

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.

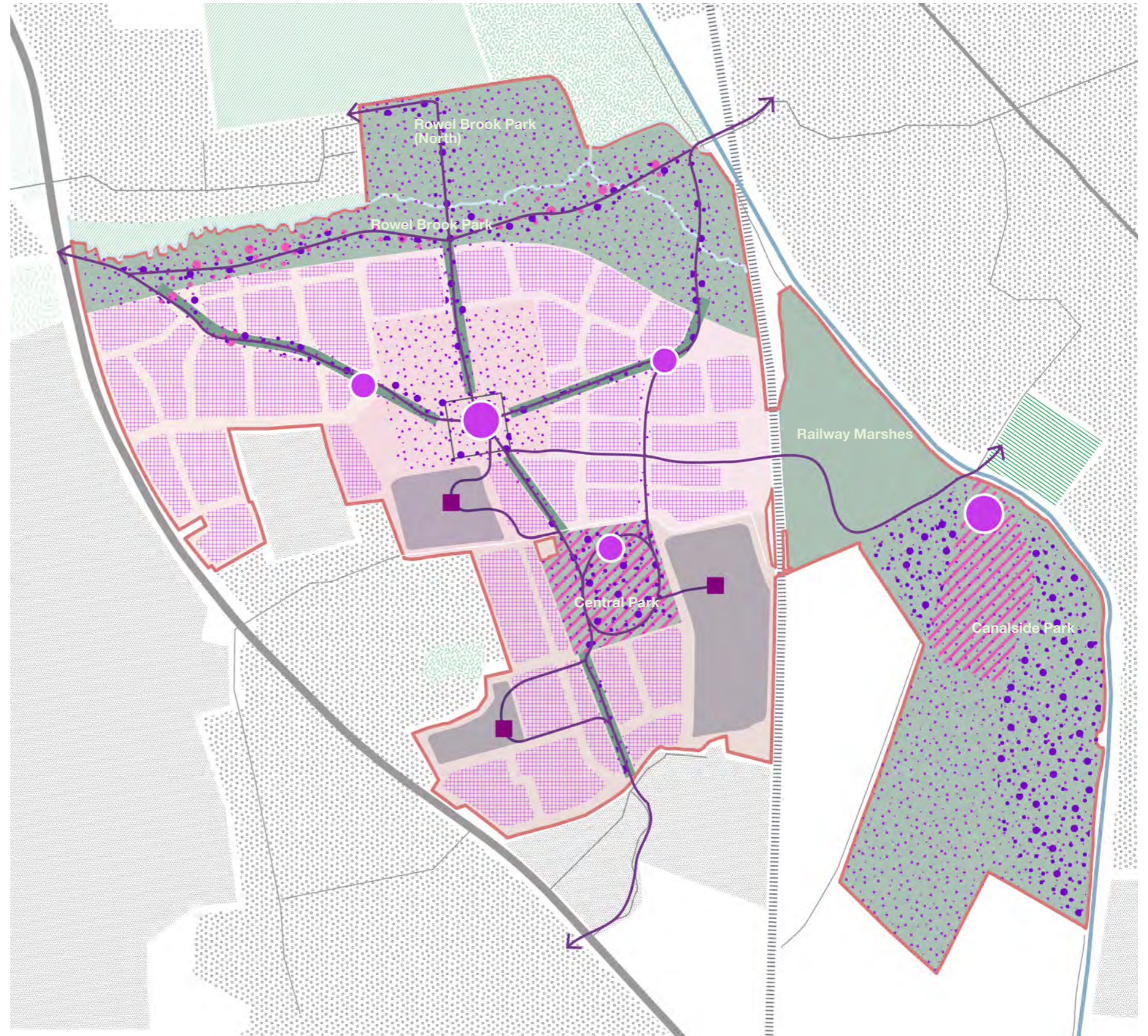
3.4.8. Play interventions in the Canalside Park should be inspired by the canal and the movement of water.

