

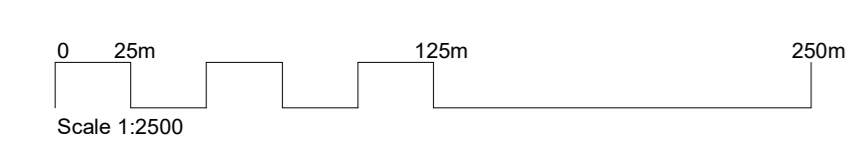
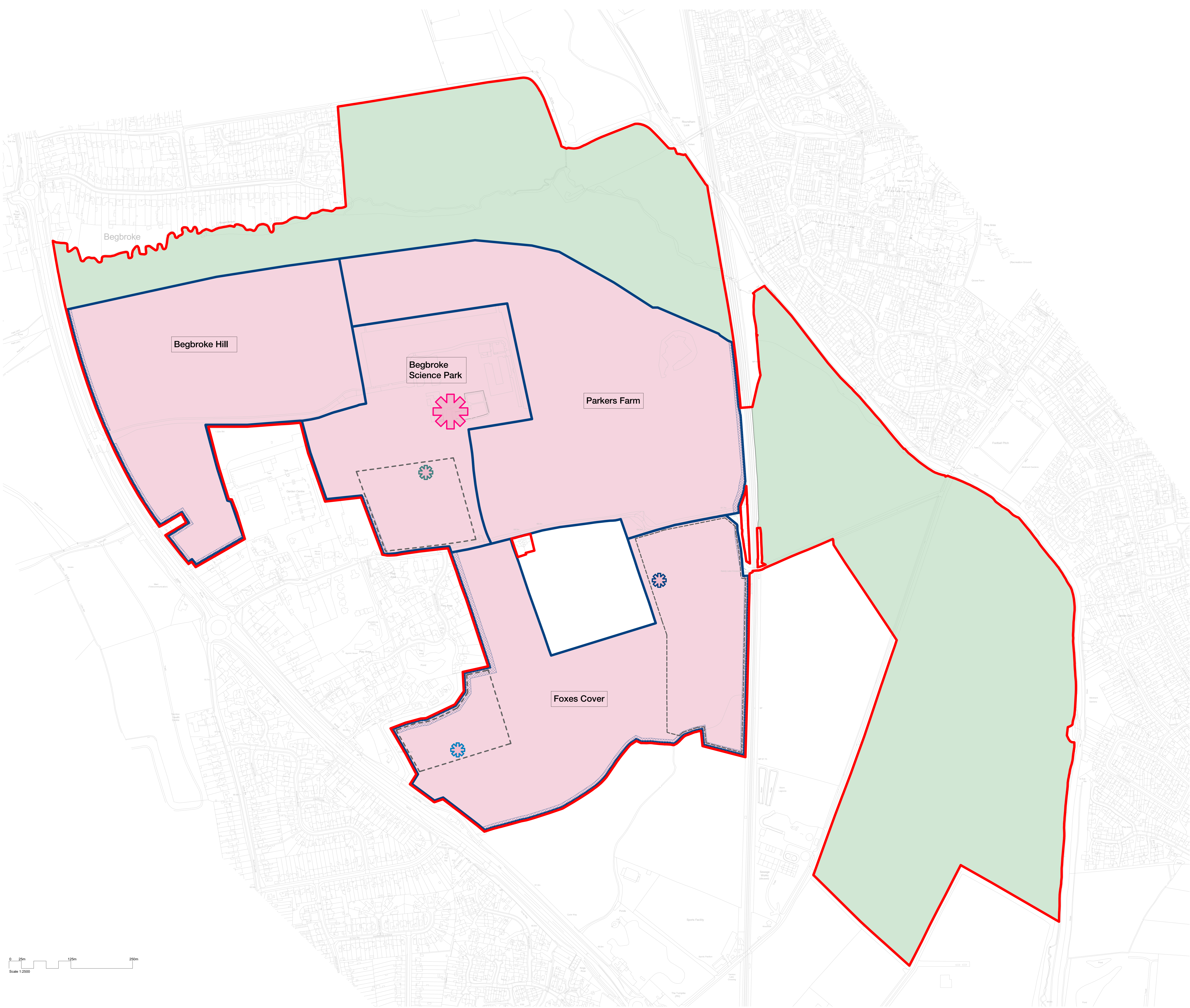


Appendix 5.1

PARAMETER PLANS

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Rev	Description	Date
P1	Issued for legal review	06/07/23



- Key**
- Planning application boundary
 - Development Zone
 - Building set back zone
 - No buildings or structures except for those that are ancillary to open space/recreational uses
 - Indicative location of local Centre
 - Indicative location of 2FE Primary School (safeguarded land)
 - ⚙ Indicative location of Secondary School (safeguarded land)
 - Indicative extent of school site
- Note Please refer to the Development Specification, including the Development Principles, for further information.

