

Oxford University Development

Begbroke Innovation District

Strategic Design Guide

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Hawkins\Brown
With
OKRA
RCKa
OOZE



Document history

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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.

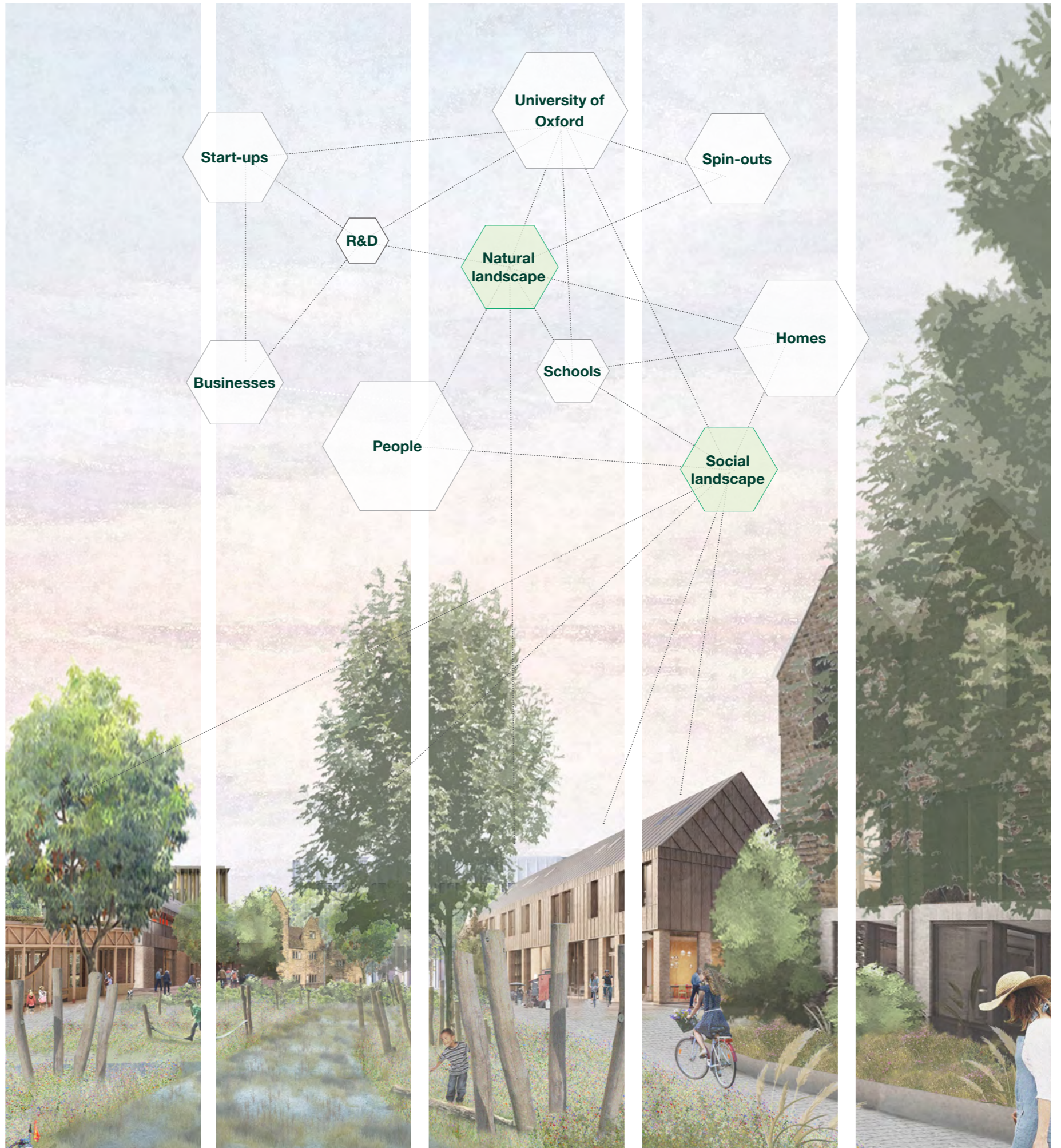
An innovation district is a mixed-use environment where the combination of academic researchers, start-ups, established companies, residents and visitors provides the critical mass and ecosystem services to support the growth of knowledge-based enterprises and the provision of social amenities that is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



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1. Introduction

1.1. Introduction

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 Strategic Design Guide is prepared in support of an outline planning application submitted by OUD to define the vision and design quality intended for the Begbroke Innovation District and to demonstrate that all technical matters have been fully assessed and addressed in the development proposals.

The principles defined in the planning application will guide future design work, including reserved matters applications, undertaken with key stakeholders and the local community.

This document seeks to ensure that the outline planning permission defines the vision and design quality intended for Begbroke Innovation District.

1.2. How to use this document

This Strategic Design Guide supports the Outline Planning Application for Begbroke Innovation District. It sets strategic guidelines that are applicable to all development pursuant to the outline planning application, and character guidelines that are applicable to specific areas of the site.

A brief would be prepared for each relevant section of the site. It is anticipated that a Neighbourhood Brief would be prepared for a defined area of land, with each Neighbourhood Brief applying the guidelines and principles identified in this document, along with the Development Specification and Parameter Plans to create a clear spatial framework that enables Reserved Matters Applications for individual parts of the site to come forward.

The Neighbourhood Brief will include a Design Guide that will inform the detailed design of proposals in future reserved matter applications within that section of the site. The guides will be prepared in accordance with this Strategic Design Guide. The guide will set out further key design principles that will inform the character of the relevant section of the site, and these may relate to the design and layout of the development and the external appearance of buildings.

The Brief would set out the expected landscape proposals, including the relationship to adjacent land. It will include landscape principles for areas surrounding each section of the site and to provide further details of any strategic landscape infrastructure which is being brought forward alongside the land in question. It is anticipated that the landscape proposals will evolve over time and will be updated and resubmitted alongside each Development Area Brief.

Neighbourhood Briefs and Reserved Matters Applications will be expected to substantially accord with the principles set out by this document, unless otherwise agreed with the local planning authority.

In terms of structure the document includes 3 main chapters:

- Chapter 2, Vision and Place Principles

Explains the Place Principles and the vision for the site. The purpose of this chapter is to provide the rationale and context for the guidance included in the following chapters.

- Chapter 3, Site-wide guidelines

Sets out the design guidance that will inform the subsequent stages of design development. These design guidelines will apply to each part of the Site.

- Chapter 4, Character - Places and Parks

This section sets out some illustrative design work that has been prepared for identified character areas. The details in this section illustrate how the design might come forward. The details shown in this section are not fixed and are for illustrative purposes only.

2. Vision and Place Principles

This chapter describes the Place Principles and the vision for the site. It provides the rationale and context for the guidance included in the following chapters.

2.1. A restorative landscape

The vision is to create a landscape-led masterplan where the site's environmental conditions, including the topography, hydrology or geology determine the layout and design of the masterplan. The site-wide guidelines and character principles set out in the following chapter suggest key considerations with this purpose as well as ways to incorporate natural and sustainable flooding systems thus creating a sustainable approach addressing climate change.

Another important ambition is to bring nature to people's doorstep. For that effect, the Parameter Plans and guidelines in the following chapter define a series of landscape corridors running through the centre of each neighbourhood and connecting them to larger green areas.

Biodiversity and ecological value are another key aspect of the vision in respect to the landscape. Strategic Design Guide in following chapters will set out principles to create a diversity of characters, scales and habitats, that will contribute to wider green ecological networks. Special mention should be given to the opportunities to establish sustainable agriculture and well-being activities and the subsequent chapter will elaborate on those as well.

Strategic Design Guide will also focus on lay strategies as these are a crucial part of the landscape design as they create opportunities to combine innovation education and intergenerational interaction with research, nature and sustainability.

Finally, the cultural offer, such as walking trails, public art, meanwhile uses and other placemaking interventions also form part of a restorative landscape and will be picked in site-wide and place character guidelines on chapters 3 and 4 of this document.





2.2. Engineering serendipity

Creating spaces for different communities to meet around landscape or amenity will foster casual encounters both science and social life can benefit from. The site-wide and character guidelines set out in the following chapters define ways in which these spaces should be created to maximise the opportunities for these encounters.

The existing Farmhouse present a great opportunity to create a place to meet defined by the character and built around a heritage asset and surrounding landscape. Guidelines will define ways in which detailed buildings and landscape design should work together to create a heart for the whole community, that is easily accessible from the surrounding villages, providing a focal point for different people to meet.

Equally important will be the use of landscape to congregate multiple uses on its edges providing yet more opportunities for synergies and cross-overs. Guidance will set out ways in which this should be done in future sages of design.

At a neighbourhood scale, central amenity and landscape will increase intergenerational social interaction and community-making. Relevant guidelines are provided in the two following chapters to ensure these spaces include multiple opportunities to meet your neighbours.

Variety in offer of places to dwell on, including landscape or different types of amenity will provide opportunities to meet with people with similar affinities.

2.3. Car is a guest

Prioritise active travel and limiting car movement to create better streets.

Rich and permeable cycling and walking networks will provide most direct movement alternatives between all areas across the site. This will ensure active travel is prioritised over vehicular movement.

A public transport connection, linking the site to the wider context is a critical strategy to reduce vehicular movement. Links to established infrastructure such as Oxford Parkway or even the potential

inclusion of a Rails Halt within site can contribute to the success of the Begbroke Innovation District. As these strategies tend to require time, investment and stakeholder coordination, the proposal will look for future opportunities opening as many options as practically possible.

The vehicular network including roads and shared-surface routes will be designed to give priority to cyclists and pedestrians whilst

ensuring access for cars, servicing, deliveries and waste collection to all areas of the site.

Parking and vehicular routes should be laid out in ways that facilitate the creation of living streets in residential neighbourhoods. (Detailed in following chapters).

The site-wide and character guidelines include the relevant strategies and level of details to ensure the right steps are taken at the early and subsequent stages of design.



2.4. Opening to Oxfordshire

Respect boundaries, connect to neighbours, and provide amenity for beyond our borders.

Opening the site to Oxfordshire and offering a new range of landscaped areas that are open and accessible to everyone is at the core of the vision for the Begbroke Innovation District.

Complementing this a new amenity offer will provide a new destination that is also open to everyone and invites people in.

The amenity offer will extend out of the existing science park that will also become open to everyone, thus fostering a community of communities that includes new and existing residents from within and outside the site.

To reinforce the integration between communities and to enhance the experience of navigating through the site and benefiting from the new landscape and amenity, a series of direct links will ensure the neighbouring villages are treated as part of the Begbroke community.

Beyond the surrounding communities, landscape and open spaces will form part of and contribute to wider ecology and environmental networks.

To contribute to a wider Oxfordshire character and identity, design will acknowledge and provide a positive response to its context, either by drawing references where appropriate and/or positively differentiating from it.

The site-wide and character chapters include guidance leading on to strategies ensuring the vision for an open accessible site that fosters integration with the immediate and wider context is taken forward by the next stages of the design.



2.5. Active stewardship

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

Critical for the success of the Begbroke Innovation District will be a long-term stewardship. A long-term ownership and resulting long-term view in the approach to management will put sustainability at the top of the priority list and ensure the vision and supporting strategies are brought forward.

Heritage and environmental assets are great assets. Nurturing, designing around them and inviting people to enjoy them is part of the long-term view to character and placemaking linked to the success of the proposals.

Equally important will be the public realm strategies, including arts and culture, early interventions or meanwhile uses. As such, proposals have started and will continue embedding them in, looking to create a place for all from early days and for the future.

Relevant guidance is provided in relation to character, sustainability, health and well-being and public realm to ensure an active stewardship is present at all relevant stages of design.



2.6. Applying the Place Principles

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

Begbroke Innovation District includes 15 key components, shown below, bringing the Place principles to life. The following chapters of this document provide guidance to ensure the quality of these spaces meet the ambitions set out by the Place Principles.



The arrival
O|C



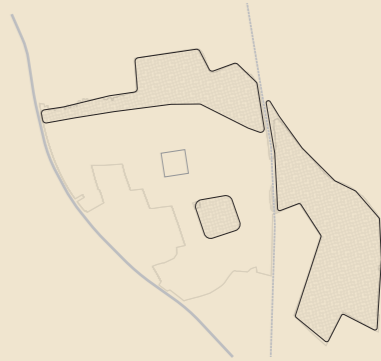
The Farmstead
E|O|S



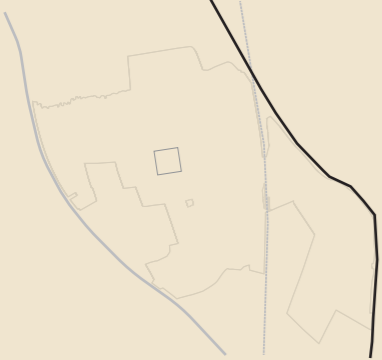
Green arteries
L|E|C



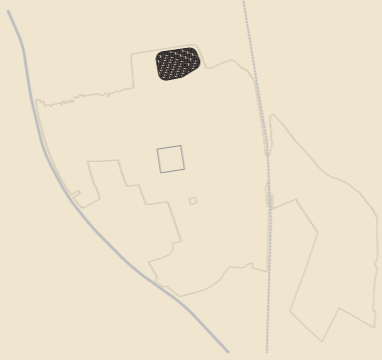
Farm link & innovation avenue
L|E|C



Parks
L|O|S



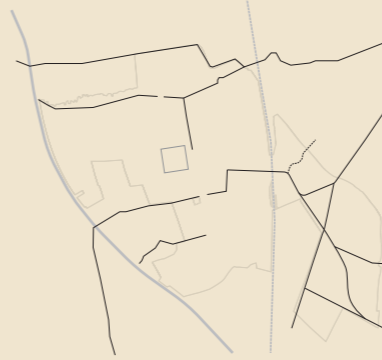
Canal
L|O



The community farm
O|S



The hedge
O|E



Lanes
O|S



Bridges
O|S



Landmarks
E|C



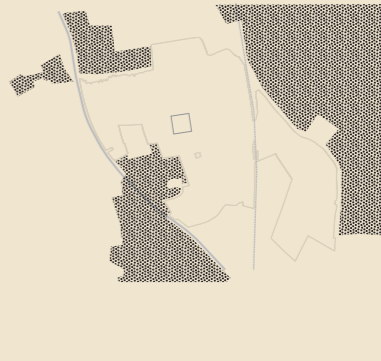
Schools
E|O|S



Living streets
C|L|E



Research & development
E|O



Neighbouring villages
O|E

3. Site-wide Design Guidelines

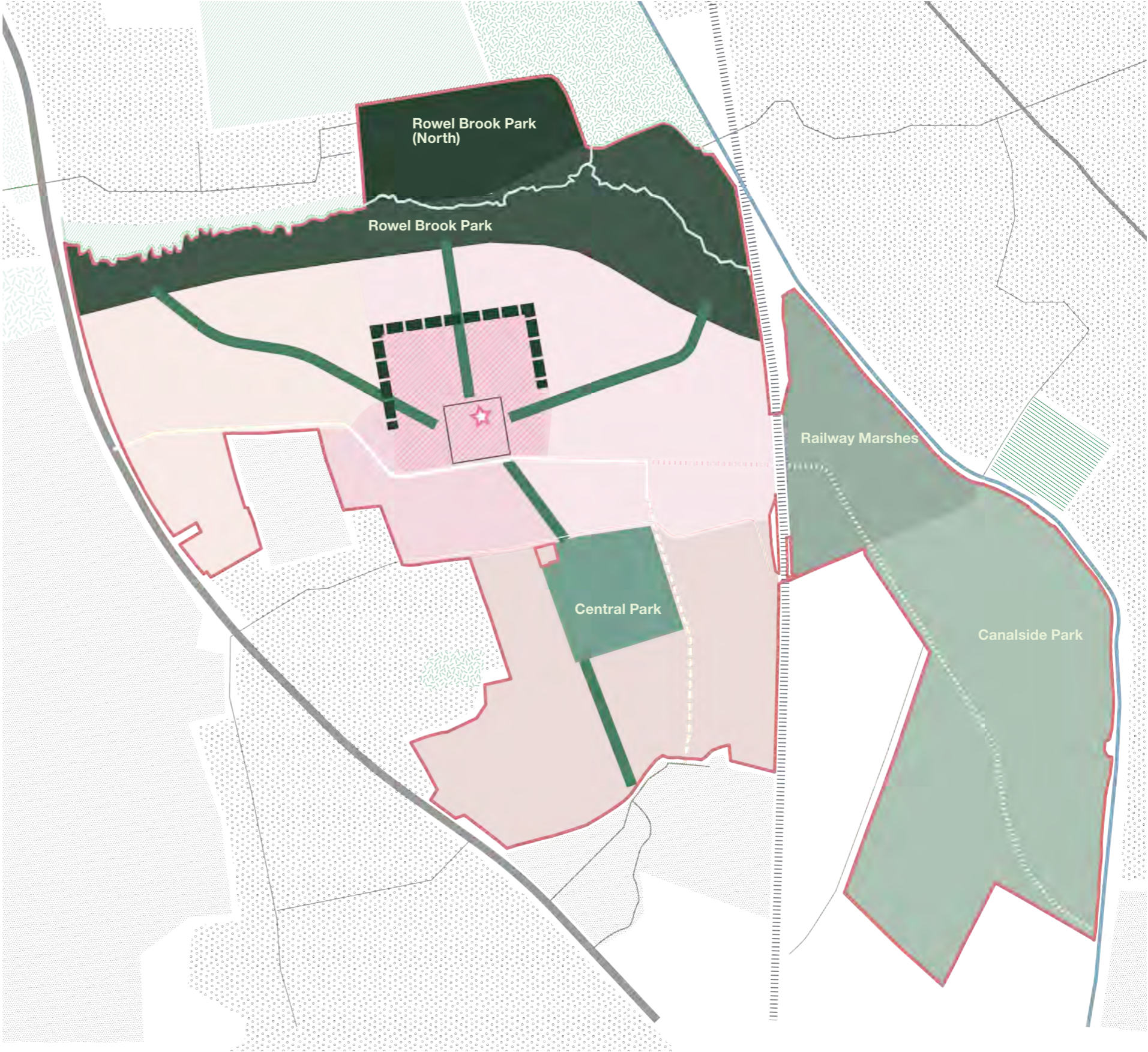
This chapter sets out key guiding principles in relation to critical topics bringing forward the Place Principles.