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

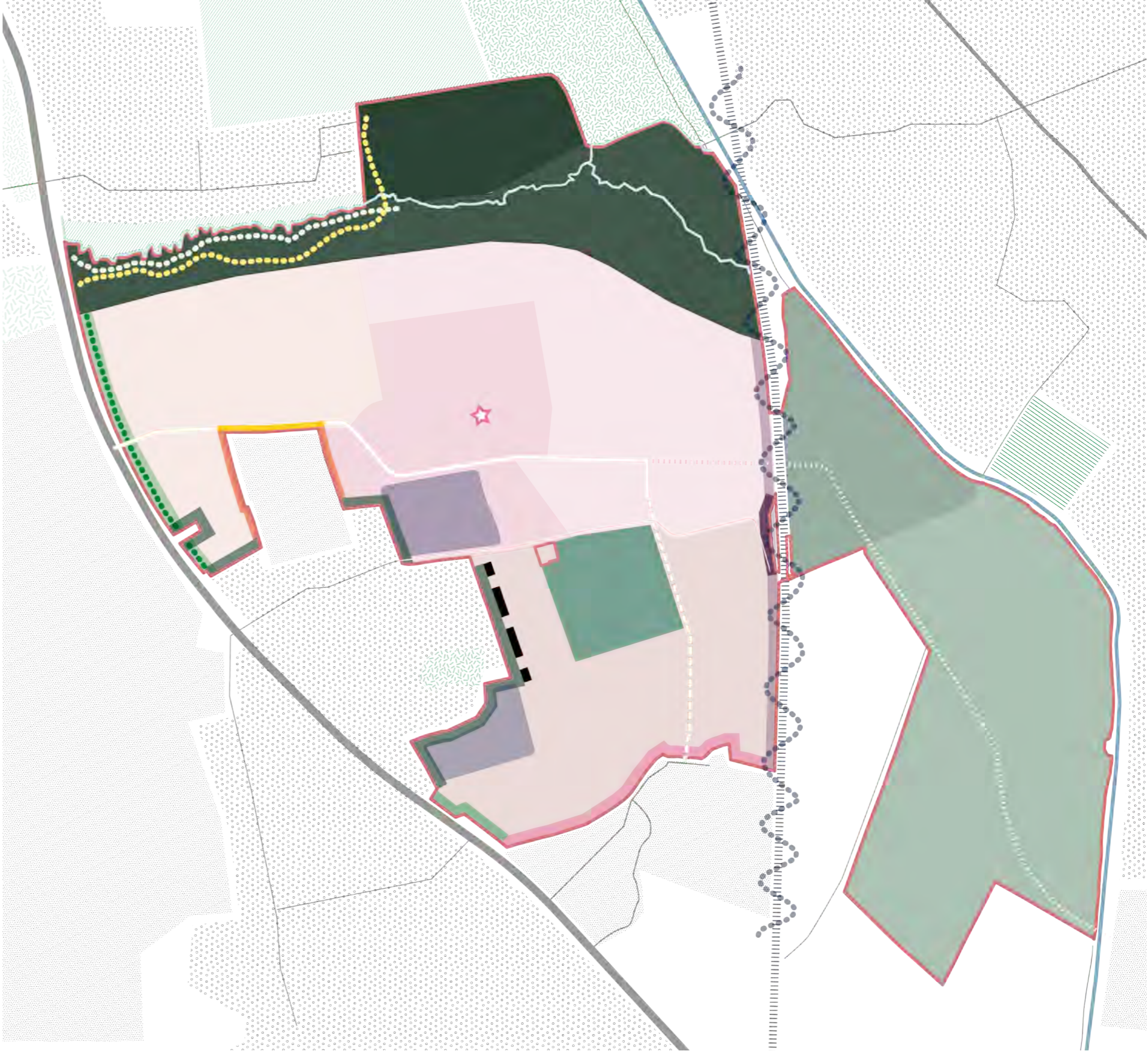
3.5.1. The setting of Yarnton, Begbroke and Kidlington will be protected by landscaped corridors with planting in strategic locations to screen and filter views.

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

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|--|--|-----------------------|
| Application site boundary | A44 Existing Planting | Other features |
| Neighbourhoods | A44 Development Setback | Farmstead |
| Begbroke Hill | Main frontage to neighbours | Oxford canal |
| Parkers Farm | Considered back edge to neighbours | Rowel brook |
| Foxes Cover | Setback from landscape features | Key vehicular routes |
| Begbroke Science Park | Setback from neighbours | Railway line |
| Edges | Setback from Railway Line | |
| Rowel Brook Park Existing Planting | Railway line acoustic mitigation | |
| Rowel Brook Park Strategic Additional Planting | Setback from existing houses - Yarnton | |
| | Building Line Permeability | |
| | School Site Locations | |

