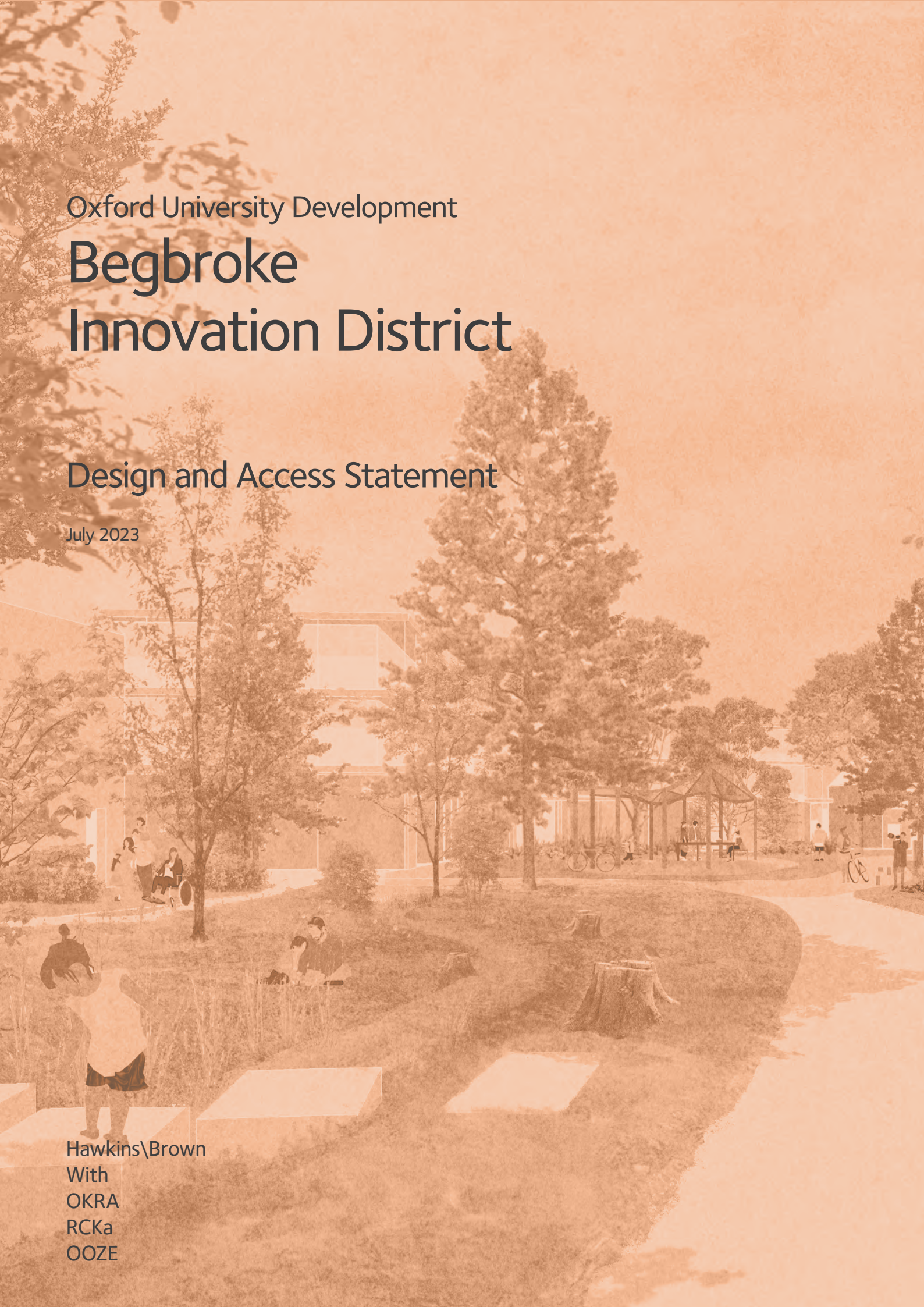
Oxford University Development

Begbroke Innovation District

Design and Access Statement

July 2023



Hawkins\Brown
With
OKRA
RCKa
OOZE

Document history

Version	Date	Description
P1	25.07.2023	For submission

Cultivating a place ...In which a community can change the world

Our vision is for a successful innovation district, taking advantage of the site's peri-urban qualities and delivering homes for Oxfordshire.

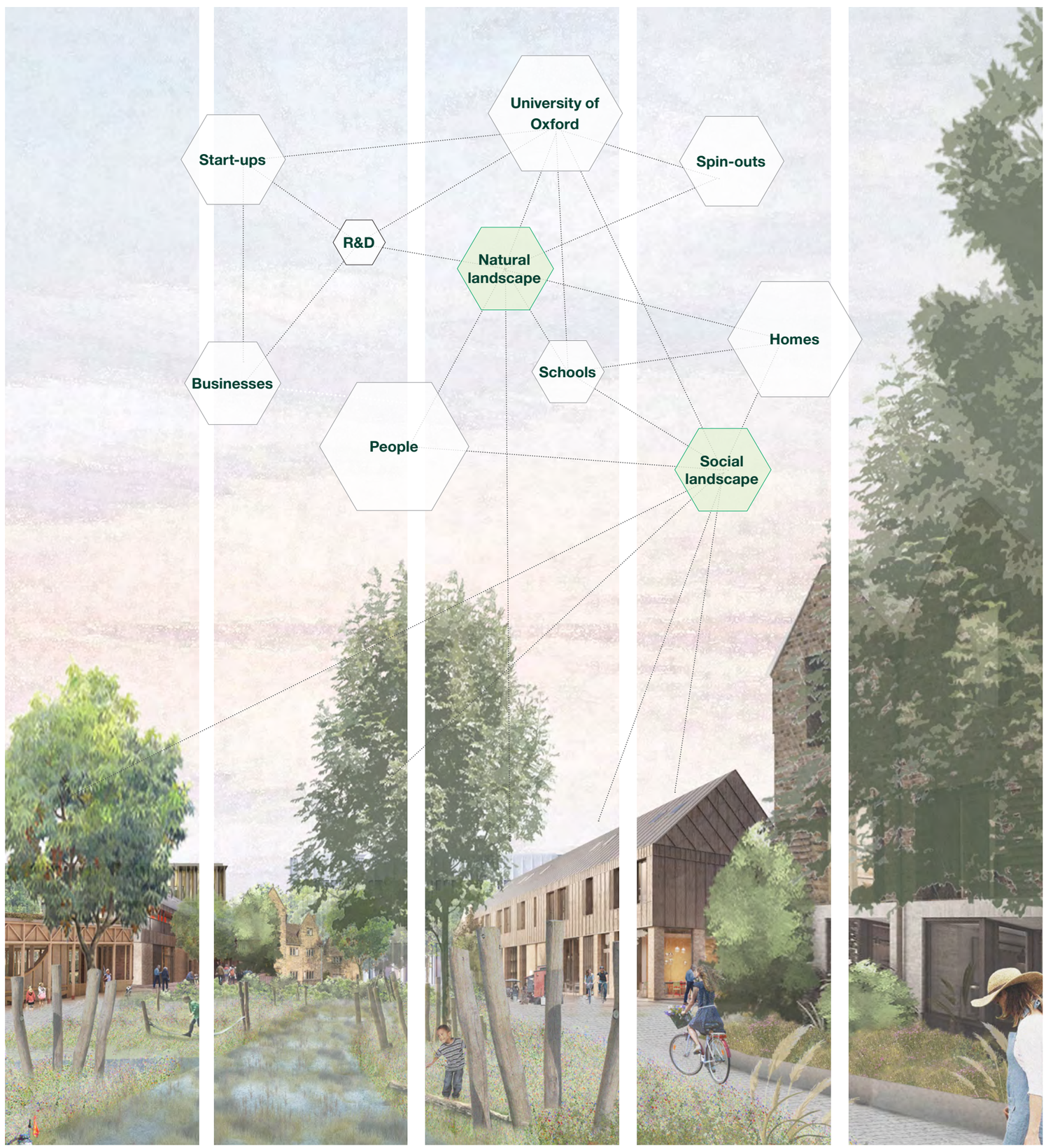
An innovation district is a mixed-use environment where the combination of academic researchers, start-ups, established companies, residents and visitors provides the critical mass and ecosystem services to support the growth of knowledge-based enterprises and the provision of social amenities that is attractive to a wide audience.

An innovation district enables enterprises to grow from inception through incubation to maturity, as well as provide an environment attractive to established commercial organisations.

The site, client and brief provide the opportunity to pursue a development that moves the dial on development norms in their pursuit of the exemplary. Innovation refers to both the activity of the commercial/R&D space, as well as the way in which the development is designed and delivered.

The proposal establishes

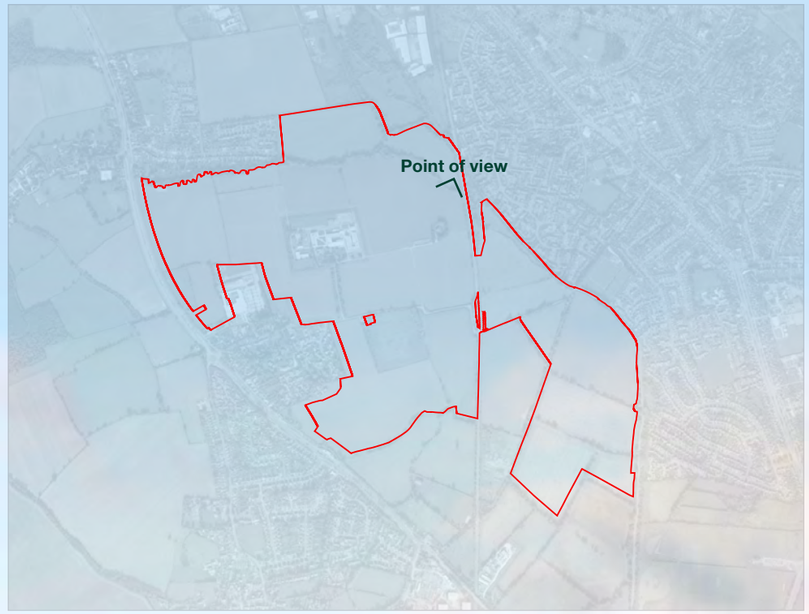
- A framework for social restorative landscapes across more than half the site area;
- A fundamental rebalancing of streets for active travel and landscape through 'living streets'; and
- Accommodation of cultural and social amenity delivered from the outset to 'engineer serendipity'.



And outstanding site including...

An outstanding site for a perhaps once in a lifetime opportunity including,

- Connection to Oxford via car, cycling or public transport
- A successful existing science park,
- Three neighbouring villages with thousands of years of history and consolidated communities,
- Unique environmental and heritage assets including a Jacobean farmhouse,
- Trees and planing of different ages and qualities,
- The Oxford canal and the opportunity to contribute to wider ecological networks,
- Access to Oxford
- Challenges such as a landfill site in need of re mediation
- Or mono-cultural agriculture tenants.



Application site boundary

Contents

1. Introduction

An innovation district taking advantage of unique environmental qualities.

1.1. Team

The Begbroke Innovation District team is led by Oxford University Development and brings together expertise from UK and Europe.

Masterplan Design team

Hawkins\Brown
Architects and urban designers, design lead

OKRA
Landscape, design strategy, and placemaking

RCKa
Neighbourhood design and character

OOZE
Urban design, placemaking and landscape strategy

Murray Twohig
Vision

KMC Transport Planning
Transport consultants and placemaking

Other members of the masterplan team

Turner & Townsend
Project management

Quod
Planning, Housing, Environmental Planning and Socio-economic

Buro Happold
Engineering

Kevin Murray Associates
Community engagement

King Technical Consultant
Site surveys

AECOM
Cost control

1.2. Executive summary

The Begbroke Innovation District is an ambitious project stemming from different needs. Its proposal sits at the intersection of Oxford's unmet housing needs and the desire to expand Oxford's university research and development facilities at Begbroke Science Park. In doing so, it opens the site to offer its great environmental assets to Oxfordshire, it fosters crossovers between existing communities and the university's research activities, it brings nature to people's doorstep, and it shifts development models to more sustainable, climate-change conscious, health and well-being focused models, through place making.

This Design and Access Statement has been led by Hawkins Brown and prepared by the design team on behalf of Oxford University Development. The area of the site covered by this application is 170.4 hectares. The document has been prepared in support of an Outline Planning Application for the Begbroke Innovation District, seeking Outline permission with all matters reserved.

Outline application, with all matters reserved, for a phased (severable), comprehensive residential-led mixed use development comprising:

Up to 215,000 square metres gross external area of residential floorspace within Use Class C3/C4 and large houses of multiple occupation (Sui Generis); Supporting social infrastructure including secondary school/ primary school(s) (Use Class F1); health, indoor sport and recreation, emergency and nursery facilities (Class E(d)-(f)) Supporting retail, leisure and community uses, including retail (Class E(a)), cafes and restaurants (Class E(b)), commercial and professional services (Class E(c)), local community uses (Class F2), and other local centre uses within a Sui Generis use including public houses, bars and drinking establishments (including with expanded food provision), hot food takeaways, venues for live music performance, theatre, and cinema. Up to 155,000 net additional square metres (gross external area) of flexible employment uses including research and development, office and workspace and associated uses (Use E(g)), industrial (Use Class B2) and storage (Use Class B8) in connection with the expansion of Begbroke Science Park; Highway works, including new vehicular, cyclist and pedestrian roads and paths, improvements to the existing Sandy Lane and Begbroke Hill road, a bridge over the Oxford Canal, safeguarded land for a rail halt, and car and cycle parking with associated electric vehicle charging infrastructure; Landscape and public realm, including areas for sustainable urban drainage systems, allotments, biodiversity areas, outdoor play and sports facilities (Use Class F2(c)); Utility, energy, water, and waste water facilities and infrastructure; together with enabling, site clearance, demolition and associated works, including temporary meanwhile uses.

1.3. Purpose and structure of this document

This Design and Access Statement has been prepared to support the Outline Planning Application for the Begbroke Innovation District.

This document also describes the approach to realising the vision for and the character of the Begbroke Innovation District. These 'Place Principles' are capture in the Development Specification, Parameter Plans and the Strategic Design Guide - all of which are Control Documents

A masterplan has been prepared to test the parameters and guidance submitted for approval. This Design and Access Statement describes the Illustrative Masterplan, as well as the context analysis and resulting Place Principles leading to it. This Design and Access Statement has been organised as follows:

- The masterplan proposal has emerged from an understanding of the site context described in the Chapter 2 of this document.
- Throughout the pre-application process, comments and feedback have been taken into account through the design of the masterplan. This process, and the evolution of the masterplan are described in the Chapter 3 of this document.
- The Place Principles guiding all stages of design are described in the Chapter 4 of this document.
- The Illustrative masterplan is described in Chapters 4 to 12.

The format and content of the Design And Access Statement

- Explains the evolutionary process of the development and the thinking behind the final design
- Shows how the design of the proposal has taken into account the nature of the surrounding area and how it helps improve the environment
- Shows that the Applicant has considered how everyone, including disabled people with pushchairs and older people can use the buildings

The Design and Access Statement sets out an explanation of the Proposed Development and how design has influenced the Outline Planning Application. The diagrams, images and text contained within this document are intended to illustrate the design intend. The commitments in respect of the design are set out within the Strategic Design Guide. Any details within the Design and Access Statement should therefore be treated as illustrative and are not for approval.

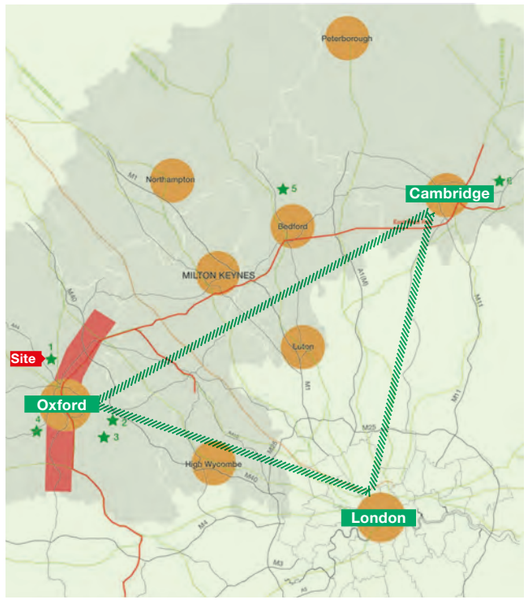
2. Understanding the site

A proposal emerging from the environmental, landscape, character, history, connectivity and planning context

2.1. Part of a wider network

The Oxfordshire knowledge clusters

Oxford-Cambridge Arch

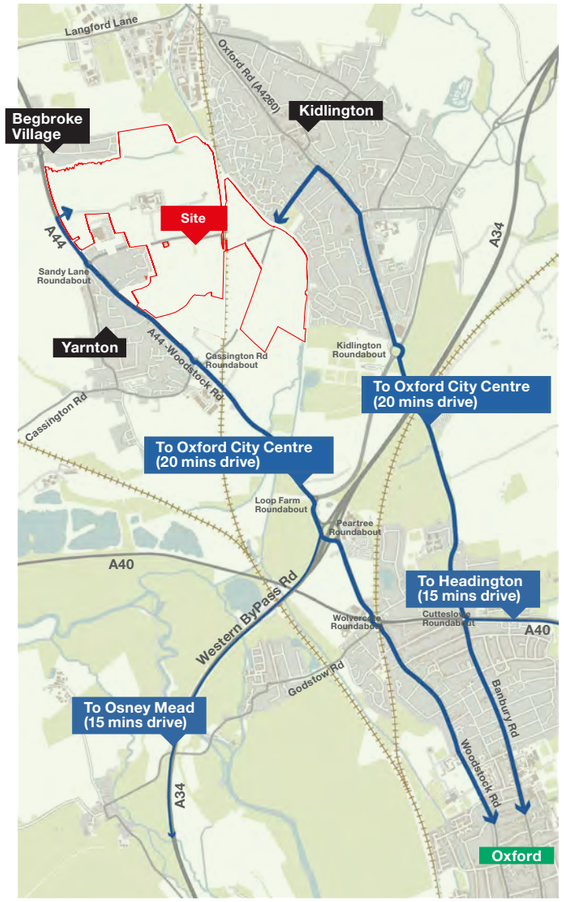


Situated within the Oxford-Cambridge Arc, the site is connected to world-leading science and innovation hubs.

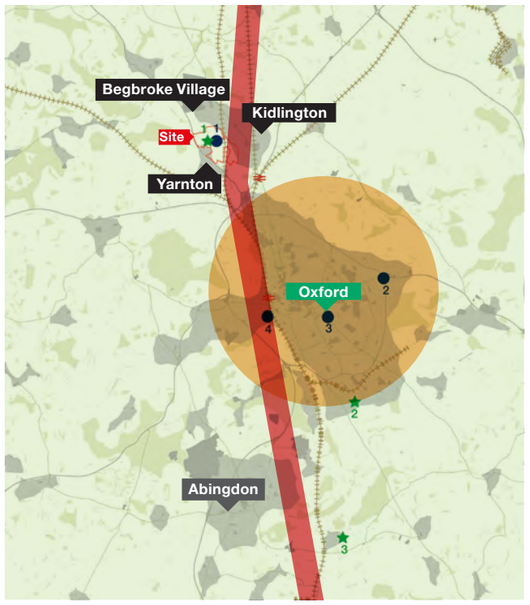
Begbroke benefits from direct connections to a number of science parks and innovation centres.

Transport infrastructure of different types provide links to key areas clustering other centres of knowledge economy including London and Cambridge and the multiple centres between them.

Proximity to Oxford



Oxfordshire Knowledge Spine

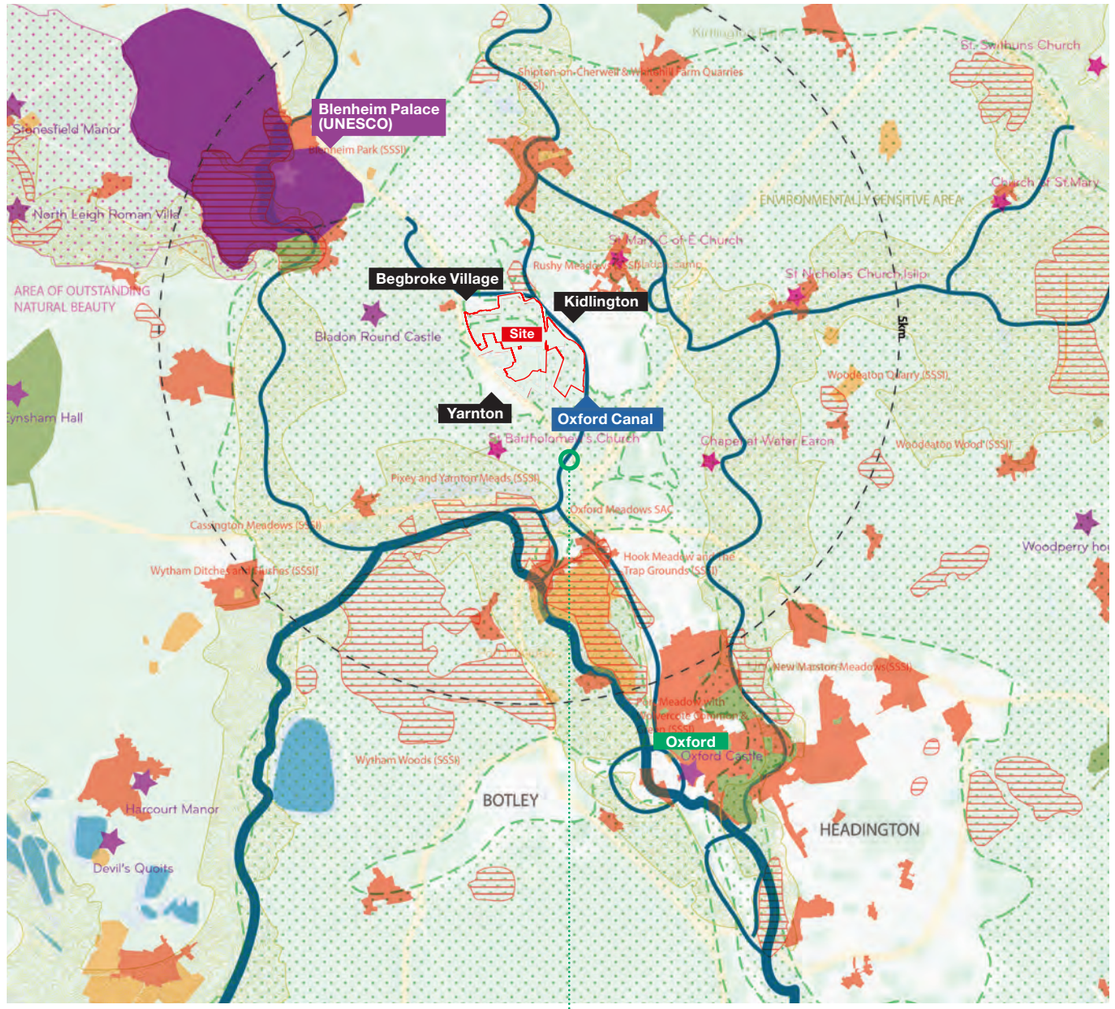


Science Parks
1. Begbroke Science Park
2. Oxford Business Park
3. Culham Science Centre
4. Oxford Science Park
5. Colworth Science Park
6. Cambridge Science Park

University of Oxford Innovation Hubs
1. Begbroke Science Park
2. Oxford University Headington
3. Oxford University Science Area
4. Osney Mead Industrial Estate

Regional heritage setting & environmental networks

The revised Green Belt & regional context



- Local Heritage
- Grade I Listed buildings: buildings of exceptional interest.
- Conservation Areas
- Scheduled Monuments
- Parks and Gardens
- Oxford Green Belt
- Sites of Special Scientific Interes SSSI
- Area of outstanding natural beauty
- Environmentally sensitive area
- 5km radius

Oxford canal conservation area

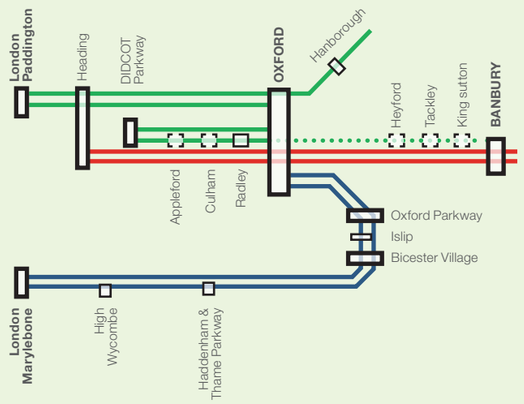
The Oxford Canal running to the east of the site is part of the Lower Cherwell Valley Conservation Target Area (CTA).

- The Oxford Canal Conservation Target Area (CTA) is part of the Nature Recovery Network (NRN).
- Its objectives include the creation and restoration of the water vole habitat.

Transport network

Roads

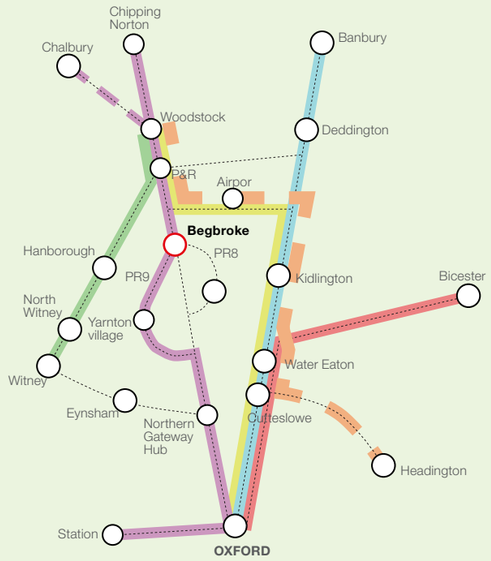
Railway



Key

- Great Western
- Great Western Usually every two hours
- Cross Country
- Chiltern Railways
- Hourly station call
- Less than hourly station call

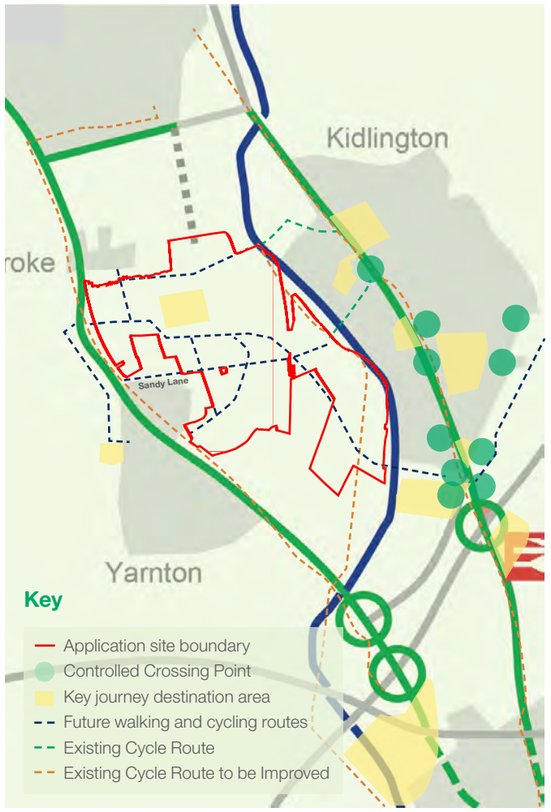
Buses



Key

- S3
- S4
- S5
- 7/500
- 233
- 700

Walking & cycling



Key

- Application site boundary
- Controlled Crossing Point
- Key journey destination area
- Future walking and cycling routes
- Existing Cycle Route
- Existing Cycle Route to be Improved

The site is accessed via a signal controlled junction on the A44.

- The A44 in the vicinity of the site access junction is a street lit dual carriageway which is subject to a speed limit of 50mph.
- To the south-east of the Sandy Lane roundabout, the A44 Woodstock Road connects to Cassington Road at a three-arm roundabout.
- The A44 southbound dual carriageway approach to the roundabout maintains two-lanes all the way to the give-way to the roundabout.
- To the south of the Cassington Road roundabout the A44 Woodstock Road becomes a single carriageway, crossing both the railway line and Oxford Canal, and joins the A4260 Frieze Way at the Loop Farm roundabout.

The railway line running north to south through the site.

- Local Plan policy PR8 requires land to be reserved for a potential railway station at Begbroke.
- Oxford Parkway is the closest station to the site.

The site is currently served by Route S3, a half-hourly bus service operating between Oxford and Chipping Norton.

- Several bus routes, including S4, 700, and 7, serve the A4260 Kidlington corridor, but they are outside the 400m walking distance catchment area for the site.

The Oxford County Council transport strategy is to upgrade the A4260 through Kidlington as a 'cycle superhighway' and provide pedestrian/cycle routes along both sides of the A44.

- A network of walk/cycle routes will be provided through development sites to connect into the wider network, and
- Sandy Lane is planned to be closed to general traffic and provided as an active travel corridor to support walking and cycling in the area.

2.2. Local needs

The Site comprises part of the land allocated by Policy PR8 of the Cherwell District Council Local Plan Part 1 Partial Review. The allocation's objective is to deliver housing to address Oxford's unmet housing need.

Policy and guidance

A The Cherwell Local Plan 2011-2031 (Part 1) Cherwell District Council North Oxfordshire

B The Cherwell Local Plan 2011-2031 (Part 1) Partial Review: Oxford Unmet Housing Need- Adapted 7 Sept 2020- Cherwell District Council North Oxfordshire

C Oxford Canal Conservation Area Appraisal- October 2012 (Part 1 & Part 3): South Northamptonshire Council & Cherwell District Council North Oxfordshire

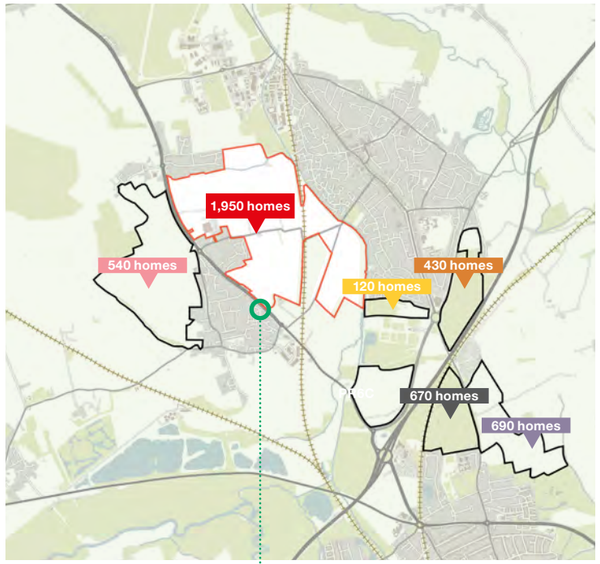
D Local Nature Reserves in England: A guide to their selection and declaration, Natural England

Strategic housing sites

The Local Plan identifies a series of sites in order to address current housing needs.

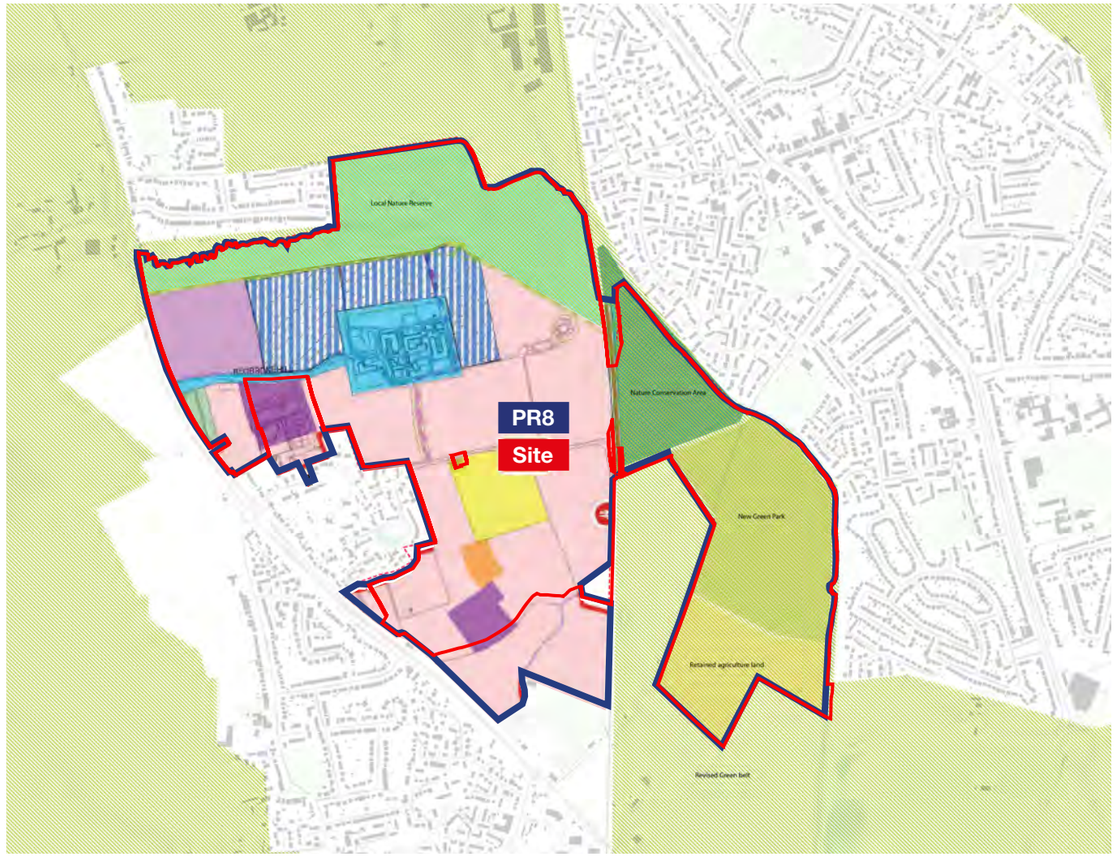
PR8 accounts for almost half of the 4,400 homes marked for delivery across six of the seven strategic sites in Cherwell.

PR9	Land West of Yarnton
PR8	**Land East of the A44**
PR7a	Land South East of Kidlington
PR7b	Land at Stratfield Farm
PR6a	Land East of Oxford Road
PR6b	Land West of Oxford Road
PR6c	Land at Frieze Farm



4,400 homes in total

Site allocation



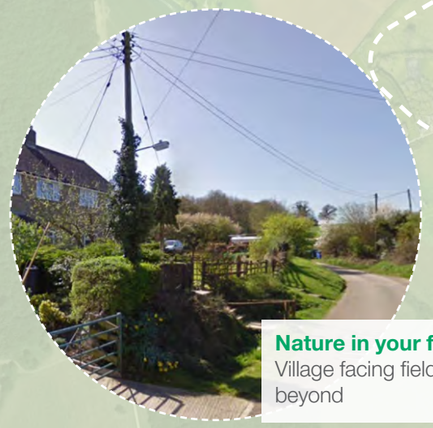
0 200 400 1 km N

- Application site boundary
- PR8 Boundary
- Existing Begbroke Science Park
- Local Centre
- Residential (66ha, 50% affordable)
- Land Reserved for Employment
- Primary School Use (3.2ha and 2.2ha)
- Secondary School Use (8.2ha)
- Former Landfill Site
- Existing Allotments
- Reserved Land for Railway Halt
- Local Nature Reserve (29.2ha)
- Nature Conservation Area
- Nature Conservation Area: Oxford Canal
- Canal side park
- Retained agricultural land
- Greenbelt

2.3. Our Neighbours

Green roads: Historic fabric and wooded setting of Begbroke village west, Spring Hill Road

Begbroke Village



Nature in your front door: Village facing fields and Worton Heath beyond

Site

Landscape: View from Begbroke Lane towards Begbroke village east

Accessible heritage: St Mary's Church featuring Our Lady's Needle, 13th-15thC

Community: Market stalls & Community life on Gala Day

Kidlington

Landmarks as 'way finding': The clock tower on the High Street and Oxford Road

Destination: Yarnton Home and Garden, pan-parish catchment

Promenade: Picturesque culs-de-sac on Yarnton east

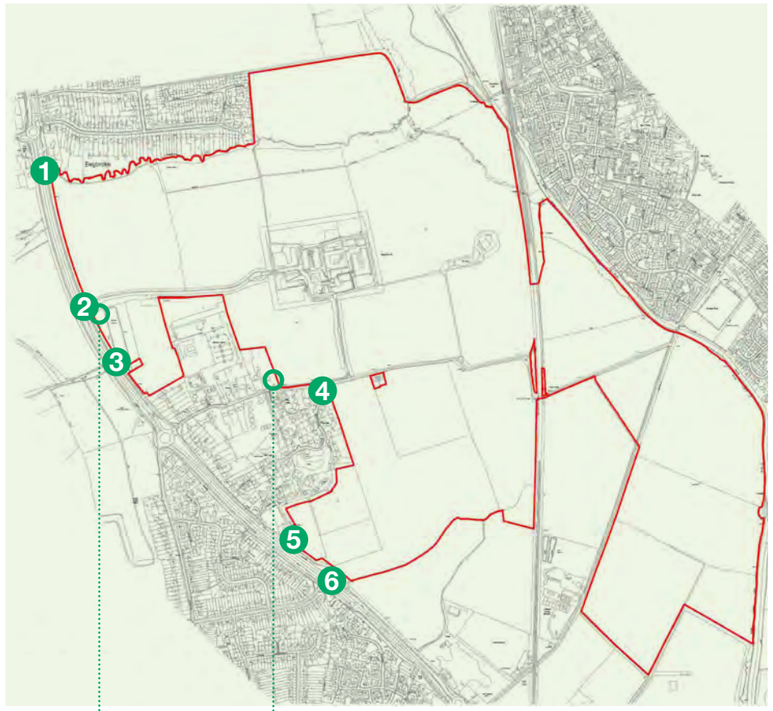
Yarnton

Natural Playgrounds: A secluded pond and playground, Yarnton east

Scale: Heritage character along Church Street with tighter spacing of houses

2.4. Site Edges

East Side Edges



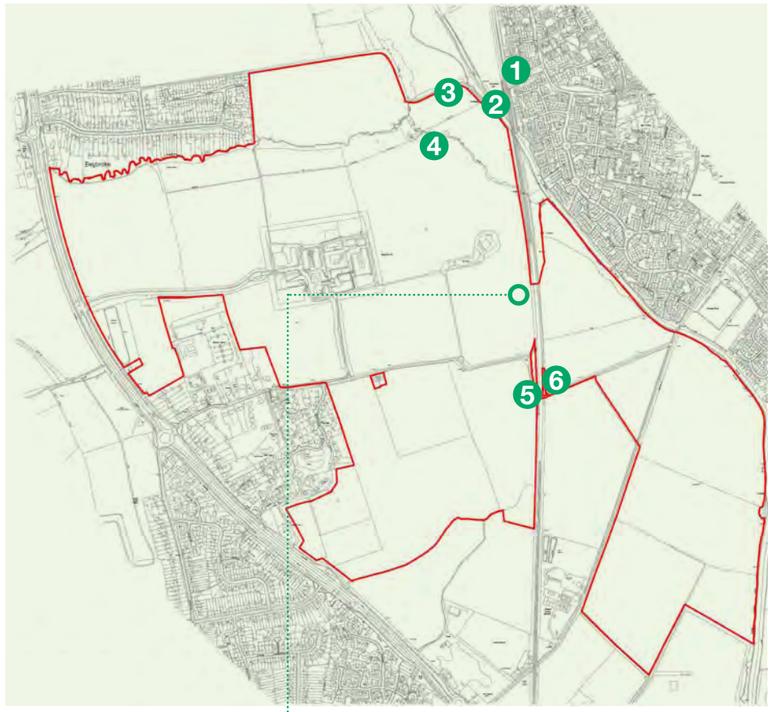
- A number of conditions can be found on the western edge including, the main entrance to the site, access to existing allotments, Sandy Lane and Yarnton access and a series of vehicular entrances towards the southernmost section.
- The main entrance to the site is visible and vehicular-traffic dominated.

