

Introduction

Welcome to this latest exhibition about the Begbroke Innovation District proposed for the Begbroke-Yarnton area, north of Oxford. It follows an earlier in-person and online exhibition in July.

Background

The Begbroke Innovation District, allocated in Cherwell District Council's Local Plan, builds on the achievements of Begbroke Science Park, where world-class university scientists work with industry decision-makers and entrepreneurs to turn cutting-edge research into commercial opportunities.

The aim is to establish a new community that provides much needed housing alongside new exceptional workspace and research facilities arising from an expanded Begbroke Science Park. This will help the Begbroke Innovation District retain the nationally significant research and development that occurs at the Park, whilst tackling lack of housing availability and affordability. The community will be supported by a range of high-quality amenities and facilities, including characterful public spaces, parks and gardens and sustainable transport links.



Existing Begbroke Science Park

Oxford University Development

Oxford University Development (OUD) is a joint venture between the University of Oxford and Legal & General Capital. OUD's ambition is to design and deliver exemplary, sustainable development that meets the needs of Oxford University whilst also providing benefits to local communities. OUD has responsibility for taking this site forward, alongside a number of others in the Oxford area.



www.oud.co.uk

Masterplan Approach & Principles

Following the summer consultation and detailed site research, the masterplan design is informed by a set of 10 evolving place principles, shown below.



