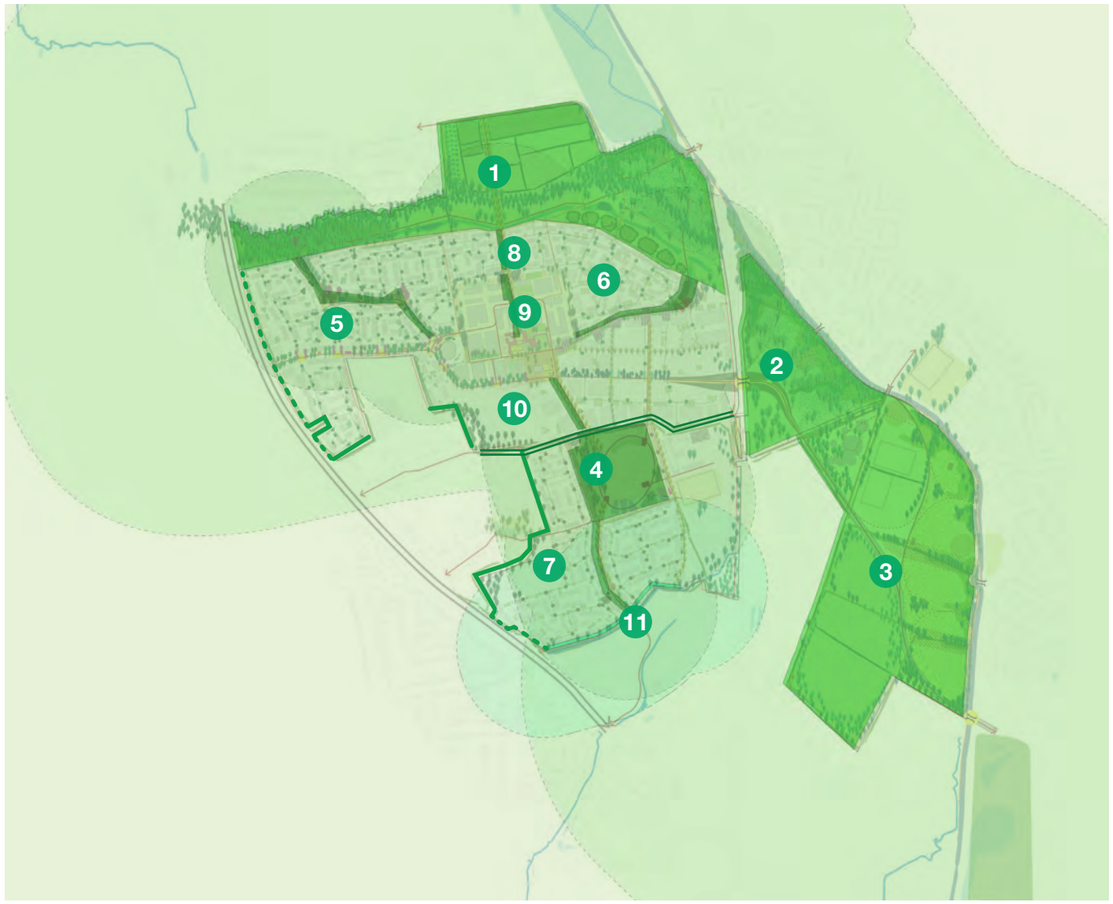
Interconnected green spaces accessible for all.

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



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

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

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

Existing green buffer
New green buffer
Sandy Lane

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

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

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

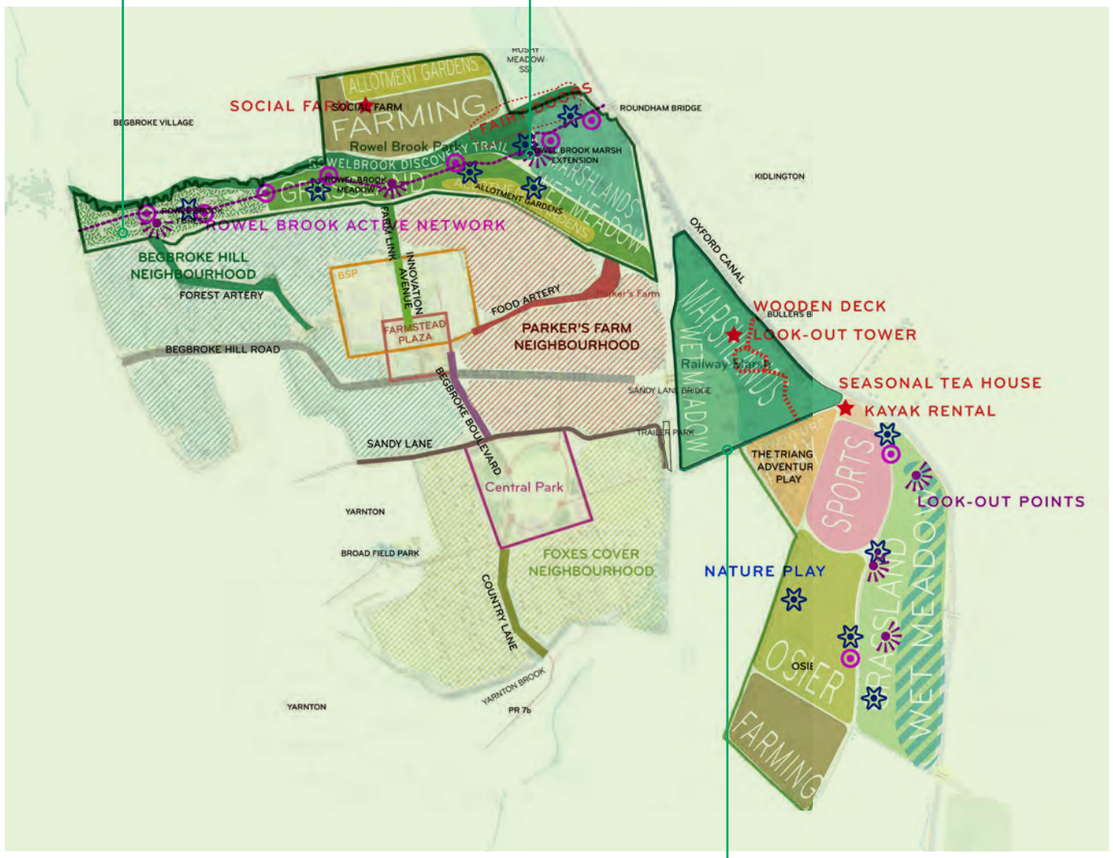
Linked to living streets
Green arteries are linked to living streets while more car-focussed streets are situated away from the arteries in order to extend safe pedestrian priority connections as far into the neighbourhoods as possible.

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

A variety of uses

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

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



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

Level of activity and management

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

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

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

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

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

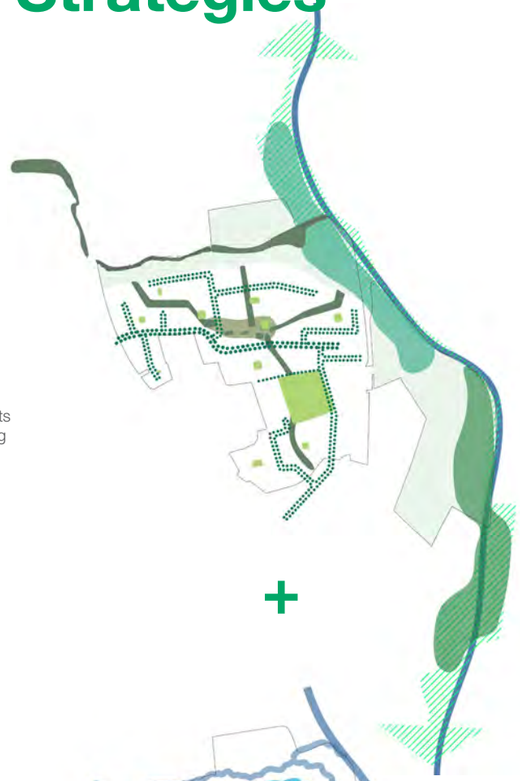
Wild areas have a natural character and have limited access. Rewilding is an important strategy, where only the conditions are created for nature to take over.