1. Woodstock Road
2. Begbroke Hill junction
3. Allotments (Begbroke and Yarnton Allotment Association)
4. Boundary with Yarnton east
5. Entrance to Oxford Poultry
6. Boundary with Hallam land ownership

Main entrance to the site

Access to Sandy Lane

West Side Edges



The railway running through the site constitutes a physical barrier.

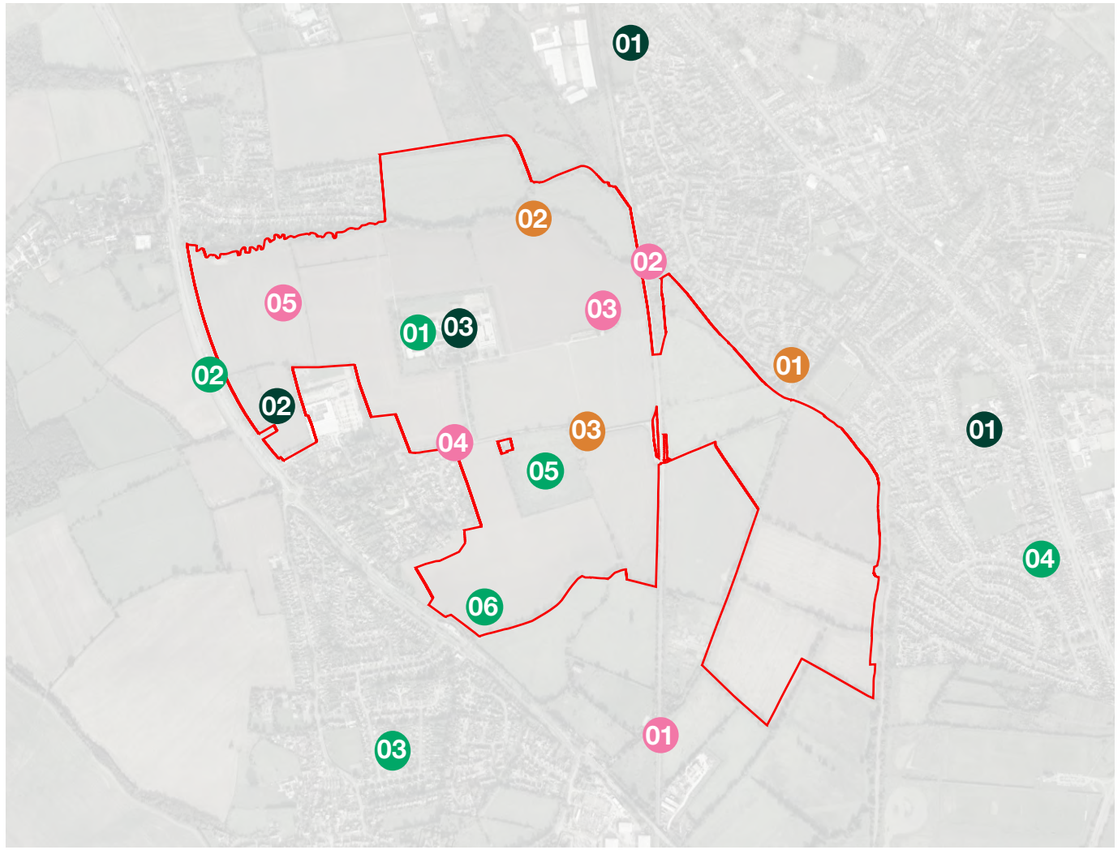
- Two railway crossings currently make access from Kidlington possible, one at the north and one at the centre of the site along Sandy Lane.
- There is a proposal to close the at-grade crossing and replace it with a new bridge currently designed by Network Rail. A series of meetings have been held for the design team to influence or lead the design of the new bridge.

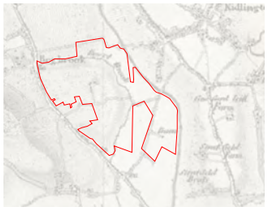
1. Approach from Partridge Place Kidlington
2. Crossing at Roundham Lock
3. Bridge over Rowel Brook
4. Begbroke Lane
5. Sandy Lane crossing
6. House at Sandy Lane crossing

New bridge proposal

2.5. The Site

History



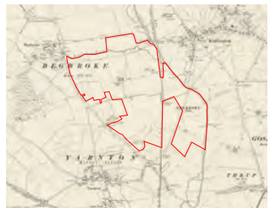


1833

01 Canal already existing (constructed 1769-1790)

02 Rowel Brook runs along perimeter of Begbroke Hill

03 Kidlington Lane to Yarnton and Sandy Lane existed close to current form



1896

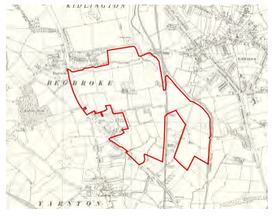
01 Birmingham and Oxford Junction Railway constructed (1850)

02 Rowel Brook cut off by railway

03 Parkers Farm

04 Sandy Lane normalised

05 Approximate current parcel sizes



1949-1970

01 Suburban expansion of Kidlington

02 Allotment gardens from the 1970s

03 Begbroke Farm

2004

01 Begbroke Science Park established (2000)

02 Begbroke Hill entrance road

03 Residential expansion of Yarnton

04 Residential expansion of Kidlington

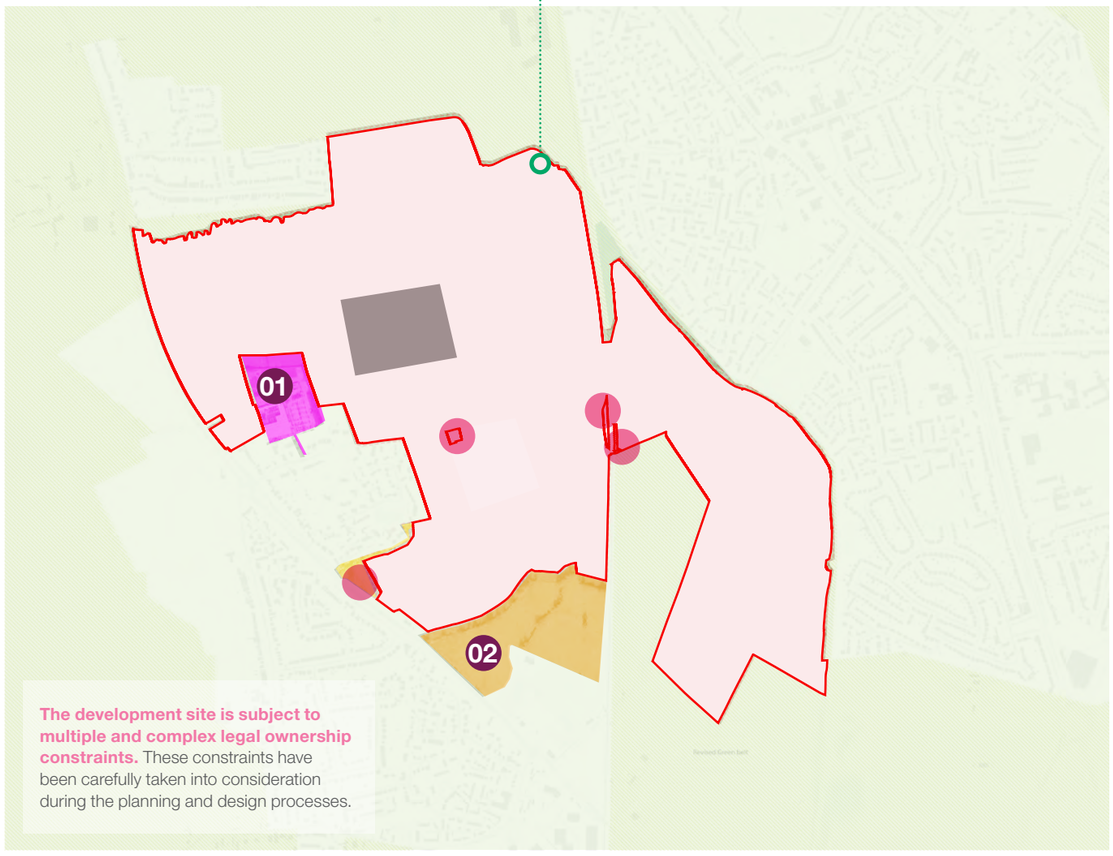
05 Landfill site within red line closed and backfilled by 1980s

06 Filling station since early 1980s

Ownership

The PR8 site.

- The emerging proposal will be informed and have to work and address and where possible integrate proposals with its neighbours.



The development site is subject to multiple and complex legal ownership constraints. These constraints have been carefully taken into consideration during the planning and design processes.

01 **The Newcore**

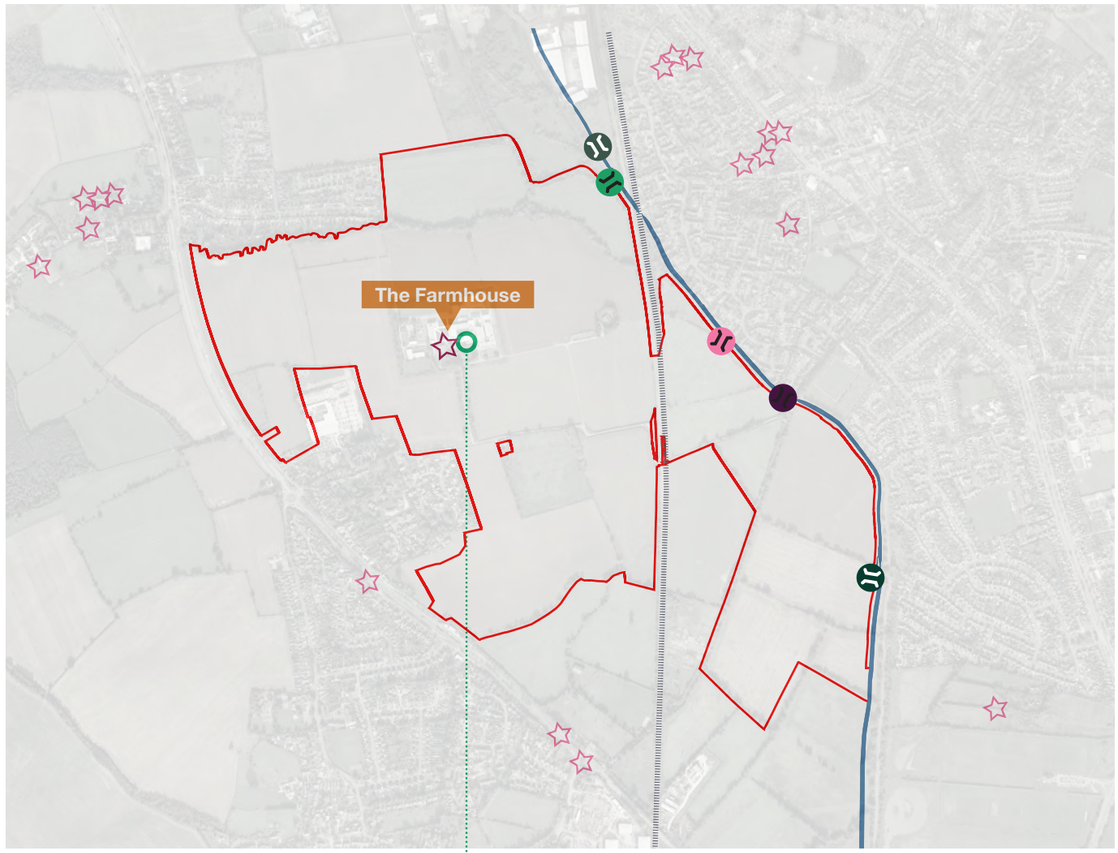
02 **Mr Smith and Mr Smith Land**

Other third party land owners

0 200 400 1 km N

Application site boundary
Begbroke Science Park, owned by the University
Former landfill, owned by the University
Third Party land
Third Party land
Third Party land
University of Oxford Land

Heritage



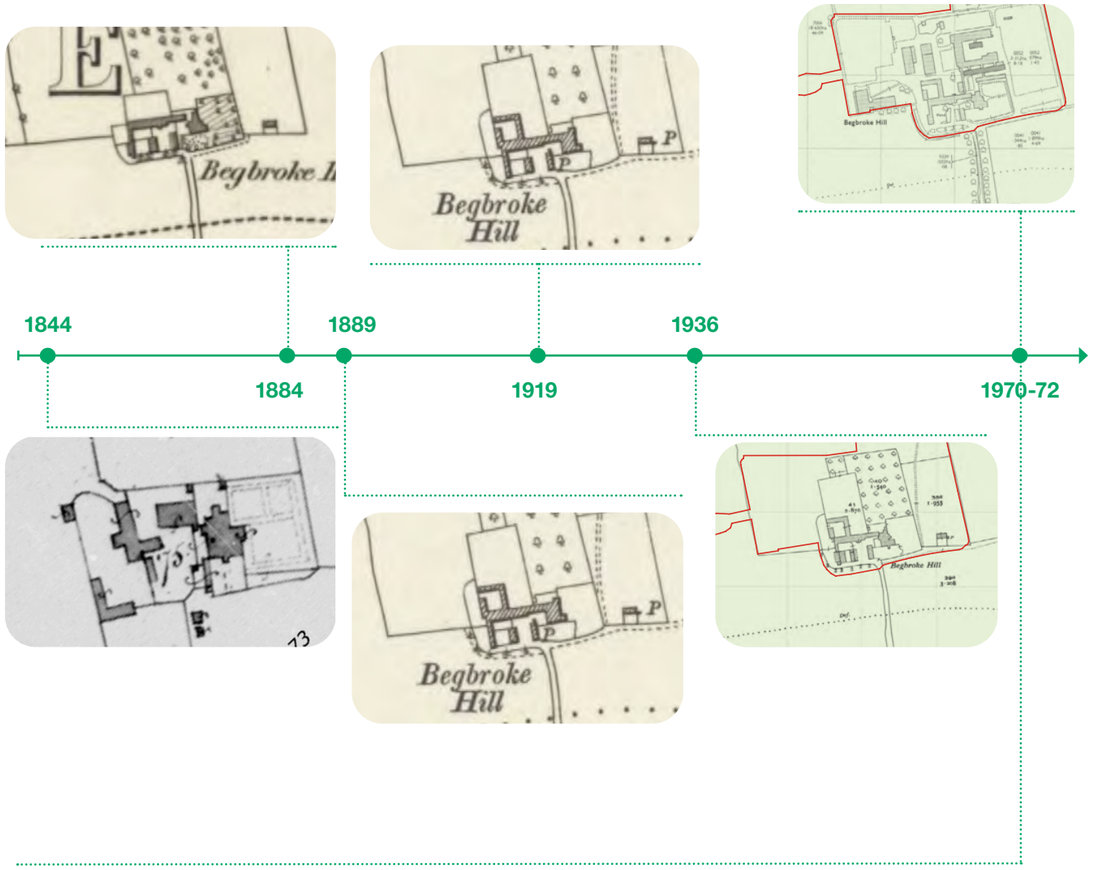

Begbroke Hill Farmhouse


Yarnton Bridge

Key assets

- The Jabobean Farmhouse is a grade II listed building on site.
- Bridges over the Oxford Canal are also historical features.
- Beyond the site, the surrounding villages include a series of historical buildings such as St Mary's church in Kidlington.

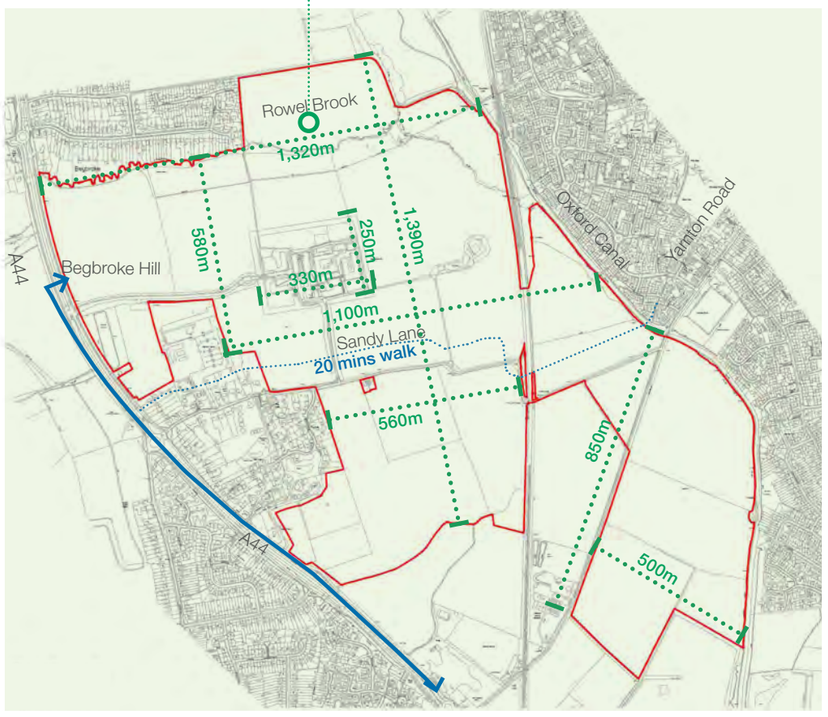
- Application site boundary
- The Farmstead Grade I Listed Features
- Landmarks
- Roundham Lock
- Roundham Bridge
- Kidlington Lock
- Bullers Bridge
- Yarnton Bridge
- Oxford canal



Scale and dimensions

The site area is approximately 170 ha

- It takes approximately 20 minutes to walk and 6 minutes to cycle through the site east to west.



Scale comparison

Innovation Districts

170 ha

Giant, Grenoble
136 ha

Eddington, Cambridge
162 ha

Eindhoven University of Technology
75 ha

Innovation Districts R&D only

22.8 ha
(Including existing BSP 8.2 ha)

North Oxford
27 ha

CB1, Cambridge
12 ha

Kendall Square, MIT Cambridge
14 ha

Innovation Quarter, Kings Cross, London
28 ha

Granta Park
58 ha

Babraham Park
61 ha

Residential-led Developments

55 ha
1800 homes

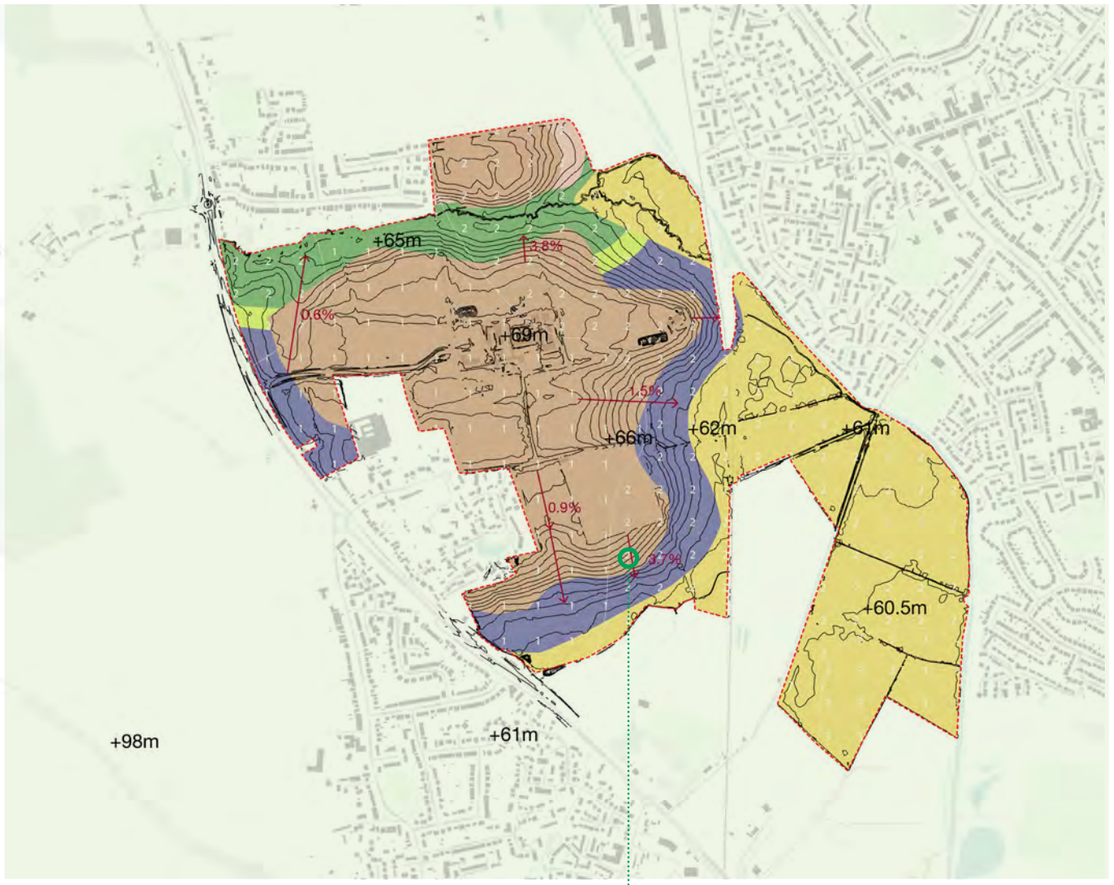
Barton Park, Oxford
39 ha
8885 homes

Bicester Village, Kingsmere
133 ha
1585 homes

North East Didcot
146 ha
1880 homes

Waterbeach, Cambridge
298 ha
6500 homes

Geology



Soil type (British Geological Survey)

- Sand & Gravel
- Alluvium
- Oxford Clay Fm
- Kellaways Clay
- Cornbrash Formation
- Kellaways Sand

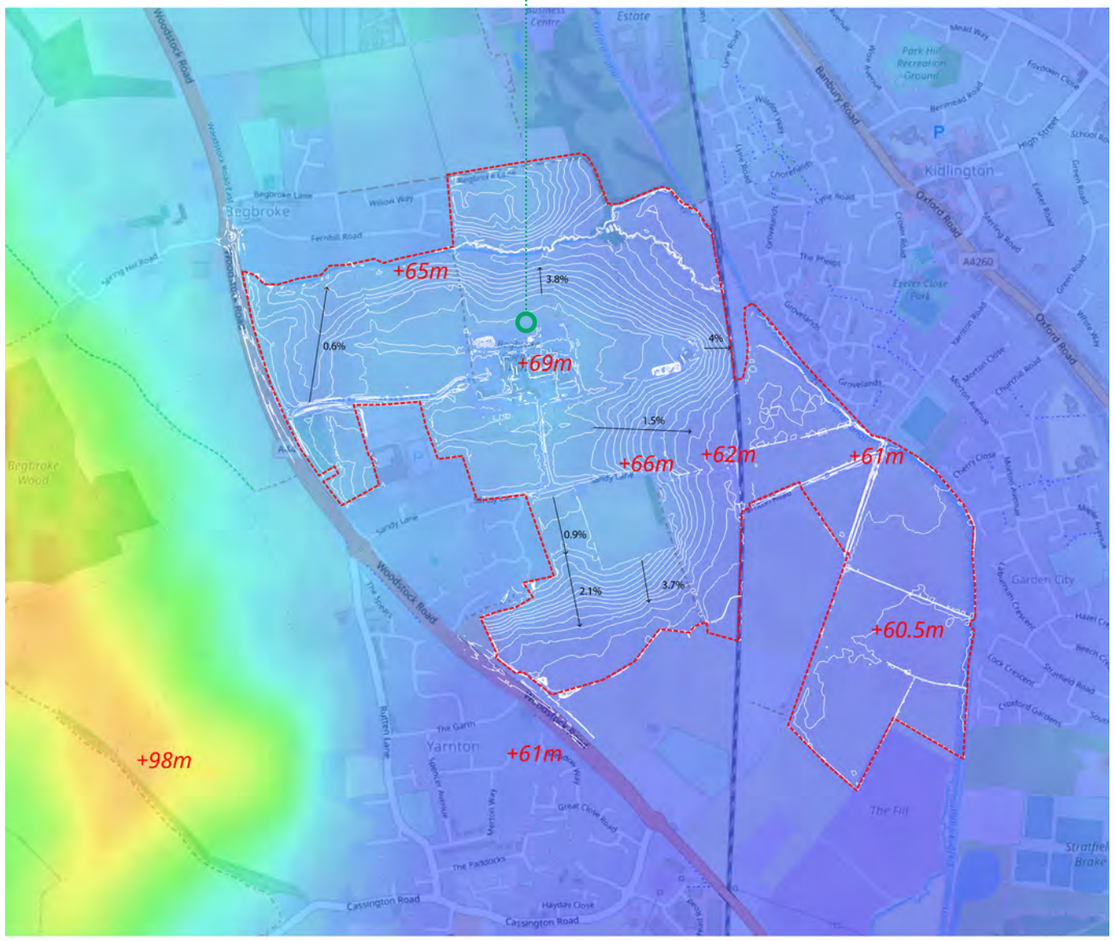
The site's geology reveals the history of the region shaped by the river and floodplains.

- Agricultural topsoil comprising of gravelly sand and clay soils. Alluvial deposits in low-lying areas close to the streams in the north and south of the site as well as the area between the railway line and the Oxford Canal and river terrace deposits in the in the higher areas of the site. Underlying solid geology and sub-croppings of Oxford Clay Formation, Kellaways Sand, Kellways Clay and Corbash limestone formation. Made ground in the former Sandy Lane landfill, consisting of ash with a variety of man-made waste.

Topography

The site is situated to the east of the hilly Blenheim Park, and it contains a natural plateau at approximately +69m at its centre.

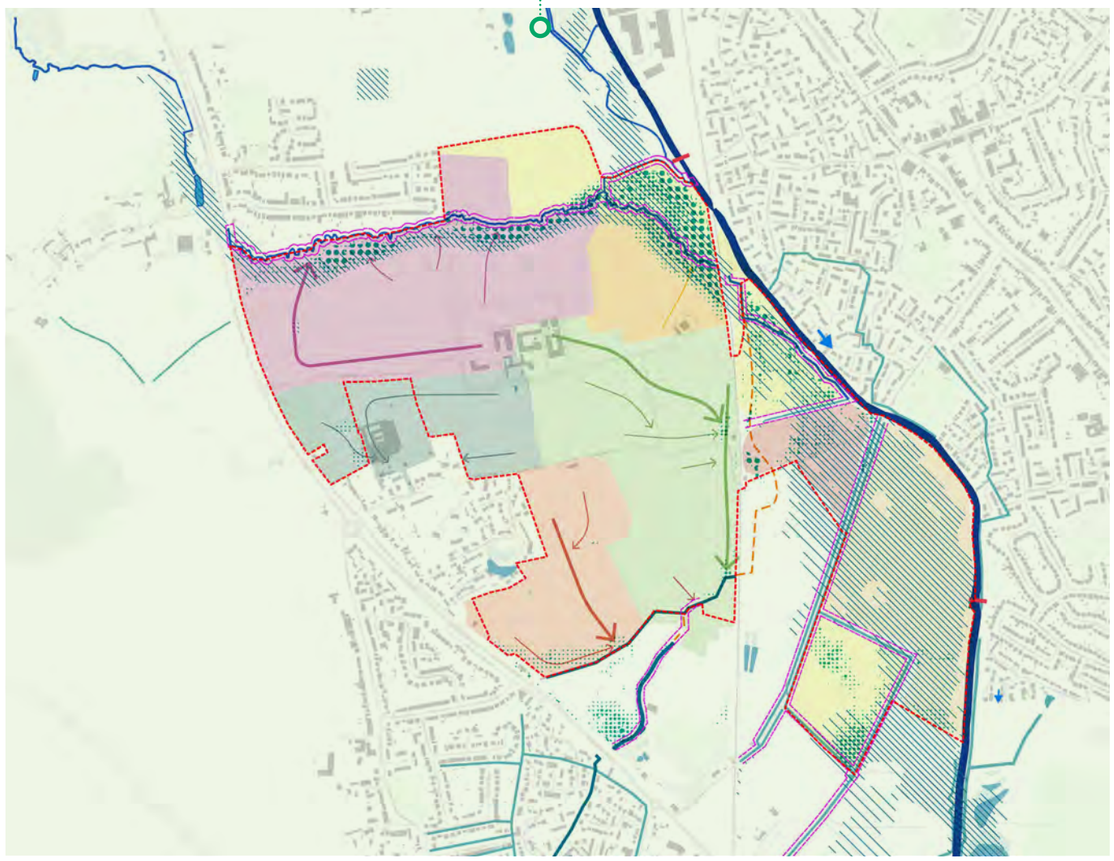
- This plateau is where the existing cluster of Science Park buildings is located. The slopes around the plateau gradually slope downwards towards the Oxford Canal, which has an elevation of +61m.



Hydrology

Existing watercourses and flooding

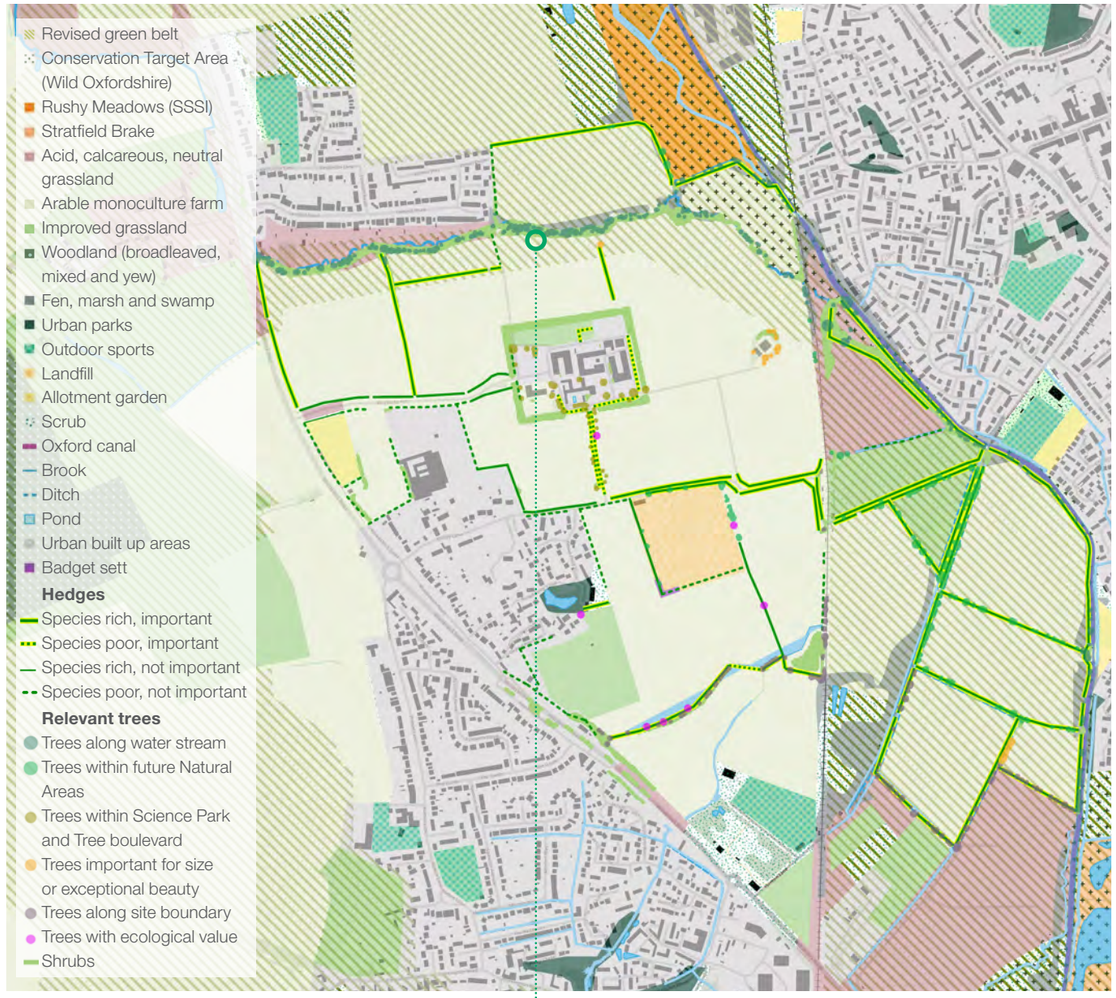
- The majority of the Site is located within Flood Zone 1 and at low risk of flooding. Areas located in Flood Zone 2 and 3, which are at medium to high flood risk are located along the length of Rowel Brook, the parcel of land to the west of the Oxford Canal, in the North-West of the Site and around the Southern drainage ditch.
- Oxford Canal serves mainly as a waterway but historically has over-topped causing flooding.



- Flood zone 2 0.1% AP (SFRA Addendum)
- Flood zone 3A 1% AP (SFRA Addendum)
- High surface flood risk: Flood extend 1 in 30 years (Oxfordshire flood tool-kit)
- Medium Surface flood risk: Flood extent 1 in 100 years (Oxfordshire flood tool-kit)
- Low Surface flood risk: Flood extent 1 in 1000 years (Oxfordshire flood tool-kit)
- Oxford canal
- Rowel brook
- Yarnton brook
- Ditch
- Historical brook
- Lock, water height drops approximately 3m
- Pond
- Water flow direction
- Water runoff
- Estimated watershed
- 10m buffer for waterway protection (BSG Ecology survey)

0 | 200 | 400 | 1 km | N

Ecology



- Revised green belt
- Conservation Target Area (Wild Oxfordshire)
- Rushy Meadows (SSSI)
- Stratfield Brake
- Acid, calcareous, neutral grassland
- Arable monoculture farm
- Improved grassland
- Woodland (broadleaved, mixed and yew)
- Fen, marsh and swamp
- Urban parks
- Outdoor sports
- Landfill
- Allotment garden
- Scrub
- Oxford canal
- Brook
- Ditch
- Pond
- Urban built up areas
- Badget sett

Hedges

- Species rich, important
- Species poor, important
- Species rich, not important
- Species poor, not important

Relevant trees

- Trees along water stream
- Trees within future Natural Areas
- Trees within Science Park and Tree boulevard
- Trees important for size or exceptional beauty
- Trees along site boundary
- Trees with ecological value
- Shrubs

0 | 200 | 400 | 1 km | N

The Oxford Canal and Rowel Brook form a green-blue network on a larger scale, while hedgerows provide ecological connectivity on a smaller scale.

- The site has valuable ecological features and six main habitats: arable land, grassland, woodland, hedgerow, streams, and ditches. Only specific areas are considered HPI (Habitat of Principal Importance), including hedgerows, the Science Park pond, and semi-natural woodland along Rowel Brook. The former landfill site contains semi-improved grassland, scrub, and ruderal vegetation.

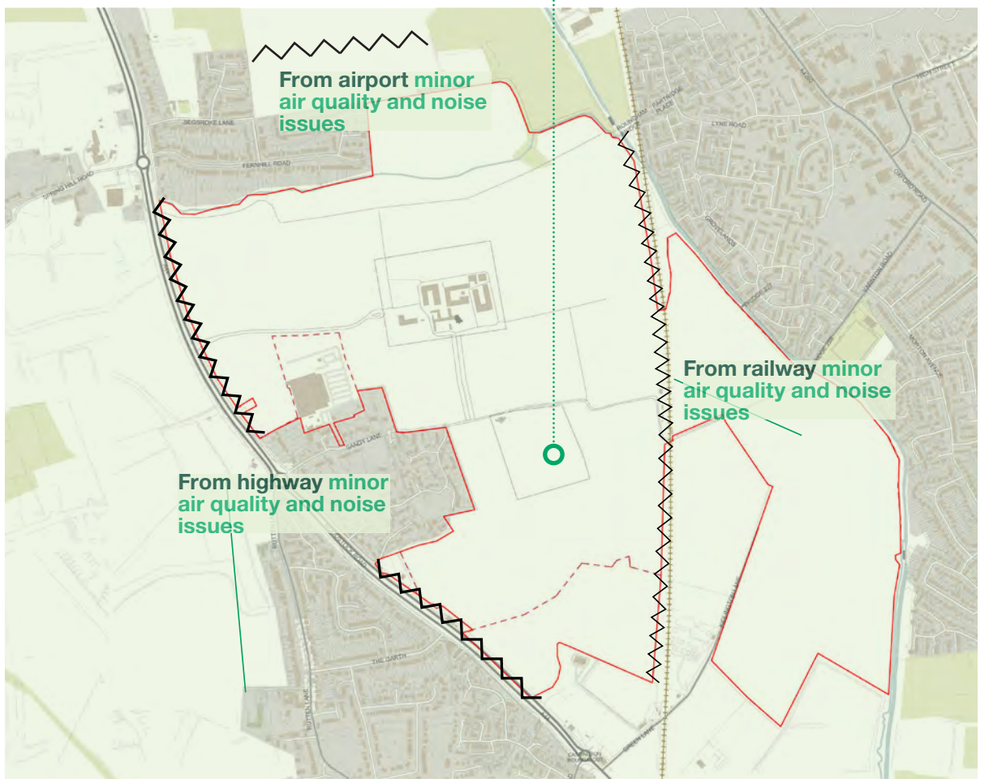
Noise and air quality

Air quality and noise issues from A44

- The A44 is an air pollution source on-site adding a constrain to the development and the distribution of uses.

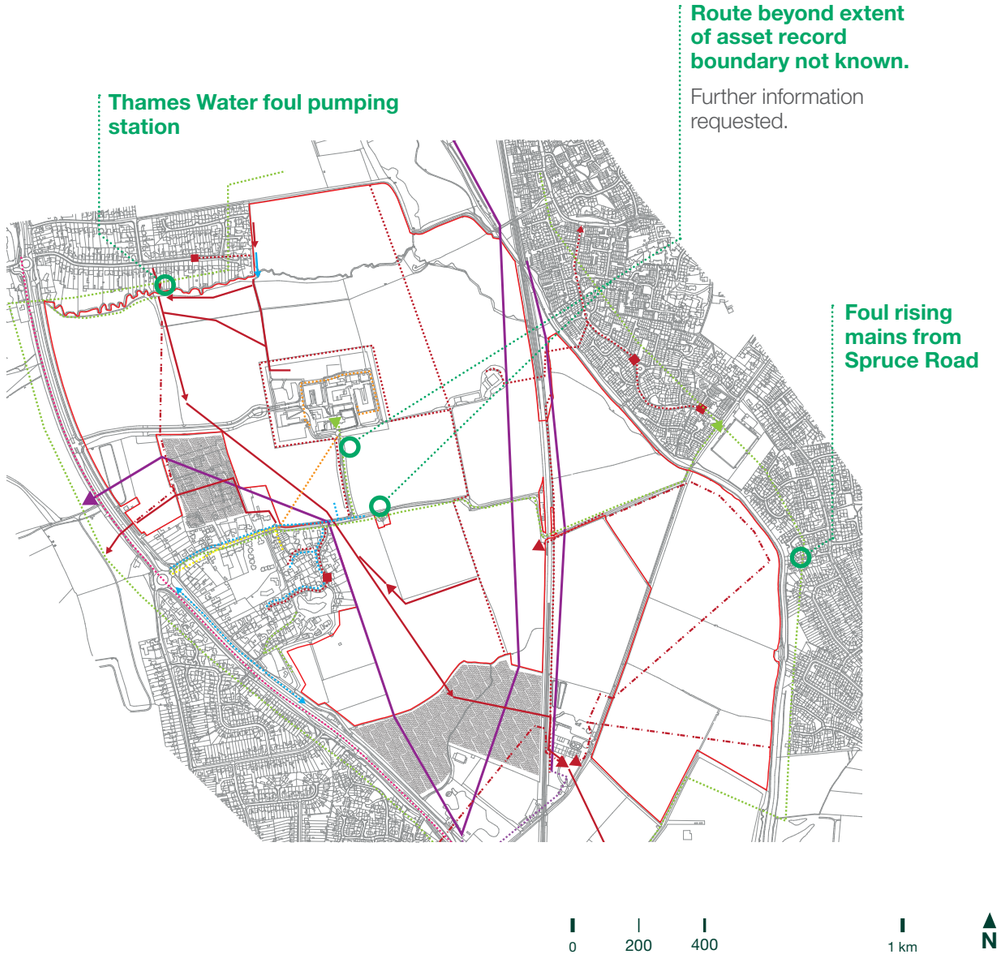
Noise sources impacting Begbroke

- The Railway running through the site and the airport located to the north are other sources of noise and air quality potentially impacting on to areas of development and future buildings and public realm.



