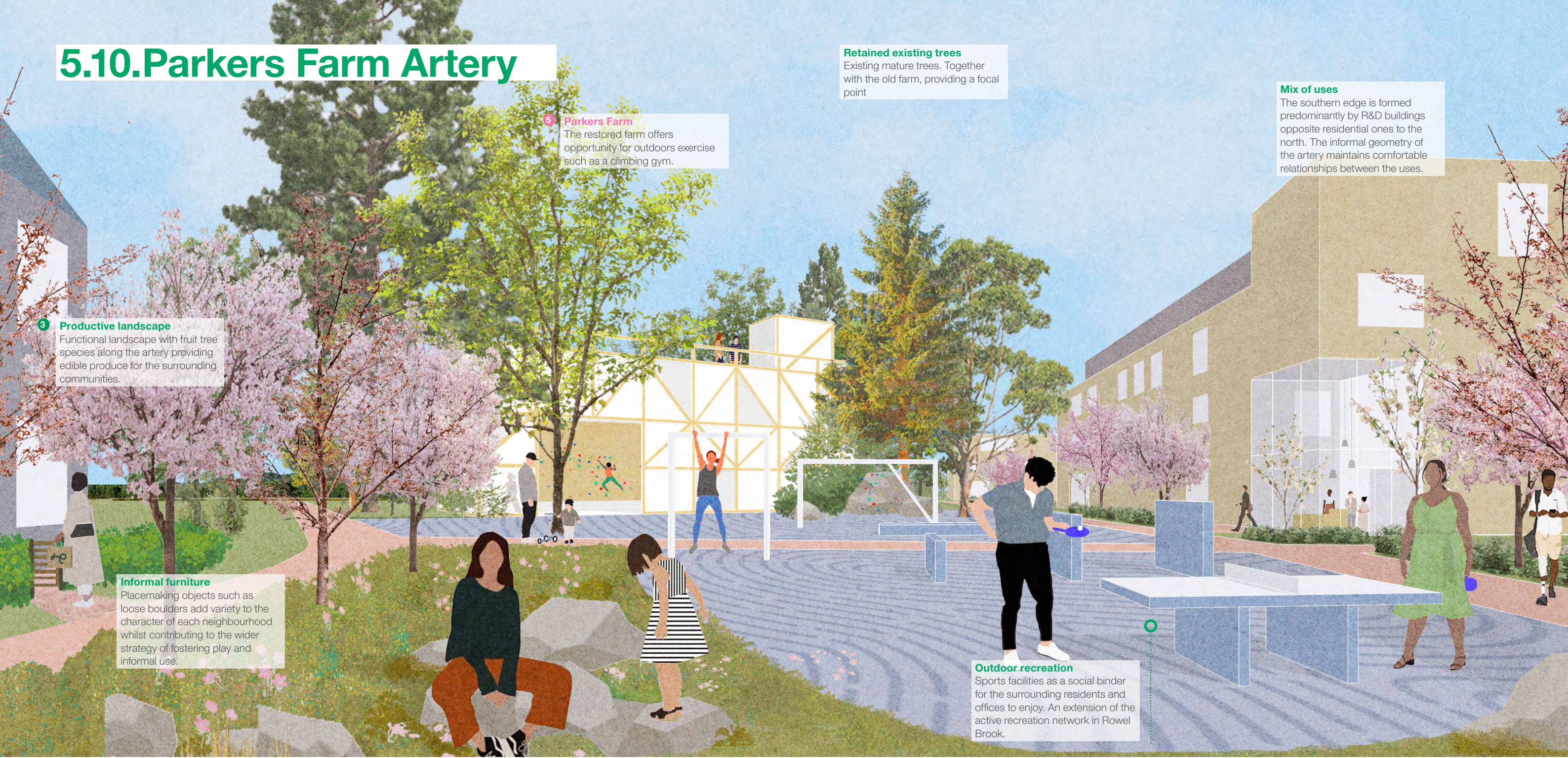


5.10.Parkers Farm Artery



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.

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

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

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.

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.