7.2. Landscape Strategies

Green

Biodiversity connectivity

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



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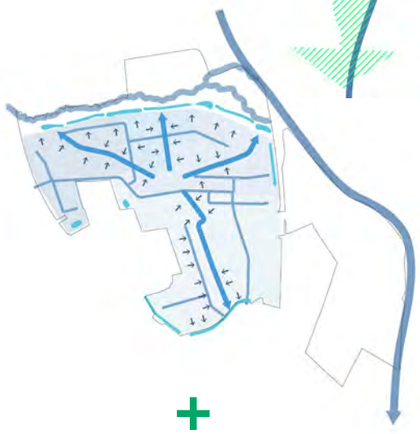
Blue

Natural drainage

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



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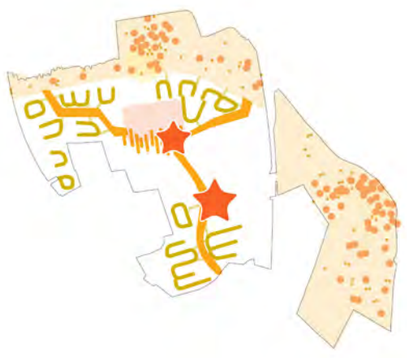
You

Serendipity

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



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Landscape as a binder

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

7.3. Green

(Flora and fauna)

Internal green arteries

Biodiversity connectivity

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

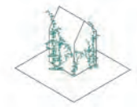
The project site intersects with the Lower Cherwell Valley CTA, as part of which the Oxford Canal links Rushy Meadow SSSI and Stratfield Brake. The development of the district can play an important role in the development of the Oxfordshire Nature Recovery Network by rewilding this link and diversifying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

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

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

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

XS Building



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

S Block

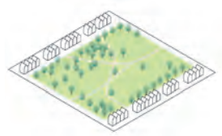
Pocket parks and shared courtyards within developments provide shared green spaces that are easily accessible and encourage informal social interaction.