Utilities

There are a number of utilities currently running across the site.



Environmental assets

Biodiversity
The brook supports a variety of plant and invertebrate species.

Water quality
The brook has good water quality, with low levels of pollutants and high levels of dissolved oxygen.

The Oxford Canal
The site includes a series of areas of environmental quality including a Canal, trees of different ages and quality, and other green areas. A significant proportion of the site is currently used for farming, a series of natural resources form a biodiversity ecosystem the design and landscape can stem from.

Railway

The Oxford Canal

BSP - Begbroke Science Park

Former landfill site

Rowel Brook

Recreational opportunities
The brook provides opportunities for outdoor recreation, such as fishing and wildlife watching.

Ecological connectivity
The brook forms part of a green-blue network at a larger scale, providing connectivity between different habitats and ecological corridors.

The Environmental assets serve as an important green-blue network at a larger scale and provides connectivity between different habitats and ecological corridors. These assets should be preserved and protected for the benefit of both the local ecosystem and the surrounding community.

Begbroke Science Park

Begbroke Science Park is a research and development park located in Begbroke, North of Oxford, UK.

The park provides office and laboratory space for companies and research groups working in science and technology fields.

The site is situated adjacent to Blenheim Park and contains several landscape features with ecological value, including Rowel Brook.

Oxford Analytics
Training centre

Oxford Advanced Services
Chemical manufacturer

Iota Sciences
Scientific equipment supplier

Jasteq limited
IT support and services

Safe Shield Services
Security services

Impact Engineering Laboratory
Research institute

OGT
Biotechnology company

Oxford Molecular Biosenors Ltd
Research engineer

Cortex Organics Ltd
Chemistry lab

Oxford Ionics
Research and product development

Adaptix Ltd
Research and product development

WheelRight
Design engineer

Oxford Mestar Ltd
Biotechnology company

Chiralabs
Laboratory

Cyan UV Ltd
Industrial equipment supplier

Access
by A44

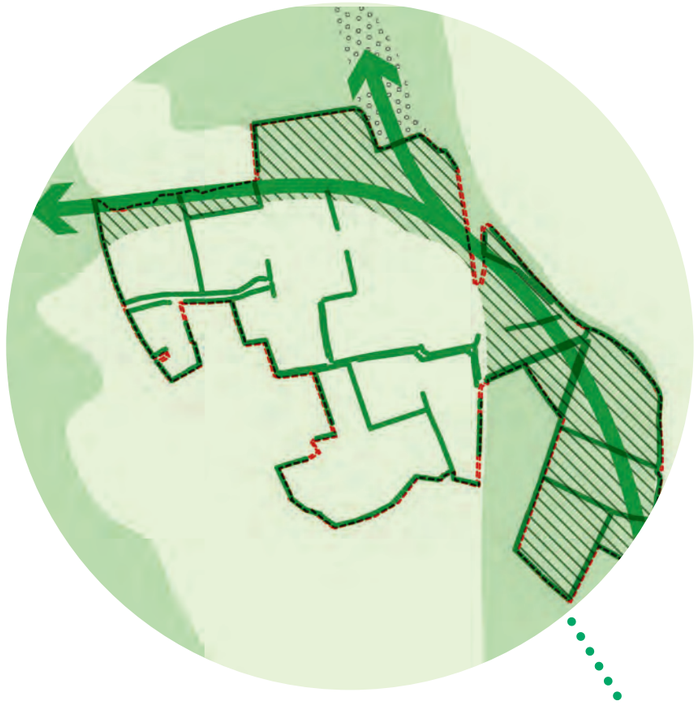
Home to a science park

- **Begbroke Science Park is a successful mix of businesses sitting on the site today.**
- **The proposal can build from it rather than creating an innovation district from scratch.**

A number of businesses are located on to the site today. These include laboratories, design, engineering and other types of research. The first step has already been made. The creating of an innovation district at Begbroke can build from these businesses expanding and already successful enterprise.

2.6. Summary of considerations

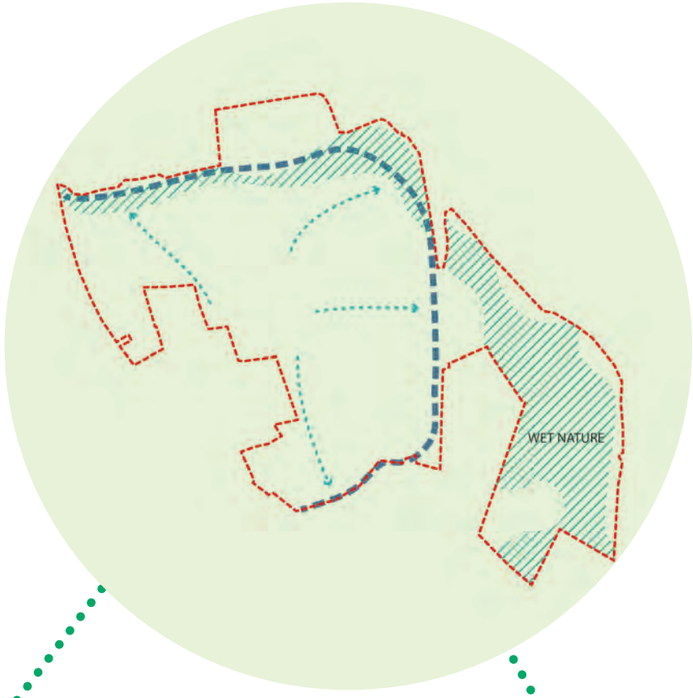
Site environmental conditions



Ecology

The east and north of the site connect to wider Oxordshire's ecological networks.

- Additionally trees of varied quality and hedgerows provide the ecological base to work from.



Hydrology

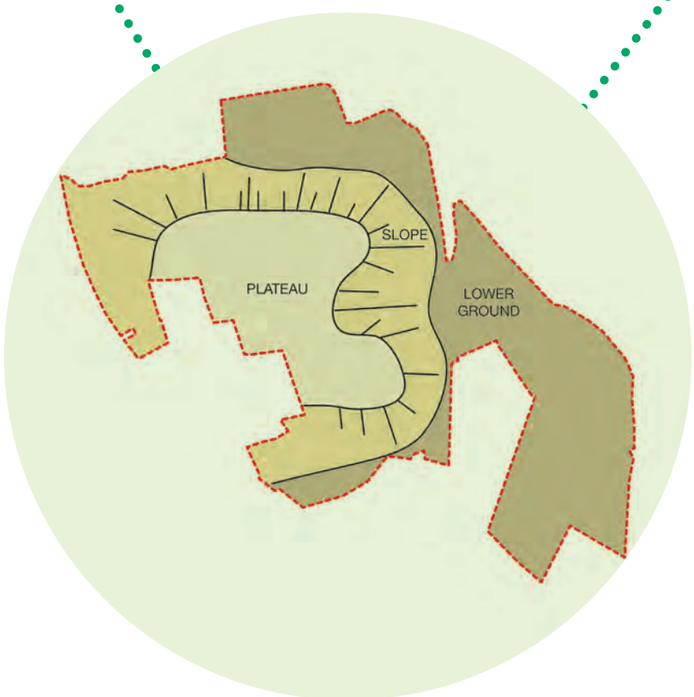
Following the topography of the site, the water runs down from higher to lower floodable areas.

- Existing drainage patterns have informed the flood risk and drainage strategies.

Topography

The site is defined by the Original Begbroke Hill -a plateau at the centre of the site.

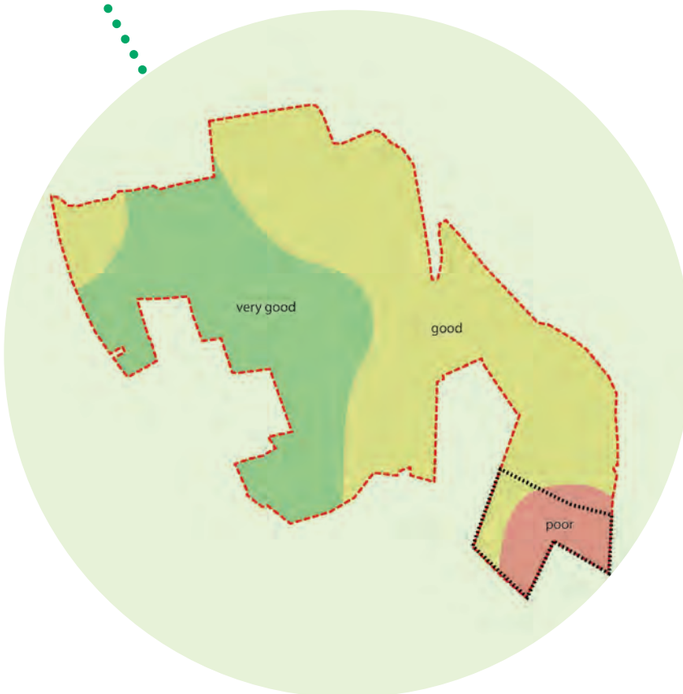
- Beyond it, the site drops to its lower level towards the east.



Geology

The site's geology reveals the history of the region shaped by the river and floodplains.

- Agricultural topsoil comprising of gravelly sand and clay soils.



Landscape character and networks

Hedge

A series of hedgerows including the perimeter of the existing science park.

Oxford Canal

The Oxford Canal runs to the east of the site providing ecological and character value

Forest

The northwestern area of the site present a series of close trees that speak to Worton Heath beyond the site.

Landfill

The former landfill site provides opportunities for a new open civic park.

Hawkins\Brown © | 2023 | Begbroke Innovation District | Design and Access Statement

History, character and local communities

Character

The architecture of the surrounding villages offer the opportunity to create character links and a wider identity stemming from Oxfordshire

History

The surrounding villages provide a sense of history, for instance through their settlement patterns and built form

Social Network

Well-established retail and community facilities

Common assets

The canal offers opportunities to bind places and people.

Base Plan

Environmental conditions, landscape character and the site context and surrounding communities are the foundation from which the proposal will emerge.

3. Consultation and design evolution

The design process has been underpinned by a thorough process of engagement and consultation with the local authorities, members of the public, design review panels, and local stakeholder groups.

3.1. Timeline

(More information on the Statement of Community Involvement)

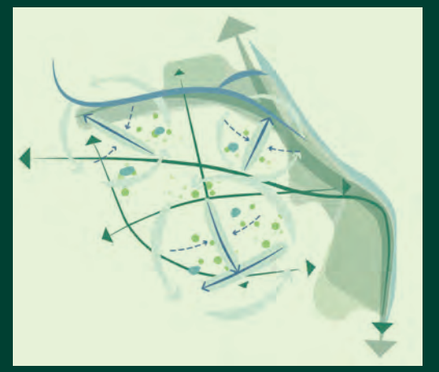
Competition scheme

Watersheds, Topography & Flood

River/Canal
Flood zone
Watersheds
Topography/slope

Vision

Emerging Proposal
Sustainability strategy summary



Emerging Proposal
Civic space for civic pride

PPA1 · PPA2 · PPA3

2022

Site · Begbroke · Yarnton · Kidlington

May

Masterplan kick off OU, L&G, OUD & Design Team

- The team held a series of workshops to define the vision for the site.
- A dual focus was discussed where the innovation district would form a community enabling research that could change the works whilst well-embedded in Oxfordshire and with tangible local benefits.

June/ July

OU Topic-based workshops

- A series of specialist workshops were held with experts of the University of Oxford to gather input on: Energy and carbon, Sustainability, Mobility and Transport, Community and inclusivity, Biodiversity, and Innovation.
- The workshops provided valuable information in relation to the geology of the site, required infrastructure for the future autonomous vehicles, social infrastructure, required amenity and energy models.

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July

Meet the Design Team Workshop and drop-in

- A stakeholder workshop on site and three community drop-in sessions were held for the assembled design team to take contact with the local community before starting the design work.
- Questions of transparency, trust, alongside more technical aspects were raised.

July

CDC/OCC PPA#1 - Vision

- The purpose of the meeting was to introduce the team and discuss OUD's vision for developing their land within the PR8 allocation, as well as to discuss consultation, Sandy Lane, infrastructure delivery and coordination, working with adjacent landowners, the principles of joint working at the future PPA programme.
- The strategic location and existing assets of the Site makes it one of a kind and an unrivalled opportunity to delivery high quality mixed use development.
- Begbroke Science Park ('BSP') sits in the middle and is in clear need of expansion to support its burgeoning research and innovation.
- Various infrastructure improvements were discussed, including road access, public transportation, and utility connections.
- The need for sustainable development practices, including energy efficiency and green spaces, was highlighted.

September

CDC/OCC PPA#2 - Sustainability and GI

- Feedback was provided on various aspects of the masterplan, including green spaces, sustainable stewardship, connections to open spaces, play areas, food growing opportunities, and biodiversity net gain.
- Connections to green spaces is supported and thought should be given to how Yarnton can be provided good access to open spaces
- Further discussions were planned regarding the Health Impact Assessment Toolkit and the location of retained agricultural land.
- Drainage and Sustainable Drainage Systems (SuDS) proposals were discussed, with the offer of additional advice when more detailed proposals are available.
- The potential provision of play spaces and sports pitches within the green belt land and the need for a maintenance and management strategy were highlighted.
- Ownership and remediation considerations for landfill land, connectivity of schools to green infrastructure, and a movement network were discussed.
- Repurposing strategies for certain areas, design review panels, and the coordination of development briefs and consultations were addressed.
- Hyper local wild spaces should be included

October

CDC/OCC PPA#3 - Key moves

- BSP at centre creating mixed use heart
- Distinctive but complementary neighbourhoods
- Using GI and the movement strategy as the framework for the layout
- Location of the schools
- Retained agricultural land (social farm)
- Landfill as a positively used open space

Colour key

- Internal
- Community engagement
- Local Planning Authority

Evolving 10 Principles

01. A heart for everyone

02. Intentional serendipity

03. The car is a guest

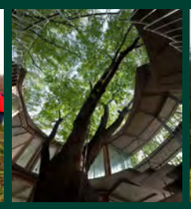
04. Your countryside to discover

05. Civic space for civic pride

06. Sharing culture

07. A living lab

08. Space for the unknown



09. Celebrate the stars

10. Open, accessible, transparent

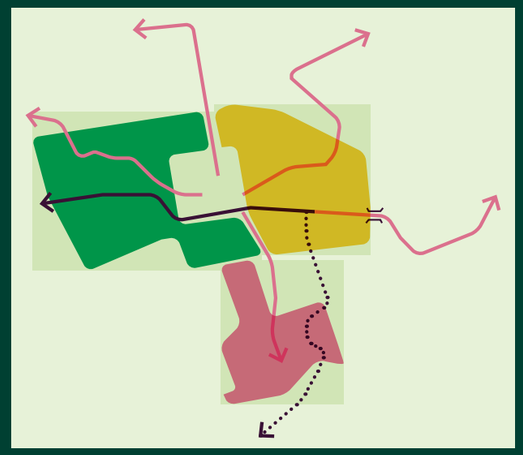
PPA4

Emerging Master Plan

PPA4

0 250 500 1 km

Three neighbourhoods with nature at their heart



PPA5

Main cycling/pedestrian link
Main access route
Public transport

2022

Site Begbroke Yarnton Kidlington

Site Begbroke Yarnton Kidlington

Site Begbroke Yarnton Kidlington

Site Begbroke Yarnton Kidlington

October

CDC/OCC PPA#4 - Master Plan layout

- The team presented the current illustrative masterplan, discussing scale and massing.
- The public art strategy can be intertwined with the archaeology and play strategies in order to develop a more characterful masterplan that has a greater sense of 'ownership'.
- Use of the Farmstead to anchor the local centre.
- Massing and scale will also be important considerations at the borders between existing and proposed development and between land uses (commercial and residential areas).
- the car is a guest principle raised a discussion about the adoptability of the roads. OCC to put OUD in contact with the County's Road Agreements Team to allow discussion of the emerging transport strategy.
- intention to create low-car neighbourhoods.
- OUD's desire to deliver an east-west bus, cycle and pedestrian route through the site that would make use of the enhanced Sandy Lane crossing. Utilising bus-only routes through development.

November

OU online workshop

- Workshop sharing the masterplan work to date.
- Feedback revolved on questions of transport and energy models amongst other topics.
- The team explained the transport modelling process, stages and timescales. And a workshop on energy models testing the Begbroke proposals was agreed.

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November

Site visit, stakeholder workshop and community drop-in sessions

- Feedback from the community centred on flooding and the frustration with the closure of Sandy Lane were the main topics raised.

November

Design Review Panel #1

Concept and Design Vision:
- Interrogation regarding how the concepts of 'innovation' and 'countryside' will manifest in the design.
- The team should clarify how the development will be set within countryside when it is bordering the settlements of Kidlington and Yarnton

Sustainable Development:
- An ambitious circular water strategy should be developed and set out how water will be reused, surface water managed, and water cleaned on site.

Landscape, masterplan and layout
- Illustrative masterplan should accurately describe how green and blue networks structure the masterplan, and how the countryside will infiltrate the plan.
- Delivering more homes, or to deliver the same number of homes within a much smaller area of the site.
- The secondary school location should be reconsidered.

Movement and connectivity
- The scheme's design must also anticipate and integrate the train station.
- We welcome the design team's intentions for the car to be a guest and to pursue 'decide and provide', alongside limited car parking.

December

CDC/OCC PPA#5 - Master Plan Review

- OUD are seeking to submit the outline application in July 2023.
- OUD confirmed that their outline planning application would only cover the land owned by the University; it would not include the land promoted by Hallam Land Management nor by Newcore.
- Allotments could be provided within the green belt.
- Seeking an 'enhanced' bridge over the railway. The proposed location of the enhanced bridge is further north than shown on the PR8 policy map due to land ownership constraints.
- The masterplan to allow for the full policy requirement with regards to education provision, but for there to be sufficient flexibility in the plan for this land to be 'flipped' to other uses if the need for new schools is not forthcoming.
- The locations of the schools would be influenced by the phasing strategy.

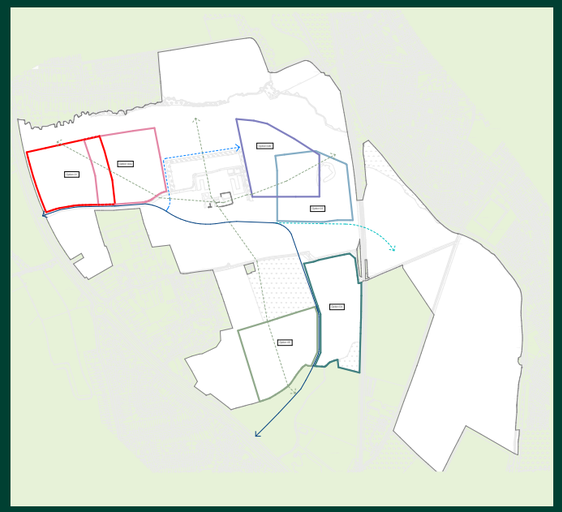
Colour key

Internal

Community engagement

Local Planning Authority

School options



PPA6

- Opt 01
- Opt 2a
- Opt 2b
- Opt 03
- Opt 04
- Opt 05

Masterplan evolution

PPA7

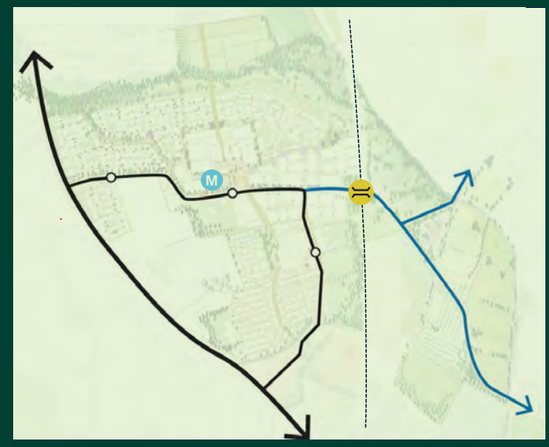
The Bridge

- Railway
- Bridge over railway
- Railway station
- Railway platform
- Parkers Farm
- Secondary School

Natural drainage and water management

The drainage scheme should be designed to control surface water in close proximity to where it falls and replicate natural drainage as closely as possible. Infiltration, attenuation and conveyance to Rowel Brook via swales, retention basins, storage cells and permeable paving

Integrated public transport



PPA8

- Current route along A44
- Public transport looping though the site off the A44
- Indicative location of a bus stop
- Potential public transport route
- Bridge

Regenerating the landscape for people and planet

Rethinking movement so the car takes a back seat

Reframing innovation through integration of living and research

PPA9

Site | Begbroke | Yarnton | Kidlington

2023

February

CDC/OCC
PPA#6 - Flexible framework

- Coordinating design with neighbouring sites (Hallam + Newcore).
- Relocation of existing allotments.
- Relocation of second primary school following discussions with OCC (still in process).
- Refinement of a parking strategy (mobility hubs, living streets, etc.).
- Elaboration of Living streets concept and practicalities.

March

CDC/OCC
PPA#7 - GI and Landscape

- Refinement of landscape design from vision to illustrative scheme, defining its varied character.
- Adjustment of Green arteries and neighbourhoods layout following topography and ecology input (following from DRP#1 feedback)
- Coordinating and incorporating Network Rail bridge responding to community consultation feedback.
- Provision of outdoor gyms, and aromatic/sensory gardens that could benefit neurodivergent residents.

March

Stakeholder Masterplan Review Workshop

Community Drop-in Session #3

April

CDC/OCC
PPA#8 - Transport

- Create a radical shift away from cars through walking and cycling neighbourhood design principles, active travel routes and shared mobility.
- KMC presented the OCC's current and emerging strategies for bus provision, which will see an additional route added that will loop through PR8 and connect to Oxford Parkway and beyond via Frieze Way.
- On living streets illustrative proposals have been tracked to ensure they can be accessed by refuse and emergency vehicles.
- Providing walking and cycling routes to connect Begbroke, Kidlington and Yarnton through the development.
- Bridge: There are land ownership constraints on either side of the railway north of Sandy Lane which make it impossible to deliver the bridge in this location as it requires embankments that would infringe on that 3rd party land. A more northerly location is being taken as this is less constrained and complements the emerging masterplan, including the location that is safeguarded for the potential rail station.

May

CDC/OCC
PPA#9 - Sustainability

- The approach to sustainability will follow the energy hierarchy, taking a fabric first approach and supplying power through on-site renewables.
- To ensure that landscaped and play areas can be enjoyed at all times of the year (e.g. covered spaces or winter gardens for adverse weather) and by people of all ages and abilities.
- Confirmed that the high-level approach to flooding and SuDS provision is appropriate.
- The masterplans have been designed to respond to a number of standards including Building with Nature, CEEQUAL and WELL Community.
- CDC will expect all buildings to meet BREEAM Very Good.

Colour key

- Internal
- Community engagement
- Local Planning Authority

Illustrative Master Plan

2023

May

Design Review Panel #2

We welcome the progress made by the team and support the logical three-tiered planning approach.

Concept and Design Vision:

- Clarify how the outline planning submission, described as 'tier 1', will safeguard commitments made at this stage and prevent design ambition from becoming diluted as the proposal progresses.
- Provide further detail on the aspects of the design that will covered by the parameter plans that will be submitted at tier 1 stage – such as the green arteries.

Design Principles:

- Within each of the five place principles, set out key specific targets and aims that will guide design decisions from the strategic to the detailed to deliver tangible benefits to the future Begbroke community.

School:

- The school is described as being in a 'suitable location'
- Continue to work with Oxfordshire County Council to explore how the school can be spatially connected with the innovation district.

Landscape:

- Describe how a regenerative landscape will be manifested within the masterplan and deliver positive outcomes for people and nature.

Oxfordshire villages:

- Study the morphology and density of Oxfordshire villages. Explore delivering a denser scheme for distinctiveness within the Oxfordshire context, and for meeting the masterplan's built development needs within a smaller area of the site.

July

Application preview exhibition

- The team took the public through the content of the application.

Summer

Application submission

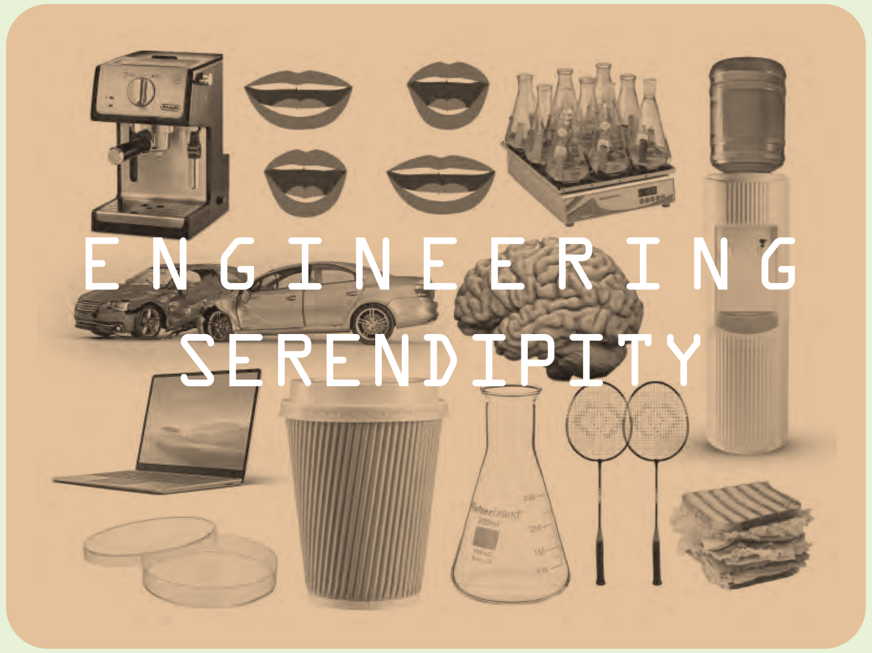
Outline planning application

Colour key

- Internal
- Community engagement
- Local Planning Authority

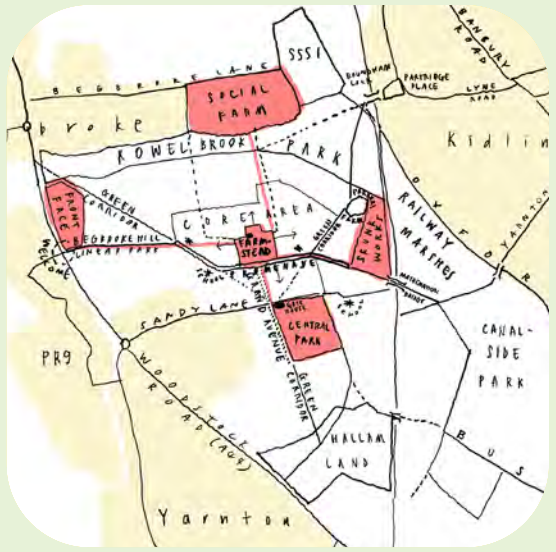
3.2. Sketches

A series of sketches have been developed and used to test the spatial qualities of the illustrative masterplan. These are working drawings rather than illustrations; they describe the process rather than the final proposal, thus their inclusion in this chapter.


ENGINEERING
SERENDIPITY


SSSI
SOCIAL FARM
ROWEL BROOK
PARK
CORE AREA
CENTRAL PARK
CANAL-SIDE PARK
RAILWAY MARSHES
SANDY LANE
HALLAM LAND
PR9
Yarnton


LK TRAILS
Yarnton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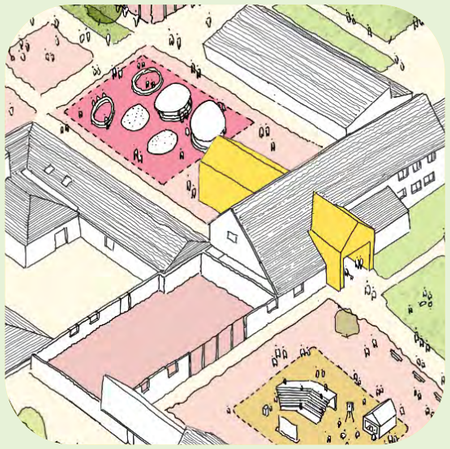
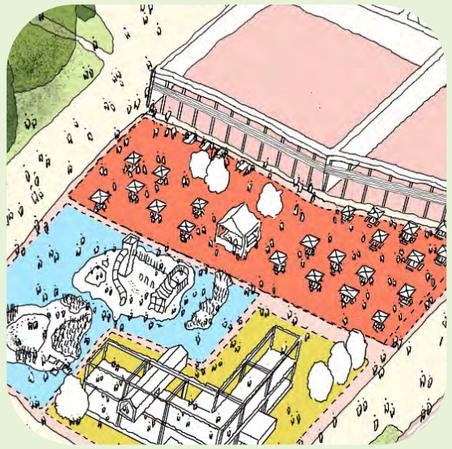
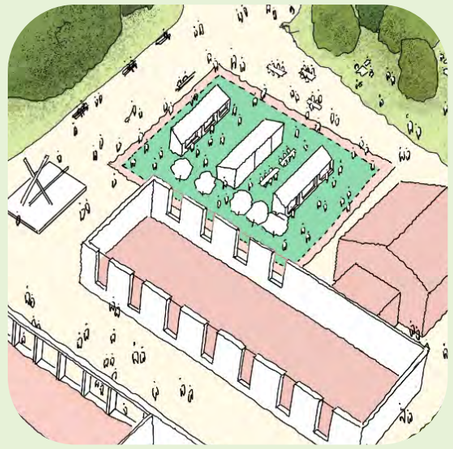
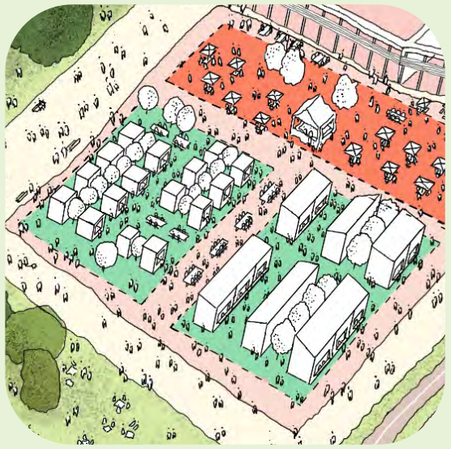
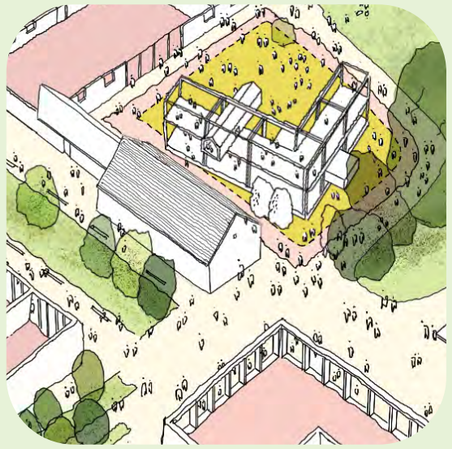
Yarnton

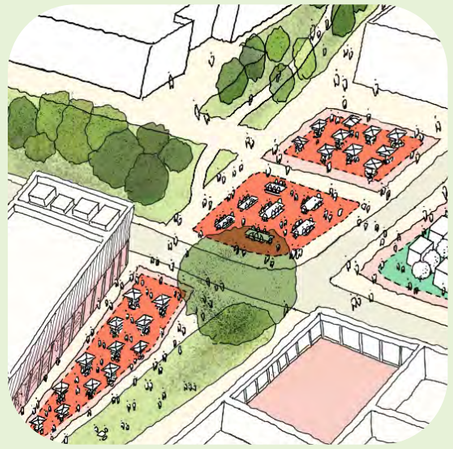


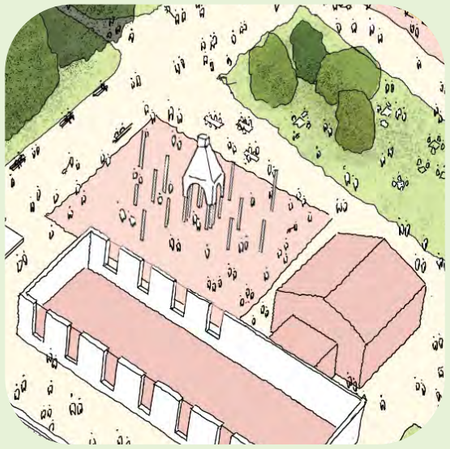


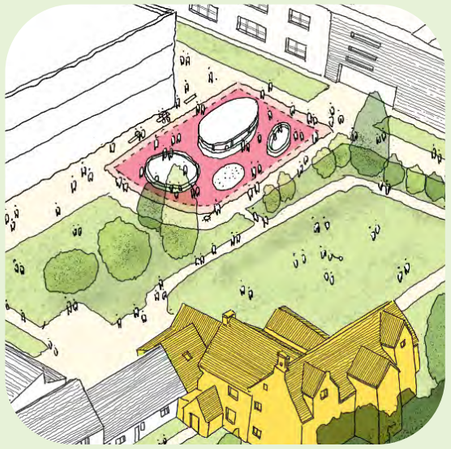


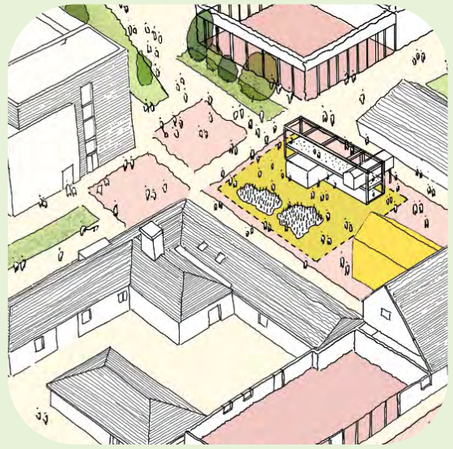












4. Place Principles, masterplan framework and illustrative masterplan

The design process has distilled the vision into a set of guiding principles that will form the foundations on which Begbroke Innovation District is built. These Place Principles, tested through the Illustrative Masterplan, have been captured in the Development Specification, Parameter Plans and Strategic Design Guide.

4.1. Cultivating a place

... In which a community can change the world

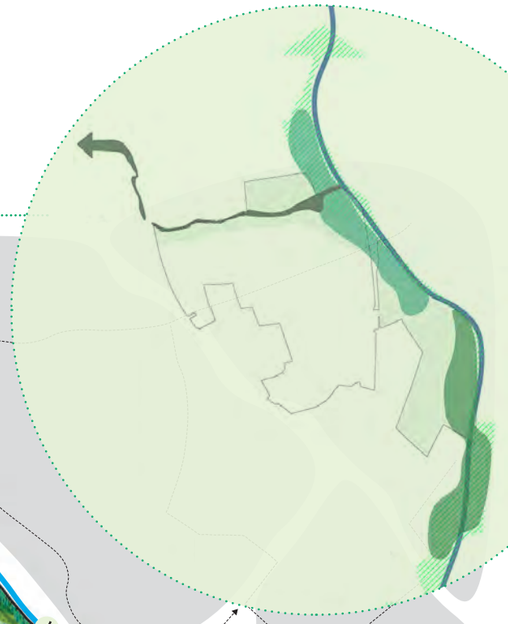
A world-leading university with research credentials, shareholders guided by long term values, and a site with impressive natural resources surrounded by well-established communities represents a once in a lifetime opportunity to create a global innovation district with tangible local benefits.

4.2. A restorative landscape

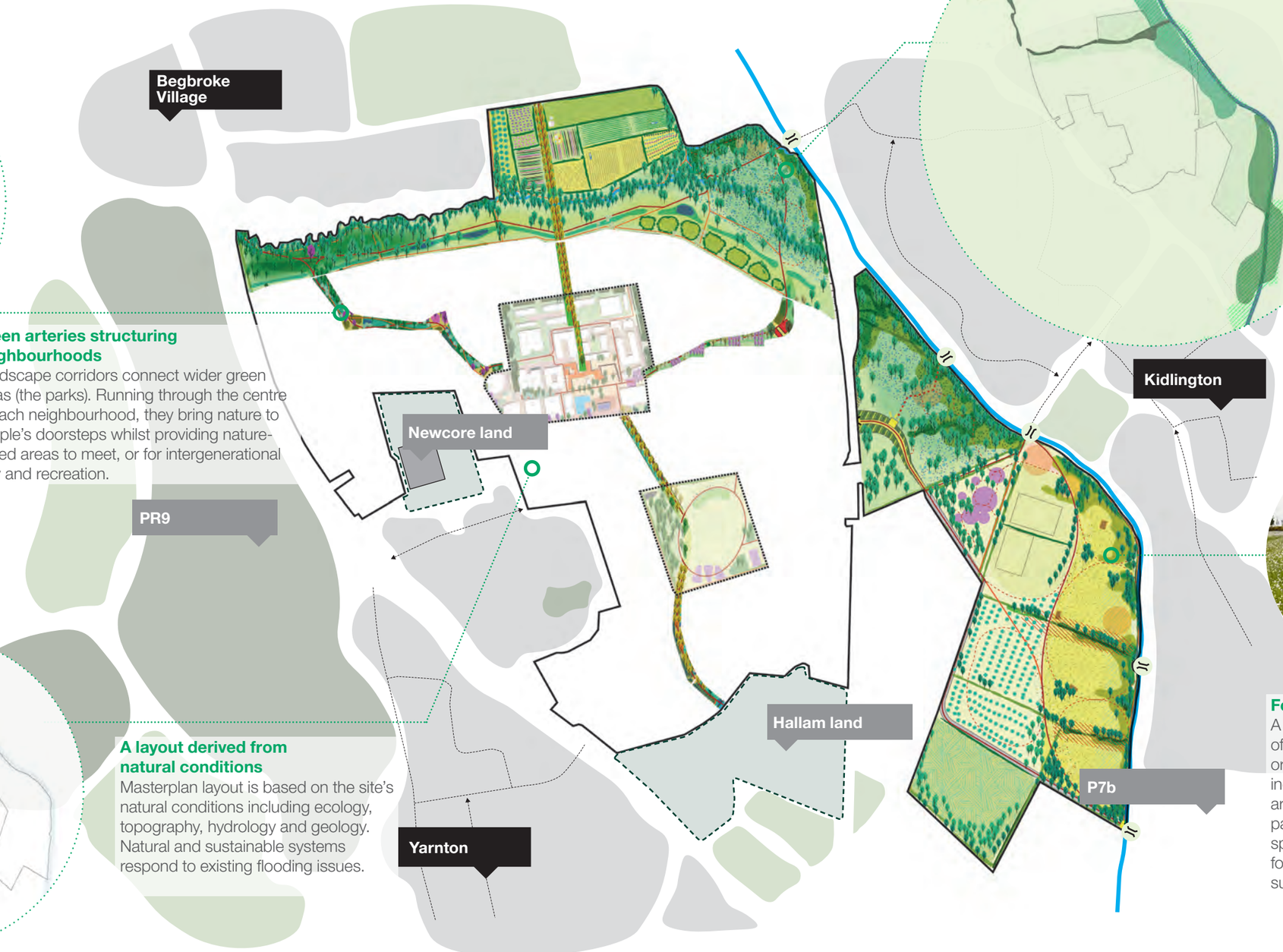
Work with natural systems to improve the health and well-being of people and nature

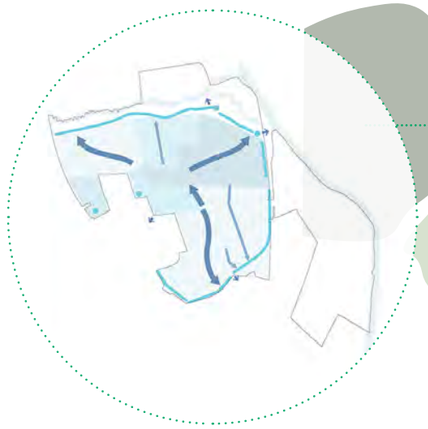
0 100 200 500 N

Green arteries structuring neighbourhoods
Landscape corridors connect wider green areas (the parks). Running through the centre of each neighbourhood, they bring nature to people's doorsteps whilst providing nature-based areas to meet, or for intergenerational play and recreation.



