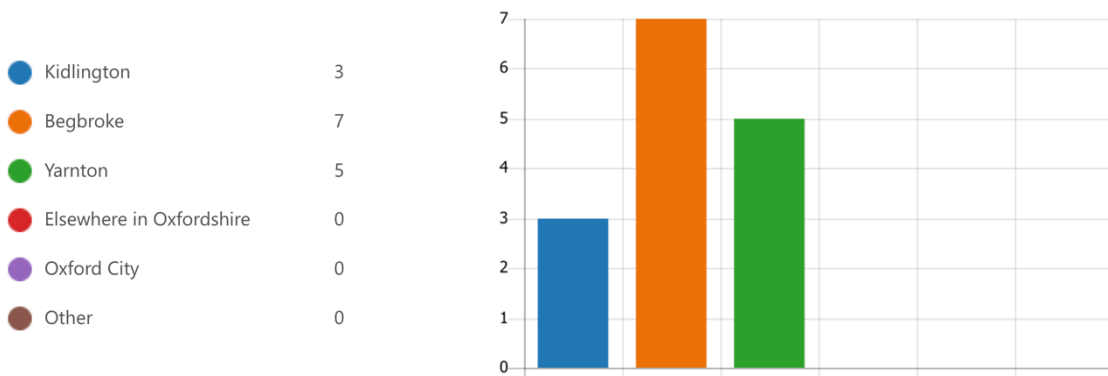
- Yes, the illustrative masterplan must also show surrounding developments on the masterplan. All of the building and construction is massively disruptive to existing communities
- “Why has the railway station been dropped? OUD could afford to provide this, it would make a genuine difference. More buses sitting in traffic on the A44 is less useful”
- As plans become more detailed, have a focus group of people with disabilities to ensure the site and buildings are fully accessible
- Keep residents informed
- Any housing should not be too dense
- OU and OUD’s aspirations for the site are very different than local communities’ aspirations for the site
- Preserve more land

Respondent’s information

How did you learn about the BID project?



Which area do you live in?



4. Conclusion & Next Steps

In conclusion we can make the following observations:

As with the engagement in July and November 2022, there is a continued development of awareness regarding the Begbroke Innovation District in March 2023; particularly in bringing forward a **pre-application illustrative masterplan for comments, suggestions, and ideas from community members and local stakeholders** in Begbroke, Yarnton, and Kidlington.



Community drop-in session at Begbroke Village Hall

With **203 participants** at the drop-ins, this stage of engagement achieved a healthy outreach considering the inclement weather during the events, with slightly fewer numbers than with previous engagement in July and November. However, the engagement and feedback from the surrounding three villages included a variety of sectors, ages, and local geographies. Additionally, there were fewer feedback form submissions, with just **24 respondents**, despite it having the same level of availability online and in-person.

In addition to the insights from the events in 2022, the engagement sessions in March received **important contributions from community participants** that will influence the masterplan and design of BID. The passion for their communities, their knowledge and expertise surrounding place, history, challenges, concerns, and

ideas have altered the direction of the development throughout the three stages of pre-application engagement over the past year. Particularly with this stage of engagement, it was very useful to hear feedback on more refined aspects of the masterplan.

There is not only a desire, but a need for continued engagement with local organisations and individuals **after the outline application** for BID is submitted.

Further engagement includes both public and youth engagement events, particularly the **Science Wonder Events** in Summer 2023.

Appendices

Appendix 1. Masterplan Review Workshop - Organisations Represented

Community and Stakeholder Organisations

Begbroke Parish Council

Kidlington Parish Council

Yarnton Parish Council

Cherwell District Council (CDC)

Oxfordshire County Council (OCC)

Kidlington Parish – OCC

Kidlington South - CDC & OCC

William Fletcher Primary School

River Learning Trust

Yarnton Flood Defence Group

Begbroke and Yarnton Allotment Association

Benefice of Yarnton with Begbroke and Shipton on Cherwell

Cherwell Development Watch Alliance

Begbroke Science Park

Newcore Capital Management

Sandy Lane Resident

Yarnton Resident

Client & Design Team

Oxford University Development

Oxford University

Turner & Townsend

Hawkins\Brown

KMC Transport

Buro Happold

Community & Stakeholder Engagement Facilitators

KMA

Appendix 2. Community Drop-in Publicity Flyer



BEBBROKE	Wednesday 8th March 6:00 - 8:00 pm	Begbroke Village Hall 3 Begbroke Lane, OX5 1RQ
YARNTON	Thursday 9th March 2:00 - 4:00 pm	Yarnton Village Hall The Paddocks, Yarnton, OX5 1TF
KIDLINGTON	Thursday 9th March 6:00 - 8:00 pm	Kidlington Football Club Yarnton Road, Kidlington, OX5 1AT

We invite you to the next stage of engagement to discuss with the design team the evolution of the plans for Begbroke Innovation District. Oxford University Development (OUD) plans to deliver a mixed-use neighbourhood around Begbroke Science Park. This is perhaps the last opportunity to influence the plan before it is submitted for approval, so come share your views and help shape the masterplan.