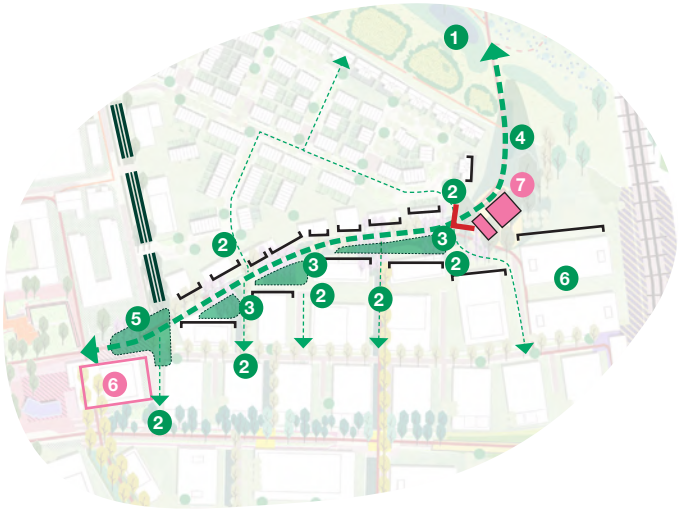
Provides a neighbourhood focus, while connecting the Farmstead with Rowel Brook and allotment land. Planted with edibles and sensorial specimens.

PFA



- 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

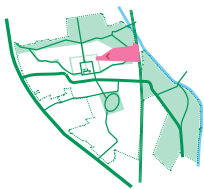
- Key feature
- Landmark
- Frontage
- Existing hedge strategically thinned down
- Key open space
- Shared path
- Pedestrian
- Living Street
- Bus stop
- Point of view

0 75 150 300 m N

5.11. Research & Development

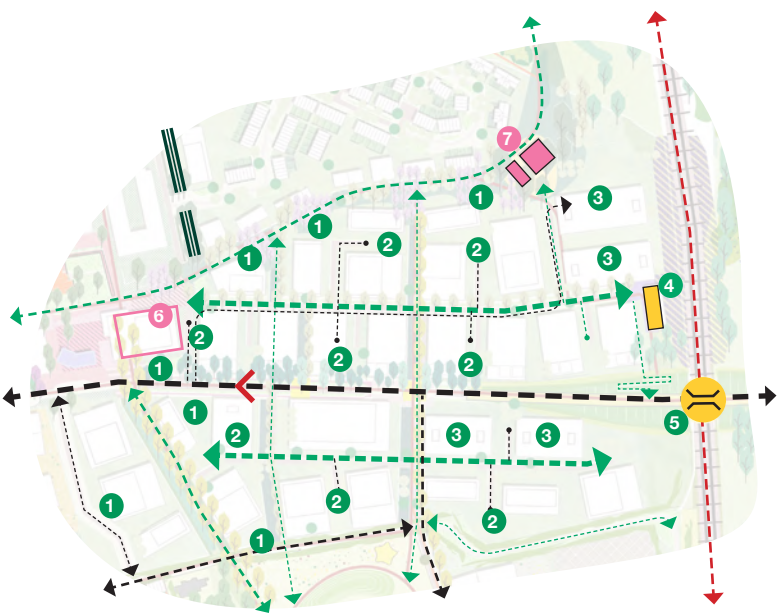
Growing out from the BSP, plots flexibly accommodate a range of building types to feed an innovation ecosystem, all set within inspiring landscapes.