Parks contributing to Oxfordshire Nature Recovery Network
Landscape connects to wider networks including the green belt and the Oxford Canal. Seeking to enhance biodiversity by moving from single crop agricultural land to a diversity of landscape characters and species habitats.





A layout derived from natural conditions
Masterplan layout is based on the site's natural conditions including ecology, topography, hydrology and geology. Natural and sustainable systems respond to existing flooding issues.

For nature and for people
A range of landscape spaces offers options for human and/or nature-positive environments including a nature conservation area, Canalside park, central park, green arteries, play spaces, and a community farm for growing and teaching about sustainable food.

4.3. Engineering serendipity

Landscape and amenities that intentionally foster community-making

0 100 200 500 N

A centre of gravity
A central area surrounding the Farmstead and including the BSP contains a rich mix of uses. This particularly mixed use environment provides opportunities for natural overlaps between users' social and professional networks.

A structure for community-making
Neighbourhoods feature common spaces at various scales from doorstep to green artery.

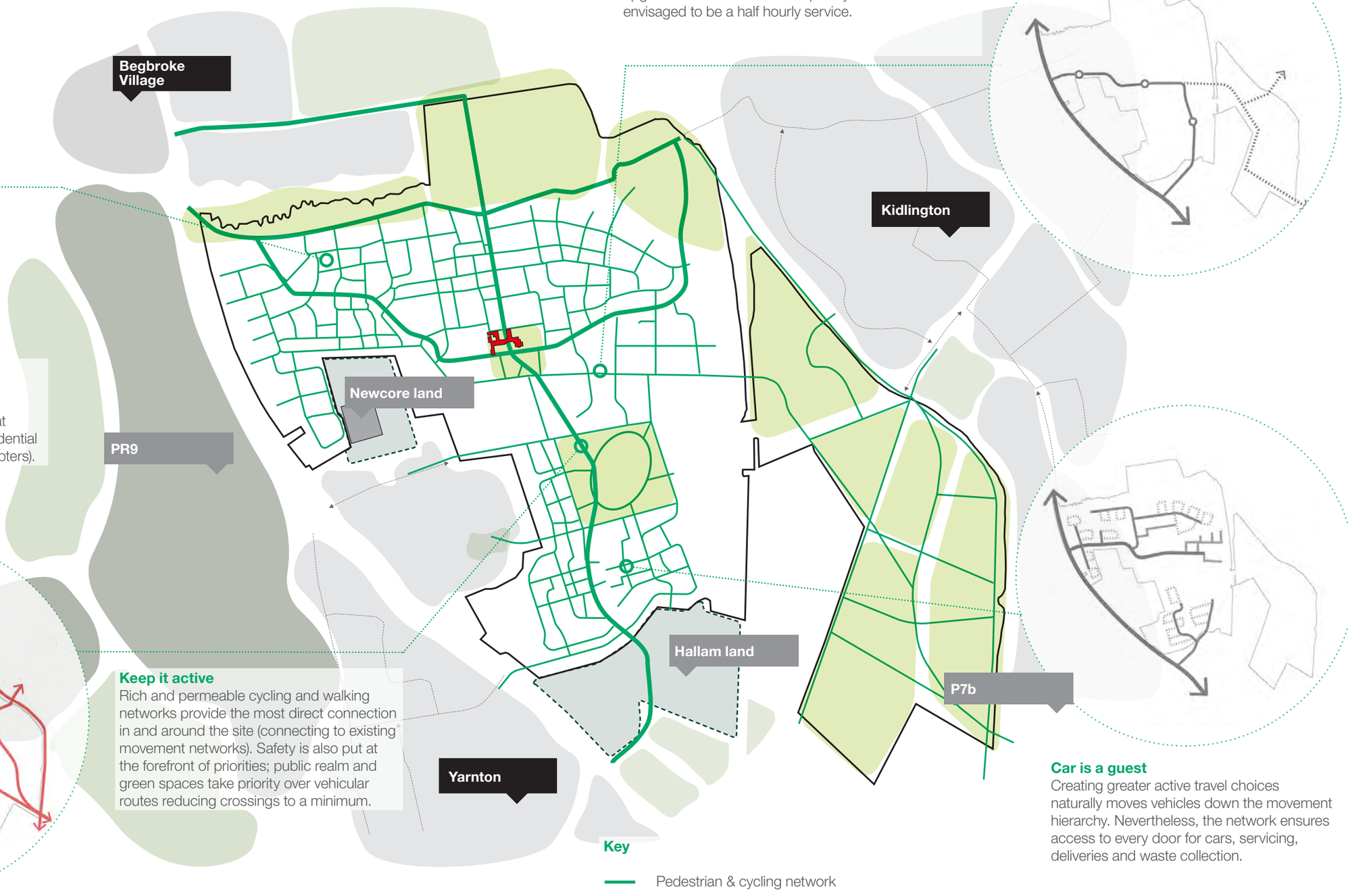
Encounters by affinity
A diverse offer of landscape and spaces with a range of characters and activity, from busier to quieter, open to enclosed, etc., foster encounters by affinity.

Landscape as a mixer
Landscapes are designed to complement their adjacent land use. The Central Park especially acts as a social mixer with four different facing uses on each of its edges accommodated for in the design.

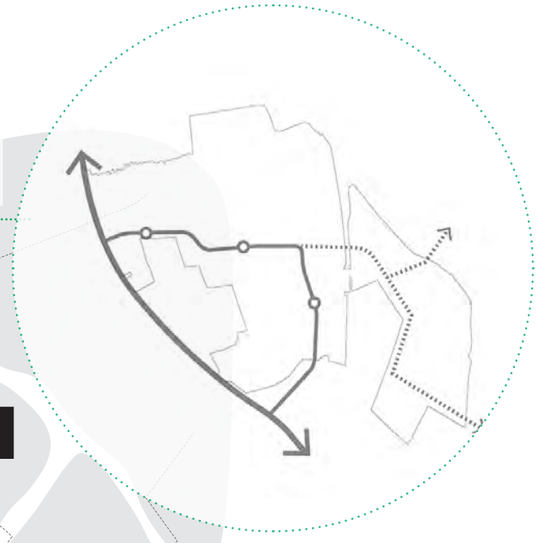
4.4. Car is a guest

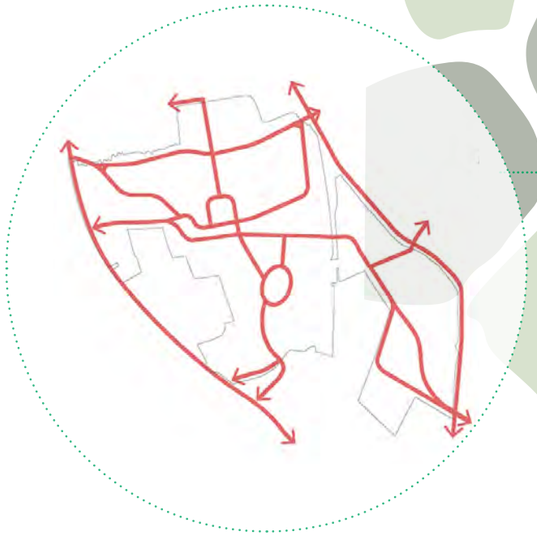
Prioritise active travel and limit car movement to create better streets

People first
Movement strategies prioritise cycling and walking over vehicular trips. Parking and vehicular access will be laid out in ways that facilitate the creation of living streets in residential neighbourhoods. (Detailed in following chapters).



Public transport, today and tomorrow
A new bus route is anticipated to serve the site, subject to agreement with OCC of the precise route, and is illustrated in the diagram below along with the proposed upgraded S3 service. The frequency of this new route is envisaged to be a half hourly service.





Keep it active
Rich and permeable cycling and walking networks provide the most direct connection in and around the site (connecting to existing movement networks). Safety is also put at the forefront of priorities; public realm and green spaces take priority over vehicular routes reducing crossings to a minimum.

Car is a guest
Creating greater active travel choices naturally moves vehicles down the movement hierarchy. Nevertheless, the network ensures access to every door for cars, servicing, deliveries and waste collection.

Key

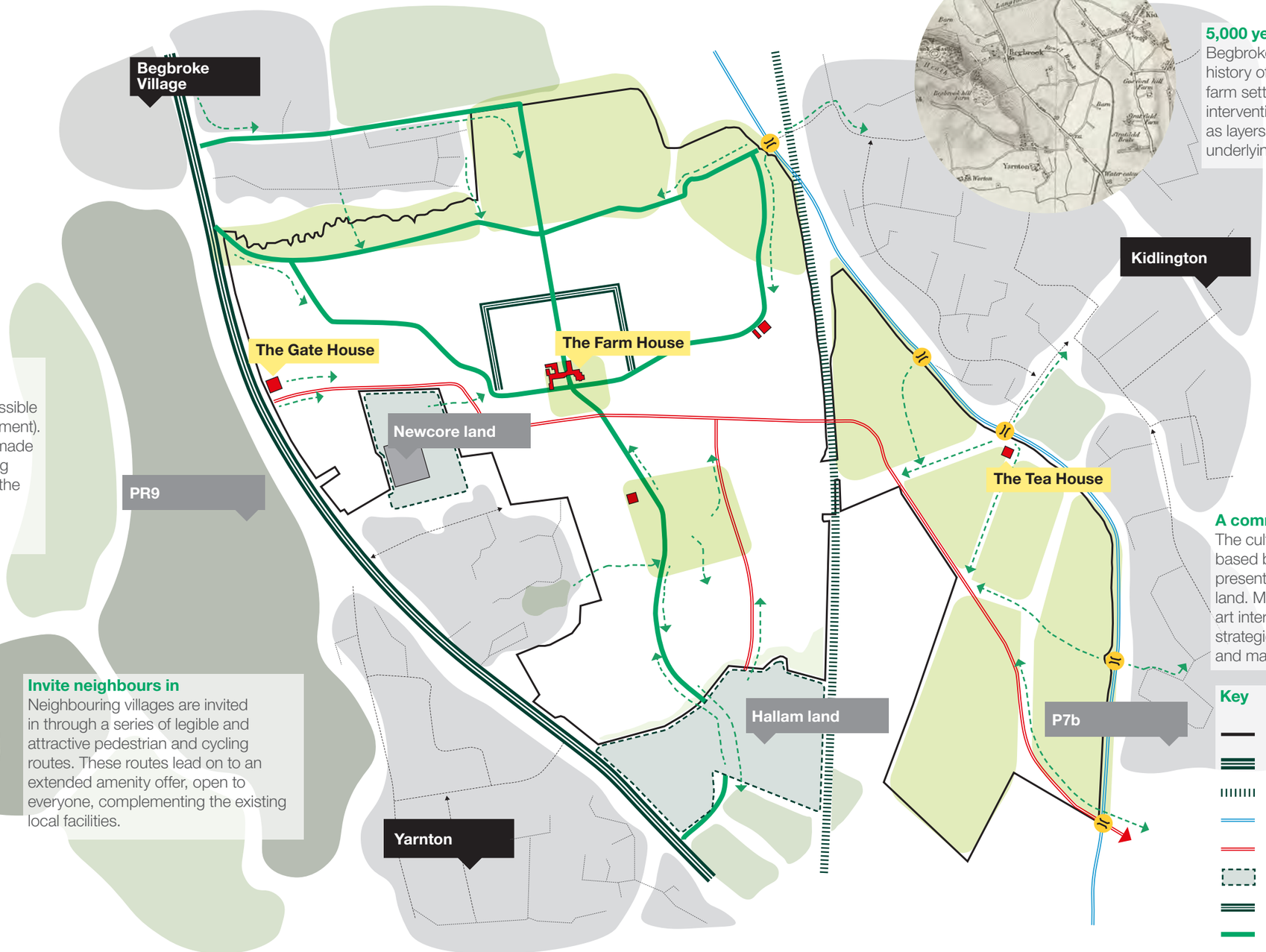
- Pedestrian & cycling network
- Green arteries

4.5. Opening to Oxfordshire

Respect boundaries, connect to neighbours, and provide amenity for all

0 100 200 500 N

Open up the gates
All landscape will be open and accessible to everyone (where possible and not detrimental to the environment). The existing science park will be made more accessible with a broadening of uses and with modifications to the hedge (the Membrane).



5,000 years of history
Begbroke ID emerges from the history of the area, in particular the farm settlement and land-based interventions like the Oxford Canal as layers built upon the site's underlying geology.

A community of communities
The cultural identity of the place will be based both on the lives and stories of people present and past, and their relationship to the land. Meanwhile uses, community events, art interventions, amenities, trails, and other strategies will expose these layers of culture and make them present in the place.

Invite neighbours in
Neighbouring villages are invited in through a series of legible and attractive pedestrian and cycling routes. These routes lead on to an extended amenity offer, open to everyone, complementing the existing local facilities.

Key

- Site boundary
- A44
- Railway
- Oxford canal
- Existing roads
- New developments
- The hedge
- Green Arteries

4.6. Active stewardship

Plan, manage, curate and monitor for long-term value creation

0 100 200 500 N

Here for the long-term
The commitment to long term ownership and management has lifted the aspirations of the masterplan.

Celebrate the stars
Heritage and environmental assets, as well as a long-term view to character and placemaking are critical for the success of the development.

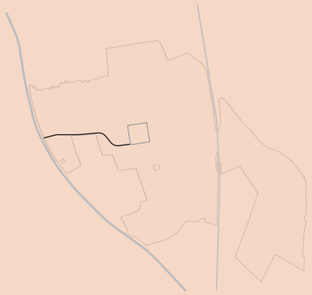
Meanwhile forever
Early interventions and incremental community uses will form part of a long-span approach looking to create a place for all from early days and for the future. Public realm strategies, including art interventions and cultural programming are also critical to the place vision.

Sustainability matters
Stewardship is essential for meeting BNG objectives by ensuring habitat establishment through committed management. Our active stewardship approach prioritizes sustainability and effective habitat creation to achieve biodiversity goals. Through long-term ownership and dedicated management, we fulfil our commitment to sustainability and biodiversity enhancement.

4.7. Place Principles and masterplan framework

The masterplan includes 15 components (diagrams below) bringing the Place Principles to life. The following chapters of this document provide guidance on key design aspects ensuring the fulfilment of their role(s).

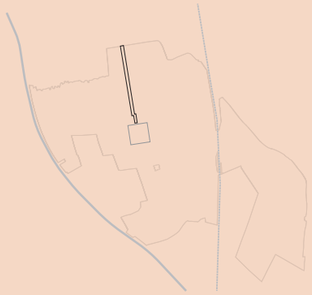
L - A restorative landscape
E - Engineering serendipity
C - Car is a guest
O - Opening to Oxfordshire
S - Active stewardship



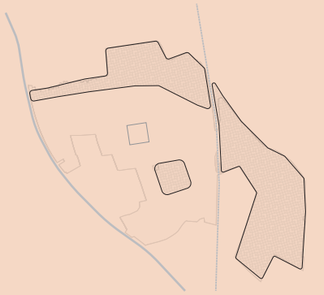
The Arrival
O | C

The Farmstead
E | O | S

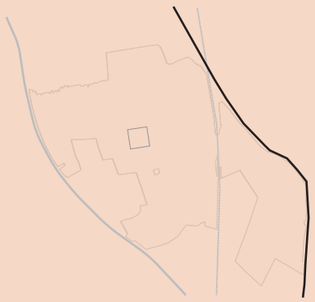
Green Arteries
L | E | C



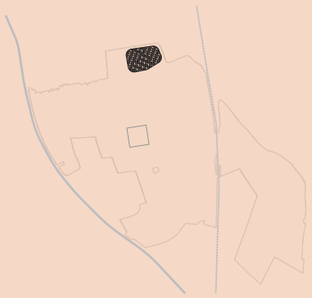
Farm Link & Innovation Avenue
L | E | C



Parks
L | O | S

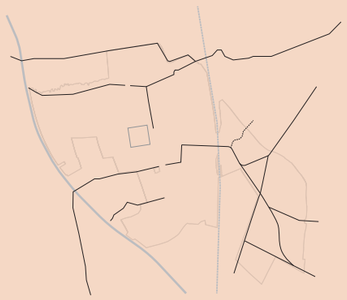


Oxford Canal
L | O



The Community farm
O | S

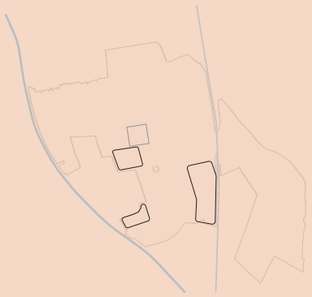
The Interface
O | E



Lanes
O | S

Bridges
O | S

Landmarks
E | C



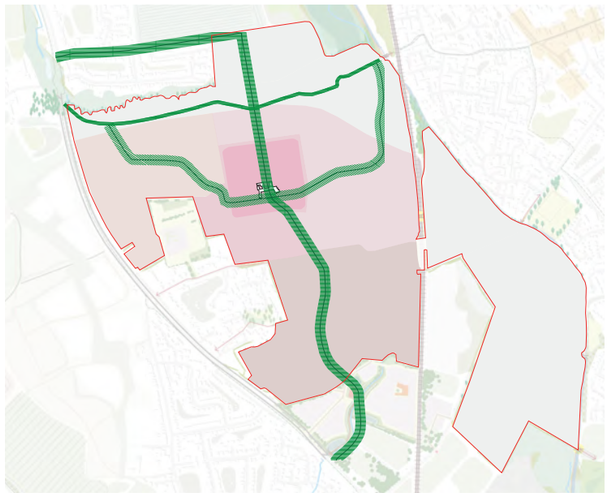
Schools
E | O | S

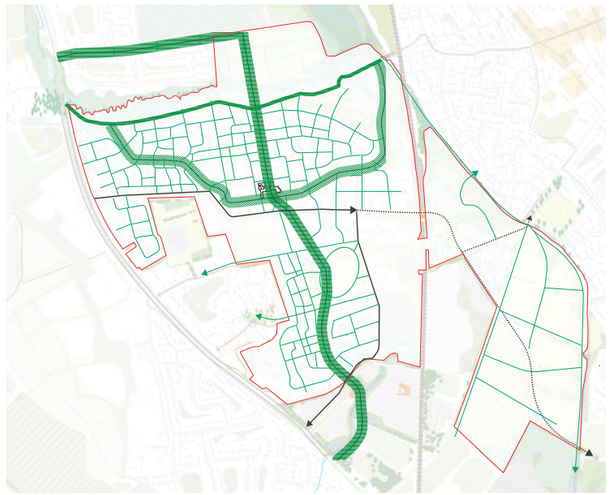
Living Streets
C | L | E

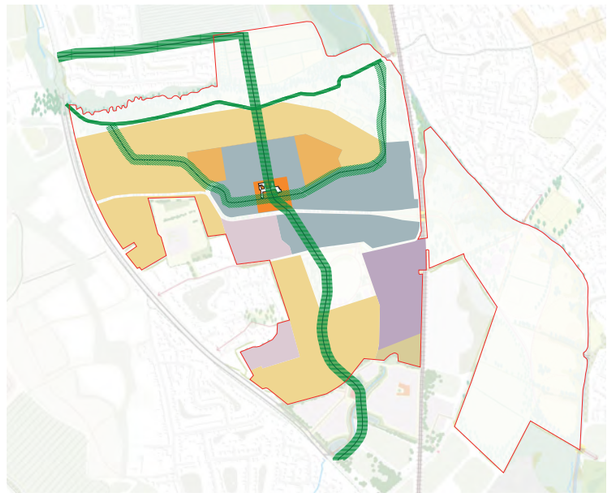
Research & development
E | O

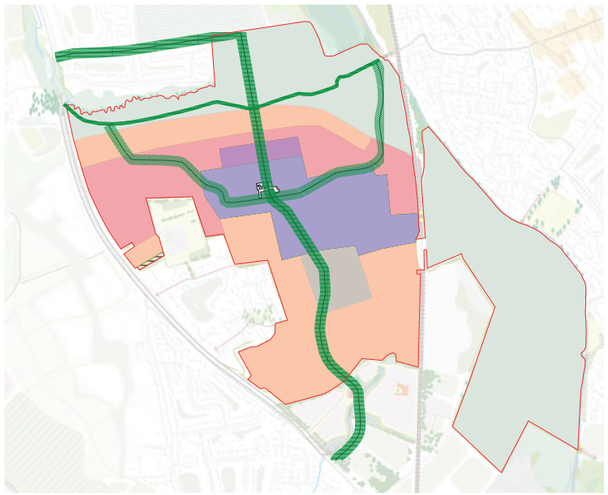
Neighbouring Villages
O | C

4.8. Masterplan framework









Layout

- 3 Neighbourhoods
- Local Centre

Movement

- Main pedestrian and cycling routes
- Main vehicular routes

Land Use

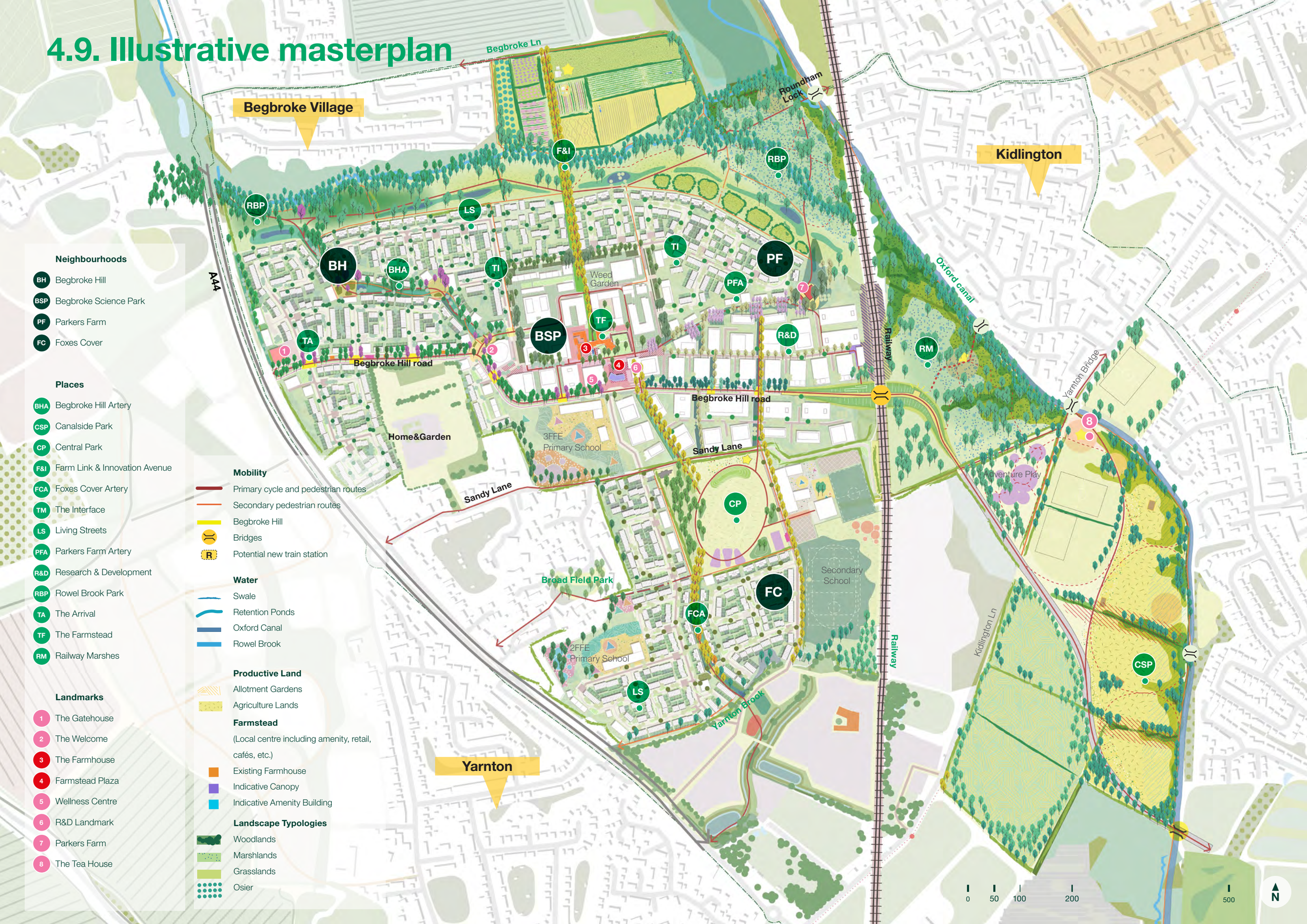
- Mainly Residential
- Mainly R&D
- Mixed Use
- Primary School
- Secondary School
- Local Centre

Scale

Maximum building heights

- Up to 10 m from ground level
- Up to 13.5 m from ground level
- Up to 15 m from ground level
- Up to 18 m from ground level
- Up to 22 m from ground level

4.9. Illustrative masterplan



Neighbourhoods

- BH Begbroke Hill
- BSP Begbroke Science Park
- PF Parkers Farm
- FC Foxes Cover

Places

- BHA Begbroke Hill Artery
- CSP Canalside Park
- CP Central Park
- F&I Farm Link & Innovation Avenue
- FCA Foxes Cover Artery
- TM The Interface
- LS Living Streets
- PFA Parkers Farm Artery
- R&D Research & Development
- RBP Rowel Brook Park
- TA The Arrival
- TF The Farmstead
- RM Railway Marshes

Landmarks

1. The Gatehouse
2. The Welcome
3. The Farmhouse
4. Farmstead Plaza
5. Wellness Centre
6. R&D Landmark
7. Parkers Farm
8. The Tea House

Mobility

- Primary cycle and pedestrian routes
- Secondary pedestrian routes
- Begbroke Hill
- Bridges
- R Potential new train station

Water

- Swale
- Retention Ponds
- Oxford Canal
- Rowel Brook

Productive Land

- Allotment Gardens
- Agriculture Lands

Farmstead

(Local centre including amenity, retail, cafés, etc.)

- Existing Farmhouse
- Indicative Canopy
- Indicative Amenity Building

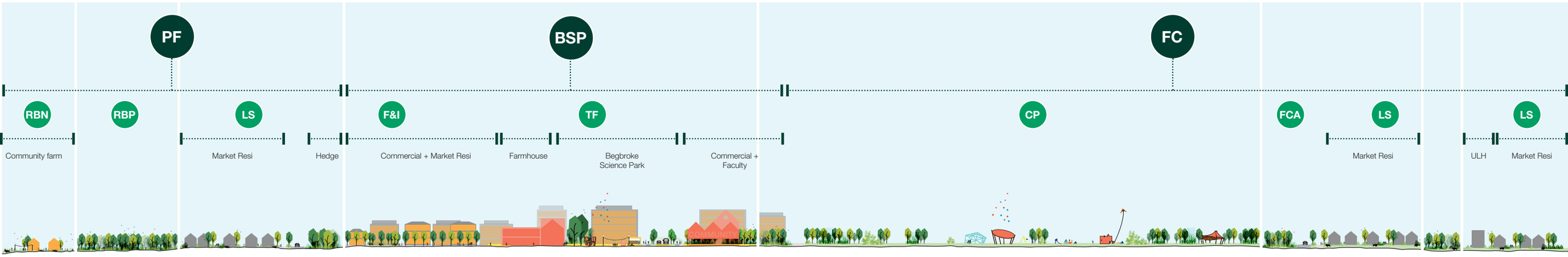
Landscape Typologies

- Woodlands
- Marshlands
- Grasslands
- Osier

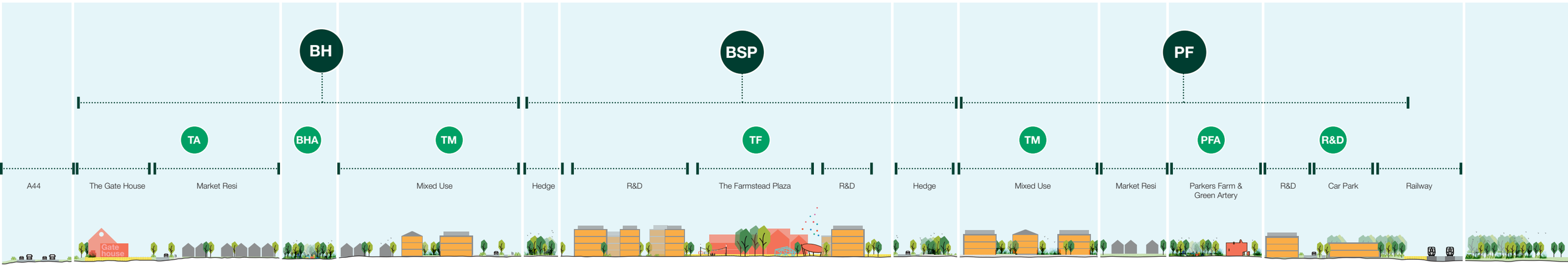
4.10.Illustrative sections

Seamless transitions between different areas, uses, building types, scales and characters foster cross-overs between different communities.

From north to south



From east to west



5. Neighbourhoods and places

Four neighbourhoods and key places at Begbroke epitomise our sustainable vision. With a focus on landscape and nature, these areas embody integrated principles of well-being, community support and biodiversity.

5.1. Begbroke Hill

BH

The Neighbourhood
A predominantly residential neighbourhood that includes the entrance avenue and sets the character and tone for the entire development

BHA . Begbroke Hill Artery

Main neighbourhood community spaces with a more wooded character. Connects to urban amenities in the Farmstead and countryside living in Rowel Brook Park.

LS . Living Streets

Streets designed with green space, trees and swales to encourage meeting and playing and discourage all but essential vehicular use.

Label for Places

- Neighbour Village
- Roads
- Landmark
- Other land owners

Begbroke Village

RBP . Rowel Brook Park

Natural and semi-natural environments celebrate countryside living: from woodland in the west transitioning through wildflower-rich meadows and then wetland and marsh habitats in the east.

A44

Woodstock Road frontage
A combination of landscape (including existing hedgerows) and buildings

1 The Gatehouse
A special building signalling the entrance to the site

2 The Welcome
A key landmark terminating Begbroke Hill Road that marks the entrance to BSP and the R&D area.

Begbroke Hill Avenue

Yarnton Home & Garden
Existing district-wide retail facility

Yarnton

TA . Begbroke Hill Avenue

The entrance avenue establishing the character of Begbroke ID and bookended by the Gatehouse and the Welcome. Fronted by attractive residential frontages and integrating safe spaces for cyclists, pedestrians, public buses and cars.

5.2. The Arrival

TA

The entrance avenue establishing the character of Begbroke ID and bookended by the Gatehouse and the Welcome. Fronted by attractive residential frontages and integrating safe spaces for cyclists, pedestrians, public buses and cars.

1. A44/Woodstock Road
2. Begbroke Hill road
3. Woodstock road frontage
4. Yarnton Home & Garden
5. Emerging third party scheme

1. The Gate House
2. The Welcome

Key

- Site Boundary
- Key feature
- Landmark
- Frontage
- Existing / Consented
- Key open space
- Shared path
- Pedestrian
- Bus stop
- Point of view

0 75 150 300 m N

2 The Welcome
A terminating vista indicating the entrance to BSP and the R&D area.

Comfort
Planting verges creates shade and separate the carriageway from the cycling and pedestrian route, enhancing safety.

Accent tree
Tree species with accent features to indicate pedestrian entrances, leading users through the neighbourhood, to green artery and beyond.

5 Illustrative 3rd party scheme
A residential frontage to the road.

Residential frontages
Houses and flats with active frontages to Begbroke Hill Avenue. Front gardens and adding to the green character of this main route.

Cycle/pedestrian routes
Landscape-led way-finding through change in paving materials and accent tree species. Way finding focused on supporting pedestrians and cyclists first.

2 Begbroke Hill Road
Upgraded main access from A44

Active mobility
The cycling and pedestrian pathways are separated by a bike friendly kerb and feature different materials for the readability of the space.

Roadside swale
Sustainable soak away drainage system aimed at infiltration while enhancing biodiversity.

5.3. Begbroke Hill Artery

Main neighbourhood community spaces with a more wooded character. Connects to urban amenities in the Farmstead and countryside living in Rowel Brook Park. BHA

1. Rowel Brook Park
2. Shared primary path
3. Secondary path
4. Node
5. Openings

2. The Welcome

Colour Key

- Key feature
- Landmark
- Frontage
- Existing / Consented
- Existing hedge strategically thinned down
- Key open space
- Shared path
- Pedestrian
- Living Street
- Bus stop
- Point of view

0 75 150 300 m N

Forested character
Woodlands atmosphere through curated density of planting and native species. The under-story is composed of clumps of forest-inspired shrubs, whips, and wild flowers.

3 Secondary path
Winding path providing direct access to front doors.

4 Node
Family-oriented activity fostering a sense of community. It includes a thematic sensory garden, play equipment, and exercise corner.

5 Openings
Breaks between houses marking direct connection to adjacent living streets and wider green infrastructure.

Informal play
Scattered loose logs and stepping stones to encourage interpretative play and use along the way.

2 Shared primary path
Highly accessible path for both cyclists and pedestrians.

Edges
Garden terraces spill out through permeable edges into the artery. This encourages people to use the artery helping to foster a sense of community at the heart of the neighbourhood.

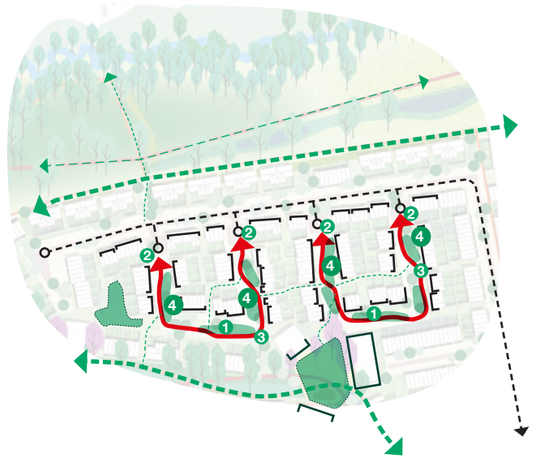
Bioretention swale
Storm-water detention and infiltration basins which doubles up as spaces for active play and social uses.

5.4. Living Streets

Streets designed with green space, trees and swales to encourage meeting and playing and discourage all but essential vehicular use.

LS

1. Green islands
2. Consolidated parking
3. Shared paths with vehicles
4. Landscape island



Colour Key

- Key feature
- Frontage
- Key open space
- Landscape Island
- Shared path
- Pedestrian
- Living Street
- Point of view

0 50 100 200 m N

2 Consolidated parking
Parking spaces are clustered at the end of the road. Kids, elders or shopping bags can be dropped off at the door, before parking a few metres away.

Vistas
Openings and vistas leading onto green open areas such as green arteries or parks

Nature guiding traffic
Locally harvested logs can act as natural 'bollards' guiding traffic.

Breaks and setbacks
Gaps between buildings as well as setbacks create opportunities to access internal courtyards as well as well as a sense of spatiality to the living street.

Defensible space
Private defensible space integrated with the living street

4 Landscape island
Areas for pic-nics, lush trees and planting and for the use of residents.

Sweeping road layout
Road design for speed reduction

Water
Ambition for water runoff as part of the wider drainage strategy

5.5. Begbroke Science Park

BSP

The Neighbourhood
The legacy estate with the Farmhouse at the centre, which provides the cornerstone for Begbroke Innovation District. Intensified and integrated into the wider masterplan.

The Weed Garden
An emerging art/landscape project that provides recreational space

Existing farmhouse garden
A landmark signalling the entrance to the R&D cluster

Existing hedge
The existing hedge will be selectively trimmed and replanted to balance existing landscape character with opening up to the wider masterplan.

PI (Place Initial) . Place

Neighbour Village

Roads

Landmark

Existing

Proposal

Education

F&I . Farm link & Innovation Ave

Part of the north-south link running across the site it connects the community farm with the Farmstead fostering synergies between food production, well-being shops and the community.

IP . Interface Streets

A street at the edge of the BSP blending the new neighbourhoods

Farmhouse

3

6 R&D Landmark

Begbroke Hill road

Primary School
3FE

Sandy Lane

Yarnton

Edge of the Farmhouse
The buildings framing the Farmstead activate and define the architectural character of the local centre.

Central Park

2 **The Welcome**
A landmark signalling the entrance to the R&D cluster.

3 **The Farmhouse**
A characterful listed grade II building which forms the focus of the Farmstead

Existing farmhouse trees
A series of mature characterful trees in front of the Farmhouse incorporated as part of the Farmstead

TF . The Farmstead

The heart of the Begbroke ID, it clusters amenity and community uses and it's directly connected to the rest of the site and surrounding villages.

5.6. The Farmstead

TF

The heart of the Begbroke ID, it clusters amenity and community uses and it's directly connected to the rest of the site and surrounding villages.

1. Hotel
2. Mobility hub
3. Begbroke Hill road
4. Primary School 3FFE
5. The Weed Garden
6. Canopy
7. Farmhouse gardens
8. Retained existing trees
9. Retained existing Hedge
10. Farm link & Innovation Ave
2. The Welcoming Building
5. Wellness barn
6. R&D Landmark
3. The Farmhouse
4. Farmstead Plaza

Colour Key

- Key landmark
- Key feature
- Landmark
- Frontage
- Existing / Consented
- Existing hedge strategically thinned down
- School
- Key open space
- Shared path
- Pedestrian
- Living Street
- Bus stop
- Point of view

0 50 100 200 m N

8 Retained existing trees
Characterful and tall trees, enhanced with ground cover biodiverse planting.

7 Farmhouse gardens
A quite space for respite or events that can be used as an extension to the Farmhouse.

3 The Farmhouse
Jacobean grade II listed building facing the plaza, contributing to a sense of history and character to the place.
Buildings and landscape around it contribute to the setting of this heritage asset, by setting back or contributing to the overall character of the place.

4 Farmstead Plaza
A district-wide multifunctional space for every one to meet. Its every-day use will be complemented with seasonal events, arts or performances.

6 The Canopy
A permeable structure marking the district meeting point.

5 Wellness barn
A multi-purpose building that provides space to come together indoors, supporting a range of different activities.

6 R&D landmark
A key facade defining the edge of the Farmstead and marking the access to the R&D area to the east.

Re-purposed ancillary building
Retaining the character of the non-listed building contributing to activating the Farmstead

Public art
Part of a wider strategy marking key areas of the site, such as the entrance to the R&D area

Integrated signage
For way-finding and information about the campus.