Within development

M Neighbourhood

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

L Development



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

XL Network / Regional

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

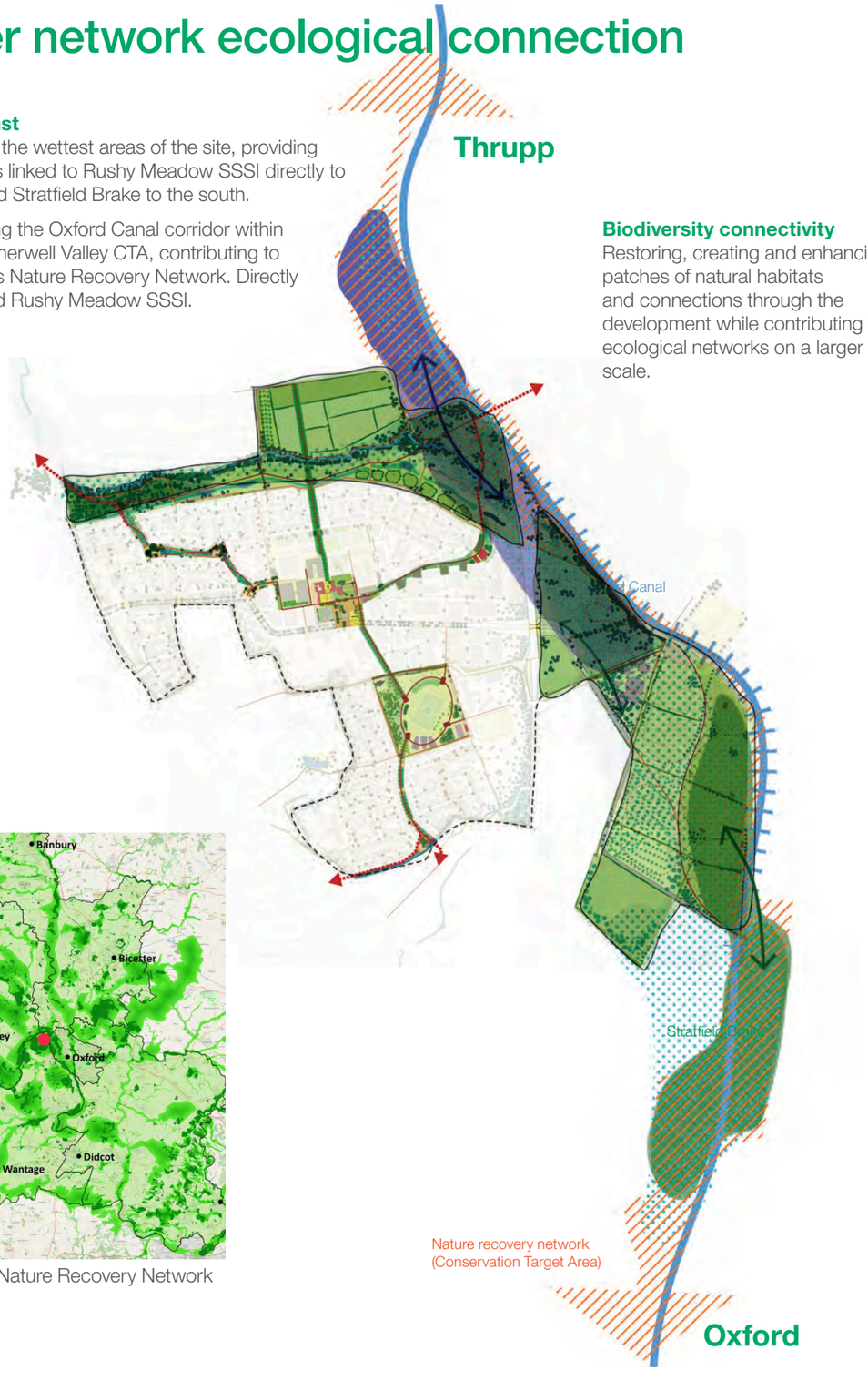
Within masterplan framework

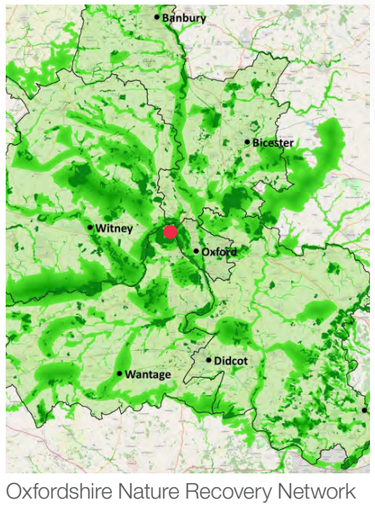
Wider network ecological connection

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

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

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

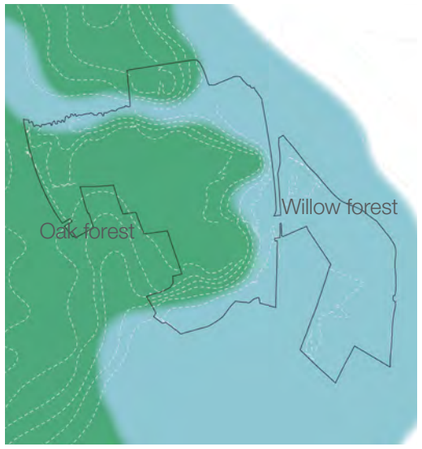




Oxfordshire Nature Recovery Network

Potential Natural Vegetation

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



Potential Natural Vegetation of the site

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

Oak forest

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

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


Oak forest

Willow forest

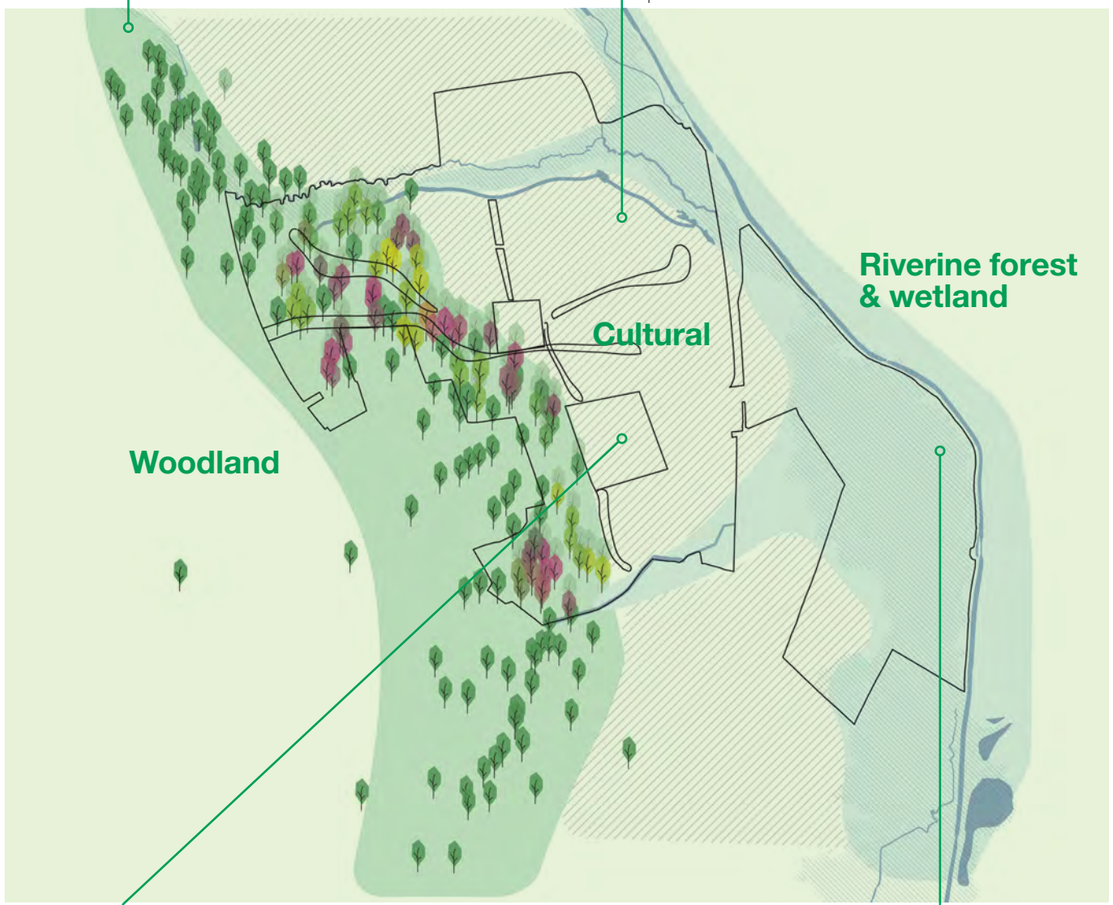
The lower lying eastern area of the site has a wet soil and is anticipated to develop into a riverine willow woodland (Salicion albae), which will be flooded for longer periods mostly in wintertime. The influence (or past influence) of one or more rivers creates a riparian forest. The trees are dry for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


Willow forest

Landscape Character

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

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



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

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

Softscape strategy

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

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

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

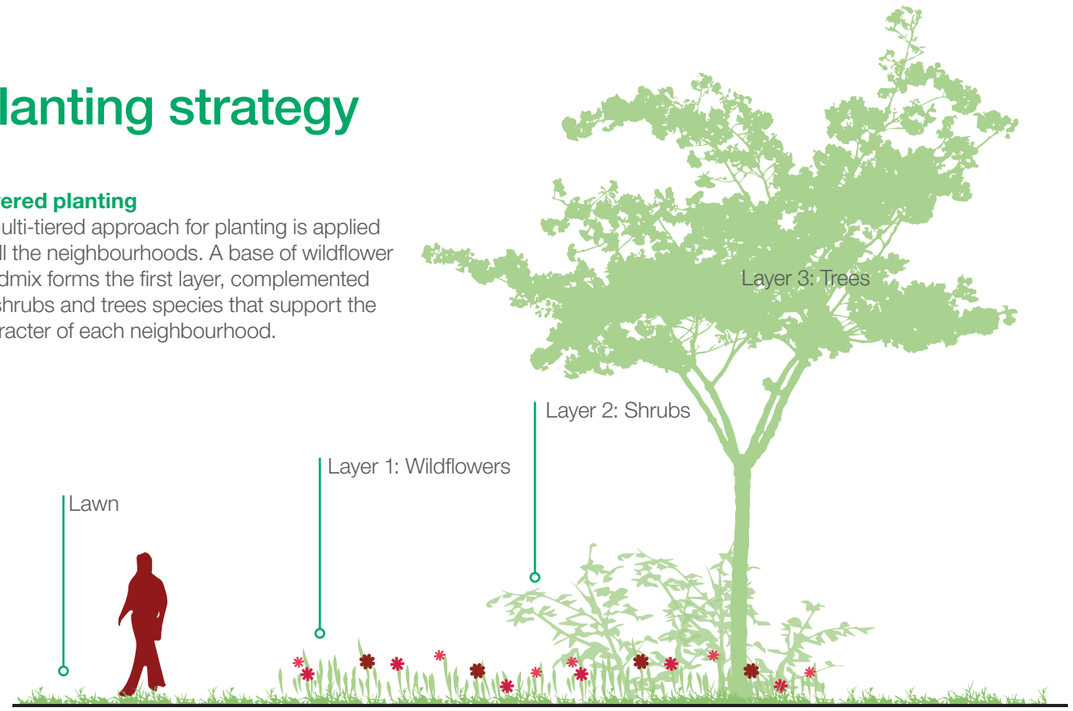
Heat mitigation
Vegetation reduces air temperature through evapotranspiration, provides shading and reduce direct radiation.