3.1. Landscape character, amenity and open spaces

A restorative landscape

Principles

- 3.1.1. Neighbourhood Briefs will identify long and short range views to create connections with existing built and landscape features.
- 3.1.2. Tree and plant selection should support native species, promote diversity and be responsive to local climate and geological conditions.
- 3.1.3. Landscape design should consider opportunities for habitat creation within the Lower Cherwell Valley Conservation Target Area in the north of the Site
- 3.1.4. Local fauna should be supported by providing features such as bird and bat houses, logs, rock piles and, insects hotels.
- 3.1.5. Connections to open spaces will be carefully designed to be direct, safe and pleasant.
- 3.1.6. Neighbourhood Briefs should identify points or areas providing access to nature.
- 3.1.7. Existing Public Rights of Way ('PRoW') within the Site should be retained or re-provided, alongside the creation of new informal pathways.
- 3.1.8. Landscape should be varied and include a range of distinctive characters.
- 3.1.9. Landscape offer should balance activity and programmed spaces with nature and regenerative zones.
- 3.1.10. Open spaces including parks, marshes and arteries should integrate into wider ecological networks.
- 3.1.11. The Green Arteries should bring landscape through the centre of each neighbourhood, and nature to the doorstep of residential and commercial areas.
- 3.1.12. Private and Public open space should be easily distinguishable, soft edges are welcomed.



Key

<ul style="list-style-type: none"> Application site boundary 	<p>Green Infrastructure</p> <ul style="list-style-type: none"> Green Arteries (Green corridors running through the centre of each neighbourhood) Rowel Brook Park (North) Rowel Brook Park Railway Marshes (Nature Conservation Area) Canalside Park Central Park 	<p>Local centre</p> <ul style="list-style-type: none"> Farmstead <p>Other features</p> <ul style="list-style-type: none"> Oxford canal Rowel brook Key vehicular routes Railway line Existing Science Park Existing Hedge (To be strategically thinned down)
<p>Neighbourhoods</p> <ul style="list-style-type: none"> Begbroke Hill Parkers Farm Foxes Cover Begbroke Science Park 		

3.2. Biodiversity

A restorative landscape

Principles

3.2.1. Existing biodiversity corridors should be strengthened with interventions targeted at ecological enhancement. Specific focus should be set on the Oxford Canal corridor and its strengthened contribution to Oxfordshire's Nature Recovery Network.

3.2.2. Existing ecological assets should be retained wherever possible with particular attention to the Oxford Canal corridor, Sandy Lane hedgerow, hedgerows with high ecological value and woodlands.

3.2.3. A wide range of bio types should be provided (such as woodlands, wet meadows, dry meadows, marshlands), Monitored and maintained in time to retain their ecological value.

3.2.4. Within the development, roads, pocket parks and courtyards should have a green planted character.

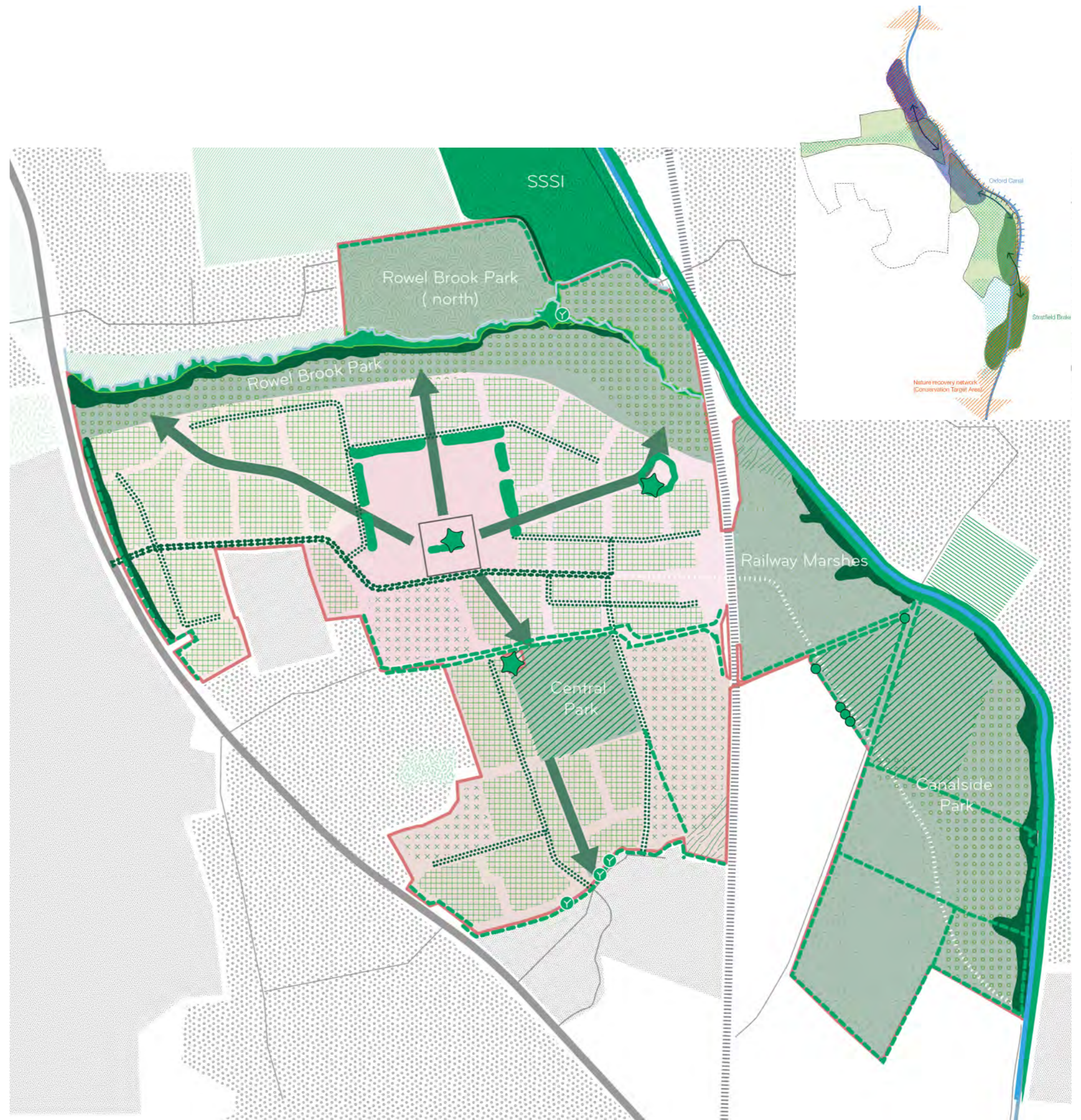
3.2.5. Planting should be composed in layers: ground covers, grasses, plants, shrubs and trees.

3.2.6. The planting palette should favour a healthy variety of native species, including trees that produce fruits and berries. The mix of species should aim to provide food for pollinators throughout the year and include species that are resilient to a changing climate.

3.2.7. Local fauna should be supported by providing strategically located solutions within the landscape as well as buildings including bird & bat houses, logs, rock piles, insects hotels, etc.

Key

Application site boundary	Railway Marshes (Nature Conservation Area)	Buildings suitable for bat roosting
Neighbourhoods	Canalside Park	Dense scrubland / grassland
Begbroke Hill	Central Park	Strengthened existing corridors
Parkers Farm	Begbroke Hill Road (East-west tree-lined route with multiple layers of planting)	Areas of reduced human access
Foxes Cover	Living streets (Residential streets including landscape islands)	Areas with moderate human access & activities
Begbroke Science Park	Secondary vehicular routes (Including roadside trees and multi-tiered planting verges)	Areas of programmed nature
Bio-diversity	School sites	Other features
Green Arteries (Green corridors running through the centre of each neighbourhood)	Woodlands	Oxford canal
Rowel Brook Park (North) (Including agricultural uses and allotment gardens)	Hedgerows	Rowel brook
Rowel Brook Park	Veteran trees	Key vehicular routes
	Trees suitable for bat roosting	Railway line



3.3. Sustainable drainage

A restorative landscape

Principles

3.3.1. Drainage systems should control surface water in close proximity to where it falls and replicate natural drainage as closely as is feasible.

3.3.2. Drainage layout should consider and utilise the existing topography as much as possible.

3.3.3. Piped and engineered solutions should be minimised.

3.3.4. Priority should be given to retention and direct infiltration. This can be achieved through the implementation of open-air Sustainable Drainage Systems (SuDs) such as infiltration swales, rain gardens, and permeable paving.

3.3.5. Sustainable urban drainage systems will be designed as attractive features and surrounding landscape, and take into account environmental and archaeological sensitivities.

3.3.6. Green Arteries should constitute the primary drainage feature of the development.

3.3.7. SuDs should be designed to maintain effective hydraulic performance while accommodating active uses where feasible as well as refuge for flora and fauna.

3.3.8. Retention basins should be located outside flood zones and have sufficient capacity to accommodate expected runoff volumes. The shape of the basin should follow the contour lines to minimise impact on existing gardens.

Key

Application site boundary

Living streets
(Residential streets including landscape islands)

Other features

Oxford canal

Rowel brook

Key vehicular routes

Railway line

Neighbourhoods

Begbroke Hill

Parkers Farm

Foxes Cover

Begbroke Science Park

Secondary vehicular routes
(Potentially including landscaped rain gardens)

Existing water systems (main rivers)

Existing water system flow direction

Rainwater flow direction

Indicative Retention basins outlets

SuDS solution for flood mitigation

Potential for direct infiltration

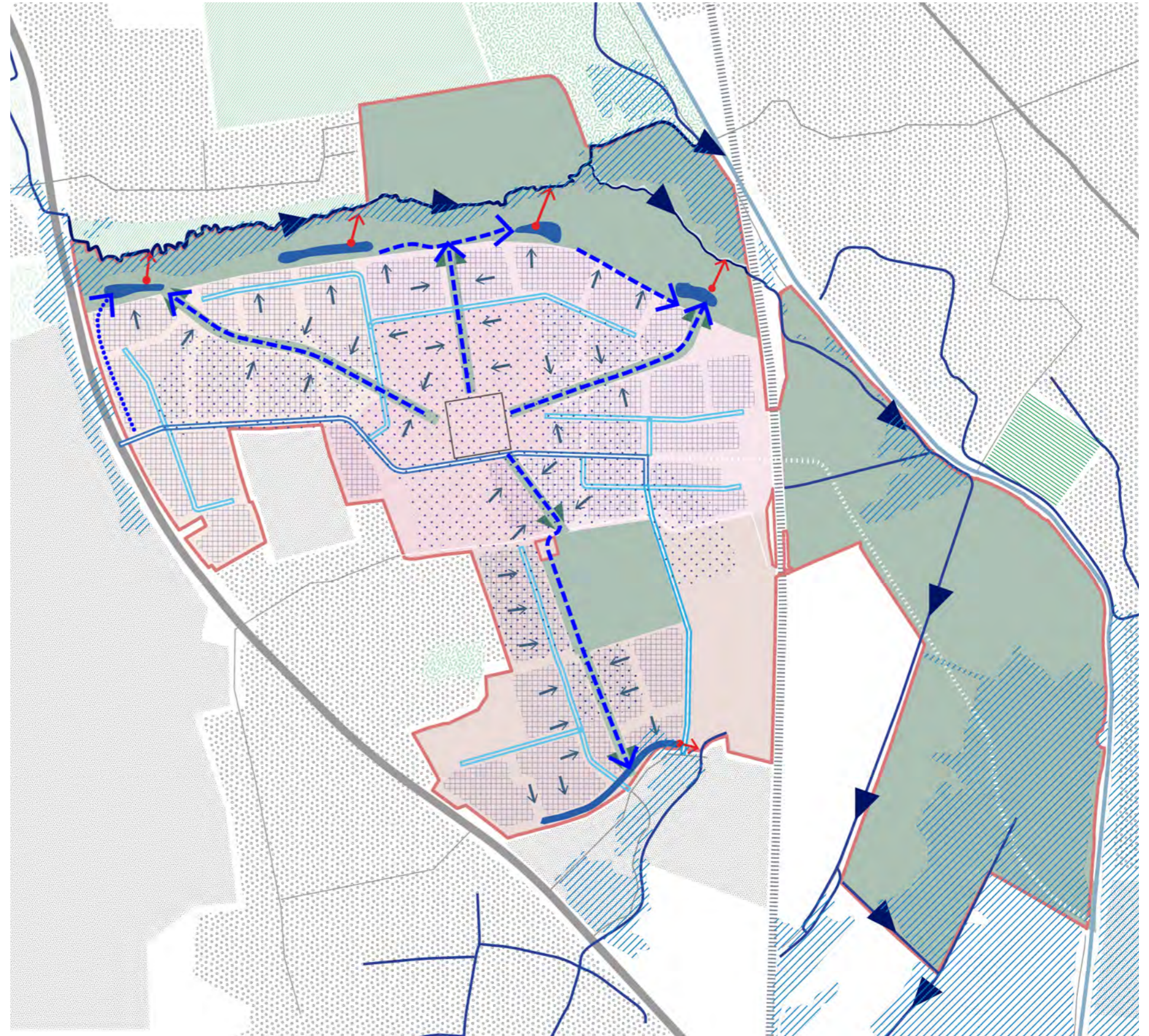
Indicative Retention Basins

Revised flood extent

SuDS

Green Arteries
(Green corridors including SuDS running through the centre of each neighbourhood)

Begbroke Hill Road
(Potentially including landscaped rain gardens)



3.4. Play strategy

A restorative landscape

Principles

3.4.1. Play should be integrated both into the built environment and larger open spaces, forming a cohesive network with abundant opportunities.

3.4.2. The approach to play should be innovative and encourage people of all ages and abilities to participate.

3.4.3. The character and materiality of playspaces should be predominantly natural and reflect nearby features and uses.

3.4.4. Play should include activities such as sports, fitness and active forms of recreation.

3.4.5. Clearly defined equipped play area should be integrated within each neighbourhood.

3.4.6. Focus should be placed on integrating play along routes to schools and the local centre.

3.4.7. Opportunities to include themes of science and research should be taken into account, especially for play spaces in close proximity to the Begbroke Science Park.