COOKERY SCHOOL

PUB

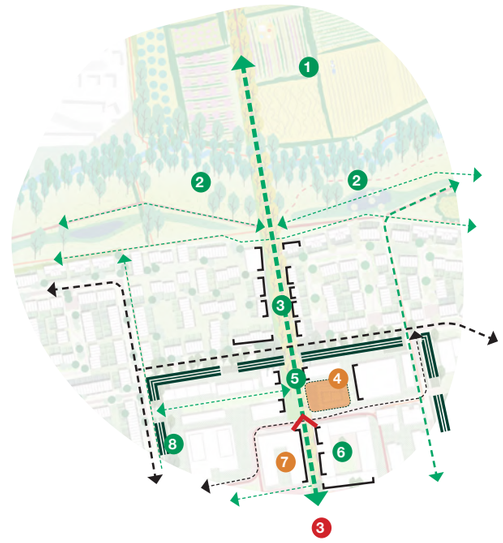
5.7. Farm Link & Innovation Avenue

F&I

Part of the north-south link running across the site it connects the community farm with the Farmstead fostering synergies between food production, well-being shops and the community.

1. Community farm
2. Rowel Brook
3. Farm link
4. Weed garden
5. Innovation Avenue
6. Building with active groundfloor
7. Existing CIE Building
8. Retained existing Hedge

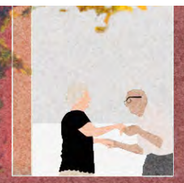
3. The Farmhouse



Colour Key

- Key landmark
- Key feature
- Frontage
- Existing / Consented
- Existing
- Shared path
- Pedestrian
- Living Street
- Bus stop
- Point of view

0 75 150 300 m N



Active ground floor
A new building with and engaging ground floor, contributing with complementary uses (e.g. residential or hotel) to the activation of the space at different times of the day or week.

Landscaped 'junctions'
A characterful existing tree and a landscaped area around it, mark the junction between the north-south axis and the access to the central area from Begbroke Hill.

3 The Farmhouse
The existing ancillary non-listed buildings are made permeable to reinforce the sense of centrality of the Farmstead and the north-south axis.

Landscape character
Tree lane with regular spacing to frame the sightliness between the Farmstead and Rowel Brook Park.

Urban furniture
Meeting pods and other devices fostering social interaction

CIE building
Existing buildings incorporated as part of the mix

Connectivity
The innovation and farm link form part of a continuous route running through the site connecting Begbroke village to Hallam land and Yarnton beyond.

5.8. Interface streets

IS

As Begbroke Hill does to the west, the eastern edge of the BSP integrates with Parkers Farm and residential uses through a street providing a gradual transition between uses.

6 Openings
Breaks in the massing facilitating visibility and movement and transitions between residential and R&D areas.

5 Active ground floors
Communal areas activate the interface streets and create a transition of uses and activity between the existing science park and the new neighbourhoods

4 Secondary road
Access to neighbourhoods through interface streets reinforcing the mix of uses whilst safeguarding a landscaped environment accessing every home.

Roadside swale
Sustainable drainage system targeted at enhancing biodiversity.

Woodland gates
Existing dense vegetation is kept in three points to frame entrances.

2 The membrane
Retained mature existing trees, placed within an open programmable landscape.

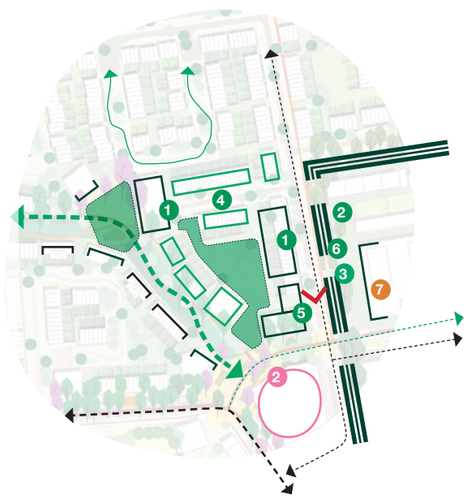
1 R&D
Existing and new buildings extending to the edge of the existing science park.

3 Pocket square
Strategic openings through the existing hedge with informal activities -picnic tables, ping pong -allowing for interaction between different groups.

Winding path
Informal permeable path weaving through the existing hedge

1 R&D
2 The membrane
3 Pocket Square
4 Secondary road
5 Active ground floors
6 Opening
7 Existing / Consented

2 The Welcoming Building



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Colour Key

- Key feature
- Landmark
- Frontage
- Existing / Consented
- Existing hedge strategically thinned down
- Key open space
- Shared path
- Pedestrian
- Living Street
- Bus stop
- Point of view

1 R&D
2 The membrane
3 Pocket Square
4 Secondary road
5 Active ground floors
6 Opening
7 Existing / Consented

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Colour Key

- Key feature
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5.9. Parkers Farm

The Neighbourhood
A mixed use neighbourhood combining residential uses in proximity to R&D buildings and mediated by programmed social landscape spaces.

PF

LS . Living Streets

Streets designed with green space, trees and swales to encourage meeting and playing and discourage all but essential vehicular use.

7 Parkers Farm
A grouping of mature trees encloses a space currently occupied with agricultural sheds with the potential to be re-purposed for sports/leisure.

Rail Halt
Land safeguarded for the delivery of a rail halt with associated drop-off and facilities.

PI (Place Initial) . Place

Neighbour Village

Roads

Landmark

Existing

Proposal

Education

Railway

IP . Interface Streets

As Begbroke Hill does to the west, the eastern edge of the BSP integrates with Parkers Farm and residential uses through a street providing a gradual transition between uses.

PFA . Parkers Farm Artery

Provides a neighbourhood focus, while connecting the Farmstead with Rowel Brook and allotment land. Planted with edibles and sensorial specimens.

Pedestrian landscaped links
Landscaped through routes structuring the R&D plots and buildings and providing a direct link between Parkers Farm Artery with the Central Park

Railway bridge
(Outside of application scope) Bridge provides a vital east/west connection for cyclists, pedestrians and a future community bus service. High point provide vantage places, and embankments contribute to landscape character.

RD . Research & Development

Growing out from the BSP, plots flexibly accommodate a range of building types to feed an innovation ecosystem, all set within inspiring landscapes.

Yarnton

5.10.Parkers Farm Artery

Retained existing trees
Existing mature trees. Together with the old farm, providing a focal point

5 Parkers Farm
The restored farm offers opportunity for outdoors exercise such as a climbing gym.

Mix of uses
The southern edge is formed predominantly by R&D buildings opposite residential ones to the north. The informal geometry of the artery maintains comfortable relationships between the uses.

3 Productive landscape
Functional landscape with fruit tree species along the artery providing edible produce for the surrounding communities.

Informal furniture
Placemaking objects such as loose boulders add variety to the character of each neighbourhood whilst contributing to the wider strategy of fostering play and informal use.

Outdoor recreation
Sports facilities as a social binder for the surrounding residents and offices to enjoy. An extension of the active recreation network in Rowel Brook.

PFA

Provides a neighbourhood focus, while connecting the Farmstead with Rowel Brook and allotment land. Planted with edibles and sensorial specimens.

1. Rowel Brook
2. Openings
3. Productive landscapes
4. Shared primary path
5. Node
6. Car Park

6. R&D landmark
7. Parkers Farm

Colour Key

- Key feature
- Landmark
- Frontage
- Existing hedge strategically thinned down
- Key open space
- Shared path
- Pedestrian
- Living Street
- Bus stop
- Point of view

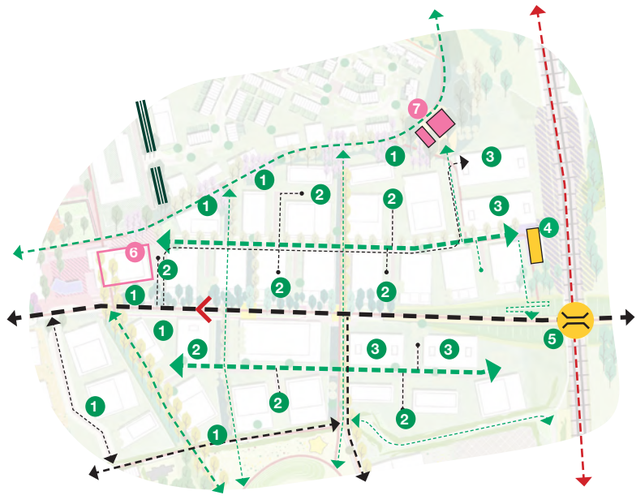
0 75 150 300 m N

5.11. Research & Development

Growing out from the BSP, plots flexibly accommodate R&D a range of building types to feed an innovation ecosystem, all set within inspiring landscapes.

1. Welcoming ground floors
2. Vehicular access and servicing
3. Car Park
4. Rail halt
5. Bridge

6. R&D Landmark
7. Parkers Farm



Colour Key

- Key feature
- Landmark
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- Existing / Consented
- Existing hedge strategically thinned down
- Rail halt
- Shared path
- Pedestrian
- Living Street
- Bus stop
- Point of view

0 75 150 300 m N

Perspective and vistas
The landscape character brings coherence to an area freeing buildings to respond to their own appearance requirements.

Terraces
Steps and terraces

Building frontages
Entrances are located fronting onto the access spine to concentrate activity and assist with way-finding.

Breaks and setbacks
A series of setbacks as well as the break between building reinforces the sense of place reducing the linearity of the access street.

1 Welcoming ground floors
Transparency on ground floors reinforces the sense of openness and transparency.

Landscape
A combination of green areas and urban furniture defining the character of the R&D areas whilst providing opportunity for short-term amenity such as a coffee break.

Landscape character
The landscape character brings coherence to an area freeing buildings to respond to their own appearance requirements.

2 Vehicular access and servicing
A vehicular spine structures the R&D plots and facilitates direct access to buildings.

5.12. Foxes Cover

FC

The Neighbourhood
A predominantly residential neighbourhood with schools and organised around the Central Park. It neighbours Yarnton to the west and the emerging Begbroke South (Hallam Land) including connections to the open spaces of each of these and set backs to create an appropriate response to the edges.

Sandy Lane

An existing route with ecological value on its edges, it remains an important element of the masterplan with a modal shift from vehicular to active travel once the new Railway bridge is in place.

Railway

PI (Place Initial) . Place

Neighbour Village

Roads

Landmark

Existing

Proposal

Education

Secondary School

A large site, its location ensures the environmental qualities for learning, and connection to other uses facilitating synergies (amenity, r&d, etc.). It also privileges direct connection to public transport while also providing essential vehicular drop-off. Its location does not interrupt the permeability of the site, which enables active travel movement and natural water drainage.

Sandy Lane

CP . Central Park

Organised around a central multifunctional lawn, the edges of the park offer a diversity of themed landscapes reflecting the different land uses fronting each side. Co-location of programmes contributes to engineering serendipity.

Yarnton

Broad Field Park

Primary School
2FE

The Old Brook

FCA . Foxes Cover Artery

Part of a north-south route linking Begbroke Village and the Community Farm in the north with Begbroke South (Hallam Land), it creates a formal landscape in the character of a country lane.

A44 / Woodstock Road

Edge to Yarnton
Sensitive massing provides the built edge interfacing with Yarnton: lower building heights, setback frontages, and more spaced-apart houses.

Link to Broad Field Park
The masterplan enables a future connection between the existing Broad Field Park and the Central Park strengthening the green grid across the site and surrounds.

Woodstock Road frontage
A combination of landscape (including existing hedgerows) and buildings will form the frontage to the road.

LS . Living Street

Streets designed with green space, trees and swales to encourage meeting and playing and discourage all but essential vehicular use.

5.13.Central Park

Hilly islands
Raised mound to create soil depth for tree planting while providing shade for comfort

8 Tip Tower
A landmark tower, potentially doubling as play structure.

The Steps
South-facing amphitheatre embedded in sculpted landform overlooking the lawn. Spectator of the lawn

1 Central lawn
Large space for daily activities such as picnic and relaxation. Also suitable for large events and organized sport.

3 Entrance plaza
Small plazas at the intersections between the routes leading into the park and the loop.

9 The Wild Garden
A planted refuge area for biodiversity, One small informal discovery and educational trial, telling the story of the Landfill.

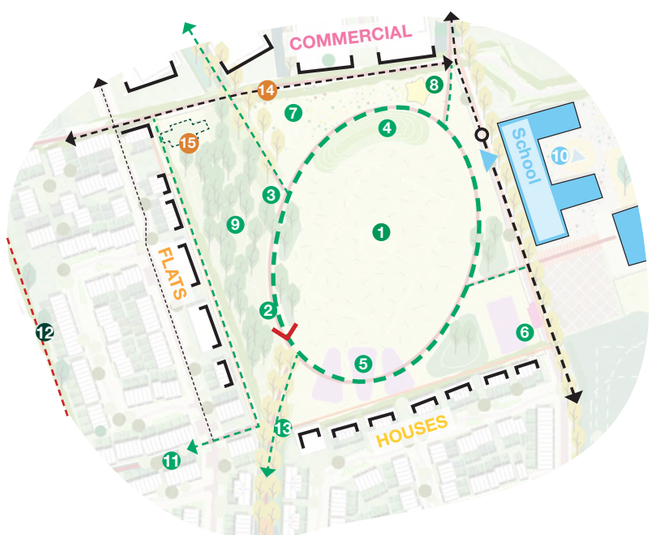
2 The Loop
550m track with distance markers to encourage running, jogging and skating. It connects surrounding destinations and frames the central lawn.

500 m

Organised around a central multifunctional lawn, the edges of the park offer a diversity of themed landscapes reflecting the different land uses fronting each side. Co-location of programmes contributes to engineering serendipity.

CP

1. Central lawn
2. The loop
3. Entrance plaza
4. The steps
5. The hills
6. The fields
7. Sandy Lane Gardens
8. Tip Tower
9. The wild garden
10. Secondary School
11. Link to Broad Field Park
12. Edge to Yarnton
13. Foxes Cover artery
14. Sandy Lane
15. Existing housing



Colour Key

- Key feature
- Landmark
- Frontage
- Existing / Consented
- School
- Shared path
- Pedestrian
- Living Street
- Bus stop
- Point of view

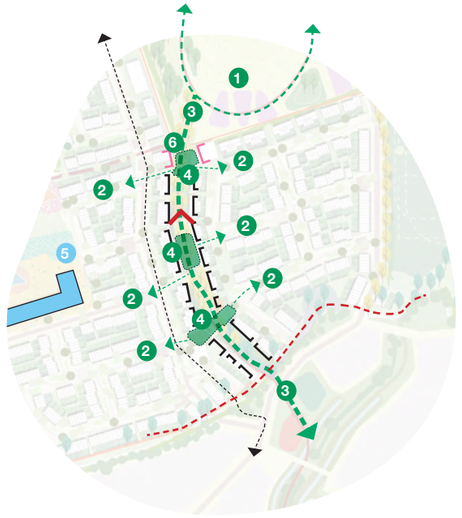
0 50 100 200 m N

5.14.Foxes Cover Artery

FCA

Part of a north-south route linking Begbroke Village and the Community Farm in the north with Begbroke South (Hallam Land), it creates a formal landscape in the character of a country lane.

1. Central Park
2. Openings
3. Meadering path
4. Nodes
5. Primary School 2FE
6. Way-finding



Colour Key

- Site Boundary
- Key feature
- Landmark
- Frontage
- School
- Key open space
- Shared path
- Pedestrian
- Living Street
- Bus stop
- Point of view

0 75 150 300 m N

Bioretention swale
Storm-water detention and infiltration basins with a double function, also as spaces for active play and social uses.

Housing interface
Small front gardens with stone walls forming part of the artery.

Rural character
Rustic atmosphere created through a winding lane accentuated by edge trees and a ground-cover of golden rustic crops and wild flowers.

Sitting
Strategically situated elements adding dwelling to movement functions.

6 **Way-finding**
Routes and junctions with special paving to indicate connection to living streets.

3 **Meadering path**
Main path for cyclists and pedestrians to travel up to the Central Park and connecting down to the Begbroke South development

5.15.Rowel Brook Park

RBP

Natural and semi-natural environments celebrate countryside living: from woodland in the west transitioning through wildflower-rich meadows and then wetland and marsh habitats in the east.

1. Preserved woodland and existing Brook
2. Woodland
3. Meadow
4. Marshes (rewilding)
5. Parkers farm allotment
6. Relocated allotment
7. Farm (core)
8. Community orchard park

- Site Boundary
- Key feature
- Landmark
- Frontage
- Existing hedge strategically thinned down
- Allotment
- Shared path
- Pedestrian
- Point of view

Access to Begbroke Hill Neighbourhood
Different levels of accessibility ensure a good balance between human activities and undisturbed spaces for flora and fauna.

Wooded character
The atmosphere of the first stretch of the Rowel Brook Park is inspired by the surrounding landscape. Surrounding woodland characteristics are extended into the development area.

Nature at your doorstep
A continuous shared cycling path connects Begbroke Hill neighbourhood to the Rowel Brook Park uninterrupted by vehicular traffic

Active mobility
A continuous shared cycling path connects BSP to the existing Begbroke village. Fitness equipments and play features are strategically located within the Rowel Brook Park which promotes an active lifestyle.

Informal play
Scattered loose logs and stepping stones to encourage interpretative play and use along the way

5.16.Rowel Brook Park North

RBN

Building on agricultural heritage
Within Rowel Brook Park, the local farm combines local food production with social and educational spaces. By relocating and introducing new allotment gardens in close proximity to the local farm, the rural and agricultural ambiance of the area is enhanced. This arrangement allows for the sharing of physical resources between the allotments and the farm, while also fostering a direct exchange of knowledge among farmers, allotment users, and potentially visitors.

1. Farm core
2. Community farm
3. Relocated allotments
4. New allotments
5. Community orchard buffer
6. Rowel Brook trail

Colour Key

- Site Boundary
- Key feature
- Shared path
- Pedestrian
- Point of view

0 50 100 200 m N

Farm Link
The local farm is directly connected with the farmstead and it's farm shop, through the Farm Link. This provides a physical connection between local food production and consumption.

Small scale vegetable farm
The small scale farm would provide a local source vegetables and could potentially offer spaces for educational purposes.

Community orchard
A community orchard provides a meaningful spatial buffer between the local farm and the existing houses.

Rowel Brook
The Rowel Brook woodland is retained and improved, a public park strip provides access along the local farm and serves as filter strips to improve water quality of the brook.

New hedgerows
New hedgerows with fruit and berries can be used to border different areas to build on the rural and agricultural atmosphere.

Allotment gardens
Re-located and new allotment gardens. By positioning them in proximity to the farm, resources can be optimised and the character of the area is strengthened.

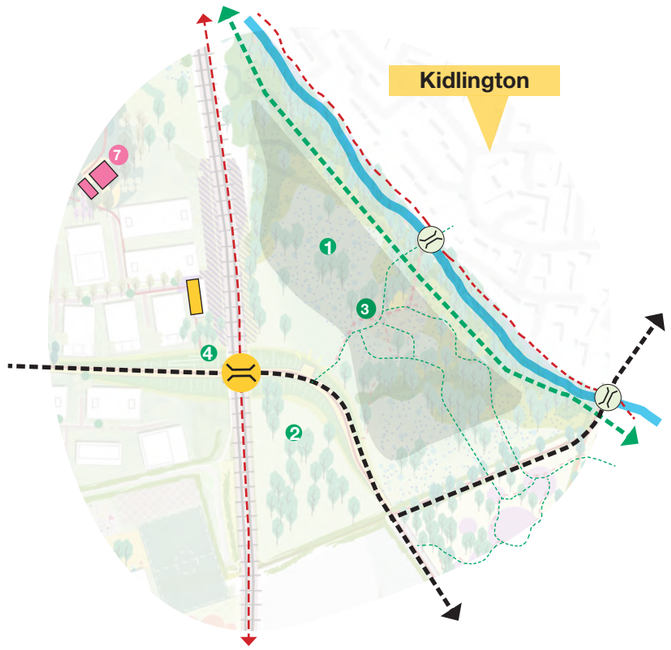
5.17. Railway Marshes

RM

Nature Conservation area providing a gradient of wet habitats and strengthening the Oxford Canal Corridor

1. Marshland within flood zone 2
2. Wet grassland
3. Lookout tower
4. Sandy lane bridge

7. Parkers Farm



- Site Boundary
- Key feature
- Landmark
- Rail halt
- Shared path
- Pedestrian
- Point of view

Ecological considerations
Micro-relief and rewilding interventions turning the marshland into a riparian willow woodland (wet woodland).

3 Lookout tower
High point offering an opportunity to appreciate he marshland birds and landscape.

Board-walk
Restricted human access for minimal disturbance for nature.

Educative signage
Information about the flora and fauna in the marshland.

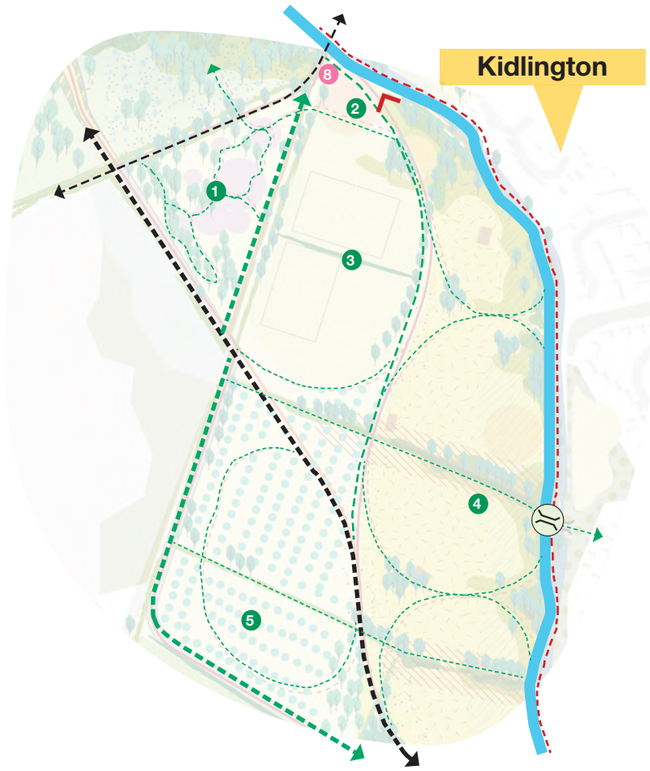
5.18.Canalside Park

CSP

The most active part of the green belt with spaces for sports, recreation and temporal interventions.

1. Canal crossing grounds
2. The triangle adventure play
3. Sports field
4. Meadows
5. Skylark paradise

8. The Tea House



Biodiversity corridor
Existing hedges along the Oxford Canal is expanded and enhanced to strengthen the biodiversity.

Oxford Canal
Offers opportunities for recreational activities. Retained surrounding woodlands ensure the original character of the site is.

Upgraded tow-path
Existing tow-path is enhanced and widened when possible (stabilised compacted gravel).

Tree residence
Wooded area with potential for temporal Scouts Eco Restoration camp or light weight hut structures for a tree resort.

Sports field
Football pitch/ tennis courts, an extension of sports programming to link to the current soccer field in Kidlington.

Yarnton bridge
Connecting to Kidlington.

Canal Crossing Grounds
Fixed or temporary amenities of recreational nature relating to Oxford Canal.

6. Sustainability

Biodiversity, active travel, water management, inclusitivity, well-being and Net Zero are an integral part of the masterplan. A series of sustainability objectives, emerging from wider targets look further to future stages of the Begbroke Innovation District. Relevant sustainability guidance has been included in the Strategic Design Guide.

6.1. A regenerative design

OUD Targets

Delivering Net Zero buildings in operation and create developments that are resilient to future climate events.

Reducing reliance on finite resources (e.g. water, materials) and support the circular economy, ensuring that we retain the highest value of resources.

Radically increasing biodiversity, enhancing and creating ecological networks that allow flora and fauna to flourish.

Creating a radical shift away from cars through walking and cycling neighbourhood design principles, active travel routes and shared mobility.

Fostering well-being and inclusion through **high quality green spaces,** community stewardship opportunities and engagement programmes.

Supporting local communities, providing diversity of housing, education and employment opportunities.

Committing to performance verification and sharing lessons learned.

Begbroke Innovation Districts Sustainability objectives

Net Zero

Deliver Net Zero buildings in operation

BREAAM

Achieve a minimum BREEAM rating of Very Good for non-residential buildings

20% BNG

Achieve a minimum Biodiversity Net Gain of 10%, with an aspiration to go further

SuDS

Manage surface water on-site via sustainable methods, limiting runoff to greenfield rates

Water management

Limit water use to 110 l/p/d

Part L

Achieve ~85% improvement on Part L (2021) baseline

Rnewable

Maximise renewable energy generation

Circular

A circular approach to materials, with an aspiration to obtain ~20% of materials via circular sourcing

Waste management

A circular approach to waste, with an aspiration to divert all non-hazardous waste from landfill and ability to reuse ~80% of on-site construction materials

Water management

A circular approach to water, with rainwater capture and reuse

Sustainable travel

Implement sustainable travel, prioritising the pedestrian and cyclist where 'the car is a guest

Climate change

Promote climate resilience by building capacity into the development to respond to future climate change and weather extremes with flood modelling to account for 26% and 41% climate change scenarios and 1 in 100 year flood events.

Targets and accreditation (Tier 2&3)

Place principles

01 A restorative landscape

Work with natural systems to improve the health and well-being and increase biodiversity

02 Engineering serendipity

Landscape and amenities that intentionally foster community-making

03 Car is a guest

Prioritise active travel and limiting car movement to create better streets and cut down emissions

04 Opening to Oxfordshire

An inclusive approach that respects boundaries, connects to neighbours, and provides amenity for beyond our borders

05 Active stewardship

Plan, manage, curate and monitor for long-term value creation

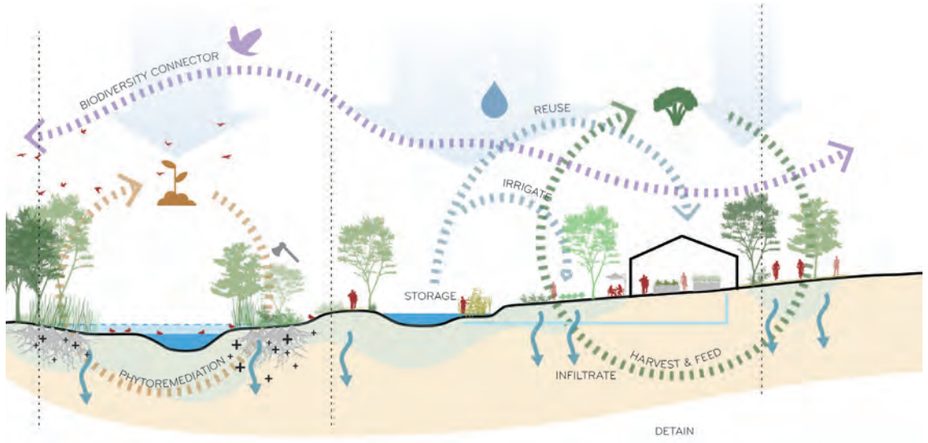
7. Landscape

The landscape design creates the bridge between a natural environment, including the memory and physical conditions of the site, and its use as a social binder.

7.1. A Performative Landscape

A common regenerative landscape for all.

Begbroke Innovation District is embedded into the rural landscape and the rural landscape is embedded into the development, offering nature based solutions for drainage, climate adaptation, health and wellbeing in a way that is unique to the site and its characteristics.



A mosaic of rural landscapes
A diverse palette of natural and cultural landscapes offer a variety of activities typically associated with rural living

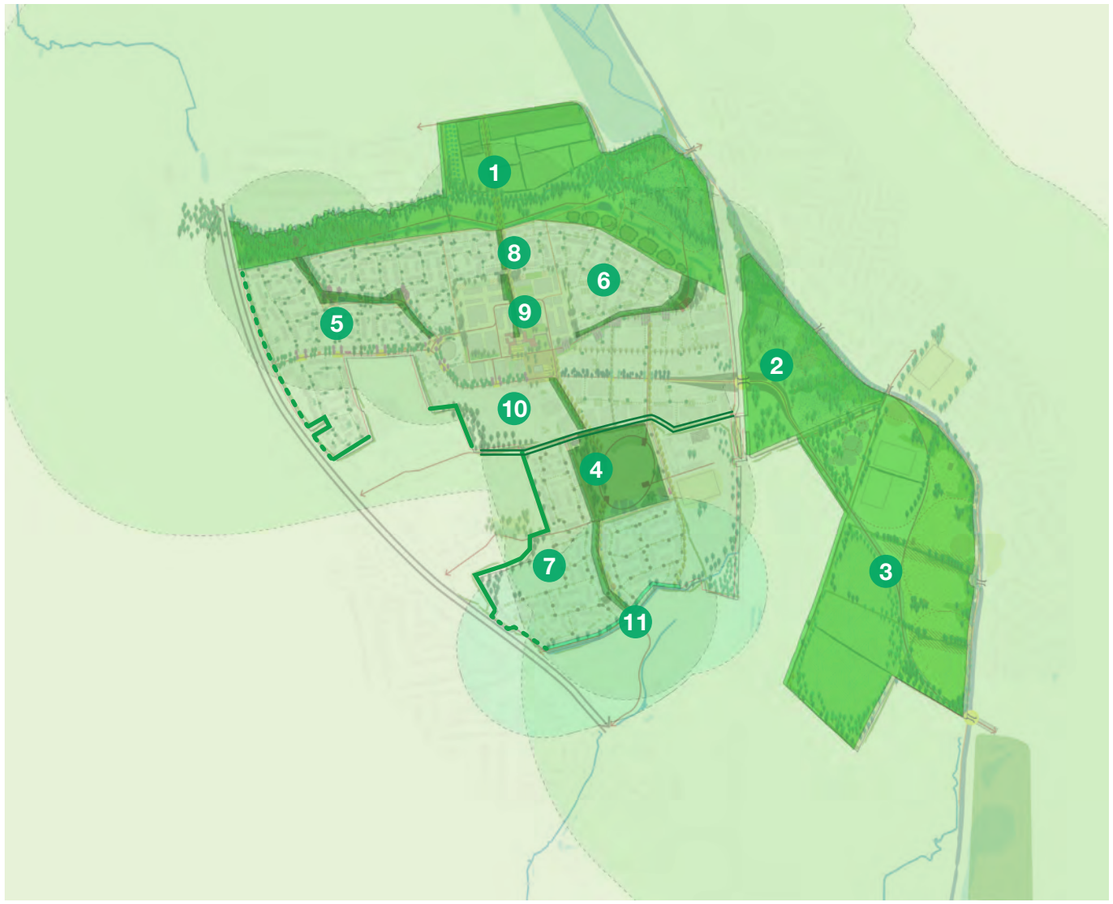
Restoring natural balances
A landscape that restores the environment and encourages long-term sustainability, increased biodiversity and enhanced resilience.

A landscape for all to discover
Accessible and meaningful for existing and new communities

A joint endeavour
Development and stewardship through participatory design and construction

Interconnected green spaces accessible for all.

The development offers a variety of interconnected green spaces that combine attractive active mobility routes with drainage, biodiversity movement and spaces for play, sports and social interaction.



1. Rowel Brook Park (29.2ha)
2. Railway Marsh (10.9ha)
3. Canalside Park (35 ha)
4. Central Park (5.2 ha)
5. Forest Artery (1ha)
6. Food Artery (0.86ha)
7. Country Side Artery (0.55ha)
8. Farm link (0.16ha)
9. Innovation Avenue (0.31ha)
10. Boulevard (0.33ha)
11. Yarnton Ditches (0.44ha)

TOTAL AREA OF GREEN SPACE: 84.2HA
REQUIRED: 13.3HA*

* Assuming provision based on QUOD Social Infrastructure Requirements- August2022 Q210859.

Existing green buffer
New green buffer
Sandy Lane

The 'Green Arteries" are the prime green spaces within each neighbourhood but have a much larger role than a typical neighbourhood park. They offer direct access into the retained green belt from Begbroke HIll and Parker's Farm neighbourhood, and into the Central Park from Foxes Cover neighbourhood, uninterrupted by vehicular traffic to truly bring nature to the doorstep.

Ecosystem services
The green arteries bring many benefits into the core of the development, such as climate adaptation, biodiversity connectivity, mental and physical health, connected communities and recreational opportunities.

Embracing rural living qualities
The retained green belt offers a variety of more active and more passive green spaces for recreation, nature and agriculture. By not stopping those qualities at the boundaries of the developed area but bringing them into the core of the development, the development provides a unique environment to live, work, learn and play.

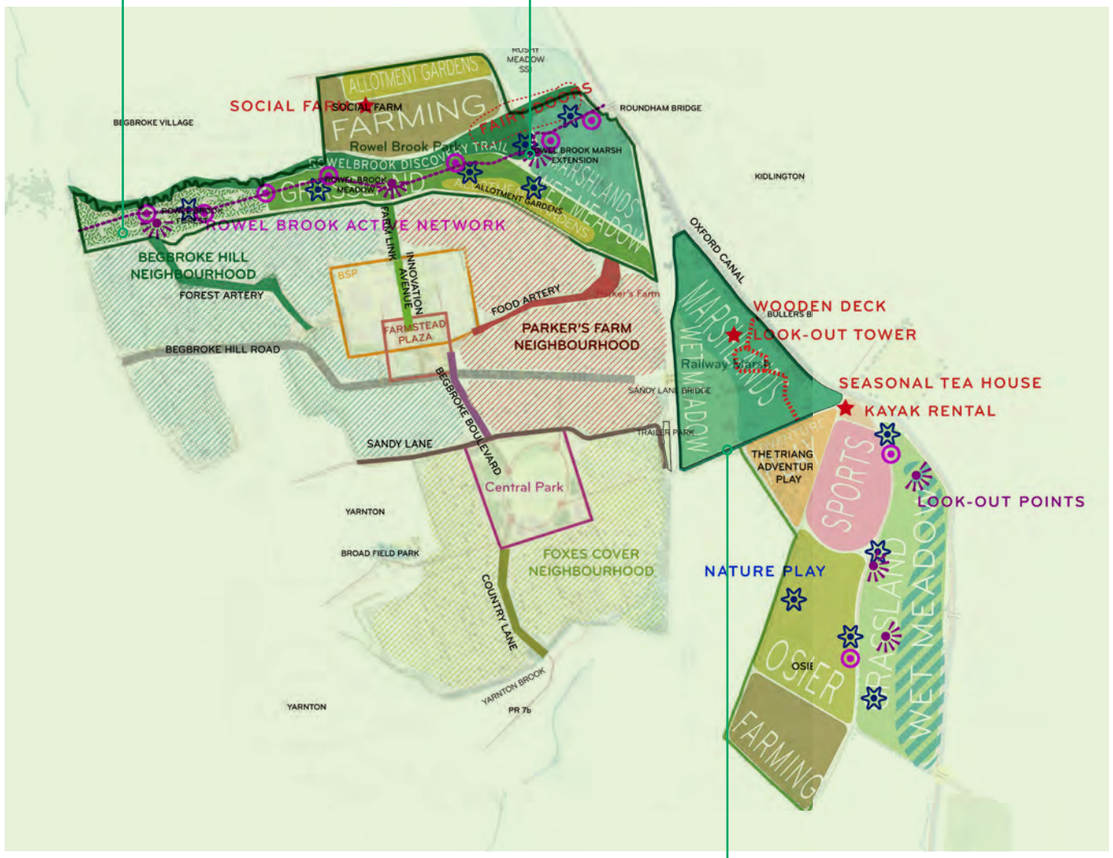
Linked to living streets
Green arteries are linked to living streets while more car-focussed streets are situated away from the arteries in order to extend safe pedestrian priority connections as far into the neighbourhoods as possible.

Uninterrupted access to green open space
The green arteries provide direct access to larger green space uninterrupted by vehicular routes in order to provide a larger and safer area for outdoor activities such as sports, play and exploration for all ages.

A variety of uses

A scenery for all to enjoy,
A space to reconnect with natural rhythms and providing a scenery for nature itself.

to benefit from,
Inviting people to explore and enjoy the natural qualities of the site, contributing to health and wellbeing.



and to engage with.
Activated through informal sports, play, educational and social interventions.

Level of activity and management

Varying levels of activity and management
The landscape will consist of a variety of characters, combining the natural and rural informal qualities of the site with high quality urban space with a strong sense of place.

Urban areas are expected to support high intensity usage and adopts a more formal and urban character with more hardscape and ornamental planting.

Manicured areas are composed of clearly defined hardscape, accessible and inaccessible softscape. They have a well-kept appearance and support high intensive uses.

Areas with a neutral character combine naturalistic or even wild elements with more manicured elements, for instance through having mowed edges along wildflower meadows within the green arteries.

Naturalistic areas are designed inspired on a natural character, but focus on the interaction with and appreciation of natural features.

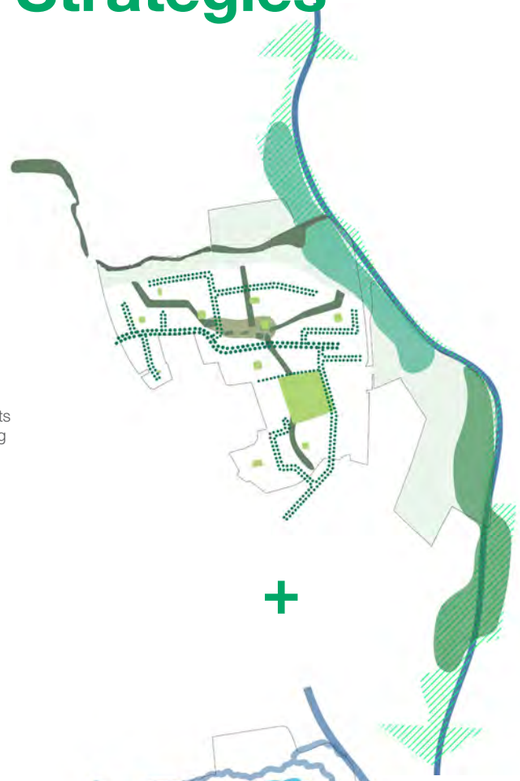
Wild areas have a natural character and have limited access. Rewilding is an important strategy, where only the conditions are created for nature to take over.

7.2. Landscape Strategies

Green

Biodiversity connectivity

Restoring, creating and enhancing patches of natural habitats and connections through the development while contributing to ecological networks on a larger scale.



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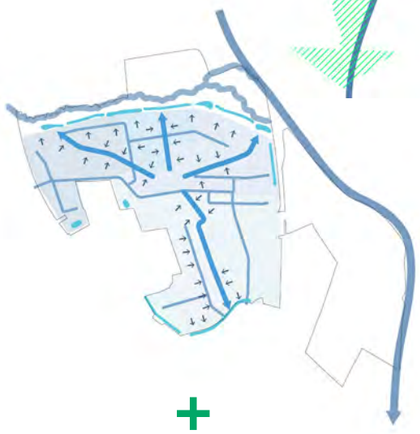
Blue

Natural drainage

Natural drainage system for infiltration, conveyance and detention based on the existing topography and soil conditions as an integral part of the landscape spaces.



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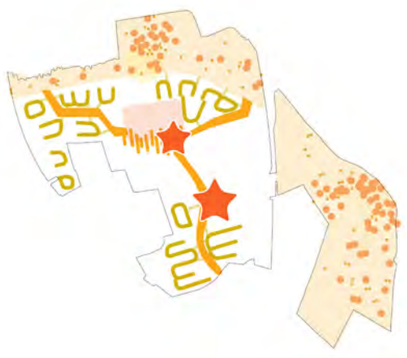
You

Serendipity

People focussed public realm that brings together communities and is accessible and inviting to all.