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

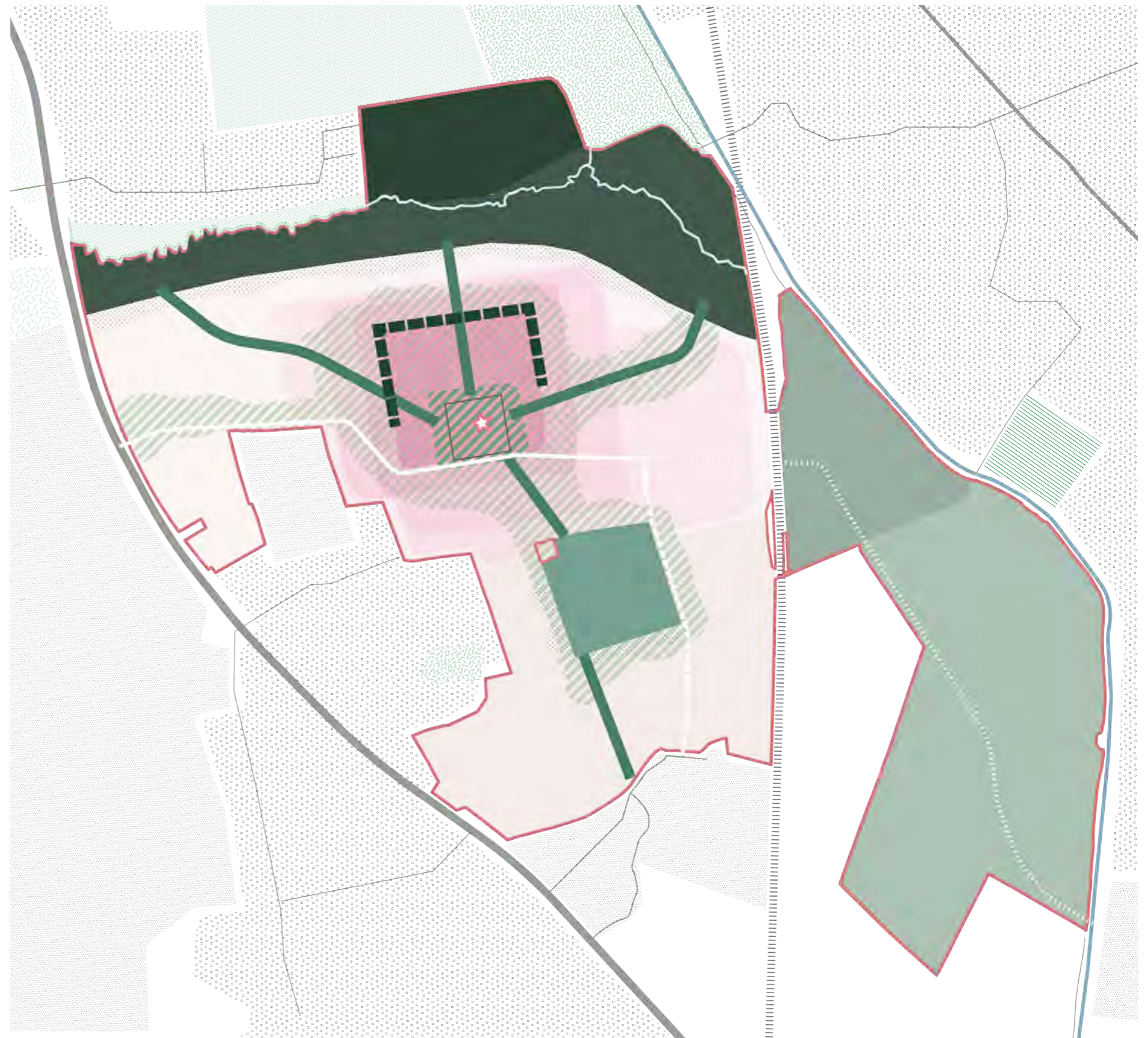
Existing hedge to be strategically thinned down