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

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

Planting strategy

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




Base: Lawn


Layer 1 : Wildflowers seed mix


Layer 2: Shrubs

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

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

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

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

Tree planting strategy: Forest


Acer campestre
Field Maple


Alnus glutinosa
Common Alder


Betula utilis 'Doorenbos'
Himalayan birch


Betula nigra
River birch


Quercus robur
English Oak


Quercus phellos
Willow Oak


Fagus sylvatica 'Asplenifolia'
Fern-leaved Beech


Carpinus betulus
Common hornbeam


Aescullus indica
Indian horse chestnut


Cladrastis kentukea
Yellowwood


Gleditsia triacanthos 'Sunburst'
Golden honey Locust


Liquidambar styraciflua 'Stared'
Sweetgum


Cornus mas
Dogwood


Illex aquifolium
English Holly

Tree planting strategy: Productive

Prunus padus
Europ. Bird Cherry

Fraxinus angustifolia 'Raywood'
Ash

Juglans regia
Common Walnut

Tilia platyphyllos
Linden

Magnolia 'Heaven Scent'
Magnolia

Malus sylvestris
Wild Apple

Pyrus pyraster
Wild Pear

Prunus avium
Wild Cherry

Crataegus monogyna
Common Hawthorn

Corylus avellana
Common Hazel

Tree planting strategy: Countryside

Acer pseudoplatanus
Sycamore

Acer pseudoplatanus
Norway maple

Castanea sativa
Chestnut

Metasequoia glybtostroboides
Dawn Redwood

Sorbus torminalis
Wild service tree

Pinus peuce
Balkan pine

Stewartia pseudocamelloa
Stewartia

Salix x sepulcralis 'Chrysocoma'
Weeping Willow

Cedrus libanii
Cedar of lebanon

Cornus controversa
Giant Dogwood

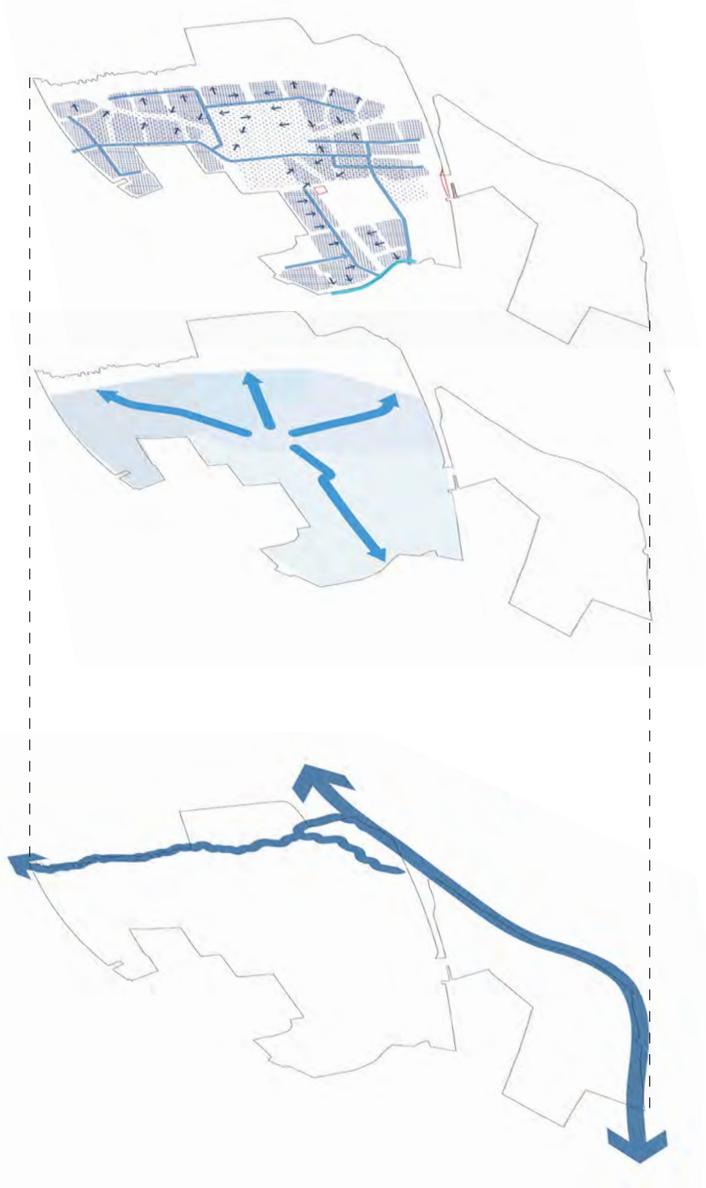
Nyssa sylvatica
Black Gum

Euonymus europaeus
Common Spindel

Salix viminalis
Willow

7.4. Blue

(Water system and drainage)



Local detention and conveyance

Neighbourhood swales within green arteries

Oxford Canal and Rowel Brook

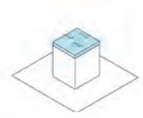
The masterplan integrages natural SUDs at all levels; source, pathway and receptor, making use of existing topography as much as possible.

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

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

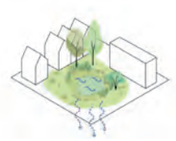
The system will seek to minimise the discharge of stormwater to the downstream system while making the best use of the available water within the site, including potential for harvesting of stormwater within the developments. On a larger scale, larger natural attenuation areas are embedded within the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

XS Building



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

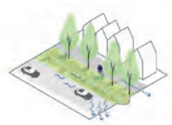
S Block



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

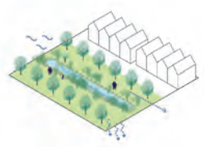
Within development

M Neighbourhood



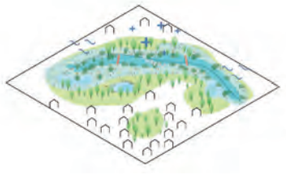
Small roadside swales, hollow roads and paved gutters convey water to the primary system, minimising the need for piped drainage systems and encourage infiltration.