R&D



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

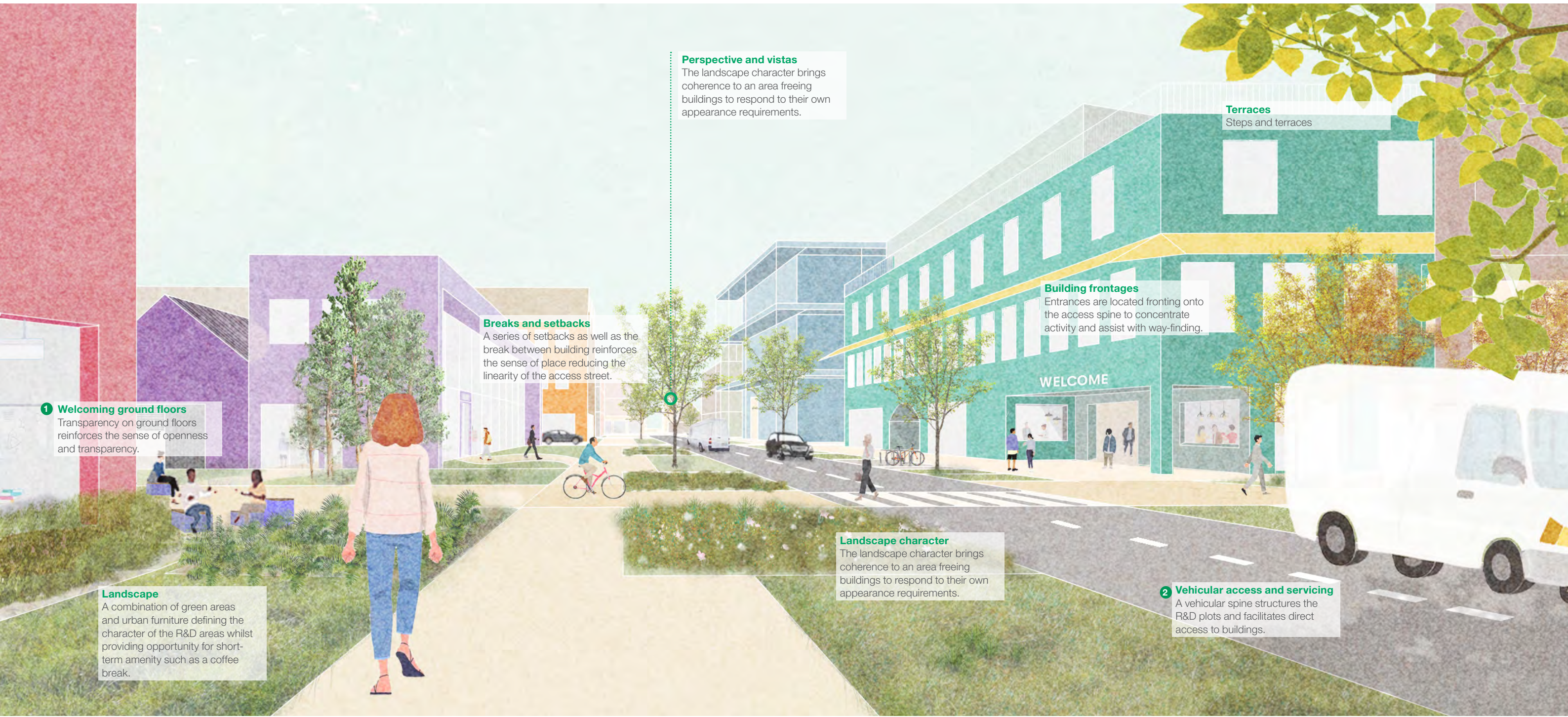
- 6 R&D Landmark
- 7 Parkers Farm



Colour Key

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

0 75 150 300 m



5.12. Foxes Cover

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.

FC

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

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

Yarnton

Broad Field Park

Primary School 2FE

The Old Brook

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.