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

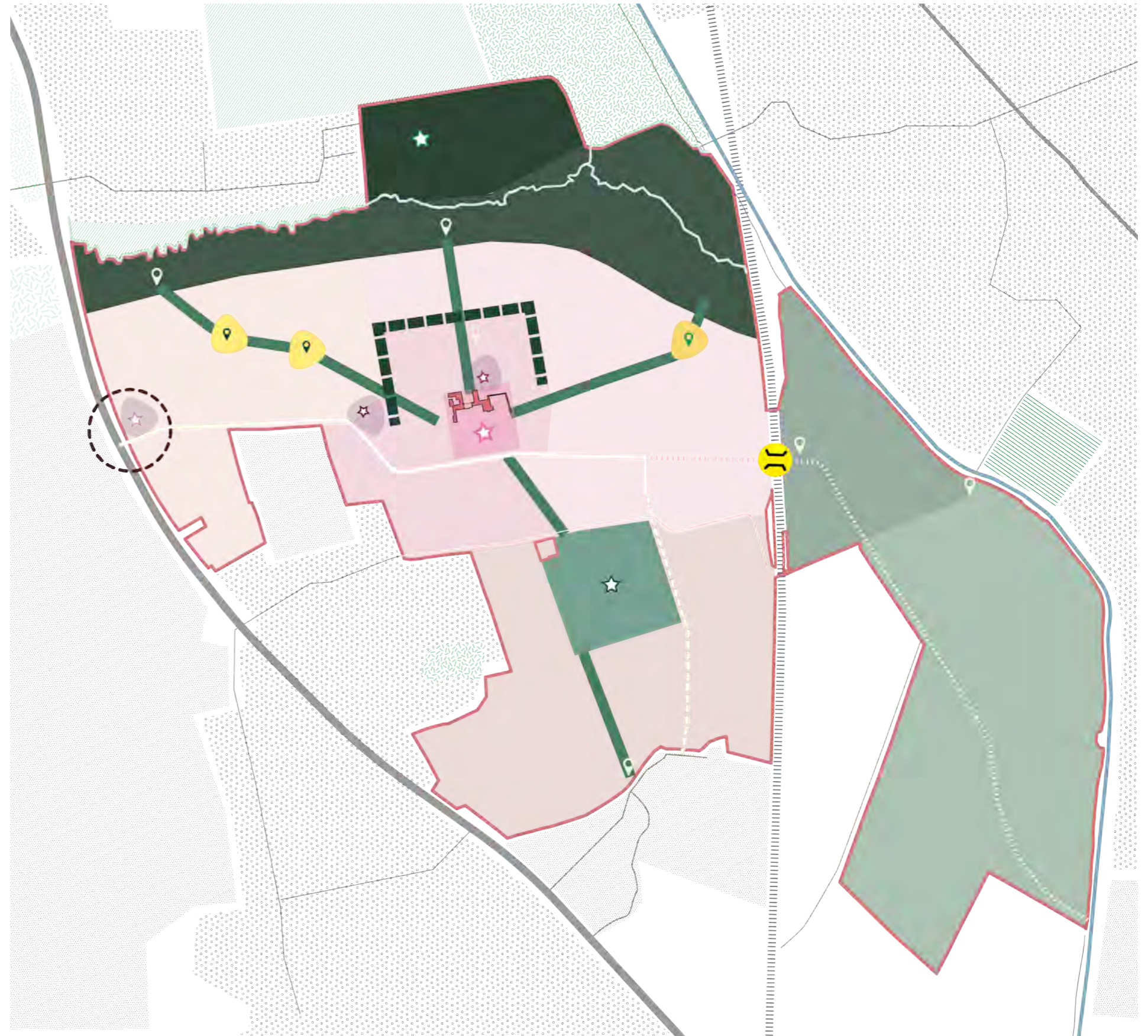
Placemaking

- 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.

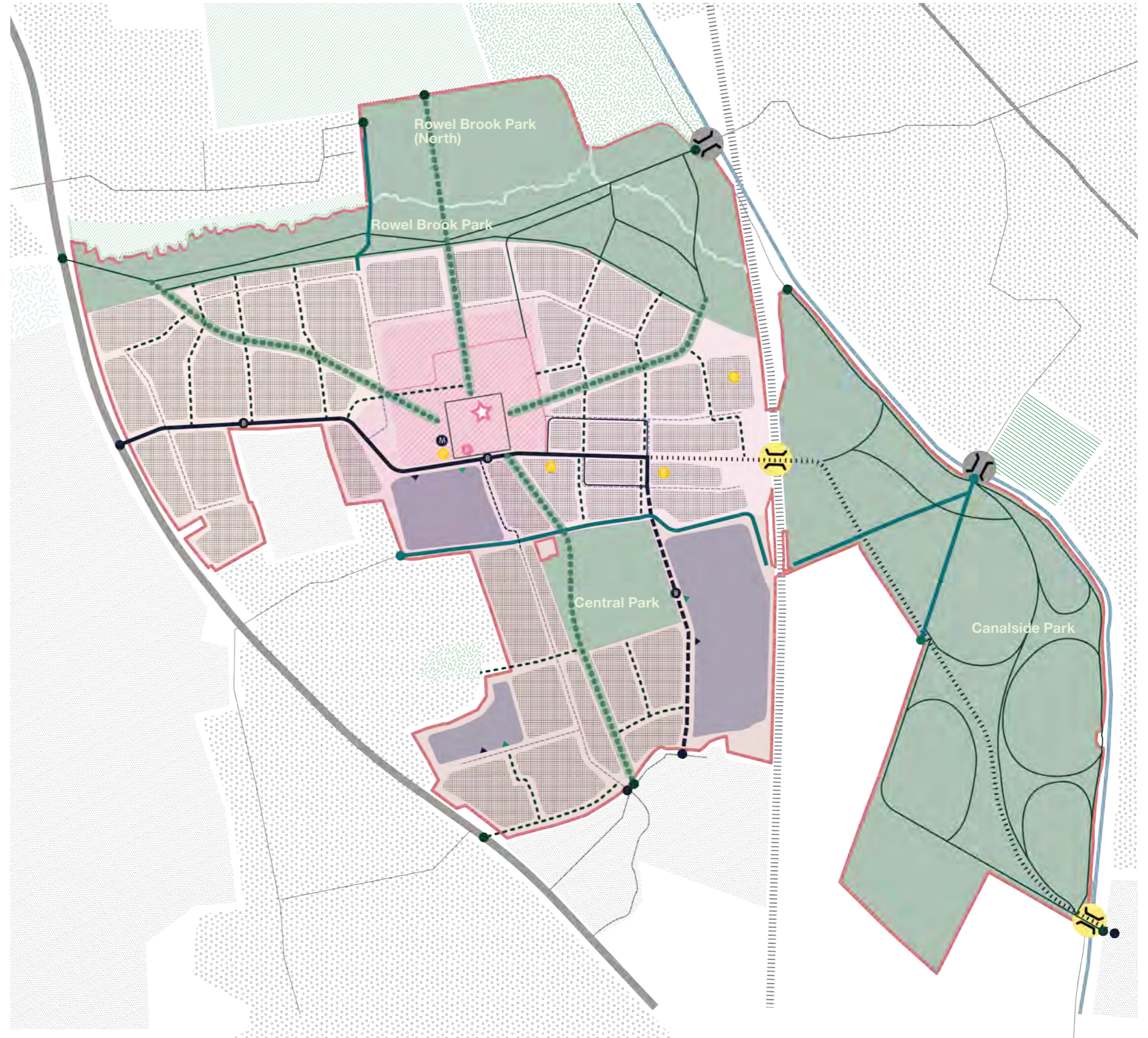
3.8.8. Multi-storey car parks that serve the local centre should be positively incorporated into the streetscape and their visual impact minimised. The mobility hub should be a positive element of the civic space and not hidden away. It should be located as to be highly convenient and accessible.