L Development



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

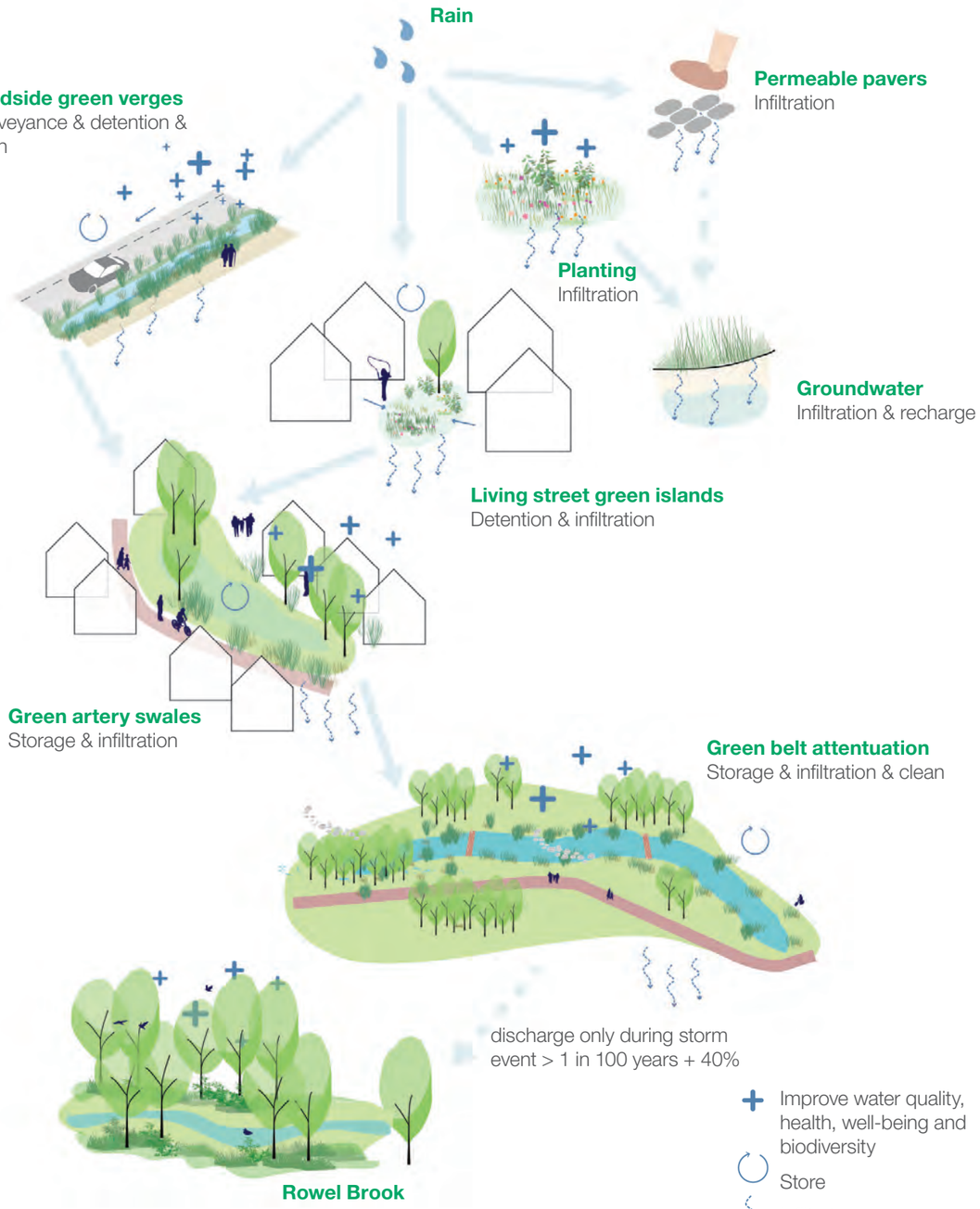
XL Network / Regional



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

Within masterplan framework

Water system



Swales beyond drainage

Hydrology
Detention, infiltration, conveyance

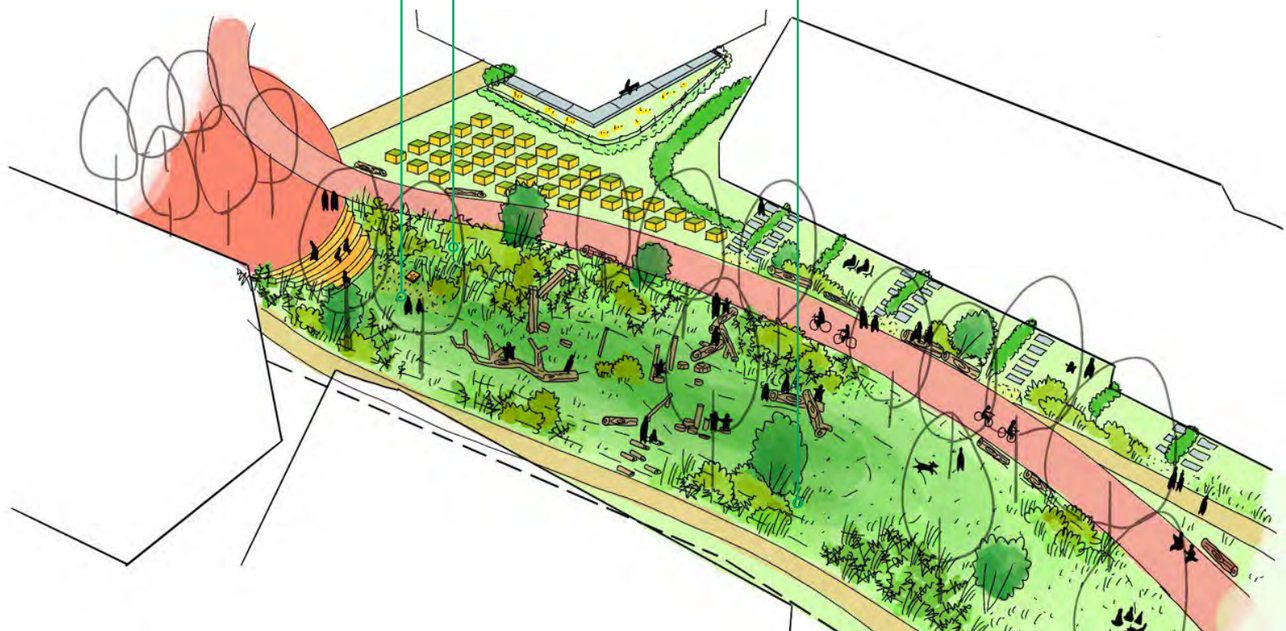
Biodiversity
Flora, fauna

Social
Play, interaction, learning

Programs
Re-connecting to natural processes

Friendly accessible slopes
A freindly slope where access is incentivated

Low maintenance planting
A simple, sturdy and sustainable planting palette



7.5. You

(Community and activity)

Living streets serving as community spaces close to home

Green arteries extending into Green Belt serve each neighbourhood

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

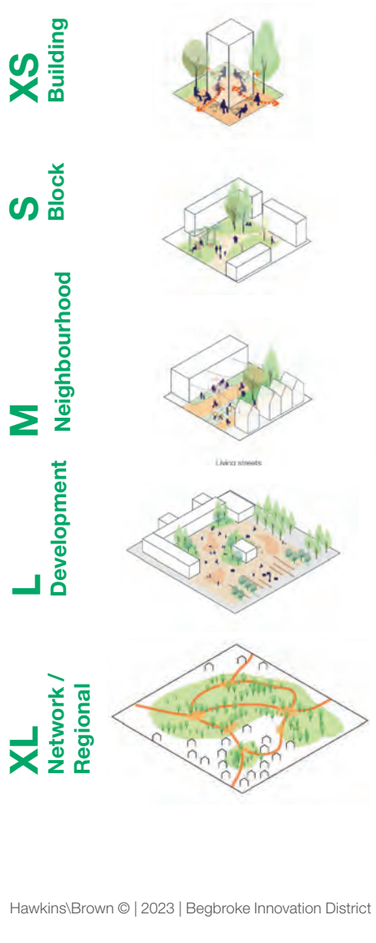
Inviting and inclusive public spaces at different levels allows for people to meet both within and outside their immediate communities.

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

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

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

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



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

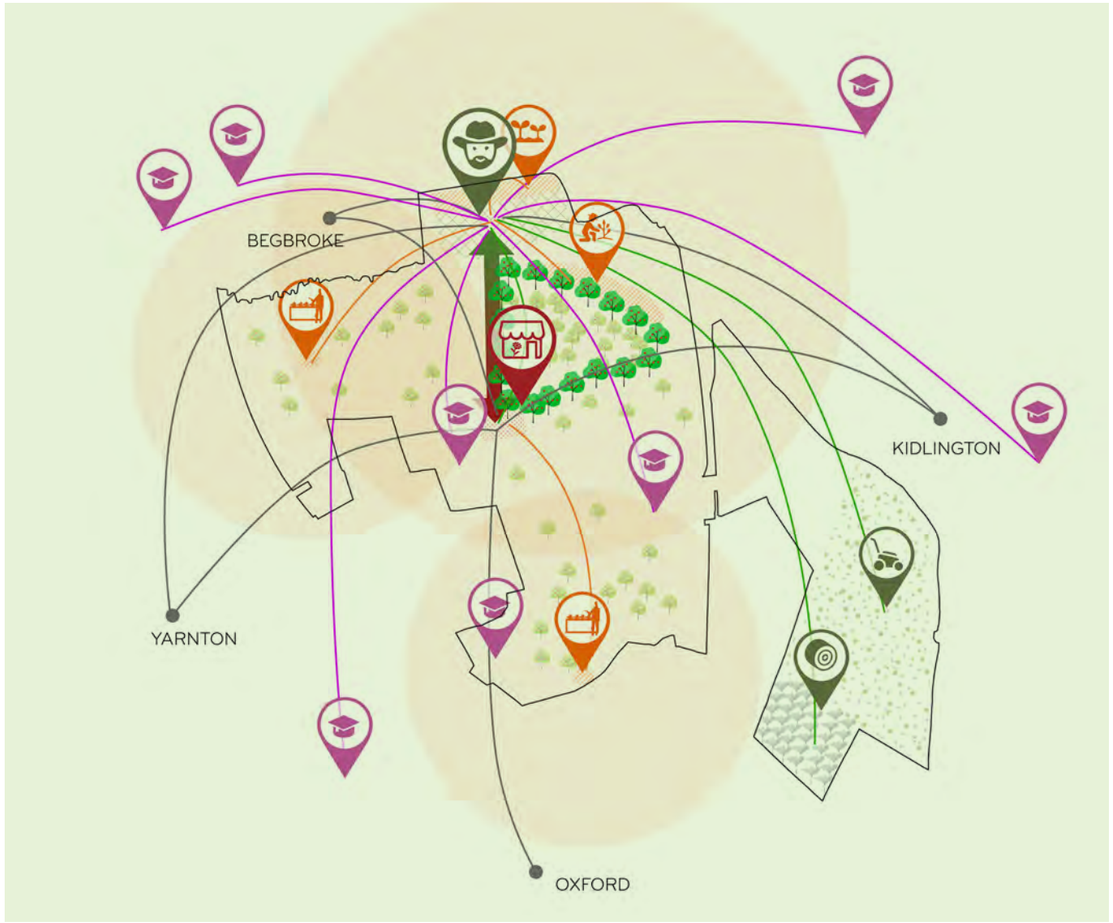
Courtyards and pocket parks offer shared community spaces for neighbours to meet, rest and play.