01. A heart for everyone



02. Intentional serendipity



03. The car is a guest



04. Your countryside to discover



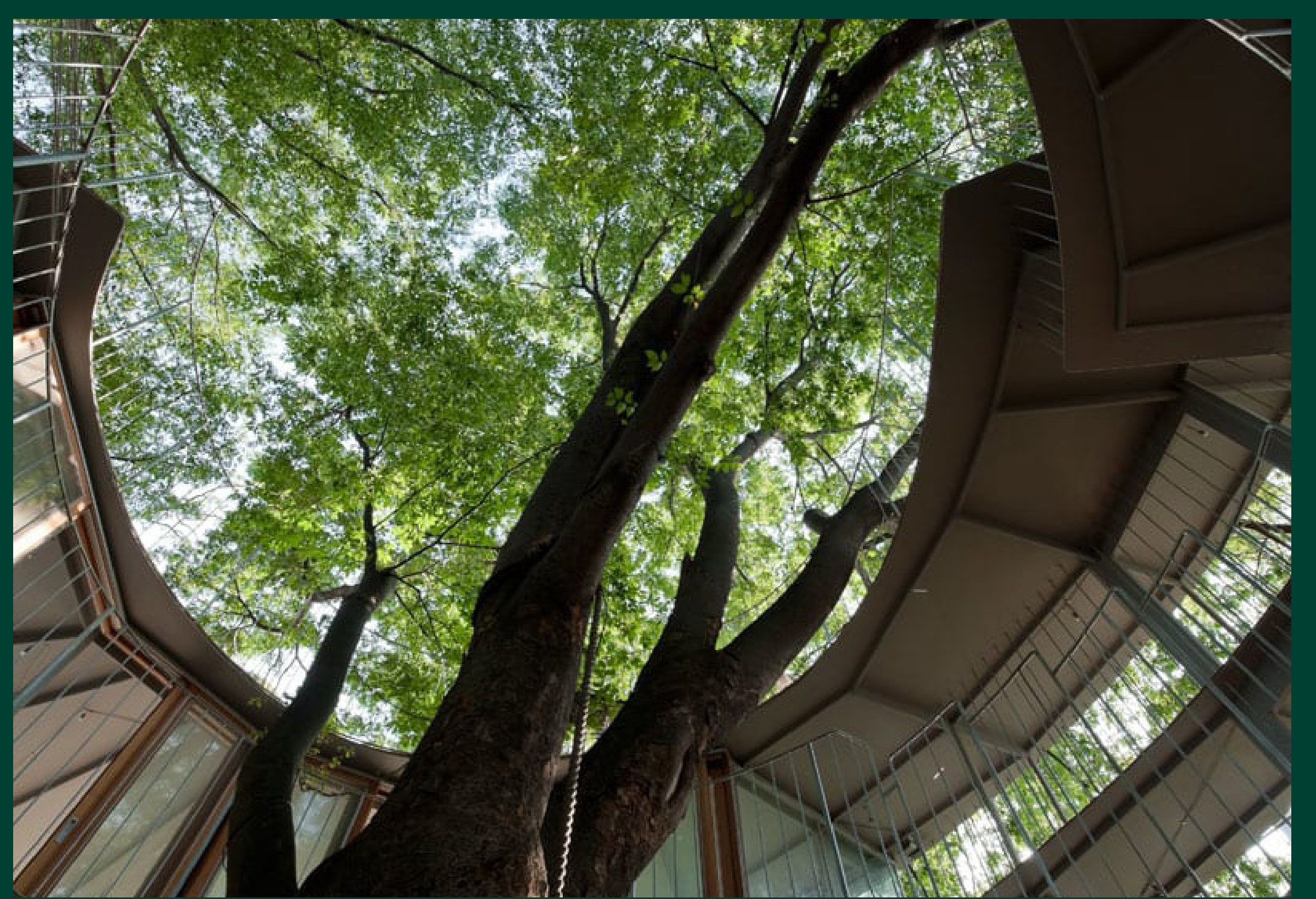
05. Civic space for civic pride



06. Sharing culture



07. Living lab



08. Space for the unknown



09. Celebrate the stars



10. Open, accessible, transparent

Begbroke Innovation District

The Proposed Innovation District

OUN plans to deliver the 190-hectare mixed-use neighbourhood around Begbroke Science Park, which is underpinned by the allocation in Cherwell District Council's Local Plan Part 1 Partial Review, under Policy PR8: Land east of A44.

OUN has appointed a design team led by Hawkins Brown and Buro Happold to plan a high-quality, mixed-use development, that includes a range of research & development and commercial floorspace, and university accommodation. There will be associated social and physical infrastructure uses, such as schools, local centres, amenity space and recreation/leisure uses, as well as connectivity to the City of Oxford by sustainable means.

OUN wants to take a long term, holistic approach to placemaking that combines environmental sustainability with the emerging economy and new community, with strong transport links to support and enhance existing communities.