PI (Place Initial) . Place

Neighbour Village

Roads

Landmark

Existing

Proposal

Education

FCA . Foxes Cover Artery

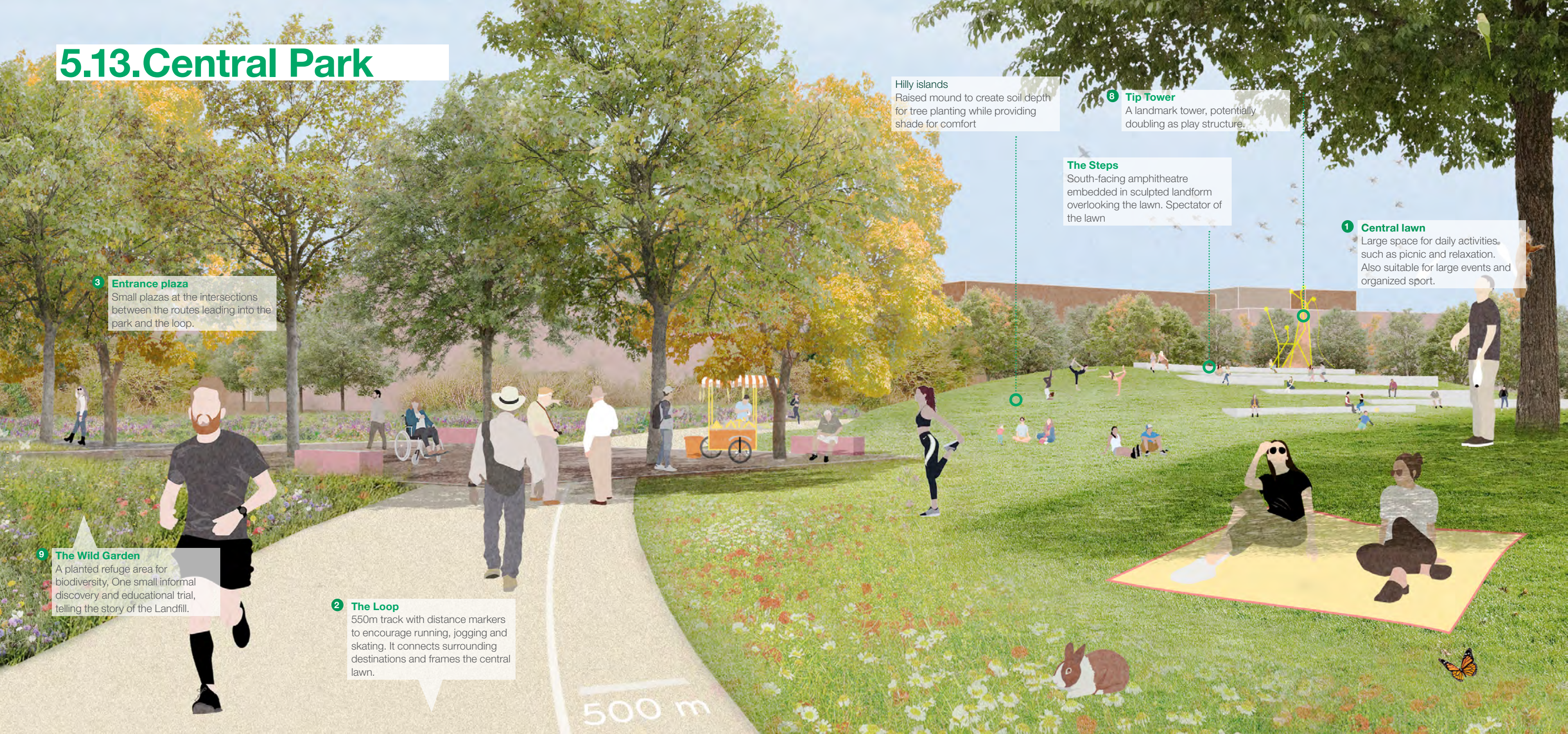
Part of a north-south route linking Begbroke Village and the Community Farm in the north with Begbroke South (Hallam Land), it creates a formal landscape in the character of a country lane.

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



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.

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

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

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

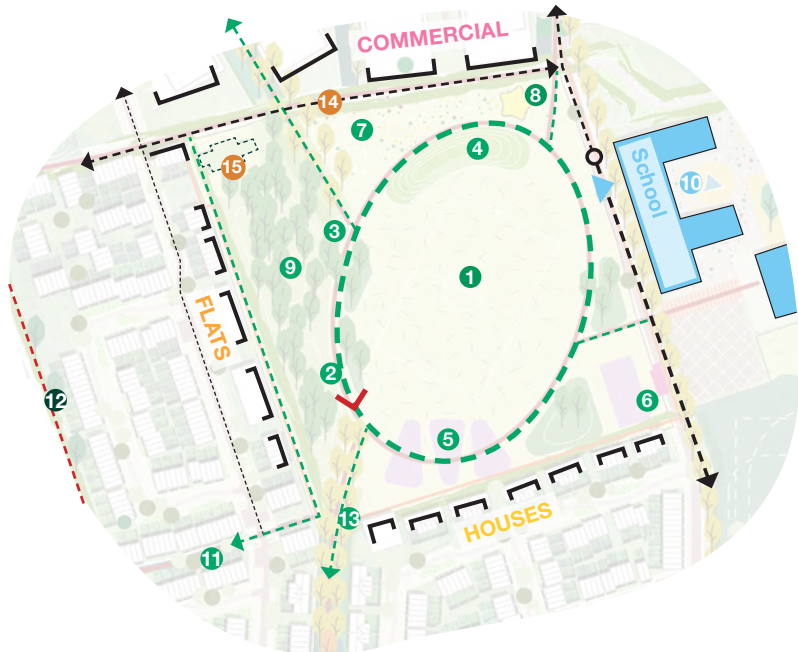
1 Central lawn
Large space for daily activities, such as picnic and relaxation. Also suitable for large events and organized sport.