Join us at one of the drop-in exhibitions to learn more about the following:

- Neighbourhoods
- Local services & amenities
- Landscape strategy
- Movement & connectivity
- Climate resilience
- Drainage & biodiversity

Please visit www.oud.co.uk or use the QR code if you wish to view reports and exhibition material from past Begbroke Innovation District events.



Appendix 3. Community Drop-in Exhibition Panels

Introduction

Welcome to this latest exhibition about the Begbroke Innovation District proposed for the Begbroke-Yarnton area, north of Oxford. It shows extensive work that has evolved since the in-person and online exhibitions in July and November of 2022. This is the last main opportunity to inform the broad content before the submission of an outline planning application in summer 2023. There will be opportunities to engage further on the preparation of detailed proposals for the site, following the grant of outline planning permission.

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 apply cutting-edge research and commercialisation to tackling some of the world's most pressing issues.

The aim is to establish a new community that provides much needed housing alongside an expanded Begbroke Science Park with exceptional new workspace and research facilities. The Begbroke Innovation District will retain and grow 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 and provides benefits to local communities.



We've Listened

November Engagement Feedback

The feedback we received from the previous drop-in sessions has helped influence the vision, masterplan, and approach to development. At each consultation the OUD team has taken the community's input into consideration.

Below is a summary of the main issues raised during the November 2022 exhibitions:

- Sandy Lane closure and potential new bridge
- Access to green space and ensuring there is biodiversity, views and joined-up trails
- Public transport – want more reliable, frequent, and better-connected
- Traffic congestion, particularly along the A44
- Active travel for commuting and leisure
- Safe crossings along major roads
- Local overdevelopment and the cumulative impact of multiple schemes
- Housing numbers, location, type, affordability and tenure
- Flooding risks and flood mitigation
- Services and amenities for the growing population, such as more GP surgeries, shops, pubs, cafés
- Sustainability measures such as net zero, prioritising ecology, biodiversity and ground solubility
- Providing better design representation within our maps to aid understanding



Community Drop-in exhibitions, November 2022



The Begbroke Innovation District

Innovation in the countryside



Artist impression of vibrant and sustainable landscape at Begbroke Innovation District: Enabling thriving communities and innovation, with exceptional connectivity and long-term sustainability.

This emerging OUD masterplan aims to create a contemporary village in Oxfordshire, one that enables both existing and new communities to thrive.

The plan integrates spatial strategy elements that create an exciting and culturally animated setting - a desirable and happy home for a new thriving community; an exceptional, connected and affordable place; and a place that will remain relevant and sustainable in the long term.

The Begbroke Innovation District will include a range of homes, 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 improved connectivity to Kidlington and Oxford by sustainable means.

OUD is taking a long term, holistic approach to placemaking that combines environmental sustainability with the emerging economy and new community, together with strong transport links to support and connect the existing communities.



Artist impression of a living street in a neighbourhood at The Begbroke Innovation District.



Social Landscape & Neighbourhoods

Housing & Neighbourhood Character

Three new attractive neighbourhoods will be delivered, all providing a blend of residential, commercial and community uses. Each will be characterised by high-quality architecture and urban realm, and benefit from close access to generous open space for sport and leisure. A new civic plaza will be created around the existing Grade II Farmhouse and will anchor the neighbourhoods.

The development will provide an opportunity to meaningfully contribute to addressing housing need in the wider area, with a mix of homes providing a choice of type and tenure. The illustrative masterplan indicates that the site could accommodate approximately 1,800 new homes, whilst also delivering excellent new places for learning, leisure and work. Around half of all the homes delivered by OUD will be affordable, including for social rent, discount market rent and university-linked housing. The remaining homes would be sold or rented on the open market.

The outline planning application will include a Strategic Design Guide that will establish design principles for future detailed (otherwise known as 'reserved matters') applications to follow. The Strategic Design Guide will include guidance on the character of each new neighbourhood, as well as on the look and feel of the place. This will ensure that future development is delivered to a high architectural standard and quality, as well as allowing OUD the opportunity to consult the local community on detailed proposals in the future.