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Landscape as a binder

The landscape provides the scenery and opportunity to connect places and people, offering a combination of programmed spaces, quiet spaces and flexibility to cater for the unknown.

7.3. Green

(Flora and fauna)

Internal green arteries

Biodiversity connectivity

As an exemplary model for a peri-urban mixed district, distribution of green spaces is key to the identity of the development. The green arteries provide green access and optimise frontage to open space throughout the whole district, bringing the rural qualities of the site into the core of the neighbourhoods.

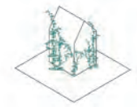
The project site intersects with the Lower Cherwell Valley CTA, as part of which the Oxford Canal links Rushy Meadow SSSI and Stratfield Brake. The development of the district can play an important role in the development of the Oxfordshire Nature Recovery Network by rewilding this link and diversifying a large portion of the retained green belt.

While prioritising ecological qualities of the revised green belt, there is the need to connect people to nature and improve access from neighbouring villages.

Through the introduction of the green arteries, the green qualities of the region to permeate the development, structuring the urban fabric and linking living streets with pocket parks and courtyards and the central park with the wider landscape.

The interconnected green space of the district provides shaded corridors for active mobility and social amenities while embedding biodiversity into the district. The framework will provide the context for a diversified program, linked to active frontages, socially vibrant and safe public space serves to bring together the different user groups rather than separating them.

XS Building



Building-integrated green provides regular exposure to green, providing health, climate and ecological benefits.

S Block

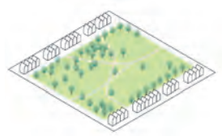
Pocket parks and shared courtyards within developments provide shared green spaces that are easily accessible and encourage informal social interaction.

Within development

M Neighbourhood

Linear parks at the core of each neighbourhood provide immediate or close access to green spaces for the district and provide space for shaded active mobility corridors, sports and play facilities while also improving ecological links throughout the site.

L Development



The central green park serves as the main green community space at the level of the development, offering a variety of programmed spaces and amenities as well as space for events and informal use for people working, living and learning in the district and neighbouring villages.

XL Network / Regional

Linked up with patches of smaller parks and well connected to surrounding naturalised areas, the retained green belt land offers a variety of parkland with active, passive and nature spaces as part of large integrated green network.

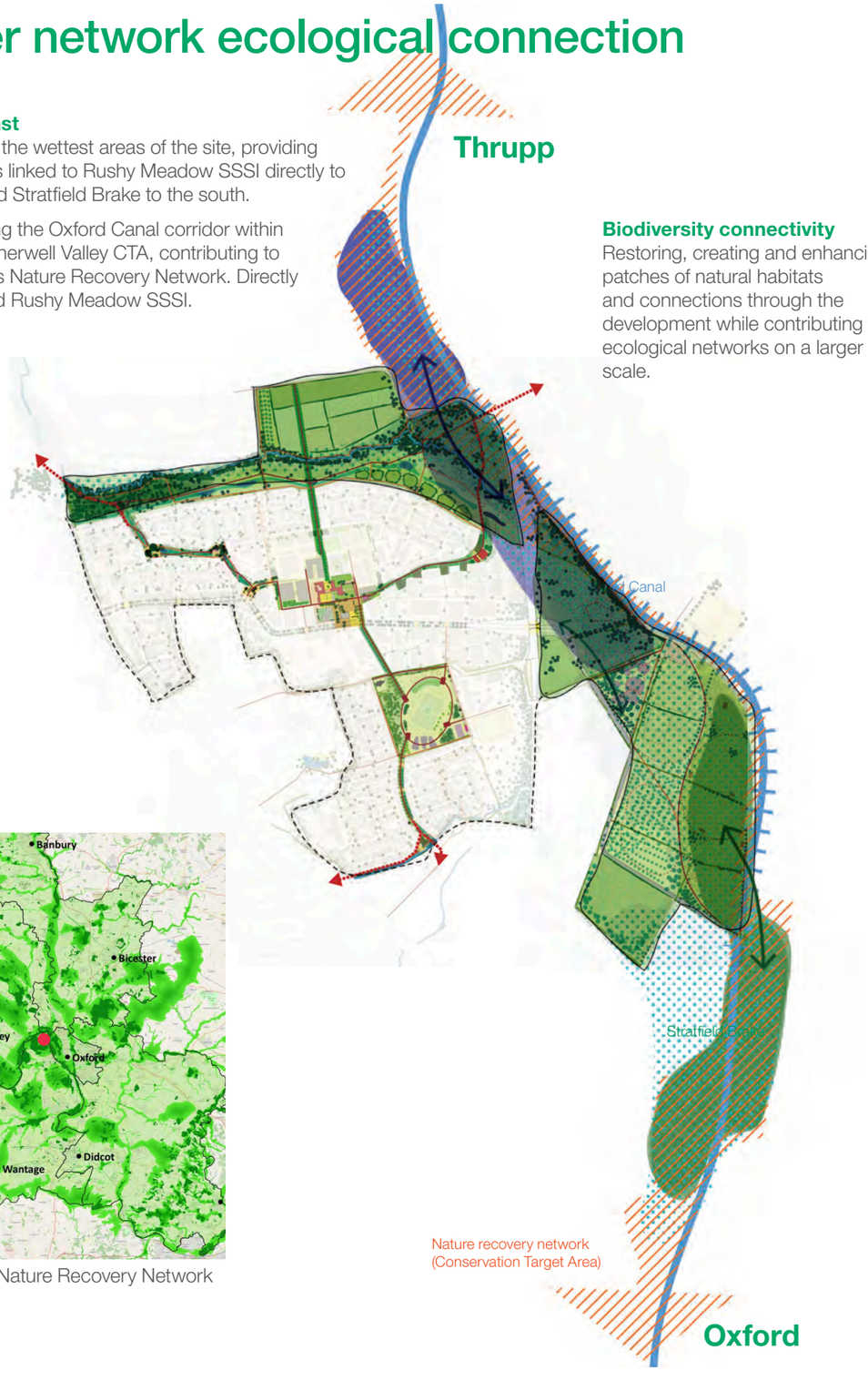
Within masterplan framework

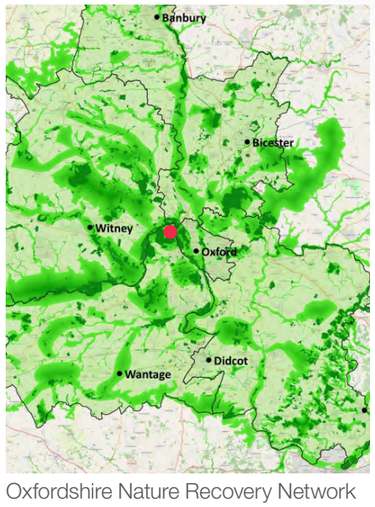
Wider network ecological connection

The wild east
Rewilding of the wettest areas of the site, providing habitat areas linked to Rushy Meadow SSSI directly to the north and Stratfield Brake to the south.

Strengthening the Oxford Canal corridor within the Lower Cherwell Valley CTA, contributing to Oxfordshire's Nature Recovery Network. Directly linking to and Rushy Meadow SSSI.

Biodiversity connectivity
Restoring, creating and enhancing patches of natural habitats and connections through the development while contributing to ecological networks on a larger scale.

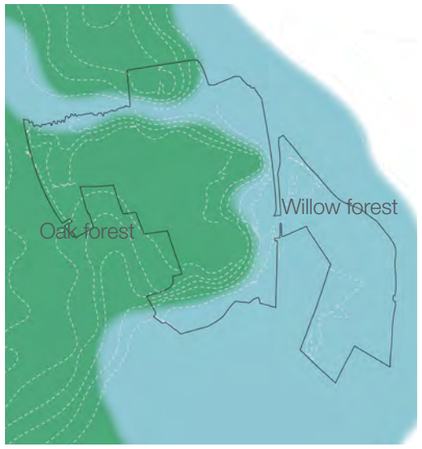




Oxfordshire Nature Recovery Network

Potential Natural Vegetation

Potential Natural Vegetation, PNV, is the vegetation cover in equilibrium with climate, that would exist at a given location non-impacted by human activities. It is influenced by the climate, soil type and topography. Whilst the site is impacted by human activities, understanding the PNV helps to develop planting strategies that are sensitive to the local natural character and support management strategies to work with, and not against, the natural succession of the site.



Potential Natural Vegetation of the site

On a larger scale, the PNV of UK is temperate deciduous broadleaf forest. (Harvard Dataverse, Global Maps of Potential Natural Vegetation at 1 km resolution, 2018). On a smaller scale, by taking into account the soil type, topography and hydrology, more precise assumptions on the PNV of the Begbroke site can be made.

Oak forest

The higher lying area of the plateau of the Begbroke Hill will eventually become a fresh forest since the soil consist of Clay. It is anticipated that within these conditions an Oak-Birch (Betulo-Quercetum roboris) forest would naturally develop, which may eventually transition into a Hornbeam-Oak (Stellario-Carpinetum) forest.

Oak-birch (Betulo-Quercetum roboris) forest officially refers to the vegetation that would climax in nutrient-poor places, but is also used for places where birch and eventually oak start to grow if a deforested site is allowed to re-develop a forest cover naturally. For this site it is anticipated that at first a young forest would develop with mainly birch and over time oak, with a shrub layer consisting of the species that now also frequently occur in the surrounding area (buckthorn, hawthorn, elderberry and guelder rose, etc.). Eventually the forest floor will have some spring bulbs such as Allium ursinum and climax shrubs (such as Ilex), ferns (Dryopteris, Polystichum), etc. After a few hundred years, it would then further develop into a real hornbeam oak forest with oak, hornbeam, ash, lime and a rich shrub layer with corylus, crataegus, sambucus, ilex etc.


Oak forest

Willow forest

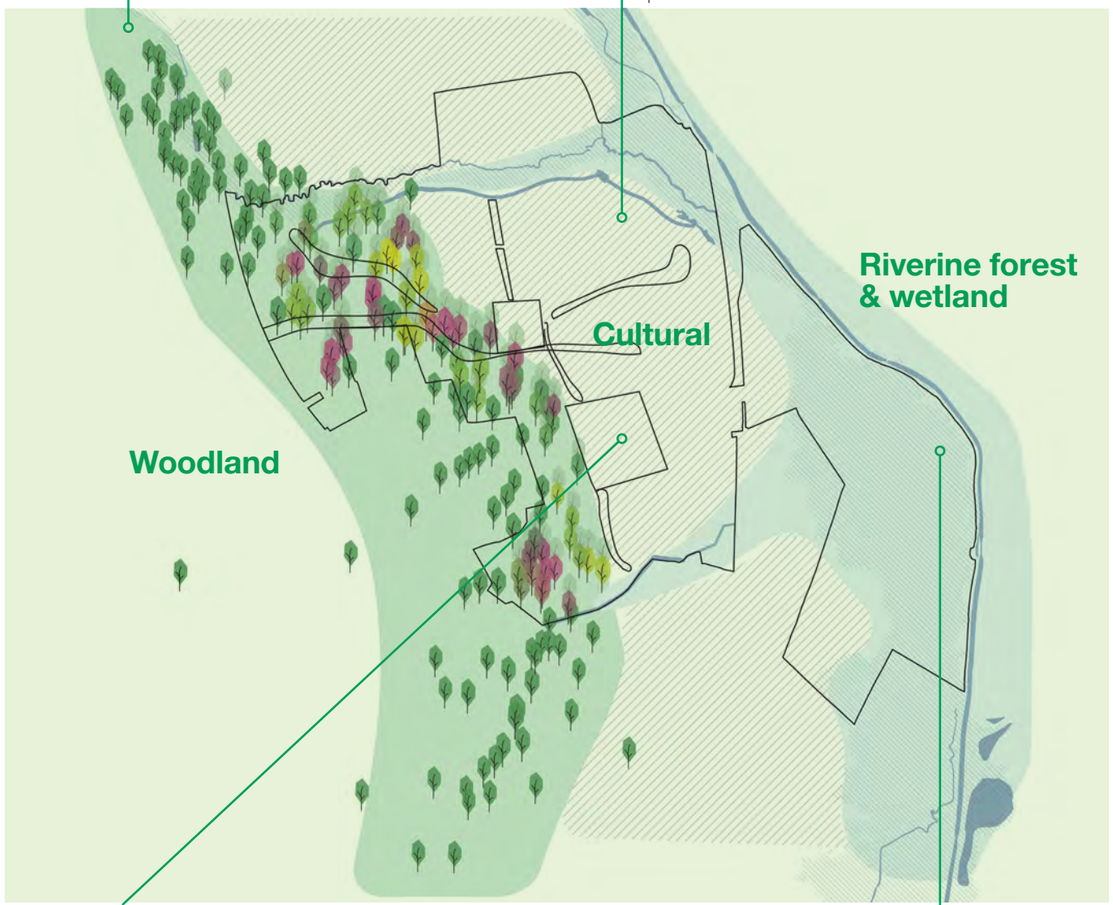
The lower lying eastern area of the site has a wet soil and is anticipated to develop into a riverine willow woodland (Salicion albae), which will be flooded for longer periods mostly in wintertime. The influence (or past influence) of one or more rivers creates a riparian forest. The trees are dry for part of the year and flooded for part of the year. The development of this type of forest is much faster than that of the oak forest, because the forest consists of pioneer species that grow quickly. As a result, willow rejuvenation takes place more quickly and there is a rich and vigorous shrub layer. An important difference with a similar forest type, the forest (alder or birch) carr, is that a carr is almost permanently flooded. Willow forests are more open and dynamic than oak forests, but also much less species-rich because of the extreme conditions. It will be dominated by different species of willows (trees and shrubs) and sometimes poplars.


Willow forest

Landscape Character

Woodland
The higher grounds have a more wooded atmosphere, taking on character elements of the oak dominated forest with rich understory, spring bulbs, climax shrubs and ferns which would naturally develop in this area.

Productive
The central strip of the site emphasises on its cultural landscape qualities. The northern including edible landscapes within parks and open spaces as well as incorporating hedgerow species.



Country lane
The southern part of the cultural landscape takes on a country village planting atmosphere, where rural species are combined with more cultivated planting in an informal arrangement.

Riverine forest and wetland
Within the wetter parts of the site, the more cultivated open fields and wet grasslands are combined with elements of ash and crack willow forest, dominated by different species of willows that would naturally develop in this area.

Softscape strategy

Biodiversity
Linking and creating green patches with diverse plant species that provides foraging opportunities for various wildlife.

Seasonality
Diverse species of plants which thrive and bloom in various seasons to maintain its visual appeal and ecological functionality throughout the year, ensuring resilience against changing environmental conditions.

Edible landscape
Providing fresh and sustainable food sources with orchards, edible hedges, allotment gardens which supports community building and social cohesion.

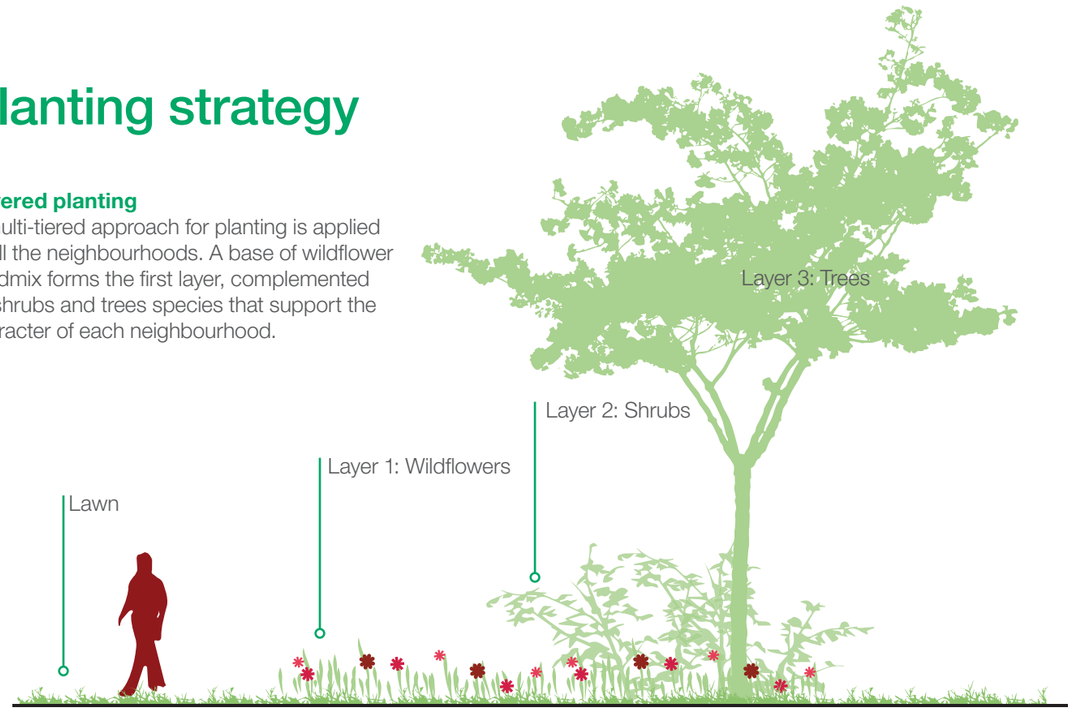
Heat mitigation
Vegetation reduces air temperature through evapotranspiration, provides shading and reduce direct radiation.

Wind mitigation
Strategic implementation of windbreaks of hedges, shrubs, and trees to redirect and diffuse wind current to create comfortable microclimates in urban areas.

Water management
Promote the infiltration of water, reducing stormwater runoff and supporting groundwater recharge, thereby reducing the risk of flooding.

Planting strategy

Layered planting
A multi-tiered approach for planting is applied to all the neighbourhoods. A base of wildflower seedmix forms the first layer, complemented by shrubs and trees species that support the character of each neighbourhood.




Base: Lawn


Layer 1 : Wildflowers seed mix


Layer 2: Shrubs

Tree types
The planting in each character zoning is classified into 3 types.

General
Local naturally occurring species due to soil type, topography and climate

Accent
Special species with an element of grandeur in terms of size, colour or structural form. Can be non-native.

Wayfinding
Human scale, visually appealing/ engaging (coloured barks, foliage)

Tree planting strategy: Forest


Acer campestre
Field Maple


Alnus glutinosa
Common Alder


Betula utilis 'Doorenbos'
Himalayan birch


Betula nigra
River birch


Quercus robur
English Oak


Quercus phellos
Willow Oak


Fagus sylvatica 'Asplenifolia'
Fern-leaved Beech


Carpinus betulus
Common hornbeam


Aescullus indica
Indian horse chestnut


Cladrastis kentukea
Yellowwood


Gleditsia triacanthos 'Sunburst'
Golden honey Locust


Liquidambar styraciflua 'Stared'
Sweetgum


Cornus mas
Dogwood


Illex aquifolium
English Holly

Tree planting strategy: Productive

Prunus padus
Europ. Bird Cherry

Fraxinus angustifolia 'Raywood'
Ash

Juglans regia
Common Walnut

Tilia platyphyllos
Linden

Magnolia 'Heaven Scent'
Magnolia

Malus sylvestris
Wild Apple

Pyrus pyraster
Wild Pear

Prunus avium
Wild Cherry

Crataegus monogyna
Common Hawthorn

Corylus avellana
Common Hazel

Tree planting strategy: Countryside

Acer pseudoplatanus
Sycamore

Acer pseudoplatanus
Norway maple

Castanea sativa
Chestnut

Metasequoia glybtostroboides
Dawn Redwood

Sorbus torminalis
Wild service tree

Pinus peuce
Balkan pine

Stewartia pseudocamelloa
Stewartia

Salix x sepulcralis 'Chrysocoma'
Weeping Willow

Cedrus libanii
Cedar of lebanon

Cornus controversa
Giant Dogwood

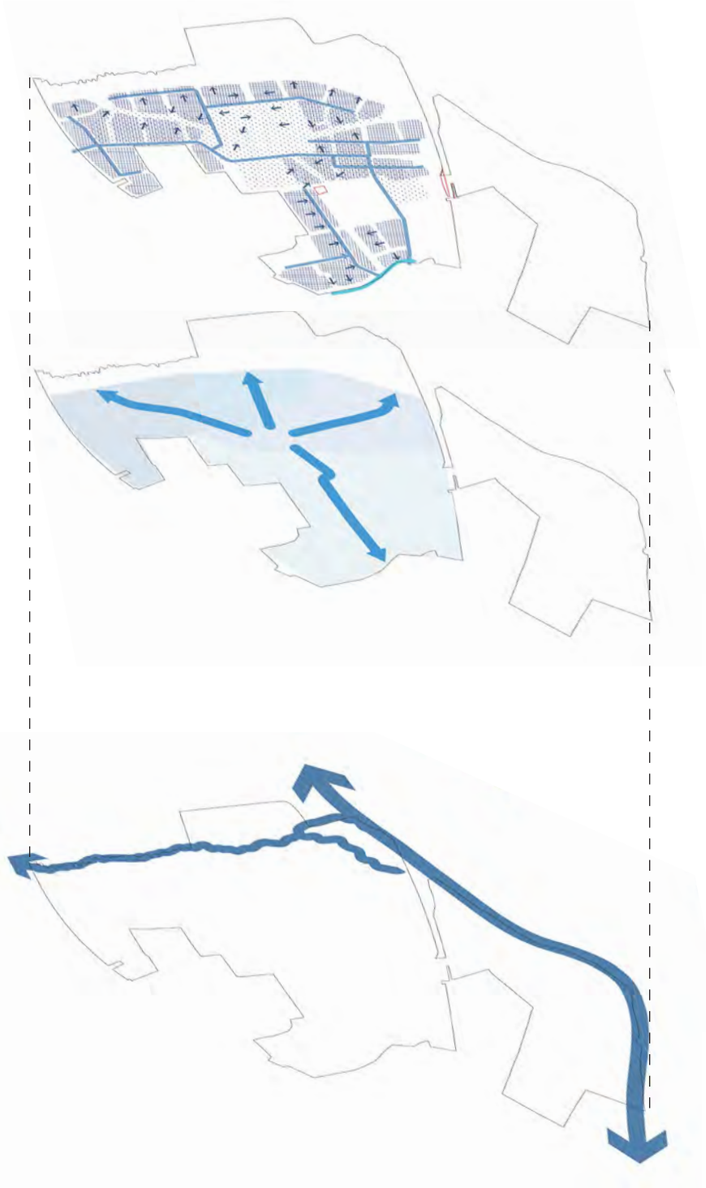
Nyssa sylvatica
Black Gum

Euonymus europaeus
Common Spindel

Salix viminalis
Willow

7.4. Blue

(Water system and drainage)



Local detention and conveyance

Neighbourhood swales within green arteries

Oxford Canal and Rowel Brook

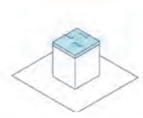
The masterplan integrages natural SUDs at all levels; source, pathway and receptor, making use of existing topography as much as possible.

Contributing to the character of specific locations within the development, SUDs can have a more natural or urban green character

Linked to the green network, the blue network of water management builds upon long term water management and resilience. Using the framework of green arteries to infiltrate surface water where possible, pressure can be reduced on the downstream system.

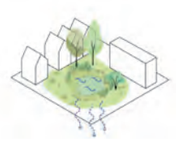
The system will seek to minimise the discharge of stormwater to the downstream system while making the best use of the available water within the site, including potential for harvesting of stormwater within the developments. On a larger scale, larger natural attenuation areas are embedded within the retained green belt

XS Building



At building level green and blue roofs can be applied to minimise runoff at the source, and directly harvest the available water for re-use.

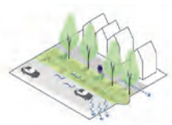
S Block



Common SuDS features at block level can be applied to provide attenuation and infiltration for roof and hardscape runoff during heavy rainfall, minimising the contribution of private runoff in public drainage system.

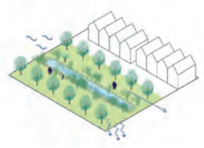
Within development

M Neighbourhood



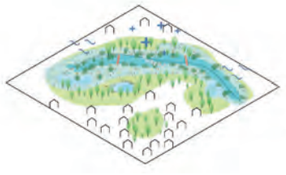
Small roadside swales, hollow roads and paved gutters convey water to the primary system, minimising the need for piped drainage systems and encourage infiltration.

L Development



Swales and linked raingardens within the green arteries collect and convey runoff from each neighbourhood, while providing infiltration and attenuation. A larger attenuation area at the end of each green artery further retains the districts runoff.

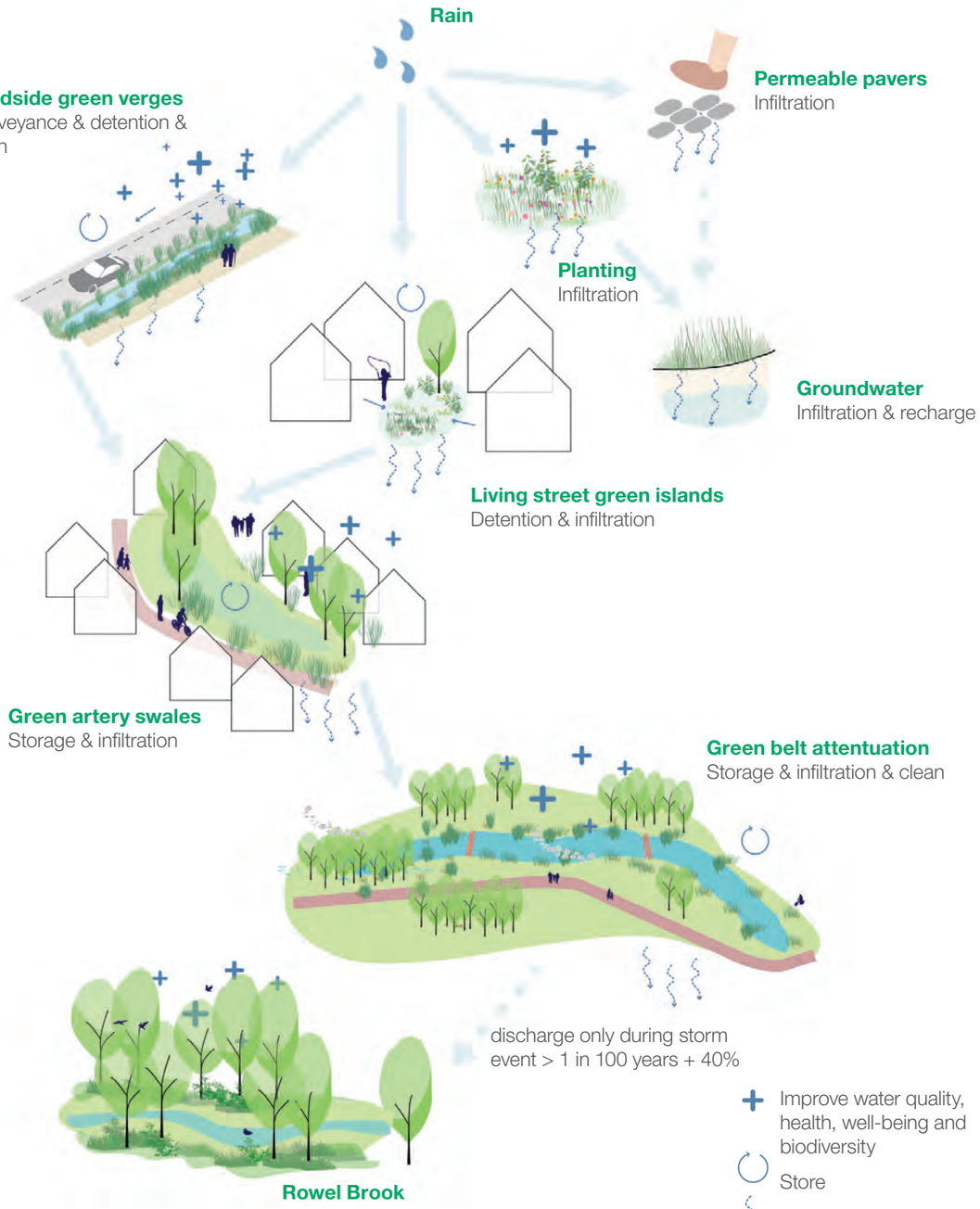
XL Network / Regional



Within the revised green belt, wetland development around Rowel Brook and the land east of the railway offer a wider flood plain that allows for seasonal flooding and helophyte to improve water quality.

Within masterplan framework

Water system



Swales beyond drainage

Hydrology
Detention, infiltration, conveyance

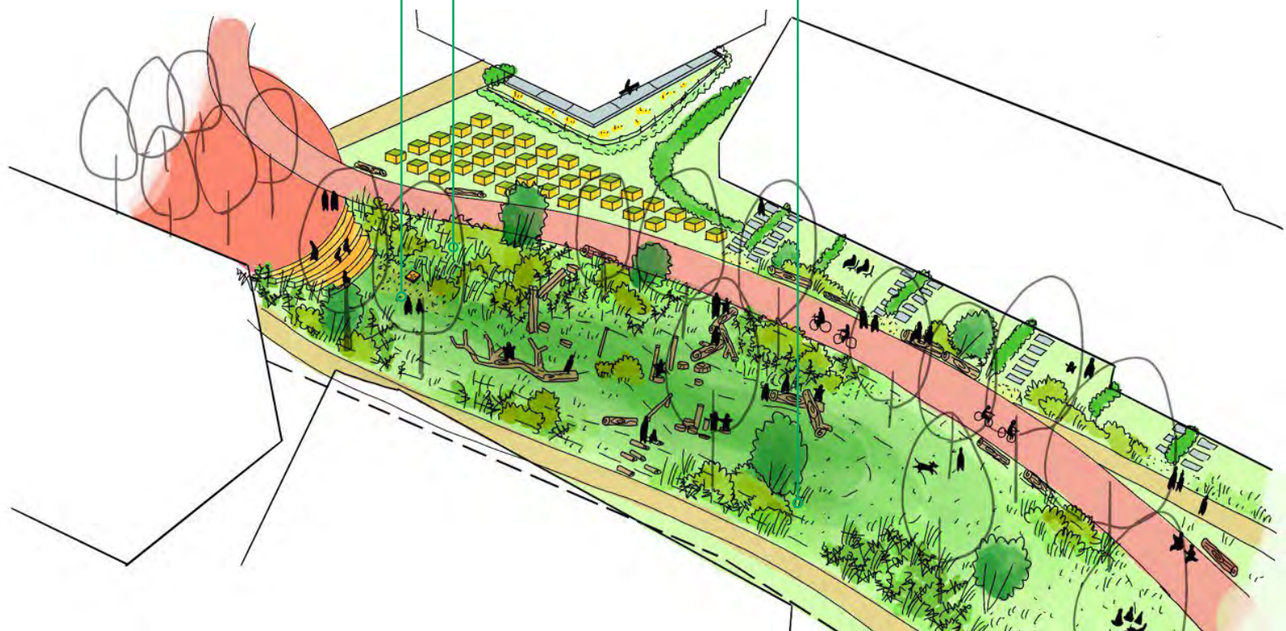
Biodiversity
Flora, fauna

Social
Play, interaction, learning

Programs
Re-connecting to natural processes

Friendly accessible slopes
A freindly slope where access is incentivated

Low maintenance planting
A simple, sturdy and sustainable planting palette



7.5. You

(Community and activity)

Living streets serving as community spaces close to home

Green arteries extending into Green Belt serve each neighbourhood

The farmstead and central park are the main community spaces that serve the entire development as well as existing communities

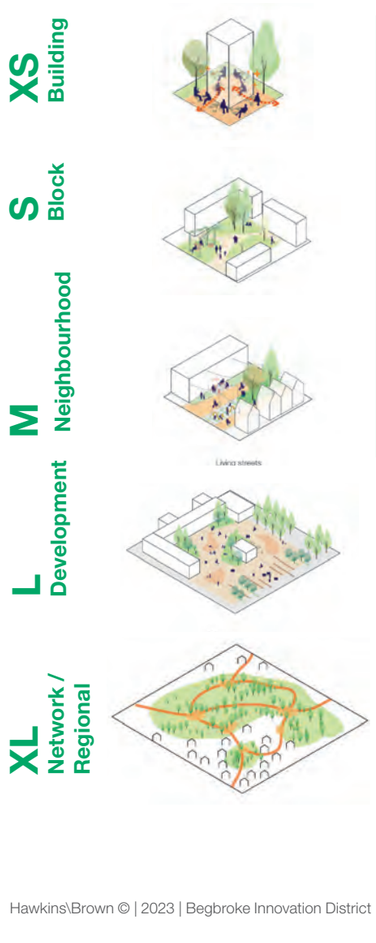
Inviting and inclusive public spaces at different levels allows for people to meet both within and outside their immediate communities.

The farmstead plaza and central park as the main programmed public space for all working, living and learning in the district

The public realm of the development is viewed as a third place. Third places refer to places where people spend time between home (‘first’ place) and work (‘second’ place). They play in important role when building communities and are seen as locations where ideas are exchanged, and relationships are built. By creating inclusive and diverse public places that feel welcoming to all and providing basic amenities that make people feel at home, third places can integrate into the public realm at all scales.

Reducing vehicular traffic in most of the streets is not a traffic measure but rather a precondition to be able to designing for them to be community places for neighbours to meet and play rather than traffic spaces. The farmstead plaza and central park are the main community spaces and should feel welcoming to all, this is the place where you don’t just meet your neighbour or colleague, but where the entire development comes together.

Landscaping and planting are incorporated into the public realm to provide people with the opportunity for direct contact with the natural world, following biophilic design principles. Public spaces and buildings with intense uses offer direct vistas toward green spaces and gathering, sitting, and resting moments are embedded within a green setting.



Creating an intermediate zone between buildings and public space allows for the use of buildings to extend into the public space and activate it.

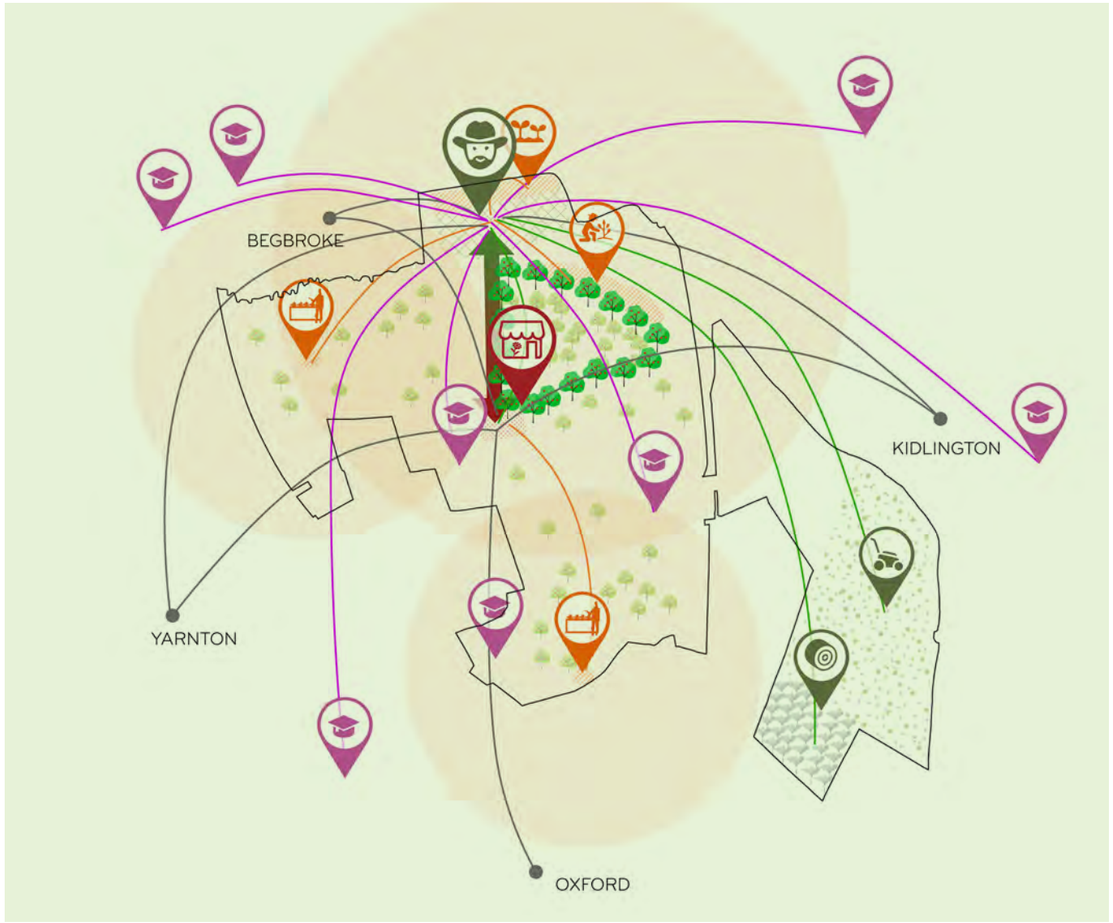
Courtyards and pocket parks offer shared community spaces for neighbours to meet, rest and play.

Car-lite living streets allow people to make use of their streets in a more social way. For children to play and encouraging social interactions. Parking barns where common parking is provided double up as social hubs with a neighbourhood plaza at the transition from access street to living street.

The farmstead plaza is the destination heart of the district with all year round program of events and activities and a diverse offering of amenities that attract all types of residents, workers, academics, staff and visitors. The central park is its green counterpart that allows for more flexible and self-organised uses.

By linking the different social spaces within the district as well as to the neighbouring villages and larger active mobility networks including the Oxford Canal and its towpath, the district can play a role on a regional scale. Engagement stations within the surrounding landscape bring social life into the landscape setting.

Building on agricultural heritage



Food production bringing wider benefits to the community and region through sustainable farming practices and local food production

Rooted in architecture, we envision the site to keep playing a role in food production, providing edible landscapes and community gardens

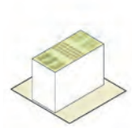
The agriculture allocation offers the opportunity to integrate a small scale community farm and combine farming with landscape maintenance

To retain the rural character and the close connection to food production, we see agriculture not only as something of the past but also of the future. A more sustainable future, where agriculture is more diverse and closer to home.

By providing edible hedges and fruit trees that are free for all to pick, the site can offer easy access to local fruits. Allotments provide residents with the opportunity to grow their own. Special attention should be paid to include people with less time or are based here temporarily, for instance through square meter or pick-your-own gardens. The site also offers the opportunity of integrating a small-scale local leaf/root vegetable farm. It is estimated that a min. 3-5 ha vegetable farm producing could be economically viable, especially if housing at discounted rates is provided.

A community farm model, combining farming and food with community places is a great opportunity for the site. Further, farming can be extended to landscape maintenance for instance through grazing of natural areas (cattle) or extensive greenscape and historical landscape elements in natural areas (hedgerows).

XS Building



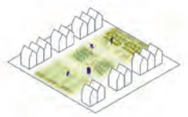
Farming programs embedded within commercial and university building blocks on the roof in the form of roof top gardens.

S Block

Integration of edible species within living streets and courtyards , including hedges and fruit trees that are free for all to pick, is provided throughout the public realm, giving easy access to local fruits and education about the origins and seasonality of local fruits.

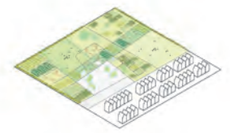
Within development

M Neighbourhood



Within each neighbourhood, accessible forms of gardening such as square foot gardens and raised planter beds are integrated within the green arteries.

L Development



Larger traditional allotments are provided in co-location with the local farm in order to provide shared facilities and facilitate knowledge exchange.

XL Network / Regional

By extending farmland management principles to the open space, a new model of landscape maintenance can be developed, emphasising the rural origins.