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 Begbroke Innovation District
 Begbroke Hill
 Begbroke OX5 1PF

Drawing
 Parameter Plan
 PP1-Development Areas

Scale @
 As indicated

Date
 06/07/23

Drawn By
 GB

Checked By
 DG

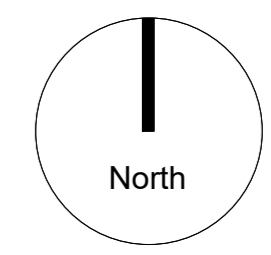
Job Number
 210324

Status
 S5

Purpose of Issue
 For Approval

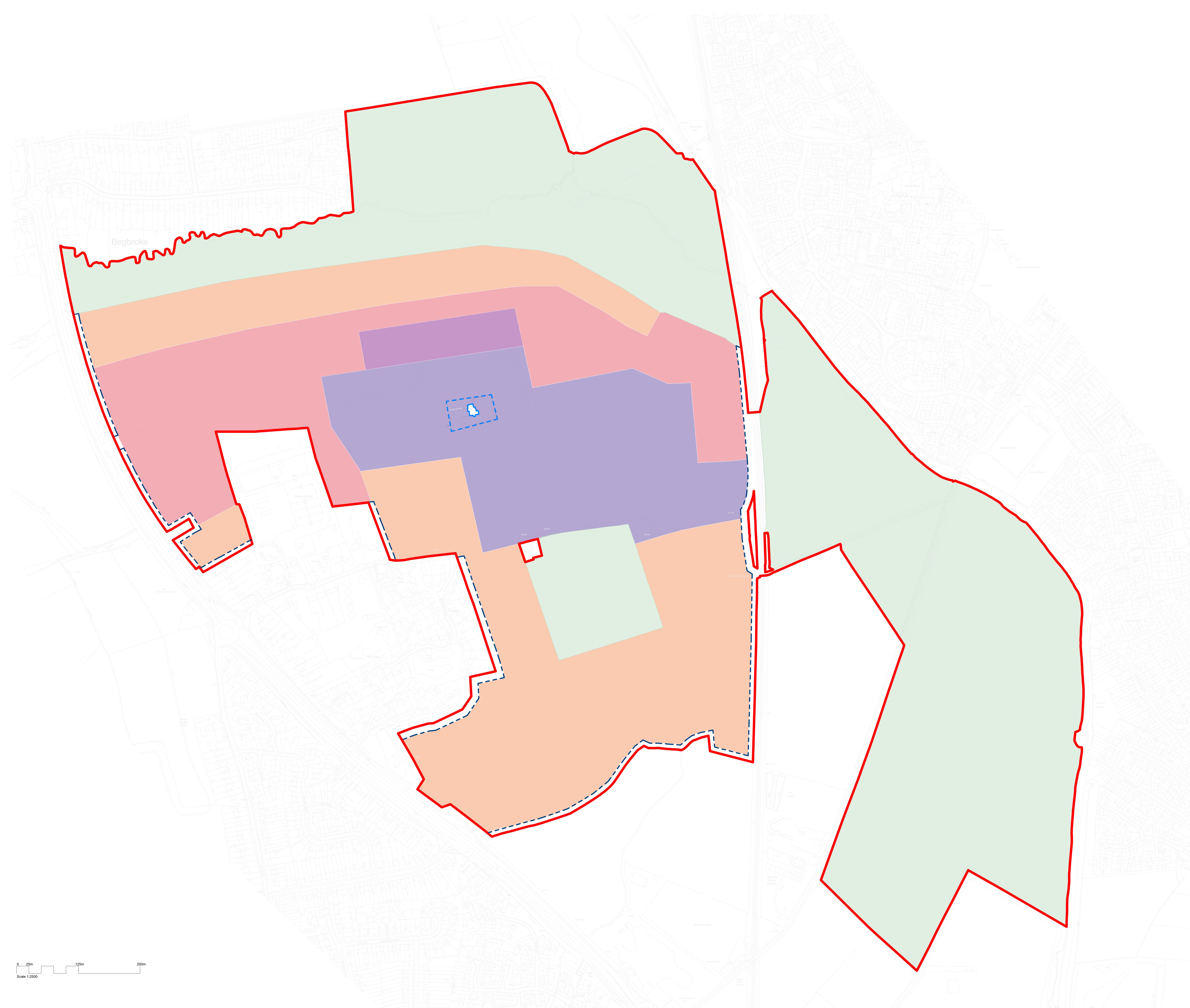
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Rev
 P1