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

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| 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

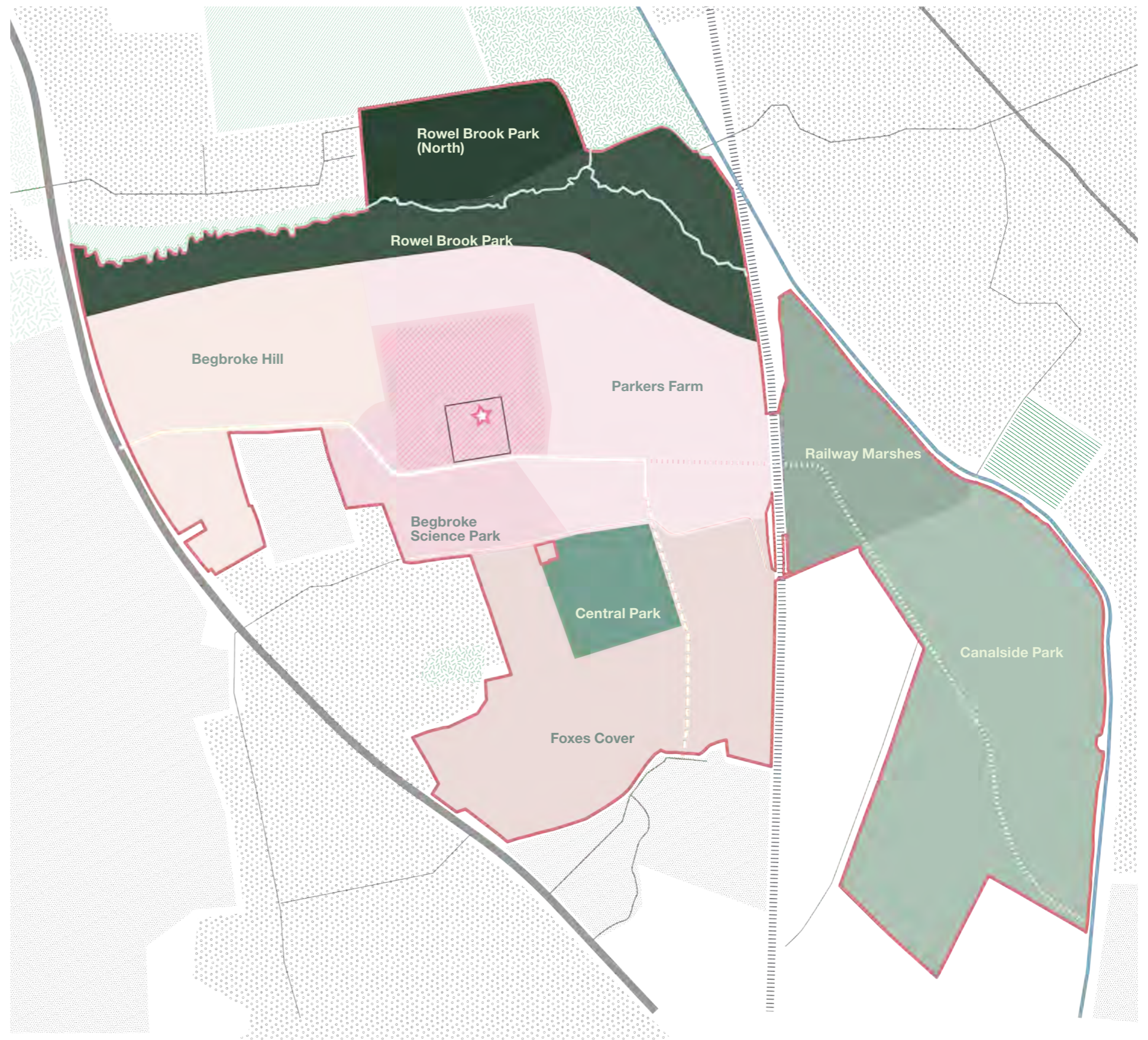
-  Farmstead
-  Oxford canal
-  Rowel brook
-  Key vehicular routes
-  Railway line