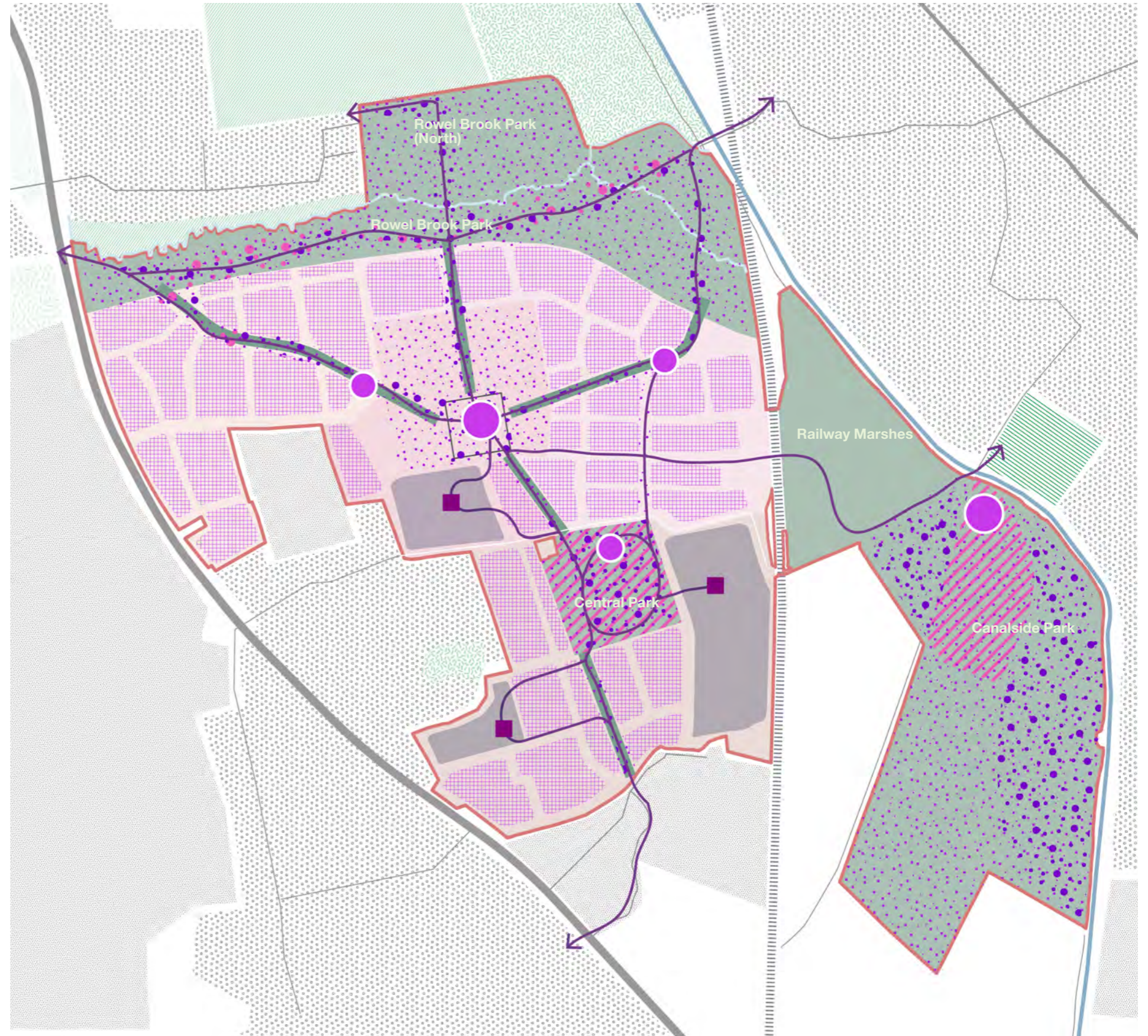
3.4.8. Play interventions in the Canalside Park should be inspired by the canal and the movement of water.

3.4.9. Formal and active sport and play should be concentrated in the Canalside Park. If formal sports are to be implemented they should seamlessly blend into the landscape, minimising disruptive features such as flood lights and fencing

3.4.10. If additional amenities such as parking, changing rooms or toilet facilities are necessary to support formal sports and play, they should be reduced to a minimum, be combined as much as possible and have a low key character and blend within the landscape.

Key

 Application site boundary	 Living streets (Residential streets with pedestrian focus offering safe areas for unequipped play)	 School sites
Neighbourhoods	 Active-scape (Network of connected play/sport spaces and features)	 Oxford canal
 Begbroke Hill	 Informal sports (Indicative location of exercise stations)	 Rowel brook
 Parkers Farm	 Formal sports (Indicative location of sport fields integrated into landscape with no or limited flood lights and no close fencing)	 Key vehicular routes
 Foxes Cover		 Railway line
 Begbroke Science Park		
Play		
 Green Arteries (Green corridors including play areas running through the centre of each neighbourhood)		



3.5. Edge treatment

A restorative landscape

Principles

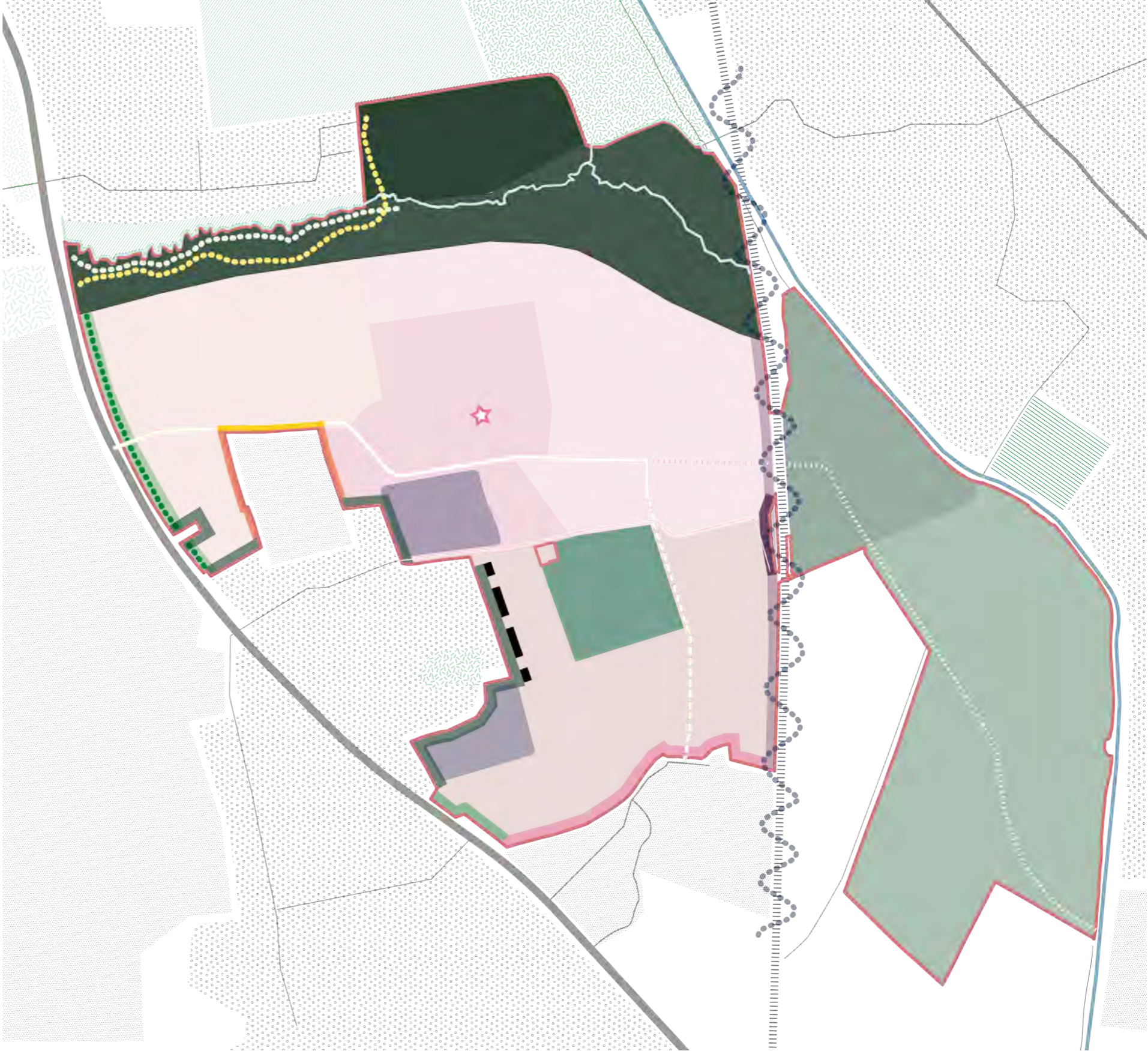
3.5.1. The setting of Yarnton, Begbroke and Kidlington will be protected by landscaped corridors with planting in strategic locations to screen and filter views.

3.5.2. The proposed planting aims to filter/screen views of the Proposed Development.

3.5.3. Development should be set back and breaks in massing should be introduced, to create buffers with permeable edges where development interfaces with neighbours.

3.5.4. Areas next to emerging planned development should look to connect routes and/or green infrastructure where practical.

3.5.5. Buffers should consider landscape features and planting over 'hard' barriers such as acoustic fences, to safeguard the visual quality and amenity of neighbouring residences.



Key

- Application site boundary
- A44 Existing Planting
- A44 Development Setback
- Main frontage to neighbours
- Considered back edge to neighbours
- Setback from landscape features
- Setback from neighbours
- Setback from Railway Line
- Railway line acoustic mitigation
- Setback from existing houses - Yarnton
- Building Line Permeability
- School Site Locations
- ★ Farmstead
- Oxford canal
- Rowel brook
- Key vehicular routes
- ||||| Railway line

3.6. Activity and use

Engineering serendipity

Principles

3.6.1. Neighbourhood Briefs will identify where active frontages and/or where specific frontage scale and character should be provided.

3.6.2. All buildings will contribute positively to the street or space and should be in scale and proportion to each other and their function.

3.6.3. Blank walls to frontages or fences onto accessible open space should be avoided where practical.

3.6.4. Planting and garden walls will be carefully designed to work as a united composition while providing variety and interest.

3.6.5. Active and vibrant frontage should be encouraged where possible.

3.6.6. Activity should be focused around The Farmstead, with smaller clusters located across the site, to create an inclusive local centre that is easily accessible to the whole site and the wider context.

3.6.7. A mix of uses should be distributed along the edges of main public realm spaces, to create overlaps between different communities.

3.6.8. Green arteries should connect a diversity of uses together, to provide a green network converging at the local centre.

3.6.9. R&D uses should grow out of the existing science park, to harness and expand the existing innovation core.

3.6.10. Residential development should be distributed in proximity to larger open spaces, to facilitate access to nature.

3.6.11. Homes should front onto streets and open spaces to provide security and natural surveillance.

3.6.12. The Proposed Development will be easily navigable and with a clear sense of orientation.

Key

Application site boundary

Central Park

Other features

Neighbourhoods

Indicative area where a mix of uses should be considered

Oxford canal

Indicative area for amenity

Rowel brook

Existing Science Park

Indicative expansion of the science park

Key vehicular routes

Railway line

Area in closer proximity to nature

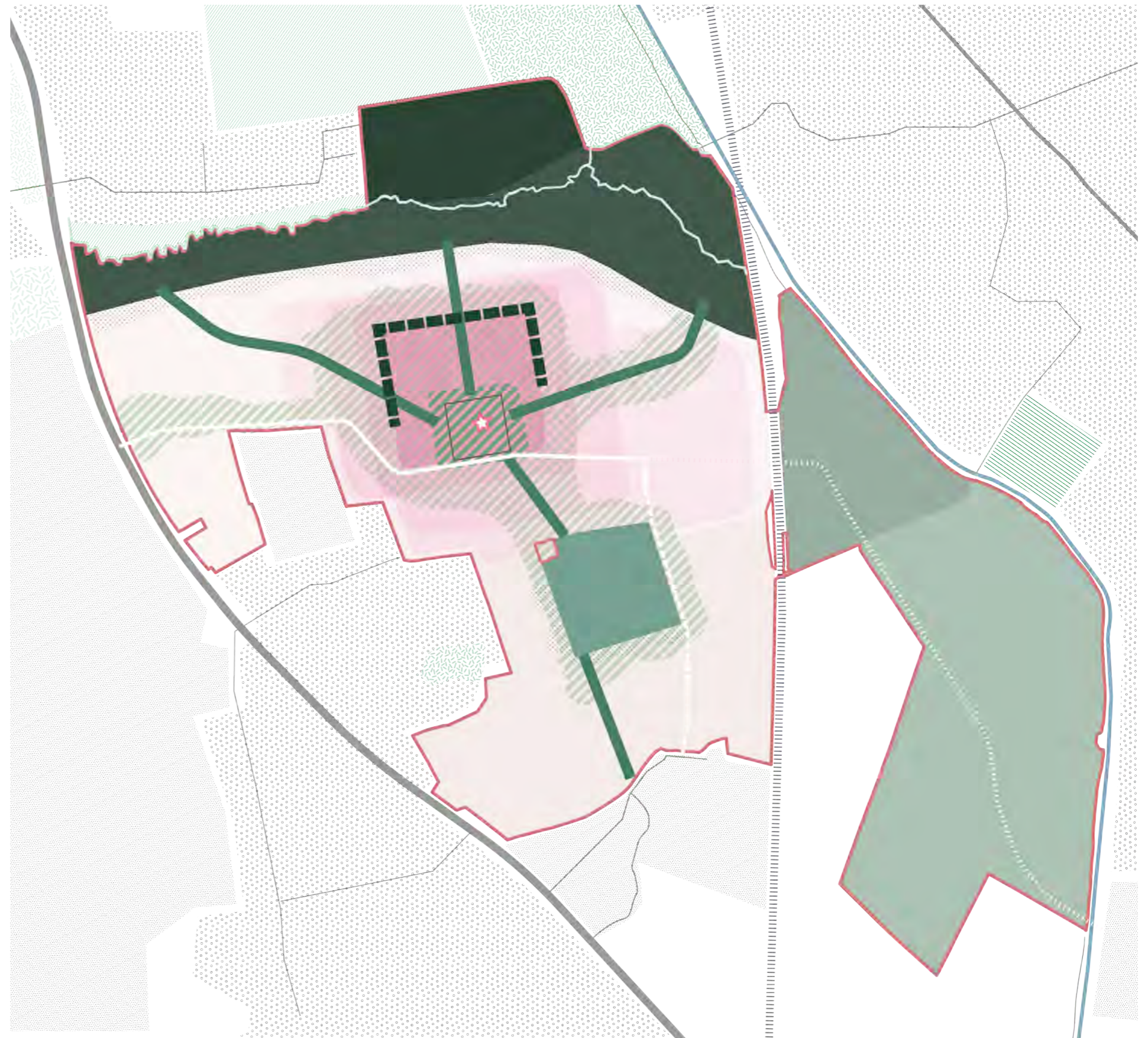
Existing hedge to be strategically thinned down

Activity & Use

Farmstead

Green Arteries

(Green corridors with dwelling, play and landscaped areas running through the centre of each neighbourhood)



3.7. Placemaking

Engineering serendipity

Principles

3.7.1. Landmark features or buildings should contribute to the legibility of the built form, assist with orientation and way finding and reinforce the sense of place.

3.7.2. Existing features (be them buildings or landscape or other elements such as walls or low walls) could be used as landmarks.

3.7.3. Early interventions marking and guiding future development should be considered, to create visual relationships and connections before the proposal is completed.

Key

Application site boundary

Neighbourhoods

- Begbroke Hill
- Parkers Farm
- Foxes Cover
- Begbroke Science Park

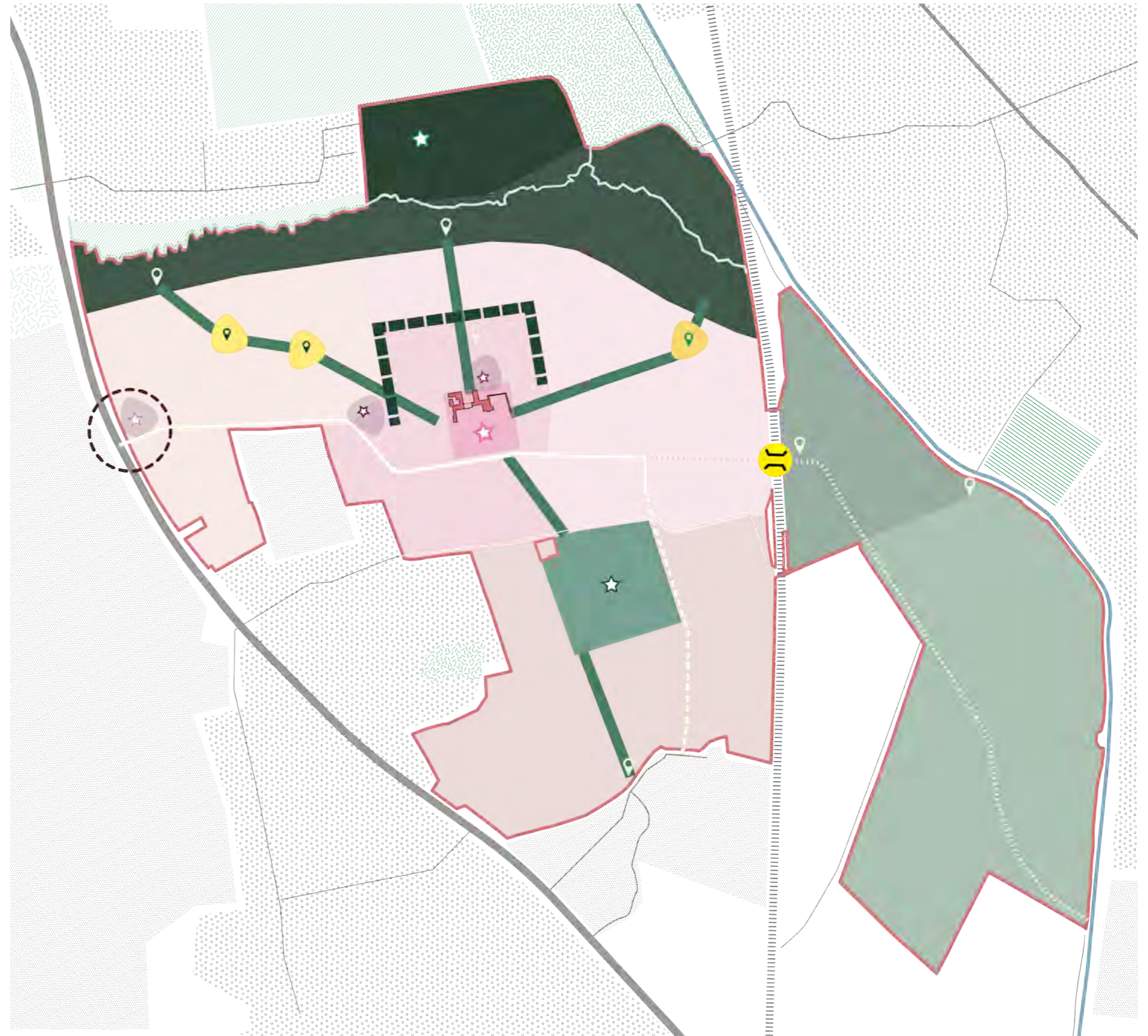
Placemaking

- Farmstead
(Collection of buildings and spaces at the centre of the site)
- The Gatehouse
(Landmark building)
- Welcome Building
(Landmark building)

- Central Park
- Begbroke Hill Artery
(Green corridor with dwelling, play and landscaped areas running through the centre of the neighbourhood)
- Parkers Farm Artery
(Green corridor with dwelling, play and landscaped areas running through the centre of the neighbourhood)
- Farm link & innovation avenue node
(Intersection between two main movement routes)
- Rowel Brook Park (North)
- Indicative location of a community farm
- Indicative landscape nodes
- Railway Bridge
- Primary Site Entrance
- Nodes anchored by built forms
- Nodes within Green Arteries

Other features

- Oxford canal
- Rowel brook
- Key vehicular routes
- Railway line
- Existing hedge to be strategically thinned down
- Green Arteries



3.8. Movement

Car is a guest

Principles

3.8.1. The movement network should consider pedestrians and cyclists first and foremost.

3.8.2. Vehicular network should permeate through all areas of the site but a more direct active route should be provided.