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



Colour Key

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



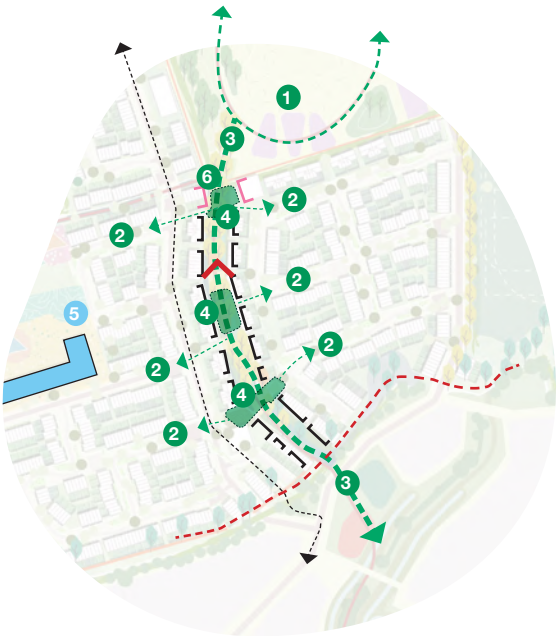
5.14.Foxes Cover Artery

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.

FCA



- 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



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.

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

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

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.

5.15.Rowel Brook Park

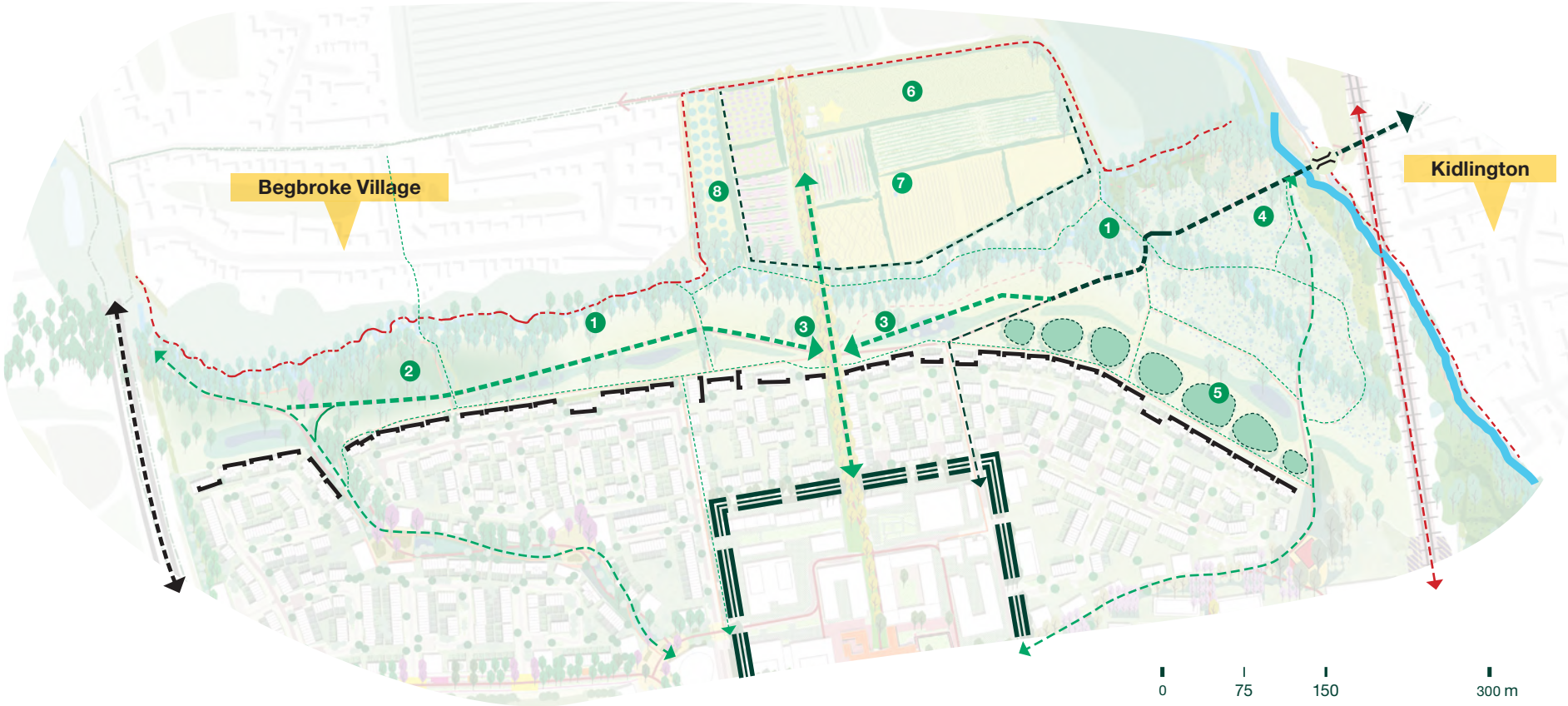
Natural and semi-natural environments celebrate countryside living: from woodland in the west transitioning through wildflower-rich meadows and then wetland and marsh habitats in the east.