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P1	Issued for legal review	06/07/23



Begbroke

Key

- Planning application boundary
 - No buildings or structures save for those that are ancillary to open space/recreational uses
 - Building set back zone
 - Maximum building heights up to 13.5 m from ground level
 - Maximum building heights up to 15 m from ground level
 - Maximum building heights up to 18 m from ground level
 - Maximum building heights up to 22 m from ground level
 - Maximum building heights up to 22 m from ground level
 - Retained grade II listed building
 - Area where special consideration of heights and massing should be given to the grade II listed building
- Note:** Proposed building heights set from a relative ground level of 0 as set out within Strategic Design Guidelines
- Note:** Please refer to the Development Specification, including the Development Principles, for further information.

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Drawing
 Parameter Plan
 PP2-Maximum Building Heights

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Date
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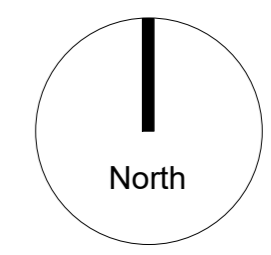
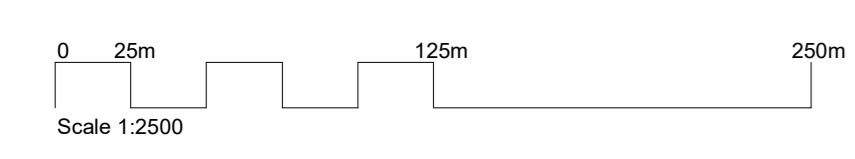
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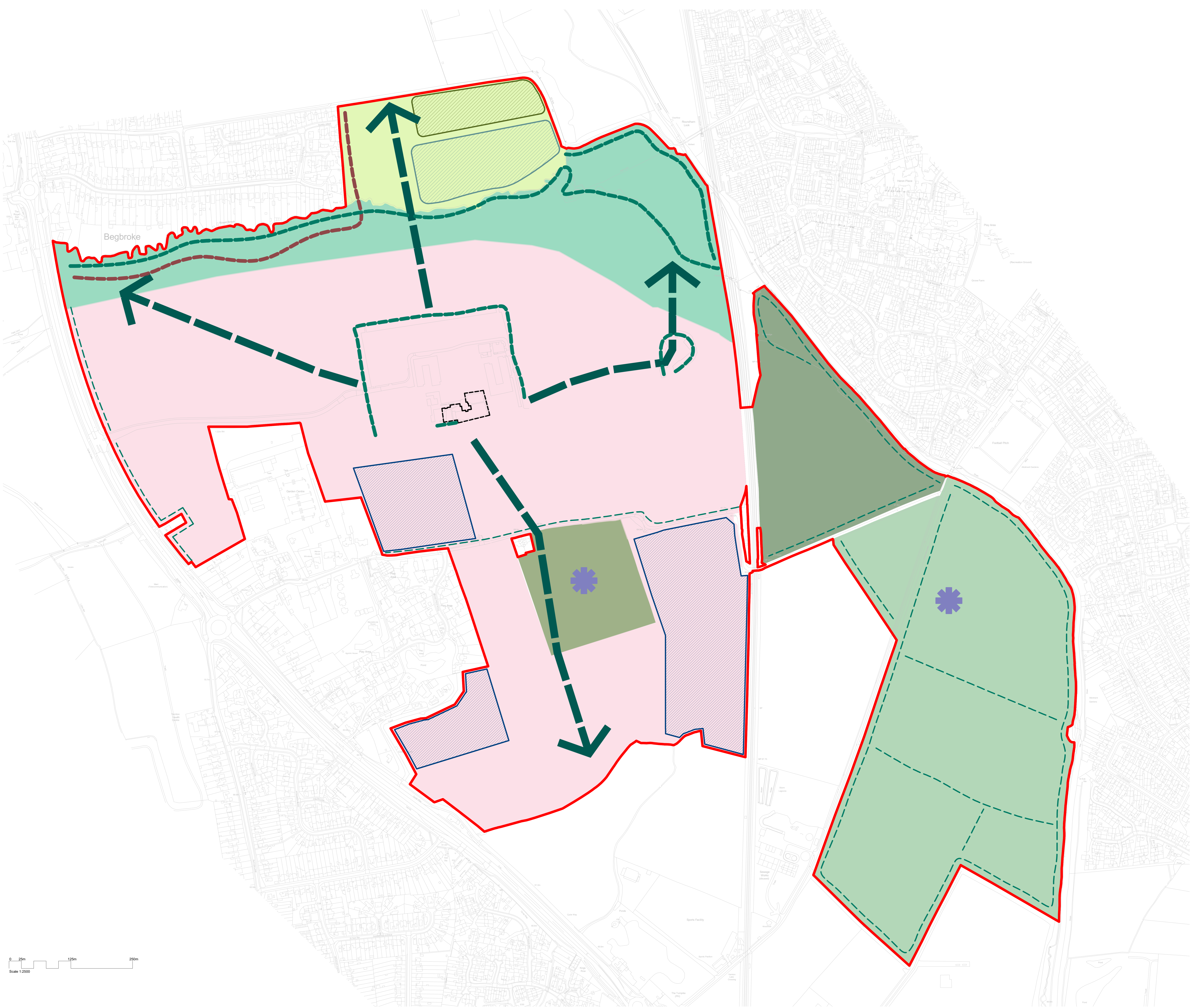
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P1	Issued for legal review	06/07/23



