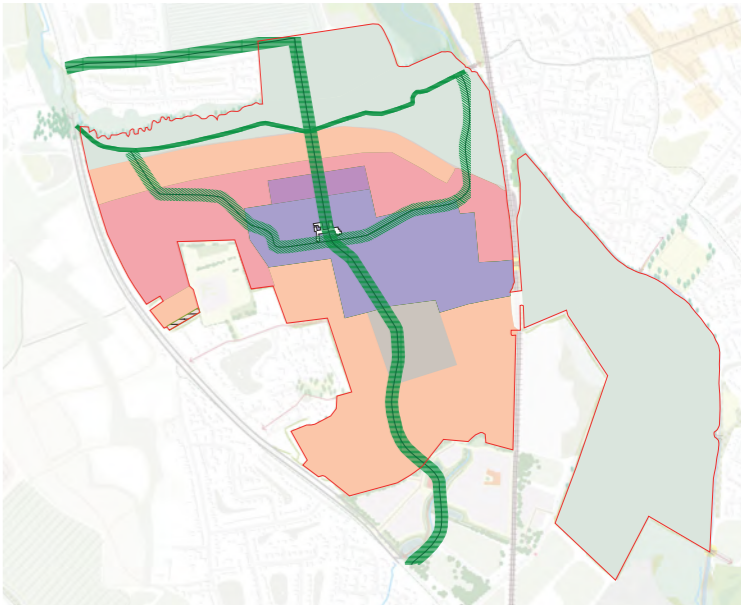
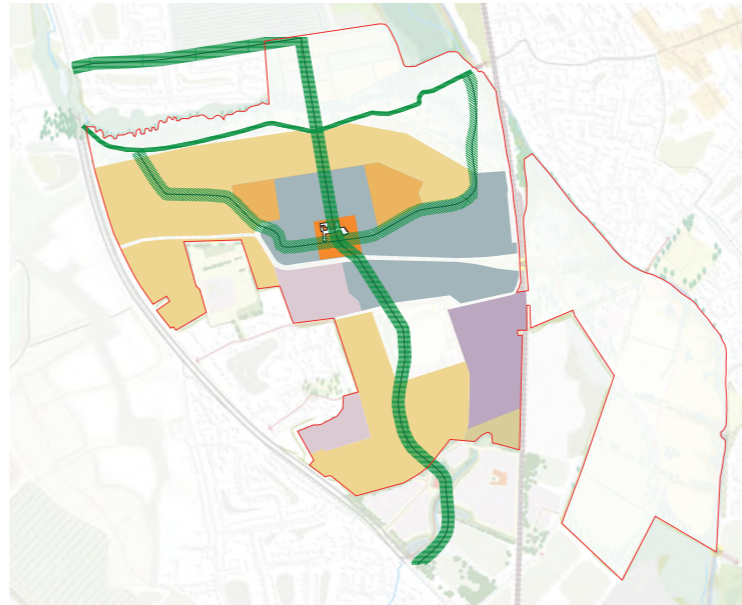
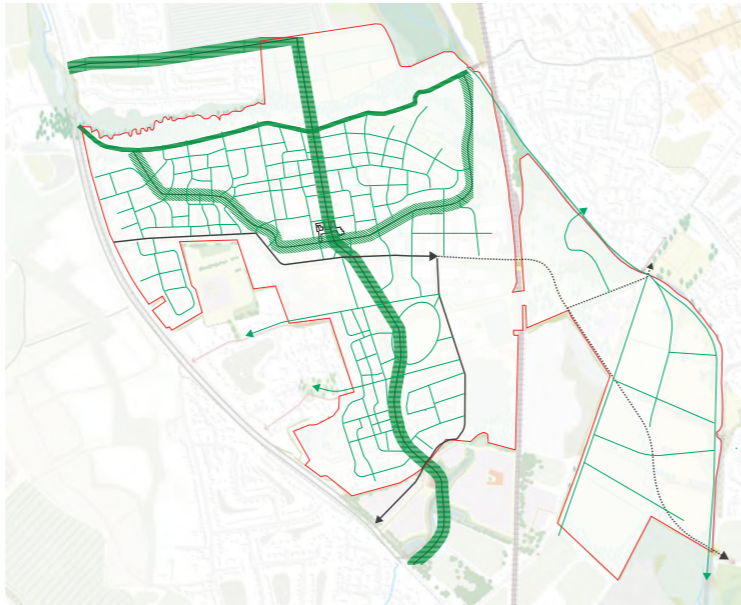
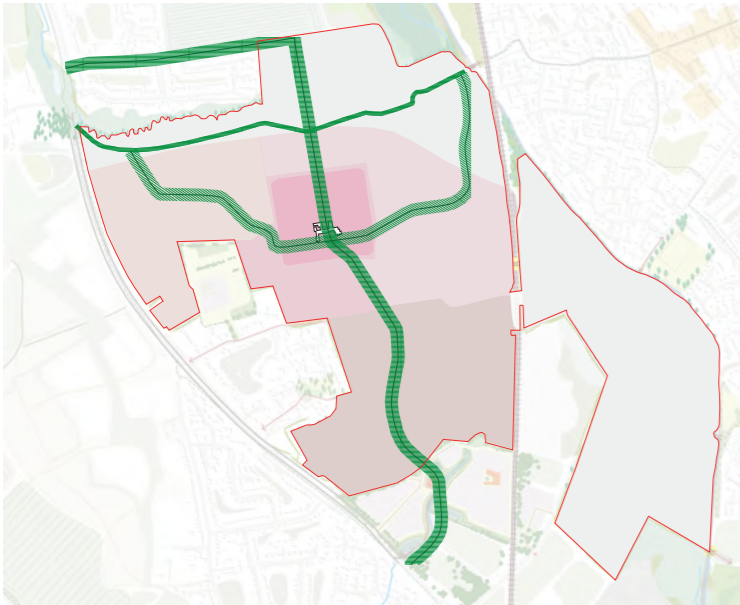