RBP



- 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



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

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.

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

Building on agricultural heritage

RBN

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



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.

Small scale vegetable farm

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

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.

Community orchard

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

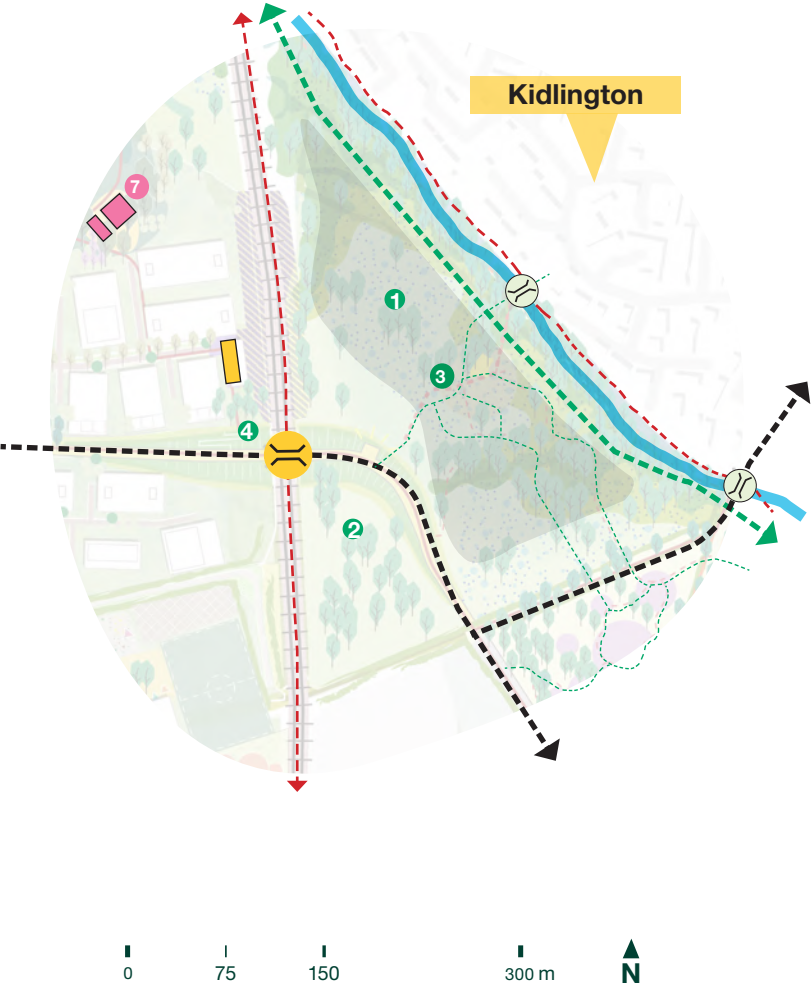
5.17. Railway Marshes

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

RM



- 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 the 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



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.