3.8.3. Vehicular routes should avoid crossing green arteries and open spaces.

3.8.4. The cycling and pedestrian network will extend to link to the surrounding villages.

3.8.5. Bus stops should be located to serve the greatest possible catchment area, with the aim of each residence or place of work being within a 5 minute walk from one.

3.8.6. Enabling a future public transport connection to Oxford Parkway should be considered. Although it has to be noted it would run via third party land (site PR7b across the Oxford Canal)

3.8.7. Residential streetscapes should be 'living streets' that allow space for leisure, play and landscaping by reducing the spatial impact of the car.

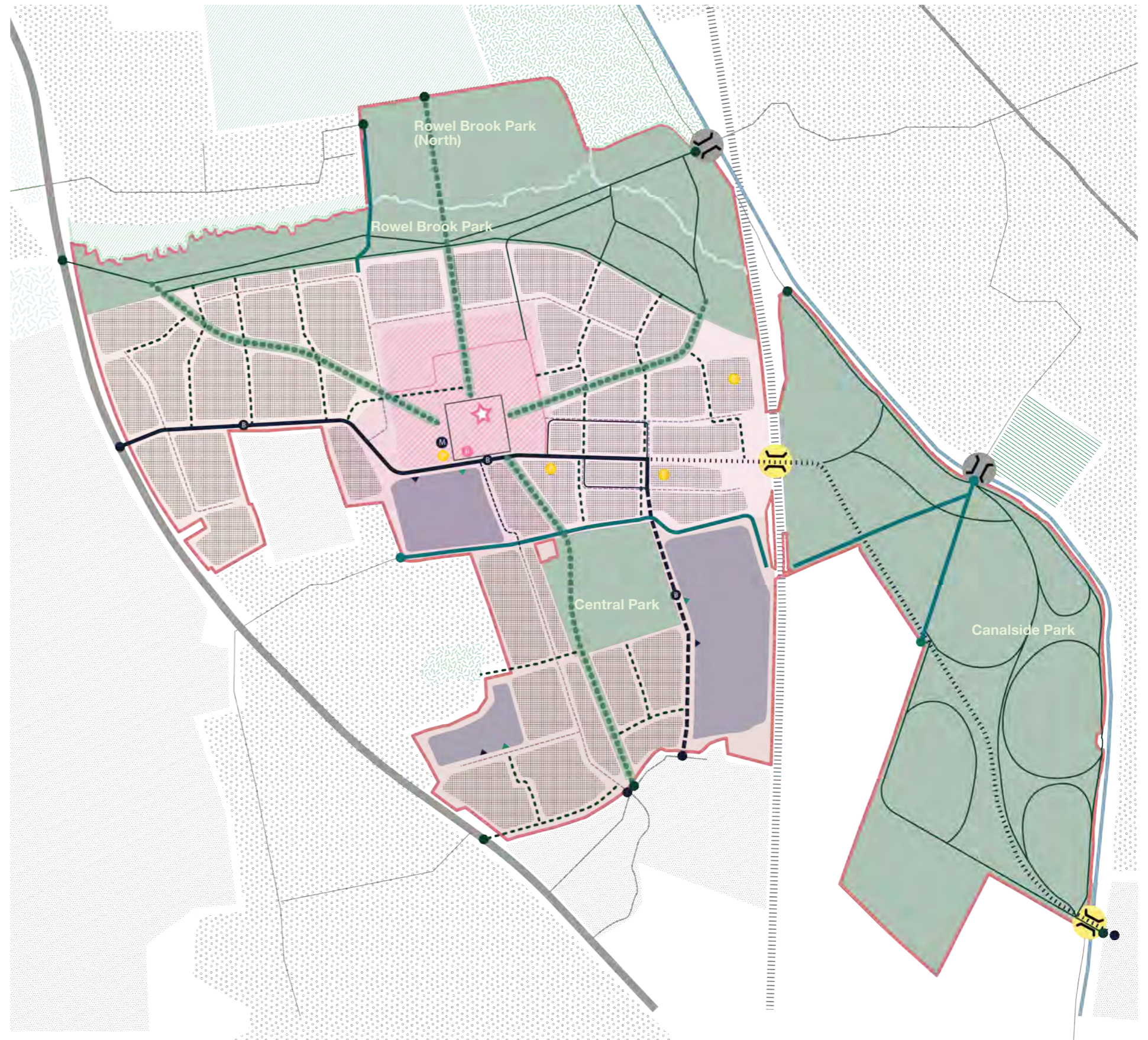
3.8.8. Multi-storey car parks that serve the local centre should be positively incorporated into the streetscape and their visual impact minimised. The mobility hub should be a positive element of the civic space and not hidden away. It should be located as to be highly convenient and accessible.

3.8.9. Road layout, in particular the primary route, should allow vehicles to loop around secondary routes, to avoid dead ends and 180 degree turns.

3.8.10. Vehicular movement between neighbourhoods could be restricted where practical, to reduce trips and encourage active travel.

Key

Application site boundary	Canalside Park (Including active mobility loops)	Science Park Service Route (Upgraded and extended existing vehicular access).
Neighbourhoods	Central Park (Including active mobility pathways and a loop to activate the park)	Existing Science Park (Including upgraded landscape).
Begbroke Hill	Pedestrian Network (Indicative transversal network of pedestrian routes through neighbourhoods)	Connections to wider vehicular network
Parkers Farm	Landscape Network (Indicative network of recreational pedestrian / cycle trails through the landscape and parks)	Connections to wider active mobility network
Foxes Cover	Mobility Hub	Indicative new Bridge Locations
Begbroke Science Park	Begbroke Hill Extension 01 Public transport route	Existing Bridge Locations
Movement	Begbroke Hill Extension 02 (Indicative cycling and pedestrian route safeguarded for potential public transport route to link to Oxford Parkway)	Indicative location of commercial parking
Green Arteries (Green corridors including active movement running through the centre of each neighbourhood)	Secondary Vehicular Routes	Indicative Short Stay Parking
Begbroke Hill Road (Enhanced and extended to the existing Begbroke Hill road including cycle, pedestrian and vehicular movement).	Controlled Vehicular Routes (Existing vehicular route adapted to pedestrian/cycle route including controlled vehicular access where required)	Indicative Bus stop
Living Streets (Pedestrian- and cycling- priority residential streets)	Vehicular Loops (Indicative location or routes enabling vehicles to turn back avoiding roundabouts or 180 degree turns)	Proposed School Sites
Rowel Brook Park (North) (Including active mobility routes providing access to the community farm and allotments).		Indicative Vehicular Entrance to School Sites
Rowel Brook Park (Including trails)		Indicative Pedestrian Entrance to School Sites
Railway Marshes (with limited accessibility to the nature conservation area)		Other features
		Farmstead
		Oxford canal
		Rowel brook
		Key vehicular routes
		Railway line



3.9. Character and identity

Opening to Oxfordshire

Principles

3.9.1. The character and layout of each area should be informed by the landscape. Neighbourhood Briefs will identify the character of each relevant area.

3.9.2. The design and character of buildings should contribute to the overall identity of the Proposed Development.

3.9.3. There should be formal and defined transition between each character area by means of landscape and views.

3.9.4. The Proposed Development should appropriately relate to and respect the existing villages, including Yarnton, Begbroke and Kidlington.

3.9.5. The landscape and public realm design of each area should draw its

character from its specific context, history, or uses - e.g. forest areas, old farms or residential areas.

3.9.6. Each area should develop an architectural character emerging from the site history and / or uses that could either reflect or positively contrast the existing character of nearby built development.

3.9.7. A gradation of built development scales should be used to develop neighbourhood characters, with a transition of scale from the dense centre to the open green spaces of the green belt.

3.9.8. Each neighbourhood should seek to provide a healthy mix of uses and tenures.

Key






Begbroke Hill

Begbroke Hill is the gateway neighbourhood to the site that initiates the sequence of arriving into Begbroke. While the neighbourhood is primarily residential, it has a transitional quality from the natural woodlands of Rowel Brook Park to the more urban local centre. This transition from urban to rural is managed through built form but more literally via the green artery that passes through the neighbourhood en route to Rowel Brook Park. It is from the woodland in the park from which the character of the neighbourhoods characterful landscape is derived.

Parkers Farm

Parker's Farm is a mixed use neighbourhood that is home to much of the new innovation and commercial use that expands out from the existing Begbroke Science Park. The neighbourhood however also accommodates residential use that reaches out towards Rowel Brook Park. The green artery that converges upon the old farm itself, has a role in connecting the neighbourhood to the local centre but also Kidlington (via Roundham Lock) and Rowel Brook Park. It also constitutes a piece of public realm inhabited by mixed communities

Other features

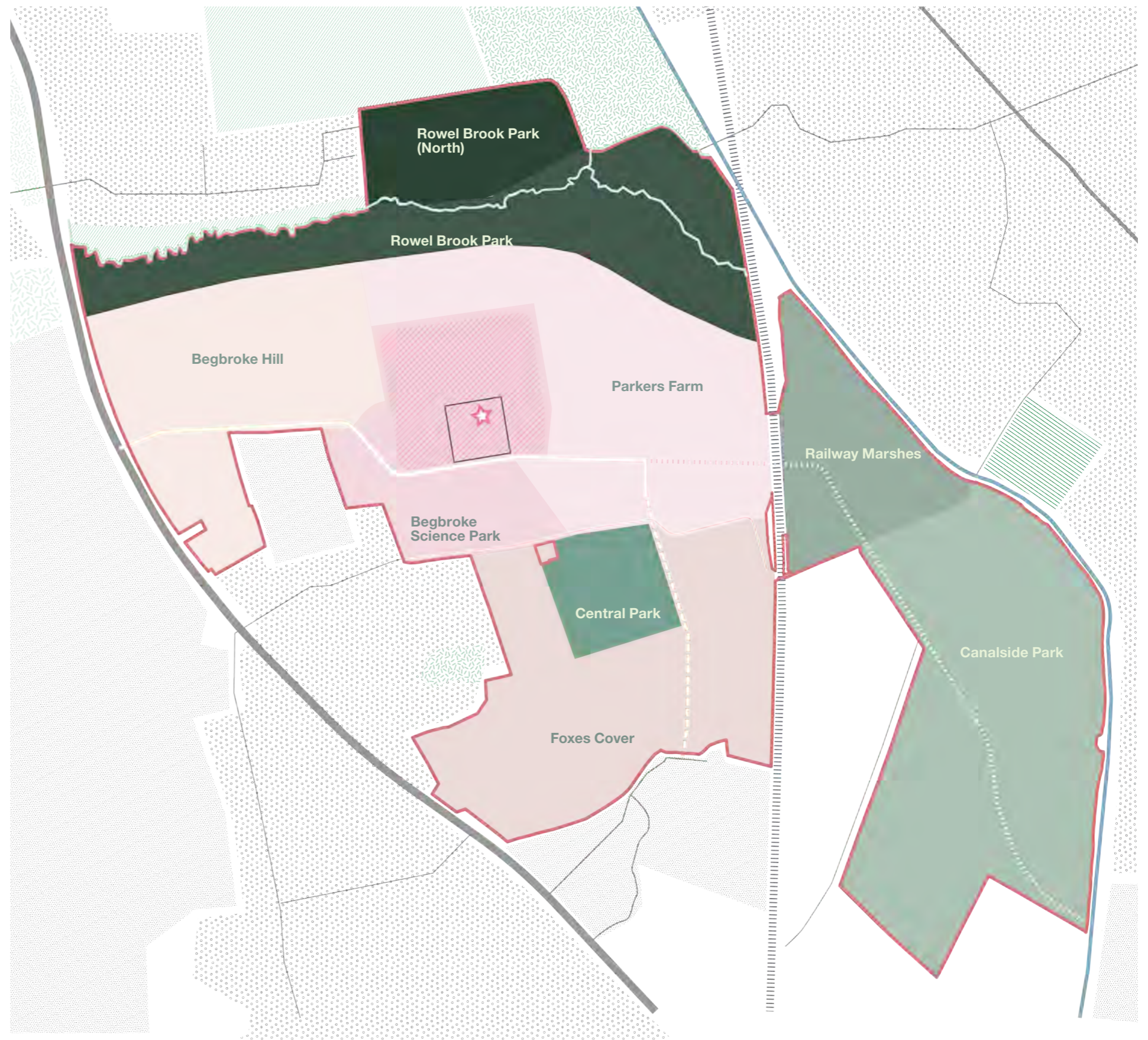
-  Farmstead
-  Oxford canal
-  Rowel brook
-  Key vehicular routes
-  Railway line

Foxes Cover

Foxes cover sits in the Southern part of the site. The neighbourhood has a smaller urban scale to it, and forms a quieter residential area. Smaller interventions and public spaces should still create the opportunity for community making alongside the larger shared space of Central Park which acts as the focal point for a range of residential typological and tenures as well as a mixing bed for the neighbourhoods schools.

Begbroke Science Park

Begbroke Science Park is the central neighbourhood of the scheme primarily made up of the expansion to the existing science park itself. This is the urban centre of the site and the building footprints reflect the larger scale of the existing commercial uses. Being the convergence point from which all the neighbourhoods feed in, this is the most densely mixed neighbourhood with residential mixing with research and development as well as a rich array of amenity uses and a school adding further variation to the area that centralises itself around the existing farmhouse and newly proposed public square,



3.10. Heritage

Active stewardship

Principles

3.10.1. The setting of heritage assets will be preserved, and where possible, enhanced.

3.10.2. New development will be appropriately scaled in relation to adjacent heritage elements, including Begbroke Farm House (Grade II listed) and views towards St Mary's Church in Kidlington.