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

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

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

Building on agricultural heritage



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

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

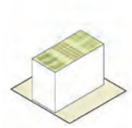
The agriculture allocation offers the opportunity to integrate a small scale community farm and combine farming with landscape maintenance

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

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

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

XS Building



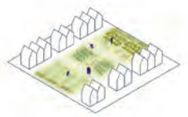
Farming programs embedded within commercial and university building blocks on the roof in the form of roof top gardens.

S Block

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

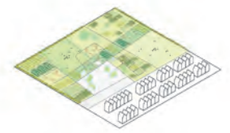
Within development

M Neighbourhood



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

L Development



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

XL Network / Regional

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

Within masterplan framework

Allotment gardens

(all areas are indicative)

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

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

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

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

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

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


1. Parker's farm allotment


4. Local farm


2. Community farm allotment

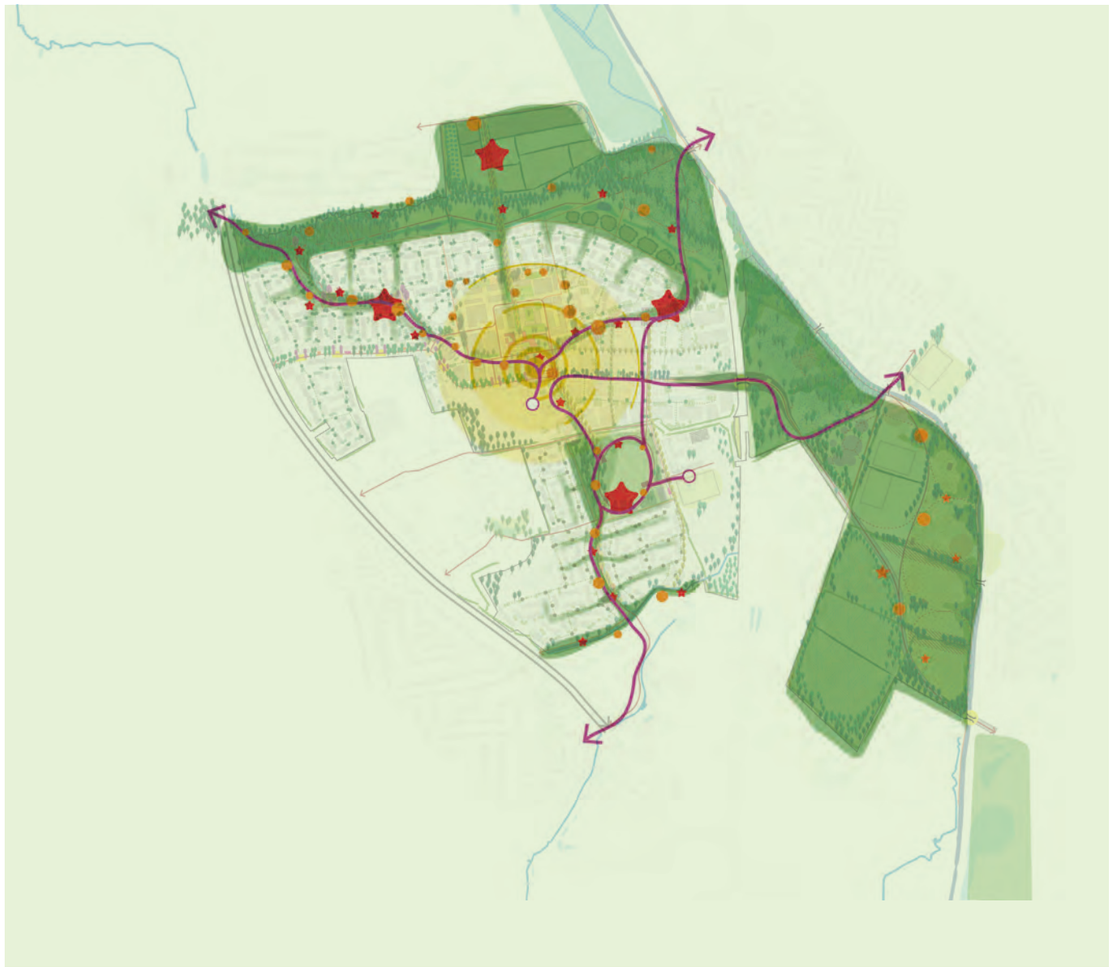

2. Local farm allotment sheds


3. Neighbourhood square metre allotment


4. Local farm polytunnel

Play and sports

(all areas are indicative)



The world around

On my way

Nature talks

Dare to play

Play is for everyone

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

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

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

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

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

XS Building

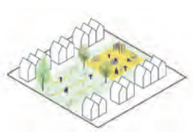
Throughout the district the built environment can encourage formal and informal play by providing a friendly frontage, visibility and accessibility to car-free or car-lite public space.

Within developments

S Block

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

M Neighbourhood



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

L Development

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

XL Network / Regional

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

Within masterplan framework

Play situation

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

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

1 in 5 children
are 'too busy to play'