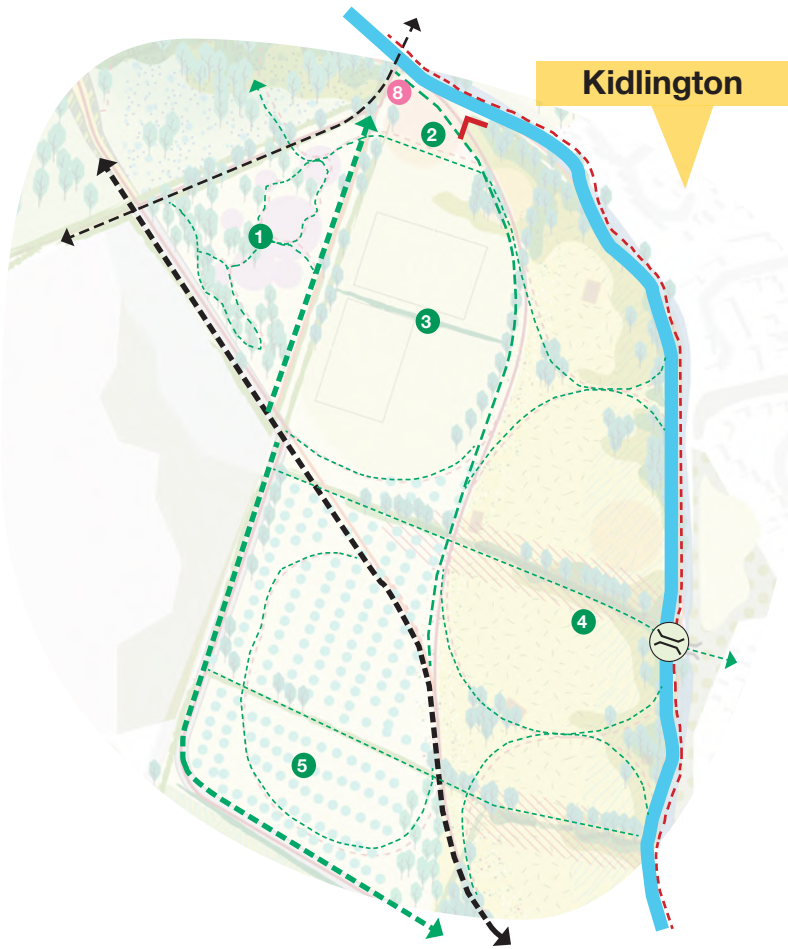
Canal Crossing Grounds
Fixed or temporary amenities of recreational nature relating to Oxford Canal.