Artist impression of the green artery in Begbroke Hill neighbourhood. Green Arteries are landscape-led design links within the neighbourhoods, bringing nature on your doorstep and creating sustainable and inclusive spaces with mixed housing.



Engineering Serendipity

Workspace & Local Services

The expansion of Begbroke Science Park is an important component of the plan, to ensure that the area retains its place as a global centre for innovation and excellence. Planning policy allows the existing Science Park to expand into an additional 14.7 hectares of land. OUD has tested the capacity of this area, which suggests that up to 155,000 square metres of additional floorspace could be delivered. This will include new, high-quality labs and offices for both the University's academic research and for businesses to grow into. The boundaries between the Science Park and the new homes will be deliberately blurred so that the benefits of a mixed-use neighbourhood can be fully realised.

The Science Park's expansion will provide a wide range of jobs and generate the scale of activity needed to support the delivery of a range of facilities and amenities, including new cafés, restaurants, shops, gyms, and a pub, open to new and existing communities alike. The focus of this activity will be around the local centre, anchored by a new civic plaza set around the Grade II listed Farmhouse.

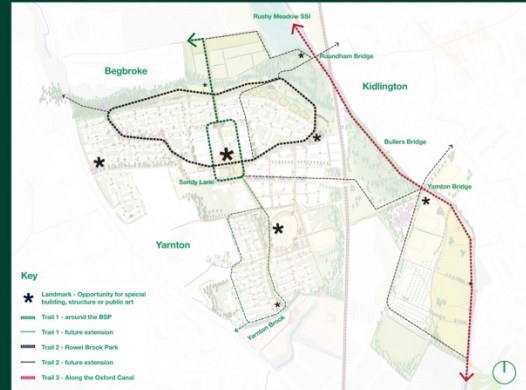
Community facilities such as allotments and schools will be provided to meet the needs of the new residents and avoid negatively impacting on the capacity of existing facilities.



A vibrant mix of uses will be clustered in the central Farmstead Area



Long Term Stewardship



The map above shows opportunities for trails and early interventions

OUD is focused on promoting long-term stewardship in our development. This means an ongoing commitment to uphold the quality and integrity of the development and its public spaces to ensure it is a success for generations to come. This approach is reflected in our early investment in cultural, play, and place-making initiatives, which will see new public trails and walking routes provided within the site. Our aim is to create a better and more sustainable model of development through long-term stewardship.



Artist impression showing early interventions and interim uses along the canal



The car is a guest

Movement & Connectivity

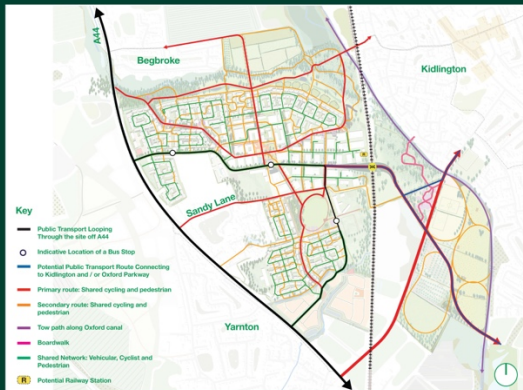
The masterplan provides a strong foundation for pedestrian and cycle movement and connectivity across the site and linking to surrounding communities. It places people not vehicles at the top of the movement hierarchy.

Each neighbourhood area will have a green corridor running through the centre of it, which will create a high-quality traffic free environment for people to move through and enjoy. Off these green corridors will be a network of 'living streets' which provide high-quality spaces for people, allowing children to play and encouraging social interaction. Away from these living streets, all other streets will be designed for 20 mph vehicles, enabling a safer mix with other users.

Oxford County Council is proposing a number of improvements to bus services, to be funded by the PR sites. The existing S3 bus route is proposed to be increased to 4 buses per hour in each direction, running directly along the A44. In addition to the improved S3 service, a new route is proposed that would route around the site and Yarnton before routing along the A44 and Frieze Way to Oxford Parkway and onwards to Oxford city.

There is currently no bus service between Yarnton and Kidlington. As part of Begbroke Innovation District, we are investigating the option of a community bus service between Yarnton, the site and Kidlington. A mobility hub is proposed at the local centre of the site, which would cluster together transport services along with retail, community uses and cafés. We envisage transport options at the mobility hub would include bus services, cycle parking, e-bike hire, e-scooters, car club and rapid EV charging.

The masterplan is required to reserve land for a potential railway station within the site. A station at Begbroke would be on the Cherwell Valley Line, which runs between Didcot Parkway and Banbury via Oxford.