Within masterplan framework

Allotment gardens

(all areas are indicative)

1. Parker's farm allotment (0.9ha)
Main new allotment area of development embedded within Rowel Brook Park.
- Divided in smaller plots surrounded by hedges
- No sheds taller than hedges
- No vehicular access to allotments

2. Community farm allotment (1.6+0.7=2.3ha)
Allotments co-located with community farm including relocated existing allotments. Similar facilities to existing.
- Limited vehicular access
- Limited sheds

3. Neighbourhood allotments (0,2 ha indicative)
More urban and accessible types of allotments within the community node of each neighbourhood.
- Square foot gardening
- Raised planter beds

TOTAL AREA OF ALLOTMENT: 3.4HA**
REQUIRED: 3.2HA*

* Assuming provision based on QUOD Social Infrastructure Requirements- August2022 Q210859 (1.8ha) + relocating existing allotments (1.4ha)
**Including 13 allotment plots in waiting list

4. Community farm
With a farm core with shelter for storage, sheltered events/classrooms.
A public focused engagement farm with more open access, potential to integrate petting zoo, orchards, sensory garden, etc. combined with a productive part with vegetable plots and limited access to public.


1. Parker's farm allotment


4. Local farm


2. Community farm allotment

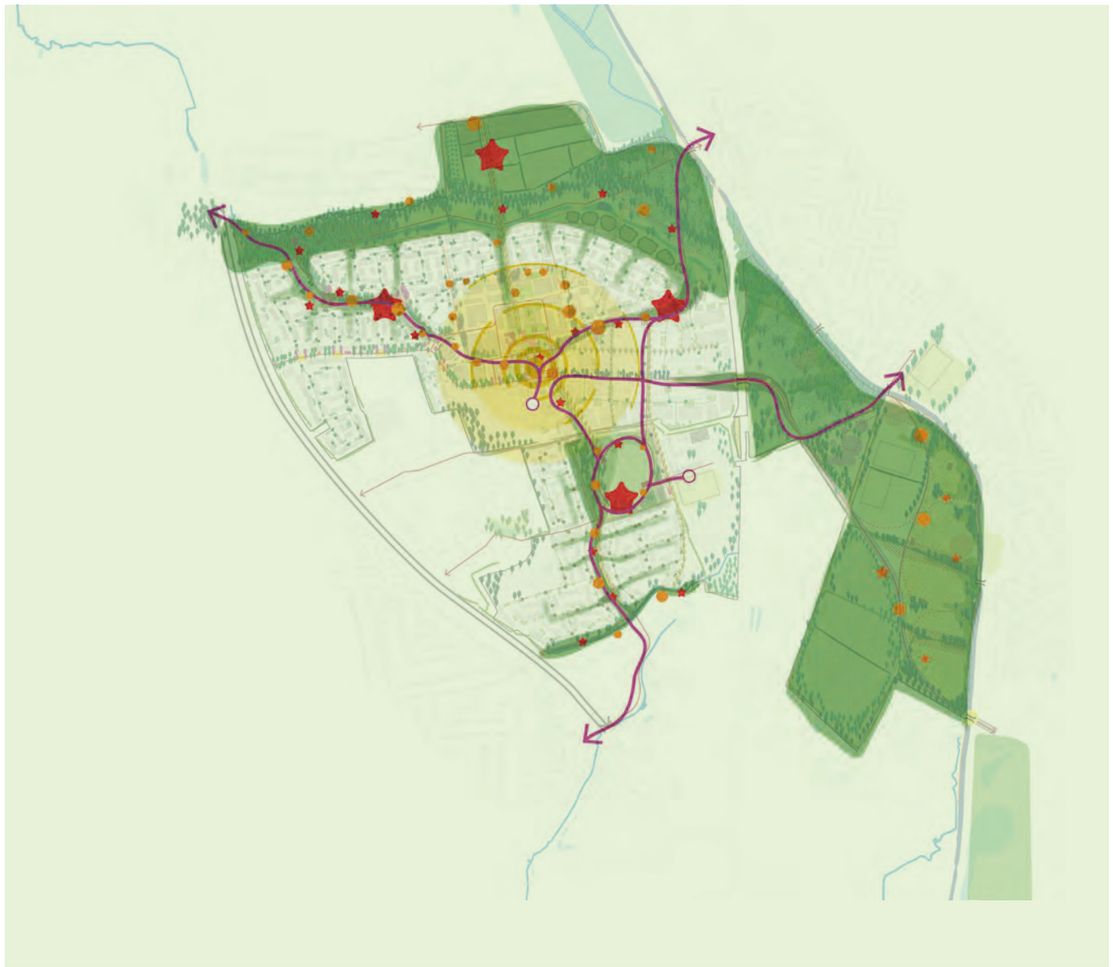

2. Local farm allotment sheds


3. Neighbourhood square metre allotment


4. Local farm polytunnel

Play and sports

(all areas are indicative)



The world around

On my way

Nature talks

Dare to play

Play is for everyone

Focus on an active lifestyle, promoting active mobility throughout the district and providing routes

Play is at the center of each neighbourhood and distributed to best serve to different age groups

The public realm is seen as a playful landscape with natural and informal play opportunities

An active lifestyle comes natural within the district. By putting active mobility first, infrastructure is focused on providing walking and cycling routes within the neighbourhood and direct access to the attractive surroundings which encourages walking as well as routes for running, in-line skating or cycling. Signage and work-out station along routes can promote their use further, while specific features such as sports courts, skate parks and climbing walls can be integrated within park spaces.

Sports and play are closely related. The car-lite character encourages daily use of the public space, in extension to which it becomes easy use the public space for play. Not in the last place by just playing football, chalking or a tricycle race in the living streets. More formal play spaces will be distributed throughout residential areas, with spaces for the youngest groups close to home within the living streets pocket parks and courtyards. For children that start to play independently, play spaces are integrated within the green arteries, while the Central Park and Farmstead offer destination play spaces for kids of all ages.

XS Building

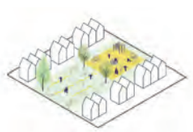
Throughout the district the built environment can encourage formal and informal play by providing a friendly frontage, visibility and accessibility to car-free or car-lite public space.

Within developments

S Block

At living streets pocket parks, courtyards within developments and embedded in the green arteries, small areas of open space for very young children are provided to play close to where they live.

M Neighbourhood



Larger equipped play areas for children who are beginning to go out and play independently are located at the nodes of each green artery.

L Development

Located within the Central Park and the Canalside Park, designated sports and play spaces provide a destination amenity for the residents of the district as well as neighbouring villages.

XL Network / Regional

Play spaces, features and playful Aside from the required play spaces, individual play and sports features and natural play and informal play and sports are combined into networks. Together they form a network of sports and play that encourages an active lifestyle.

Within masterplan framework

Play situation

The development aims to put play for all ages at its core. This requires an approach to play that goes beyond the quantitative and qualitative requirements policy requirements for play which focusses on specific uses.

A comprehensive study of the play situation in the UK and abroad reveals opportunities for a more integrated approach where play is seen as something exciting. Integrating it in daily routines encourages children as well as other age groups to spend more time outside. Based on this study, 5 play principles were formulated to better integrate play within the masterplan by embedding it into the daily life of people.

1 in 5 children
are 'too busy to play'

20%
get less than 1h of free outdoor play per week

In the UK, time playing outside decreased
50%
in a generation

1 in 6 children
in the UK had mental disorder in 2021

In 2020-2021, obesity rates reached
25.5%
of the children in the UK

Theory of play

- Play is innate
- Play is for all ages, from infant to adults
- Free play is important for developmental outcomes while teacher-directed play is effective for academic outcomes

60 different forms of play and no playground - Pieter Bruegel the Elder, Children's Games, 1560

Benefits of Play

- Benefits for the individual, the community, the city, the society.
- Benefits of co-creation, mixed-age play, nature and outdoor play.
- Key benefits related to physical and mental wellbeing, cognitive and social skills, social behaviour and caring behaviour.

A new approach: The 5 play principles

1.The world around	2. On my way	3.Nature talks	4.Dare to play	5. Play is for everyone
State-of-the-art knowledge and the innovative spirit of Oxford University.	Play is integrated into daily routines and re-imagined everyday spaces.	A deep connection between players and their environment.	Provide spaces to seek out ones limits in an incremental and exciting way.	Designed for and with people of all ages, backgrounds and abilities to serve their wishes and needs.

Vetenskapens Hus,
Sweden

Gigantium Urban Space,
Denmark

Pecka Playscape,
Czech Republic

Urban Thinkscape,
USA

Playground for All,
Spain

Air Bubble,
Poland

Children's Campus Theodoor,
Belgium

Climbing Park, Luofu Mountains,
China

ANJI Play,
China

Le Volcan,
France

Tumbling Bay,
UK

Le Moutonium - HéBéeéeeéh,
France

Garden of the Forking Paths,
Chile

Skatepark & Parkourground
Georgia

Playground in Belleville,
France

Solar Kitchen,
Finland

Freeway Park,
USA

The Beach and The Time,
Brazil

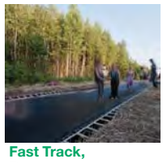
City Museum of St. Louis,
USA

Le Casse Tet,
France

Experience & New Tech,
OOZE works

TransBorda,
Brazil

Brooklyn Botanical Garden,
USA



Fast Track,
Russia

Trissans Hjärta playground,
Sweden

The benefits of play applied to the 5 principles

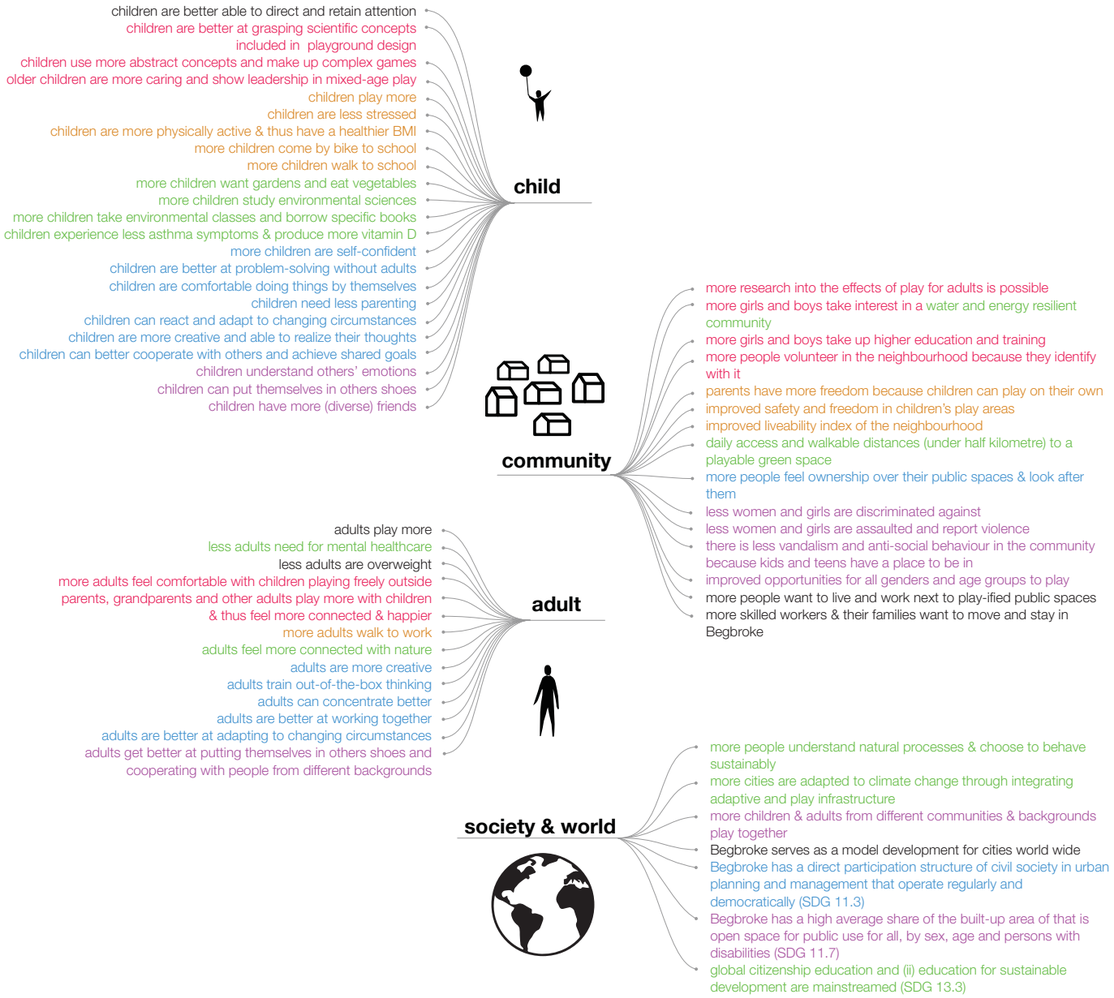
AROUND THE WORLD

ON MY WAY

DARE TO PLAY

PLAY IS FOR EVERYONE

NATURE TALKS



Sports provision

1. Central Park multifunctional sportive lawn (0.8ha)
The multifunctional lawn within the Central Park is sized to fit a senior football field. A 0.74ha Senior Football Pitch 106*70m including 3m safety margin run-off.
It is envisioned for this to be used primarily for unorganised football activities that are free for all to join but may be bookable for organised events during certain hours.
To allow for other park uses, the football field can be fitted with lines, demarcations and goals but no fences.

2. Secondary School Senior Football pitch (0.8ha)
Shared use of a full sized artificial turf senior football pits with the secondary school.

3. Sports fields within Canal Side Park (3.9ha)
Dedicated area for organised sports within the Canalside Park. Different sports might be considered including expansion of the Kidlington Football club on the other side of the Oxford Canal.

TOTAL AREA OF SPORTS: 5.5HA
REQUIRED: 5.49HA*
* Sports provision based on QUOD Social Infrastructure Requirements- August2022 Q210859.

1.


2.


3.


Potential Canalside programming

(all areas are indicative)

In the future, the canal side could be activated with diverse temporary and fixed activities that could also enhance the ecological value.

Locations for activity could include:

1. The Fairies- Existing beautiful and vibrant fairy doors amongst the trees and on the woodland floor.
2. Look out Tower- Viewing tower in the marshes
3. The Triangle - A large play space
4. The Tea house - A space for light / mobile amenity
5. Sports fields
6. A way in - Green ‘tentacles’ with opportunity for nature-based activity linkin the canal and the park.
7. Eco Event Space- An area of open field with potential for tentage and events
8. The Dip- Wet area

Example of activity options to choose from

Furniture strategy

The furniture palette and the placement of its elements aim to promote a sense of community and encourage interactions between different user groups within the development (students, scientists, inhabitants, workers), as well as between the newly created community and visitors from surrounding villages.

Within the public spaces, seating areas are designed to accommodate various uses and situations: large group gatherings, meetings with a couple of friends, or simply enjoying a book in solitude amidst nature.

The specific furniture is designed for both short and long stays, aiming to be inclusive by offering different levels of comfort (backrests, armrests, lounges) depending on the location. The style and materials are simple, rustic, and sturdy, contributing to the distinct character of each area while maintaining overall coherence and continuity throughout the development.

In addition to formal furniture pieces, a range of informal seating elements such as wooden logs, stones, dry-stack walls, and gabion walls are strategically placed to enhance the desired atmosphere and expand seating options within the public spaces. By carefully positioning, orienting, and combining these individual pieces, a variety of seating arrangements can be created, including sunny spots, shaded areas, group settings, and intimate spaces.

Playful for all ages

Open-ended use of furnitures which also allow for users own interpretation

Different group sizes

Varying sizes and positioning of the sitting elements to accommodate varying group sizes

Community and identity building

Unique style and finishing for the neighbourhoods to add on to the identity of the district

Location and orientation for social collision

Furniture is positioned at intersections to allow for chances for meeting and social interaction.

Site-wide furniture strategy

Rowel Brook Park (Local Nature Reserve)
Recreational area with a naturalistic character: a variety of elements for informal, short, and long stays, reflecting the potential uses of the place.

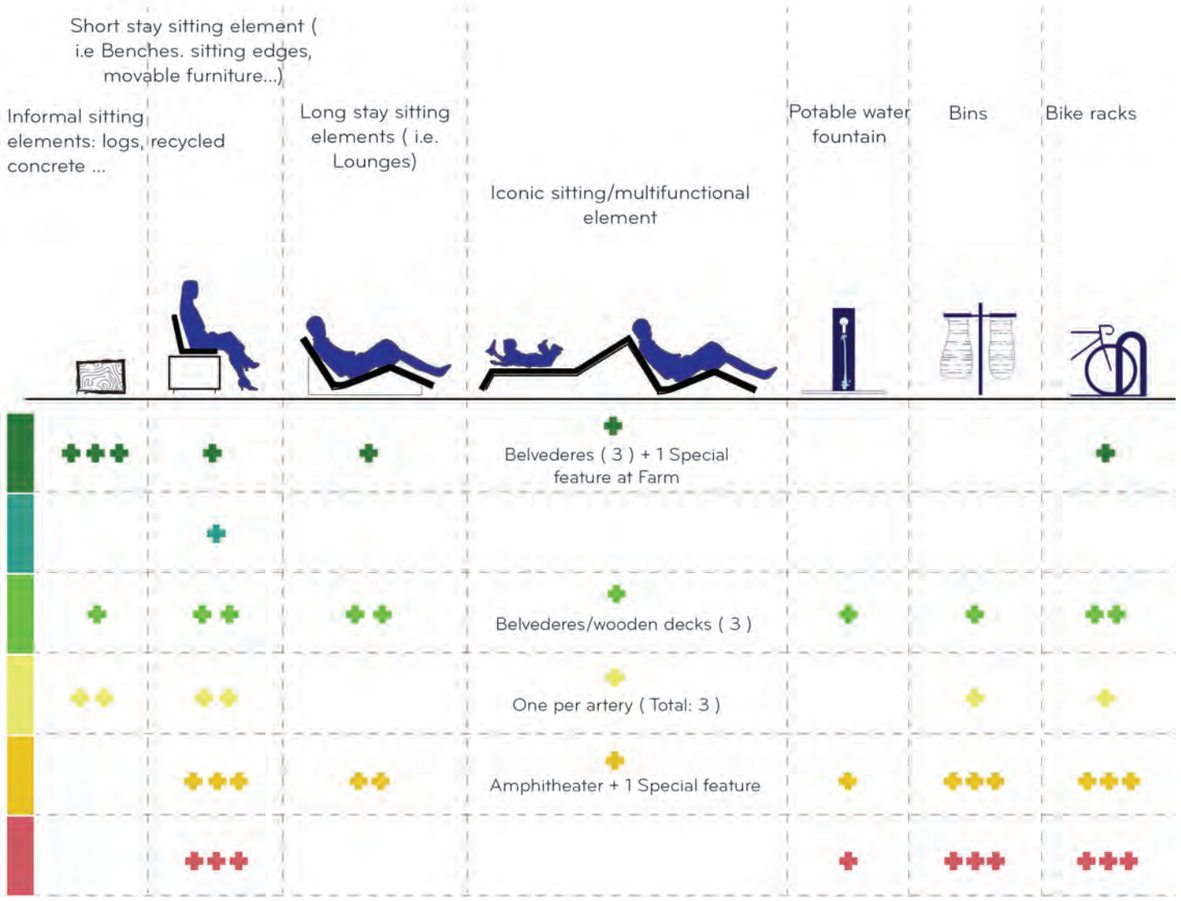
Railway Marsh (Natural Conservation Area)
Partly inaccessible area, with occasional and minimal places to stay. Focused on an iconic tower and a wooden boardwalk.

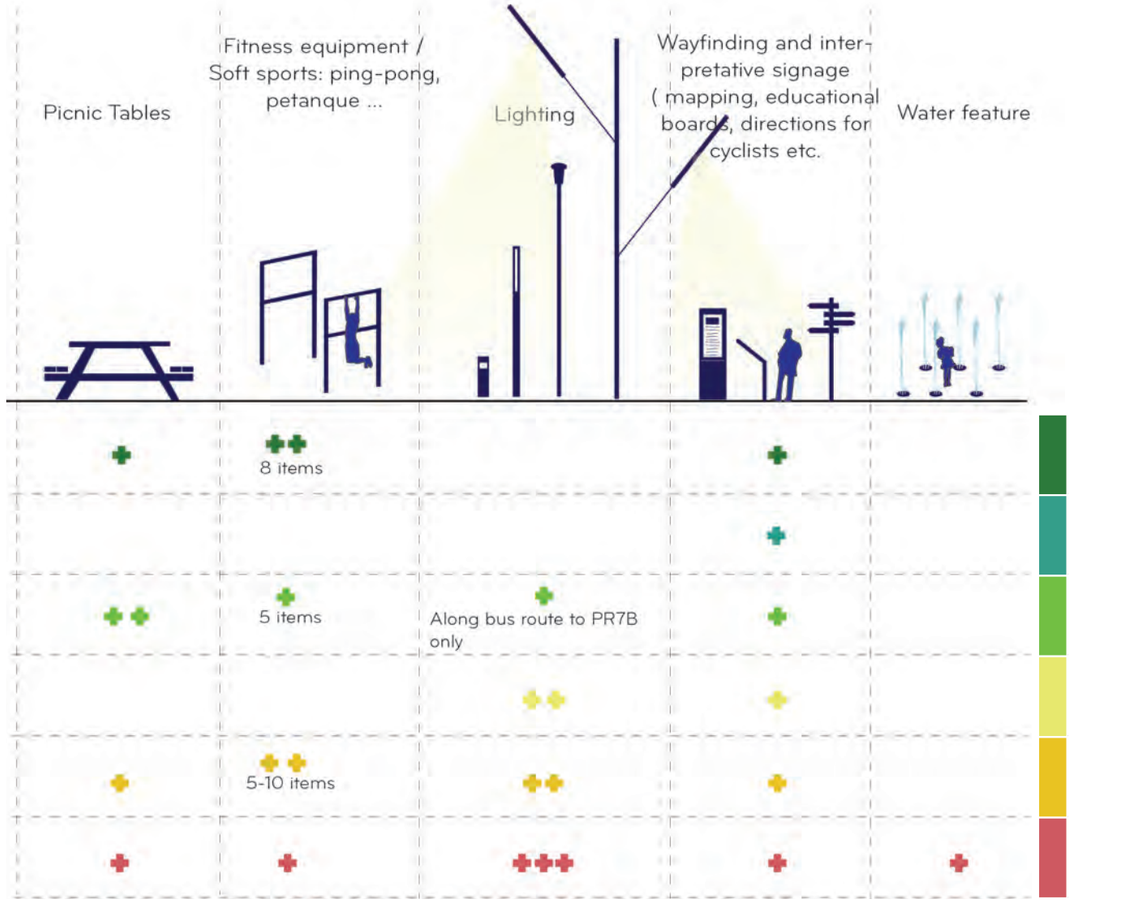
Canalside Park
A mix of programmed areas for formal sports, active leisure, and open natural fields. Furniture should cater to both short stays along main routes and long stays within fields (wooden decks) or near play features.

Arteries:
Green corridors at a neighbourhood scale, inclusive for all types of users. Combination of transitional spaces with informal seating options (wooden logs, rocks, dry-stone walls...) and spaces to relax equipped with comfortable long-stay furniture. Presence of iconic elements with a specific identity connected to the neighbourhood atmosphere, characterizing the space and offering opportunities for community bonding.

Central Park
Urban atmosphere, with a mix of intimate spaces, iconic features, and areas suitable for play and sports. Elements for both short and long stays combined with iconic pieces defining the different areas. A running track unifies the space.

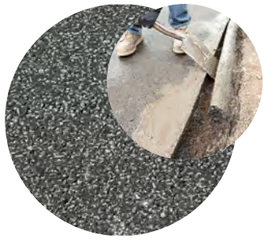
Farmstead Plaza
Landmark and urban active core of the development: hardscape with a variety of active functions and pockets of green.





Paving material palette

The choice of paving materials aims to support wayfinding for users navigating the spaces, while also contributing to the specific character of different neighbourhoods. The palette focuses on simple, rustic, and straightforward materials. It unifies development, creating coherence and continuity, while also varying in details to enhance the atmosphere of each specific neighbourhood.



Light aggregate asphalt with smooth finish and saw cut edge

Light aggregate asphalt with cobble edging

Chip seal asphalt without edging

Begbroke Hill Road : Segregated cycling path in Coloured asphalt (red-brown tones) . Angled “Cambridge” kerb at both sides.

Existing paths, outside plot boundaries, to be potentially upgraded

Begbroke Hill Road, Secondary routes, raised crossings and generally all pedestrian spaces/sidewalks: concrete setts with permeable joints. Colour mix differing area to area.

Green Arteries Nodes: Concrete setts with permeable joints and a granite-looking finish. Colour mix with accent colour.

Farmstead plaza: Granite setts or flag stones. Warm tones colour mix, various sizes and finishes.

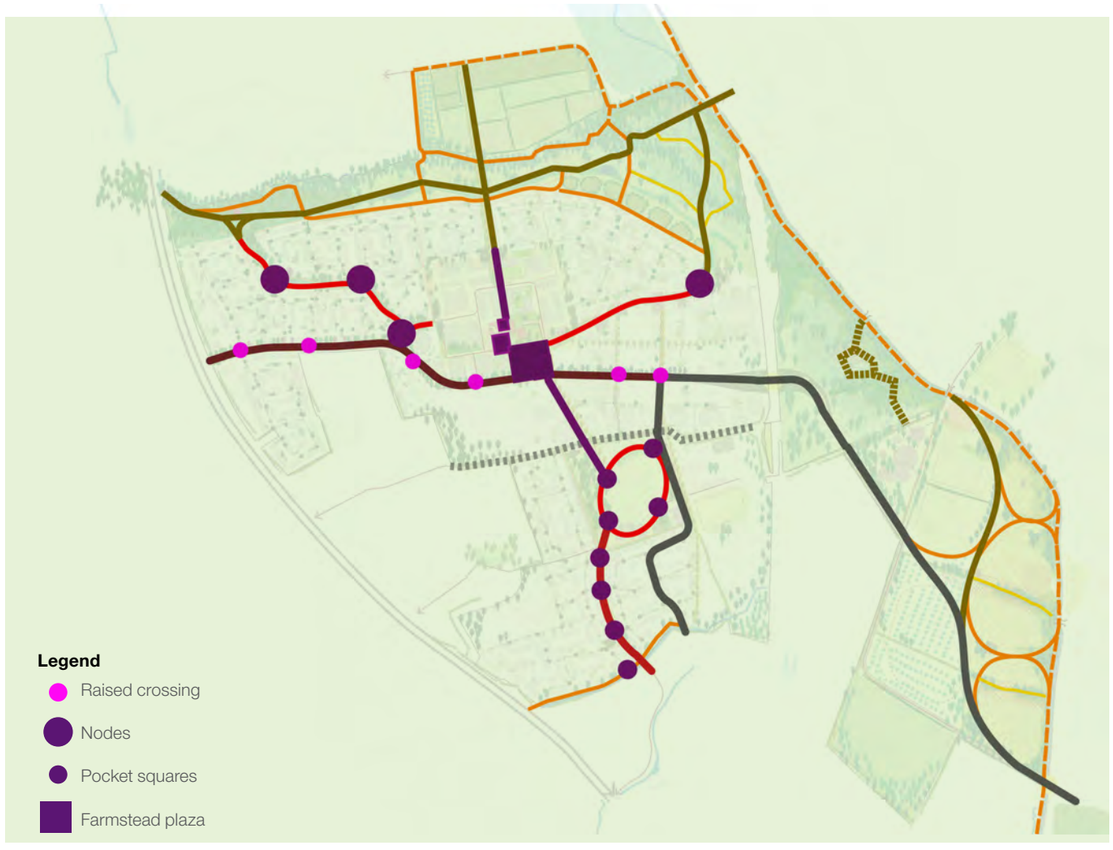
Light aggregate asphalt with cobble edging

Permeable material, i.e. Self-binding gravel

Pedestrian trails: compacted soil

Wooden deck

Existing Sandy lane to be sized and re-surfaced.



Permeable pavement

Allow water to infiltrate, filter and replenish groundwater.

Minimalising pavement

Replace hardscape with planting allows for direct infiltration of stormwater while enhancing biodiversity.

High albedo materials

Use light-coloured or reflective surfaces to minimise heat absorption and reduce the urban heat island effect.

Reusable materials

Use repurposed material to reduce waste, and create sustainable and environmentally-friendly outdoor spaces.

Durable materials

Materials resilient to wear and tear ensures longevity, low maintenance, and cost-effectiveness.

Sustainable materials

Select environmentally-friendly options to reduce the ecological footprint.

8. A Coordinated Approach

The link and articulation of our site with neighbouring developments are important. The Railway bridge stands out as a key element, seamlessly connecting the community.

8.1. Neighbours

Newcore Land
Future development at Newcore land will require a coordinated approach to access, pedestrian routes, synergies between different uses, frontages, and architectural response to Begbroke Hill Avenue.

Key

- NewCore land boundary
- Begbroke Hill Road
- Key frontage
- Existing Yarnton Home & Garden

Newcore Land

Railway bridge
Network Rail is proposing to replace the level crossing with a ramped cycling and pedestrian bridge over the railway. As a result of community feedback, OUD has explored a pedestrian, cycle and public transport bridge, well-integrated with the rest of the masterplan in consultation with Network Rail, (further details described in the Transport Assessment).

Key

- Begbroke Hill Road
- Railway bridge
- Rail halt
- Landscaped embankements

The Railway bridge

Hallam Land
A coordinated approach to vehicular access, continuity of green infrastructure, access to amenity, response and setbacks to landscape features.

Key

- Hallam land boundary
- Green Infrastructure
- Main vehicular access
- Secondary vehicular access

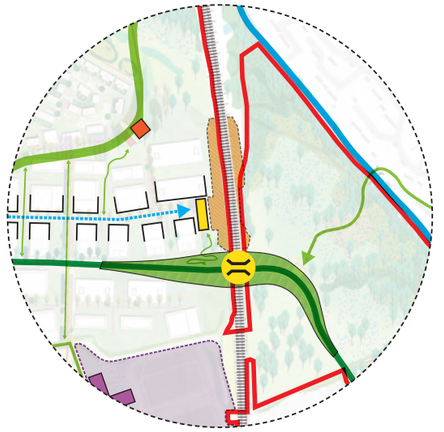
Hallam Land

Key

- Application site boundary
- A44
- Railway
- Oxford canal
- Green Spines
- Green Links
- Landmark
- Main road

8.2. Railway Bridge

The Railway bridge is not part of this proposal, however, it is the intention of the proposal to integrate it into its design. The images below illustrate how this could be done.



Key

- Application site boundary
- Railway
- Oxford canal
- Railway bridge
- Landscaped embankments

0 50 100 250 m N

The window
A landmark framing views and creating a break in the journey. Incorporated lighting assist with way-finding and placemaking.

The lighthouse
A lighting feature to recognise the bridge at night time.

Embankments
Seamlessly connecting to the proposed landscape

Stairs and ramps
Breaks facilitating connection between workspace and nature

9. Transport

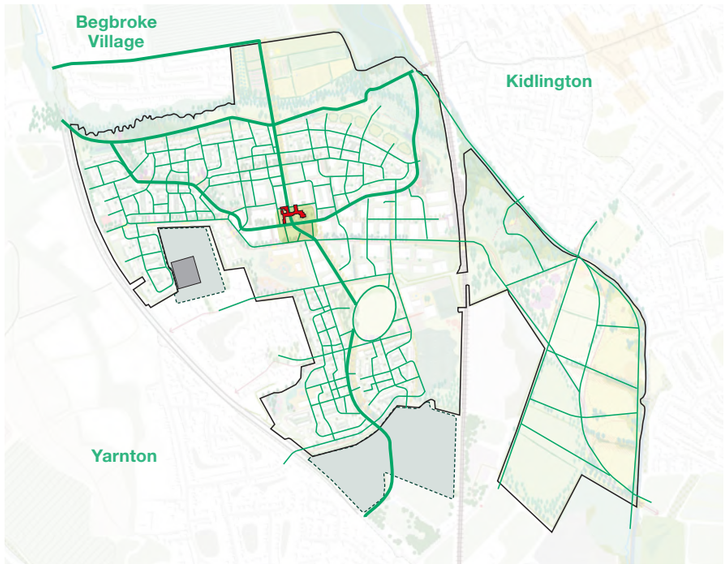
A continuous pedestrian and cycling network, integrated public transport, and the concept of the car as a guest. Together, they create a sustainable and efficient transportation ecosystem. Relevant movement guidance has been included in the Strategic Design Guide.

9.1. Car is a guest

0 200 400 1 km N

People first

The masterplan provides a strong foundation for pedestrian and cycle movement and connectivity across the Site, placing people not vehicles at the top of the movement hierarchy. Active travel modes are to be prioritised above all other modes. They will be afforded with a permeable, high quality and fine grain network of walk and cycle routes. It will be easier to walk or cycle through the site than by any other mode of transport.

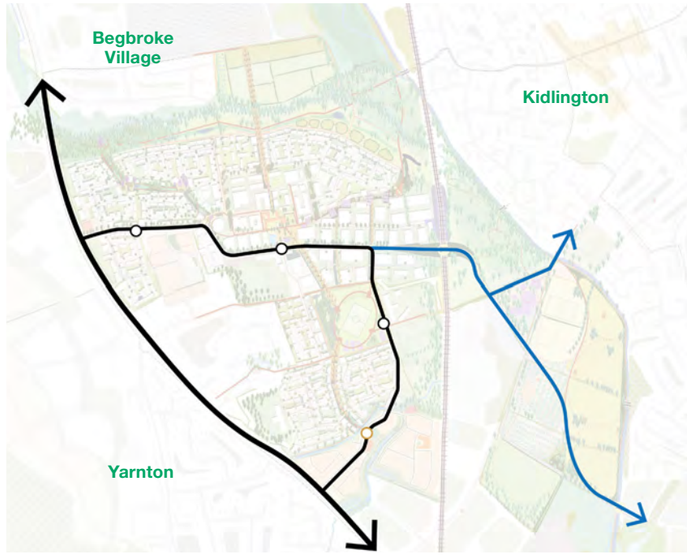


Key

- Pedestrian and cycling network
- A network of living streets prioritising people
- Mobility hub within the local centre
- Future proofing for autonomous transport
- Exploring app based demand responsive services
- Off plot parking has potential to be repurposed
- Electric vehicle charging
- Safe-guarding for potential railway station at Begbroke
- Flexible infrastructure across railway line and canal to enable additional sustainable transport

Public transport

A new bus route is anticipated to serve the site, subject to agreement with OCC of the precise route, and is illustrated in the diagram below along with the proposed upgraded S3 service.

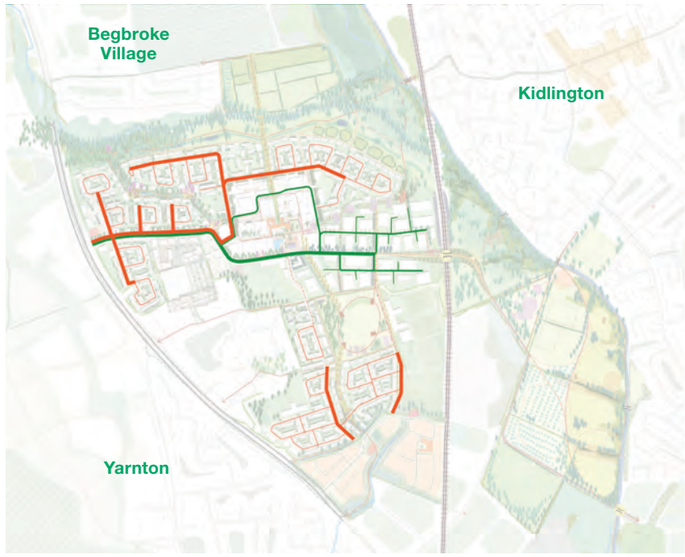


Key

- Current route along A44 - a first phase will see frequency increased
- Second phase - public transport looping through the site off the A44
- Indicative location of a bus stop
- Indicative location of bus stop on third-party land
- Potential public transport route connecting to Oxford Parkway (via site PR7b) or Kidlington

Living streets

Low speed roads will connect to a network of 'living streets', which will consolidate on-street parking at the end of the street to make space for more green and social spaces.



Key

- Main vehicular access to residential areas
- Living streets - low traffic one way road
- Servicing access to R&D buildings

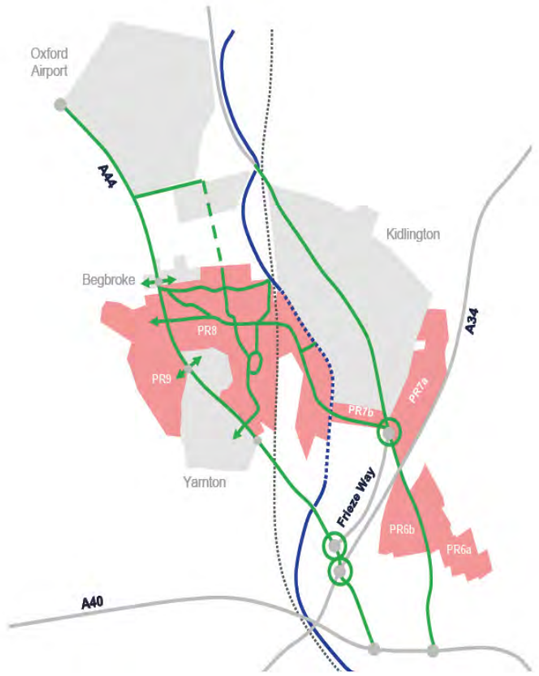
9.2. Connecting to wider networks

Existing walk and cycle network

Key

- Walk and cycle corridor improvement
- Canal Path
- Proposed corridor walk and cycle

Enhanced walk and cycle network



Key

- Walk and cycle corridor improvement
- New / improved pedestrian and cycle crossing across A44
- Junction improvement for walk and cycling
- Canal towpath upgrade from developer contributions

Public transport strategy

(final bus route subject to agreement with OCC)

Key

- A44
- County Council proposed roads to serve PR8 and PR9

Public transport opportunities

(details to be agreed with OCC at later stages)

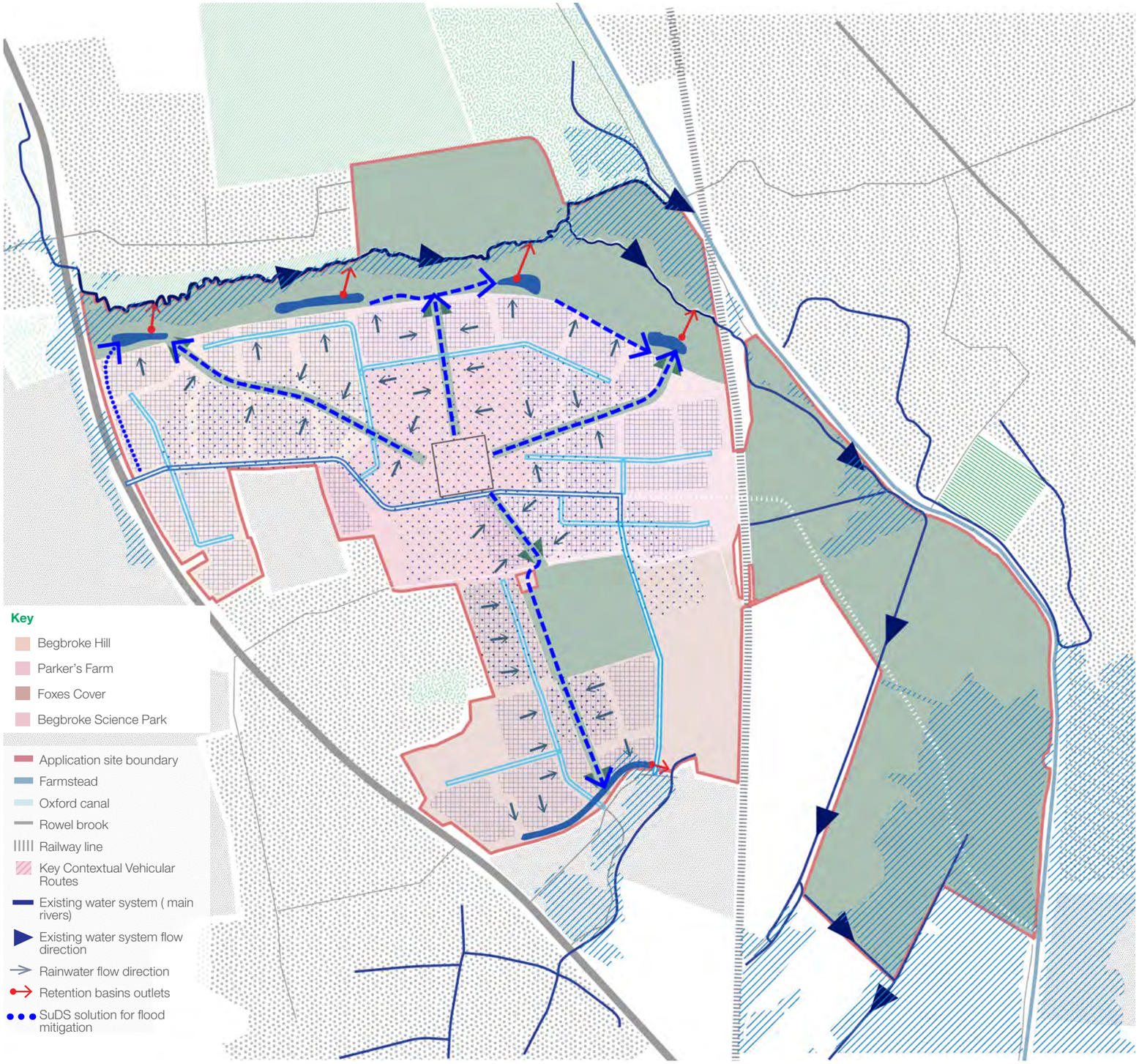
Key

- A44
- County Council proposed roads to serve PR8 and PR9
- Indicative East-West community bus
- Potential bus routes with a New Canal Bridge between PR8 and PR7b

10. Infrastructure

Sustainable systems including natural drainage and landscape as resilient infrastructure.