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
- 6 The Tea House

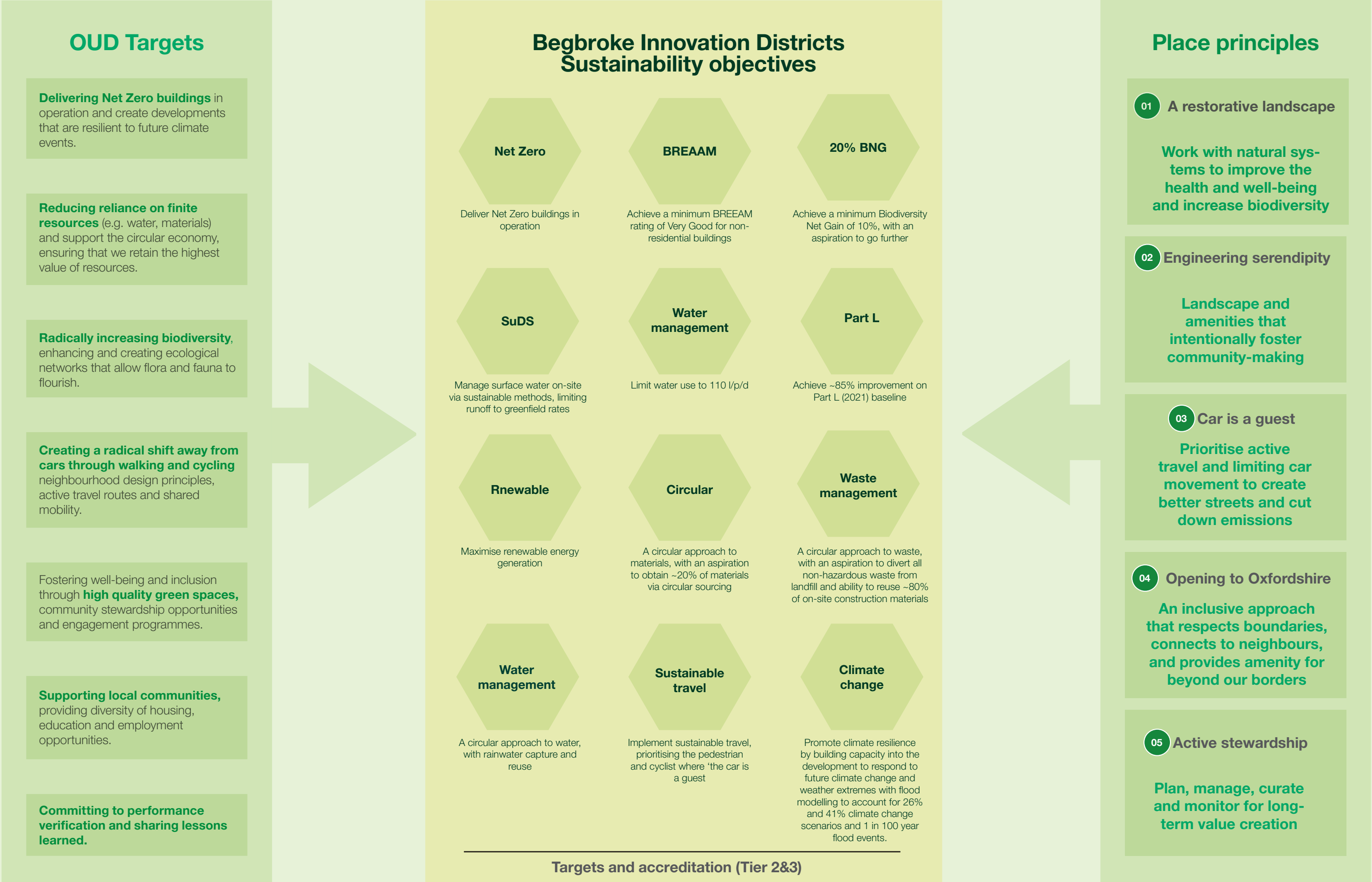


- Shared path
- Pedestrian
- Site Boundary
- Key feature
- Landmark
- Rail halt
- Point of view

6. Sustainability

Biodiversity, active travel, water management, inclusivity, 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



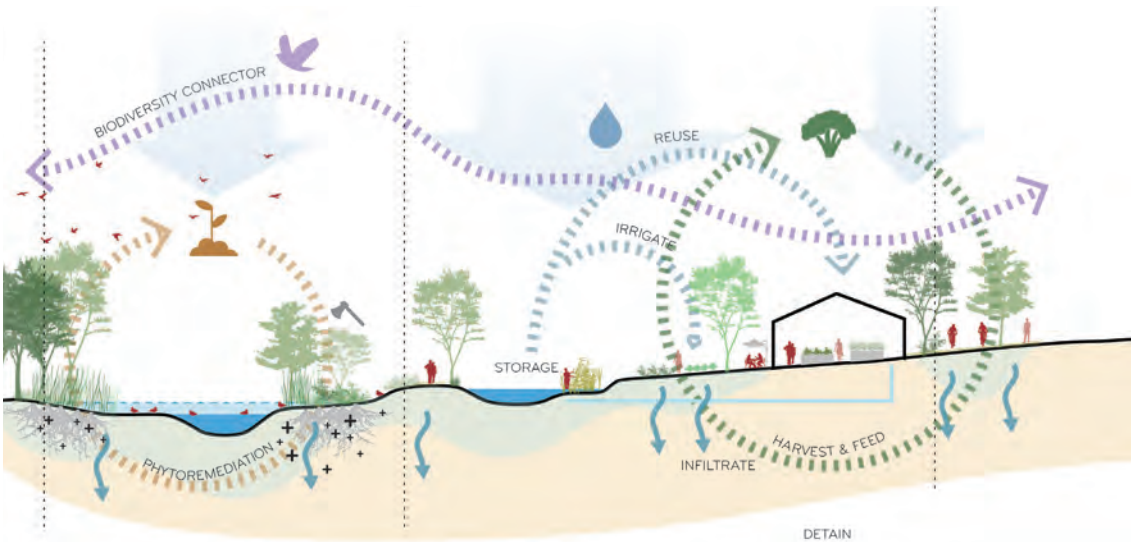
7. Landscape

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.



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



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



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