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.

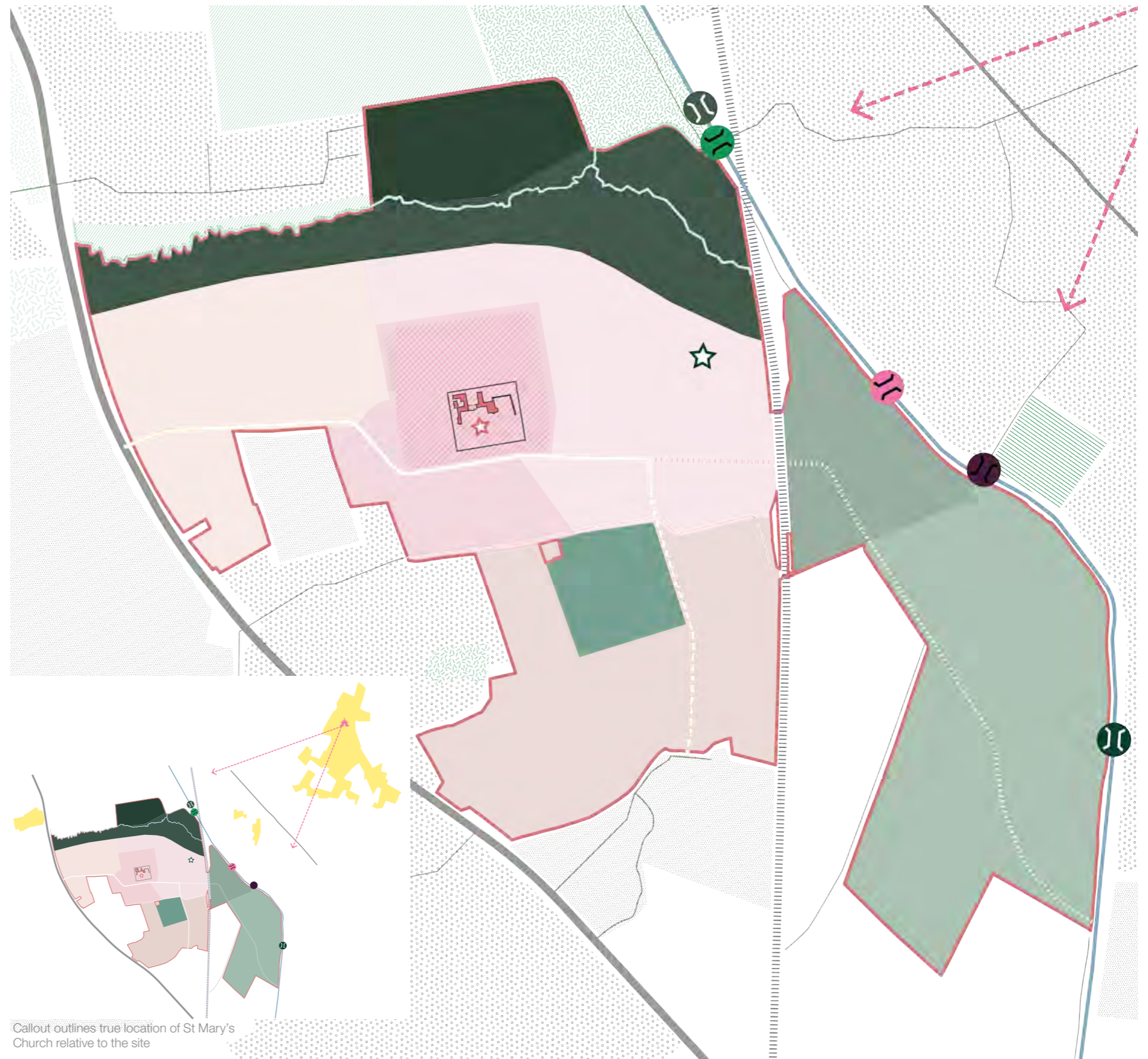
3.10.3. Where heritage assets have distinctive attributes, adjacent development should relate to these.