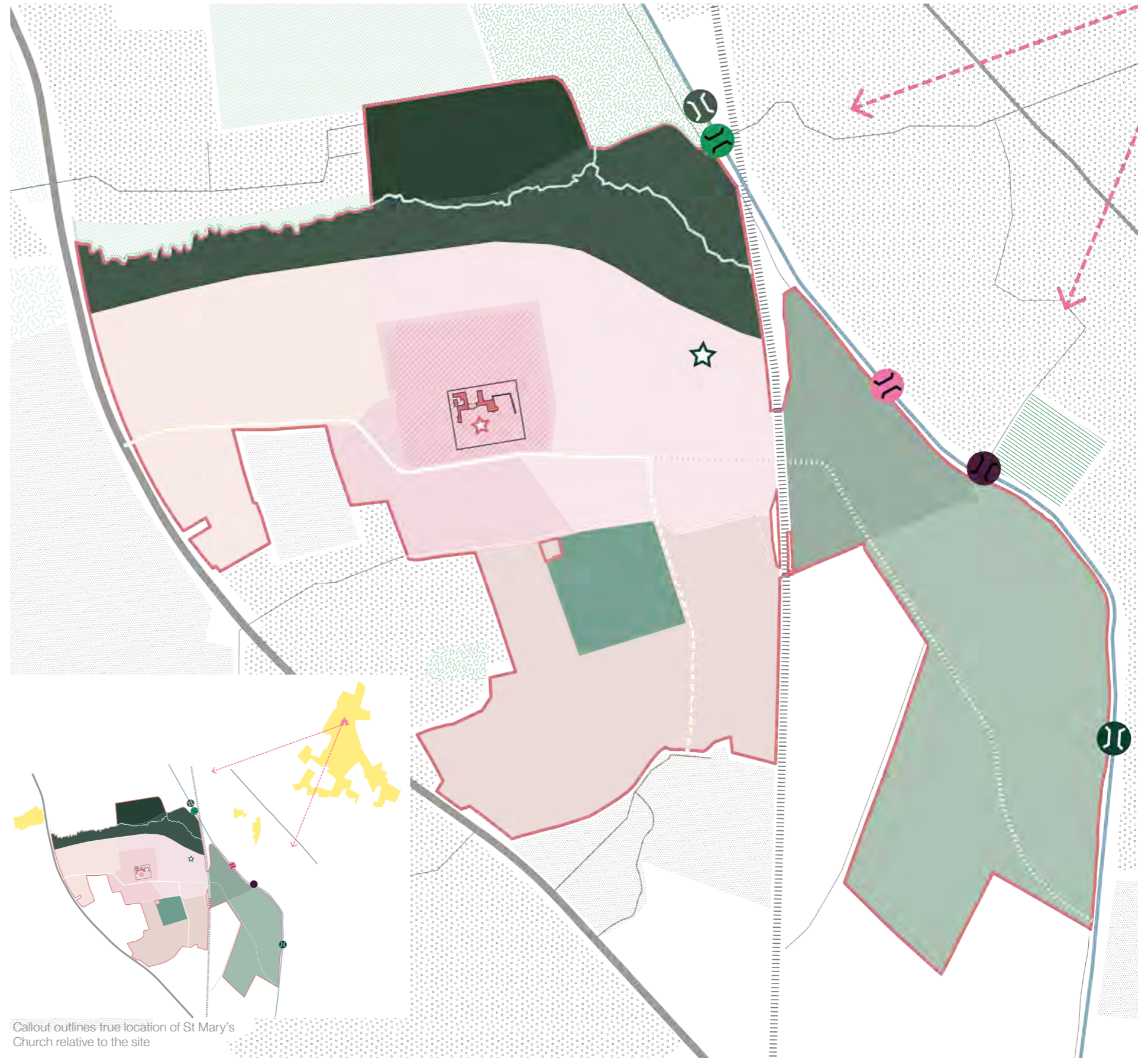
3.10.3. Where heritage assets have distinctive attributes, adjacent development should relate to these.

3.10.4. If the above criteria are satisfied, an active frontage relationship should be employed.

3.10.5. Landscape corridors between Begbroke Science Park and the Proposed Development must be attractive and positive spaces.

Key

- | | | |
|--|--|--|
| <ul style="list-style-type: none"> — Application site boundary | <p>Other Historical Features</p> <ul style="list-style-type: none"> Roundham Lock Roundham Bridge Kidlington Lock Parkers Farm Conservation Area (Cherwell Planning Conservation) | <p>Other features</p> <ul style="list-style-type: none"> Oxford canal Rowel brook Key vehicular routes Railway line |
| <p>Neighbourhoods</p> <ul style="list-style-type: none"> Begbroke Hill Parkers Farm Foxes Cover Begbroke Science Park | <p>Views</p> <ul style="list-style-type: none"> Mary's Church, Kidlington (symbol location is diagrammatic and not literal) Indicative view to St Mary's Church | |
| <p>Heritage</p> <p>Grade II Listed Features</p> <ul style="list-style-type: none"> Farmhouse & Christian Building Farmstead <p>Grade I Listed Features</p> <ul style="list-style-type: none"> Bullers Bridge Yarnton Bridge | | |



Callout outlines true location of St Mary's Church relative to the site

3.11. Building design

Active stewardship

Principles

3.11.1. Begbroke Innovation District will offer a range of housing options, associated support and services, and an inclusive environment to support the existing and new communities.

3.11.2. All homes should be designed to generous space standards, to ensure they meet needs related to living, furniture and the flexible use of homes over time.

3.11.3. Homes will have flexible layouts, to allow for adaptation and extension and be designed to be responsive to innovations in modern living.

3.11.4. All homes should have access to private external space or communal amenity space that is open to the sky. This may be in the form of back gardens, communal amenity areas, balconies or terraces.

3.11.5. Homes should be designed to be tenure-blind with a wide choice of tenures including genuinely affordable homes.

3.11.6. The design of buildings should have regard to the local building character and the wider context of Oxfordshire and reflect that either by positive distinction or drawing inspiration from it.

3.11.7. Materials will be durable, neither ageing or dating prematurely and wherever possible be original and authentic and not imitation.

3.11.8. The grain and scale of the built form should create transitions from smaller to bigger and avoid jumps of scale, to create a legible built environment and reinforce the sense of mix.

3.11.9. Larger scale residential buildings should be located at key nodes and vistas, to reinforce legibility and wayfinding.

3.11.10. Massing should include breaks and set backs between buildings avoiding long rectilinear spaces where practical, to reinforce the sense of dwelling over movement.

3.11.11. Built form and in particular roofscape should include different solutions and or geometries to assist with wayfinding and sense of variety.

3.11.12. The design of residential buildings should consider the privacy of each occupant, and be achieved through appropriate distances between properties.

Key



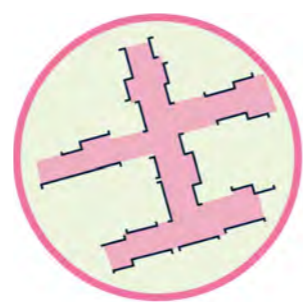
Varied Roofscape

The existing core of commercial use within the science park acts as an anchor from which a vibrant core of R&D, academic and other uses expand



Transition in Grain

An informal cluster of public-facing uses at the centre of the site creates a recognisable local centre around the existing listed Jacobean farmhouse building



Set Backs & Breaks

Commercial uses, a secondary school and a variety of housing typologies border the central park creating a shared place for everyone

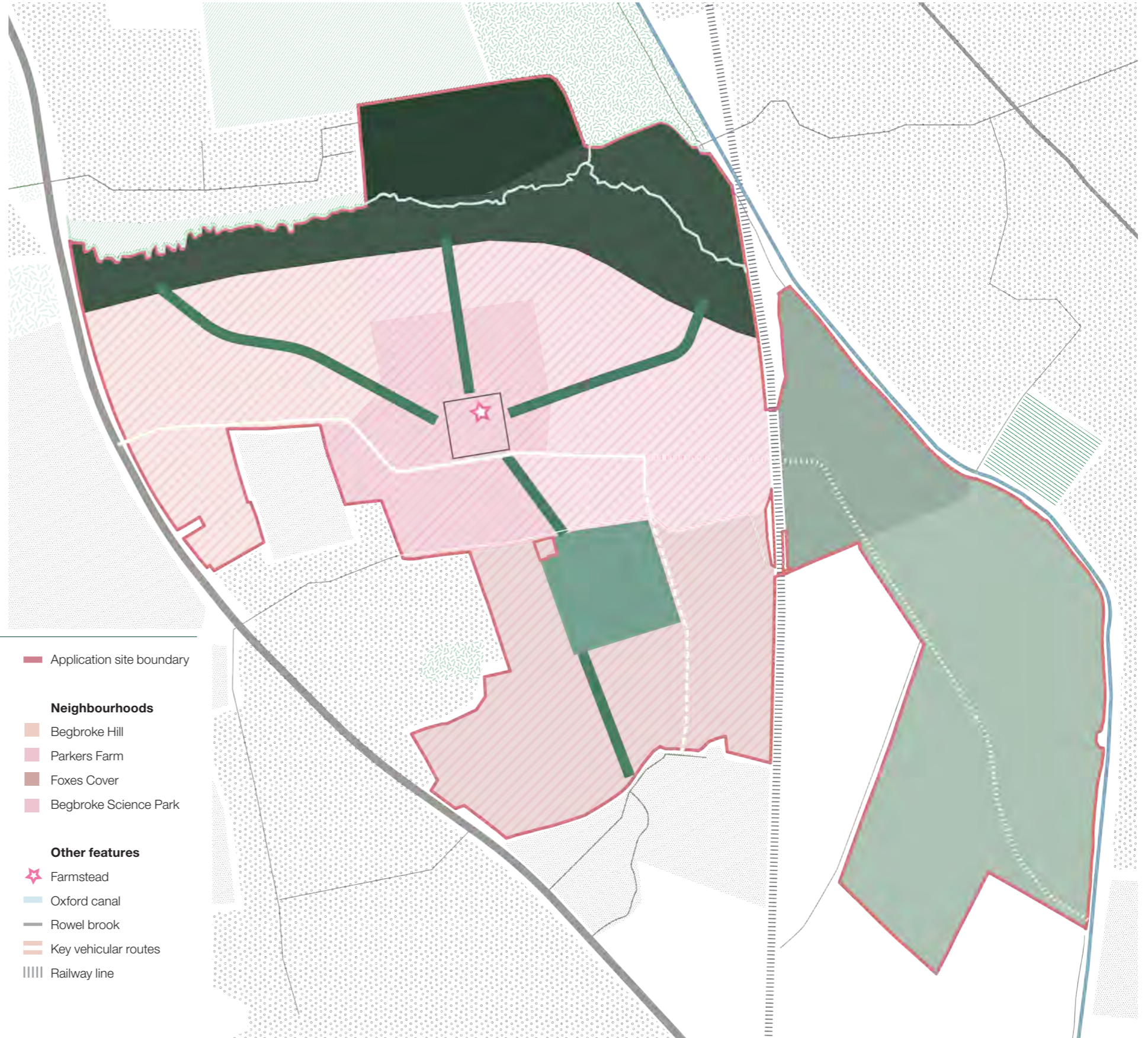
Application site boundary

Neighbourhoods

- Begbroke Hill
- Parkers Farm
- Foxes Cover
- Begbroke Science Park

Other features

- Farmstead
- Oxford canal
- Rowel brook
- Key vehicular routes
- Railway line



3.12. Innovation and sustainability

Active stewardship

Principles

3.12.1. Development should follow natural contours and minimise cut and fill wherever practicable.

3.12.2. The layout of development on the site should use land efficiently.

3.12.3. Building design will be flexible to respond to the current and potential future challenges of climate change and the changing needs of its occupiers over time.

3.12.4. Buildings should meet high standards of energy and water efficiency, and incorporate low carbon design and passive design principles where possible.

3.12.5. Streets and buildings should optimise orientation and create highly insulated and efficient thermal envelopes.

3.12.6. Careful consideration should be given to the size and placement of windows to utilise solar gain and/or avoid over-heating where applicable

3.12.7. Opportunities from digital connectivity should be maximised to allow for flexibility and adaptability to changes over time.

Key

Application site boundary

Swales

Other features

Neighbourhoods

Solar Orientation

(Indicative orientation based on 30° due South for maximum solar gains)

Oxford canal

Rowel brook

Begbroke Hill

East/West Streetscape

(East to west streets within the neighbourhood enabling North-South facing houses.)

Key vehicular routes

Railway line

Parkers Farm

Foxes Cover

Begbroke Science Park

South Facing Local centre

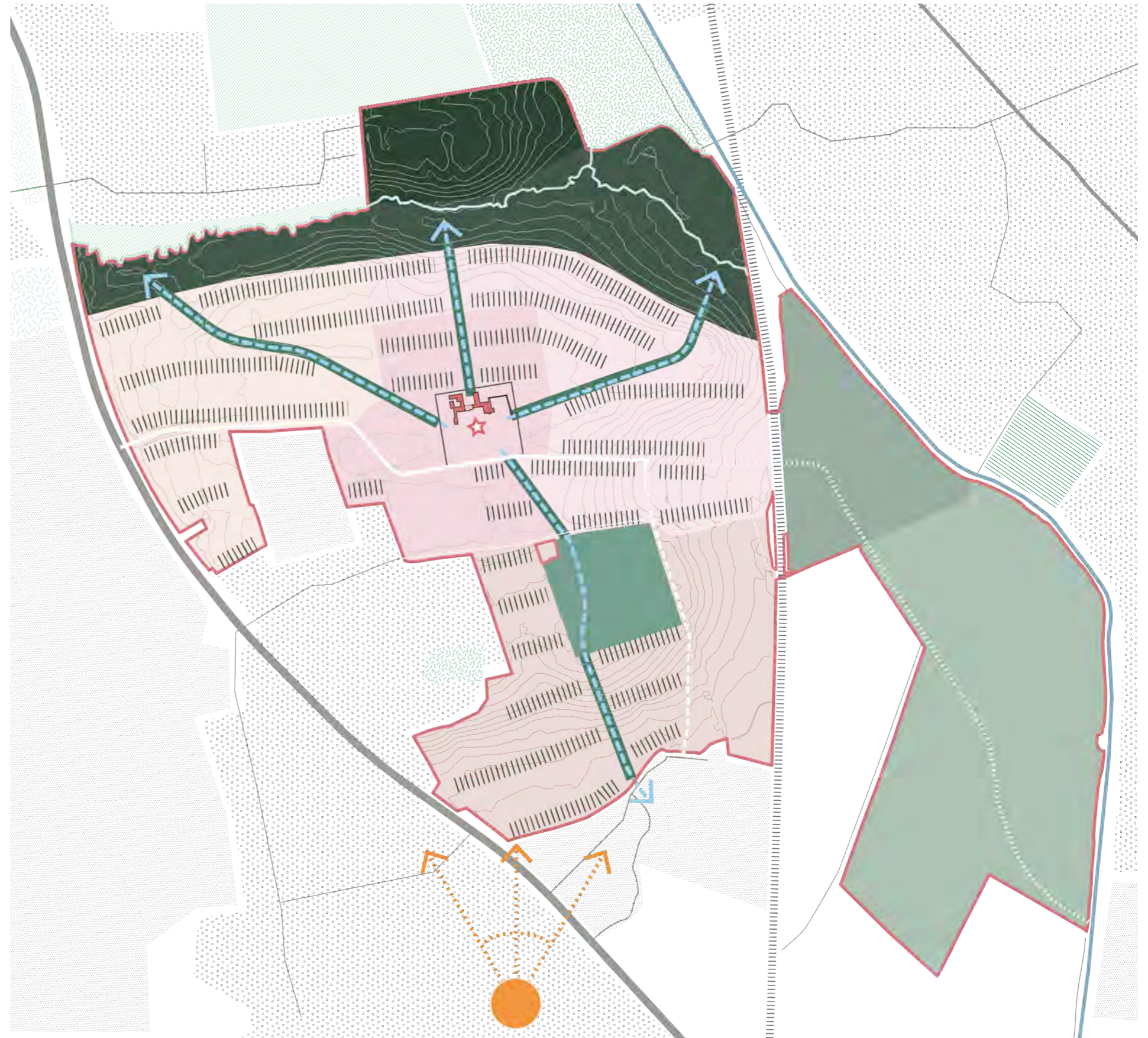
BSP

Innovation and Sustainability

Topography

Green Arteries

(Green corridors running through each neighbourhood)



3.13. Health and well-being

Active stewardship

Principles


















3.13.1. Community facilities should be located to be accessible, designed as distinctive and attractive buildings, and incorporate a range of flexible uses and services where possible.

3.13.2. The design of strategic and local play spaces will be exciting, adventurous and innovative, and provide a range of opportunities for play for children of different ages (see Playscape site-wide Guidelines)

3.13.3. The design of green infrastructure including Central Park, Canalside Park, community sports facilities and sports pitches will encourage active and flexible use by all generations and be multi-functional spaces.

3.13.4. New allotments must be provided in accordance with the Development Specification. The location should take account of the need for the site to have good daylight and sunlight and have appropriate site access.

Key

 Application site boundary	 Accessible Green Infrastructure	Other features
Neighbourhoods	 Informal sports (Indicative location of exercise stations)	 Oxford canal
 Begbroke Hill	 Formal sports (Indicative location of sport fields integrated into landscape)	 Rowel brook
 Parkers Farm	 Play Nodes (Indicative location of play integrated within the green network)	 Railway line
 Foxes Cover	 Allotments (Indicative location of new allotments integrated within the landscape)	 Green Arteries
 Begbroke Science Park	 Community Farm	
Wellbeing		
 Cycle & Pedestrian Trails (Indicative network of recreational pedestrian / cycle trails through the landscape and parks that connects green and play spaces)		
 Local centre (Social and wellbeing facilities cluster around the accessible and connected local centre)		



4. Character - Places and Parks

illustrative details for a number of character areas within the Site. The details in this section set out how the masterplan may come forward. The details are not fixed and are provided for illustrative purposes only.