Indicative collage of the Begbroke Innovation District

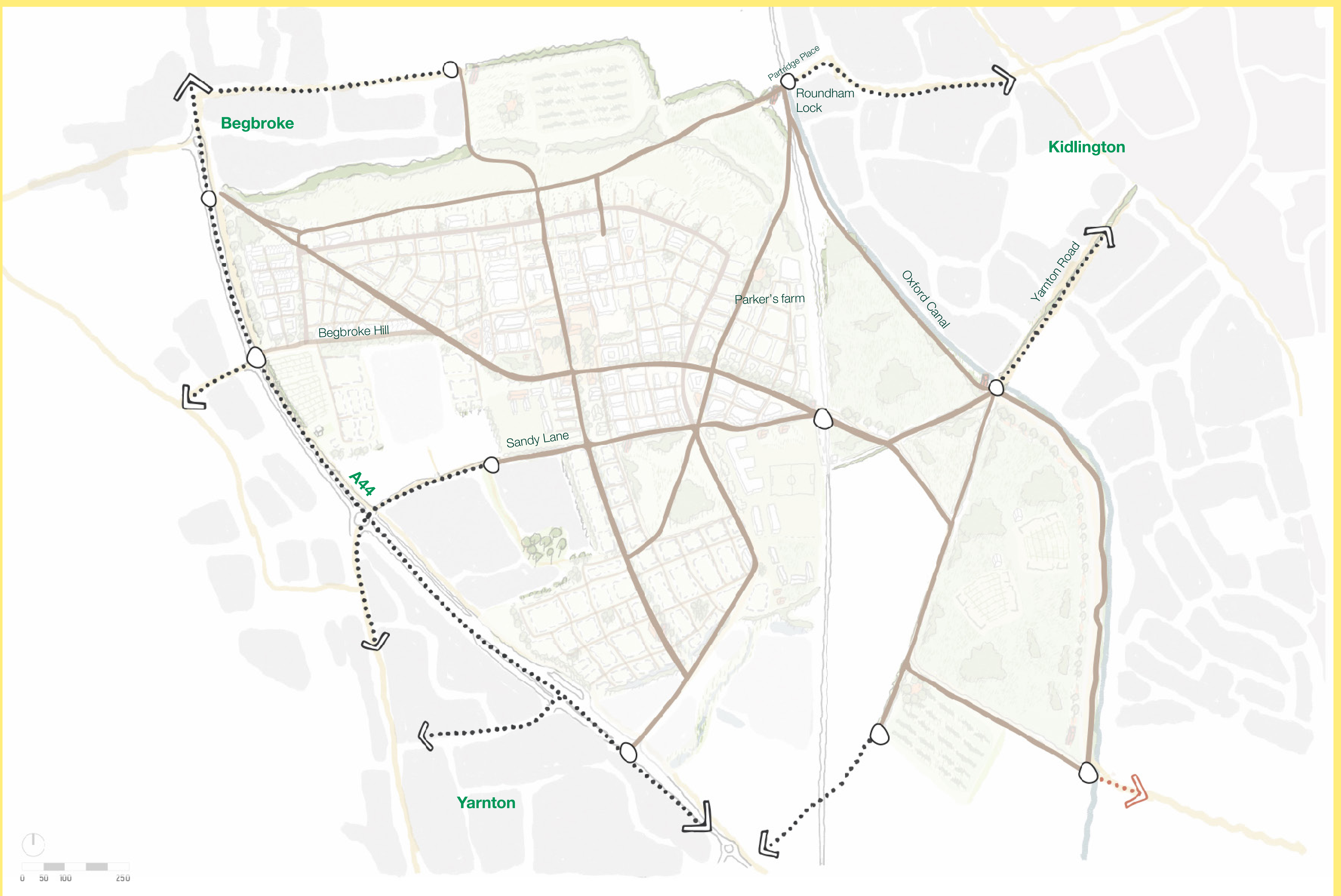


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Transport & Connectivity

What You Said

Network Rail's closure of the Sandy Lane level crossing and the potential for increased traffic and congestion on the local road network, especially the A44, were highlighted as key transport concerns. Community feedback and suggestions to address these concerns included looking at: alternatives to the closure of the Sandy Lane Crossing; the provision of safe crossings as part of the development; promotion of active travel; and improvements to public transport (links, frequency, local services and services to Oxford City Centre, Oxford Parkway and beyond).



Site Movement & Connectivity

What We Are Doing

We recognise that connectivity is a key priority for both the existing and planned future communities. The plan is to have good-quality, sustainable access and transport connections to surrounding settlements, while minimising traffic generation and carbon impact arising from new development.

The emerging proposals include:

- Expanded pedestrian and cycling networks with new and enhanced routes, including to Kidlington, Yarnton and Oxford Parkway railway station.
- New and improved bus routes serving the Begbroke Innovation District.
- Safe routes to the proposed new schools.
- New crossings over the A44 at key desire lines.
- Reservation for a potential future railway station at Begbroke.

In addition to the above, OUD has committed to working with Network Rail to design and deliver a better quality and more versatile bridge than originally proposed as a replacement for the Sandy Lane crossing. The emerging bridge design will be able to accommodate pedestrian, cycle and public transport use.



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Green Space

What You Said

The loss of green belt was highlighted as a concern at the previous public consultation event, and a strong emphasis was placed by the local community on the development responding to this through safeguarding wildlife habitats, enhancing biodiversity, using landscape as a visual buffer for development and providing public access via safe routes to a variety of green spaces.



Trails and Links to Green Space

What We Are Doing

We recognise the importance of the natural environment to the existing local community, the Science Park and to future residents and occupiers. The landscape is an important asset, and we have an opportunity and a responsibility to strengthen these green spaces.