10.1. Flooding and surface water drainage



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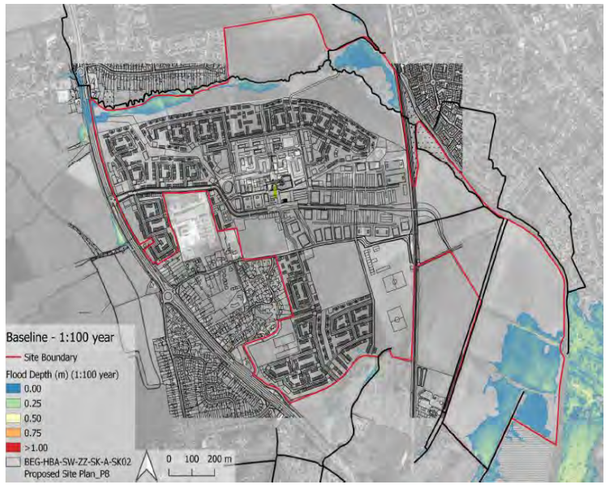


Baseline 1:100 year flood event
Illustrating flood mapping for sensitive areas addressed in the design and natural drainage strategy.

Green Arteries
Green Arteries constitute the primary drainage feature of the development. Within these arteries, Sustainable Drainage Systems (SuDS) seamlessly blend with public spaces, creating attractive, highly accessible areas with programmed features. Strategically placed vegetation promotes biodiversity.

Rain gardens along Begbroke Hill Road
The re-profiled Begbroke Hill road should incorporate planted rain gardens along the roadside. These rain gardens serve the dual purpose of storing and infiltrating rainwater while contributing to the overall ambiance of the area and enhancing biodiversity. Swales along the main road should not be accessible to pedestrians.

Living Streets
Within living streets the goal is to prioritize open surface water infiltration and conveyance instead of relying on conventional gutter drainage. Runoff from the streets should be directed towards detention areas within the green islands. In this case SuDS should seamlessly blend into the public space, be visually appealing, accessible, and offer minor playful amenities.

Swales along secondary vehicular routes
Planted swale and/or rain gardens along secondary roads help storing, infiltrating and/or convey water. Swales should be planted and attractive, with a focus on biodiversity.

Potential for infiltration
Areas where infiltration is possible due to soil conditions.

Attenuation Basins
Attenuation basins are wet ponds with extra space for storing SW drainage in times of high rainfall, an attenuation basin only stores water in high rainfall events and is often dry.

Illustrative flood extent
Revised flood extent.

10.2. Utilities

The utilities strategy set out the existing utilities services that service the site and assess the potential impacts of the proposed development on the wider network, including the provision of additional services that may be required to deliver the proposed development.

Consultation

Relevant utilities stakeholders have been consulted during the pre-applicatino stage on existing utilities infrastructure, requirements for the development and servicing of Begbroke Innovation District, and the potential for any reinforcement measures or diversions.

Electricity

The electricity network in the area is operated by SSE. An all-electric approach is proposed to achieve Net Zero Carbon emissions from operational energy use when used in conjunction with on and off-site renewable energy sources. Electricity will be used for the heating and cooling of the proposed development, and the operation of electric vehicle (EV) car parking spaces.

Gas

The gas network in the area is operated by SGN. In line with sustainable development principles and the Net Zero Carbon target, Begbroke Innovation District will be a fossil fuel free development. Therefore the new homes will not be connected to the gas network.

Potable Water

Potable water will be supplied to the proposed development by Thames Water. Buildings are designed to be water-efficient, utilising rainwater and grey-water harvesting techniques to minimise potable water demand.

Telecommunications

Openreach own the existing telecommunications infrastructure in the area and are expected to supply connections to the proposed development.

11. Access

Creating an inclusive and accessible aommunity for residential, education, commercial, and recreational uses.

11.1. Introduction and design guidelines

Introduction

This Inclusive Access and Inclusion Statement report outlines how the proposed Begbroke Innovation District scheme proposal will achieve a good level of access and inclusive design. The report sets out the design principles and intentions, confirms the design standards and guidance documents referred to relating to inclusive design that are relevant to this scheme which falls under Cherwell District Council planning authority.

Given that the application is submitted in outline with all matters reserved, specific details relating to accessibility standards is naturally limited at this point. The mixed use nature of the development will help ensure that distances to services and amenities is reduced. The development will be served by public transport links running through the Site

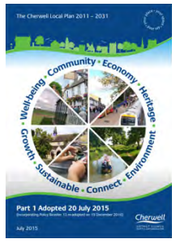
The design will be developed so that it integrates the principles of inclusive design to enable the newly created mixed-use development to be used safely, easily and with dignity by everyone, regardless of ability, age, gender or ethnicity. The intention is to ensure all areas of the community are convenient and welcoming to allow everyone to live, work, and visit independently without undue effort, separation, or special treatment. Wherever possible, adaptability and flexibility will be key elements so that the environment and buildings can respond the evolving needs of the people working and living within the area.

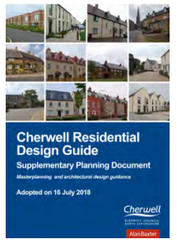
A range of access and inclusive design guidance documents will be referenced during the developing design of the scheme. These cover the external landscaped areas, public realm, non-residential and residential accommodation.

It is recognised by the design team that good design encompasses the seamless integration of inclusive features, and that providing inclusive environments is the norm rather than an exception.

Design guidance references

- Relevant standards include:
- Cherwell Local Plan 2011 – 2031 (adopted 2015)
- Cherwell Local Plan Part 1 Partial Review
- Cherwell Residential design Guide Supplementary Planning Document, 2018
- Building Regulations, Approved Document M Access to and the use of buildings Volume 1: Dwellings (2015 with 2016 amendments)
- Building Regulations, Approved Document M Access to and the use of buildings Volume 2: Buildings other than Dwellings (2015)
- Approved Document K Protection from falling, collision and impact (2013)
- Wheelchair housing Design Guide, Third Edition, Habinteg, 2018
- British Standard BS 8300:2018 Design of Building and their approaches to meet the needs of disabled people – Code of Practice
- Requirements and implications of the Equality Act 2010
- Requirements and implications of the Public Sector Equality Duty.
- Building Bulletins 100, 102 and 103 – educational buildings



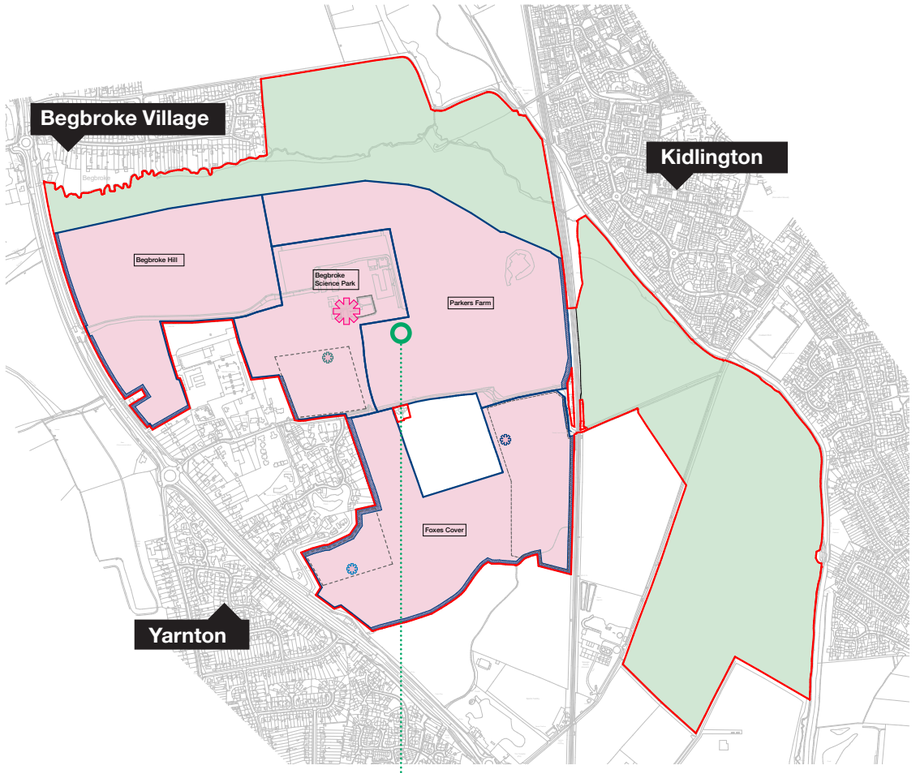


Access Consultant and consultation

As part of the outline planning process, the team has sought input and guidance from an access consultant Vin Goodwin NRAC who has experience with regard to the built environment and the issues around inclusive design and advising on the implementation of practical design solutions.

A robust programme of consultation with the public and key stakeholders has been carried out through the pre-application process, including a series of public consultation events held between July 2022 and July 2023. Full details of the public consultation carried out are set out in the Statement of Community Involvement prepared by community engagement specialists Kevin Murray Associates.

11.2. The district



Site plan
indicating development zones

Key

- Planning application boundary
- Development Zone
- No buildings or structures save for those that are ancillary to open space/recreational uses

The Begbroke Innovation is a mixed-use development including residential, education, commercial and recreational uses.

These uses are located around an existing science park which will be expanded. Vehicle access and parking will be provided throughout, for people who need it but the scheme will be designed so that it is also able to work well without an over reliance on cars, and enabling disabled and older people to live more independently and easily within the community.

Transport and arrival

Good access is achieved through proximity to the A44 to the west of the site with its existing S3 bus route to and from Oxford. A proposed central mobility hub including pedestrian links, vehicular (car and bicycle) routes and parking provide a range of transport options for a variety of people. An extended loop route for the S3 bus is proposed to further improve public transport links within the site.

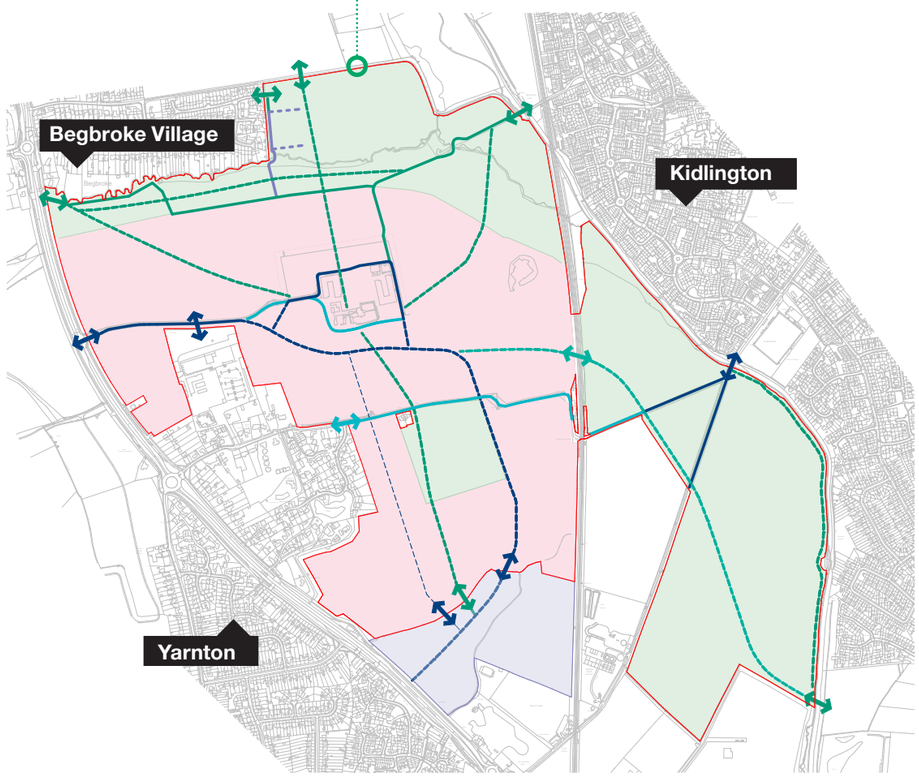
- Pedestrian and cycle links are provided from adjacent neighbourhoods including Yarnton and Kidlington with all new pedestrian routes being step free.
- To the east of the site a new railway bridge crossing is proposed though this does not form part of this design scheme and application. It is anticipated that this bridge will have step free access.

Key

- Planning application boundary
- Development Zone
- No buildings or structures save for those that are ancillary to open space/recreational uses

Access points

- Indicative location of vehicular access
- Indicative location of Pedestrian and cycle access
- Indicative location of Pedestrian and cycle access (May include controlled vehicular access)
- Indicative location of Network Rail bridge



Site plan
indicating access and movement

Parking

A mixture of on street, surface parking and multi-storey car parking is proposed. Residential units will have on street or within boundary parking as appropriate while the science park employees will use multi storey parking. Car parking located at ground level near the commercial and science park buildings will be the primary location for Blue Badge parking bays to create convenient access for employees and visitors.

A suitable proportion of non-residential accessible parking bays will be provided according to guidance provided by BS8300. Residential accessible parking will be allocated proportional to the accessible housing provision with due regard given to disabled visitors as well as residents.

Where electric car charging bays are provided, it will be ensured that some are also accessible bays.

The design of the accessible bays will meet current guidance with a step free route to the pavement and to building entrances and with suitable resting places on longer routes where necessary.

Suitable secure cycle parking will be provided, associated with residential and non-residential uses. Provision will be made for accessible / adapted cycles as well as powered trikes and scooters with charging facilities. Suitable accessible vehicle drop-off and pick-up areas will be identified where appropriate to serve residential and non-residential buildings.

Landscape and public realm

The scheme proposes many external public and private external landscaped spaces. Zones of the development site to the north, south and east will be recreational or natural only with no buildings proposed.

Through choice of material, road treatments, planting and lighting, each space will be designed to have a clear identity and provide a place for everyone to meet, for communities to integrate and providing welcome views and vistas from people's homes and workplaces

General principles of landscaping

The overriding principle adopted for all external landscaped areas and public realm will be that all spaces will be accessible to all. Landscaped amenity spaces - whether private, public or semi-private – will be created to be distinct in terms of their character and use to facilitate good wayfinding around the site.

While helpful for all users of the environment, the creation areas with recognisable character particularly responds to potential needs of neurodivergent people by assisting in wayfinding without over-reliance on signage or written information or on approaching others for assistance. This principle will also be considered for the architecture by providing a variation in design, style and materiality enhancing legibility and orientation for everyone.

Each area will be designed and detailed to maximise safety for all users, particularly pedestrians by clearly defining areas for cars, bicycles and pedestrians.

Inclusive design features incorporated into the landscape scheme include:

- Route widths sufficient for all users, including wheelchair users, to pass others travelling in the opposite direction.
- Resting places with seating are provided at regular intervals as required.
- Suitable seating design for all – some with arm and back rests.
- Routes will be level or a very shallow gradient of 1:60 or shallower wherever practicably possible.
- Where stepped routes are necessary, these will have an alternative step free route and steps will be designed to be easy going and accessible for as many people as possible.
- Landscaping materials will be specified to maximise independent use by people with visual impairment.
- Where vehicle routes require pedestrian crossings, these will be clearly demarcated and have suitable tactile warning surfaces as required.

Cycle routes will be carefully detailed and prioritised to ensure safety for all users of the public realm. Where cycle paths are separated, these will be carefully delineated for clarity and safety whilst maintain good access for pedestrians including people with visual impairments and wheelchair users.

Throughout the scheme, surface materials will be firm, durable, smooth and slip-resistant in all weather conditions.

Street furniture will be positioned at or beyond the edge of pedestrian access routes so as not to cause an obstruction or hazard. Fixtures will be clearly identified by contrasting visually with surrounding surfaces and be logically grouped to avoid them becoming obstacles. Seating will provide suitable arm and backrests within each seating group plus suitable space adjacent to enable appropriate positioning for wheelchair users, for carers of children with push chairs and people with assistance dogs.

Art impression of
Open space within the Research & Development area

Amenity spaces for play and activity, will ensure accessibility for a range of age and abilities, including older and disabled people. Consideration will be given to allocating appropriate space for dog spending by assistance and guide dogs.

11.3. Residential accommodation

It is proposed that around 1800 new homes will be provided within the scheme to address the housing needs of Oxford. The residential accommodation is linked directly with Oxford University though not intended as student accommodation.

The residential accommodation will be served by new retail, commercial and school facilities. The dwellings are expected to be 50 % affordable and 50% open market.

Residential standards

Residential standards adopted will be developed in subsequent design stages with reference to Cherwell District Council's own housing policy and guidance.

Consideration will be given to the provision of a range of housing types including visitable homes (Cat 1), accessible/ adaptable homes (Cat 2) and Wheelchair users dwellings (Cat 3). Wherever practicable, step free access to dwellings will be provided. Where lift access is provided, consideration will be given to procedures when lifts break down or are being maintained.

Where adaptable and wheelchair units are provided, these will be distributed across the scheme, and located in good proximity and travel distance to amenities and transport links.

Consideration will be given to how wheelchair users and others with mobility difficulty will gain access to the public realm and amenity space as well as to the dwellings themselves. Inclusive and convenient access for wheelchair users will be achieved throughout the development, linking the approaches to the neighbourhood, suitable parking places, building entrances and external facilities.

Careful consideration will be given to emergency evacuation from residential dwellings including the feasibility of evacuation lifts to assist in eth evacuation of people who find it difficult or impossible to use stairs.

The design of wheelchair accessible and adaptable units will follow guidance in the Approved Document M Volume 1 guidance. Features incorporated would include:

- Step free approach to all units.
- Wheelchair user dwellings only provided above ground floor level where at least two communal lifts are provided to gain access to them.
- Appropriate accessible parking bays provided for for 3% of total units provided with space provided to expand to 7% meeting LLDC IDS guidance.
- Minimum 1500mm by 1500mm space outside the communal entrances and outside dwelling entrances.
- Adequate 850mm clear opening widths to entrance doors and a minimum 300mm space to the leading edge and 200mm nib provided to the following edge.
- Level internal circulation to the dwelling and minimum internal passageway widths of 1200mm where there is a door approached not head on.
- Turning space inside dwelling entrance door, with adequate 300mm clear space to side of leading edge of door protected for 1800mm.
- Clear opening widths of 850mm to entrance door and to all internal doors.
- 1100mm x 1700mm space for wheelchair charging and storage.
- Adequate manoeuvre space in all rooms including bedrooms following guidance in AD M Volume 1.
- Suitable sanitary facilities with required access zones provided adjacent to the internal fixtures and fittings.
- All AD M4(3) adaptable units are designed so that they can be adapted to be fully accessible meeting M4(3) accessible dwelling standards.
- Refuse and recycling facilities will be designed and located to be accessible to as many people as possible, located where they can be reached without using steps and with the minimum practicable travel distance.

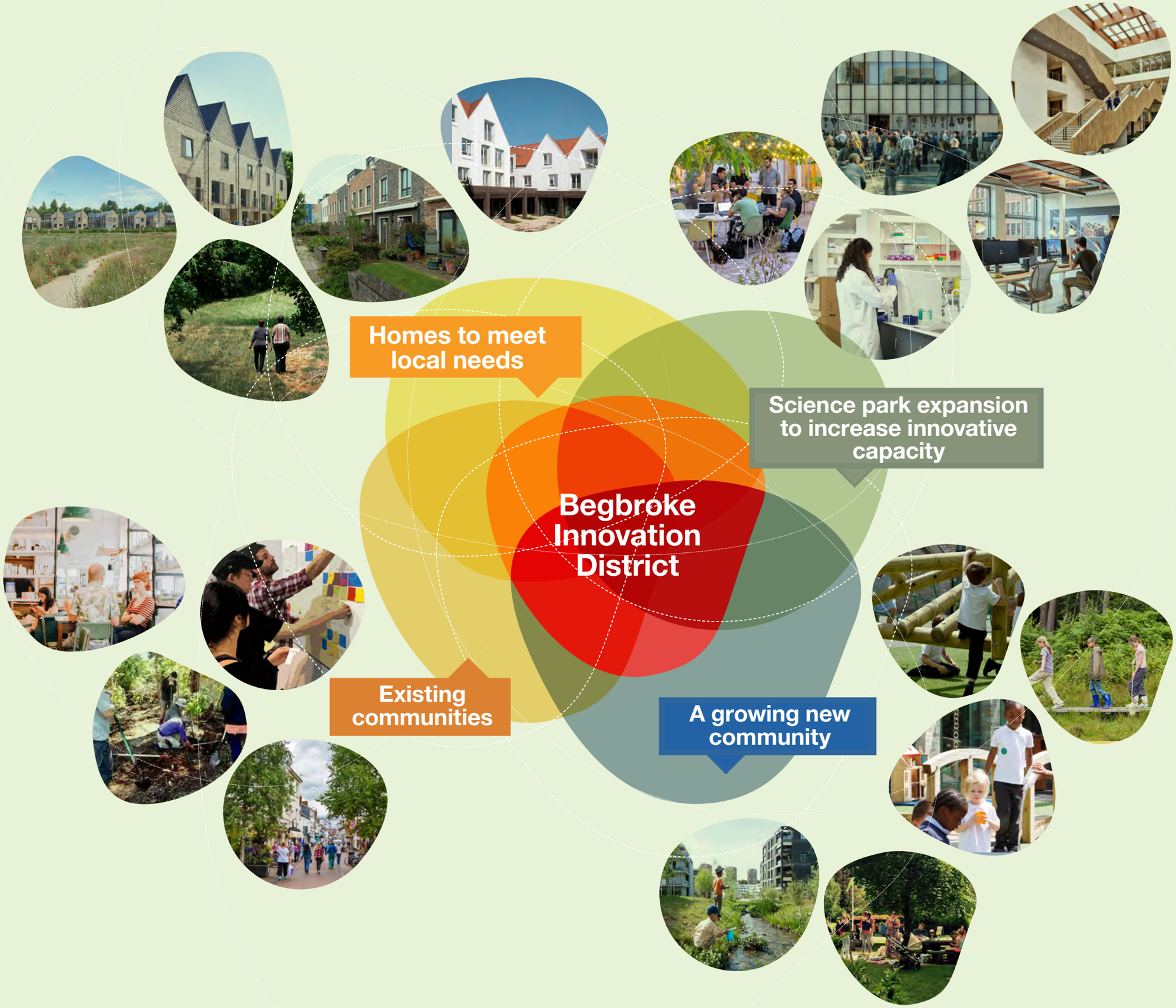
Non-residential buildings

- All non-residential buildings will be designed to be accessible for all following guidance provided in Approved Document M and BS8300:2018. This will include clear, identifiable entrances; logical internal layouts; step free access throughout the buildings; suitable sanitary facilities; internal décor and lighting plus adequate provision for safe evacuation of disabled people.
- Education buildings will also be designed with reference to additional guidance found in Building Bulleting 102 and 103 for mainstream and SEN schools plus Building Bulleting 100 referring to fire safety in schools.

12. Conclusion

From local needs to wider results, and back to local benefits, challenging national property development models through the journey.

12.1.Emerging from multiple needs



From diverse needs to an Integrated Community

The Begbroke Innovation District emerges as a result of multiple needs converging into a cohesive vision for an integrated community

Economic growth, technological advancement, sustainable development, and social connectivity, the district is being shaped into a 21st century contemporary village that caters to diverse stakeholders.

The integration of different elements, including businesses, research institutions, educational facilities, housing, and public spaces, fosters collaboration, knowledge exchange, and a sense of community.

12.2. Resulting in tangible benefits

(Indicative figures at this stage)

50%
open space

12 ha
nature conservation area

1,400m
Green Arteries

All homes and workplaces within 5 min of open space

An increase of
20%
in biodiversity

Community and public offer

with up to
6,000m²
Amenities

Such as:

- Community Building
- Farm shop
- Nursery
- Cafe & Restaurant
- Sports pitches
- Retail
- Gym
- Cookery school

155,000m²
Science and Employment space

1,800
Homes
50% Affordable

12 km
walking trails

neighbourhoods structured around
Living Streets
focused on people

One Multi-modal
hub

75 ha
new parks

5 ha
community farm

Space for primary and secondary schools

Artist-in-residence
& collaboration with local talent

Innovative inter-generational
playspace

8 km
SuDS
Sustainable Drainage Systems (SuDS)

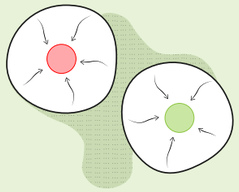
Deliver
Net Zero
buildings in operation

12.3. Shifting development models

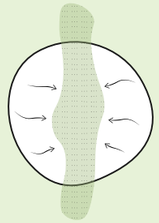
from...
current models based on:

to...
a 21st century
contemproary village:

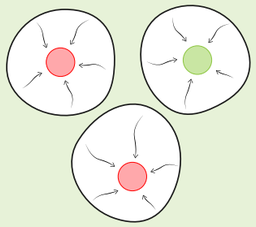
Green buffers



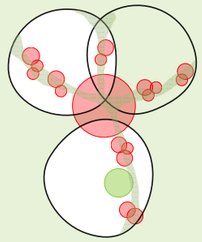
Green arteries



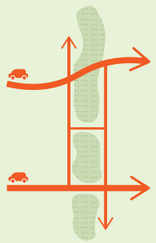
Independent Clusters



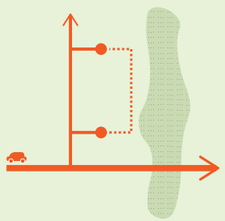
Engineering serendipity



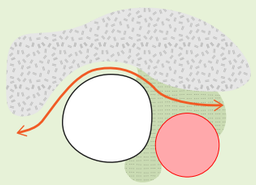
Car is the focus



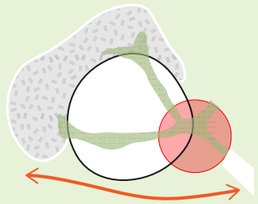
Car is a guest



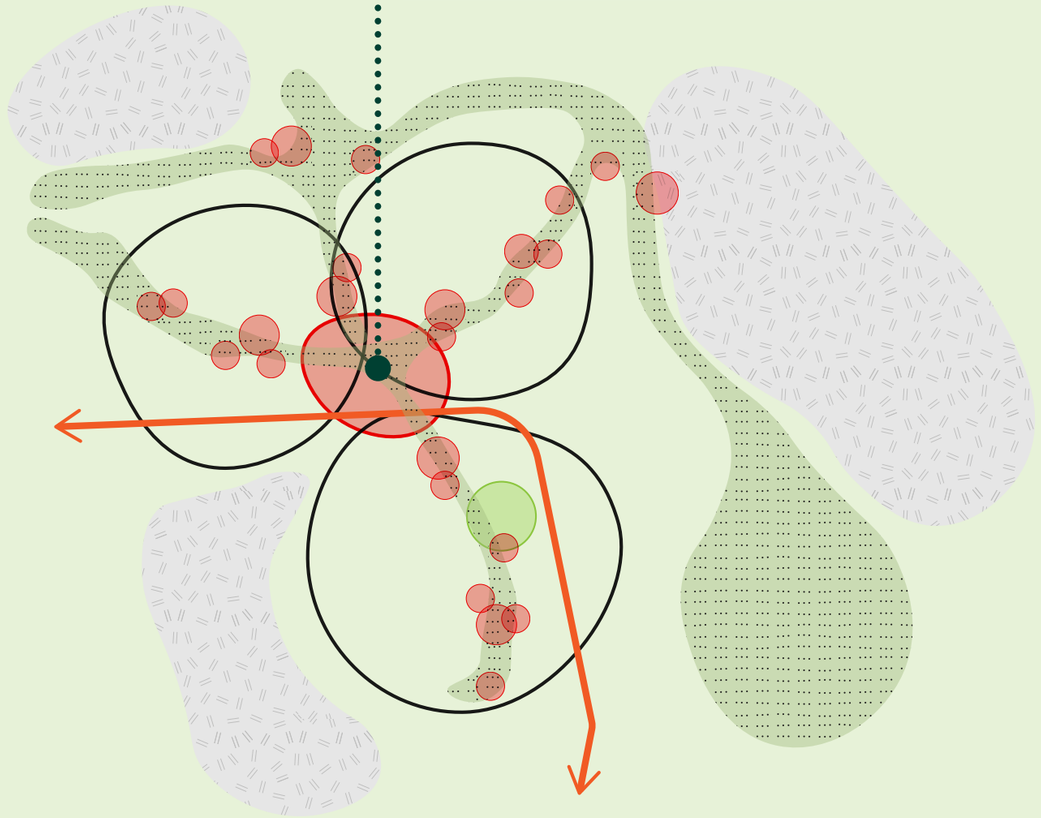
Isolated communities



Opening to Oxfordshire



Sharing...
...a local centre easily accesible for all communities within and surrounding the site
...parks and nature that are open to all
...routes for active travel connecting to all areas and communitites
...streets that are for people
...Begbroke
...Oxforshire



Begbroke Innovation District

Begbroke will be an innovation district both due to the activities taking place in it and by the ways in which it will be developed. It challenges standard models based on private vehicules, green wedges and isolated communities proposing shifts in development models that can cross over cutting-edge science, nature and village life benefiting them all, and that can also permeate into development modes and define new starndards for the 21st century.

12.4. Cultivating a place... from and for Oxfordshire

Cultivating a place...
to work and research

Cultivating a place...
to live next to nature

Cultivating a place... where a community can change the world

This is Begbroke.
A destination for local residents, for local communities, and for international business.
A gathering space and cultural hub, designed to facilitate collision.
A showcase of science and a meeting of minds.
A community in an extraordinary landscape, with homes that make sustainable living simple.
A mix of homes, a blend of uses, with shared gardens, shared cars, shared interests and shared infrastructure.
Canal and park. Biodiversity and beauty.
A place of graduates, families and teens. Stay at home, work from home.
This isn't work, it's discovery.
An Oxfordshire village. A global exemplar.
A place where anyone is welcome to live, to be part of the story.
To share in the mission.
To create a community that could change the world.

13. Appendix

13.1. Glossary

5YHLS	5-year housing land supply
AADT	Annual Average Daily Traffic flows
AAWT	Annual Average Weekday Traffic
ACMs	Asbestos Containing Materials
AEP	Annual Exceedance Probability
ALC	Agricultural Land Classification
AOD	Above Ordnance Datum
AQAL	Air Quality Assessment Level
AQMA	Air Quality Management Area
ATCs	Automatic Traffic Counts
BAU	Business As Usual
BGS	British Geological Survey
BID	Begbroke Innovation District
BIMP	Biodiversity Impact Assessment
BMS	Building Management Systems
BMV	Best and Most Versatile
BNG	Biodiversity Net Gain
BoCC	Birds of Conservation Concern
BPM	Best Practicable Means
BREEAM	Building Research Establishment Environmental Assessment Method
BRES	Business Register and Employment Survey
BS	British Standards
BSP	Begbroke Science Park
BSSS	British Society of Soil Science
CA	Conservation Area
CAMS	Catchment Management Strategy
CAR	Control of Asbestos Regulations
CCS	Considerate Constructors Scheme
CD&E	Construction, Demolition and Excavation
CDC	Cherwell District Council
CEMP	Construction Environmental Management Plan
CIBSE	Chartered Institution of Building Services Engineers
CIEEM	Chartered Institute of Ecological and Environmental Management
CIHT	Chartered Institute of Highways and Transport
CIL	Community Infrastructure Levy
CITB	Construction Industry Training Board
CLP	Construction Logistics Plan
CLPP1PR	Cherwell Local Plan 2011-2031 (Part 1) Partial Review - Meeting Oxford's Unmet Housing Need
CMIHT	Chartered Members of the Institute of Highways and Transportation
CMS	Construction Method Statement
CO^2	Carbon Dioxide
COMAH	Control of Major Accident Hazard
CPC	Contaminates of Potential Concern
CRTN	Control for Road Traffic Noise
CTMP	Constructions Traffic Management Plan
CWS	County Wildlife Sites
DAS	Design and Access Statement
DBA	Desk Based Assessment
DCMS	Department of Culture, Media and Sport
Defra	Department for Environment, Food and Rural Affairs
DHS	District Heating System
DLUHC	Department for Levelling Up, Housing and Communities
DMRB	Design Manual for Roads and Bridges
dpa	Dwellings per hectare
DSMP	Delivery and Servicing Management Plan
EcIA	Ecological Impact Assessment
EFT	Emissions Factor Toolkit
EHO	Environmental Health Officer
EIA	Environmental Impact Assessment
EMP	Ecological Management Plan
EPUK	Environment Protection UK
ES	Environmental Statement
FE	Form of entry
FFL	Finished floor levels
FRA	Flood Risk Assessment
FTE	Full Time Equivalent
GCN	Great Crested Newt
GEA	Gross External Area
GHG	Greenhouse Gas
GI	Green Infrastructure
GIA	Gross Internal Area
GLVIA	Guidelines for Landscape and Visual Impact Assessment
GP	General Practitioner
ha	Hectares
HDT	Housing Delivery Test
HEDBA	Historic Environment Desk-Based Assessment
HENA	Housing and Economic Needs Assessment
HER	Historic Environment Records
HESPR	Historic Environment Service Provider Recognition
HGV	Heavy Goods Vehicles
HLM	Hallam Land Management
HSE	Health and Safety Executive
IANL	Internal Ambient Noise Level
IAQM	Institute of Air Quality Management
ICOMOS	International Council on Monuments and Sites
IEMA	Institute of Environmental Management and Assessment
IHBC	Institute of Historic Building Conservation
ILP	Institution of Lighting Professionals
IUCN	International Union for Conservation of Nature
JNCC	Joint Nature Conservation Committee
JR	Judicial review
km	Kilometres
kW	Kilowatt
LAQM	Local Air Quality Management
LCA	Landscape Character Area
LCT	Landscape Character Type
LDV	Light Duty Vehicle
LED	Light Emitting Diode
LEMP	Landscape and Ecology Management Plan
LHA	Local Highways Authority
LNR	Local Nature Reserve
LNS	Local Nature Sites
LPA	Local Planning Authority
LPP1PR	Local Plan Part 1 Partial Review
LSOA	Lower-layer Super Output Area
LTCP	Local Transport and Connectivity Plan
LVIA	Landscape and Visual Impact Assessment
LWS	Local Wildlife Site
m	Metres
MCCs	Manual Classified Counts
MMA	Minor material amendment
MSW	Municipal Solid Waste
MVHR	Mechanical Ventilation with Heat Recovery
MW	megawatt
MWLP	Minerals and Waste Local Plan
NCA	Nature Conservation Area
NERC	Natural Environment and Rural Communities
NH3	Ammonia
NHLE	National Heritage List for England
NHS	National Health Service

NIA	**Net Internal Area**
NLCA	**National Landscape Character Area**
NMA	**Non-material amendment**
NMP	**National Mapping Programme**
NO^2	**Nitrogen dioxide**
NPPF	**National Planning Policy Framework (2021)**
NR	**Network Rail**
NSR	**Noise and Vibration Sensitive Receptors**
OAN	**Objectively Assessed Need**
OCC	**Oxfordshire County Council**
OGNA	**Oxfordshire Growth Needs Assessment**
OMH	**Open Mosaic Habitat**
OPP	**Outline Planning Permission**
OS	**Ordnance Survey**
OU	**University of Oxford**
OUD	**Oxford University Development Ltd**
OxCiCo	**Oxford City Council**
PIA	**Personal Injury Accident**
PM10	**Particulate matter with a mean hydraulic diameter less than 10µm**
PM2.5	**Particulate matter with a mean hydraulic diameter less than 2.5 µm**
PP	**Parameter Plan**
PPE	**Personal Protection Equipment**
PPG	**Planning Practice Guidance**
PRA	**Preliminary Roost Assessment**
RAMs	**Reasonable Avoidance Measures**
RMA	**Reserved matters application**
RPE	**Respiratory Protective Equipment**
RTG	**Resolution to grant**
S106	**Section 106**
SAC	**Special Areas of Conservation**
SDG	**Strategic Design Guidelines**
SFRA	**Strategic Flood Risk Assessment**
SHMA	**Strategic Housing Market Assessment**
SL	**Sandy Lane**
SO^2	**Sulphur Dioxide**
SOC	**Soil Organic Carbon**
SPA	**Special Protection Area**
SPD	**Supplementary Planning Document**
SPG	**Supplementary Planning Guidance**
sqft	**square foot**
sqm	**square metre**
SRP	**Soil Resource Plan**
SSAC	**Site Specific Assessment Criteria**
SSSI	**Site of Special Scientific Interest (often referred to as a 'Triple S I')**
SSSI	**Site of Special Scientific Interest**
SuDS	**Sustainable Drainage System**
TA	**Transport Assessment**
TCPA	**Town and Country Planning Act 1990 (as amended)**
TPO	**Tree Preservation Order**
UDP	**Unitary Development Plan**
UKAS	**The United Kingdom Accreditation Service**
ULH	**University Linked Housing**
ULR	**Upward Light Ratio**
UXO	**Unexploded Ordnance**
VDV	**Vibration Dose Value**
WCA	**Wildlife Conservation Act**
WFD	**Water Framework Directive**
WHO	**World Health Organisation**
WRMP	**Water Resource Management Plan**
WSI	**Written Scheme of Investigation**
ZoI	**Zone of Influence**
ZTV	**Zone of Theoretical Visibility**

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