4.1. The Arrival

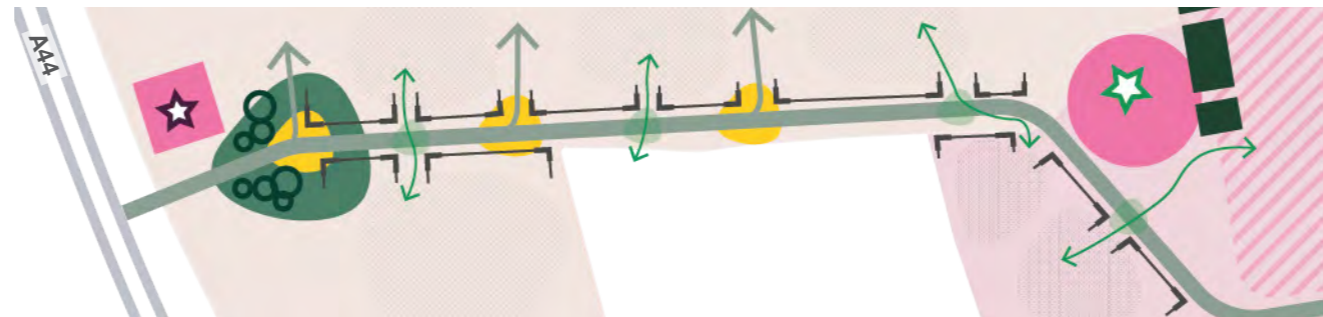


Applicable Development Briefs

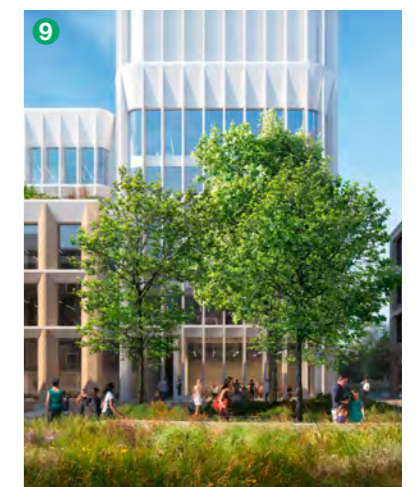
- 1 Begbroke Hill
- 2 Begbroke Science Park

Role in the proposal - Create a sense of arrival

- TA 1** A special / landmark building could be located at the junction of Begbroke Hill and Woodstock Road, to signal the entrance to the site. This building could be distinctive in character, although not necessarily in scale or importance.
- TA 2** Begbroke Hill should include planting and landscape, to create an attractive route accommodating active mobility.
- TA 3** Design should incorporate a green threshold including planting and landscape areas, to create a sense of calm and quietness when driving off the A-44.
- TA 4** Junctions along Begbroke Hill should include planting and/or changes in surface, to contribute to a sense of place.
- TA 5** Buildings forming street edges should look to define continuous yet varied frontages along the road, with buildings close enough to the road to create a sense of enclosure.
- TA 6** Frontage to Begbroke Hill should include entrances, front gardens and doors and avoid back gardens, to create a sense of activity and enhance the arrival experience.
- TA 7** Massing, breaks in built form and architectural expression should assist with wayfinding and mark pedestrian and cycling routes into the neighbourhood.
- TA 8** Bus stops should be integrated into the road landscape.
- TA 9** A second, and more important special / landmark building should be located terminating the vista along Begbroke Hill Avenue, to mark the entrance to the Research & Development area assist with orientation and enhance the arrival experience.



- 1 ☆ Special/Landmark Building
- 2 — Begbroke Hill
- 3 ● Green Threshold
- 4 ● Junction Thresholds
- 5 — Continuous Frontage
- 7 — Architectural wayfinding
- 7 — Pedestrian Network
- 7 ● Pedestrian Intersections
- 8 ● Indicative Bus Stop
- 9 ☆ Welcome Building



4.2. The Farmstead



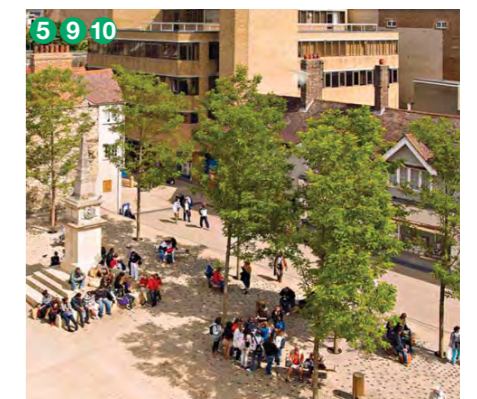
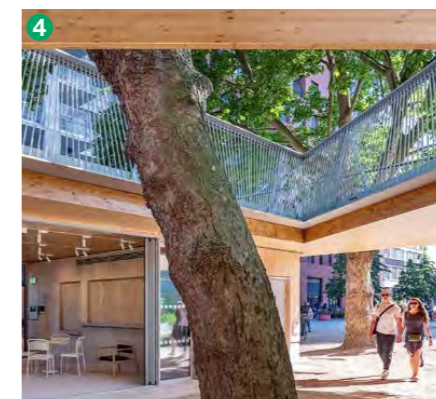
2 Begbroke Science Park

Role in the proposal - The heart

- TF 1** The Farmstead should be designed around the Jacobean Farmhouse / Christian Building.
- TF 2** Other existing buildings and structures of this area (e.g. low stone walls) should be retained.
- TF 3** The Farmstead should be defined as a series of informal smaller spaces including new and existing buildings and landscape, to define an informal village character and avoid city references such as public squares.
- TF 4** Pavilions, canopies, temporary structures and / or meanwhile uses are encouraged, to animate the public realm and contribute to place making.
- TF 5** Buildings with amenity or public access on ground floors should cluster around the Farmstead to animate the public realm and contribute to place making.
- TF 6** The green arteries of the three neighbourhoods should have direct and easy access to the Farmstead.
- TF 7** The north south route linking Begbroke Land and Hallam land should run through the Farmstead, to reinforce its centrality and facilitate access to amenity.
- TF 8** Subject to coordination with relevant stakeholders, a pedestrian crossing and bus stop should be located on the southern edge of the Farmstead, to facilitate access.
- TF 9** The layout of buildings and paths should invite pedestrians into the Farmstead and assist with wayfinding.
- TF 10** Where practical, existing trees should be incorporated into the design of the Farmstead.
- TF 11** The gardens east of the Farmhouse should be retained or redesigned to provide a calmer area for respite.



- | | |
|---|--|
| 1 Jacobean Farmhouse / Christian Building | 4 Amenity Frontage |
| 2 Farmhouse Garden Wall | 5 Green Arteries |
| 3 Informal Public Spaces | 6 North South Link through the farmhouse |
| 3 Main Farmstead Plaza | 7 Pedestrian Crossing |
| 4 Indicative wellness barn/canopy | 7 Bus Stop |
| 4 Indicative Development Plots | 9 Existing Trees |
| | 10 Farmhouse Gardens |



4.3. Farm Link & Innovation Avenue



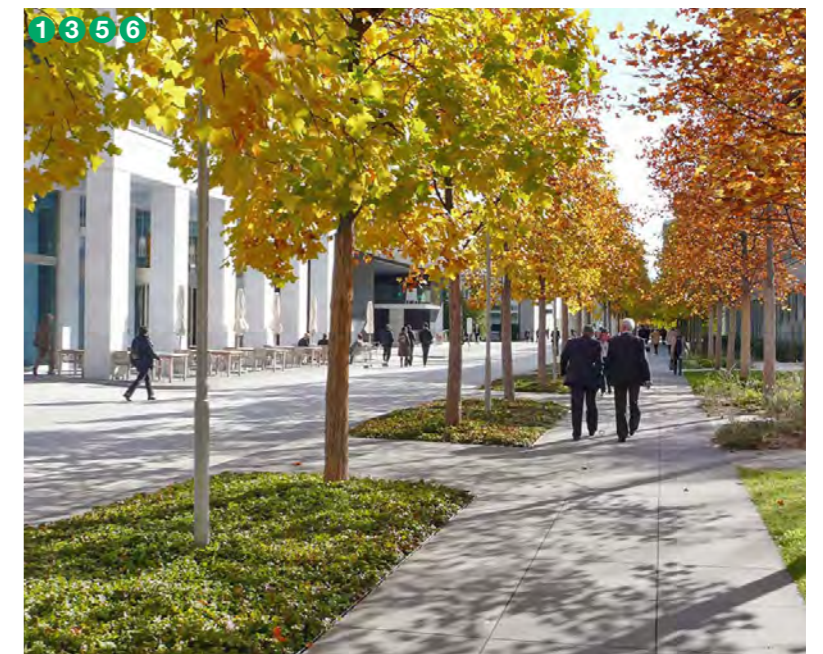
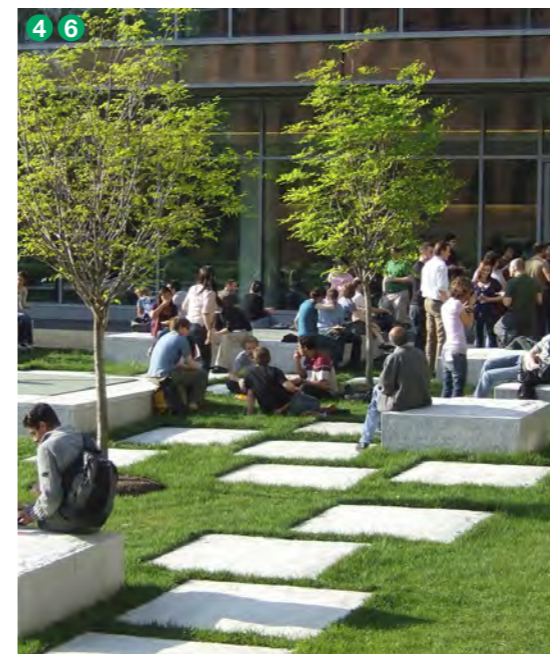
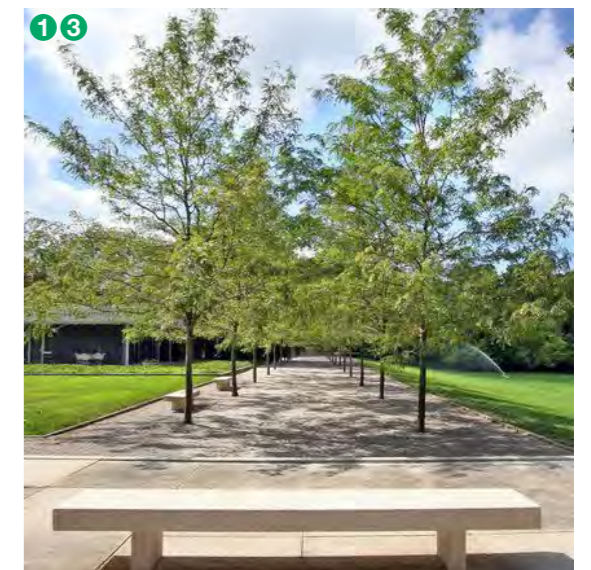
- 1 Begbroke Hill
- 2 Begbroke Science Park
- 3 Parkers Farm
- 1 Rowel Brook Park (North)
- 2 Rowel Brook Park

Role in the proposal - Connect the Farmstead to the north of the site and beyond.

- FL 1** The Farm Link & Innovation Avenue should provide direct access connecting the Farmstead to the agricultural land and allotments in Rowel Brook Park and Rowel Brook Park North, to promote cross-overs between different uses.
- FL 2** The Innovation Avenue should run through, around or adjacent to the existing Farmhouse / Christian building, to celebrate and incorporate the character of the heritage asset.
- FL 3** The route should transition in character from a village next to the Farmstead and existing science park to a more natural character towards the north. This transition should respond to the three different conditions along the route: the existing science park, new residential development, green open space.
- FL 4** The Innovation Avenue (within the science park) should include a design and furniture fostering outdoor activity (e.g. seating groups and meeting pods), to promote social interaction between different groups.
- FL 5** Buildings should contribute to define a clear edge of these routes
- FL 6** Active uses on ground floors should address and contribute to animate the Farm Link and Innovation Avenue.
- FL 7** The junction between Innovation Avenue and the access route to the science park from the west (see diagram on this page) should present an active frontage and terminate the vista approaching from west to east, to assist with orientation and wayfinding.
- FL 8** Any vehicular routes that cross the Farm Link should do so in a way that prioritises the movement and safety of pedestrians and cyclists.



- 1 Direct Access
- 1 Farmstead
- 1 Rowel Brook Park
- 1 Rowel Brook North
- 2 Existing Farmhouse
- 3 Innovation Avenue
- 3 Farm Link
- 3 Transition
- 5 BSP Frontages
- 7 BSP Existing Entrance
- 7 Innovation Avenue Node
- 7 Innovation Avenue Frontage
- 8 Vehicular Junction
- Consented Weed Garden
- BSP Hedge
- Indicative Development Plots
- Rowel Brook



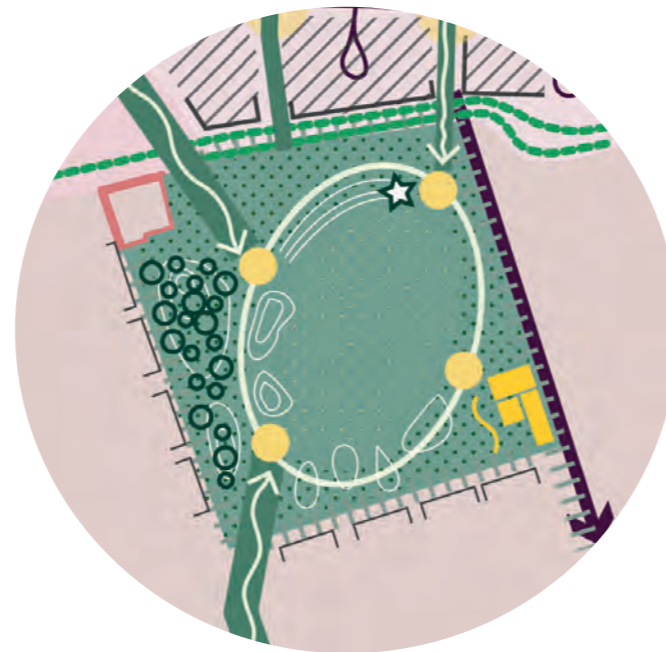
4.4. Central Park



- 2 Begbroke Science Park
- 3 Parkers Farm
- 4 Foxes Cover
- 5 Central Park

Role in the proposal - a green open space with amenity, connected to the Farmstead and next to residential and employment uses.

- CP1** The central park's character and use should focus on amenity and social activities including informal sports, play and gathering, to reinforce variety of offer and complement the natural character of larger parks across the site.
- CP2** The more programmed areas should be focused along the park edges, offering the chance of integrating spill-out activities from surrounding buildings.
- CP3** The park should embed biodiversity features, including the strengthening of the Sandy Lane corridor and connections to the green arteries.
- CP4** The park should include clear entrance nodes connecting it to the adjacent neighbourhoods.
- CP5** Key routes such as Green Arteries should seamlessly blend into the park
- CP6** Topography should allow for tree planting and used to create opportunities for informal play and seating.
- CP7** The main internal pathway of the park should be wide enough to safely combine space for pedestrian and cyclists, to offer opportunities for encounters between different users.
- CP8** The park should be equipped with a central multifunctional open lawn, to host events, formal or informal sports.
- CP9** The design should consider special features of interest that combine landmark appearance with usable amenity to serve as destination.