As part of the emerging masterplan, we are looking to improve accessibility for all, to increase biodiversity, to provide protected areas for nature to flourish and to create a strong local landscape setting for future buildings.

We are proposing to do this through:

- The provision of a major ecological corridor with trees, brooks, canal and diverse vegetation.
- Providing a variety of parkland, with places for leisure, play, sports, socialising and places for retreat.
- Bringing landscape and landscaped traffic free corridors into the heart of the development.
- Developing a network of trails for walking, jogging and cycling
- Gaining a thorough understanding of the local ecology (flora and fauna) and opportunities for enhancement.
- Exploring the opportunity for allotments and food growing space including potential for a social enterprise market garden.

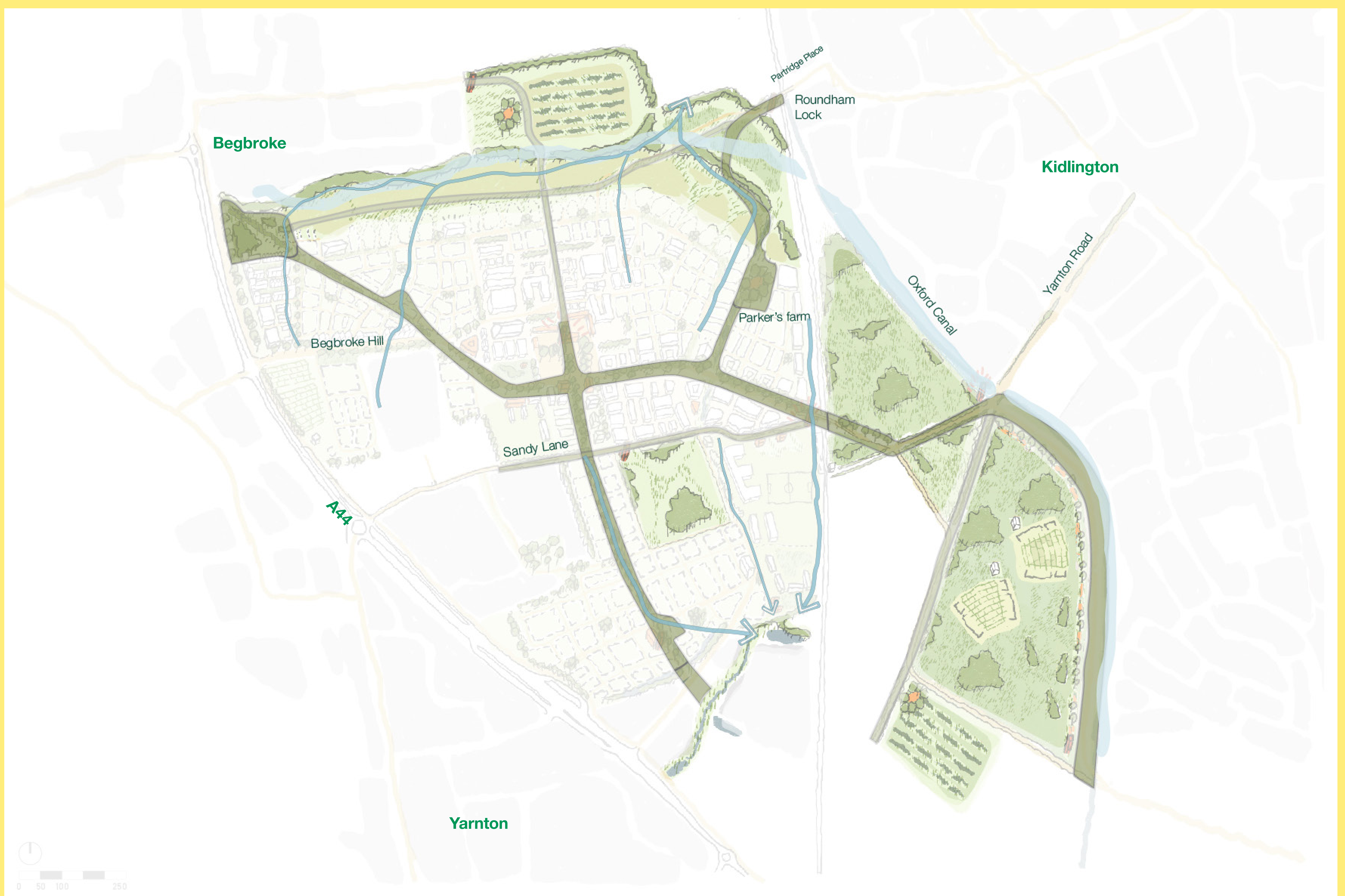


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Sustainability & Flooding

What You Said

Surface and foul water flooding was highlighted as an existing issue by residents at the last consultation event. Concern was expressed that the existing flood risk would be exacerbated through climate change and through the development of the Begbroke Innovation District. It was suggested that future development should investigate creative methods for water management. In addition to this, the community were keen to see improved access to existing waterways, such as the canal and Rowel Brook.



Drainage & Blue Corridors

What We Are Doing

The team has been developing a sustainable water management strategy for the Begbroke Innovation District and addressing flooding and mitigating climate change impact is at the heart of this.

The water management strategy is underpinned by a comprehensive understanding of the existing local topography and drainage conditions and has played an influential role in the design of the emerging masterplan, through:

- Implementation of a Sustainable Urban Drainage system.
- Integration of swales and retention ponds within the landscape design.
- Efficient use of potable water and circular economy aspirations.
- Responding to and leveraging natural drainage routes.
- Seeking to minimise surface water drainage across the development.

The water management strategy will be refined as we further test the performance of networks, spaces, buildings and uses.