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

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

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

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

Theory of play

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

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

Benefits of Play

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

A new approach: The 5 play principles

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

Vetenskapens Hus,
Sweden

Gigantium Urban Space,
Denmark

Pecka Playscape,
Czech Republic

Urban Thinkscape,
USA

Playground for All,
Spain

Air Bubble,
Poland

Children's Campus Theodoor,
Belgium

Climbing Park, Luofu Mountains,
China

ANJI Play,
China

Le Volcan,
France

Tumbling Bay,
UK

Le Moutonium - HéBéeéeeéh,
France

Garden of the Forking Paths,
Chile

Skatepark & Parkourground
Georgia

Playground in Belleville,
France

Solar Kitchen,
Finland

Freeway Park,
USA

The Beach and The Time,
Brazil

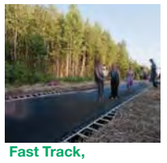
City Museum of St. Louis,
USA

Le Casse Tet,
France

Experience & New Tech,
OOZE works

TransBorda,
Brazil

Brooklyn Botanical Garden,
USA



Fast Track,
Russia

Trissans Hjärta playground,
Sweden

The benefits of play applied to the 5 principles

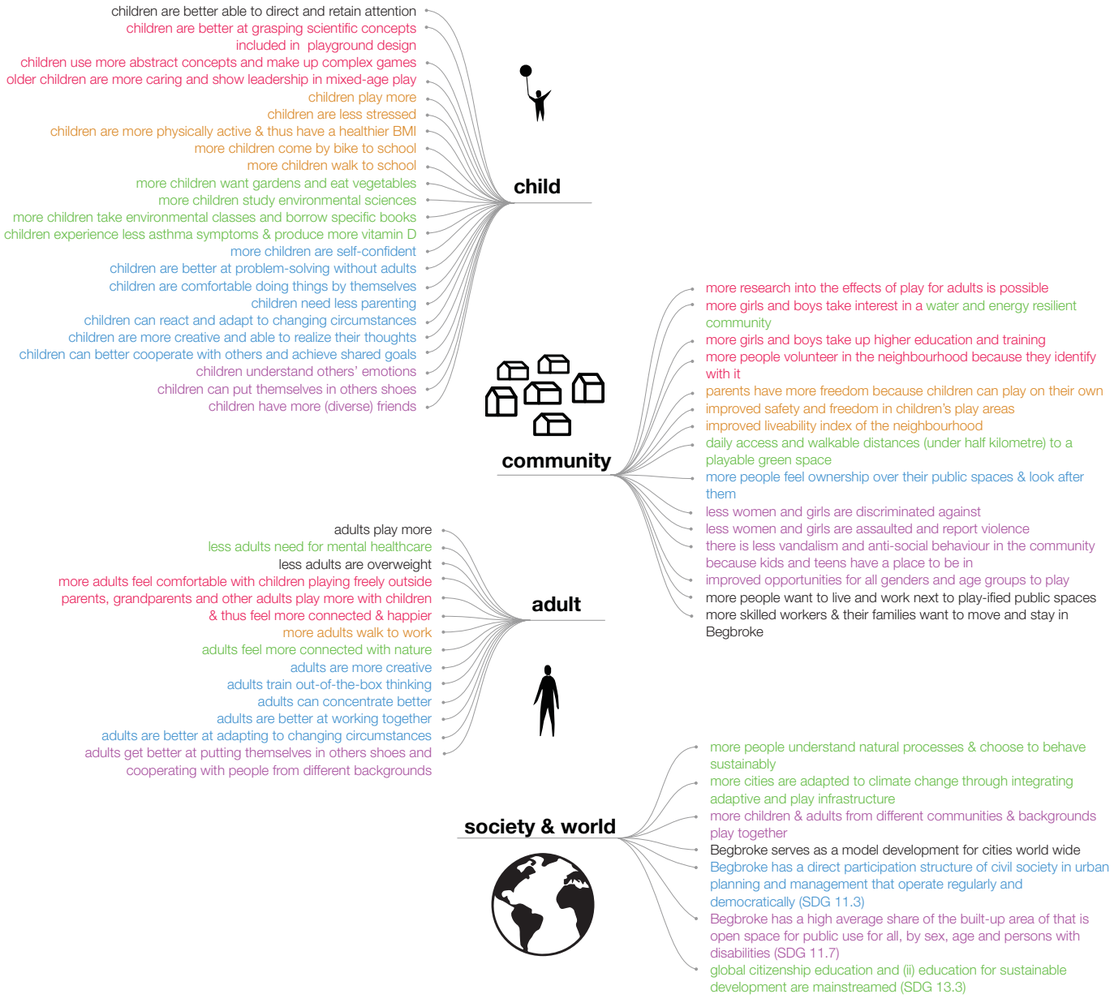
AROUND THE WORLD

ON MY WAY

DARE TO PLAY

PLAY IS FOR EVERYONE

NATURE TALKS



Sports provision

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

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

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

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

1.


2.


3.


Potential Canalside programming

(all areas are indicative)

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

Locations for activity could include:

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

Example of activity options to choose from

Furniture strategy

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

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

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

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

Playful for all ages

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

Different group sizes

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

Community and identity building

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

Location and orientation for social collision

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

Site-wide furniture strategy

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

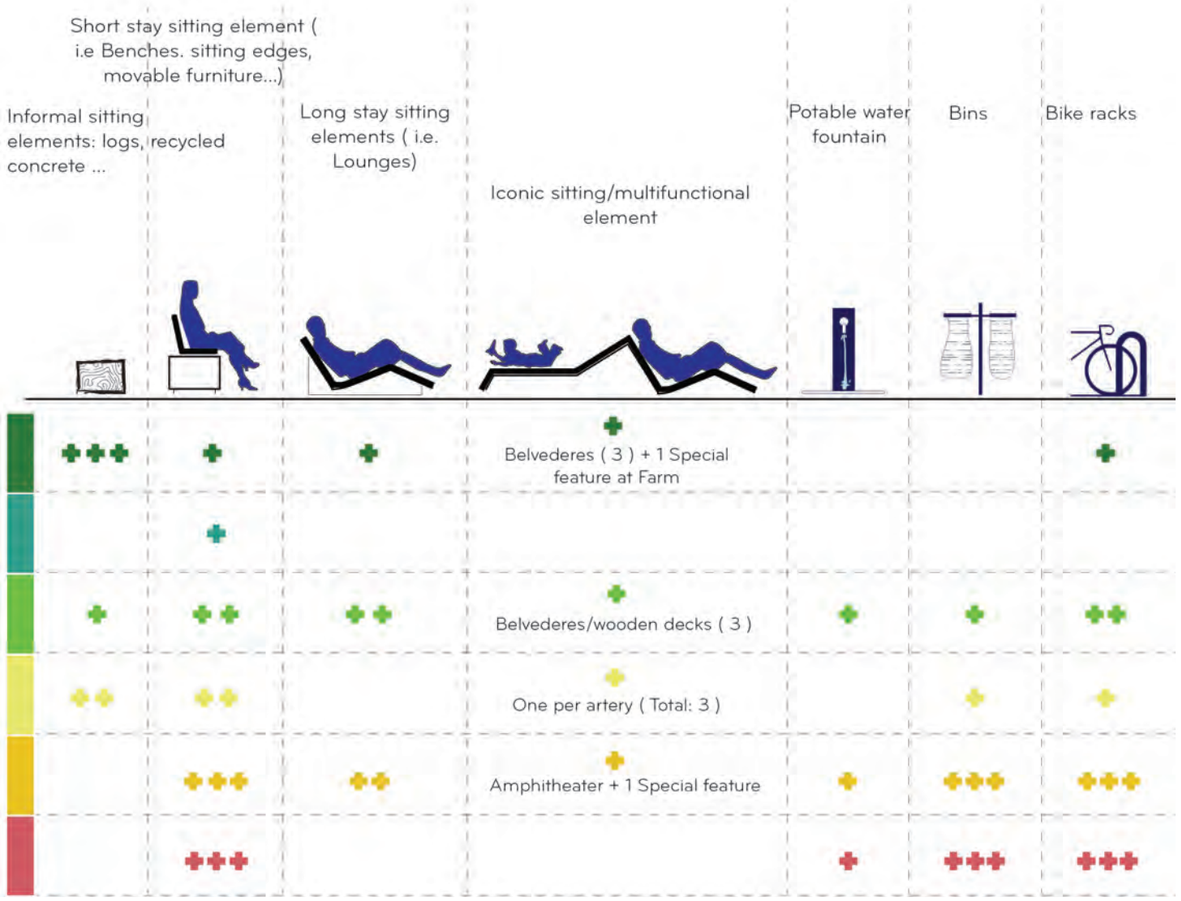
Railway Marsh (Natural Conservation Area)
Partly inaccessible area, with occasional and minimal places to stay. Focused on an iconic tower and a wooden boardwalk.