The map above is showing the proposed movement network

Integration of New Rail Bridge



The above is an indicative artist visualisation of the proposed Oxford University Development (OUD) Design Team's pedestrian, cycle and public transport bridge.

Bridge Proposal

Policy within the Local Plan requires Sandy Lane to be closed to vehicular traffic (other than direct access to properties on Sandy Lane) and Sandy Lane to become for pedestrians and cycling only.

Network Rail is proposing to close Sandy Lane level crossing. In accordance with policy in the Local Plan, Network Rail is currently progressing a pedestrian and cycle bridge over the railway at Sandy Lane level crossing and a vehicular access road from the south to link to properties on the eastern side of the railway.

As a result of community representation, OUD recognises that not everyone can walk or cycle and therefore has appointed the OUD design team to design a pedestrian, cycle and public transport bridge, liaising with Network Rail. Oxford University has approved a funding contribution which could support a pedestrian, cycle and public transport bridge at Sandy Lane, subject to the anticipated final cost of the bridge. OUD would provide Network Rail with the land required to construct this bridge, which improves community connectivity.

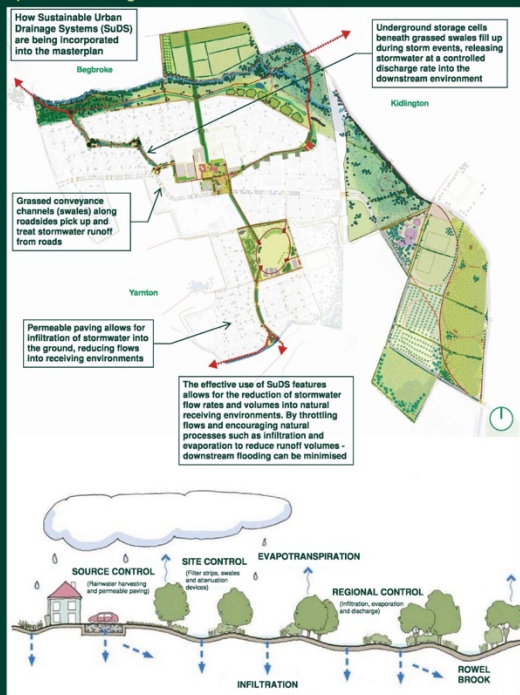
This work is ongoing and subject to approval, detailed design and funding discussions with Network Rail and the local authorities and could replace the current Network Rail proposal. If successful, OUD will liaise with Network Rail who will promote a planning application for a pedestrian, cycle and public transport bridge.

Climate Resilience, Drainage & Biodiversity

Flooding

Flooding is a historic and present day risk, both within the site and wider local area. To ensure we understand how the existing site floods, we are undertaking modelling of the Rowel Brook catchment and connecting watercourses, surface water catchment and an investigation of groundwater flows. The modelling work is in progress and is being used to further develop our holistic flood risk management strategy for the site, for all sources of flood risk.

Our developing strategy works with the natural drainage and topography of the site by incorporating existing flow routes and pathways into our design. On an undeveloped site in times of flood, surface water can flow overland in an uncontrolled manner. Our drainage system will use sustainable drainage techniques to capture and slow down the flow of water and store it during high rainfall events, then control its release to either the ground (via infiltration) or to existing watercourses at greenfield runoff rates. Our drainage system will also be designed to cope with increased flows and volumes as a result of climate change. Drainage features will be integrated into the landscape design of the development. A flood buffer zone is also included in our masterplan design, allowing space for existing watercourses to flood.



Energy and Sustainability

Our approach to sustainability is based around a regenerative approach with the following components:

A restorative landscape

- Restore the ecological value of the site and deliver greater than 20% net biodiversity gain
- Connect to existing Nature Networks and local nature reserves to enhance habitats beyond the site boundary
- Integrate water and drainage features into the landscape and create long term resilience to future climate events

Energy

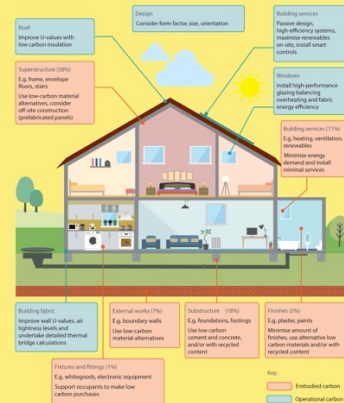
- An all electric energy strategy is under development incorporating renewable energy sources
- Passive design principles to meet highest levels of energy efficiency so that the demand for space heating is negligible
- No gas