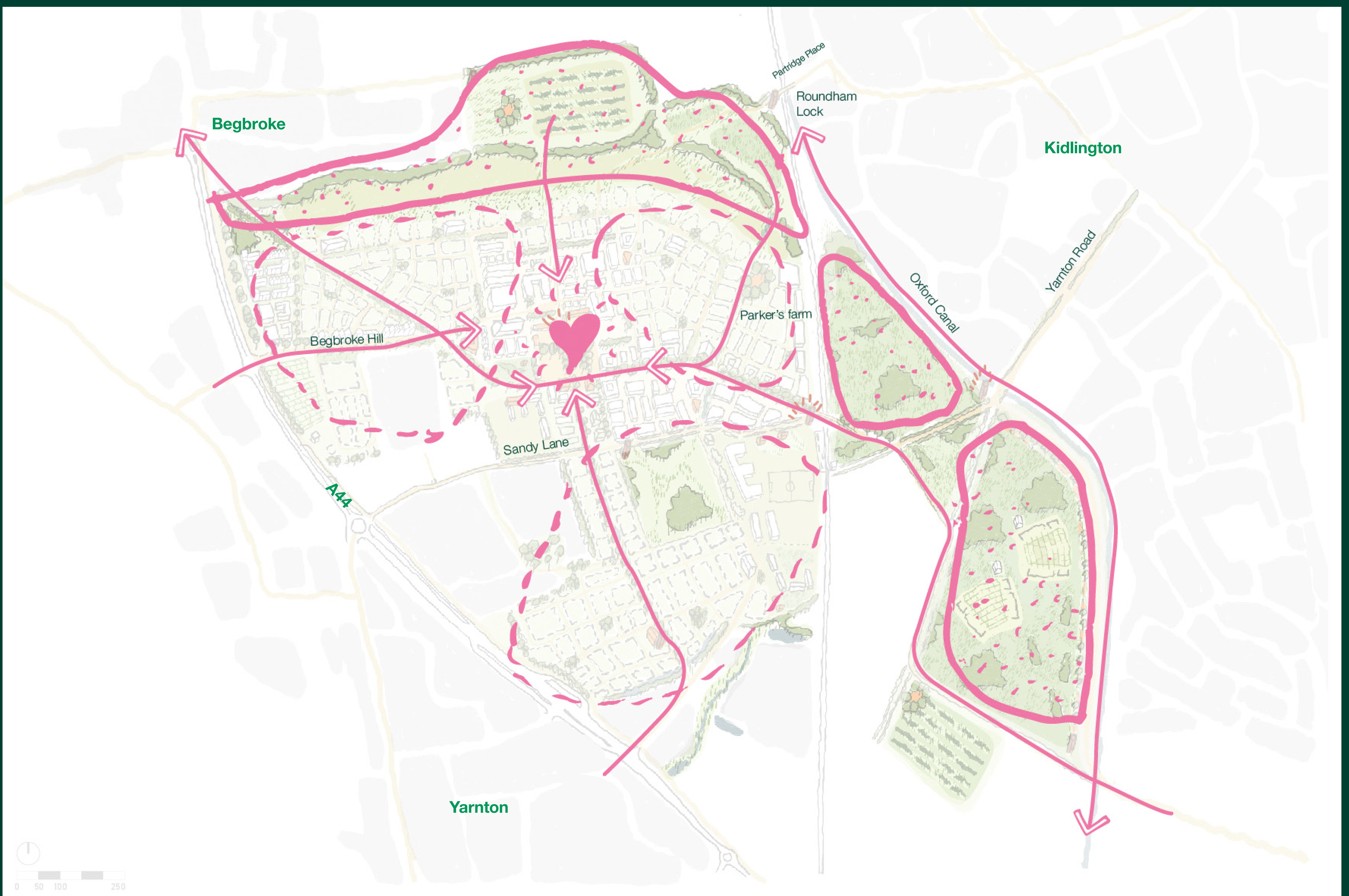


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Local Community & Amenity

What You Said

The local community has expressed a clear interest in understanding the volume and type of housing proposed (affordable, key worker and private), the identity of the new community and how it integrates with existing villages, and what the potential local amenities and services offer might be at the Begbroke Innovation District.



Neighbourhoods and Central Heart

What We Are Doing

The team has made progress in establishing the place principles, testing residential spatial layouts and developing the amenity offer and these are summarised below.

- A central gathering point with retail and social activities concentrated around the existing Farmhouse.
- Three residential neighbourhoods set along landscape corridors linking to the heart of the scheme.
- Great childcare facilities including schools, nurseries and play areas.
- Indoor and outdoor leisure and sports complementary to existing local provision.
- A strong arts and cultural programme including public art and engagement.

We are still working through the housing types and tenures with the Local Authority and will be looking to share this with the community at the next consultation event. This will include a mix of private and affordable housing, and will take into consideration the comments raised previously and at this event.

As an interim place-shaping step, we have started developing our Cultural Strategy and will be looking to work with the local community next year on ideas for trails, planting, play space and public art across the site.



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Illustrative Masterplan & Community Benefits



Illustrative Masterplan

What We Are Doing

The illustrative masterplan provides an overview of our current thinking in terms of strategies for landscape, movement, massing and the distribution of land use. It represents a snapshot in time, and we will continue to develop these strategies as we progress through the design process, continuing to respond to feedback and seeking to maximise delivery of community benefits, such as the below, through responsible design, planning and implementation.

- Enhanced connectivity
- Quality open space
- Access to amenity and new amenity offerings
- A new centre
- Address flooding
- A new bridge
- Jobs
- Housing
- A better cultural offer
- Supporting healthy lifestyles
- Increase in biodiversity
- Greater visibility of Oxford University research
- A transparent process
- An integrated community

If you are interested at looking in more detail at the engagement and consultation to date, a summary report can be found at www.oud.co.uk.