- Key**
- Planning application boundary
 - Development Zone
 - Green Infrastructure Zones**
Further details on landscape conditions and character into the Development Specification and Strategic Design Guidelines
 - Canalside Parkland
 - Railway Marsh (part of the Nature Conservation Area)
 - Rowel Brook Park (north of Rowel Brook)
 - Rowel Brook Park (south of Rowel Brook)
 - Central Park
 - ➔ Indicative location of green arteries
 - Retained and enhanced vegetation (existing woodland, trees and hedgerows with selective thinning to allow for access and planting of additional hedgerow trees where appropriate)
 - Retained and enhanced vegetation to roadside (woodland, trees and hedgerows with selective thinning to allow for access and planting of additional hedgerow trees where appropriate)
 - Indicative location of newly proposed additional edge planting
 - Indicative location of Social Farm
 - Indicative location of Reprovided Allotments
 - ✳ Indicative Formal Sports and Recreation Areas
 - Indicative location of school boundary including school playing fields
 - Existing green space adjacent to grade II listed building to be retained in part or total, subject to detail design.

Note Please refer to the Development Specification, including the Development Principles, for further information.

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Drawing
 Parameter Plan
 PP3-Green Infrastructure

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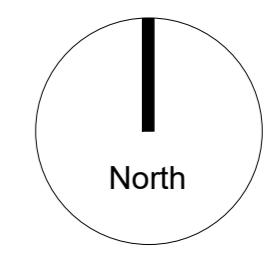
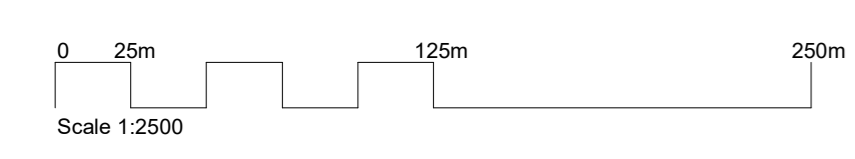