An integrated community

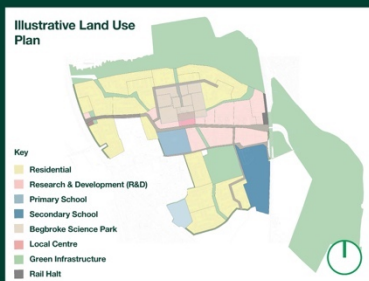
- Provide community facilities including a neighbourhood hub, play spaces, playing fields, sports facilities, restaurants, cultural facilities
- Create jobs within a growing innovation sector and through supporting services

A modal shift/ car is the guest

- Meet everyday needs with local shops and amenities
- Provide high quality and safe walking and cycling routes with links to Kidlington, Yarnton and Oxford City centre
- Improved public transport links and services
- Bike storage for every resident, secure bike parking for visitors and a bike repair



Illustrative Masterplan



This is an update of the illustrative masterplan showing one way in which a high quality development could be delivered within the development framework. It is important to note that the plan content will continue to evolve, even after the outline planning permission is obtained.

The masterplan will create a cohesive and sustainable environment that meets the needs of both the residents and wider user communities of the area.

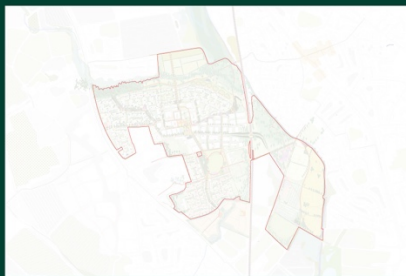
Planning Process & Next Steps

OUD is preparing an outline planning application that will establish maximum building heights, and the location of certain land uses, strategic green infrastructure, and access routes. These development parameters will be supported by strategic design guidelines that together will control and guarantee the quality of future development within the site. The amount of development, including housing, will be defined by maximum floor areas for each land use. The mix of house sizes and types applied for through detailed applications will determine the final number of homes that are delivered on the site.

The illustrative masterplan has been prepared to show how a high-quality development could come forward within these controls.

The Begbroke Innovation District will be delivered over a number of years. Therefore, establishing flexible controls now allows OUD to continue engaging with local communities to formulate detailed proposals, incorporate innovative new technologies, and make decisions based on up-to-date information and needs.

This consultation is an opportunity to give your views on what the outline planning application should propose, and help influence the controls it will establish. We will also provide a final preview opportunity in summer ahead of the outline planning application being submitted.



Site application boundary



www.oud.co.uk

Appendix 4. 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

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

Attended previous engagement events *Historic awareness* *No knowledge*

2. At this stage of its evolution, do you support the aspirations of the **emerging ‘vision’** for Begbroke Innovation District (BID)? Please indicate the one that best fits your view.

Yes *No* *Not sure*

3. How do you feel about the **housing and neighbourhood character** aims of the development

Broadly supportive *Neutral* *Broadly Opposed*

4. Do you have any other comments on the proposed character of BID?

.....

5. Does the general **mix of uses and activities** proposed within the BID masterplan seem like an appropriate balance, given the Council’s policy?

Yes *No* *Don’t know*

If no, what might be better?

6. Do you any other thoughts or comments on the mix of uses proposed for the site?

.....

7. Do you support the **landscape-based approach** to the proposals for the BID?

Yes *No* *Don’t know*

If yes, what do you support?

If no, what gives you concern?.....

8. Do you have any other thoughts or comments on the landscape and biodiversity approach?

.....

9. Do you support the **'car is guest'** approach to the vehicle access and movement proposals for BID?

Yes No Don't know

If yes, what do you support?

If no, what gives you concern?

10. Do you support the approach to promote the proposed **New Rail Bridge**, as a pedestrian, cycle and public transport access bridge to aid community connections ?

Yes No Don't know

If yes, what do you support?

If no, what gives you concern?

11. Do you consider the proposed **flood strategy** is appropriate?

Yes No Don't know

12. Do you have any other comments on the approach to dealing with flood risk?

.....

13. How do you feel about the approach to **energy and sustainability** proposed for the BID?

Broadly Supportive Neutral Broadly Opposed

14. Do you have any other comments on the energy and sustainability approach?

.....

15. Do you consider that the BID plans, as they are gradually evolving, are heading in the right direction?

Yes No Don't know

If yes, what do you support?

If no, what gives you concern?

16. Do you have any other comments or suggestions relating to the proposed BID?

.....

17. How did you learn about the BID project?

Newspapers Website Leaflet Social media Exhibition Community organisation Invitation
Other.....

18. Would you like to be kept informed about future stages in the planning and design of the BID 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)
v3 April 2023