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

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| <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



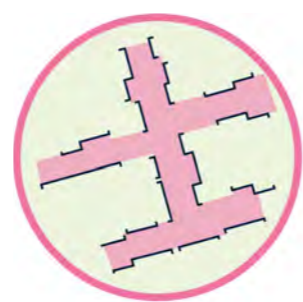
Varied Roofscape

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

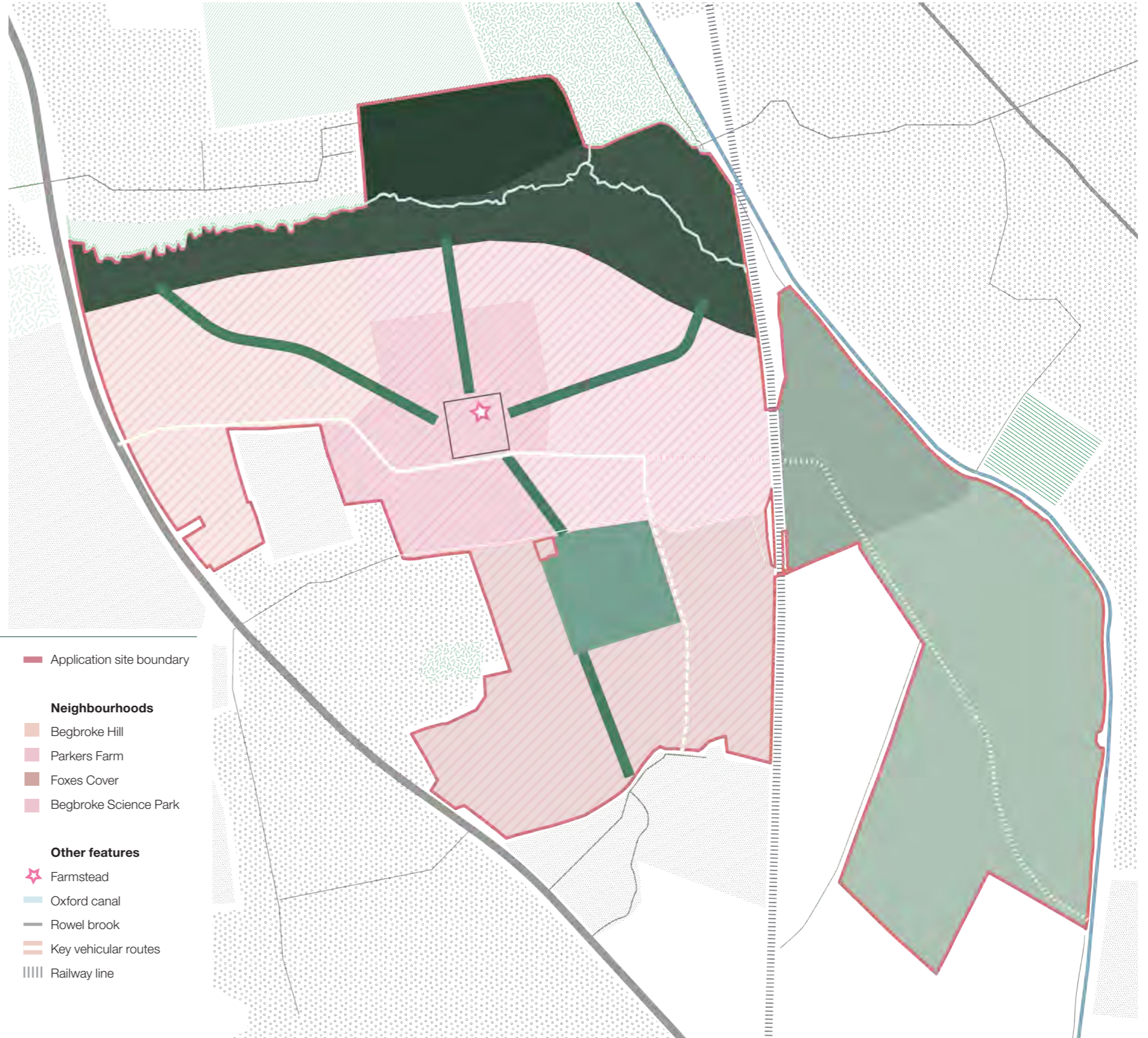
Application site boundary

Neighbourhoods

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

Other features

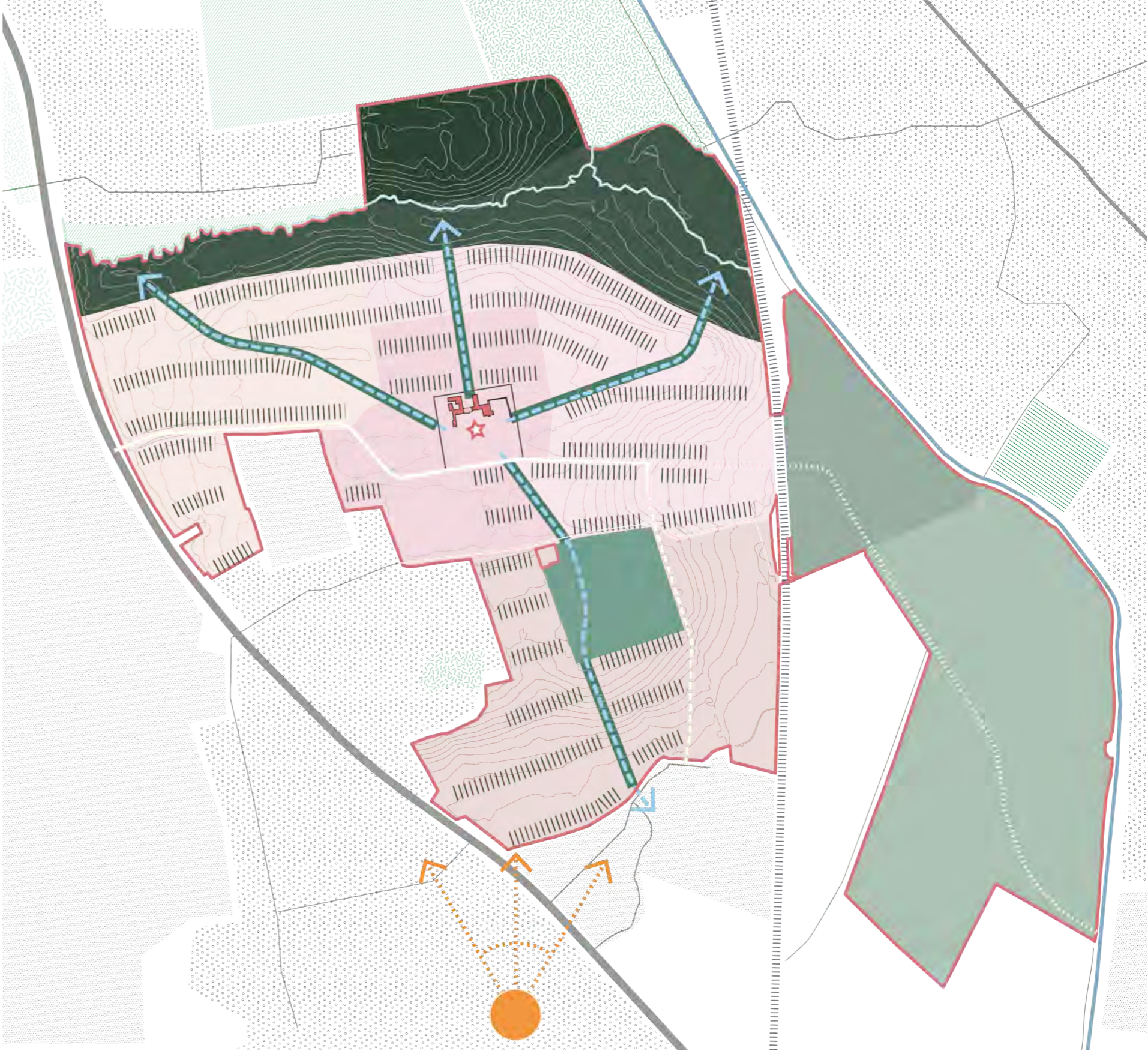
- Farmstead
- Oxford canal
- Rowel brook
- Key vehicular routes
- Railway line



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

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|---|---|---|
| <ul style="list-style-type: none"> Application site boundary | <ul style="list-style-type: none"> Swales Solar Orientation (Indicative orientation based on 30° due South for maximum solar gains) East/West Streetscape (East to west streets within the neighbourhood enabling North-South facing houses.) South Facing Local centre | <p>Other features</p> <ul style="list-style-type: none"> Oxford canal Rowel brook Key vehicular routes Railway line BSP |
| <p>Neighbourhoods</p> <ul style="list-style-type: none"> Begbroke Hill Parkers Farm Foxes Cover Begbroke Science Park | | |
| <p>Innovation and Sustainability</p> <ul style="list-style-type: none"> Topography Green Arteries (Green corridors running through each neighbourhood) | | |