- 1 Formal Sport & play
- 2 Programmed edges
- 2 R&D Frontage
- 2 Housing frontage
- 3 Sandy Lane corridor
- 4 Indicative Nodes
- 5 Indicative main paths
- 5 Green Arteries
- 5 Other green routes
- 6 Central open lawn
- 8 Landmark feature
- 9 Indicative Vehicular route



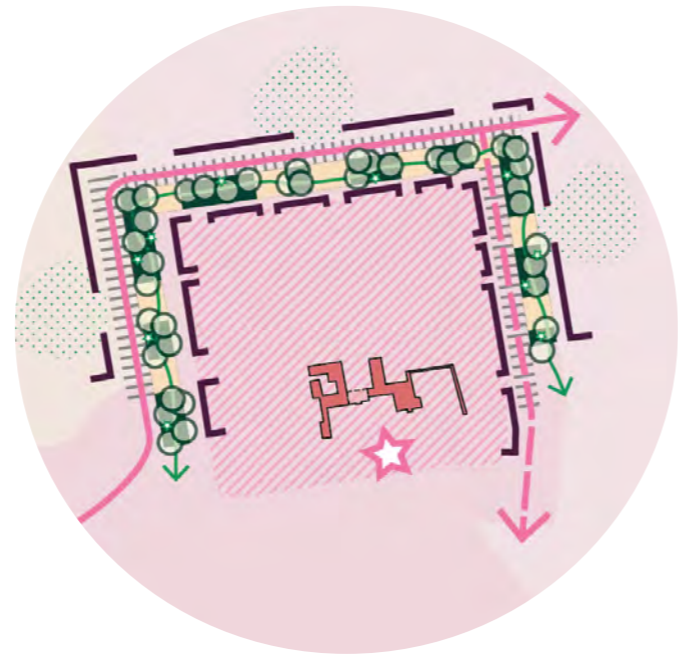
4.5. The interface



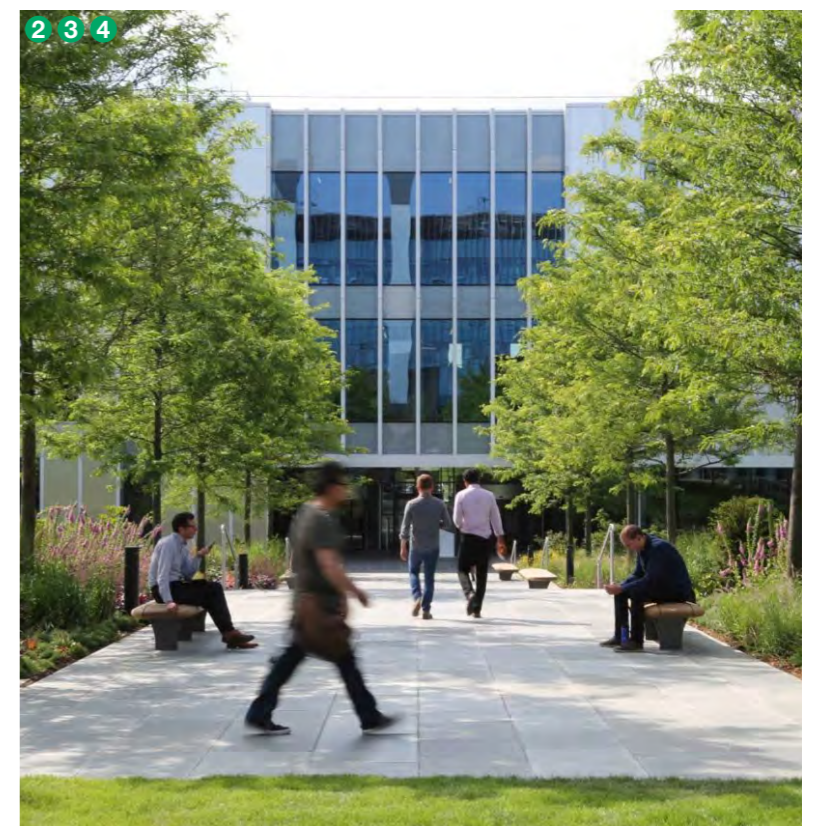
- 1 Begbroke Hill
- 2 Begbroke Science Park
- 3 Parkers Farm

Role in the proposal - manage the transition between differing character areas (i.e. science park and residential neighbourhoods) through landscape

- IS 1** These streets should combine the qualities of a residential street (e.g. residential frontages, traffic calming measures or crossing points where appropriate, landscape and paving, etc.) with the integration of the existing hedge and the science park beyond it.
- IS 2** Buildings either side of the hedge should make a positive contribution to the street and not treat it as a 'back', to assist with the transition between character areas and uses.
- IS 3** Landscape and public realm should reinforce this transition, by contributing to placemaking and activity.
- IS 4** Strategic openings through the continuous hedge line could be created where appropriate, to open the existing science park and make it accessible and integrated with the other neighbourhoods.
- IS 5** The hedge should become a piece of landscape including routes through and / or spaces to dwell within.



- 1 Interface Street outside of BSP
- 1 Interface Street within BSP
- 2 Indicative Frontage
- 3 Landscaped interfaces
- 4 Dissected Hedge
- 5 Activity within the hedge
- 5 Path within the hedge
- BSP
- Farmstead
- Farmhouse



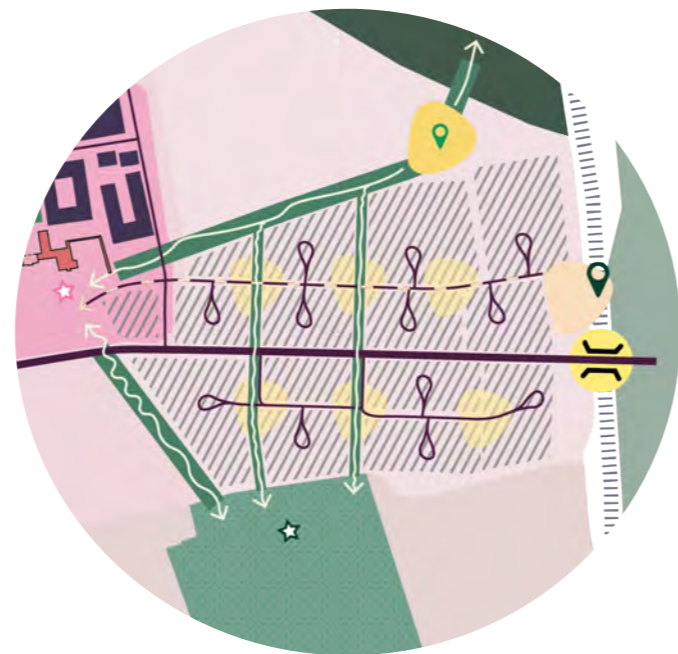
4.6. Research and Development



- 2 Begbroke Science Park
- 3 Parkers Farm

Role in the proposal - Landscape-led research and academic facilities

- RD1** Landscape should be delivered as shared, publicly accessible communal spaces to encourage interaction between different groups.
- RD2** Buildings should be open and welcoming, with permeable ground floors where practical, that are integrated as part of the public realm.
- RD3** Servicing and vehicular access to all buildings should allow areas for landscape and / or pedestrian priority.
- RD4** Servicing access as well as loading and unloading should be located on transversal routes off the main access road where practical.
- RD5** The layout of plots and buildings should allow clear pedestrian and cycle routes connecting to the existing science park, local centre and open spaces such as Parkers Farm Green Artery and Central Park.
- RD6** The location of buildings should contribute to form clear edges to routes, to assist with orientation and wayfinding.
- RD7** Where buildings can not actively front onto public space, positive frontage should be established through facade treatments such as colour, texture and / or fenestration
- RD8** The layout of buildings and routes should contemplate the potential location of a Rail Halt to the east and enable a future direct connection from the station to the Farmstead.
- RD9** Plots and building layout should allow routes to and from the embankments of the Network Rail bridge, to create direct and easy access from people's desks to natural areas.
- RD10** Where practical, buildings scale, grain or facade length should transition to smaller sizes where adjacent to residential uses, to reinforce the sense of transition and relationships between uses.



- 1 Indicative shared communal spaces
- 2 Vehicular Servicing Routes
- 3 Active mobility within green network
- 4 Green Arteries
- 5 BSP
- 6 Existing BSP Buildings
- 7 Farmstead
- 8 Central Park
- 9 Parkers Farm
- 10 Railway Station
- 11 Rail Station Connection
- 12 Network Rail Bridge
- 13 Indicative R&D Plots



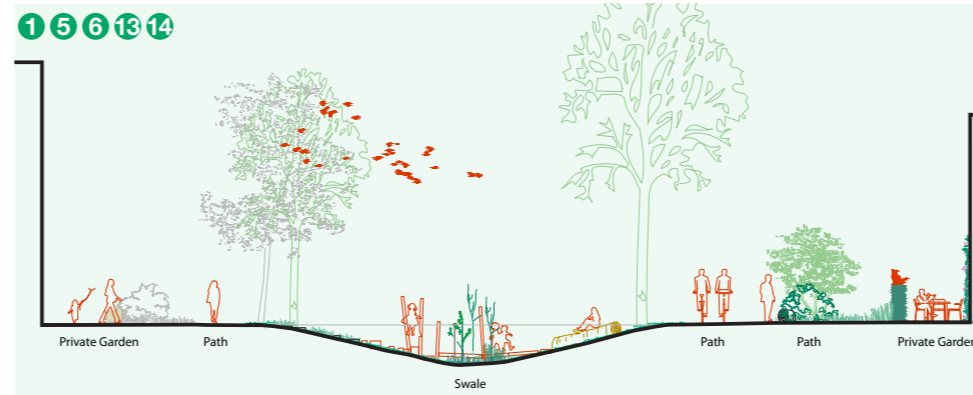
4.7. Green Arteries



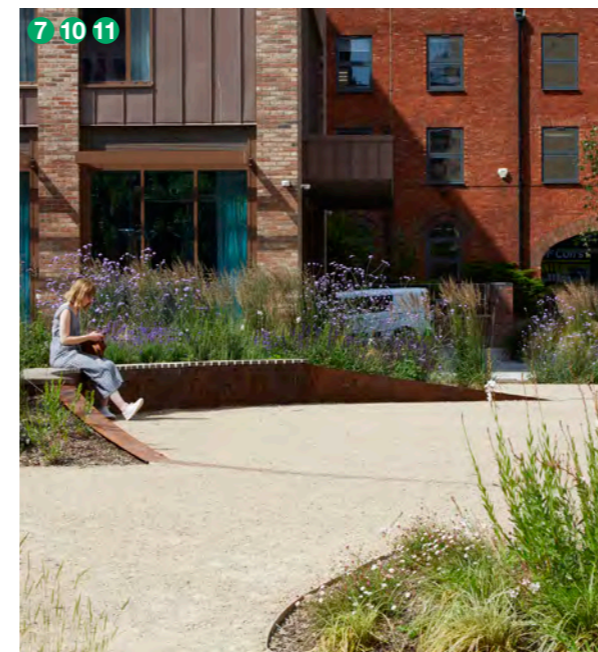
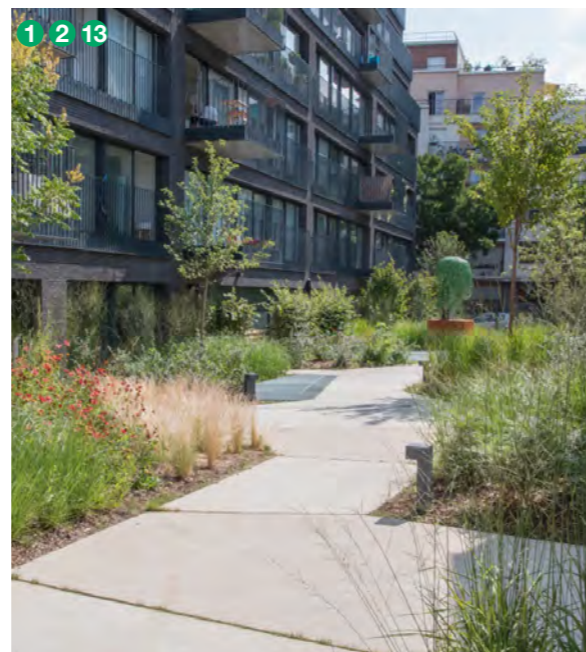
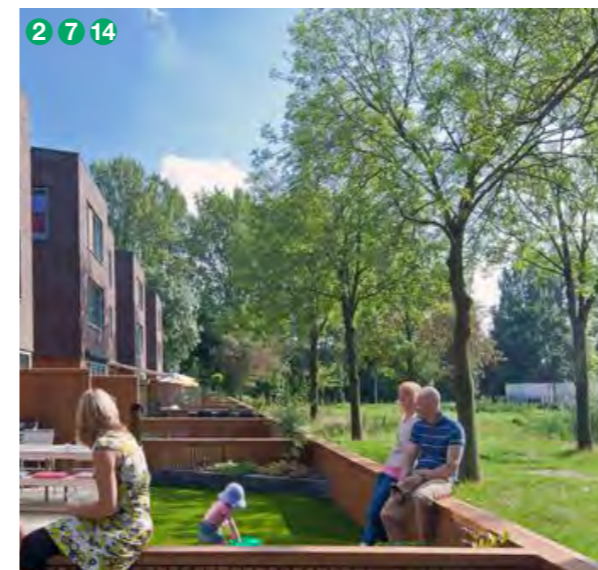
- 1 Begbroke Hill
- 2 Begbroke Science Park
- 3 Parkers Farm
- 4 Foxes Cover

Role in the proposal - central green amenity to each neighbourhood, active travel corridors and part of the drainage systems.

- GA1** Green Arteries should be the central green space and main active mobility corridors of each neighbourhood.
- GA2** Green Arteries should be car free.
- GA3** Green Arteries should not be interrupted by vehicular routes crossing them except next to the existing science park.
- GA4** Green Arteries should have a green character, substantial canopy cover and relative darkness during night-time, to contribute to the biodiversity network.
- GA5** Green Arteries should include a series of linked bio-retention swales and rain gardens, to perform a key role in the overall sustainable drainage system.
- GA6** Green Arteries should include a primary path, wide enough to comfortably and safely work as a shared space between cyclists and pedestrians. This path should sufficiently separated from private gardens and windows, to safeguard privacy.
- GA7** Green Arteries should include informal long-stay sitting elements with, to invite people to gather.
- GA8** Each Green Artery should define a distinctive character inspired by the larger regional landscape and / or its history (e.g. a forest, an orchard, a farm, a country lane) and linked to the landscape character of the neighbourhood.
- GA9** The design of each Green Artery should consider species selection, density and layering of under story planting, hardscape materials, tones and furniture.
- GA10** In terms of layout, the Green Arteries should combine transition spaces and nodes by creating angles in their alignments and / or introducing setbacks widening the section of the artery.
- GA11** In terms of activity, the neighbourhood main amenity, such as play or sitting areas, should be clustered around the Green Artery 'nodes'.
- GA12** The Green Arteries should have permeable edges and be well connected with their neighbourhoods. Landscape elements such as signature trees should highlight such connections and promote intuitive wayfinding.
- GA13** Buildings directly along the Green Arteries should provide positive frontage towards the Arteries, to facilitate passive surveillance and activation.
- GA14** Height and materiality should contribute to the overall character of the Artery.



(Right) Indicative typical section through a green artery



4.8. Begbroke Hill Green Artery

To be read alongside 4.7 'Green Arteries'



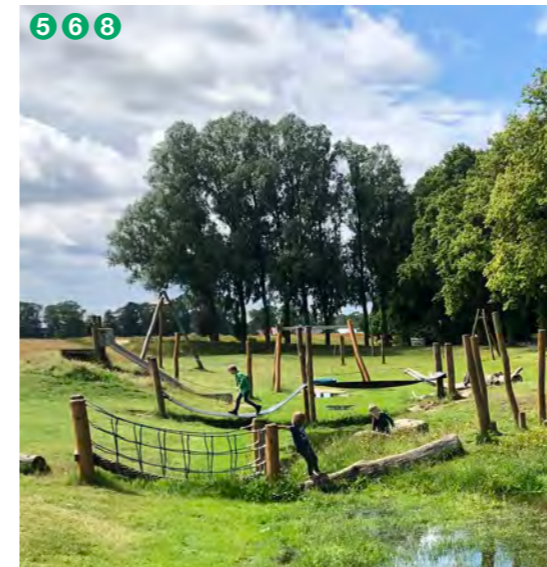
- 1 Begbroke Hill
- 2 Begbroke Science Park

Role in the proposal - Neighbourhood-wide amenity and access to the site from Begbroke Village and the north-east.

- BH1** The layout of the Begbroke Hill Artery should seek to include bends and angles, to create nodes and vistas contributing to a sense of spatial compression and decompression and assisting with wayfinding.
- BH2** Where practical, buildings with more units (e.g. flats over houses) should cluster around the artery nodes, to contribute to the activity of these and create spaces for the community to meet.
- BH3** These nodes should also concentrate neighbourhood amenities such as thematic gardens, allotments, play elements and sitting elements for long stay, to foster community mix and interaction.
- BH4** The character of the artery should be a forested woodland with shrub and groundcover planting, referencing the surrounding existing woodlands west of the site, such as Worton Heath or Bleinheim Palace grounds.
- BH5** The planting palette should be inspired by surrounding woodlands species such as Common Alder, Quercus robur and Fern-Leaved beech.
- BH6** Swales should seamlessly blend within the design, alternate dense planting to accessible lawn and alternate soft inviting slopes to steeper ones to mark accessibility.
- BH7** The nodal spaces of the Begbroke Hill artery should act as clearings within a forest, having a more urban atmosphere.
- BH8** Alternative playful stations and / or routes composed of informal play elements (i.e. logs, stepping stones) should be implemented at regular distances along the artery.



- 1 Green Artery
- 1 Indicative primary path
- 1 Iconic element
- 2 Indicative active nodes
- 2 Architectural markers
- 4 Woodland
- 6 Swales
- GA 12 North-South connections
- GA 12 Wayfinding trees
- GA 13 Residential frontages
- Rowel Brook
- BSP



4.9. Parkers Farm Green Artery

To be read alongside 4.7 'Green Arteries'



- 2 Begbroke Science Park
- 3 Parkers Farm

Role in the proposal: Central green space of the Parkers Farm neighbourhood.