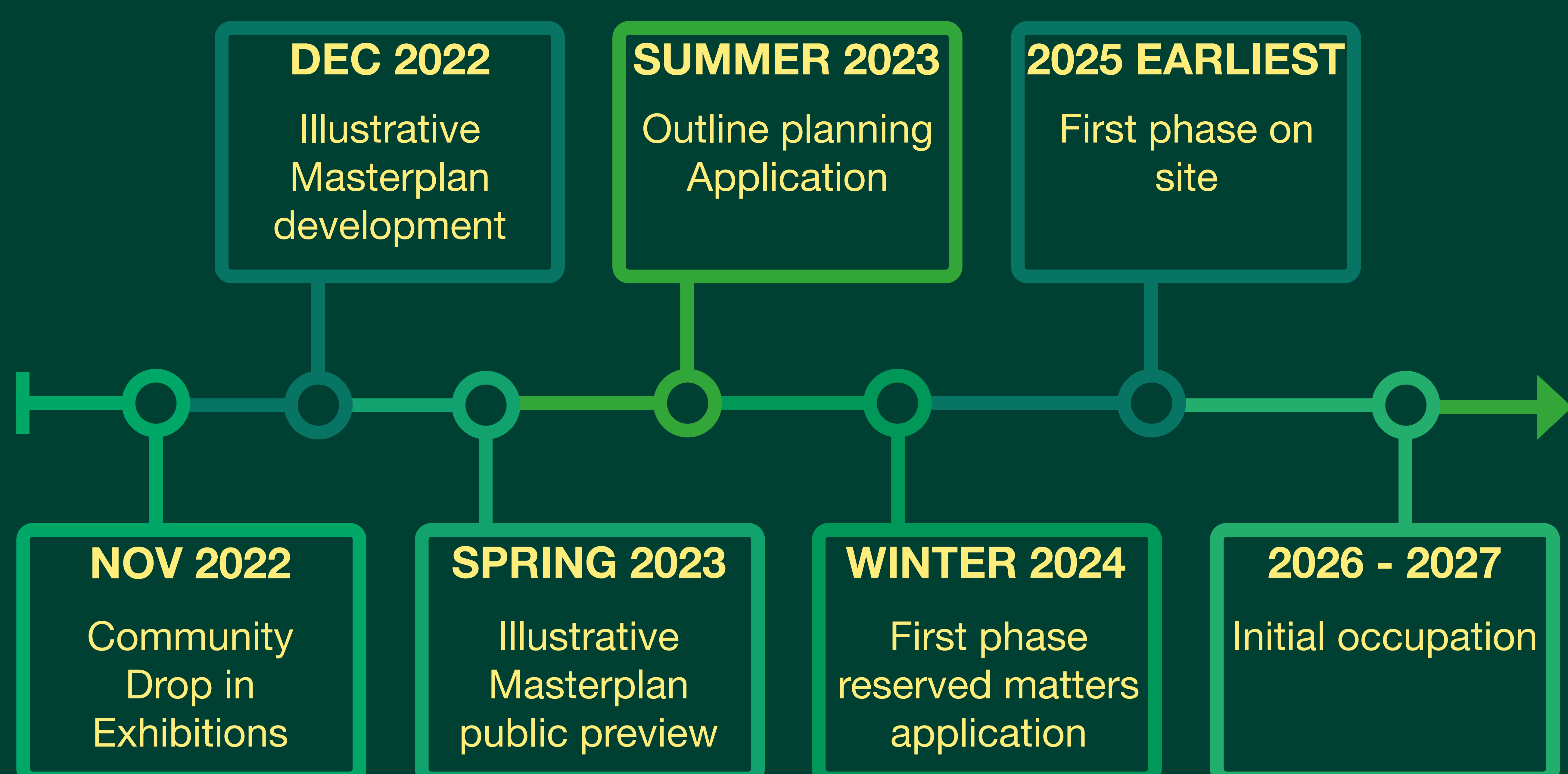
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Planning Process & Next Steps

Just as with the earlier stages, OUD will review detailed feedback from this stage of consultation in considering design development.

The masterplan design process will continue into Spring 2023, with submission of the outline planning application currently scheduled for Summer 2023.

We welcome any feedback on the emerging direction. Feedback forms are available online, alongside a version of this exhibition, at www.oud.co.uk.



PR8: Land east of A44 (red line on plan).



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