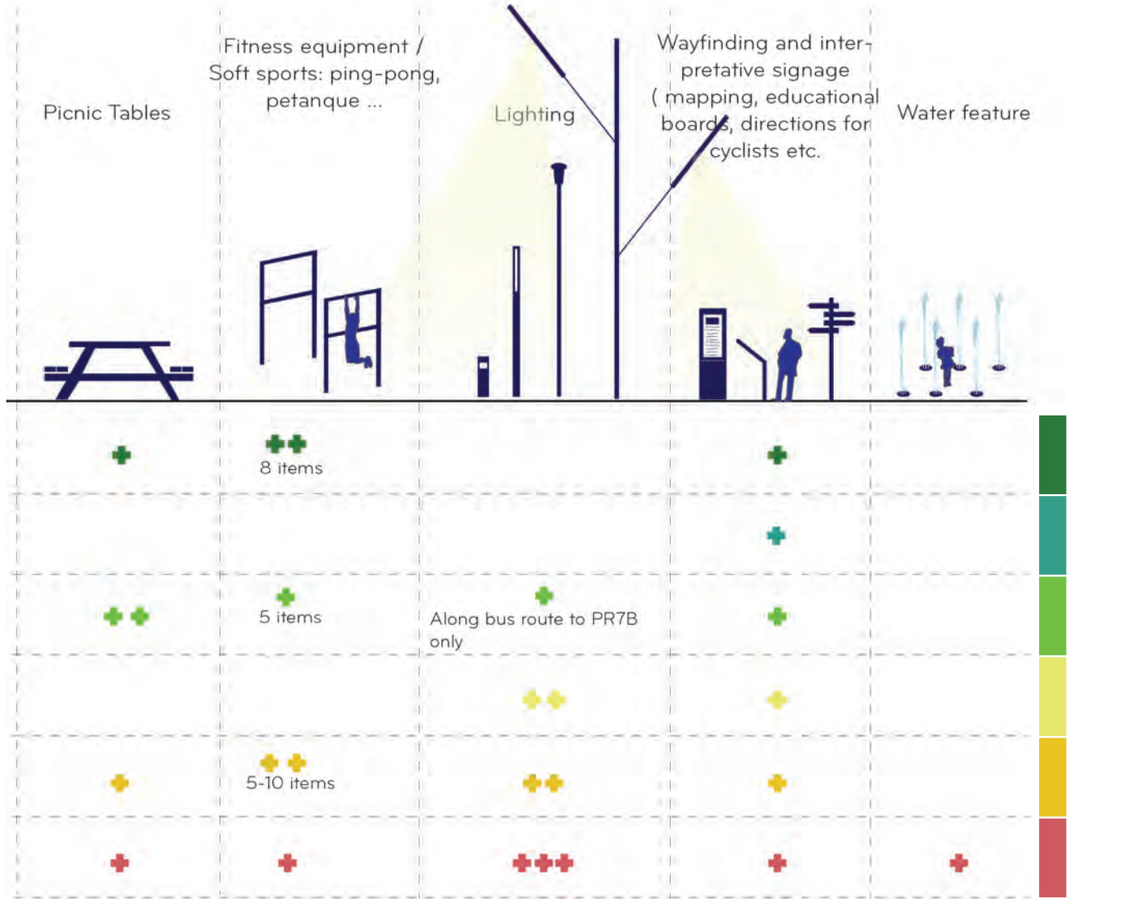
Canalside Park
A mix of programmed areas for formal sports, active leisure, and open natural fields. Furniture should cater to both short stays along main routes and long stays within fields (wooden decks) or near play features.

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

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

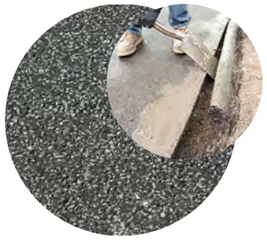
Farmstead Plaza
Landmark and urban active core of the development: hardscape with a variety of active functions and pockets of green.





Paving material palette

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



Light aggregate asphalt with smooth finish and saw cut edge

Light aggregate asphalt with cobble edging

Chip seal asphalt without edging

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

Existing paths, outside plot boundaries, to be potentially upgraded

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

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

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

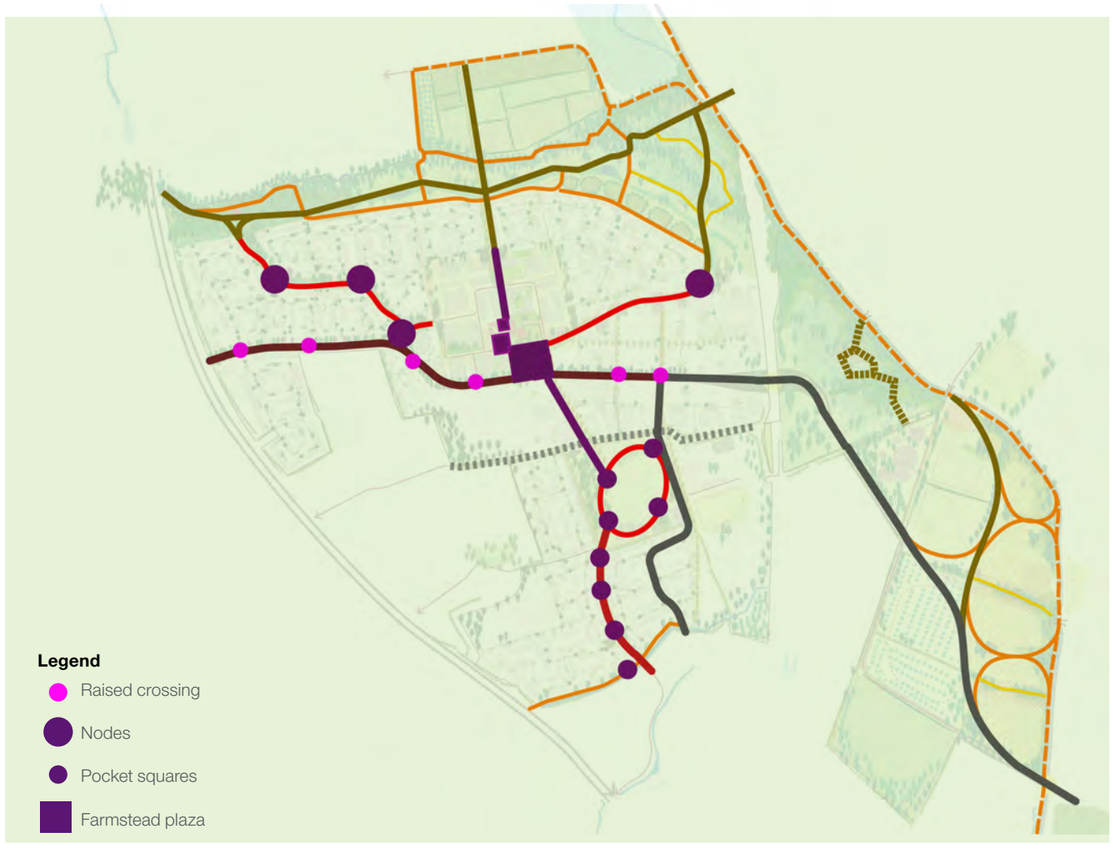
Light aggregate asphalt with cobble edging

Permeable material, i.e. Self-binding gravel

Pedestrian trails: compacted soil

Wooden deck

Existing Sandy lane to be sized and re-surfaced.



Permeable pavement

Allow water to infiltrate, filter and replenish groundwater.

Minimalising pavement

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

High albedo materials

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

Reusable materials

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

Durable materials

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

Sustainable materials

Select environmentally-friendly options to reduce the ecological footprint.

8. A Coordinated Approach

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

8.1. Neighbours

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

Key

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

Newcore Land

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

Key

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

The Railway bridge

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

Key

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

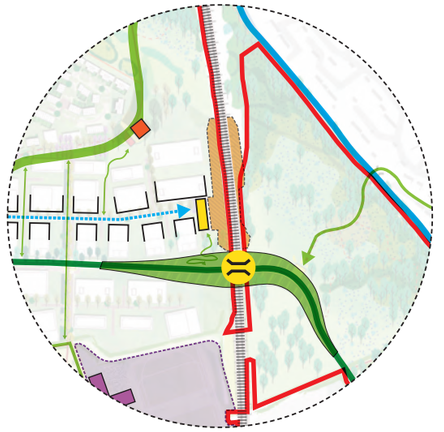
Hallam Land

Key

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

8.2. Railway Bridge

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



Key

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

0 50 100 250 m N

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

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

Embankments
Seamlessly connecting to the proposed landscape

Stairs and ramps
Breaks facilitating connection between workspace and nature

9. Transport

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