- PF1** The location of the former Parkers farm should be considered the main node, where neighbourhood amenities should be concentrated.
- PF2** The atmosphere of the artery should contribute to the neighbourhood identity and strengthen its relation with the agricultural heritage of the site, including community orchards and edible hedges.
- PF3** Special attention should be paid to strengthen the relationship between housing and research & development buildings, both through mitigating visual impact and promoting interaction between the users.



- 1 Green Artery
- 1 Indicative primary path
- 1 Indicative active node
- 1 Parker's Farm
- 2 Orchards
- 3 Residential frontages
- 3 R&D Frontages
- GA 5 Swale
- GA 12 North-South connections
- GA 12 Wayfinding trees



4.10. Foxes Cover Green Artery

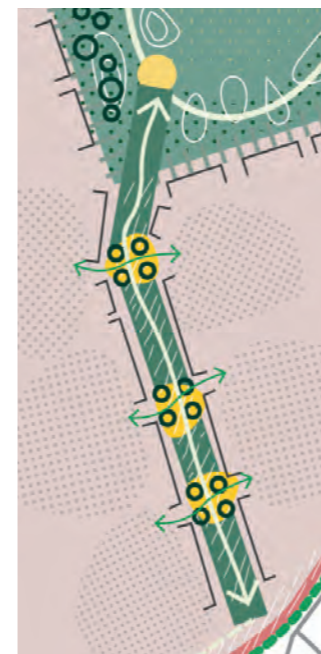
To be read alongside 4.7 'Green Arteries'



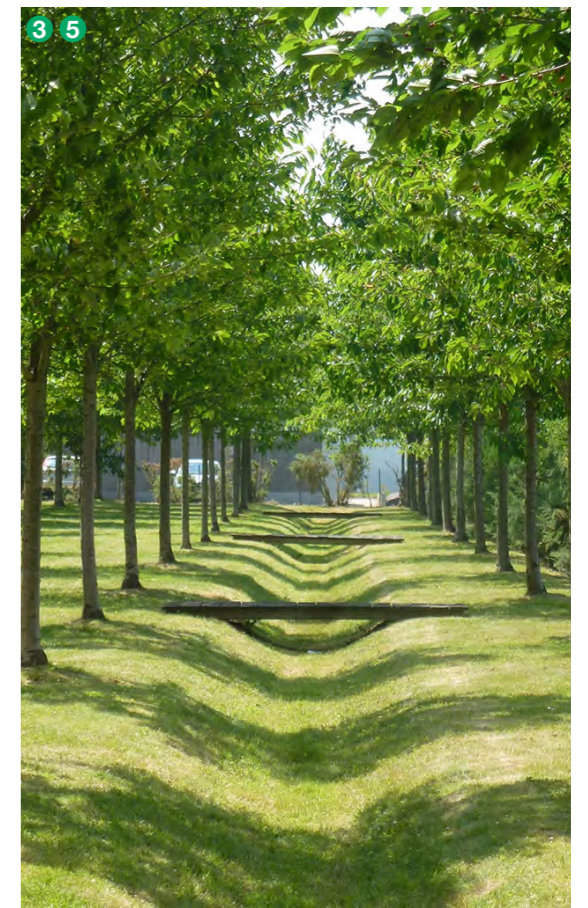
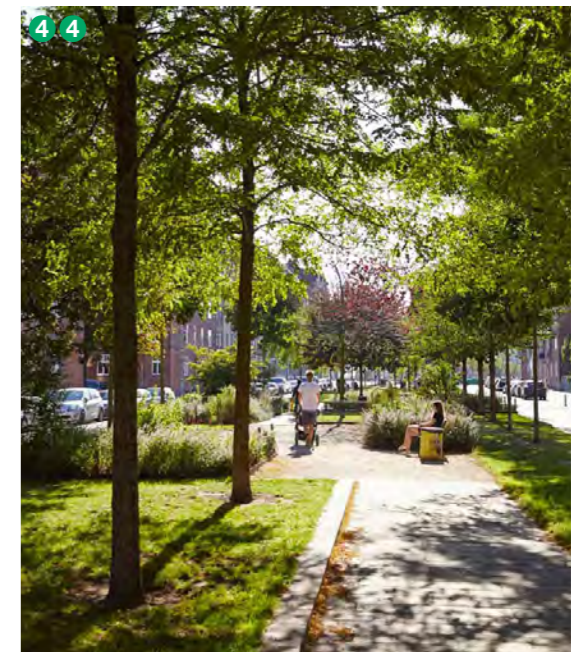
- 4 Foxes Cover
- 5 Central Park

Role in the proposal: Central green space of the Foxes Cover neighbourhood.

- FC1** The artery should be the main active mobility corridor of the neighbourhood, connecting it to Hallam land to the south and the Central Park and local centre to the north.
- FC2** The Foxes Cover green artery should form an integral whole with the Central Park.
- FC3** The artery should be uninterrupted by vehicular routes crossing the artery with the only potential exception of a single crossing as far south as possible if required, to allow uninterrupted access to the Central Park through the artery for the majority of the neighbourhood.
- FC4** The artery should consist mainly of transitional spaces, with amenity and community uses concentrated in the Central Park.
- FC5** The character of the artery should contribute to the neighbourhood identity and its connection to the surroundings, including a tree-lined curved path and hedgerows.



- 1 Green Artery
- 1 Indicative primary path
- 2 Connections to neighbourhood
- 2 East-West pedestrian connections
- GA 5 Swales
- GA 12 Wayfinding trees
- GA 13 Residential frontages



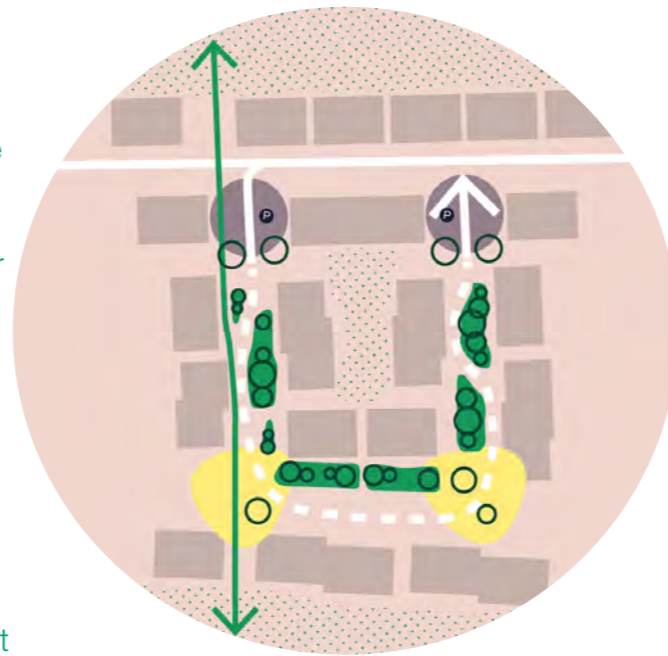
4.11. Living Streets



- 1 Begbroke Hill
- 2 Begbroke Science Park
- 3 Parkers Farm
- 4 Foxes Cover

Role in the proposal - Residential streets that put people over cars and encourage them to inhabit the public space around their homes.

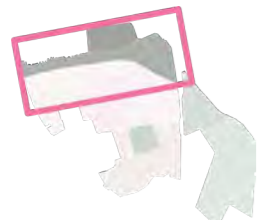
- LS①** The design of the living streets should prioritise people and landscape over vehicles. The whole surface should create a shared space where vehicles can move through but leave space for play, rest, meet your neighbours and other community activities.
- LS②** Landscape should be clustered in planted islands becoming gathering spaces that accommodate informal appropriation of the streets and provide a layered approach to planting including species of different height and types as opposed to single trees.
- LS③** Carriageways should be one way and loop around off secondary roads and avoid turning and reversing. Their width should be kept to a minimum and its layout include bends and gentle turns, to reduce the visual perception of the carriageway and introduce traffic calming measures.
- LS④** Parking should be consolidated at entrance points to living streets (junctions off secondary roads), to reduce through traffic and minimise the parking within the streetscape.
- LS⑤** Where additional parking is required, it should be clustered at a point, reasonably equidistant from the consolidated parking at entrance points, to provide as many parking free segments as possible.
- LS⑥** Landscape elements such as planting and benches should be strategically located, to prevent parking outside allocated parking bays.
- LS⑦** Defensible space between buildings and public realm should be designed to contribute to the street character.
- LS⑧** Living streets should be interconnected to the wider neighbourhood pedestrian network and green spaces. Landscape features, such as trees or furniture, should be strategically located to assist with orientation and wayfinding.



- 1 Parking Pools
- 2 Vehicular Loop
- 3 Inhabitable Nodes
- 3 Planting islands
- 7 Pedestrian Network
- 7 Green Spaces



4.12. Rowel Brook Park (& North)



- 1 Rowel Brook Park (North)
- 2 Rowel Brook Park

Role in the proposal: Offers a variety of rural landscapes for people to get close to nature.

- RB1** Rowel Brook park should integrate and enhance the existing Rowel Brook including its woodland.
- RB2** Rowel Brook Park should provide east-west connectivity linking Kidlington and the Oxford Canal in the east, Begbroke village in the west and the northern neighbourhoods of the proposal.
- RB3** Rowel Brook Park should include a variety of accessible natural and rural landscapes, to offer the benefits of countryside living in close proximity to homes and workspace.
- RB4** Rowel Brook Park should have a gradation of characters. In the west, it should be forested to provide visual screening between Begbroke Village and the proposal. The centre should have an open character with flower-rich meadows. And to the east, wetland and marshlands habitats should be delivered to aid connectivity between Rushy Meadows SSSI and The Marshes.

Rowel Brook Park North - Role in the proposal: Agricultural land and allotments.

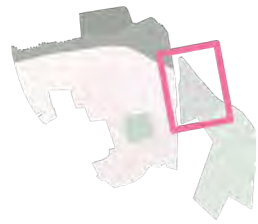
- RB5** Consideration should be given to how the retained agricultural land north of Rowel Brook could be used as a community farm to serve both as a source of food and as a community well-being asset.
- RB6** Allotments (both re-located and a portion of the new ones) should be located in proximity to the local farm, to share facilities and foster knowledge exchange.
- RB7** Additional new allotments should be located close to Parkers Farm neighbourhood. The layout of the allotments should be in 'islands', with space flowing through the allotments. Where necessary, hedges of various heights, should be used to create a visual barrier that blends within the landscape.



- 1 Rowel Brook
- 1 Existing vegetation
- 1 Enhanced woodland
- 2 Indicative primary path
- 2 Indicative secondary network
- 2 Existing canal bridge
- 4 Flower meadows
- 4 Wetland/Marshlands
- 5 Community farm
- 5 Indicative agricultural land
- 6 Allotments



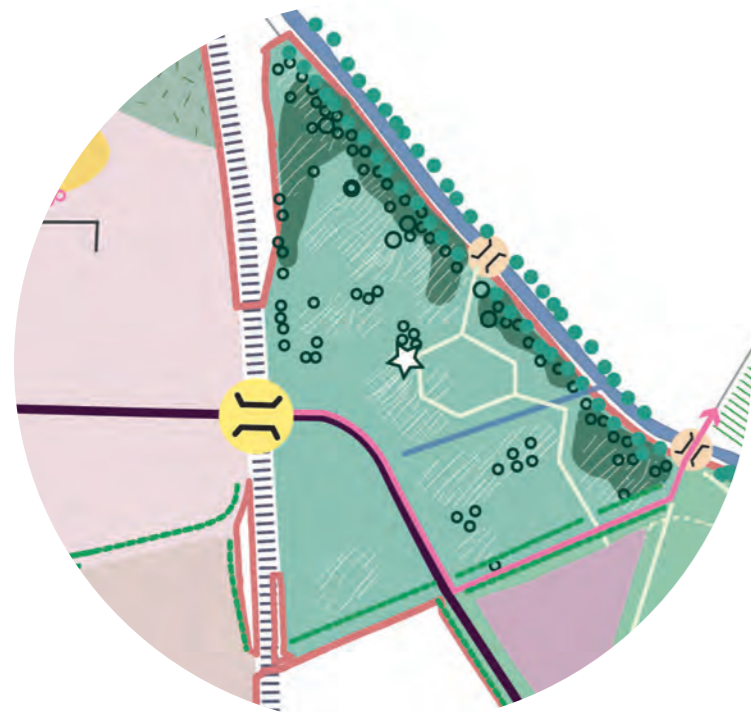
4.13. Railway Marshes



3 Railway Marshes

Role in the proposal: Main Nature-focused area.

- MA1** The Railway Marshes should focus on biodiversity.
- MA2** The landscape should include a variety of wet habitats that strengthen the Oxford Canal corridor, integrate existing woodland patches and strengthen the link to the Rushy Meadows SSSI.
- MA3** Access to the Railway Marshes should be limited (for example a board walk) and controlled to ensure minimal disturbance to habitats. Where access is provided, this should be to connect to Bullers Bridge.



- 1 ● Existing canalside vegetation
- 1 ● Reinforced vegetation
- 1 ○ Indicative new vegetation
- 1 :: Existing hedgerows
- 2 ▨ Marshes
- 2 ▬ Oxford Canal
- 3 ▬ Indicative Boardwalk
- ☆ Landmark feature (lookout tower)
- ||||| Railway
- Existing bridges
- Network Rail Bridge
- Bus Route
- Pedestrian/cycling connection
- Existing ditch



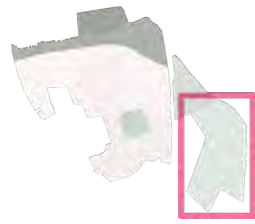
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1 2 3



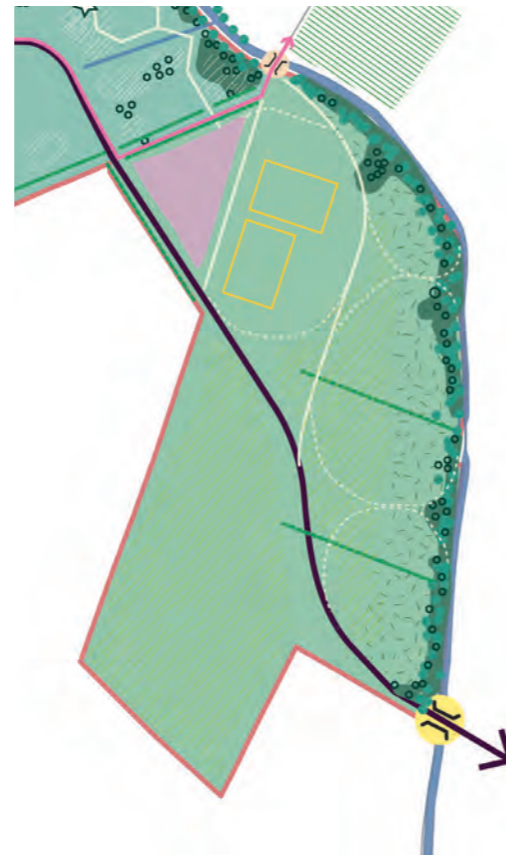
4.14. Canalside Park



4 Canalside Park

Role in the proposal: A destination for play, sports and leisure and retained agricultural land

- CS1** The Canalside Park should balance spaces for organised and informal sports, active forms of recreation and areas of relative tranquillity and inaccessibility.
 - CS2** The landscape character should include a variety of meadows, with wet meadows along the canal and dryer meadows central in the park.
 - CS3** New hedgerows should be added where appropriate.
 - CS4** The Canalside Park should provide key interaction points between the canal and the site.
 - CS5** Design should consider opportunities for shared visitor facilities including rest rooms, changing facilities etc.
 - CS6** Vehicular access and parking should be limited to the absolute minimum to safeguard Yarnton Bridge as a safe crossing point primarily for pedestrians and cyclist.
 - CS7** A primary cycling path -connecting to the canal towpath to the south and the Yarnton Bridge to the north- should run through the centre of the park to provide activity and leave the towpath to pedestrians.
 - CS8** A secondary network of looped paths should be include connecting the primary path to the canal towpath.
 - CS9** The Oxford Canal planted edge should be widened to strengthen its role in the wider ecological network.
 - CS10** Supporting buildings should be combined with other functions as much as possible to provide shared facilities and limited the number of structures required.
- If large areas of play were to be included within Canalside Park, consideration should be given to the area between Sandy Land and Yarnton Road, to facilitate access from existing and new residential areas



- 1 Indicative formal sports
- 2 Wet Meadows
- 2 Dry Meadows
- 3 Existing hedgerows
- 3 Existing canalside vegetation
- 3 Reinforced vegetation
- 3 Indicative new vegetation
- 4 Oxford Canal
- 5 Yarnton Bridge
- 7 Indicative primary path
- 8 Indicative secondary network
- 11 Indicative potential play area
- Indicative Potential New Bridge
- Indicative Potential Bus Route



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