4.8. Masterplan framework



Layout

- 3 Neighbourhoods
- Local Centre

Movement

- Main pedestrian and cycling routes
- Main vehicular routes

Land Use

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

Scale

- Maximum building heights**
- Up to 10 m from ground level
 - Up to 13.5 m from ground level
 - Up to 15 m from ground level
 - Up to 18 m from ground level
 - Up to 22 m from ground level

4.9. Illustrative masterplan

- Neighbourhoods**
 - BH Begbroke Hill
 - BSP Begbroke Science Park
 - PF Parkers Farm
 - FC Foxes Cover
- Places**
 - BHA Begbroke Hill Artery
 - CSP Canalside Park
 - CP Central Park
 - F&I Farm Link & Innovation Avenue
 - FCA Foxes Cover Artery
 - TM The Interface
 - LS Living Streets
 - PFA Parkers Farm Artery
 - R&D Research & Development
 - RBP Rowel Brook Park
 - TA The Arrival
 - TF The Farmstead
 - RM Railway Marshes
- Landmarks**
 - 1 The Gatehouse
 - 2 The Welcome
 - 3 The Farmhouse
 - 4 Farmstead Plaza
 - 5 Wellness Centre
 - 6 R&D Landmark
 - 7 Parkers Farm
 - 8 The Tea House

- Mobility**
 - Primary cycle and pedestrian routes
 - Secondary pedestrian routes
 - Begbroke Hill
 - Bridges
 - Potential new train station
- Water**
 - Swale
 - Retention Ponds
 - Oxford Canal
 - Rowel Brook
- Productive Land**
 - Allotment Gardens
 - Agriculture Lands
- Farmstead**
 - (Local centre including amenity, retail, cafés, etc.)
 - Existing Farmhouse
 - Indicative Canopy
 - Indicative Amenity Building
- Landscape Typologies**
 - Woodlands
 - Marshlands
 - Grasslands
 - Osier