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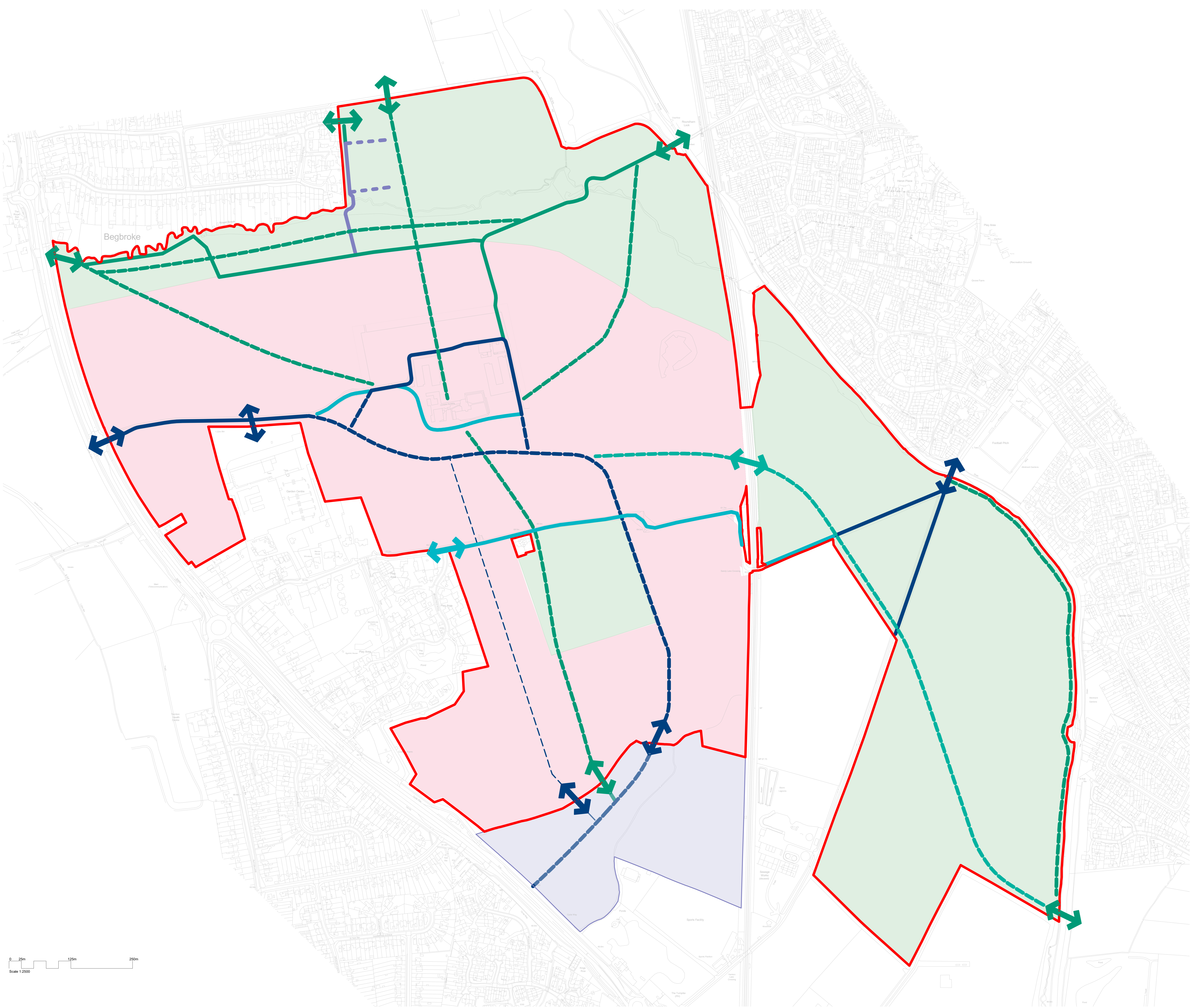
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 P1



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Rev	Description	Date
P1	Issued for legal review	06/07/23



- 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
- Vehicular Routes**
- Retained / enhanced vehicular route (Includes Cycle and Pedestrian Movement)
 - - - Indicative proposed vehicular route (Includes Cycle and Pedestrian Movement)
 - - - Potential additional vehicular connection
 - Existing cycling and pedestrian route with proposed restricted vehicular access route
 - - - Indicative proposed restricted vehicular access route
- Cycling and Pedestrian Routes**
- Retained / enhanced cycling and pedestrian route
 - - - Indicative proposed cycling and pedestrian route
 - Existing vehicular route adapted to pedestrian/cycle route including controlled vehicular access where required
 - - - Indicative proposed cycling and pedestrian route. Safeguarded for extension of public transport route
- Third Party Land**
- Hallam land site. Access & movement from the A-44 through third party land site not delivered by OUD
- Note Please refer to the Development Specifications, including the Development Principles, for further information.

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 PP4-Access and Movement

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 P1

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 Scale 1:2500

